

# A Divine Beginning to Your Smart Investment







# **COMPANY OVERVIEW**

Shree Vaari Promoters is a trusted name in Chennai real estate, offering CMDA and RERA-approved plots with clear titles, prime locations, and a commitment to quality, transparency, and long-term investment value.

We simplify land ownership through honest service and a secure process. From site visits to registration, our team ensures every customer enjoys a smooth, reliable journey toward owning a future-ready, legally compliant property.

With over 3000 families served, we're known for timely delivery, clear documents, and thoughtfully planned layouts. Our plots include essential amenities and are strategically located for growth, making your land investment smart and future-proof.





### **ABOUT THE LOCATION**

Located at Thirunindravur, Melakondaiyur, Shree Vaari Kamatchi Nagar enjoys excellent connectivity to every part of Chennai through well-developed road and rail networks. The neighborhood is surrounded by top educational institutions, renowned healthcare centers, and vibrant lifestyle hubs.

With proximity to New Tidel Park, Knowledge City, and easy access to the Chennai Peripheral Ring Road and Thirunindravur Railway Station, this location stands at the heart of Chennai's growth corridor.

Backed by ongoing infrastructure developments and rapid urban expansion, Melakondaiyur offers not just a peaceful residential environment – but also strong potential for high returns on investment. It's the perfect blend of comfort, connectivity, and capital growth.

# **PRQXIMITIES**

SCHOOLS	Symmet	HOSPITALS	
► Govt. Higher Sec. School	2 mins	► MA Clinic	10 mins
► Sri Sai Vidya Mandir	10 mins	<ul> <li>Aayur Siddha Healthcare Hospital</li> </ul>	15 mins
► GT Vidya Mandir	10 mins	► Parvathee Hospital	15 mins
► Oxford Public School	15 mins	► Sugam Hospitals 24hrs	15 mins
► Jaya Public School	15 mins	► AG Speciality Hospital	20 mins
<ul> <li>Angel Matriculation Hr. Sec. School</li> </ul>	15 mins	► Thiruninravur Govt. Hospital	20 mins
▶ Grace Park Convent School	15 mins	► Abirami Hospital	25 mins
▶ St. Claret Matriculation Hr. Sec. School	15 mins	► Bethestha Hospital	30 mins
► St. John's Matriculation Hr. Sec. School	15 mins		

CALLEGES		CONNECTIVITY	
<ul> <li>Amritha Vishwa Vidyapeetham</li> </ul>	15 mins	► Periyapalayam Highway	2 mins
► Bajrang Engineering College	20 mins	► Chennai Peripheral Ring Road (CPRR)	5 mins
<ul> <li>Jaya Suriya Engineering College</li> </ul>	20 mins	► Thiruninravur Railway Station	10 mins
► Jaya Engineering College	20 mins	► Chennai - Thirupathi Highway	10 mins
► Hindu College	30 mins	► Outer Ring Road (ORR)	10 mins
		▶ Pattabiram Tidel Park	15 mins



THIRUNINRAVUR RAILWAY STATION



PATTABIRAM TIDEL PARK





JAYA COLLEGE





**OUTER RING ROAD (ORR)** 



AG HOSPITAL

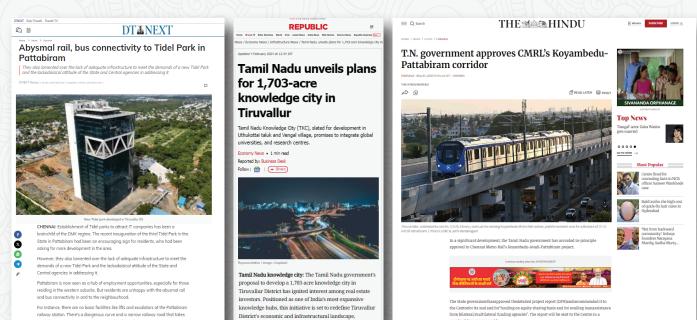


GT VIDHYA MANDIR SCHOOL



**BAJRANG COLLEGE** 

# **NEWSPAPER ARTICLES**





# PREMIUM PLOTS | PROMISING GROWTH **PERFECT LOCATION**

PLOT NO	SQ.FT.	
1	825	
2	792	
3	792	
4	840	
5	822	
6	843	
7	1020	
8	920	
9	920	
10	920	
11	920	
12	920	
13	835	
14	985	
15	920	
16	920	
17	920	
	V////	

PLOT NO	SQ.FT.
18	920
19	1450
20	1025
21	800
22	920
23	920
24	920
25	880
26	940
27	920
28	920
29	920
30	1307
31	1235
32	805
33	826

# PLAN SHOWING THE SITE RESIDENTIAL LAYOUT PLAN IN S.No. 57/1, 57/2 & 57/3.



7.2M Road

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Ľ	40'	40	
73.	28	ිස <b>2</b> 3	23.
Ľ	40'	40	
23.	27	23.	53.
Ľ	40'	40	
5'+10'6"	26	. <sub>52</sub> 25	5'+16'6"
Į,	5'+35'3"	35'3"+	·5' ts

7.2M Road

7.2M Road

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 3	19	41'6"		8	_
29'3"	40'		23'	40'	23'
	18			9	
23.	40'		23'	40'	23'
ļ <u>.</u>	17		23'	10	23'
23,	40'			40'	
<u>.</u>	16		<u></u>	11	~
23.	40'		23.	40'	23'
<u></u>	15		-5	12	- <del>-</del> -
23.	40'		23.	40'	23'
5'+21'9"	14		23'	13	5'+14'3"
5'+2	5'+35'3"			3"+5'	5,+

	41'9"		
	<u> </u>	5 28 36'9"	
9	.0M R	oad	
pe	5'+15'	21'3"	
.2M Road	32,+2.	40. 40.	
- 1	20'3"	20'9"	
	.5°+35	.0 1 <sub>0</sub> 4	
	5'+15'	20'6"	
	7.2M	Road	

PP1

OSR

PP2

# **BEST IN CLASS AMENITIES**



CCTV



Well Maintained Roads



Gated Community



Street Boards



24/7 Security



1 Year Free Maintenance



3 Phase EB Lines



Storm Water Drain



Potable Ground Water



Street Lights





# OFFICE ADDRESS

No.3045, Mount Poonamallee Rd, Saminathan Nagar, Swaminatha Nagar, Kattupakkam, Chennai- 600056.



# SITE ADDRESS

S.No. 57/1, 2&3, Melkondaiyur Village, Tiruvallur Taluk, Tiruvallur District

# 90% BANK LOAN AVAILABLE













mahindra HOME FINANCE

For Booking Call

+91 63693 99971