



PLOT

MARKET PRICE
~~₹ 1250~~
— per sq.ft. —

LAUNCH PRICE
₹ 999*
— per sq.ft. —



VILLA
₹ 18* LAKHS
LAUNCH PRICE

Luxury is Affordable...



Entrance Arch view



This project “VR Suryodhayam” is located in Thiruninravur, Puliur on the - Road, close to reputed companies like India - Japan Lighting Pvt. Ltd, TATA Steels, Easun-MR Ti Metal Forming etc. Reputed Hospitals, prominent Schools & Universities are also nearby with landscaped area and Other Facilities.

“VR Suryodhayam” has 360 degree road connectivity, can access Outer Ring Road, Bangalore Highway through Thirumazhisai and Thiruthani Highway. The Project situated on road from Pakkam which leads to thiruvallur and can reach Thiruninravur Railway Station in just 5 mins.

“VR Suryodhayam” offers Gated Community gives you all that you want in one place in the nearest proximity adding a royal touch and the best conveniences for a great living. wide black top roads villa plots with 162 dwelling units surrounded by nature in affordable and competitive price.

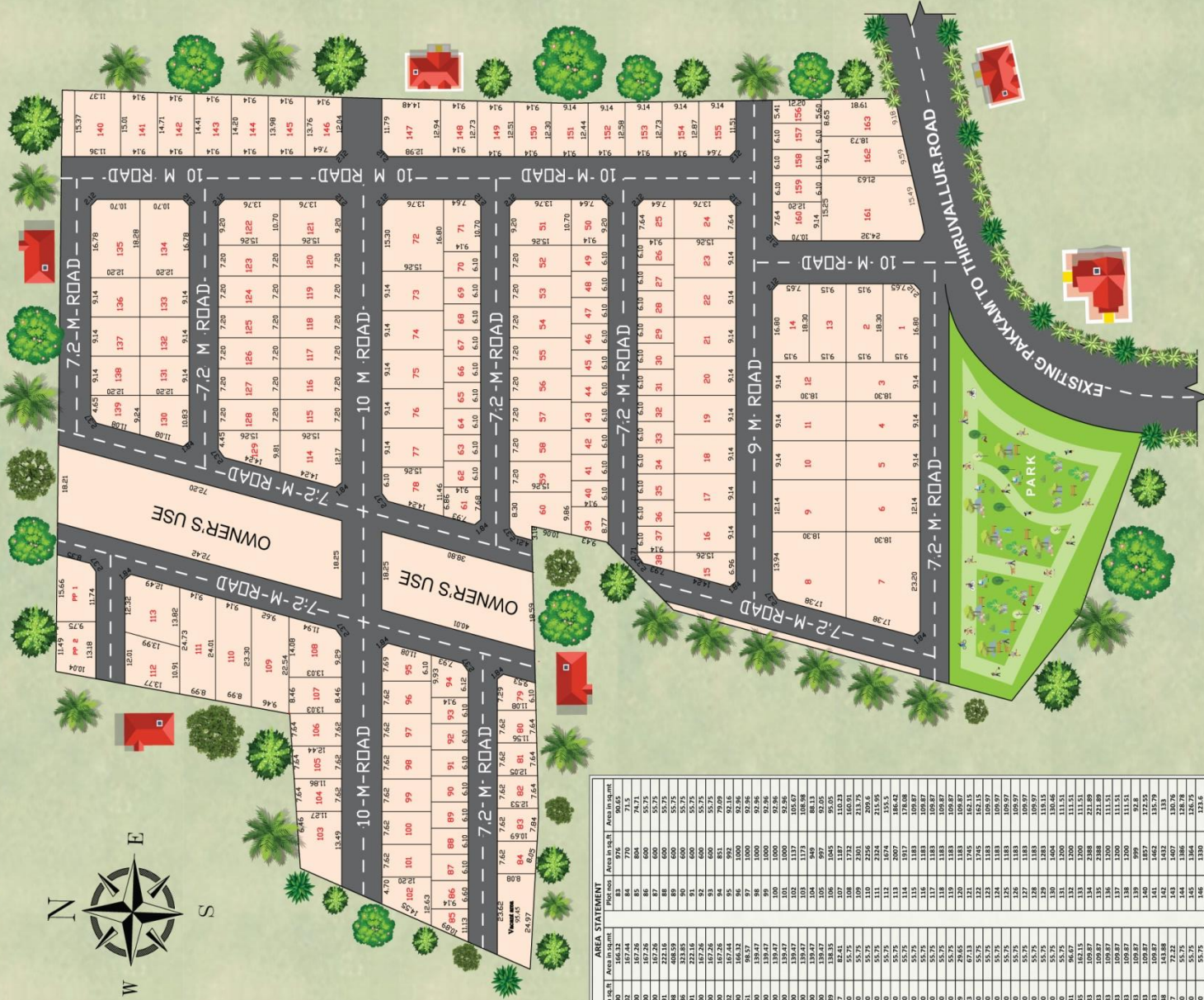
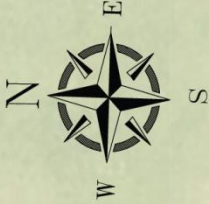




