

**RITHIKA REALTORS (P) LTD**

*Presents*

**PREMIUM RESIDENTIAL APPROVED PLOTS**



**RITHIKA ENCLAVE**

MAKE YOUR MONEY GROWING...

**PHASE - II**

***Guduvanchery - Kalvoy***

**GST to OMR**

## Why Guduvanchery – Thiruporur Road,

Thanks to the growing number of industries coming up in the SEZ located near Guduvanchery, which is located on the Grand South Trunk Road, more commonly referred to as GST. Guduvanchery is next to Urupakkam, which has seen a sudden increase in the property values, with the recent notifications on the road expansion of Guduvanchery – Thiruporur road, this location has become a more affordable location for the people of Chennai suburbs.

SRM University Located a few kilometers from Guduvanchery has resulted in excellent connectivity both by road and rail., with Thiruporur connectivity become more approachable, which in turn short time access to OMR, the currently most sought after location to live. Though the market value is increasing day by day, still it is amongst the affordable locations of Chennai suburbs The Guduvanchery – Thiruporur stretch has seen a sudden increase in the real estate activity due to the expansion of the

road. “several developers have completed their projects here while others are under construction,” Some of the developers to have set base here include M/s Shriram Properties Ltd., M/s Lancor Developers, among many others.

Demand on this stretch is being driven by the two SEZs. Guduvanchery falls between the Mahindra World City and MEPZ, both located 13 – 15 km away. “The maximum demand exists for Land investments in near Guduvanchery – Thiruporur road stretch which are available for a price range of ₹ 600 – 2000 per sqft,” who have gated community housing plots of various categories. Only about 30-40 per cent demand comes from the end users. “This stretch has seen an average appreciation of nearly 40 per cent in capital values of projects in the last 2 years thus promising good return on investments. There is also demand for rented units from the professionals working in the SEZs.



Rithika Enclave - Phase II Entrance



Actual Photo



Black Top Road

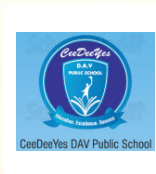


Kalvay Village

## Education Institution Of Schools



Velammal Global School  
@ Mambakkam



DAV Public School  
@ Chennai Pattinam



Vidhya Mandir Estancia  
@ Guduvanchery



Govt Boys & Girls High School  
@ Guduvanchery & Nellikuppam



Delhi Public School  
@ Nallambakkam



Vellammal Vidyashram CBSE &  
Matric School @ Kayarambedu



Shree Sankalpa School( CBSE)  
@ Kalivanthapattu

## Education Institution Of Colleges



Indian Institute of Information  
TechnologyDesign & Manufacturing (IIITDM)



Shri Sathya Sai Medical  
College and Hospital



B.S. Abdur Rahman Crescent  
University of College



SRM University Hospital and  
Hotel Management College



Valliammai  
Engineering College



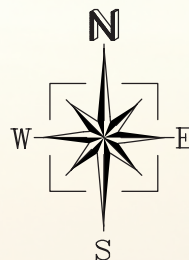
Vellore Institute of  
Technology(VIT)



### RITHIKA ENCLAVE - PHASE II

DRAWING SHOWING THE  
LAYOUT HOUSE SITE AT  
S.NO.123, 124/1,2,3,4 & 127/2A,  
2B, 3B, 3C NO.21. KALVOY  
VILLAGE, KATTANKULATHUR  
PANCHAYAT UNION,  
CHENGALPATTU TALUK,  
KANCHEEPURAM DISTRICT.

