



VALUE REALITY
CREATING REAL VALUE IN PROPERTY

Presents

**SERENE
VILLAS**



Project By:

Housing | Infrastructure | Developers



Individual Villas

Own your
Dream Home

@

**Perumattunallur
(near Guduvancheri)
opposite to
Vellammal school**

Starting From
₹ 65L



Scan QR for Site Location

CONTACT US



www.valuereality.com



valuereality@gmail.com

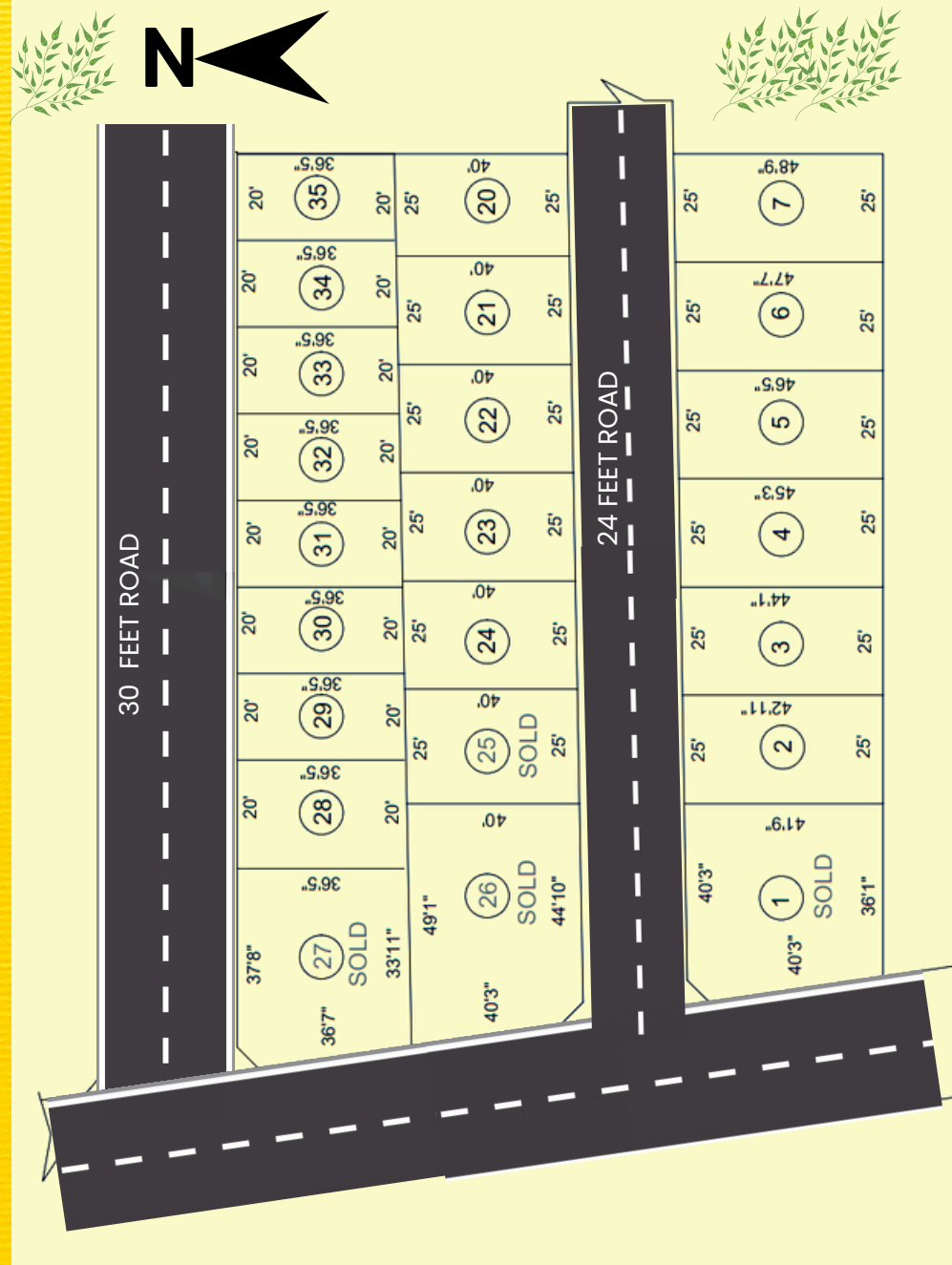
VILLA PLOTS AREA

PLOT NO.	AREA	PLOT NO.	AREA
2	1058	23	1000
3	1088	24	1000
4	1117	30	728
5	1146	31	728
6	1175	32	728
7	1204	33	728
20	1000	34	728
21	1000	35	728
22	1000		

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CONSTRUCTION AREA

PLOTS	PLOT Nos. 2 to 7	PLOT Nos. 20 to 24	PLOT Nos. 30 to 35
buildup area	1440	1300	1150



DTCP & RERA Approved Plots. Premium Villas @ Perumattunallur (near Guduvancheri) opposite to Vellammal school .

