

RESALE PLOT – KELAMBAKKAM

MAHABALIPURAM NEAR DEVANERI PLOT

Village : Mahabalipuram Madura Devaneri

SRO : Thirukazhukundram

CHENNAI - GUDUVANCHERY - MARAIMALAI NAGAR - ECR - OMR - GST
Residential | Commercial | Investment



SITE DETAILS

Rate

Rate Per Sq ft : 1800/-

Total Price : 78.48 L

North Facing Existing

N-25'6"

W-171'

4360.5
Sq.ft

E-171'

S-25'6"

Document Type : power

Landmark : KG Emerald Beach
Opposite In ECR

Loan /Cash : L/C Guideline - 700

Site Visuality



Rate In Past/Present/Future

₹ 65,00,000 / ₹ 78,48,000 / ₹ 90,00,000

Return On Investment



HIGH POTENTIAL FOR APPRECIATION DUE TO SOCIAL INFRASTRUCTURE & DEVELOPMENTS



The upcoming
Infrastructure projects,
such as the link road,
Promote connectivity
between ECR and IT
corridor along OMR.

Property developers were
selective in finding
projects with villa
developments
predominating the floor
space index (FSI)
Constraints and the
nearby Buckingham canal
making less land available



Upcoming Metro
Projects
Sholinganallur to
sipcot

Good connectivity
& developed IT parks

KELAMBAKKAM

New Metro line
connecting Chennai city

Owing to its Excellent
Connectivity and physical
infrastructure , ECR has
emerged as one of the
most preferred residential
location in Chennai

