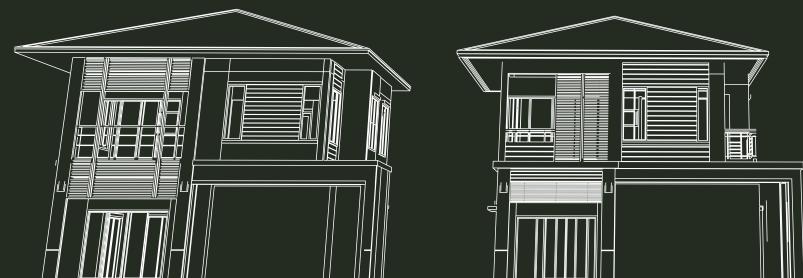




Invest in Your Future

Invest in Our Homes



About us

ANUGRAHA - Builder of Homes and Dreams

Extensive portfolio spanning more than one million sq.ft, we have delivered gated communities, villas, apartments and residential plots. We take pride in developing homes and relationships seriously and are committed to building values on solid foundation of quality and integrity. What sets us apart is our attention to detail and custom quality finishes that exceeds expectations.

Investing in Anugraha offers unparalleled advantages, especially in the vibrant real estate landscape of Chennai. You can enjoy affordable property in Chennai city with clean legal documentation. Anugraha's ready-to-construct villa plots in Chennai emphasise well-laid internal roads with street lights, landscape, 24x7 CCTV surveillance, and legal documentation. Anugraha's hassle-free building assistance, provides customer with post-purchase guidance from building plan approval to completing the construction, making Anugraha a smart investment choice for villa construction.

