



CLOSE TO  
**XS REAL VIVA CITY**  
APARTMENTS



CLOSE TO  
**SHRIRAM SHANKARI**  
APARTMENTS



CLOSE TO  
**LANCOR LUMINA**  
APARTMENTS

## NEAREST ESTABLISHMENTS OF



### Nearby Schools

- Sri Ma Vidyala, CBSE - 5 mins
- Velammal Vidhyashram - 5 mins
- Maha Vidhalaya Nursery School - 6 mins
- SRM Public School - 8 mins
- St.Mary's Matric School - 8 mins
- Shree Sankalpa School - 10 mins

### Completed Projects

- RV Nagar**, Perumattunallur
- Ambal Nagar**, Perumattunallur
- Shanthi Nagar**, Kayarambedu
- Sai Krupa Avenue Phase I**, Kayarambedu
- Sai Krupa Avenue Phase II**, Kayarambedu
- Venkat Avenue**, Kayarambedu
- SK Avenue Phase I**, Kalvay
- SK Avenue Phase II**, Kalvay
- Jay Avenue**, Pandur
- Century Park**, Kannivakkam

### Location Highlights

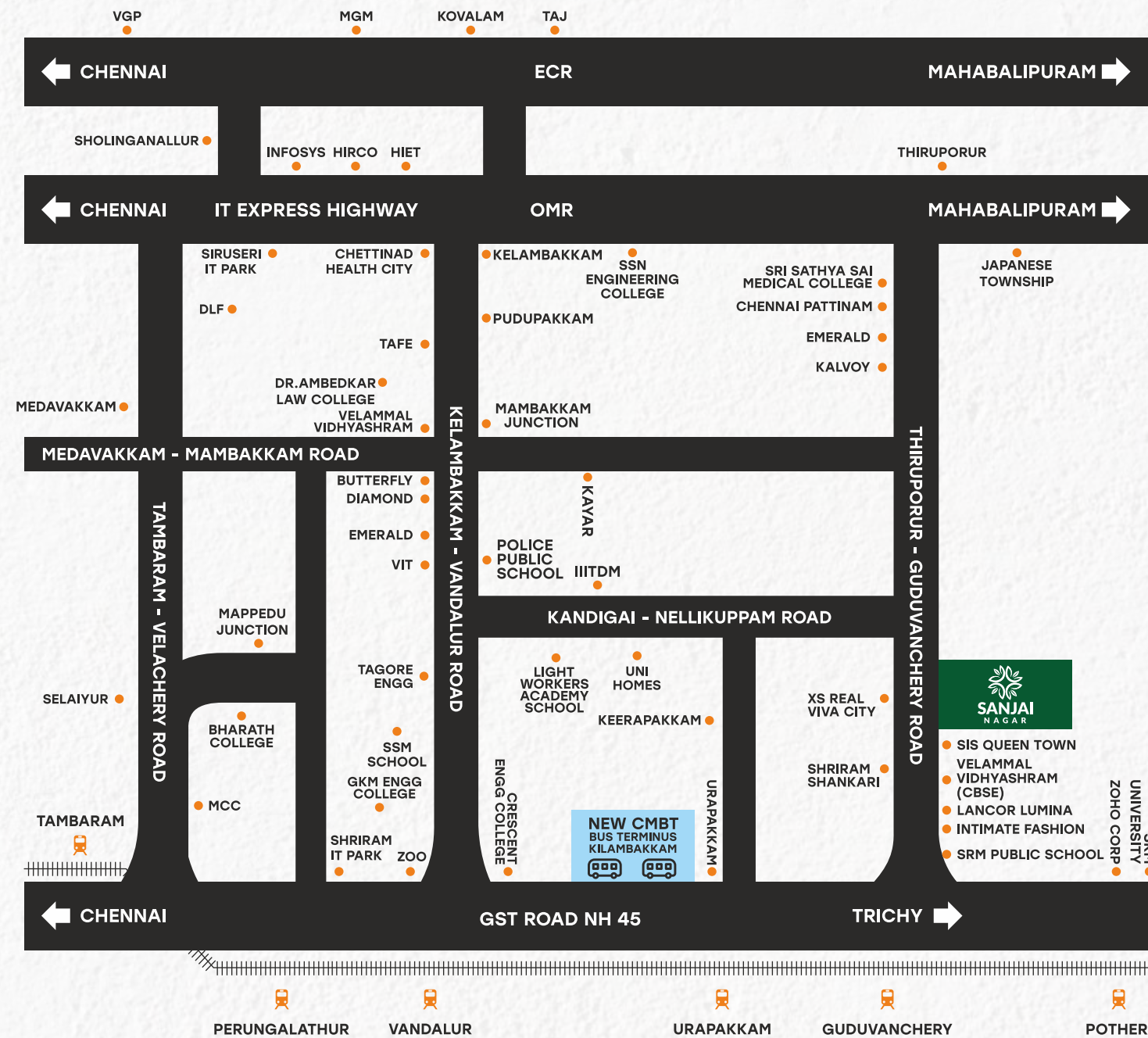
You can easily reach the best schools and colleges for your children. With quick access to some major IT and industrial hubs in the city, you can spend more time with your family. In case of emergencies, you have the best medical assistance just a few minutes away.

