2 & 3 BHK
Expandable Individual Villas

Luxury is Affordable Now
LOCATION SPECIFICATION

- 5 min. Drive from Outer Ring Road
- 5 min. Drive from GST Road
- 10 min. Drive from Vandalur Railway Station
- 10 min. Drive from Urapakkam Proposed Bus Terminal
- 15 min. Drive from Tambaram Railway Station
- 15 min. Drive from Oragadam Junction
- 20 min. Drive from Chennai International Airport.

NEAR BY SCHOOLS & COLLEGES

- Shri Natesan Vidyasala Matriculation Higher Secondary School
- Narayana Etechno School
- Shree Niketan Patasala
- Mannivakkam High School
- Alwin International Public School
- Government Higher secondary School
- PERI Institute of Technology
- Dhanalakshmi College of Engineering
- TMG College of Arts and Science
- Dhaanish Ahmed College of Engineering
- Hindustan Institute of Engineering Technology
- Sri Krishna College of Engineering and Technology,
- RRASE College of Engineering

INTERNATIONAL COMPANIES PROVIDING EMPLOYMENT OPPORTUNITY NEAR OUR INDIRA’S SUN VILLE

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GLOBAL AUTOMOTIVE RESEARCH CENTRE

Shriram The Gateway
3 BHK - FLOOR PLAN

TYPE 1
3BHK
TOTAL BUILTUP AREA - 1280 SQ.FT.

FIRST FLOOR

GROUND FLOOR
2 BHK - FLOOR PLAN

TYPE 2
2BHK
TOTAL BUILTUP AREA - 760 SQ.FT.
SALIENT FEATURES*

- Exclusive land, Private terrace
- Structural Design for Expanding another floor
- Gated community with 24/7 Security.
- All houses are built in Individual land - NO UDS
- Well Equipped Children Play area.
- International Styled Open Air Gymnasium.
- Ready to occupy in 15 months.
- Individual 3 Phase EB connection.
- Individual Borewell and Septic Tank.
- Black top road with proper drains
- Solar Street lights.

CONSTRUCTION SPECIFICATION*

- RCC Structure with red bricks Walls.
- Plastered Smooth and Emulsion Painted.
- Vitrified tiles 2’X 2’ size.
- Main door with first class teak Wood.
- Kitchen Granite platform with stainless steel sink.
- CP fittings Parryware or Equivalent.
- Sanitary fittings with RAK ceramics or Equivalent.
- Open Catchment UPVC windows.
- Internal flush doors with high quality solid wooden frames.
- Concealed CPVC pipes for water supply and UPVC for drainage piping.
- External emulsion paint.
- Anchor / Roma / Philips switches.
- Havells / Kundan / Anchor cables.
- 3 Phase power supply.
- Individual Borewell and Septic Tank.

*All above are subject to change based on availability of Material and Suitability in Design by Qualified Consultants.
Indira Projects and Developments (Tamilnadu) Private Limited is an ISO 9001:2008 certified company established in 2011 to create passionate technical implementation in all types of construction projects. Indira Projects main business vectors are Project Management consultancy and Real estate development. Indira Project is driven by young, energetic and reliable team with International Knowledge with local adopt. Indira Projects is committed to the respectful, thoughtful development of living areas. Our development provides privacy, space, amenities, functionality and preserves the natural beauty of land. Indira Projects always act with comprehensive responsibility of entire project delivery with clear engineering perspective. We have our presence in Singapore as M/s Indira Projects pte. Ltd, Singapore. Indira Projects is an EPC Company in Maldives. Indira Projects is a Patron member of Builders Association of India and Indian Green Building Association. Indira Projects is a member of FICCI. Indira Projects is a Corporate member of TCC(The Tamil Chamber of Commerce).

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