5 REASONS TO BOOK YOUR HOME WITH ANUGRAHA



Personal service



Honesty



Trust



Value for your money



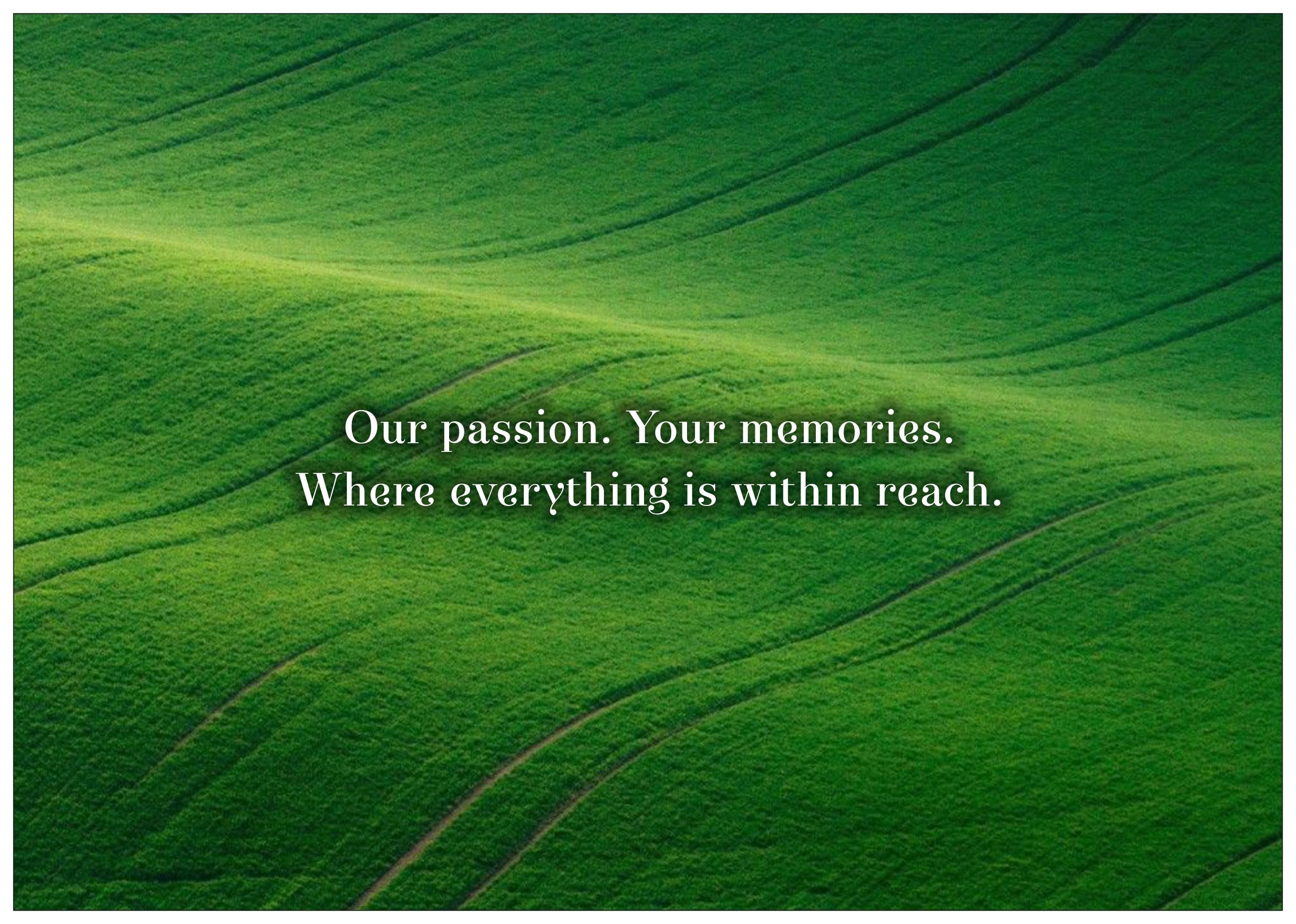
Unrivalled Knowledge

12 YEARS OF
BUILDING QUALITY HOMES

1 MILLION +
SQ.FT DEVELOPED

30 +
SUCCESSFULLY
DELIVERED PROJECTS

500 +
HAPPY FAMILIES

An aerial photograph of a vast, green agricultural field. The field is marked by numerous dark, parallel lines representing tractor tracks, which curve gently across the landscape. The lighting suggests a bright day, with sunlight casting soft shadows that emphasize the texture of the grass and the flow of the tracks.

Our passion. Your memories.
Where everything is within reach.

Why Poonamalle



DEVELOPMENT-DRIVEN

Development is aplenty in and around Poonamallee, with 5 million sq. ft. of proposed Grade A office space, a fully-functional airport terminal in 2024 at Thiruvallur, a 25-acre solar-powered bus stop, and the government's upcoming Satellite Township.



AN APPRECIATING AREA

With a cost advantage of 50%, Poonamallee stands out as an affordable locale for real estate investments; guaranteed to appreciate with proposed developments like Chennai Metro Rail, infrastructure-upgrades and more.



UNMATCHED CONNECTIVITY

Poonamalle is undoubtedly a hyper-connected locale, with easy access to the city, the industrial hubs of Ambattur & Avadi, the IT cluster at Manapakkam and the Chennai International Airport. Connectivity goes a notch further with the proposed Metro Rail. Areas like Porur, Thiruverkadu, Kattupakkam, Koyambedu, Chrompet, Perungalathur & Guindy are easily accessible.

Tamil Nadu: Three IT parks to come up at Mannivakkam, Malayambakkam and Vandalur along Outer Ring Road in Chennai



CHENNAI: In a major boost to the software industry in Tamil Nadu, the state government is planning to develop IT parks on three sites of the 50-metre strip of land along the eastern side of the Outer Ring Road (ORR) in Chennai. Sources said the Chennai Metropolitan Development Authority (CMDA) has issued enter upon permission for three sites request of Tidel Park Limited. Malayambakkam, Mannivakkam and Vandalur following the request of Tidel Park Limited.

The sites were allotted after conducting a land valuation for the entire ORR stretch. While 5.33 acres on the Malayambakkam stretch, valued at Rs 3 crore per acre, has been allocated for the first IT park, the second one will come up on 5.04-acre area of Mannivakkam where the land value has been fixed at Rs 5 crore per acre. The third IT park is planned at 0.5 acre-area in Vandalur where the land value is Rs 8.05 crore per acre.

Kodambakkam to Poonamallee Chennai Metro stretch to be operational by June 2024



As Chennai Metro Rail has started work on the second phase, Finance Minister Palanivel Thiagarajan said that the stretch Kodambakkam to Poonamallee stretch (under Corridor-4) will be put into operation by June 2024. Metro Rail Project Phase II will span 118.9 km from the northern end to the southern end of the city with three corridors — Madhavaram to SIPCOT, Madhavaram to Sholinganallur and Light House to Poonamallee. The Corridor-4 stretch was from CMBT to the Light House. But it has been extended till Poonamallee considering the increasing traffic congestion on Arcot Road along Virugambakkam and Valasaravakkam.

