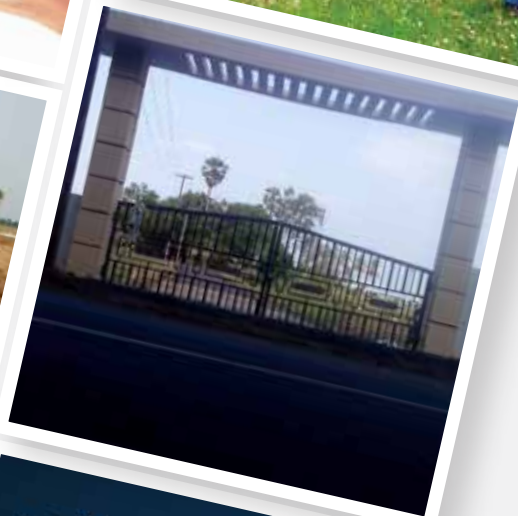




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# RITHIKA ENCLAVE

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**GUDUVANCHERY - KALVOY**

## 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 urapakkam, which has seen a sudden increased 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 have 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 MPEPZ, 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 Rs 350 – 2000 per sqft,” who have gated community housing plots of various category. 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.



Grand South Trunk Road



Guduvanchery

## LOGO

### Education Institution Of Colleges

- SRM University Hospital and Hotel Management College
- Valliammai Engineering College
- B.S. Abdur Rahaman Crescent University of College
- Sathya Sai Medical College and Hospital
- Vellore Institute of Technology(VIT)
- Indian Institute of Technology(IIT)

### Education Institution Of Schools

- Govt Boys & Girls High.School @ Guduvanchery
- St.Marys Mat.High. Secondary School @ Guduvanchery
- Vidhya Mandir Estancia @ Guduvanchery
- Bharathiyar Mat. High. School @ Guduvanchery
- DAV Public School @ Chennai Pattinam
- Shree Sankalapa School ( CBSE ) @ Kalivanthapattu
- Velammal Global School @ Mambakkam
- Vellammal Vidyasarm and Matric School @ Guduvanchery
- Delhi Public School @ Nallambakkam



# DRAWING SHOWING THE LAYOUT HOUSE SITE AT S.NOS.134/1A, 1B, 2,3,4,5,6,7,8,9,136/1,2 NO.21. KALVOY VILLAGE, KATTANKULATHUR PANCHAYAT UNION, CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT.



AREAL DETAILS								
PLOT NO	AREA (SQ.FT)	SURVEY NO	PLOT NO	AREA (SQ.FT)	SURVEY NO	PLOT NO	AREA (SQ.FT)	SURVEY NO
1	740		27	2199	136/1/2	53	953	
2	750	136/2	28		134/5/6, 136/1	54	2485	134/2/3
3	781	136/1/2	29		134/5/6	55	1273	134/3/4
4	985		30			56	600	
5	1437	136/1, 134/5	31			57		134/3/4
6	1369		32	800		58		
7	1286	134/5	33		59		134/3/7/9	
8	1203		34		134/5/6/1B	60	626	134/7/9
9	1118	134/1A/5	35		134/1B/5	61	655	134/7/8/9
10	1039		36		134/1B	62	672	
11	1112	134/1A	37		134/1B/2	63	670	134/8
12	1531		38	1804	134/1B/2	64	990	134/9
13		134/1A/1B	39	2190	134/2/3	65		134/4/9
14			40	953		66	600	
15		134/1A/1B/5	41		134/2	67		
16			42			68		
17			43	800	134/2/6/7	69	1349	134/4
18	800	134/5	44		134/6/7	70	593	
19			45		134/6/7/8	71	709	
20			46	1286	134/6/8	72	769	
21			47	1157	134/8	73	816	134/4/9
22		134/5, 136/1	48		134/7/8	74	624	
23		136/1	49		134/7	75	610	134/9
24		136/1/2	50	800	134/2/3/7	<b>TOTAL AREA 70407 SQ.FT</b>		
25	1927		51		134/2/3			
26	1346	136/2	52					

