



SM PROMOTERRS

A TRADITION OF TRUST SINCE 2008

SM KBS UPTOWN

DTCP APPROVAL NO : 33 / 2024

PLOT
STARTS FROM
₹15.5L
ONWARDS

15 MINS
DRIVE FROM
KCBT



GUDUVANCHERY
ASTHINAPURAM

READY TO CONSTRUCT | PREMIUM VILLA PLOTS

OVERVIEW

SM KBS UPTOWN is the largest plotted development spread across 5 Acres 38 cents in the suburb of Chennai-Guduvancheri, presenting a harmonious blend of wellness and luxury living.

This one-of-a-kind development comes with an innovative concept that places community-wide wellness at its core.

SM KBS UPTOWN is just a short **15 mins** drive away from iconic landmark **Kalaingar Centenary Bus Terminus (KCBT)** ensuring that you're well-connected to the pulse of Chennai's dynamic city life.

SM KBS UPTOWN is located in a smart hub of Chennai which is in good proximity to Social Infrastructure, Health Care., schools, colleges, transport channels, tech parks, Restaurants and Eateries, Banks and ATMs. , High Appreciation. etc., It is located in a perfect spot that brings all the primary zones under one roof and also keeps you out from the hustle & bustle of the city.

MODERN LIFESTYLE | AMENITIES

CHILDREN'S PLAY AREA | JOGGING TRACK | BLACK TOP ROAD
ENTRY / EXIT | SECURITY | FULLY COMPOUND WALL



Project Highlights

- ❖ Total Number of 125 Plots with benefits of community living.
- ❖ Large community in the well developing area.
- ❖ Plots ranging from (600 Sq.Ft – 2190 Sq.Ft).
- ❖ 7 Mins Drive from G.S.T.
- ❖ 15 Mins Drive from OMR - Thiruporur.
- ❖ 20 Mins Drive from Mahindra world city.
- ❖ 30 Mins Drive from Chennai Airport.

Amenties Included with Safety Features

- ❖ Layout Surrounded by Compound wall.
- ❖ 33 Feet wide Black Top road.
- ❖ 30 Feet wide Black Top road.
- ❖ 24 Feet wide Black Top road.
- ❖ Children's Play Area measuring 17394 Sq.ft.
- ❖ Children's Play Area with Toddler's Equipments.
- ❖ Green Scenery.
- ❖ Walking / Jogging Track.
- ❖ Security.
- ❖ Plots Alloted for Govt. & Public Purpose.



Ready for
Construction



Elevated
Blacktop Roads
(as Per IRC Standard)



Native
Trees



Children's
Play Area



Fast
Appreciation



Clear
Title

SM KBS UPTOWN

PLAN SHOWING THE PROPOSED LAYOUT AT S.NO : 3/1A, 3/1B1, 3/1B2, 3/1C, 3/1D, 3/2A1, 3/2A2, 3/2B1, 35/1A1A, 35/1A1B, 35/1A2 OF ASTHINAPURAM VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT



