



# SRI MANGAL AVENUE

PHASE II  
@CHENGALPATTU



OWN YOUR DREAM REAL-ESTATE

PLOTS  
**6 lakh**  
Onwards

INDEPENDENT VILLA  
**25 Lakh**  
Onwards

CHENGALPATTU DISTRICT, OZHALUR VILLAGE  
NEAR NEW COLLECTOR OFFICE

RERA: TN/01/Layout/ 0061/ 2020



## ABOUT LOCATION

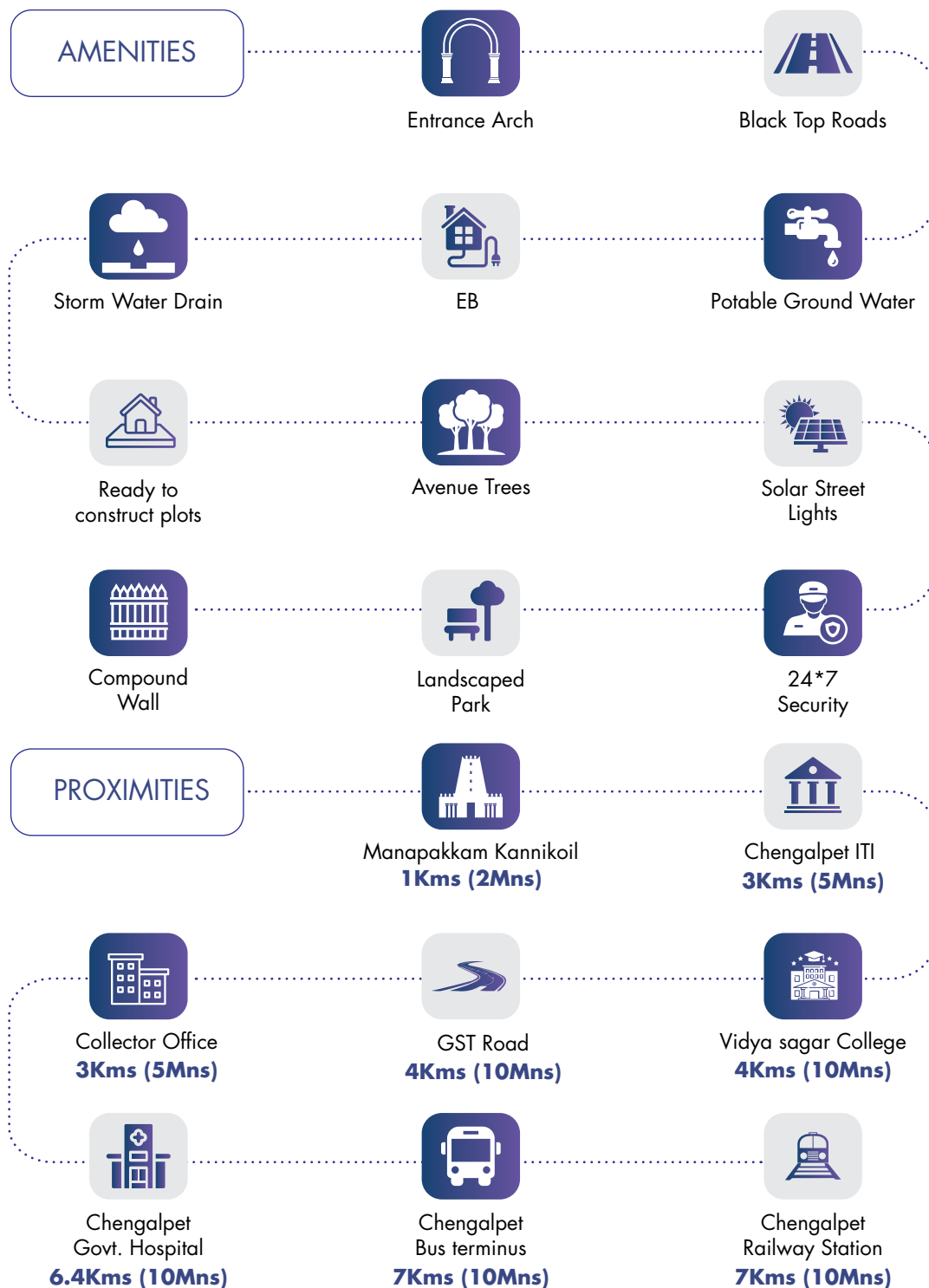
Chengalpattu District is one of the 38 districts of Tamil Nadu, in India. The district came into existence on 29 November 2019 when it was carved out of Kanchipuram district.