It will go via Vadapalani, up to Poonamallee via Porur. The stretch will have 12 underground stations from Light House to Meenakshi College which is funded by Asian Development Bank (ADB) and 18 elevated stations from Meenakshi College to Poonamallee. It is funded by Asian Infrastructure Investment Bank. Recently, Chennai Metro Rail has extended Corridor 4 from Poonamallee Bypass to Thirumazhisai Satellite Township. Poonamallee is also expected to be one of the five depots of Chennai Metro.

Work on Chennai's Second Airport in Parandur to be Connected to Bengaluru E-way



Chennai: Chennai's second airport in Parandur will be constructed in four phases with work on first phase expected to begin in January 2026. The other phases will be taken up subsequently. The entire project is expected to be ready by end of 2046. This new airport with three terminals will have a capacity to handle 100 million passengers. Spread over nearly 5,369 acres, a second airport at Parandur has been proposed to take the load off of the existing airport at Meenambakkam. Second Airport For Chennai Completion Date As per the information available it will take 20 years to build all the four phases of the new airport. The construction of the first phase will begin in January 2026 and is expected to be wrapped up by December 2028. Meanwhile, the final phase is expected to be ready by December 2046. Connectivity with Road, Metro

The plan includes building approach roads to connect the airport site with Bengaluru-Chennai Expressway (NH48). A six-lane Airport Link Road is on the cards to ensure seamless connectivity between the airport and the existing Bengaluru-Chennai NH-48. This link road is expected to originate at the proposed Airport Expressway (NE-7) drop junction (near the project site) and intersect the existing NH-48 near Attuputhur. The alignment of the Link Road is yet to be finalised," the report states. The State government had earlier announced Chennai Metro Rail connectivity to Parandur as an extension to the phase II project.

TN Govt. to speed up Thirumazhisai satellite township project

The Tamil Nadu government will take steps to speed up its project to develop a satellite township at Thirumazhisai, Minister for Housing and Urban Development S. Muthusamy said in the State Legislative Assembly on Wednesday.

The Minister's comments came as a response to DMK legislator V.G. Rajendran (Tiruvallur), who suggested that the State government should develop satellite townships instead of expanding the Chennai Metropolitan Area (CMA) to new areas without developing civic infrastructure facilities there.

However, Mr. Muthusamy said it would not be possible to not include more areas within the CMA waiting for infrastructure to be developed in the newly-included areas.

Mr. Raajendran also urged the government to ensure the efficient functioning of Chennai Metropolitan Development Authority (CMDA) so as to ensure the quality of constructions by builders.

As for constructions within the CMDA jurisdiction, the State government must ensure the quality of construction of residential units by builders by seeking reports of soil test, water tests and structural designs at regular intervals so that mishaps do not occur, he said. "Stage-wise structural report should be received from them once in three months," he urged the State government. Recalling a time from 2011 when he said he obtained approvals within 10 days for a project, the DMK MLA charged that the efficiency has gone down during the past 10 years.

During his speech in the House, S. Ambekumar (Vandavasi) also said the efficient functioning of the CMDA would help approvals for construction projects to be obtained at the earliest.

Anugraha Aashirwad

Introducing Aashirwad, the latest real estate project by Anugraha Homes Pvt Ltd in the bustling city of Chennai. This gated community in Poonamallee offers the perfect blend of convenience, connectivity, and affordability. Situated in Poonamallee, one of Chennais most appreciating areas, Anugraha Aashirwad stands out as an irresistible investment opportunity. Spread across 6.5 acres, this gated community offers 300+ Villas/Plots with an impressive list of amenities.

With a cost advantage of 50%, Poonamallee offers affordable real estate options that are guaranteed to appreciate with the upcoming developments in the area. The proposed Chennai Metro Rail, infrastructure upgrades, IT Park and the governments upcoming Satellite Township add further value to the location. With easy access to the city, the industrial hubs of Ambattur and Avadi, the IT cluster at Manapakkam, and the Chennai International Airport, Poonamallee ensures that you are always well-connected.



Anugraha
Aashirwad

ON-GOING PROJECT



MALAYAMBAKKAM



Aashirwad

INDIVIDUAL
VILLA
RESIDENTIAL PLOTS

₹90 LAKHS
ONWARDS

3 BHK - 4 BHK VILLAS

FROM 656 SQ FT. TO 2400 SQ FT.
SPREAD ACROSS 6.5 ACRES.