Villa Site is located in the close proximity to supermarkets, Velammal School, SRM school and other CBSE Schools, Hospitals, IT companies, ZOHO Corp Mahindra world City, and other MNC companies. Nearby to SRM University and easy access to Oragadam Automotive Industrial Corridor and Mainly just a few miles away from the newly formed kilambakkam bus terminus and Guduvancheri Railway Station and GST Road.

Corporate Office :

No 144, Baratha Matha Street,
East Tambaram, Chennai - 600059
E mail : valuereality@gmail.com
Website : www.valuereality.com





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Individual Villa Detailed Costing :

SI No	Status	Plot No.	Land Area	Builtup Area	LAND COST @ Rs.4200/- per sqft	BUILDING CONSTRUCTION COST @ Rs.2450/- sqft	Additional works	Total	GST as Applicable
1	Available	2	1058	1440	4443600	3528000	692000	8663600	GST Extra
2	Available	3	1088	1440	4569600	3528000	692000	8789600	GST Extra
3	Available	4	1117	1440	4691400	3528000	692000	8911400	GST Extra
4	Available	5	1146	1440	4813200	3528000	692000	9033200	GST Extra
5	Available	6	1175	1440	4935000	3528000	692000	9155000	GST Extra
6	Available	7	1204	1440	5056800	3528000	692000	9276800	GST Extra
7	Available	20	1000	1300	4200000	3185000	692000	8077000	GST Extra
8	Available	21	1000	1300	4200000	3185000	692000	8077000	GST Extra
9	Available	22	1000	1300	4200000	3185000	692000	8077000	GST Extra
10	Available	23	1000	1300	4200000	3185000	692000	8077000	GST Extra
11	Available	24	1000	1300	4200000	3185000	692000	8077000	GST Extra
12	Available	30	728	1150	3057600	2817500	692000	6567100	GST Extra
13	Available	31	728	1150	3057600	2817500	692000	6567100	GST Extra
14	Available	32	728	1150	3057600	2817500	692000	6567100	GST Extra
15	Available	33	728	1150	3057600	2817500	692000	6567100	GST Extra
16	Available	34	728	1150	3057600	2817500	692000	6567100	GST Extra
17	Available	35	728	1150	3057600	2817500	692000	6567100	GST Extra
**GST EB AND REGISTRATION CHARGES EXTRA AS APPLICABLE									

Additional Works detailed specifications :

Sl No.	Particulars	Rate	Qty	Amount
1	Building Plan Approval	LS	LS	100000
2	Basement 4Feet (standard 3feet +1feet extra Chargeable)	50000 per Feet	1.5	75000
3	Borewell 200 Ft depth	Lump sum	200 ft depth (approximately)	55000
4	1.5 HP Jet Motor with pipe arrangements	Lump sum	Lump sum	39000
5	Septic tank 7x7 feet depth 8 ft	Lump sum	Lump sum	125000
6	Over head tank white PVC tank	1000 ltrs	1	7500
7	Compound wall (rear side and front side with gate pillars)	Rs.2200 per running feet	30 ft	66000
8	Main Gate for carparking	10 Ft Length and 5.5 Ft Height	Lump sum	18000
9	main entrance gate	4 Ft Length and Height 5.5 Ft	Lump sum	8500
10	Weathering course	120 Rs./qsft	600 sqft (Aprox.)	72000
11	Automated water level controller	5000	1	5000
12	Main Door Grill gate	Lump sum	4 ft x 6.5 ft	11000
13	inverter wirting	Lump sum		15000
14	Paver laying for area near main gate	100/sqft	100 sqft	10000
15	Earth filling in open area of GF	50Rs	200 sqft	15000
16	S.S Handrailing	Lump sum		38000
17	Granite Staircase	150 sqft		32000
			Total	692000