PLOT NO	SURVEY NO	AREA SQ.FT	PLOT NO	SURVEY NO	AREA SQ.FT	PLOT NO	SURVEY NO	AREA SQ.FT	PLOT NO	SURVEY NO	AREA SQ.FT	PLOT NO	SURVEY NO	AREA SQ.FT	PLOT NO	SURVEY NO	AREA SQ.FT
1	3/2B1	1225	21	35/1A2	1743	41	3/2A2	1300	61	3/2A2 & 3/2A1	1375	81	35/1A1A	1375	101	3/1D&3/1C	1250
2	3/2B1	1091	22	35/1A2	1672	42	3/2A2 & 3/2B1	1988	62	3/2 A1 & 3/2A2	1375	82	35/1A1A	1375	102	3/1D	588
3	3/2B1	1125	23	35/1A2	1419	43	3/2B1 & 3/2A2	1988	63	3/2A1 & 3/2A2	1375	83	35/1A1A	1375	103	3/1D	600
4	3/2B1	1159	24	35/1A2	1347	44	3/2B1 & 3/2A2	1300	64	3/2 A1 & 3/2A2	1375	84	35/1A1A	1100	104	3/1D	600
5	3/2B1	1191	25	35/1A2	1275	45	3/2B1 & 3/2A2	1300	65	3/2A1 & 3/2A2	1375	85	35/1A1A	1244	105	3/1D	600
6	3/2B1	1225	26	35/1A2	1203	46	3/2B1 & 3/2A2	1300	66	3/2 A1 & 3/2A2	1375	86	35/1A1A	700	106	3/1D	588
7	3/2B1	1259	27	35/1A2	733	47	3/2B1 & 3/2A2	1300	67	3/2A1 & 3/2A2	1375	87	35/1A1A	750	107	3/1D & 3/1C	1250
8	3/2B1	1291	28	35/1A2	769	48	3/2B1 & 3/2A2	1300	68	3/2 A1 & 3/2A2	1375	88	35/1A1A	750	108	3/1C	1044
9	3/2B1	1325	29	35/1A2 & 35/1A1A	1417	49	3/2B1 & 3/2A2	1300	69	3/2A1	1988	89	35/1A1A	634	109	3/1B2 & 3/1C	1125
10	3/2B1	1359	30	35/1A2 & 35/1A1A	1040	50	3/2B1 & 3/2A2	1300	70	3/2A1 & 3/2A2	1350	90	35/1A1B	597	110	3/1B2, 3/1C & 3/1D	1050
11	3/2B1	1391	31	35/1A2 & 35/1A1A	1300	51	3/2B1 & 3/2A2	1300	71	3/2A1 & 3/2A2	1350	91	35/1A1B	750	111	3/1B2 & 3/1D	588
12	3/2B1	1425	32	35/1A2 & 35/1A1A	1300	52	3/2B1 & 3/2A2	1300	72	3/2A1 & 3/1D	1988	92	35/1A1B	738	112	3/1B2	600
13	3/2B1	1459	33	35/1A2 & 35/1A1A	1300	53	3/2B1 & 3/2A2	1300	73	3/2A2, 3/2A1 & 3/1D	1375	93	3/1D & 3/1C	588	113	3/1B2	600
14	3/2B1	1738	34	35/1A2, 35/1A1A & 35/1A1B	1300	54	3/2B1 & 3/2A2	1300	74	3/2A2, 3/2A1, 3/1D & 35/1A1B	1375	94	3/1D	600	114	3/1B2	588
15	3/2B1	1269	35	35/1A2 & 35/1A1B	1300	55	3/2B1	1056	75	35/1A1B	1375	95	3/1D&3/1C	1000	115	3/1B2	630
16	3/2B1	1488	36	35/1A2 & 35/1A1B	1300	56	3/2B1 & 3/2A2	1501	76	35/1A1B	1375	96	3/1C	1060	116	3/1B2	638
17	3/2B1	1738	37	35/1A2 & 35/1A1B	1300	57	3/2A2	1135	77	35/1A1B	1375	97	3/1C	1005	117	3/1B1 & 3/1A	1093
18	3/2B1	2190	38	35/1A2 & 35/1A1B	1300	58	3/2A2	1375	78	35/1A1B	1375	98	3/1D&3/1C	1000	118	3/1B1 & 3/1A	1100
19	3/2B1 & 35/1A2	1950	39	35/1A2 & 35/1A1B	1300	59	3/2A2	1375	79	35/1A1B	1375	99	3/1D	1188	119	3/1B1 & 3/1A	738
20	35/1A2	1832	40	35/1A2, 35/1A1B & 3/2A2	1300	60	3/2A2	1375	80	35/1A1B&35/1A1A	1375	100	3/1C	1131	120	3/1A & 3/2A2	750

Schools Nearby

- ❖ Velammal Vidhyashram New Gen Kindergarden School.
- ❖ Velammal Vidhyashram CBSE School.
- ❖ SRM Public School.
- ❖ Cee Dee Yes Public School.
- ❖ St.Don Bosco CBSE Academy.
- ❖ Sri Sankara Vidyalaya School.
- ❖ Vellore International School (VIS) – Kayar.
- ❖ St Marys Matric Hr.Sec School.
- ❖ Bharathi Vidhyalaya Matric Hr.Sec School.



Playschool & Daycare Nearby



- Honey bee pre School and Day Care ❖
- Kidzee Play School ❖
- Euro kids preschool ❖
- Dwaraka kids play School ❖
- Dr.VGN primary and nursery School ❖
- SMN Park School ❖
- Our Patasala Kidz Preschool & Day Care ❖

Nearby Hotspots

- ❖ GST Food Street, Guduvanchery.
- ❖ Go Banana's Kids Soft Play & Amusement Center.
- ❖ Nandeewarar Temple, Nandivaram.
- ❖ Wonderla Amusement Park, Illalur (in Progress).