### Nearby Colleges

- RTI College of Commerce - 8 mins
- Apollo Arts & Science College - 8 mins
- SRM University - 12 mins
- Shri Sathya Sai Medical College - 15 mins
- Crescent College of Engineering - 15 mins
- VIT University - 18 mins

### On Going Projects

- Mahismathi Garden**, Kayarambedu
- Rajeshwari Nagar**, Kayarambedu
- Jay Avenue Extension**, Pandur
- Sanjay Nagar**, Kalvay
- SK Avenue Phase III**, Kalvay
- Amudhini Garden**, Perumattunallur
- MG Nagar**, Kannivakkam
- Thangapuram Extension**, Kayarambedu
- Ragavendra Nagar Extension**, Kayarambedu



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Email: info@absdreamland.com Website: www.absdreamland.com



The Villa plot that's the right fit for  
**your dream home**





Set against a vibrant surrounding, Sanjai Nagar comprises of premium villa plots that fit right into your budget. Located bang on **Kannivakkam, Guduvanchery** it enjoys supreme connectivity to GST Road, Tambaram, and the proposed CMBT Phase II.

Configuration of **Sanjai Nagar Phase I** set on **0.93 acre** expanse ranging from **880 - 4738 Sq.ft** and **Sanjai Nagar Phase II** set on **1.15 acre** expanse ranging from **880 - 1380 Sq.ft** It is strategically situated so that your access to supermarkets, transportation, and other entertainment options are in walkable distance. Sanjai Nagar is your perfect place to build your dream home. All this and more at a price that will surprise you!

### BIG REASONS TO BUY

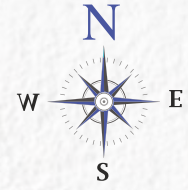
- CLOSE TO NEW CMBT BUS TERMINUS PHASE II
- FAST GROWING PRIME LOCALITY
- HIGH APPRECIATION
- URBAN LIVING

### PROJECT HIGHLIGHTS

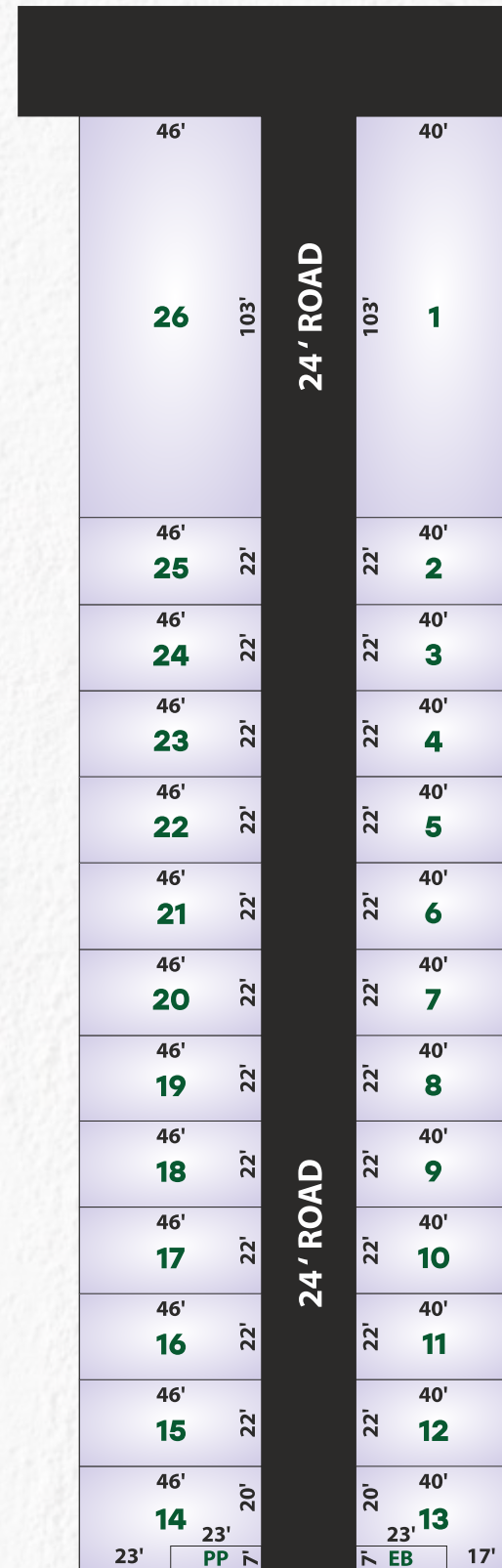
- ENTRANCE ARCH
- BLACK TOP ROAD
- STREET LIGHTS
- GROUND WATER AT 20 FT
- FULLY COMPOUNDED
- AVENUE TREES