Anugraha
Vruksha

ON-GOING PROJECT



MALAYAMBAKKAM



INDIVIDUAL VILLA

₹45 LAKHS
ONWARDS

2 BHK VILLAS

SPREAD ACROSS 1-ACRE
26 VILLAS ARE SOLD OUT
16 VILLAS ARE AVAILABLE



Vruksha

AMENITIES : GATED COMMUNITY

 Water/Sewage Treatment Plant

 CC Paver Block Road with Trees

 CCTV Coverage

 Shopping Complex with Supermarket, Beauty Parlours, Restaurant with Party Hall & Unisex Gym

 24 Hour Centralised Water Supply

 Temple & Clinic With Medical Shop

 Volley Ball, Cricket, Badminton Court

 Round The Clock Security

 Street Lights, Walkers Garden



SALIENT FEATURES



300+ plots spread across
6.5 Acres



City's most sought -
after neighbourhood



Concrete Paver Roads



Grand
entrance arch



Ready to construct
villa plots



Perfect legal
documentation



Post purchase
guidance



1-Year free
Maintenance



CMDA Approved plots



Well-laid blacktop
internal roads with
street lights



State-of-the-art rainwater
harvesting and storm
water drains



24x7 CCTV
surveillance



Reasons to buy



📍 Location

- CMDA approved gated plot community project situated at Poonamallee spanning 6.5 acres with 300+ villas/plots.
- Premium land in a prime location overlooking the Chennai outer ring road with essentials and transit connectivity available in close proximity.
- Located adjacent to ORR-Poonamallee Junction.
- Situated in a safe and secure neighborhood
- Close to upcoming metro station at Poonamallee.
- Public transport access nearby (Nazarathpet bus stop is 3 mins, away) Educational institutions such as Alpha College of Engineering, Panimalar Engineering College, Saveetha Dental College are near by Close to hospitals such as Apollo Speciality Hospitals, Be Well Hospital, ACS Hospital, Saveetha Hospital, Aravind Eye Hospital etc.
- Entertainment avenues are in close proximity.
- Proposed IT park just 4 kms away.

₹ Pricing

- Affordable and this location being the upcoming residential area is easily accessible from the city.
- The only right priced CMDA approved plot community at Poonamallee, strategically placed adjacent to ORR-Poonamallee junction.
- Unapproved plots are sold at that price whereas Anugraha Aashirwad and Anugraha Vruksha is a CMDA approved plot.
- Situated in a posh neighborhood for a very reasonable price
- People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with Anugraha, you can now completely own your own villa and the land on at a more reasonable price.

🛡 Features

- 24x7 CCTV security
- State-of-the-art amenities like concrete paver roads and LED street lights, rainwater harvesting and storm water drains
- Grand entrance arch with security room and compound wall around the periphery of the property.
- Extensive landscape

⚖️ Legalities

- CMDA approved
- Clear parent documents and titles
- Leading banks have approved the property
- Road gift deed is available
- Free from mortgages