Park view

MASTER LAYOUT PLAN

PLAN SHOWING SURVEY NO. 159/1, 159/2A, 159/4, 159/5, 159/6A1, 160/1B, 212/1, 212/2A, 212/3A1, 212/4, 212/5, 212/6, 212/7, 159/3, 160/1A2 PULIYUR VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT.



Plot nos	Area in Sq. Ft.		Area in Sq. Ft.	Area in Sq. Ft.
	Area in Sq. Ft.	Area in Sq. Ft.		
1	1790	166.32	81	976
2	1800	197.44	84	770
3	1810	197.44	85	770
4	1800	197.26	86	600
5	1800	197.26	87	600
6	1810	202.54	88	600
7	1810	202.54	89	600
8	1848	321.85	90	600
9	1800	197.26	91	600
10	1800	197.26	92	600
11	1800	197.26	93	600
12	1800	197.26	94	851
13	1800	197.26	95	600
14	1790	166.32	96	1500
15	1051	96.57	97	1500
16	1051	96.57	98	1500
17	1050	139.47	99	1500
18	1500	139.47	100	1500
19	1500	139.47	101	1500
20	1500	139.47	102	1500
21	1500	139.47	103	1173
22	1500	139.47	104	949
23	1500	139.47	105	949
24	1489	134.55	106	1500
25	887	82.41	107	1187
26	600	55.75	108	2521
27	600	55.75	109	2521
28	600	55.75	110	2256
29	600	55.75	111	2256
30	600	55.75	112	2256
31	600	55.75	113	2007
32	600	55.75	114	1917
33	600	55.75	115	1183
34	600	55.75	116	1183
35	600	55.75	117	1183
36	600	55.75	118	1183
37	600	55.75	119	1183
38	313	29.65	120	1183
39	313	29.65	121	1183
40	713	55.75	122	1345
41	600	55.75	123	1183
42	600	55.75	124	1183
43	600	55.75	125	1183
44	600	55.75	126	1183
45	600	55.75	127	1183
46	600	55.75	128	1183
47	600	55.75	129	1183
48	600	55.75	130	1404
49	600	55.75	131	1200
50	600	55.75	132	1200
51	1743	162.15	133	1200
52	1183	109.87	134	2188
53	1183	109.87	135	2188
54	1183	109.87	136	1200
55	1183	109.87	137	1200
56	1183	109.87	138	999
57	1183	109.87	139	999
58	1183	109.87	140	1857
59	1183	109.87	141	1857
60	600	55.75	142	1857
61	777	72.22	143	1407
62	600	55.75	144	1396
63	600	55.75	145	1396
64	600	55.75	146	1396
65	600	55.75	147	2033
66	600	55.75	148	2033
67	600	55.75	149	1115
68	600	55.75	150	1220
69	600	55.75	151	1317
70	600	55.75	152	1317
71	1188	110.38	153	1245
72	2747	252.24	154	1329
73	1500	139.47	155	721
74	1500	139.47	156	671.9
75	1500	139.47	157	800
76	1500	139.47	158	74.42
77	1500	139.47	159	1188
78	1514	144.38	160	1188
79	854	78.57	161	3771
80	854	78.57	162	3771
81	968	89.95	163	1671
82	1008	91.65		