Chengalpattu, situated in the south-west of Chennai, has become a promising location for homebuyers. Beautiful environment, good public transportation, well-developed infrastructure and presence of several MNCs make it an ideal location for living.

## ABOUT MANGAL AVENUE (PHASE I & II):

Mangal Avenue is a 20 Acre complete integrated plotted development project with extraordinary amenities and intelligent landscaping. It has been developed in 2 phases; 12 acres in phase I & 8 acres in phase II. Phase I consisting of 309 plots was sold successfully and it is turning out to be a residential community.

Now we are Launching Phase 2 comprising of 153 Plots with best in class required amenities in place. We offer well crafter and efficiently laid out plots ranging from 600 to 2000 Sqft set against breathtaking natural surrounds in the heart of a thriving and vibrant growing residential community.



## WHY SHOULD YOU BUY IN MANGAL AVENUE?

We all know that "The best investment on Earth is Earth". There are 5 important factors you need to look out for, when you buy land. Let's see what those factors are and how Our Mangal Avenue project fit into those factors.



### Title of the Property

The title of the property should be clear

Our Legal documents are perfectly verified and scrutinised at various levels. Our Layout project is approved by DTCP and RERA which assures the clear title of the property and also makes it eligible for Bank loans.



### Connectivity

The location of the plot should have good connectivity to even reach by public Transportation

- Chengalpattu is a suburb for affordable housing. Commuters can take a train or buses to the main city
- Chengalpattu railway junction plays a vital role in connecting it to the core areas of Chennai & it is a major halting point for south-bound and suburban trains.
- There are trains that can take you to Chennai in just 20 minutes.
- While public buses have good frequency, Chengalpattu is also connected to Chennai through a good network of roads.



### ROI (Return On Investment)

ROI purely depends on the scope of developments to happen in that locality by both Private & Government sectors.

**PRIVATE DEVELOPMENTS:** Chengalpattu is home to the production plants of many national as well as international companies from diverse sectors. Tech Mahindra, Wipro, BMW, Ford, Foxconn, Dell, Samsung, Infosys, Pepsi, TVS, Siemens, Nissan, Renault, Apollo Tires and Mahindra R&D are the top companies that are functional in the area. Owing to the presence of these companies and a massive workforce in the area, there is a high demand for Plots & flats in Chengalpattu.

**GOVERNMENTS INITIATIVES:** Chengalpattu now has been made as a separate District of Tamil Nadu

The Chennai Metropolitan Development Authority (CMDA) will soon kick-start preparatory work for third master plan for the 1,189 sq km area in Tamil Nadu. The state capital's contours extend into neighboring districts of Chengalpet, Kancheepuram and Tiruvallur.

**Chengalpattu-Airport Elevated Flyway:** A proposed 36-km elevated link road will connect the area directly with the international airport, which will reduce travel time by an hour and 10 minutes.



### Water source

The quality and availability of water in that area is important.

We get Sweet ground water at 25feet in our site. Kolavai Lake, Madhuranthagam Lake & Palar River ensures good water availability for the whole district.



### Proximities

Proximities to Important needs like Schools, Colleges, Hospitals Etc to be considered.

