

SM EMERALD AVENUE



ENTER A WORLD OF SERENE GREENERY

 **PUDUPAKKAM**

5 MINS FROM SIRUSERI & KELAMBAKKAM

A Charmingly Green & Lucrative Plot Investment...

OUR PROJECT

SM EMERALD AVENUE is a collection of delightful plots located at Pudupakam on the GST Vandalur – OMR Kelambakkam Road.

SM EMERALD AVENUE is closer to Siruseri SIPCOT. The opening of an IT Park in Siruseri, has led to an increase in apartments and villas in the region. It's adjacent to a temple (Sri Veera Anjaneyar) Located close to the Kelambakkam Road OMR IT Hub and GST Road, It is conveniently surrounded by Schools, Colleges, Universities, Hospitals and Companies. All Essential lifestyle amenities are situated in close proximity. Along with serene Landscaped parks.

Spread Across 1.98 acres | 45 Plots | Sizes ranging from 1000 Sq.ft – 2004 Sq.ft. This is fully developed DTCP approved and RERA approved plots with modern amenities and sophisticated infrastructure.

Your dream lifestyle would not be complete without the rich and vibrant colours of nature, and that's exactly what you find at **SM EMERALD AVENUE**. A beautiful cloak of green, giving you the perfect investment with appreciation and healthy living.

SM EMERALD AVENUE is a truly valuable and once-in-a lifetime investment for your home.

Actual site photos





WHY PUDUPAKKAM

Pudupakkam is a rapidly developing area comes under Vandalur Taluk, of chengalpet District in Tamilnadu in India. The Opening an IT park in Siruseri, has led to an increase in apartments and villas in pudupakkam region. The areas in and around this locality have seen unprecedented growth in the last few years owing to the presence of Siruseri IT Park SIPCOT located in the vicinity. The main area of the IT park is housed by TATA consultancy services. The other notable companies within this business park includes Newgen software Technologies, Aspire systems, yantra Software Cognizant Technology Solutions, Syntel to name a few. with the IT and commercial boom, the region has attracted many real estate companies to explore the development avenues of this area. Reputed educational institutes such as Mohamed Sathk A.J.College, Institute for Technology and management and Chennai Mathematical Institute are located in the vicinity. Chettinad Health city that offers world class Health City that offers world class health services also exists in this area. Various Entertainment Shopping Malls, destinations and other basic establishments existing in this area offer a convenient life style to its inhabitants.

WHY VANDALUR-KELAMBAKKAM ROAD

The Vandalur-Kelambakkam link road is a 23 km stretch of road connecting the OMR and the GST road, two of the main highways in Chennai. The road is located at a distance of 40 kilometres from the Central Railway Station and the Airport is 32 kilometers away at the farthest point.



Kilambakkam - Vandalur new Bus stand of Chennai, especially designed/ planned to operate the mofussil buses for South Tamilnadu also with MTC & Private Omni Buses ...



SM EMERALD AVENUE

PLAN SHOWING THE RESIDENTIAL LAYOUT IN S.NO:6/1 OF PUDUPAKKAM VILLAGE & PANCHAYATH, VANDALUR TALUK, CHENGALPATTU DISTRICT.



