

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**

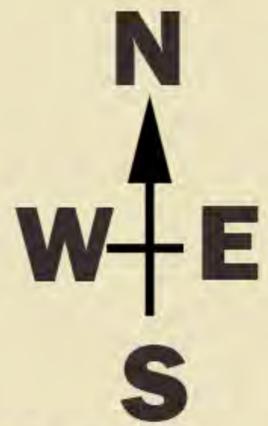


**Sri
Chaitanya
Marriage
Hall**



OMR

**Kelambakkam
Junction**



Velammal School

6 Kms



400 m



**Ganesh
Mahal**

**Casa Grand
Southbrook**



SOLD OUT
SOLD OUT

To Thiruporur



Price & Config

Rs.3900 / Sqft*

Available Sizes	Price in Lacs
600 Sqft	23.40
900 Sqft	35.10
1500 Sqft	58.50
2000 Sqft	78.00

*** 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



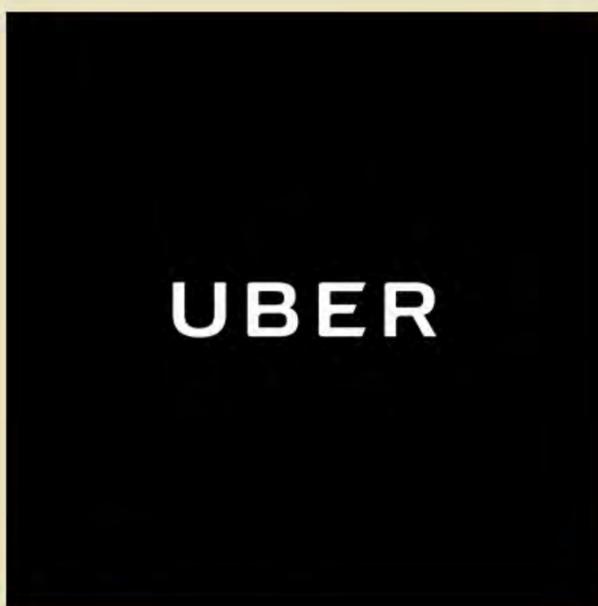
**Chettinad
Health City** - 8 kms

**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



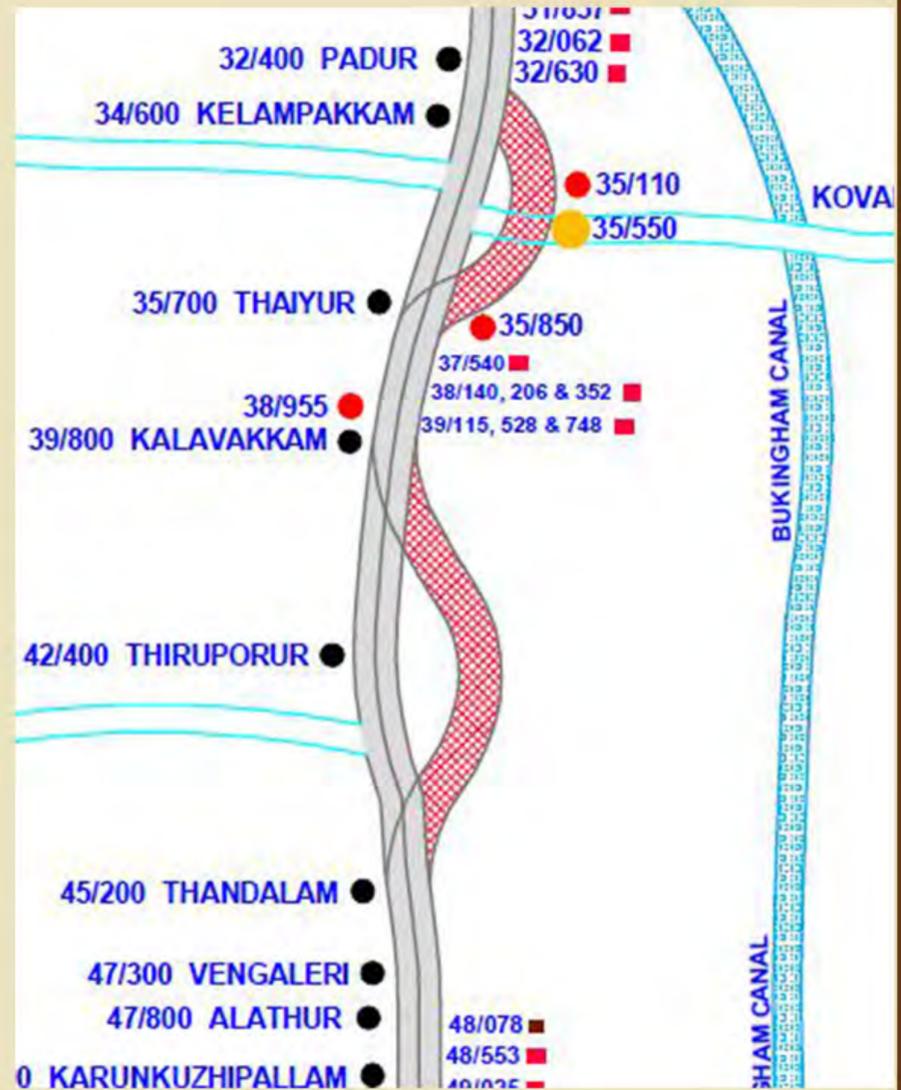
UrbanClap

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**

27
Years
Of
Spreading Prosperity
★ ★ ★ ★ ★



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