Being located around Upcoming Collector office, Chengalpet ITI, Manapakkam Kanni koil had brought in a good connectivity to our site. Apart from that we have very good schools, Colleges, Hospitals Etc within the vicinity of our site

LAYOUT PLAN – MANGAL AVENUE PHASE II



SOLD OUT

Phase I  
(309 plots with  
3.7Lakhs Sqft )

MANGAL AVENUE PHASE II

S.No	Plot No	Sizes	S.No	Plot No	Sizes	S.No	Plot No	Sizes
1	310	1167	43	354	1000	85	415	1024
2	311	1172	44	355	1000	86	416	1024
3	312	1130	45	356	1000	87	417	1024
4	313	860	46	357	1000	88	418	1024
5	314	1058	47	358	1000	89	419	1024
6	315	1000	48	359	800	90	420	1024
7	316	1000	49	360	800	91	421	1024
8	317	1000	50	361	800	92	422	1024
9	318	1000	51	362	800	93	423	1024
10	319	1000	52	363	1000	94	424	1024
11	320	1000	53	364	1000	95	425	1024
12	321	1220	54	365	1000	96	426	1024
13	322	1000	55	366	1000	97	427	1024
14	323	1000	56	367	1000	98	428	1024
15	324	1000	57	370	1180	99	429	1119
16	325	1000	58	371	950	100	430	1319
17	326	1000	59	372	1135	101	431	887
18	327	1000	60	373	1076	102	432	1245
19	328	1000	61	374	1014	103	433	957
20	329	1000	62	375	957	104	434	1000
21	330	800	63	376	898	105	435	1000
22	331	800	64	377	912	106	436	1733
23	332	1000	65	378	1200	107	437	1039
24	333	838	66	379	1570	108	438	1024
25	334	900	67	380	1200	109	439	1024
26	335	1000	68	381	1299	110	440	1024
27	336	1000	69	382	942	111	441	1024
28	337	1000	70	383	842	112	442	1024
29	338	1000	71	384	753	113	446	1221
30	339	1000	72	385	720	114	447	843
31	340	1000	73	386	874	115	448	1018
32	341	1166	74	387	1146	116	449	1069
33	342	1013	75	388	1033	117	450	1113
34	343	1280	76	389	1723	118	451	1156
35	344	1193	77	390	1619	119	452	1200
36	345	1375	78	391	696	120	453	1744
37	346	1487	79	392	1024			
38	347	1389	80	393	1024			
39	348	1365	81	394	1024			
40	349	1356	82	395	1024			
41	350	1347	83	396	830			
42	351	1354	84	414	1289			

PLAN SHOWING THE HOUSE SITE IN

SURVEY NO. 181/1, 182/2,3, 189/1,2, 190/2A, 2B, 3, 191/1,3, 238/2 AND 239  
OF OZHAIUR VILLAGE AND PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION,  
CHENGALPATTU DISTRICT

S.NO: 192

# ELEVATION



# FLOOR PLAN



## SPECIFICATION:

- ↪ RCC framed structure
- ↪ 9" thick outer walls with clay bricks
- ↪ 2' X 2' vitrified tiles for entire area
- ↪ UPVC sliding windows with MS grills
- ↪ Main door with solid teak wood frame and teak veneer finish skin shutters
- ↪ Kitchen – Granite Platform with SS Sink and 2' tiles dados above
- ↪ C.P. fittings of ISI standards/sanitary Items – hindware/equivalent
- ↪ Internal walls finish with putty and painted with emulsion paint
- ↪ Modular switches of anchor/equivalent



## ABOUT US

Lands N Lots as a developer is committed to offer end to end real estate services. As the say of our Name, we started with development and sales of Lands and layouts and later elevated ourselves to deal with Lot other things related to real estate. Today we develop and sell Layouts, Apartments and Villas.

We, at Lands N Lots have grown from strength to strength, laying the foundation of our business with robust values and ethics. Our focus has always been enhancing land and enriching lives for more people. We strongly believe that a plot is where your desire and love for a pleasant and peaceful living begins, which is why we keep up the promise of delivering each project with its own unique features. For us, Our Plot & Home owners undeniably are our most valuable assets; we cherish a lasting relationship with them. The growing demand and repeat referrals of our Customers stand as a solid testimony to our seamlessly growing business.

## ONGOING PROJECTS



Gokulam Villas, next to Mogappair



Scan for directions



DEVELOPED BY  
**Mangalvaar Lands And Assets Pvt Ltd**

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PROMOTED BY  
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