

Be one with nature, be one with yourself.





**Ananda
Bhavani Nagar**

Gated Plots @ Manavalanagar

Ananda Bhavani Nagar @
Manavalanagar, nestled
between the well known
fastest growing twin
Suburbs Sriperumbudur
and Thiruvallur, spread
across 2.6 acres, DTCP
approved, clear title,
Plots with size ranging
from 1800 to 2400 sqft.

Be nurtured
by nature.

Location Highlights

The project is situated in the Thiruvallur Taluk & District HQ, strategically located between 2 National Highways NH4 (Chennai - Bengaluru Highway) and NH205 (Chennai – Tirupathi Road) and 3 State Highways SH57 (Sriperumbudur – Singaperumalkovil Road), SH 50B (Poonamallee –Arakkonam Road) and SH50 (Chennai – Tirupathi Road).

- Surrounded by dense residential neighbourhoods
- Walkable distance to Manavalanagar Sub-Registrar office and Police Station
- Very close to Thiruvallur Railway station
- Very very close to the Upcoming Six lane Chennai Peripheral Ring Road (CPRR - 162 kms) starting from Mahabalipuram on ECR to Ennore Port
- Close to the Upcoming Chennai – Bengaluru express way (CBE)
- Close to the Upcoming 13km elevated corridor from Chennai Outer Ring Road (CORR) junction to Sriperumbudur
- Surrounded by Leading Educational Institutions like, Chellamal Vidhyalaya Higher Secondary School, Creation Don Bosco Skill Academy, Anjenaya Vidhyalaya School, Vishwaksena College & School, Hospitals, Banks and Place of Worship
- Renowned companies like Caterpillar, Delphi TVS, Hindustan Motors, Indo Space Industrial Park, Hyundai WIA and the upcoming dry port at Mappedu
- Close proximity to Oragadam, the largest Automobile & Electronic Hub of South Asia

Layout Map

Total Area : 2.6 Acres
No. of Plots : 45
Plot Sizes : 1800 to 2400 sqft



Area Statement

Plot Number	Extent	Plot Facing
7	2800	South
8	2085	South
9	1980	South
10	2261	South
17	1856	North
18	1853	North
19	2178	North West
20	1914	South West
21	1830	South
22	1860	South
23	1800	North
24	1800	North West
25	1800	West
26	1800	West
27	1800	South West
28	1800	South
29	1748	North

Plot Number	Extent	Plot Facing
30	1800	North West
31	1800	West
32	1800	West
33	1800	South West
34	1507	South
35	1085	North
36	1800	North West
37	1800	West
38	1825	South
39	1750	South
40	1775	South West
41	2599	North
42	1811	North
43	2678	North
44	2700	North
45	2740	North

Amenities

- Complete Compound wall with Gate
- Standard black top roads
- Footpath with kerb stones
- Avenue Plantations
- Parks and Tulasi Vanam
- Maintenance for 2 years at nominal cost



Location Map

(Not to Scale)



Live Photos from Ananda Habitat @ Oragadam



ANANDA

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Note: This Brochure is only a conceptual presentation and not a legal offering.