



**Magizhchiyaana
aarambam
in a 36-acre
lifestyle at
Guduvanchery**

JOY
at Shriram Temple Bells
INSPIRED BY PONDICHERRY

Project code Magizhchi

magizhchi is magizhchiyaana thodakkam

living a BRING MORE magizhchiyaana

blessed **Magizhchi** thodakkam

life INTO YOUR LIFE magizhchi

convenience is pakkam

magizhchi is project code





convenience Magizhchi

magizhchi is living a blessed life

magizhchiyaana thodakkam

Magizhchiyaana Thodakkam

A WINNING COMBINATION THAT
TICKS ALL THE BOXES

-  Life in a peaceful residential area with great connectivity, just 4 stations from Tambaram.
-  A sprawling 36 acre life next to a beautiful lake.
-  An already developed community with 50+ lifestyle amenities.
-  From a brand trusted for over 40 years.

TO DISCOVER
THE MAGIZHCHI LIFE,
TURN THE PAGE.

Magizhchi is Pakkam

ENJOY GREAT CONNECTIVITY

Nestled in the well established residential area of Guduvanchery, discover a home with great connectivity by road, rail and air.



15 mins.
off GST road



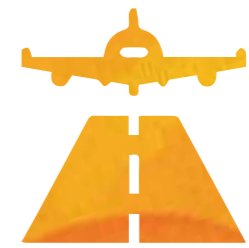
Just 15 mins. from
Guduvanchery railway station



Just 20 mins.
to Outer Ring Road



Easy access to major IT hubs
like Shriram The Gateway, MEPZ
and ZOHO among others



Just 40 mins. from Chennai
International Airport



Easy access to OMR via
Vandalur- Kelambakkam road

**INVEST IN CHENNAI'S
SMARTEST LOCATION THAT COMES
WITH EXCELLENT CONNECTIVITY.**



- Educational institutions
- Hospitals
- Industrial hub
- IT park
- Railway station
- Bus terminus
- Mall
- Restaurant
- Convenience store
- Major highway

SRIPERUMBUDUR

CHENNAI AIRPORT

Outer Ring Road
Chennai Bypass Road

MEPZ

HINDU MISSION HOSPITAL
TAMBARAM RAILWAY STATION

SANGEETHA VEG RESTAURANT
SHRIRAM GATEWAY MALL (upcoming)

DINDIGUL THALAPPAKATTI RESTAURANT
BUHARI HOTEL
B.S. ABDUR RAHMAN UNIVERSITY

OMR

ORAGADAM

GUDUVANCHERY RAILWAY STATION
GUDUVANCHERY BUS TERMINUS

VIT UNIVERSITY

ZOHO
VIDYA MANDIR SCHOOL

SRM PUBLIC SCHOOL

DELHI PUBLIC SCHOOL

SIRUSERI IT PARK

SRM UNIVERSITY
SRM MEDICAL COLLEGE AND HOSPITAL

VELAMMAL VIDHYASHRAM

JOY AT SHRIRAM TEMPLE BELLS

FORD INDIA

Nelikuppam Road

CONVENIENCE STORE

GST Road

Marimalai Nagar Road

SHRI SATHYA SAI MEDICAL COLLEGE

MAHINDRA WORLD CITY

Magizhchi is convenience

DISCOVER EVERYTHING JUST ROUND THE CORNER



CLOSE TO
WORKPLACES

Zoho IT park

15 mins.

Shriram IT Gateway

20 mins.

MEPZ

25 mins.

Maraimalai nagar

30 mins.

Mahindra World City

30 mins.

Oragadam

60 mins.



CLOSE TO THE BEST
EDUCATIONAL
INSTITUTIONS

- **SRM University**

25 mins.

- **SRM Medical College**

25 mins.

- **Madras Christian College**

35 mins.

- **Velammal School**

8 mins.

- **SRM Public School**

10 mins.

- **Vidya Mandir School**

20 mins.



CLOSE TO THE
BEST HEALTHCARE

- **SRM hospital**

25 mins.

- **Hindu Mission hospital**

30 mins.



KEY
CONVENIENCES

- Near popular food joints like Dominos, Anjappar, Marry Brown etc.

- 20 mins. from the upcoming 0.5mn. sq.ft. mall at Shriram The Gateway.

SWITCH TO A HOME THAT'S
CLOSE TO ALL THAT YOU NEED.

