

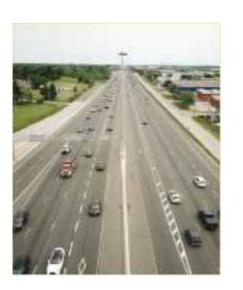




Lakshmi Neela 1st floor Rite Choice Chamber, No 9, Bazullah Rd, T. Nagar, Chennai, Tamil Nadu 600017

DTCP Approved No. 47/2014





HURRAY, IT'S JUST AN HOUR from International Chennai Airport



STRATEGICALLY LOCATED in close vicinity to DLF, Commerzone, One Paramount Software Park at Porur



TRAVEL SEAMLESSLY with close proximity to Mofussil Bus Terminus

# THESE FORTUNE PLOTS WILL ANSWER ALL YOUR ASPIRATIONS



HIGH RETURNS 40% Appreciation in last 2 years\*



FORTUNE 500 NEIGHBOURS Near leading companies like HCL, Hyundai, TVS and many more.



DTCP Approval No. 47/2014

# THE FINEST REAL ESTATE MARVELS

Get your dream home from a trusted brand that's leading in real estate with an admirable legacy.

Shriram Properties is part of the prestigious Shriram Group, which is a prominent business group with four decades of operating history in India. We are one of the leading residential real estate development companies in South India, primarily focused on the mid-market and affordable housing categories.

#### **ACROSS 6 LOCATIONS**

BENGALURU | CHENNAI | KOLKATA | PUNE | COIMBATORE | VISAKHAPATNAM













#### **KOYAMBEDU'S TRANSFORMATION IMPACT AREA DUE TO ITS BUS TERMINUS** The bus terminus made Koyambedu a key transport hub, Connectivity drastically improving access and convenience. Triggered by the terminus, Koyambedu saw an Economic Development economic boom, with businesses flocking to the area, enhancing local commerce. Property values in Koyambedu skyrocketed, driven by Real Estate Value enhanced connectivity and economic growth. The bus terminus attracted a diverse population to Population Growth Koyambedu, contributing to its urbanization. Koyambedu evolved into a bustling urban center, with Urban Development improved infrastructure and amenities.

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An introduction of a bus terminus can be a game-changer for an area; this could be better understood by analysing Koyambedu's transformation as a proven example.





# Subham

#### The fortune plots you deserve

Shriram Subham, located in West Chennai, near the **Chennai-Bangalore Industrial Corridor (CBIC)** and the planned **Maduravoyal-Port link**, has tremendous growth potential. As Central Chennai reaches saturation, West Chennai emerges as the beacon of real estate demand, driven by employment opportunities in manufacturing and automobile hubs. At such an irresistible price, you'll never be able to find plots with this much potential in your lifetime.

Fortune Plots Size: 600 to 2400 Sq. ft.