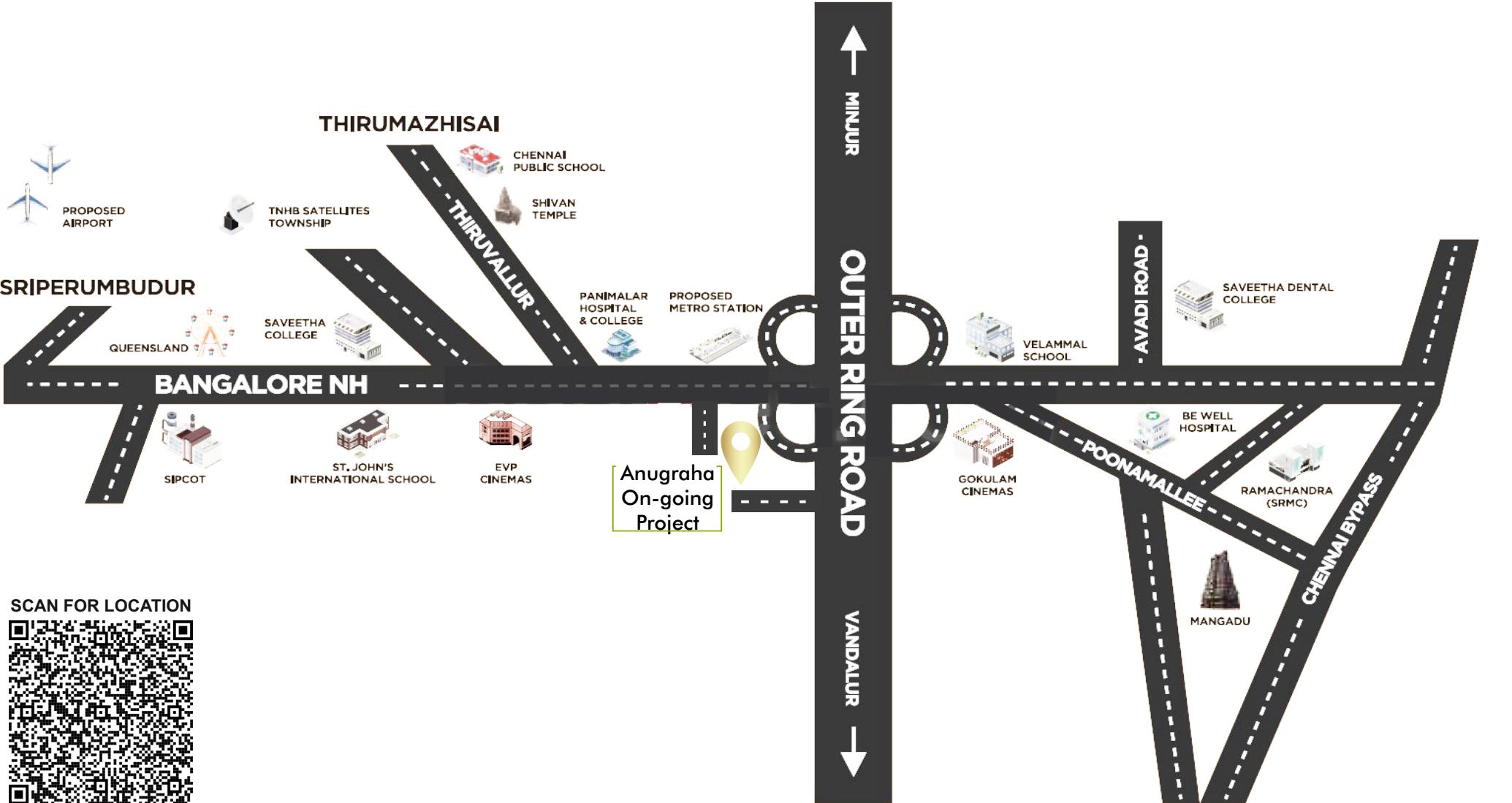
Master Plan



Legends

1. Entry Gate
2. 1st Park
3. Kids Play Area In
1st Park
4. 2nd Park
5. Multipurpose Courts
(Volleyball &
Badminton Courts)
6. Cricket Nets
7. Temples
8. Walkers Park
9. Water Treatment
Plant
10. Gym
11. Supermarket
12. Commercial
13. Future Expansion

Location



Location Highlights

SCHOOLS

MSJM Matriculation School - 2 min

Vivekananda Vidyalaya Agaramel - 3 min

Bharath Madeena Matriculation School -6 min

Jaya Jaya Shankara International School - 7 min

Holy Crescent Matriculation Higher Secondary School - 7 min

St. Paul's Matriculation Higher Secondary School - 10 min

Spartan International School - 12 min

Hindu Primary School - 12 min

S.B. School - 12 min

CPS Global School - 12 min

Chennai Public School - 12 min

COLLEGES

SKR Engineering College - 3 min

Sree Sastha Institute of Engineering Technology - 5 min

Panimalar Engineering College -8 min

Alpha College of Engineering -11 min

Prathyusha Engineering College - 14 min

Women's Christian College - 17 min

HOSPITALS

Be Well Hospital - 10 min

Panimalar Medical College and Research Institute - 10 min

Mangalam Hospital - 12 min

ESI Hospital -14 min

Ramachandra Hospital - 20 min

Apollo Speciality Hospital - 23 min

RESTAURANTS & ENTERTAINMENT

Anjappar Restaurant - 1 min

Bad Boy Alps - 2 min

Dindigul Thalappakatti Restaurant -2 min

Jains Restaurant -4 min

Subway -5 min

KFC - 7 min

Sangeetha Veg Restaurant - 8 min

Fishermen's Fare - 8 min

Amaravathi Restaurant - 8 min

TRANSIT

Agaram Mel Bus Stop -1 min

Post Office Junction Bus Stop - 2 min

Malayampakkam Bus Stop -3 min

Outer Ring Road -3 min

Poonamallee Jn - 3 min

Post Purchase Guidance



Villa design and elevation consultants



Consultants who will help with all villa construction related approvals



Floor planner to plan your space as per your requirement



Consultants who specialize in landscape designing and execution



The best interior designers who will also execute the same



Material procurement experts



Vaasthu compliance experts



Consultants to help buy home appliances for the best price



Teams that will organize and execute your Grahapravesham





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