**2 Clubhouses
spread over
21,000 sq.ft.**



An artist's impression of the clubhouse and swimming pool



SHARE HAPPINESS WITH YOUR FAMILY

- Function lawn
- Multipurpose hall
- Clubhouse cafe
- Garden seating area
- Barbeque area





COMFORT FOR THE ELDERLY

- Senior citizen seating plaza
- Yoga pavilion
- Medical facilities
- Walking tracks
- Reading lounge



CHILDREN WILL NEVER STAY INDOORS

- Kids play area with high-quality play equipment
- Sand pit
- Toddler's play area
- Giant board games
- Multiple play areas amidst the green



PROVISION FOR EVERY NEED

- Grocery store
- Clinic
- Pharmacy
- Creche
- School bus pick-up point
- Salon



FITNESS FREAKS WILL FEEL AT HOME

- Swimming pool
- Gym
- Jogging tracks
- Basketball court
- Skating rink
- Cricket practice nets
- Indoor badminton court
- Billiards
- Indoor games
- Table tennis
- Multipurpose court



An artist's impression of the cricket practice nets

**Magizhchi is
niraya amenities
for everyone**



This is an artist's impression of the Pool side.

**Magizhchi is a serene life
in the lap of nature**



This is an artist's impression of the park.

**STAY AWAY FROM POLLUTION.
WELCOME TO A HEALTHY LIFE!**

**Magizhchi is living
a blessed life**



Actual photo of the temple within the campus & lake nearby

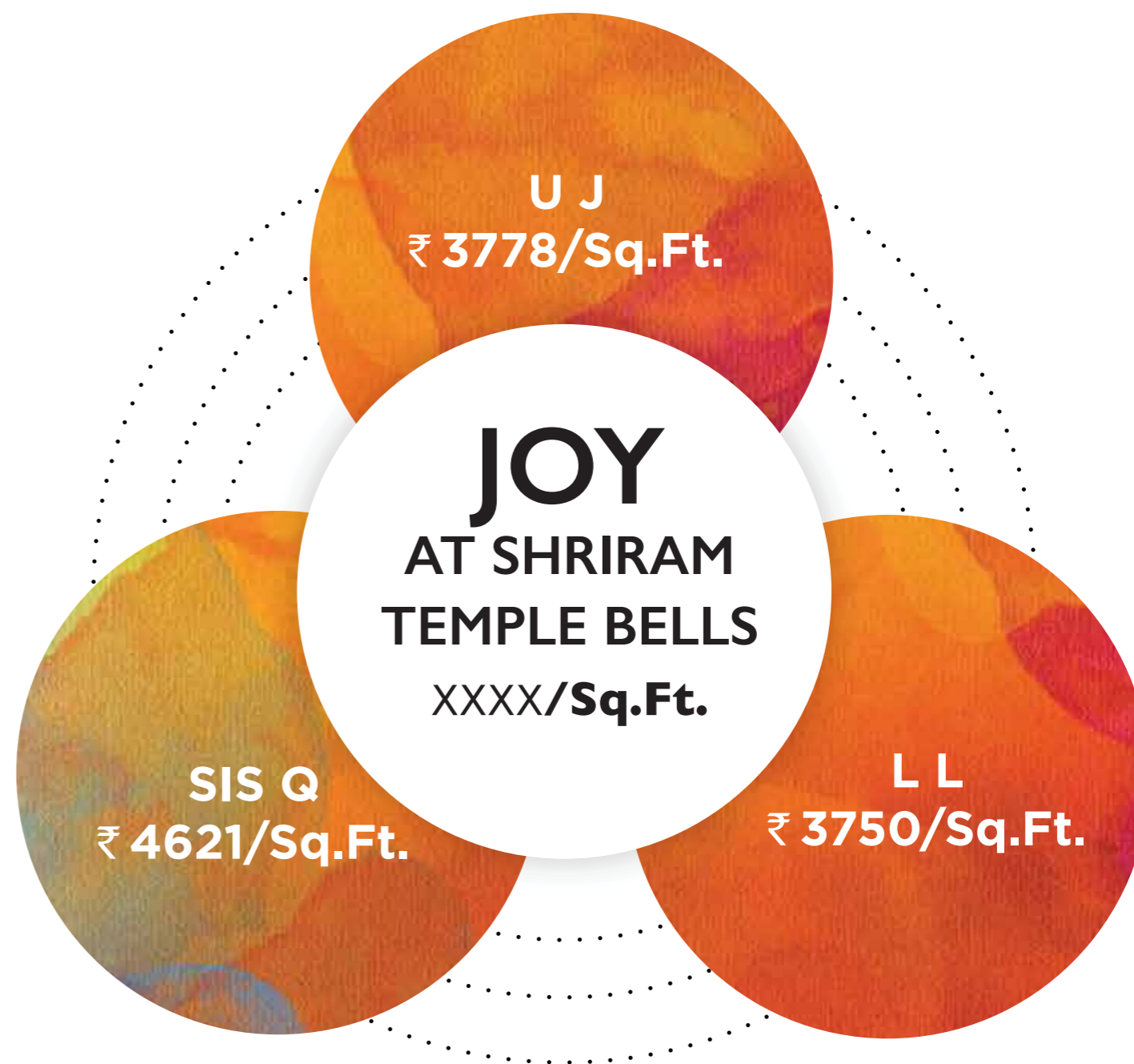
Magizhchi is a great life at a great price

