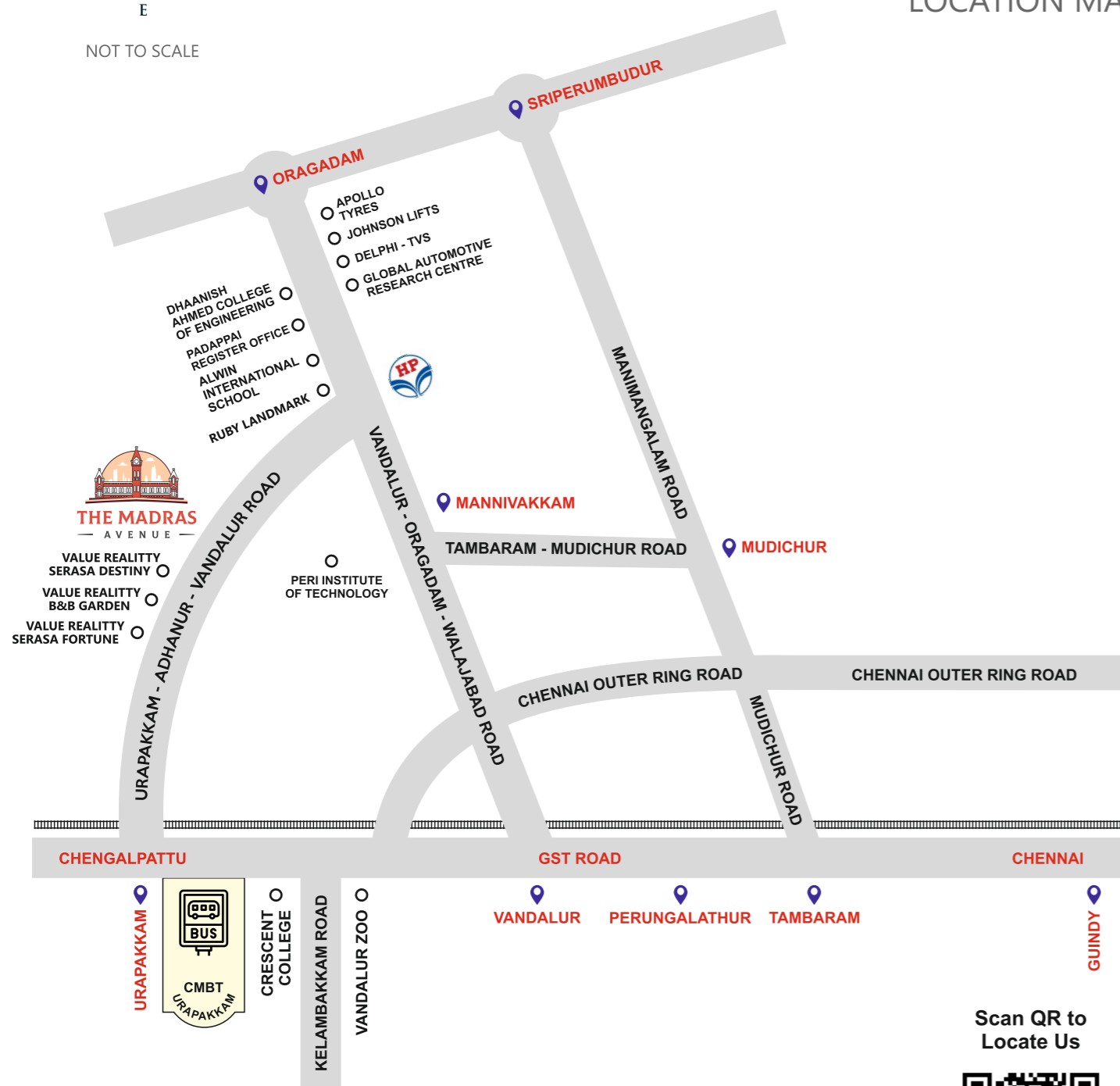


NOT TO SCALE

LOCATION MAP



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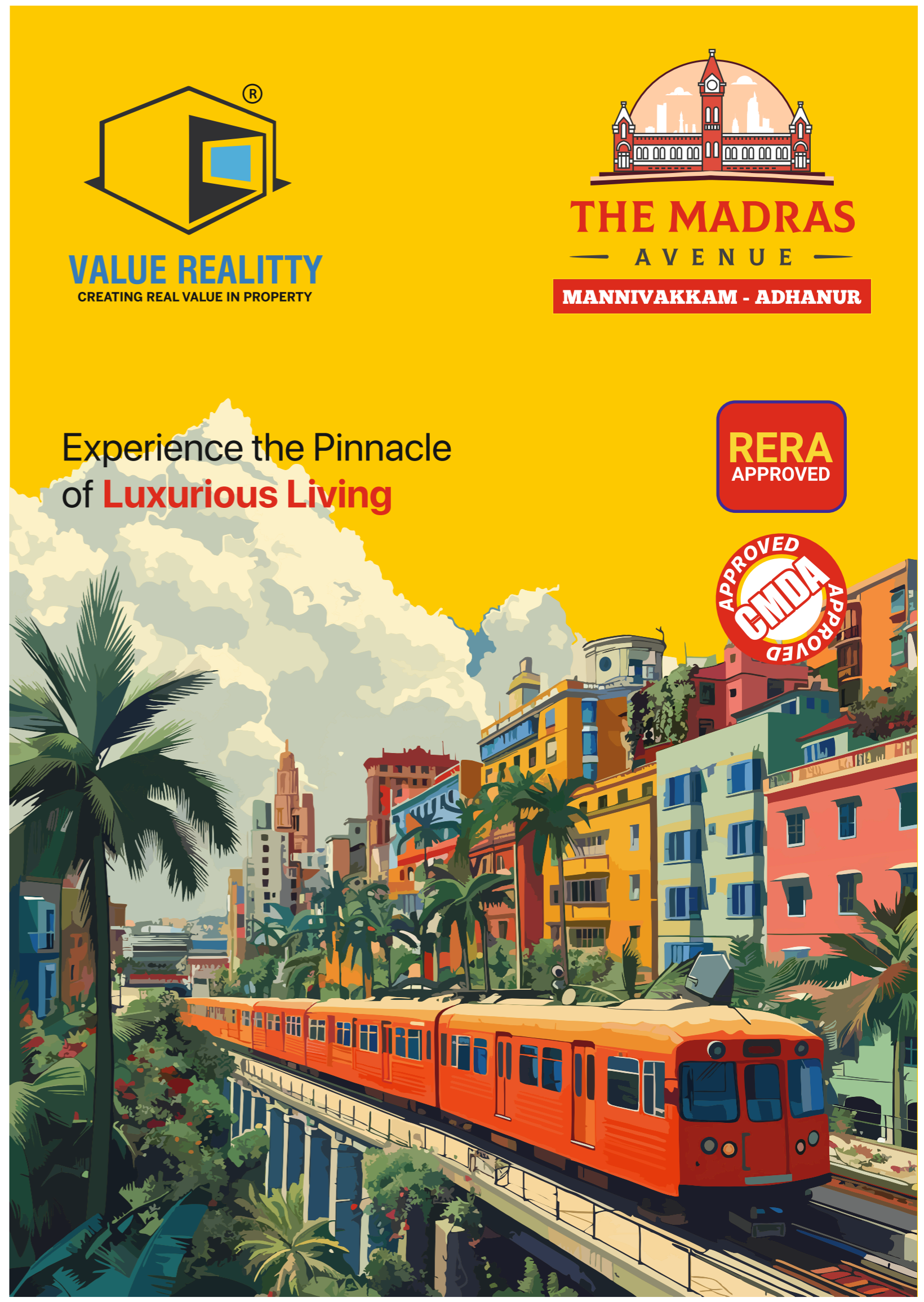
TATA CAPITAL
Count on us

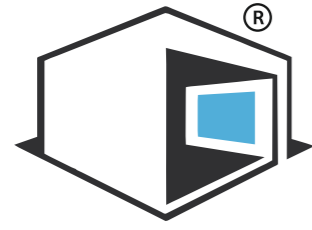
For Booking & Enquiries

Corporate Office : #144, Bharatha Matha Street, East Tambaram, Chennai 600059



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Welcome to **Value Reality's "The Madras Avenue,"** where luxury meets exclusivity. This premium villa plot project **sprawls over 1 acre**, offering plots ranging from **924 sq.ft to 1864 sq.ft**, perfectly designed to cater to your aspirations.

Prime Location in **Mannivakkam - Adhanur**

Nestled in the picturesque surroundings of **Mannivakkam - Adhanur**, The Madras Avenue boasts a strategic location, just a 15-minute drive from the bustling hub of Tambaram. This idyllic haven is not merely a place to live but a thriving community designed for your utmost comfort and convenience.

Project Features



Gated Community



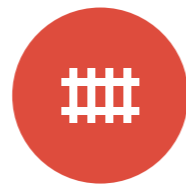
40, 24 FT Black Top Roads



Potable Water



Street Lights



Fully Compounded



Sit out Area

Location Advantages

400 Ft Outer Ring Road - 5 mins

GST Road - 5 mins

