

# Your Plot & Your Prosperity *awaits...*



**BLB proudly presents,**



**Mahadheera  
Nagar**



**Shanmugapriya  
Nagar**

**DTCP and RERA approved  
Premium housing plots and villas  
on OMR, just a few minutes drive  
from the happening hub of  
**Kelambakkam.****

**Two layouts that are poised to  
become a vibrant community in  
the near future, providing  
tremendous value to plot owners.**

**Mahadheera Nagar**

**DTCP Appl No:DTCP/MLPA-62/2022**

**RERA:TN/01/Layout/9441/2022**

**Shanmugapriya Nagar**

**DTCP Appl No:DTCP/MLPA-66/2022**

**RERA:TN/01/Layout/7212/2022**

# Site Photos

Casa Grand "Southbrook"



Black top roads  
Rainwater Harvesting



Houses already  
nearby layout



# Site Photos

Close to OMR



Future access  
to OMR bypass

Houses already  
nearby layout

**Individual Villas  
Constructed as per  
Customer Requirement**



**SIPCOT**



**TOPO PLAN**

Not To Scale

**SSN  
College**

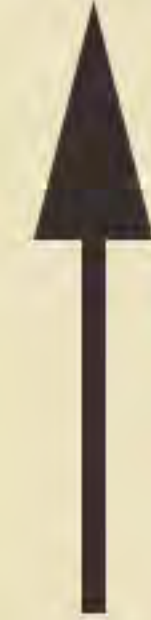


**Pushpa  
Druma  
Apartments**



**OMR**

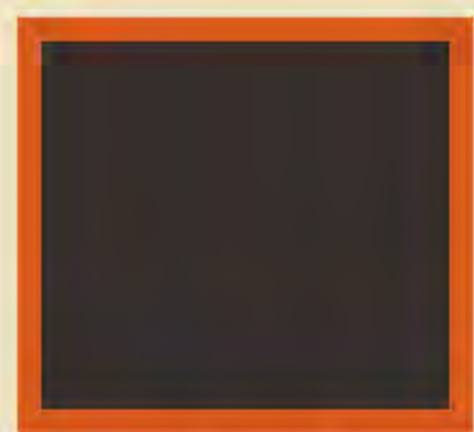
**Kelambakkam  
Junction**



**6 Kms**



**Velammal School**



**Sri  
Chaitanya  
Marriage  
Hall**

**400 m**



**Ganesh  
Mahal**



**Casa Grand  
Southbrook**



**SOLD OUT**  
**SOLD OUT**



**To Thiruporur**

# Price & Config

---

**Rs.3500 / Sqft\***

<b>Available Sizes</b>	<b>Price in Lacs</b>
<b>600 Sqft</b>	<b>21.00</b>
<b>900 Sqft</b>	<b>31.50</b>
<b>1500 Sqft</b>	<b>52.50</b>
<b>2000 Sqft</b>	<b>70.00</b>

**\* Subject to Change**

**Project Approved  
by**



**Our projects are inspected,  
documents verified and  
pre-approved for funding by  
leading banks for up to 85% of the  
sale value.**

**What's more, BLB along with the  
bank takes care of all the loan  
process for a hassle free sanction  
and registration experience.**



# Key features

---



**Black Top Roads**



**Avenue Trees**



**Potable water  
at 10 feet**



**Varied range from  
500 to 1500 Sqft**



**Rain Water  
Drainage &  
Harvesting**

# Key Features

---



**Few minutes from Kelambakkam**



**Close to OMR and OMR bypass**



**Surrounded by Houses & Apt's**



**Close to several IT Parks**



**Real and Visible price appreciation potential**

# Locality Advantage

**Several CBSE, Matric, ICSE and IB Schools within 30 minutes driving distance from our Layouts**



# Location Advantage

*Relax & Unwind...*



**Madras  
Crocodile  
Bank - 15 Mins**



**Marina Mall  
10 Mins**



**Kovalam Beach  
15 kms**



**AGS Cinemas  
15 kms**

# Location Advantage



**Chettinad  
Health City** - 8 kms

**And various other hospitals and  
clinics within 10 kms radius.**

# Location Advantage

---

## Services @ Doorstep

Both layouts are within service radius of major doorstep delivery service providers