BRANDED HOMES THAT FIT YOUR BUDGET

Projects nearby:

- U J ₹3778/Sq.Ft.
- SIS Q ₹4621/Sq.Ft.
- L L ₹3750/Sq.Ft.

Guduvanchery is a well-connected hub, yet at a price much less than nearby localities, making this the **best price-value combination that Chennai will ever see.**



*Ask the sales managers for more details.

Magizhchi is a 36 acre fully loaded life



PEACE Tower 8, 10 & 14

JOY @ Shriram Temple Bells
Tower 11, 13 & 21

- | | | |
|------------------------|-------------------------|---------------------------|
| 1. ENTRANCE 2 | 12. JOGGING TRACK | 23. CLUBHOUSE 2 |
| 2. CLUBHOUSE 1 | 13. BADMINTON COURTS | 24. BARBEQUE AREA |
| 3. YOGA PAVILLION | 14. FAMILY LAWN | 25. FUNCTION AREA |
| 4. JOGGING TRACK | 15. PARTY LAWN | 26. SWIMMING POOL |
| 5. TEMPLE | 16. SENIOR CITIZEN PARK | 27. SKATING RING |
| 6. MAZE GARDEN | 17. YOGA PAVILLION | 28. TODDLERS PLAY AREA |
| 7. BUTTERFLY GARDEN | 18. KIDS PLAY AREA | 29. CYCLE DOCKING STATION |
| 8. READING PLAZA | 19. TODDLERS PARK | 30. ENTRANCE GATE 1 |
| 9. OUTDOOR GYM | 20. BASKETBALL COURT | 31. RETAIL CENTER |
| 10. KIDS PLAY AREA | 21. TENNIS COURT | |
| 11. MULTIPURPOSE COURT | 22. CRICKET PRACTICE | |

Magizhchi comes in different sizes

WHATEVER YOUR NEED BE, WE HAVE THE IDEAL HOME FOR YOU

Choose from elegantly designed, naturally lit spacious homes that are rightly sized for your requirement and budget.



1 BHK

605-625 Sq.Ft.

Investment/young couple



2 BHK

1035-1100 sq.ft.

Small family with young children



3 BHK

1390-1420 sq.ft.

Large family with older children/grandparents

UPGRADE TO HOMES THAT
OFFER THE SPACE
AND COMFORT YOUR FAMILY DESIRES.

I BHK

605-625 Sq.Ft.



TAKEAWAYS

- Efficient floor plan with zero space wastage
- Sufficient wardrobe and storage spaces
- Separate utility area for your washing machine
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes

2 BHK

1035-1100 Sq.Ft.



TAKEAWAYS

- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Large kitchen with sufficient storage space
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes

3 BHK

1390-1420 Sq.Ft.