New Kilambakkam Bus Terminus - 8 mins

Vandalur Railway Station - 8 mins

Shriram Gateway IT Park - 8 mins

Vandalur Zoo - 8 mins

Perungalathur Railway Station - 10 mins

Tambaram Railway Station / Bus Stand - 15 mins

Poonamallee - 15 mins

Chennai International Airport - 20 mins

Nearest Schools

Sri Niketan Patasala - 100 mtrs

Holy Sai International School - 2.2 kms

Velammal New-Gen School - 2.3 kms

Narayana e Techno School - 2.5 kms

Alwin International School - 3.5 kms

Nearest Colleges

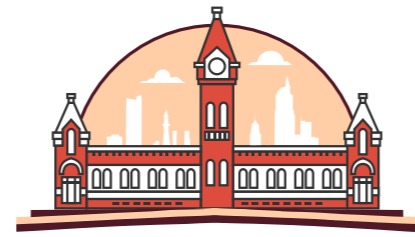
PERI Institute of Technology - 3 kms

Crescent Engineering College - 4.5 kms

TMG College of Arts and Science - 6.5 kms

SRM University - 10 kms

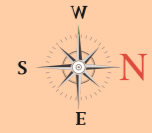
Dhaanish Ahmed College of Engineering - 10 kms



THE MADRAS AVENUE

MANNIVAKKAM - ADHANUR

LAYOUT IN HOUSE SITES IN SURVEY NOS 19/1C1 OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT



VANDALUR - ORAGADAM ROAD

RUBY LANDMARK

AREA STATEMENT

PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT
1	1864	8	1039	15	1783	22	924
2	1127	9	1146	16	1146	23	1078
3	1103	10	1146	17	1146	24	1078
4	1084	11	1146	18	1146	25	1078
5	1064	12	1146	19	1146	26	1078
6	1044	13	1146	20	1146	27	1078
7	1134	14	1415	21	1039	28	1659

