



AIRAVAN
AIRA
AVENUE
VANDALUR

VANDALUR - ORAGADAM STATE HIGHWAY 48



TN RERA
APPROVED



Welcome to AIRA Avenue

Discover the perfect blend of tranquility and modern living at AIRA Avenue, a prestigious residential plot project nestled in the heart of Vandalur, Chennai. With its prime location, excellent connectivity, and array of amenities, AIRA Avenue promises a lifestyle of convenience and comfort for you and your family.

Location

Situated along the bustling **Vandalur-Oragadam State Highway**, AIRA Avenue enjoys easy access to key destinations in and around Chennai. With the **Vandalur Kilambakkam bus terminus** just a stone's throw away, commuting is a breeze, ensuring you're always well-connected to the city.

Plot Options

Discover your ideal plot at AIRA Avenue, where you'll find **291 thoughtfully designed plots ranging from 585 to 2273 Sq.ft.** Whether you seek a cozy abode for a small family or a luxurious retreat, there's a perfect plot waiting for you. Nestled within this vibrant community is a **50,000 sq.ft park** for relaxation and recreation. Plus, with **three-phase EB connections**, enjoy uninterrupted power supply. Experience comfort, convenience, and serenity at AIRA Avenue.

Project Features



40,33,30 & 24 Ft Black Top Roads



Gated Community Project



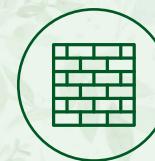
50,000 Sq.ft Largest Community Park



Street Lights & 3 Phase EB Connection



Grand Entrance Arch



Fully Compounded Township



Elevate to a better lifestyle.

Vandalur boasts excellent connectivity via major arterial roads like Vandalur-Kelambakkam and Vandalur-Walajabad, facilitating easy access to Chennai and beyond. The Vandalur Railway Station serves as a vital transportation hub, linking the locality to various parts of the city and neighboring towns through suburban rail services. Additionally, the Vandalur-Kilambakkam Bus Terminus offers convenient bus routes to different areas. Its proximity to key landmarks such as the Chennai Outer Ring Road, Mahindra World City, Oragadam Industrial Corridor, and Chennai International Airport further enhances accessibility and connectivity.

3 mins from

- 400 Ft Outer Ring Road
- GST Road
- Vandalur Railway Station

5 mins from

- CMBT New Bus Terminus
- Shriram Gateway IT Park
- Vandalur Zoo
- Perungalathur Railway Station

Colleges

- Dhaanish Ahamed Eng. College
- Peri Institute of Technology
- TMG College Of Arts And Science
- BS Abdur Rahman University
- Dhanalakshmi College of Engineering
- Sri Balaji Arts & Science

Industries

- Apollo Tyres
- Johnson Lifts
- Royal Enfield
- Delphi - TVS
- Daimler Automoblies
- Renault Nissan

Location Advantages



10 mins from

- Tambaram Railway Station
- Poonamallee
- Guduvanchery

15 mins from

- Chrompet
- Pallavaram
- Chengalpattu
- Manimangalam

Schools

- Shree Niketan CBSE
- Narayana E Techno School
- Alwin International Public School
- Velammal Vidhyashram
- Shankara Vidyalaya
- Anandavalli School

