

## Location Advantage

- 300 Metres from Guduvancherry – OMR (Thiruporur Road)
- 5 mins drive from Guduvancherry
- Very near to proposed Vandalur Bus Terminus
- 10 mins drive to Mahindra world city
- 15 mins drive from Tambaram
- 30 min drive from Chennai International Airport



### Educational Institutions Nearby

- DAV Matriculation school
- Vidhya Mandir school
- Delhi Public school
- Crecent Engineering College
- VIT University
- SRM Medical college and University
- Valliamai engineering college
- Mahindra World School



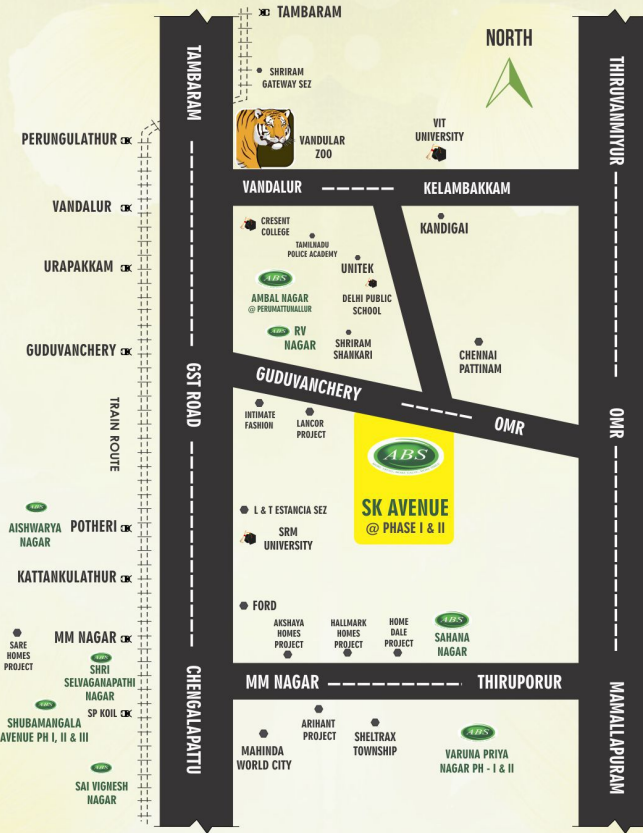
### Multinational Companies Nearby

- |               |                     |
|---------------|---------------------|
| Ford          | TTK Group           |
| BMW           | Nestronics          |
| Cappgemini    | Mindtree            |
| Rane          | Wipro               |
| Tech Mahindra | Accenture           |
| Accendas      | Mahindra World City |
| Braun         | SEZ                 |



### Hospitals Nearby

- SRM Medical College & Hospitals
- Hindu Mission Hospital
- Guduvanchery Government Hospital
- K R Hospital
- Shri Annai Hospital
- Janaki Hospital



### For Bookings & Enquiries

044-22266677 / 22266503 / 04 / 05 / 06

- Corporate Office : NO 20, Sivashanmugam Street, West Tambaram, Chennai - 600045.
- Website : [www.absestates.com](http://www.absestates.com) Email : [absrrinivasan@gmail.com](mailto:absrrinivasan@gmail.com)



**SK AVENUE**  
 DTCP Approved Residential Plots  
 @ Guduvanchery, Kalvoy

Proudly Launching  
**Phase II**





## Proudly Introducing SK Avenue Phase I & II

DTCP Approved plots in a very good location and suitable for future development and appreciation.

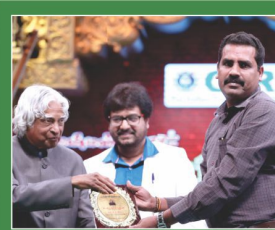
**SK AVENUE PHASE I & II** is subdivided in to 117 neatly arranged plots, ranging from **600 sqft** to **3400 sqft** located very near to proposed Vandalur Bus Terminal. The plots are very close to leading School, Colleges and Multi-National Companies.

**SK Avenue Phase I & II** is very well suited for constructing your dream individual villas and private homes with added advantage of appreciating investment. This plots are reasonable replacement for crowded apartment living. SK Avenue Phase I & II is approved by leading banks and financial institutions like Axis Bank, India bulls & DHFL.

## SK Avenue Phase I & II

Approved Layout Plan Showing The House Sites in Phase I

S.No: 377/1A, 2,3,4,5,6,7, 377/1B, 377/1C1,2,3,8,9,10,11, 377/12A, Phase II S.No: 377/12B,13, & 377/14 of Kalvay Village & Panchayat, Chengalapet Taluk, Kanchipuram District.