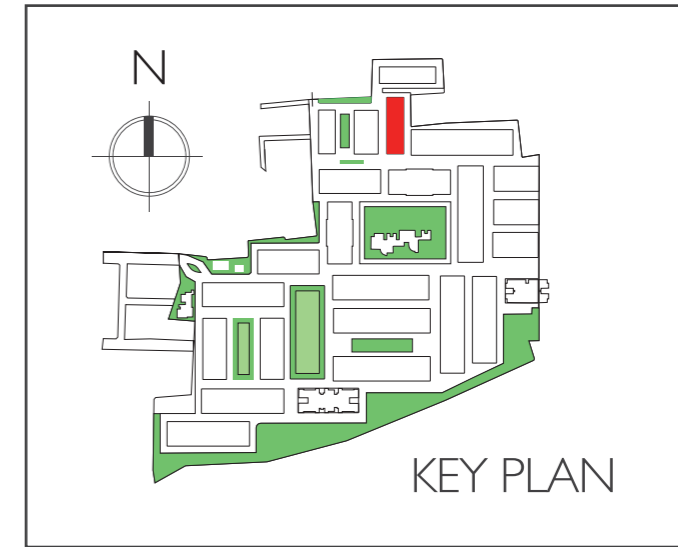
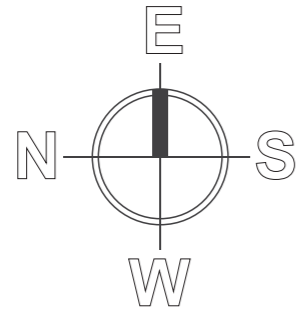


TAKEAWAYS

- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Separate living and dining area
- Spacious master bedroom with private foyer
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes

Tower plan 11



I BHK (605 sq.ft.)

I BHK (605 sq.ft.)

I BHK (605 sq.ft.)

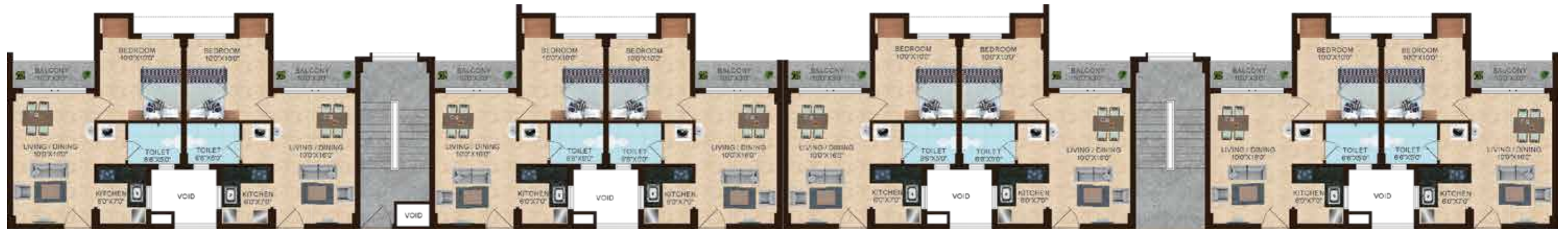
I BHK (605 sq.ft.)

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I BHK (605 sq.ft.)

I BHK (605 sq.ft.)



101

102

103

104

105

106

107

108

116

115

114

113

112

111

110

109



I BHK (605 sq.ft.)

I BHK (625 sq.ft.)

I BHK (605 sq.ft.)

I BHK (605 sq.ft.)

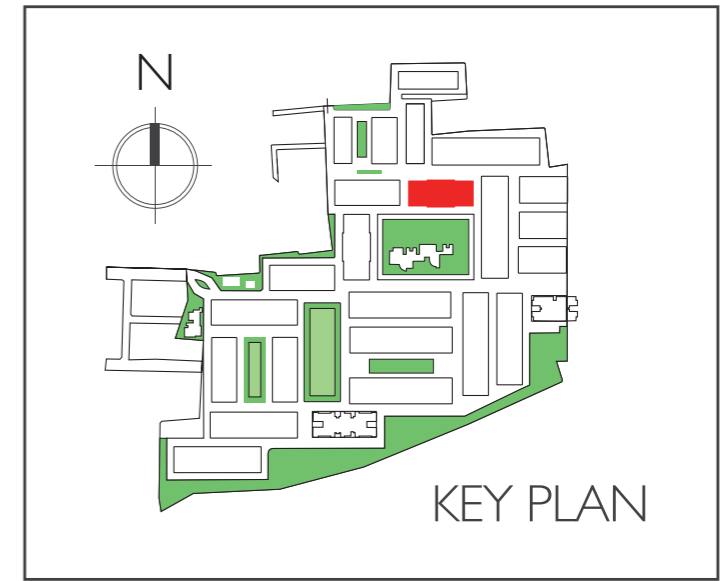
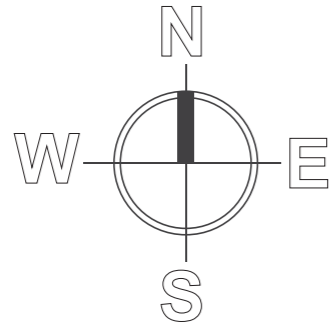
I BHK (605 sq.ft.)