**BANK LOAN AVAILABLE**  
  
 Ehar Ki Baat

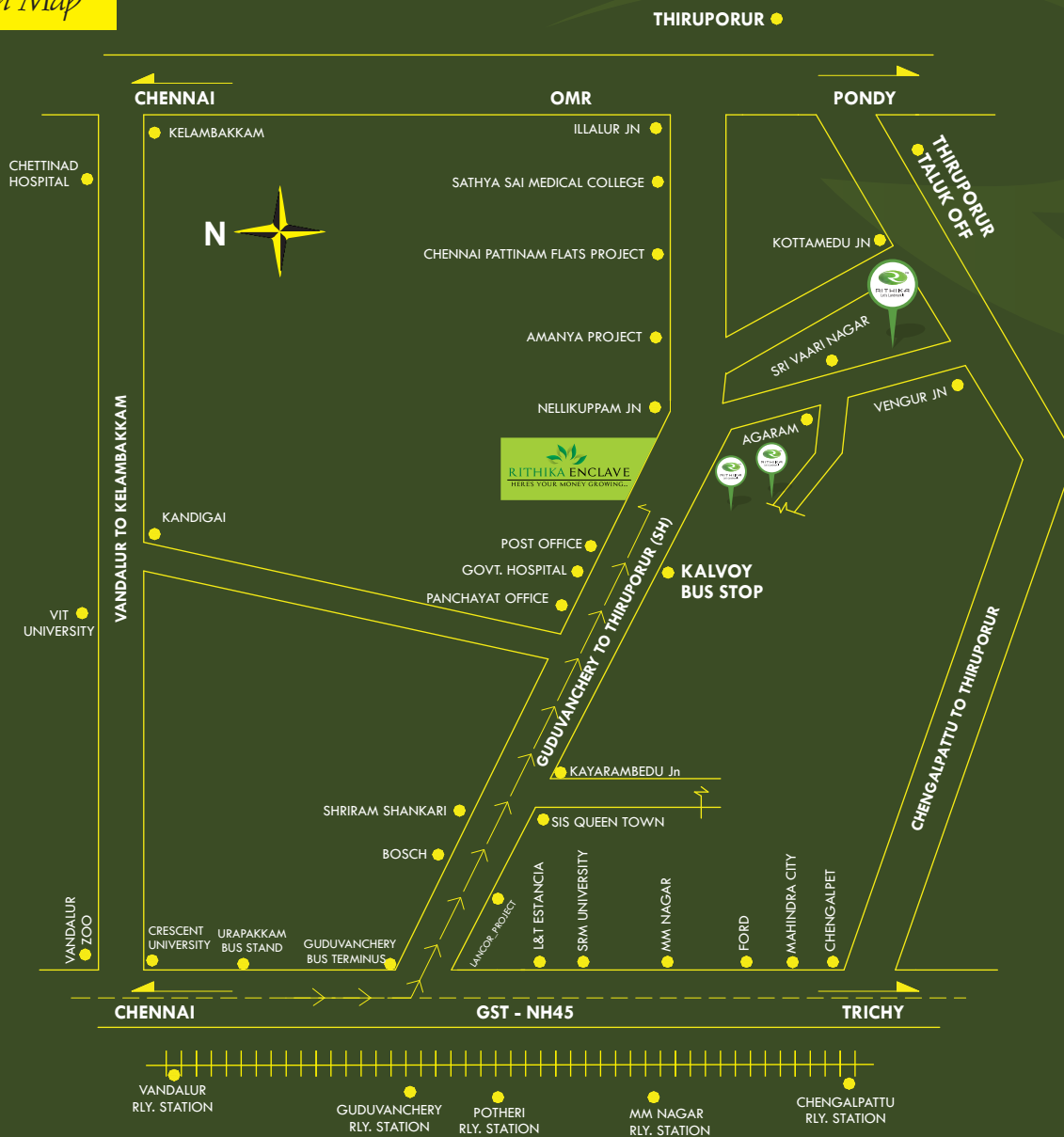


### Salient Features

- Clear Title
- Gated Community
- Black Top Roads | 3 Phase Electricity Available
- Fertile soil and copious water available at low level
- 10 minutes easy access from NH45
- 15 minutes easy access from OMR
- MTC Buses and Share Autos Facility



# Site Location Map



## Distance Chart

29 Kms from Chennai Airport | 24 Kms from Tamabaram bus stand | 10 Kms from Guduvanchery Bus Terminus (GST ROAD) & Railway Station  
 10 Kms from Thirupporur Bus Terminus(OMR Road) | 5 Kms from Chennai Pattinam (55 acres township)  
 1 Km from Bank ATM and Govt Higher Secondary School

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