#### LOCATION ADVANTAGES

10 MINS

THIRUMAZHISAI METRO RAIL STATION

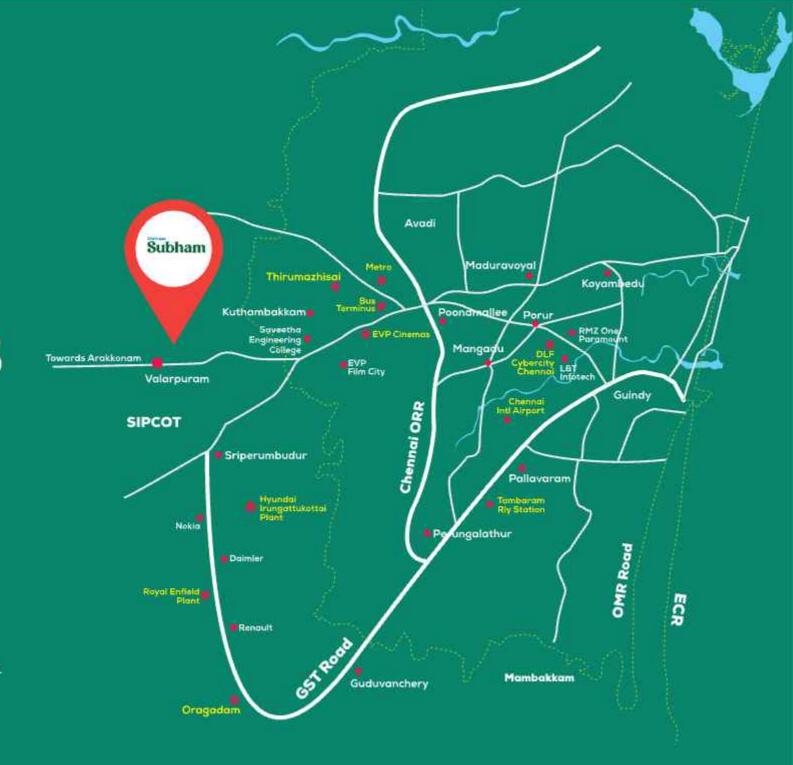
10 MINS KUTHAMBAKKAM BUS TERMINUS

10 MINS EVPCINEMAS

10 MINS
IRUNGATTUKOTTAL SIPCOT

5 MINS SAVEETHA MEDICAL COLLEGE & HOSPITAL

15 MINS SRIPERUMBUDUR



# MASTER PLAN

- O1. PET PARK
- **02. KIDS PLAY AREA**
- **03. TODDLERS PARK**
- 04. RECREATIONAL AREA FOR
- SENIORS WITH OPEN GYM
- 05. SAND PIT
- 06. RECREATIONAL AREA FOR
- SENIORS WITH OPEN GYM
- 07. BUTTERFLY GARDEN
- 08. YOGA DECK
- 09. VOLLEYBALL COURT
- 10. HIBISCUS GARDEN
- 11. PARTY LAWN
- 12. BARBEQUE DECK
- 13. OPEN AMPHITHEATRE

- 14. MINI FOOTBALL COURT
- 15. SENSORY GARDEN
- 16. LAWN TENNIS COURT
- 17. CRICKET PITCH
- 18. COMMUNITY GARDEN
- 19. MEDITATION
- 20. HALF BASKETBALL COURT
- 21. BENCHES
- 22. AROMA GARDEN
- 23. NANNY'S BAY
- 24. OPEN GYM
- 25. YOGA PAVILION
- 26. FLOWER GARDEN





2024 was the year Shriram Properties really stepped on the pedal in efforts to establish a footprint across urban India. With more than **3000+ handovers in**FY 23–24, the year saw a large number of residents get their first taste of our trademark combination of style and sophistication.





## RAPID CHENNAI ACCESS

Travel to Chennai in just an hour via the expansive **8-lane NH4**, a testament to modern infrastructure & planning.



Our proximity to vital transit hubs, including a mere hour's drive to the airport and a 20-minute journey to Sevvapet Road Railway Station, underscores the convenience of your daily commutes.

# **EFFORTLESS COMMUTING EXPERIENCE**

Enjoy a signal-free journey from Sriperumbudur to Oragadam to Vandalur, thanks to the corridors that connect you to the Bengaluru-Chennai Highway in mere minutes.



The **proposed Maduravoyal-Port link** is set to revolutionize access to the city, promising a swift **15-minute journey** to the heart of Chennai.



With the planned Mofussil Bus Terminal nearby, expect a significant ease in city traffic and a boost in accessibility. This strategic advantage ensures that residents enjoy smooth transitions between serene living & the bustling city life.



Discover **unparalleled career** opportunities in an area thriving with industrial and corporate giants. Our strategically positioned development is not just a place to live; it's a gateway to a vibrant future of employment possibilities and professional growth.

### WITH 25+ PREMIUM AMENITIES



#### **JOGGING TRACK**

The best of life is lived by those who get to discover the joy of running alongside nature.



#### **CRICKET PITCH**

Enjoy cricket on our professional pitch, as a community hub for both casual and competitive play.



#### **OPEN AMPHITHEATRE**

Discover entertainment and community in our open amphitheatre, a venue for events and performances.



#### **VOLLEYBALL COURT**

Dive into action on our volleyball court, a lively place for sport and connection.



#### **BARBEQUE DECK**

Relax and grill at our barbeque deck, a cozy spot for culinary gatherings and socializing.



#### **MINI FOOTBALL COURT**

Who says you can't be the neighbourhood Messi? This mini court is designed to unlock your football potential!



## DISCOVER A HEALTHY LIFESTYLE

#### HALF BASKETBALL COURT

Perfect your game on our professional half basketball court, a haven for both enthusiasts and aspiring athletes.