I BHK (625 sq.ft.)

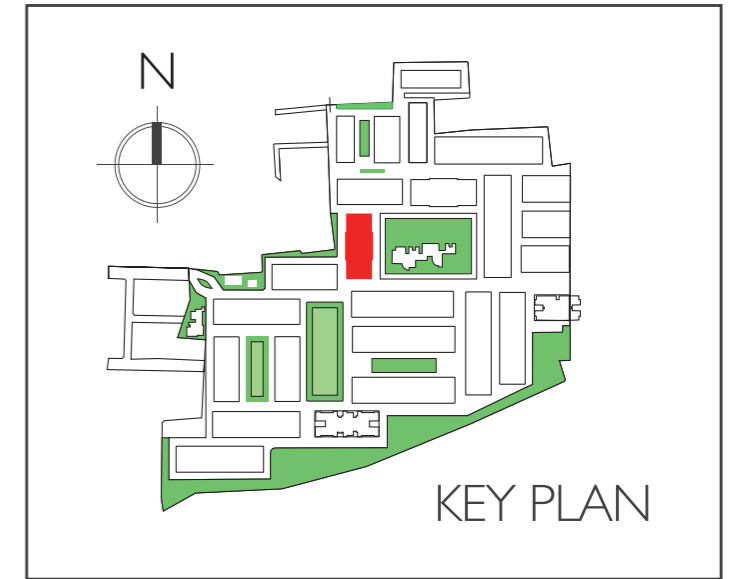
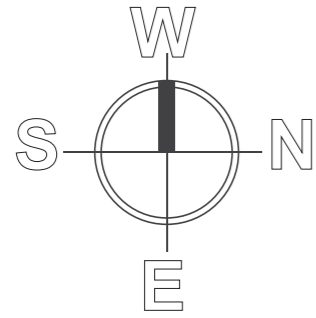
I BHK (605 sq.ft.)

I BHK (605 sq.ft.)