Colleges Nearby

- ❖ Apollo Arts and Science College.
- ❖ Shri Sathya Sai Medical College.
- ❖ SRM Group of Institutions.
- ❖ SRM Valliammai Engineering College.
- ❖ BS Abdur Rahman Crescent University, Vandalur.



Hospitals Nearby



- Shri Sathya Sai Medical College and Hospital ❖
- SRM Hospital ❖
- Deepam Hospitals ❖
- RKP MultiSpeciality Hospital ❖
- OneHealth Hospital ❖
- Chirstudas hospital ❖
- Thulasi Bone and Joint Hospital ❖
- KS Child Care Hospital ❖

Work Places Nearby

- ❖ Zoho Corporation, Guduvanchery
- ❖ Shriram Gateway, Perungalathur
- ❖ Mahindra World City
- ❖ Accenture
- ❖ Sutherland
- ❖ Intimate Fashions India Pvt.Ltd





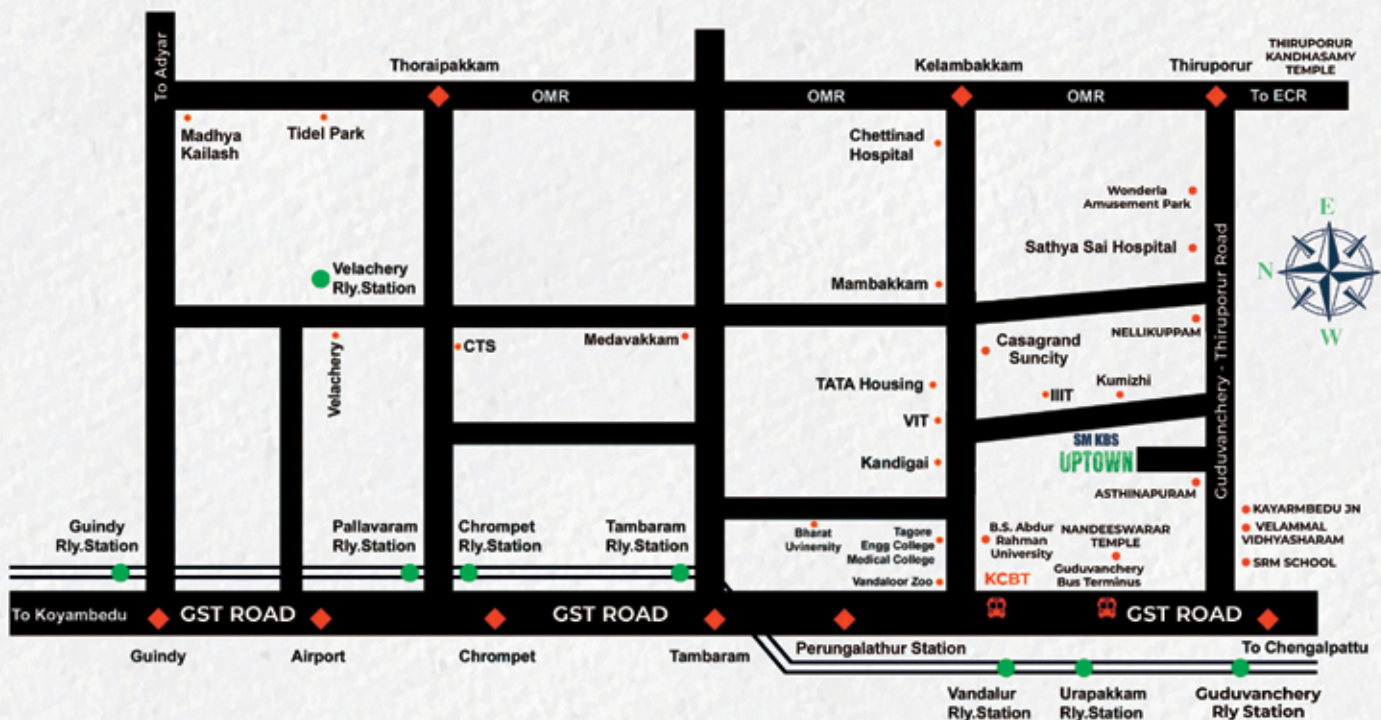
**JUST
15
MINS
FROM**

**SM KBS
UPTOWN**

BOOKING PROCESS

- Booking Advance (Day - 1) - ₹ 25,000/-
- At the time of agreement (Day - 7) - 25% Of Total Cost
- Before registration (Day - 25) - Balance Amount Of Total Cost

Keyplan



KEYPLAN NOT TO SCALE



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IN ASSOCIATION WITH



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