

## Location highlights

### Schools and Colleges

Arbhindo Matric School	1.1 kms
RISHS International School	1.2 kms
St Ann's Matric School	0.5 kms
Green Kids Play School	0.4 kms
Padma Subramaniam Bala Bhavan School	0.6 kms
Nav Bharath Matric School	1.4 kms
Sri Ramachandra Medical College	4.8 kms

### Hospitals

Lakshmi Hospital	1.2 kms
Sri Mahalakshmi Multi Speciality Hospital	3.8 kms
Sri Ramachandra Hospital	4.8 kms
HOPE Hospital and Pharmacy	2.0 kms

### Offices

DLF IT Park	9.0 kms
Commerzone IT Park	8.0 kms
RMZ Software Park	7.8 kms

### Restaurants and Entertainment

Sri Balaji Bhavan	1.1 kms
Sindhu Mess Mangadu	1.0 kms
Saravana Stores Porur	7.4 kms
Hotel Annapurna Veg Restaurant	1.1 kms
V7 Hotel	5.2 kms
D Mart Porur	2.4 kms
Reliance Smart Super Store	4.4 kms
Transit	
Chennai International Airport	13.1 kms
Upcoming Metro Station	2.4 kms
Iyyapanthangal Bus Station	4.1 kms


### Site Address

9A, Sri Chakra Nagar, Indira Nagar, Mangadu, Chennai.

### Corporate Address

Old No. 41, New No. 76, Block 1, 2nd Floor, 1st Main Road, CIT Nagar, Nandanam, Chennai 600 035.

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**Samruddhi**  
 Mangadu



## Salient features:



29 plots in 1.5 acres



City's most sought-after neighbourhood



Connecting roads to major parts of the city



Well-laid blacktop internal roads with street lights



Ready to construct villa plots



Perfect legal documentation



Post purchase guidance



CMDA approved plots

## Reasons to buy

NuTech Samruddhi at Mangadu, Chennai offers a myriad of compelling reasons to invest in a plot project. Firstly, its strategic location provides the perfect balance between urban convenience and suburban tranquility. With easy access to the heart of Chennai, Samruddhi promises a peaceful and divine retreat while maintaining proximity to essential amenities. Additionally, the region is witnessing rapid infrastructural development, making it an ideal time to secure a plot for future gains. The serene landscapes and green surroundings make it a perfect setting for building your dream home, where you can relish nature's beauty every day. Finally, the flourishing real estate market in this part of the city ensures that your investment in a plot here is not just a purchase; it's a promise of a prosperous future. Don't miss out on the opportunity to be a part of this vibrant and promising community.

## Location:

- CMDA approved plots in a gated community in Mangadu with 29 plots spanning over 1.5 acres.
- Premium plots in a prime location with great connectivity to surrounding areas and all essential amenities.
- Safe locality with a wide approach road.
- Close proximity to educational institutes and hospitals.
- Entertainment options like cinemas and restaurants are also close by.
- Places of worship are also close by.

## Pricing

- Priced much more competitively than other nearby locations such as Kathipara, Manapakkam, Iyyapanthangal, Poonamalee and Gerugambakkam, etc.
- Premium plots with CMDA approval yet is priced at a similar price as non CMDA approved plots



PLOT NO:	SURVEY NO:	AREA(SQ.FT)
1	161/8	1954
2	161/8	1938
3	161/8	1938
4	161/8	1925
5	161/8	1584
6	161/8	1459
7	161/8	1622
8	161/7 & 161/8	1615
9	161/7 & 161/8	1938
10	161/7 & 161/8	1938
11	161/7 & 161/8	1938
12	161/7 & 161/8	1792
13	161/7	1921
14	161/7	1938
15	161/7	1938
16	161/7	1938
17	161/7 & 161/8	1615
18	161/7 & 161/8	1497
19	161/7	1008
20	161/7	1163
21	161/7	1163
22	161/7	1163
23	161/7	1163
24	161/7	5421
25	161/7	1849
26	161/7	1927
27	161/7	1989
28	161/7	2037
29	161/7	1464
TOTAL		52827

## Features:

- State-of-the-art amenities like blacktop roads and LED street lights.
- Security room and compound wall around the periphery of the property.
- Extensive landscape.

## Legalities:

- CMDA approved
- Clear parent documents and titles
- Approved by leading banks
- Legal support offered by leading lawyers
- Mortgage free
- Road gift deed available