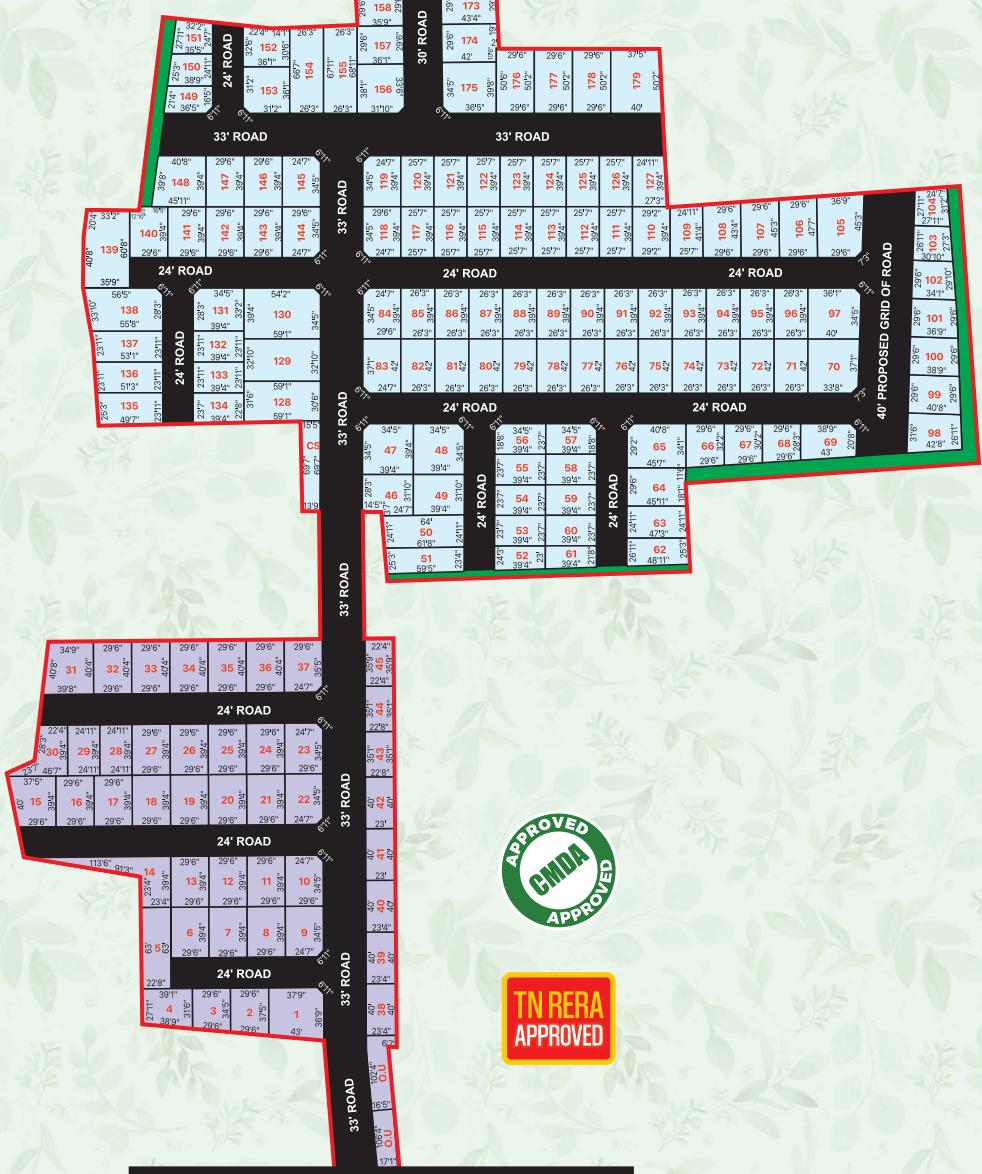
IT Companies

- Sutherland
- Accenture
- Technsoft
- Mobius
- Hinduja tech
- Spectrum



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LAYOUT PLAN



AREA STATEMENT

ELITE		PREMIUM	
PLOT	SQ.FT	PLOT	SQ.FT
1	1679	36	1192
2	1065	37	1179
3	978	38	932
4	1154	39	932
5	1445	40	926
6	1163	41	919
7	1163	42	913
8	1163	43	795
9	1150	44	789
10	1150	45	798
11	1163	55	930
12	1163	56	918
13	1163	58	930
14	1650	59	930
15	1320	60	930
16	1163	61	876
17	1163	62	1250
18	1163	63	1165
19	1163	64	1343
20	1163	65	1544
21	1163	66	978
22	1150	67	920
23	1150	68	775
24	1163	70	1634
25	1163	71	1102
26	1163	72	1371
27	1163	73	1102
28	982	74	1102
29	982	75	1102
30	1101	76	1102
31	1505	77	1102
32	1192	78	1102
33	1192	79	1102
34	1192	80	1102
35	1192	81	1102
PREMIUM		CLASSIC	
PLOT	SQ.FT	PLOT	SQ.FT
117	1008	180	1084
118	1150	181	1163
119	1150	182	1163
120	1008	183	1163
121	1008	184	1512
122	1008	185	1815
123	1008	186	1720
124	1008	187	1771
125	1008	188	1823
126	1008	189	2273
127	1025	173	1265
128	1821	174	1271
129	1938	175	1631
130	2313	176	1487
131	1292	177	1486
132	943	190	1233
133	943	191	1157
134	907	192	1139
135	1236	193	1120
136	1250	194	845
137	1295	195	779
138	1934	196	1552
139	1296	197	1157
140	1131	198	1187
141	1163	199	1701
142	1163	200	1348
143	1163	202	943
144	1150	204	943
145	1150	205	943
146	1150	206	943
147	1150	207	943
148	1703	208	943
149	839	209	943
150	928	210	943
151	886	211	1150
152	1114		
153	1290		
154	1757		
155	1782		
156	1380		
157	1063		
158	1060		
159	1073		
160	1086		
161	1112		
162	1159		



NOT TO SCALE

LOCATION MAP



For Bookings & Enquiries

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