SM EMERALD AVENUE

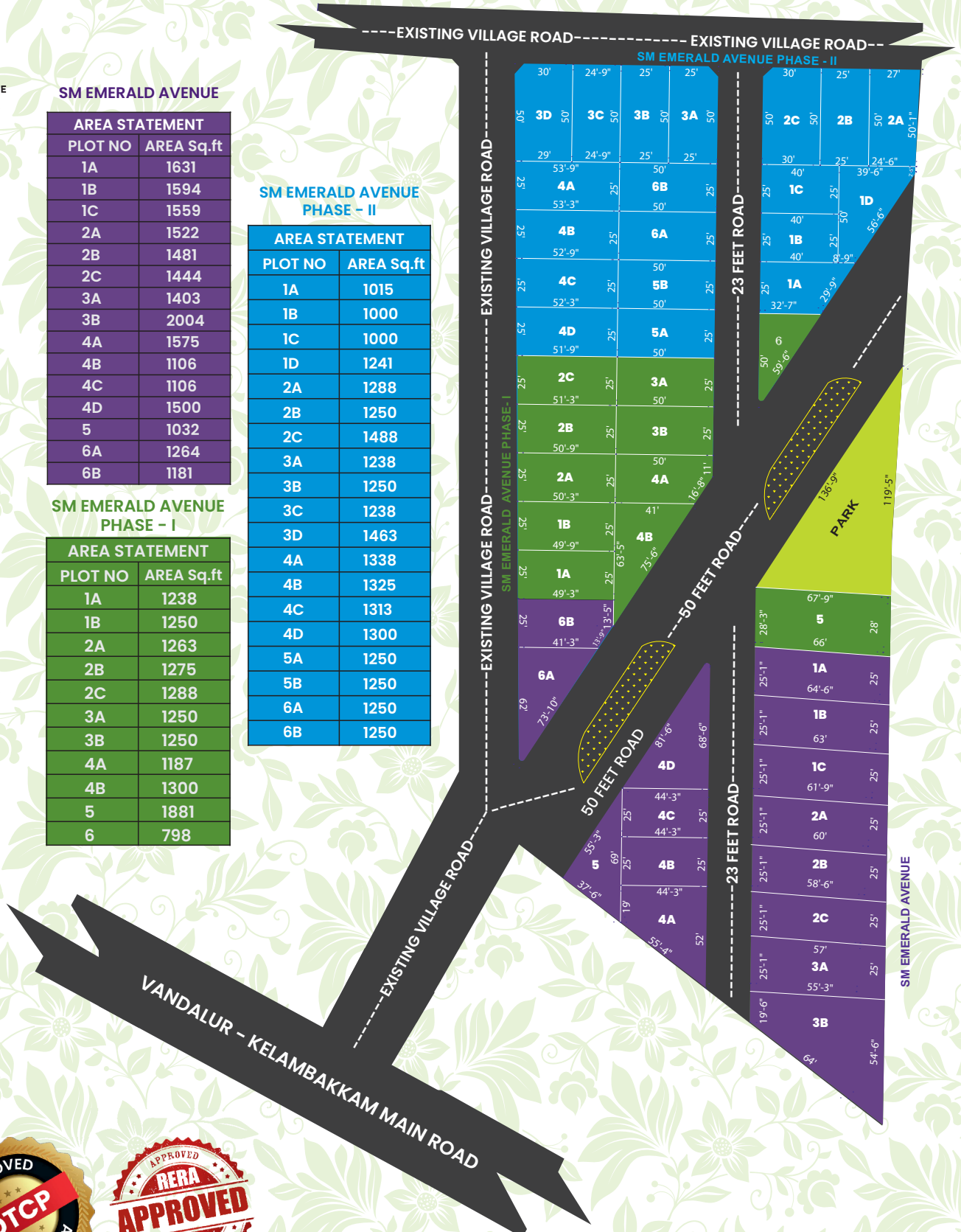
AREA STATEMENT	
PLOT NO	AREA Sq.ft
1A	1631
1B	1594
1C	1559
2A	1522
2B	1481
2C	1444
3A	1403
3B	2004
4A	1575
4B	1106
4C	1106
4D	1500
5	1032
6A	1264
6B	1181

SM EMERALD AVENUE PHASE - I

AREA STATEMENT	
PLOT NO	AREA Sq.ft
1A	1238
1B	1250
2A	1263
2B	1275
2C	1288
3A	1250
3B	1250
4A	1187
4B	1300
5	1881
6	798

SM EMERALD AVENUE PHASE - II

AREA STATEMENT	
PLOT NO	AREA Sq.ft
1A	1015
1B	1000
1C	1000
1D	1241
2A	1288
2B	1250
2C	1488
3A	1238
3B	1250
3C	1238
3D	1463
4A	1338
4B	1325
4C	1313
4D	1300
5A	1250
5B	1250
6A	1250
6B	1250



PROJECT HIGHLIGHTS



Ready for
Construction



Elevated
Blacktop Roads
(as per IRC Standard)



Native
Trees



Well
Developed
Parks



Children's
Play Area



Fast
Appreciation



Clear
Title



Abundant
Ground
Water



NEARBY SCHOOLS

- Hindustan International School
- Sushil Hari International Residential School
- Gateway International School
- Velammal Vidhyashram, Mambakkam
- Amethyst International School
- PSBB School, Polachery
- BVM Global CBSE School
- Billabong High International School
- HLC International School
- HLC International School
- Maharishi Vidhyamadhir School, Polachery



NEARBY COLLEGES & UNIVERSITIES

- Hindustan University
- Indian Institute of information Technology
- Sri Ramanujar Engineering College
- Dr. Ambedkar Government Law College
- VIT, Chennai
- Chettinad Hospital & Research Institute
- Tagore Medical College & Engineering College
- Crescent Institute of Science & Technology
- Anand Institution of Higher Technology
- S.S.N College of Engineering
- SMK Fomra
- Sathyabama University
- AMET



NEARBY WORKPLACE

- Siruseri IT Park
- PAR Formulations
- Emerald Engineering (Diamond Group)
- Butterfly Appliance Ltd
- Tafe Product Training Centre
- Elista Pharmaceuticals
- Novotel Chennai - Sipcot
- Valeo India
- Virtusa
- Polaris
- Accenture
- HCL Technologies Ltd
- FLSmidth
- Capgemini
- Infosys Ltd
- UST Global
- CTS
- Wipro



