

LAUNCHING

Shriram
Subham

FORTUNE PLOTS : 600 - 2400 SQ.FT.

 **VALARPURAM**



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

DTCP Approval No. 47/2014

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.



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



SPREAD ACROSS
6 CITIES



44 COMPLETED
PROJECTS



12 ONGOING
PROJECTS



28,000+
HAPPY FAMILIES



LISTED WITH THE
NATIONAL STOCK
EXCHANGE




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



HOW A BUS TERMINUS CHANGED KOYAMBEDU?

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.



LAUNCHING

Shriram 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
EVP CINEMAS

10 MINS
IRUNGATTUKOTTAI SIPCOT

5 MINS
SAVEETHA MEDICAL COLLEGE & HOSPITAL

15 MINS
SRIPERUMBUDUR



MASTER PLAN

01. 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

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DELIVERED AS PROMISED

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.

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EXCEPTIONAL CONNECTIVITY TO CHENNAI & BEYOND





RAPID CHENNAI ACCESS

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

STRATEGIC LOCATION NEAR KEY TRANSIT POINTS

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.

FUTURE-PROOF ACCESSIBILITY

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

ENHANCED CITY ACCESS & MOBILITY

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.

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A HUB OF EMPLOYMENT AND INDUSTRIAL GROWTH

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.



MEDITATION DECK

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



YOGA PAVILION

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



OPEN GYM

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



LAWN TENNIS COURT

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



PARTY LAWN

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

ORAGADAM SEZ: AN INDUSTRIAL POWERHOUSE

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**.



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EVP FILM CITY IN THE VICINITY!

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.

CULTURAL ATTRACTION

EVP Film City is a major draw for professionals, artists, and families alike. This cultural magnet significantly enhances the area's appeal, attracting a diverse population keen on being part of a lively community.

ECONOMIC SPILLOVER

The entertainment industry, with its myriad associated services and businesses, brings employment opportunities to the doorstep. This economic uplift encourages people to move closer to work.

INFRASTRUCTURE DEVELOPMENT

To accommodate the growing population and the demands of EVP Film City, the surrounding infrastructure - from roads to public services - sees continuous enhancement.

COMMUNITY AND LIFESTYLE

The influx of people drawn by the opportunities and lifestyle EVP Film City offers leads to a vibrant, dynamic community. This diversity enriches the social fabric of the area.