2 Lane to 4 Lane
Road (GST to OMR)
(Nellikuppam ,ECR ,OMR
Road
Expansion And
Upcoming Metro Projects
)



HIGHLIGHTS OF ECR And OMR



Radisson Blu Bay Resort



Dakshinachitra Heritage Museum



Bay of Life Surf School & Ocean Literacy



Gurukulam Children's Trust



InterContinental Chennai Mahabalipuram Resort



Crocodile Park



Little GOA Beach Resort



Jagannath College of Nursing



Government Primary School



Muttukadu Boat House



Kovalam Beach



Taj Fisherman Cove Resort & Spa



Balaji Institute of Engineering and Technology



Ideal Beach Resort



Mahabalipuram



Coral Beach Resort



SIDCO



Four Points by Sheraton



Esthell Village Resort



Marina Mall



Chettinad Hospital & Research Institute



Hindustan Institute of Technology & Science



Hiranandani Bridgewood Apartment



Unittas Hospital Kelambakkam



Tidel Park



Aarupadai Veedu Institute of Technology



Arun Exello Compact Home Chandrika



Velammal New Gen Schol Kelambakkam



Little Millenium Pre-school Padur



Jeppiaar SRR Engineering college

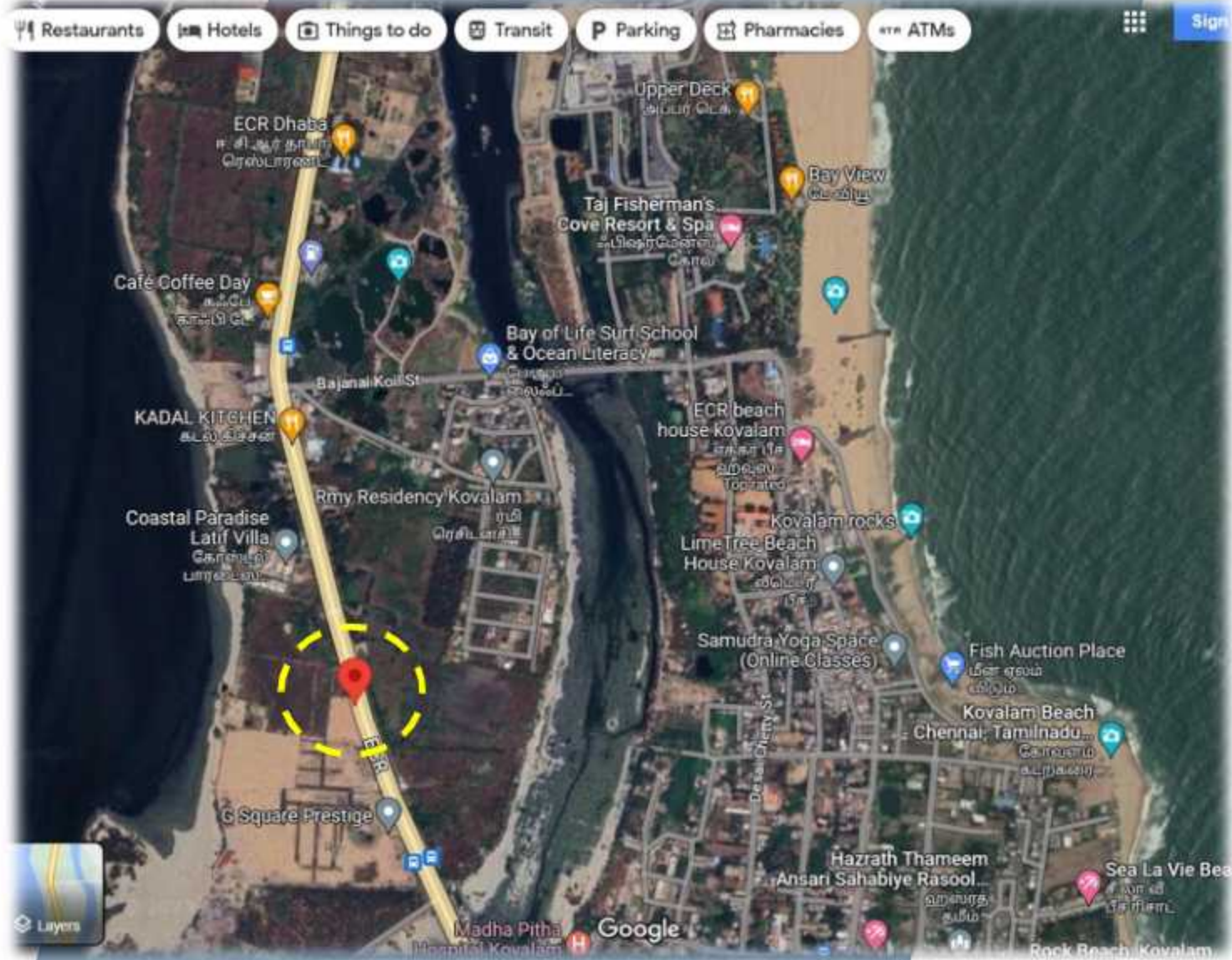


Alpha Multispeciality Hospital



Sri Chaitanya School Chennai

PRIME LOCATIONS



- Coastal Paradise Latif villa
- Kadal kitchen
- Café Coffee day
- ECR Dhaba
- Upper Deck
- Taj Fisherman's cove Resort & Spa
- Bay View
- ECR Beach House Kovalam
- Upper deck
- Kovalam Beach

LOCATION HIGHLIGHTS

Nearby Highlight Locations

- Kelambakkam
- Vandalur
- Sholinganallur
- Velachery
- Kovalam
- Akkarai

Nearby Government Offices

- Pudupakkam VAO Office
- Siruseri VAO Office
- Thiruporur SRO
- Sholinganallur Taluk Office

Nearby Restaurant & Hotel

- OMR Food Street
- Sky Fly Restaurant
- Hotel Ya Rahman
- Hotel Krishna
- Hotel Grand Karaikudi
- Domino's Pizza
- Zaitoon Restaurant
- Adyar Anand Bhavan - A2B
- COAL Barbecues
- Geetham Veg Restaurant

Nearby Entertainment

- Marina Mall
- AGS Cinemas
- PVR Heritage ECR
- Mayajaal Multiplex Complex
- MGM Dizzee World
- Muttukadu Boat House
- Kovalam Beach
- Crocodile Bank ECR
- Mahabalipuram Beach & Temple