PROJECT HIGHLIGHTS



Gated Community



Black Top Roads



Clear Title



80% Bank Loan



2.6 Lacs Cash Back



DTCP Approved



Potable Water



Entrance Arch



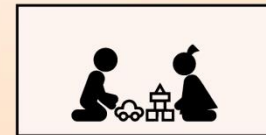
Compound Wall



Avenue Plantation



Walking Track



Children Play Area

20 ft x 30 ft NORTH FACING



VILLA TYPE - 1 BHK MAINDOOR FACING - EAST



GROUND FLOOR PLAN
BUILT-UP AREA - 483 sq.ft.

VILLA TYPE - 1 BHK G+1 (2 HOUSES) MAINDOOR FACING : GROUND FLOOR - EAST | FIRST FLOOR - WEST



GROUND FLOOR PLAN



FIRST FLOOR PLAN
TOTAL BUILT-UP AREA - 1000 sq.ft.

20 ft x 30 ft SOUTH FACING



VILLA TYPE - 1 BHK MAINDOOR FACING - EAST



GROUND FLOOR PLAN
BUILT-UP AREA - 483 sq.ft.

VILLA TYPE - 1 BHK G+1 (2 HOUSES) MAINDOOR FACING : GROUND FLOOR - WEST | FIRST FLOOR - EAST



GROUND FLOOR PLAN



FIRST FLOOR PLAN
BUILT-UP AREA - 1000 sq.ft.

30 ft x 40 ft NORTH FACING



VILLA TYPE - 2 BHK MAINDOOR FACING - EAST

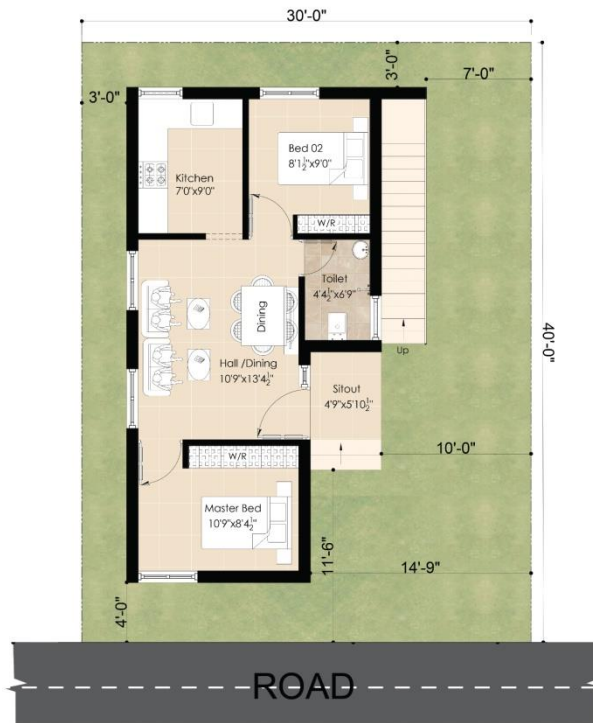


GROUND FLOOR PLAN
BUILT-UP AREA - 725 sq.ft.

30 ft x 40 ft SOUTH FACING



VILLA TYPE - 2 BHK MAINDOOR FACING - EAST



GROUND FLOOR PLAN
BUILT-UP AREA - 600 sq.ft.