### LOCATION ADVANTAGES

- GST Road - 5 Kms
- Guduvanchery Bus Stand - 5.2 Kms
- Guduvanchery Railway Station - 5.5 Kms
- Urapakkam - 9 kms
- Vandalur - 10 Kms
- Perungalathur - 13 Kms
- Tambaram - 17 Kms
- Tiruporur - 17 Kms

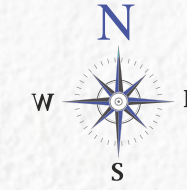


PLAN SHOWING THE PROPOSED SUB DIVISION OF A HOUSE SITE IN SURVEY NOS: 2/3(PT), 3/3(PT), 4/1(PT) IN **KANNIVAKKAM VILLAGE, PERUMATTUNALLUR PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT**

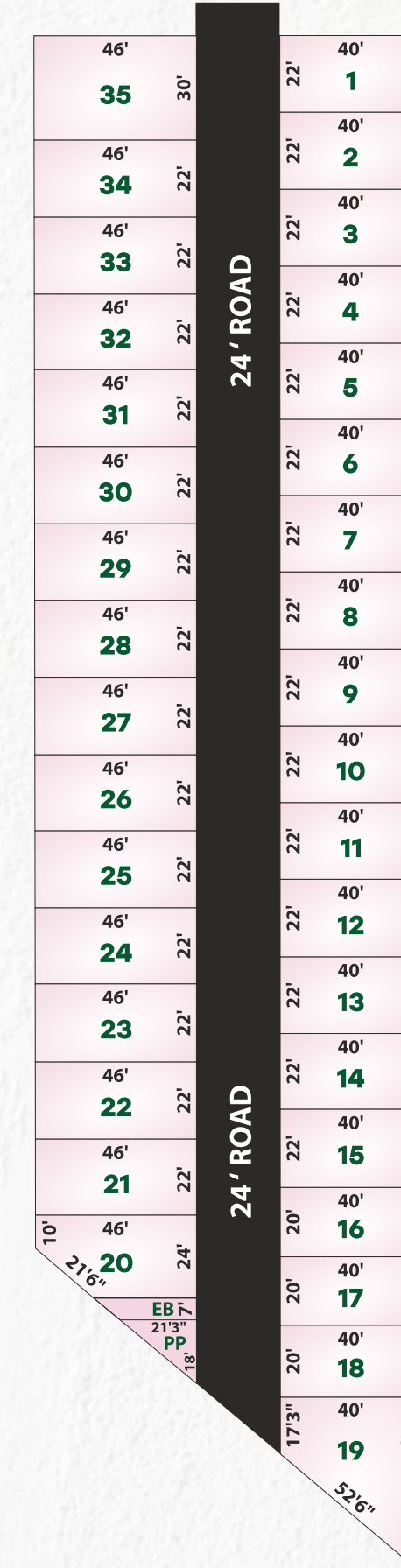


### PHASE I LAYOUT PLAN AREA STATEMENT

PLOT	SQ.FT
1	4120
2	880
3	880
4	880
5	880
6	880
7	880
8	880
9	880
10	880
11	880
12	880
13	880
14	1081
15	1012
16	1012
17	1012
18	1012
19	1012
20	1012
21	1012
22	1012
23	1012
24	1012
25	1012
26	4738



### PHASE I



PLAN SHOWING THE PROPOSED SUB DIVISION OF A HOUSE SITE IN SURVEY NOS: 2/3(PT) IN **KANNIVAKKAM VILLAGE, PERUMATTUNALLUR PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT**

### PHASE II LAYOUT PLAN AREA STATEMENT

PLOT	SQ.FT	PLOT	SQ.FT
1	880	27	1012
2	880	28	1012
3	880	29	1012
4	880	30	1012
5	880	31	1012
6	880	32	1012
7	880	33	1012
8	880	34	1012
9	880	35	1380
10	880		
11	880		
12	880		
13	1081		
14	1012		
15	1012		
16	1012		
17	1012		
18	1012		
19	1364		
20	985		
21	1012		
22	1012		
23	1012		
24	1012		
25	1012		
26	1012		