#### **OPEN GYM**

Experience fitness in the fresh air with our outdoor gym, equipped for all your workout needs.



#### **MEDITATION DECK**

Find peace on our meditation deck, a serene space for reflection surrounded by nature.



#### **LAWN TENNIS COURT**

Compete and practice on our premier lawn tennis court, where every game is an adventure.



#### **YOGA PAVILION**

Begin your day with serenity in our yoga pavilion, a peaceful spot for stretches and mindfulness.



#### PARTY LAWN

Host unforgettable events on our spacious party lawn, the ideal outdoor venue for celebrations.



Positioned near the Oragadam

Special Economic Zone (SEZ), our development sits at the heart of an industrial haven home to over 40 companies. This area is a buzzing hive of activity, offering more than 1 lakh job opportunities across various sectors.



# SRIPERUMBUDUR INDUSTRIAL CORRIDOR EMPLOYMENT HOTSPOT

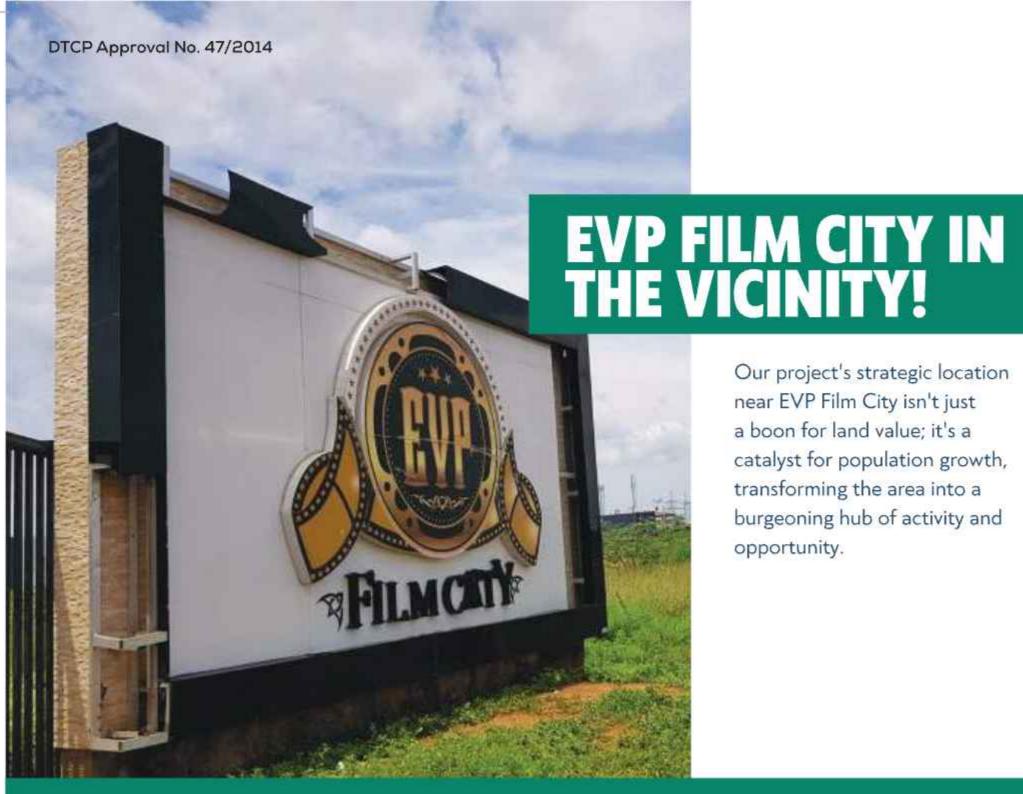
Adjacent to the thriving

Sriperumbudur industrial corridor,
residents have the advantage of being
in close vicinity to over 100 companies
that collectively offer upwards of
50,000 jobs.

# PRESTIGIOUS NEIGHBOURS AND CORPORATE LEADERS

The presence of leading corporations like HCL Technologies, Hyundai, Royal Enfield, Renault, TVS, SIPCOT, and Mercedes Benz within a stone's throw from our development underscores the area's status as a prestigious hub of industry and innovation.





Our project's strategic location near EVP Film City isn't just a boon for land value: it's a catalyst for population growth, transforming the area into a burgeoning hub of activity and opportunity.