30 ft x 40 ft WEST FACING



VILLA TYPE - 2 BHK MAINDOOR FACING - NORTH



GROUND FLOOR PLAN
BUILT-UP AREA - 725 sq.ft.

**24 ft x 50 ft
NORTH FACING**



VILLA TYPE - 2 BHK
MAINDOOR FACING - NORTH

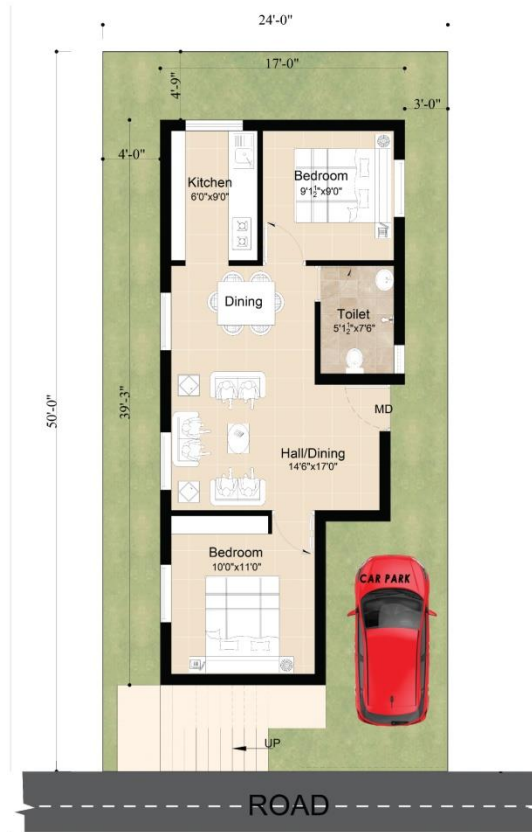


GROUND FLOOR PLAN
BUILT-UP AREA - 1100 sq.ft.

**24 ft x 50 ft
SOUTH FACING**



VILLA TYPE - 2 BHK
MAINDOOR FACING - EAST

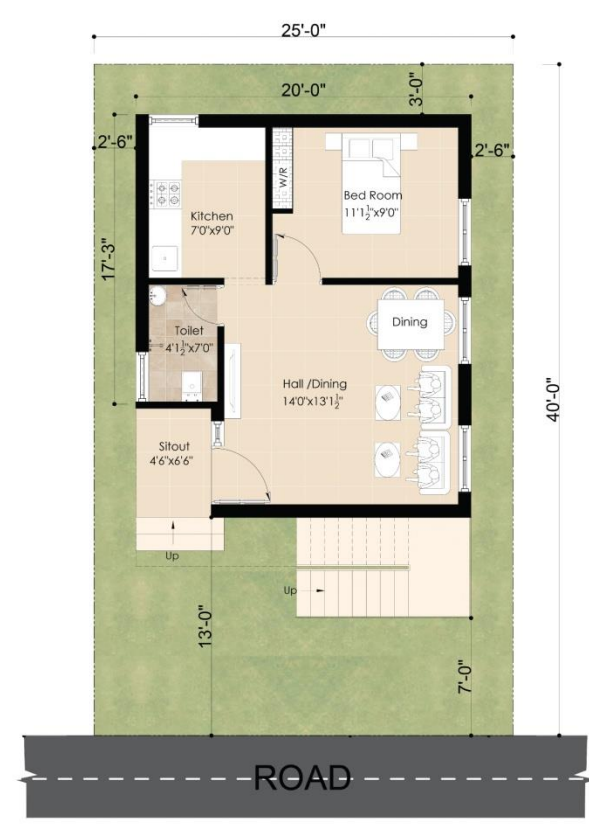


GROUND FLOOR PLAN
BUILT-UP AREA - 900 sq.ft.