Tower plan 13



Tower plan 15



3 BHK (1400 sq.ft.)

3 BHK (1390 sq.ft.)

3 BHK (1420 sq.ft.)

3 BHK (1420 sq.ft.)

3 BHK (1400 sq.ft.)



3 BHK (1400 sq.ft.)

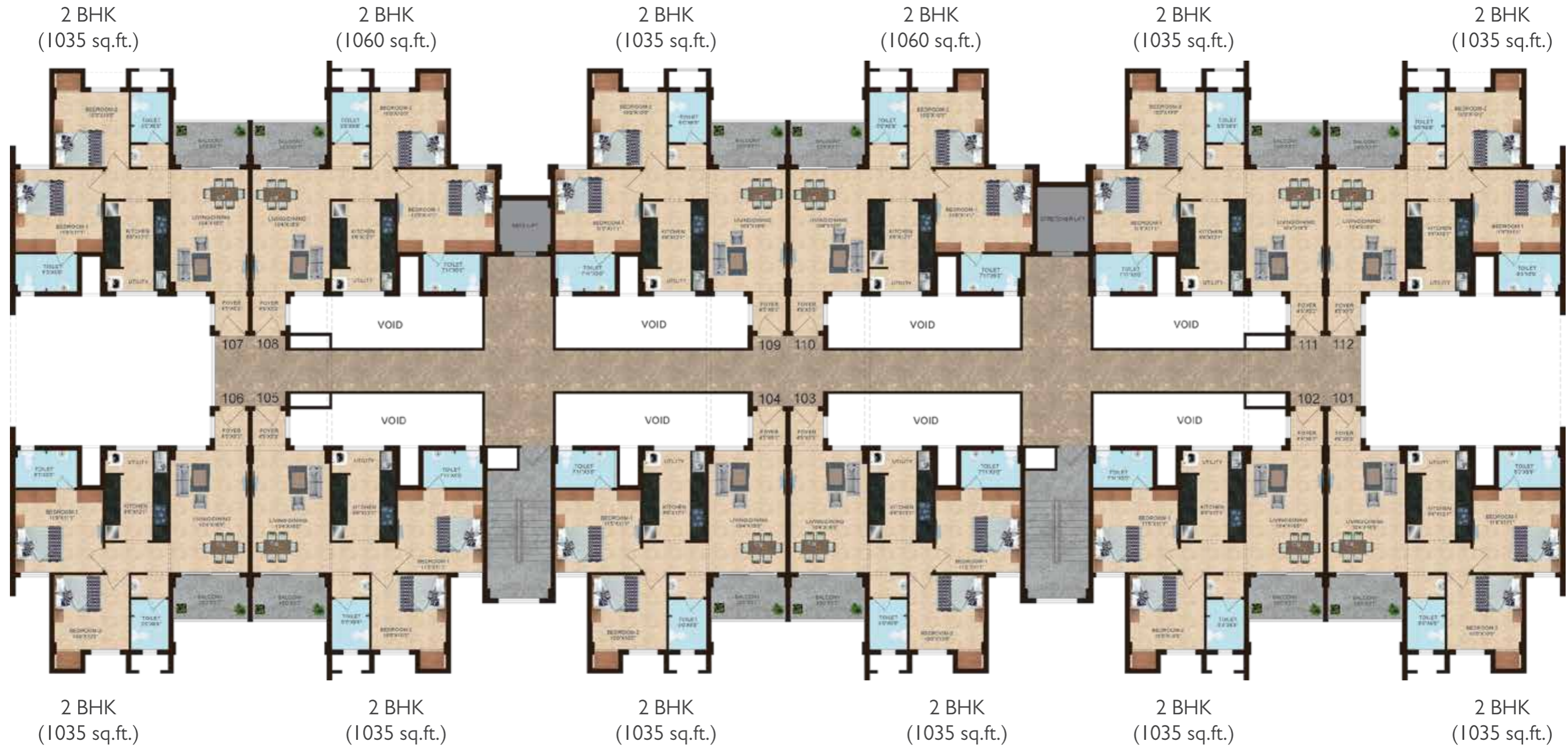
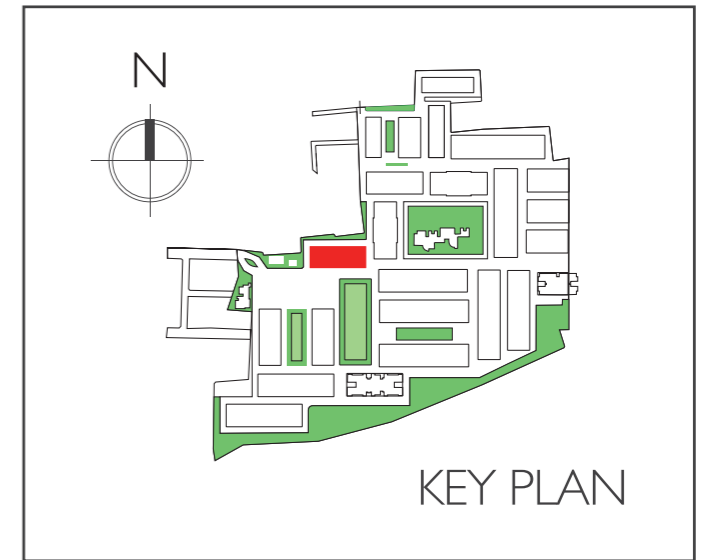
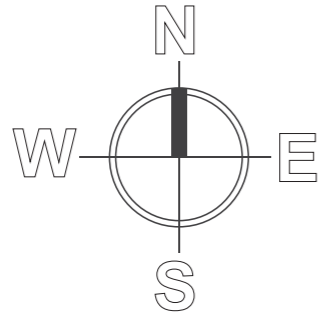
3 BHK (1390 sq.ft.)