APPROVED FOR BANK LOAN



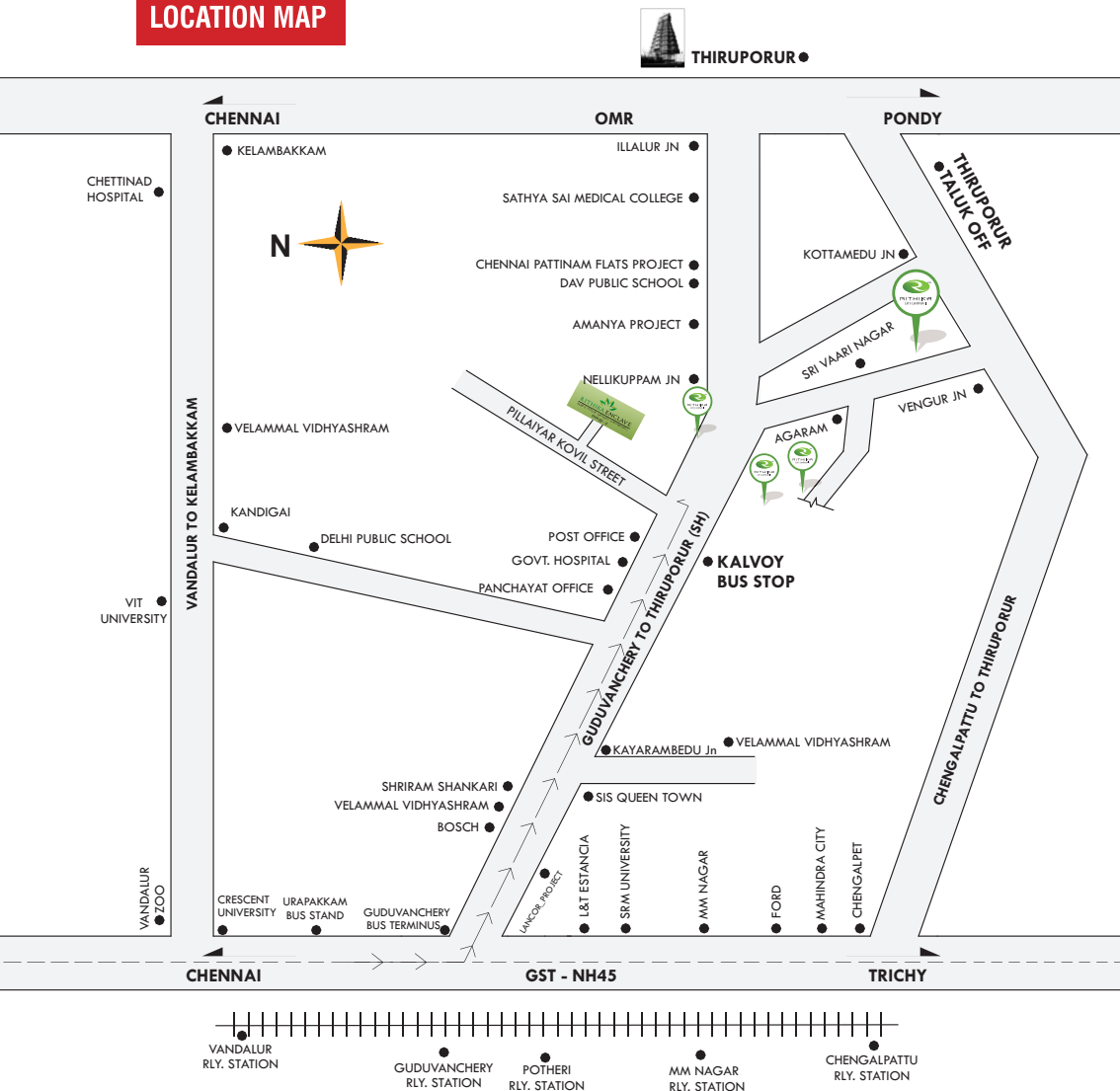
Total No. Plots - 59

Plot No	Area (sq.ft)	Survey No
1	767	123
2	760	123
3	760	123
4	760	123, 124/2
5	703	123, 124/2
6	1127	123, 124/1, 2
7	600	123
8	600	123
9	615	123
10	605	123
11	600	123
12	600	123
13	1127	123, 124/1
14	660	123
15	676	123
16	690	123
17	621	123, 124/1
18	847	124/1
19	824	124/1
20	713	124/1, 3
21	807	124/3
22	811	124/3, 4
23	1018	124/4
24	842	124/4
25	600	124/3, 4
26	600	124/3
27	600	124/3
28	600	124/1, 3
29	767	124/1
30	767	124/1, 2

Plot No	Area (sq.ft)	Survey No
31	600	124/1, 2, 3
32	600	124/3
33	600	124/3, 4
34	600	124/3, 4
35	794	124/4
36	1056	124/4
37	600	124/3, 4
38	600	124/3
39	600	124/2, 3
40	1084	124/2
41	1084	124/2, 127/2B
42	600	124/3, 2, 127/2A, 2B
43	600	124/3, 127/2A
44	600	124/3, 4, 127/2A
45	786	124/4, 127/2A
46	827	127/2A
47	600	127/2A
48	600	127/2A
49	600	127/2A, 2B
50	1005	127/2B
51	1005	127/2B
52	600	127/2A, 2B
53	600	127/2A
54	600	127/2A
55	789	127/2A
56	1034	127/3B, 2A
57	2111	127/3B
58	1455	127/2B, 3B, 3C
59	1359	127/2B, 3B, 3C
<b>Total</b>	<b>46056 sqft</b>	



## LOCATION MAP



## DISTANCE KEY

1 Kms from Bank ATM and Govt Higher Secondary School | 5 Kms from Velammal Vidhyashram  
 5 Kms from Chennai Pattinam (55 Acres Township) | 10 Kms from Thiruporur Bus Terminus (OMR Road) & Murugan Temple | 10 minutes easy access from G.S.T (NH-45) MTC Buses and Share autos facility  
 10 Kms from Guduvanchery Bus Terminus (GST ROAD) & Railway Stn | 15 minutes easy access from OMR  
 21 Kms from Tambaram bus stand | 29 Kms from Chennai Airport

## AMENITIES

24/7 Security | Fully Fenced | Gated Community | Avenue Trees | Ready To Construction  
 30' & 23' Wide Roads | Clear Title | Black Top Roads  
 3 Phase Electricity Available | Fertile soil and copious water available at low level

## ABOUT US

Established in the year 2012, **Rithika Realtors (P) Ltd** (An ISO 9001: 2008 Company) has successfully stamped a role for itself in the real estate industry. Rithika Realtors has always been a path breaker in providing unlimited and high quality services to all its property owners.

Rithika Realtors Private limited focusses primarily in development of the plots for residential properties. The concern has an exclusive trade model with remunerations arising from the development and rentals.

The Rithika realtors encompasses Trust, Reliability, Transparency and Excellence through our Team of Relationship Managers, Property Advisers and Counselors ultimately helping you to acquire the property of your choice or to get the buyer you want. In a truly electronic world of today, whoever let it be a Seller or Buyer, Rithika realtors makes a different effort to give a human touch to your search.