**25 FT X 40 FT
NORTH FACING**



VILLA TYPE - 1 BHK
MAINDOOR FACING - EAST

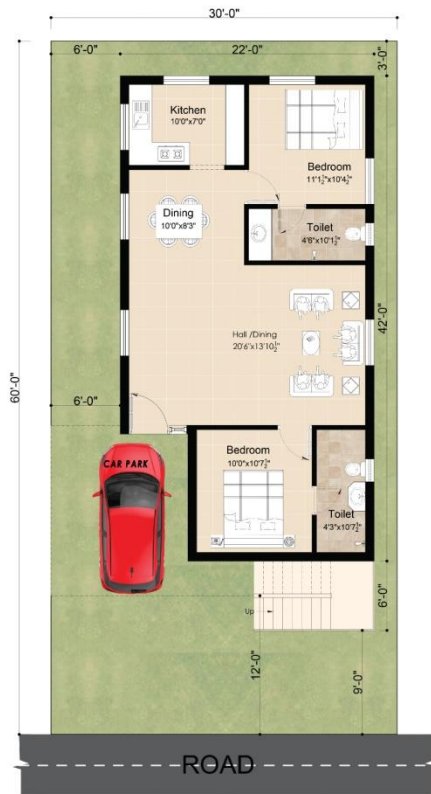


GROUND FLOOR PLAN
BUILT-UP AREA - 600 sq.ft.

30 ft x 60 ft NORTH FACING



VILLA TYPE - 2 BHK MAINDOOR FACING - NORTH



GROUND FLOOR PLAN
BUILT-UP AREA - 1175 sq.ft.

30 ft x 60 ft SOUTH FACING



VILLA TYPE - 2 BHK MAINDOOR FACING - SOUTH



GROUND FLOOR PLAN
BUILT-UP AREA - 1175 sq.ft.

SPECIFICATIONS

STRUCTURE	Reinforced cement concrete.
SUPERSTRUCTURE	Brick masonry (9" & 4 ½ "thick) with cement mortar
MAIN DOOR	Wooden Frame with laminated shutters with branded lock fittings.
INNER DOORS	Other Frames in Country wood with Flush Door Shutters. In Bathrooms PVC doors
WINDOWS	Wooden windows with Opaque Glassed Shutter
VENTILATORS	In Country Wood frames with Louver glass & M.S. Rod
WEATHERING COURSE	Open Terrace, Water proof with weathering tiles
STAIRCASE	Indoor Stairs Marble Flooring with Stainless Steel Handrail / Steps Tiles. Outer M.S.Handrail with Step Tiles
PLASTERING	Two coats in cement mortar with sponge finishing for external walls and smooth finishing for internal walls
FLOORING	"A Grade" Vitrified Tiles (2×2) in all Bedrooms & Living Rooms
KITCHEN	Granite stone platform with stainless steel sink, 2' height glazed tiles dado above platform
TOILETS	Anti Slip Ceramic Toilet Flooring Tiles & Glazed Tiles in Toilet Dado or Wall up to 7'
PLUMBING	Concealed piping of CPVC / PVC Pipes
WATER SUPPLY	Outer Pipes are by PVC Material. Individual Bore Well, Sump and 2 Over head Water Tank with 1 Electrical Motor Pump will be provided.
SANITARY FITTINGS	All Toilets will have EWC as per your floor plan and adequate Wash Basins based on the size of your villa (One in attached Bath room and other in Hall) with branded sanitary fittings
ELECTRICAL	ISI Standard Wires & Switches with adequate number of electrical points based on your floor plan will be provided.
PAINTING	Internal walls with Emulsion paint. Water proof paint for exteriors. Wood Work with enamel Paint. Putty finish with 2 coats of Emulsion for Inner Walls.
SEWAGE	Sewage Lines Connected To Septic Tank.
EXTRA CHARGES	For registration, electricity, car parking, water and sewage service connections. *All charges may vary at any time depending up on the Government / Market changes. Specifications may change based on the market availability.

* All images, specifications, floor plans and other details shown in this brochure is only for illustration purpose. Actuals may vary with or without prior notice.

LOCATION MAP



Superb location...



NOT TO SCALE