NEARBY HOSPITALS

- Chettinad Health City
- Praveena Hospital
- Tagore Medical College Hospital
- Limat Multi Speciality (OMR)
- Hygeia Healthcare (Navalur)
- Supreme Speciality Hosiptal (padur)

O V E R V I E W

RESIDENTIAL PLOTS SPREAD ACROSS 1.98 ACRES

5 MINS FROM SIRUSERI SIPCOT KELAMBAKKAM

PLOT SIZE RANGING FROM 1000 - 2004 SQ.FT

DTCP APPROVED AND RERA APPROVED

STRATEGICALLY LOCATED BETWEEN GST ROAD, & OMR ROAD

LOANS AVAILABLE BY:



IDBI BANK

YES BANK

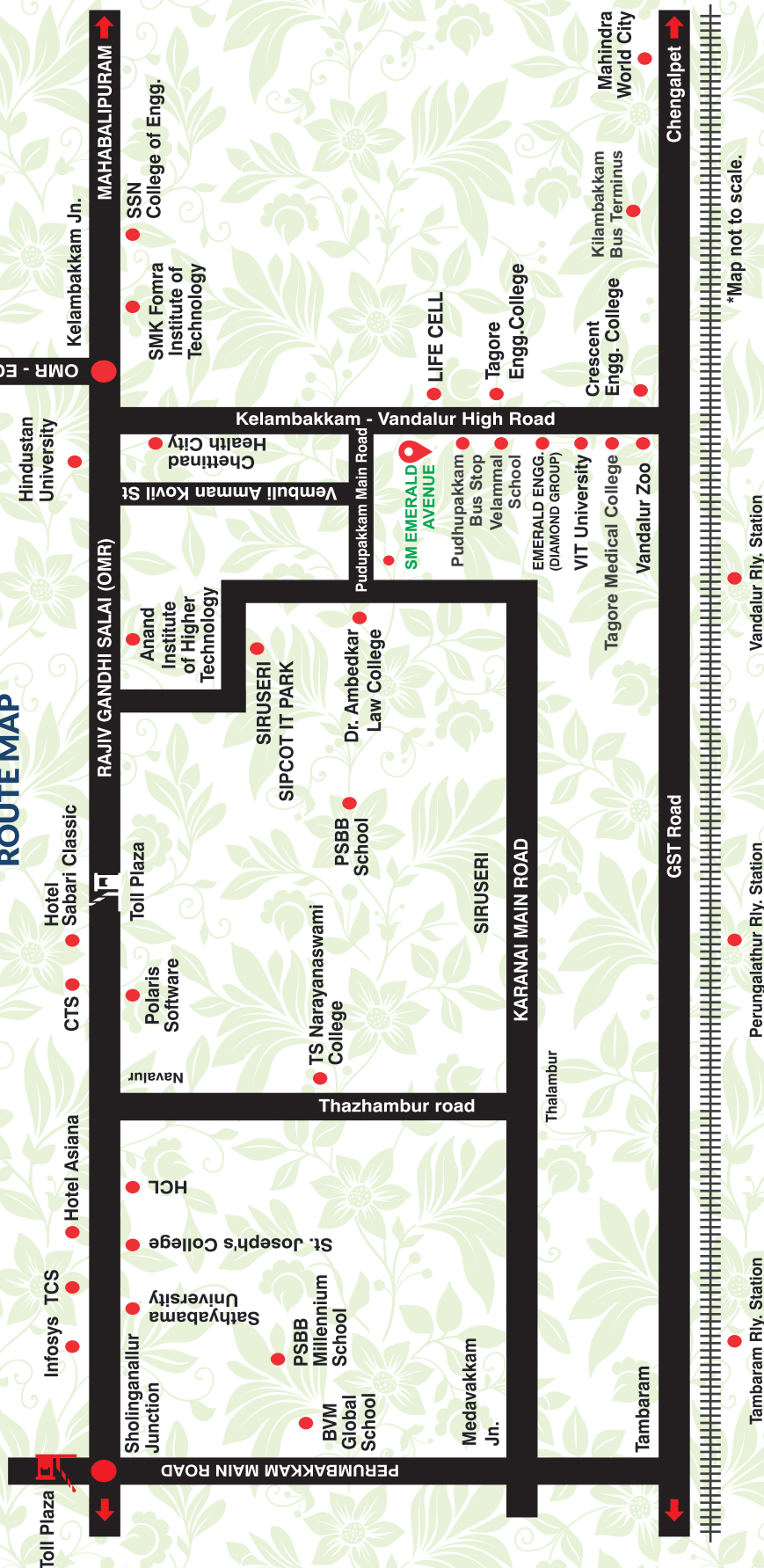


LIC
LIFE INSURANCE CORPORATION OF INDIA

LOCATION MAP



ROUTE MAP



SM PROMOTERS

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