3 BHK (1390 sq.ft.)

3 BHK (1390 sq.ft.)

3 BHK (1400 sq.ft.)

Tower plan 21



Specifications



FLOORING

- Living, Dining & Bedroom: High quality vitrified tiles
- Toilet: High quality ceramic anti-skid tiles



KITCHEN

- Premium CP fittings: Jaquar or equivalent
- 30mm granite counter
- Electric & water point for Aquaguard provision
- Stainless steel sink with drain board



TOILET

- Premium sanitary fixtures: Parryware or equivalent
- Premium CP fittings: Jaquar or equivalent
- Geyser point
- Solar water points for common toilet



DOOR & WINDOW

- Entrance door: Teak wood frame with BST shutter
- Windows: UPVC windows
- Balcony: sliding UPVC doors



ELECTRICAL

- TV points in master bedroom & living area
- Telephone and internet point in the living area
- Modular type switches/sockets



SUSTAINABILITY

- Rainwater harvesting
- Organic waste converter



SECURITY & AUTOMATION

- Intercom facility is provided in the units
- Fire-fighting facilities
- CCTVs & Security personnel



POWER BACKUP

- 100% DG power back up in the common areas, lifts and water supply systems.

DG power backup upto*	Power upto*
1BHK- 160 W	1BHK- 4 kW
2 BHK- 260 W	2 BHK- 6.5 kW
3 BHK- 360 W	3 BHK- 8.3 kW
* As per TNEB norms	

About Shriram Properties



16,000+
happy families



Presence
across 5 cities



**16 completed projects and
10 ongoing project in bangalore**



A 314 acre mega city under development in kolkata



**Delivered 15 million sq.ft
with over 60 million sq.ft
under development**



**PE investment by Tata capital,
TPG Walton Street, Starwood capital
& many more**



**Vizag's most premium address.
Phase -I delivered.**



**2 Project delivered/under construction in chennai
On an aggressive spree with 5 new project in the pipeline**



www.shriramproperties.com.in



shriramprops



shriramprops



shriram.properties



Shriram Properties.

**Magizhchi is now
in your hands.
Grab the opportunity now!**



**Well connected location,
just off GST road,
4 stations from Tambaram.**



**Unbelievable price
30% lower than nearby
micro markets.**



**A 36 acre
life with 50+
lifestyle amenities.**



**Backed by a
brand trusted for over
40 years.**



**ARE YOU READY TO
GIFT YOUR FAMILY
A MAGIZHCHI LIFE?**

Flash sale on ready to move in units

LIMITED READY TO MOVE IN UNITS



- | | | |
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READY TO MOVE IN UNITS



PHASE I
3 BHK TYPE I
SBA : 1437 Sq.Ft.

READY TO MOVE IN UNITS



PHASE I
3 BHK TYPE 2
SBA : 1514-1634 Sq.Ft.