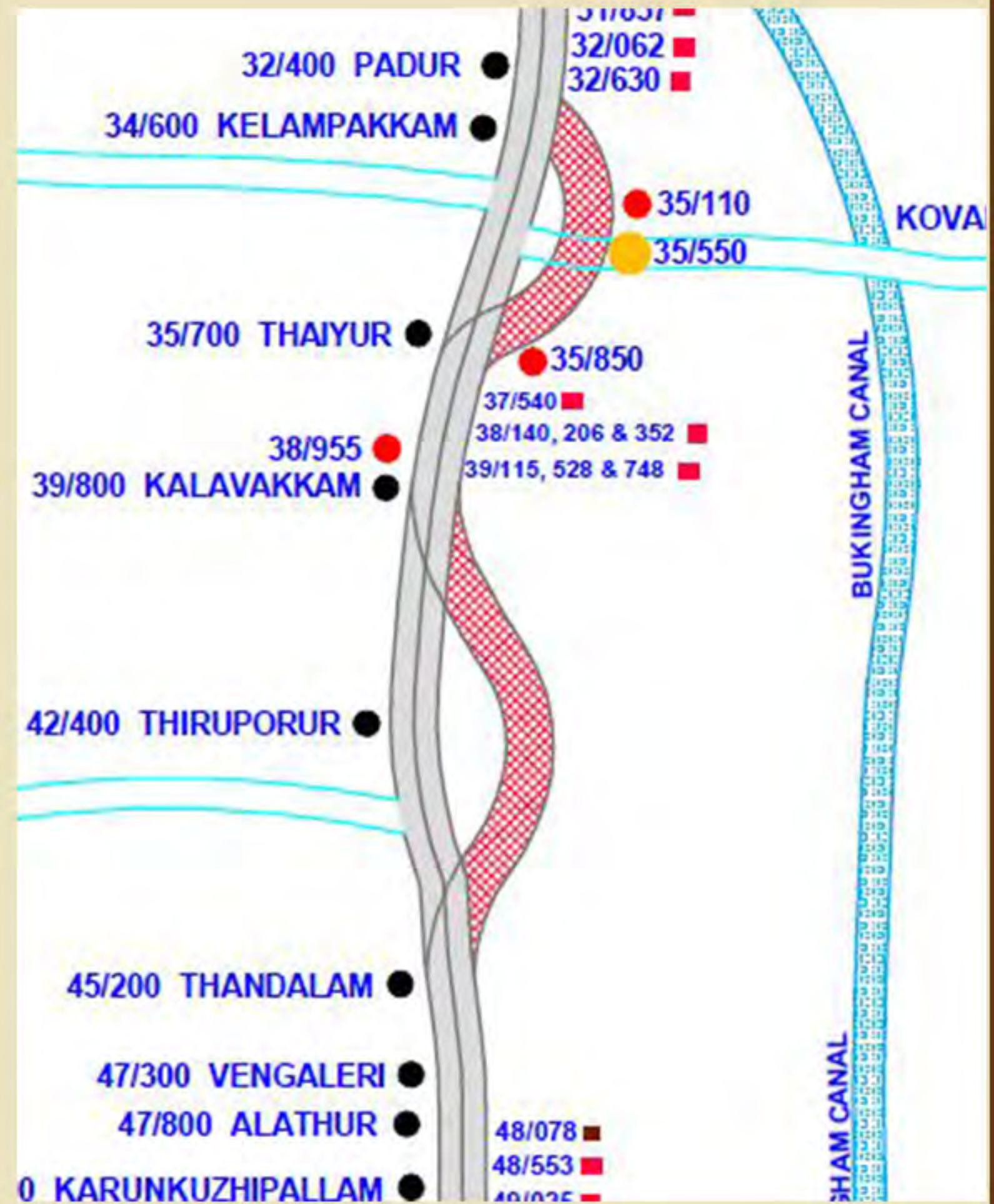
UrbanClap

# Location Advantage

## Future Developments

### OMR Bypass Road

Jump the traffic at Kelambakkam once the OMR bypass (under construction) is operational. Our layouts are neatly sandwiched between the current OMR and OMR bypass.



### Metro till Siruseri

With CMRL proposing metro station till Siruseri, which is just 15 minutes from our site, our layout is poised to get excellent connectivity to the rest of the city.



# Why BLB?



**Clear Title &  
Reliable Promoter**



**26 Years of  
Expertise**



**9000+ Satisfied  
Customers**



**50+ Successful  
Projects completed**



**More than 80 Lakhs  
Sqft sold**



**5 year free  
caretaker service**



**26**  
**Years**  
**Of**  
**Spreading Prosperity**  
★ ★ ★ ★ ★



**BLB Estates Pvt. Ltd.**

**21, Chinniah St, T.Nagar,  
Chennai - 17**

**044-35242577 / 94999 77111**

**[www.blbestates.com](http://www.blbestates.com)  
[contact@blbestates.com](mailto:contact@blbestates.com)**