Nearby Hospital

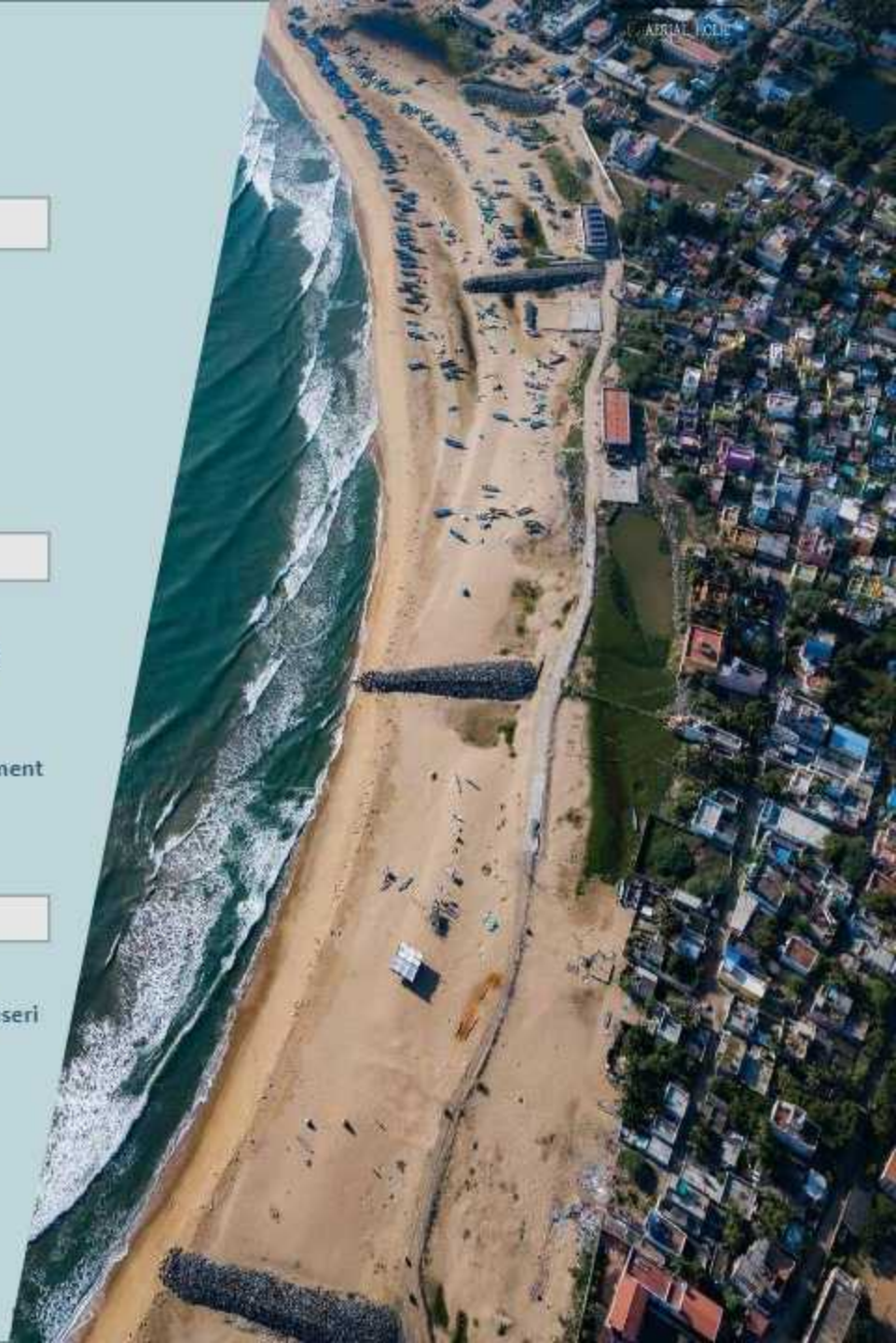
- Govt Child Care Center
- UNITTAS Hospitals
- Supreme Speciality Hospital
- Chettinad Hospital & Research Institute
- Sri Isari Velan Mission Hospital
- Ap Speciality Clinic

Nearby College

- Dr. Ambedkar Govt Law College
- Mohammed Sathak A J College of Engineering
- Hindustan Institute of Technology & Science
- Jeppiaar College of Arts & Science
- Chettinad Hospital & Research Institute
- Prof. Dhana pal College of Science & Management
- Agni College of Technology
- VIT Chennai
- Sri Venkateshwara Nursing College

Nearby School

- PSBB School
- Vruksha International School of Montessori Siruseri
- Hindustan International School
- Gateway International School
- Shraddha Childrens Academy
- Billabong High International School
- The School KFI
- Vels Vidhyashram
- St. John's Public School
- KC High International School
- Hiranandani Upscale School
- St. Francis De Sales Matriculation School



NFBD 100% Revenue & Legal Clear Details



- Legal verification by Leading Lawyer
 - VAO legal check
 - FMB, A-Register, Chitta, Adangal, Patta
 - DTCP Approved
 - Manual & Online EC Approved
- EC Available

PATTA

The image shows a scanned Patta document from the Government of Karnataka. At the top, it reads 'ಕರ್ನಾಟಕ ಸರ್ಕಾರ' (Government of Karnataka) and 'ಪಟ್ಟಾ ಪತ್ರ' (Patta Document). Below this, there is a table with multiple columns, likely representing land parcels or survey details. The table has several rows, with some cells containing handwritten numbers and text. To the left of the table, there is a circular stamp. Below the table, there are several official stamps and signatures, including one from the 'ಕರ್ನಾಟಕ ಸರ್ಕಾರ' and another from 'ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಸರ್ಕಾರ' (Shivamogga District Government). The document is dated '1998'.



THANK YOU

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Office Address

**CORPORATE OFFICE : OMR-KELAMBAKKAM
GUDUVANCHERY | THANGAPPAPURAM**