RECEIVING AWARD FROM DR.APJ ABDUL KALAM



## Features

- ✓ Clear Title
- ✓ Avenue Trees
- ✓ Ready for construction
- ✓ Round the clock security
- ✓ Sweet ground water at 15 feet
- ✓ Loan upto 80% By leading banks
- ✓ 23 & 30 Ft Black Top Roads
- ✓ 5years Annual maintenance
- ✓ Free Resale Arrangements
- ✓ Annually 3 Times Free Site Visit
- ✓ Fully gated compound with Entrance Arch
- ✓ Free Site Visit from Tambaram Bus stand & Railway Station

## Area Statement Phase I

Plot No.	Area Sq.Ft.	Extent	Plot No.	Area Sq.Ft.	Extent	Plot No.	Area Sq.Ft.	Extent
1	377/2	2388	41	377/1A5,1A6	1500	81	377/8	2133
2	377/2,3	2388	42	377/1A5,1A6	1500	82	377/8	2094
3	377/2,3	2378	43	377/1A5,1A6	1500	83	377/8	2053
4	377/2,3	3150	44	377/1A5,1A6	1488	84	377/8	2052
5	377/2,3	2348	45	377/1A5,1A6	1988	85	377/8	2035
6	377/2	0588	46	377/1A4,1A5,1A6	2688	86	377/9,10	1913
7	377/2	600	47	377/1B	2446	87	377/10,11	1650
8	377/2,3	600	48	377/1B	588	88	377/11,12A	1650
9	377/3	525	49	377/1B	600	89	377/12A	1733
10	377/2,3	2340	50	377/1B,1C1	600	90	377/12A	765
11	377/2	2250	51	377/1C1	600	91	377/12A	600
12	377/2	2310	52	377/1C1	675	92	377/11	600
13	377/2,3	2220	53	377/1C1	668	93	377/10,11	600
14	377/2,3	2156	54	377/1C1	600	94	377/10	600
15	377/2,3	2175	55	377/1B,1C1	600	95	377/9,10	588
16	377/1A1,1A2,2,3	2150	56	377/1B	600	96	377/9,10	588
17	377/1A1,1A2	2150	57	377/1A7,1B	588	97	377/10	600
18	377/1A1,1A2	2150	58	377/1A7,1B	588	98	377/10,11	600
19	377/1A1,1A2	2150	59	377/1B	600	99	377/11	600
20	377/1A1,1A2	2150	60	377/1B,1C1	600	100	377/12A	600
21	377/1A1,1A2	2150	61	377/1C1	600	101	377/12A	728
22	377/1A1,1A2	2138	62	377/1C1	653	102	377/12A	1469
23	377/1A1,1A2	2113	63	377/1C1	645	103	377/11,12A	1560
24	377/1A1,1A2	2100	64	377/1C1	600	104	377/11,12A	1500
25	377/1A1,1A2	2614	65	377/1B,1C1	600	105	377/9,10	1808
26	377/1A3,1A4	2188	66	377/1B	600	106	377/9,10	1638
27	377/1A3,1A4	1650	67	377/1A7,1B	588	107	377/10,11	1650
28	377/1A3,1A4,1A5	1738	68	377/1A7,1B	1838	108	377/11,12A	1650
29	377/1A3,1A4,1A5	1488	69	377/1B,1C1	1896	109	377/12A	1733
30	377/1A3,1A4,1A5	1500	70	377/1B,1C1	2030	110	377/12A	1664
31	377/1A3,1A4,1A5	1500	71	377/1B,1C1	1988	111	377/11,12A	1650
32	377/1A3,1A4,1A5	1500	72	377/1A3,1A4	1992	112	377/10,11	1650
33	377/1A3,1A4,1A5	1500	73	377/1A4,1A5	1740	113	377/9,10,11	1638
34	377/1A3,1A4,1A5	1500	74	377/1A5,1A6	1658	114	377/9,10,11	1983
35	377/1A3,1A4,1A5	1500	75	377/1A6,1A7	1583	115	377/9,10,11	1824
36	377/1A3,1A4,1A5	1638	76	377/1A7,1B	1523	116	377/11,12A	2010
37	377/1A5,1A6	1638	77	377/1B,1C1,8,9	1638	117	377/12A	2094
38	377/1A5,1A6	1500	78	377/8,9	2795	Shop	377/1B,1C1	3493
39	377/1A5,1A6	1500	79	377/8,9	2523			
40	377/1A5,1A6	1500	80	377/8,9	2243			

## Area Statement Phase II

Plot No.	Area Sq.Ft.	Extent	Plot No.	Area Sq.Ft.	Extent
1	377/12B,13	2058	12	377/12B,13	1807
2	377/12B,13	2018	13	377/13,14	1591
3	377/14	2484	14	377/13,14	1580
4	377/14	1969	15	377/12B,13	1516
5	377/13,14	1870	16	377/12B,13	1828
6	377/12B,13	1914	17	377/13,14	1870
7	377/12B,13	1837	18	377/14	1911
8	377/13,14	1870	19	377/12B,13	2156
9	377/14	2013	20	377/13,14	1956
10	377/14	1807	21	377/14	2368
11	377/13,14	1845	Shop	377/12B,13	1520