READY TO MOVE IN UNITS



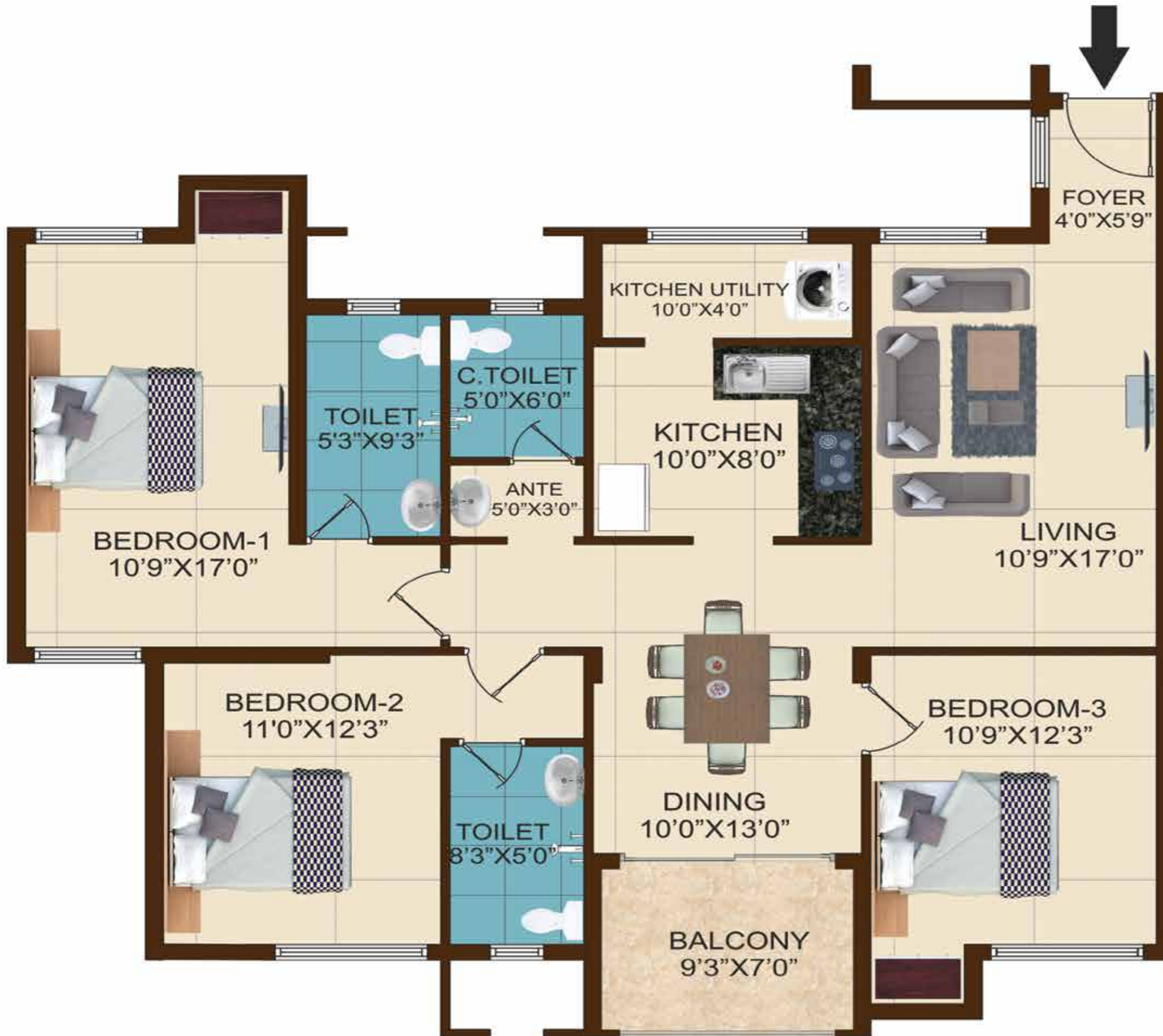
PHASE 2
TYPICAL 2BHK
SBA : 955-1190 Sq.Ft.

READY TO MOVE IN UNITS



PHASE 2
3 BHK COMPACT
SBA : 1180-1215 Sq.Ft.

READY TO MOVE IN UNITS



PHASE 2
3 BHK STANDARD
SBA : 1465-1680 Sq.Ft.

READY TO MOVE IN UNITS



PHASE 2
3 BHK LARGE
SBA : 1710 Sq.Ft.

First Time Home Buyer ?

Save upto ₹2.67 Lacs on interest

Get 3%-6.5% interest subsidy under the PMAY

Save upto ₹1.75 Lacs on taxes

Pay 8% GST instead of 12% if you are eligible for PMAY

PMAY – Scheme

SL No	Particulars	EWS / LIG		Credit Linked Subsidy Scheme	
		EWS	LIG	MIG 1	MIG 2
1	House hold income (in Rs.)	Up to 3 Lacs	3 lacs to 6 lacs	6 lacs to 12 lacs	12 lacs to 18 lacs
2	Eligible Loan amount for Interest Subsidy (in Rs.)	upto Rs. 3 lacs	upto 6 lacs	9 lacs	12 lacs
3	Interest Subsidy	6.50%	6.50%	4%	3%
4	Max Carpet Area (in Sq.ft)	322	645	1722	2152
5	Max Loan Tenure (in Yrs)	15		20	
6	Subsidy amount (in Rs.)	2.67 lacs		2.35 lacs	2.30 lacs
7	GST %	8% (Instead of 12%)			

- All configurations of Project Code Magizhchi are eligible for PMAY subject to the customer's income & eligibility.
- Women ownership is a must for the houses constructed under PMAY for (EWS/LIG) group.
- First time buyers to pay 8% GST, through the Credit Linked Subsidy Scheme (CLSS).

Source: "<http://pmaymis.gov.in/>"



Site address:

14, Thangappapuram, Perumadunallur, Nellikuppam Road, Guduvanchery, Chennai 603 202

Office address: Shriram Properties Private Limited

Lakshmi Neela Rite Choice Chamber, No.9 1st floor, Bazullah Road, T.Nagar, Chennai-600 017

☎ **044 4001 4433** | www.shriramproperties.com/joy

RERA No: TN/01/Building/0123/2018 | TN/01/Building/0024/2018 | TN/01/Building/0072/2018

*Terms and conditions apply.