

**Indira**  
PROJECTS  
ENGINEERING FUTURE

*Indira's*  
**Green**  
**Ville**



**LUXURY 3BHK INDIVIDUAL HOUSES  
KANDIGAI, OFF VANDALUR - KELAMBAKKAM ROAD.**

**GATED COMMUNITY | CHILDRENS PLAY AREA | 1200 SQ.FT LAND AREA**

## Location Highlights

- ▶ Strategically located in Kandigai, off Vandalur kelambakkam road, Greater Chennai region near Vandalur, well connected by public transport.
- ▶ Our site is easily accessible from GST road, OMR and ECR.
- ▶ Our project site is surrounded by many leading Educational institutes, Industries, IT companies and Proposed Vandalur bus terminus.
- ▶ Just 100 meters from Vandalur – Kelambakkam road.
- ▶ Just 5 KM from Vandalur Zoo, 8 KM from Siruseri IT park, 9 KM from Chettinad health city.
- ▶ VIT University, IITDM Kancheepuram, Tamilnadu Sports University, Tagore engineering college, Velammal School, Delhi public school, Tamilnadu Police Academy and Quarters are located within 4 KM radius from our site.

## Developer and Promoter:



M/s Indira Projects & Developments [T] Pvt.Ltd  
No: 9, 12th street, Tansi nagar  
Velachery, Chennai 600042  
[www.indiraprojects.com](http://www.indiraprojects.com)

## Preferred Bankers:



## MEMBER :



Indian Green Building Council



## Salient Features

- ▶ Exclusive land, Private terrace and landscape for every house.
- ▶ Gated community with 24/7 Security.
- ▶ 10 feet front set back & 8.5 feet rear set back.
- ▶ Well Equipped Children Play area.
- ▶ High Quality construction.
- ▶ Ready to occupy in 12 months.
- ▶ Individual 3 phase EB connection.
- ▶ Individual bore well and Septic tank.
- ▶ Paver Block Road with Street Lights.
- ▶ Earth Quake resistant structures.
- ▶ High Quality fixtures for electrical & plumbing works.

For Booking Please Contact :



Indira Projects & Developments [T] Pvt.Ltd

Vandalur to Kelambakkam Road

Nellikuppam to Keerapakkam Road

Kuberan Nagar-2, Melakottaiyur Village, Kandigai  
Layout Plan Showing The House site in S.No.148/7 of Melakottaiyur Village, Chengalpet Taluk,  
Kancheepuram District.

23'	20'	20'	20'	20'	20'	30'	20'	20'	20'	20'	20'	20'	20'	20'	24'	24'	24'
14A 50'	14 50'	12A 50'	12 50'	11A 50'	11 50'	10 50'	9 50'	8 50'	7A 50'	7 50'	6A 50'	6 50'	5 50'	4 50'	3 50'	2 50'	1 50'
23'	20'	20'	20'	20'	20'	30'	20'	20'	20'	20'	20'	20'	20'	20'	24'	24'	24'
20 ft width Road																	
18'	20'	20'	20'	20'	20'	20'	30'	24'	20'	20'	20'	20'	20'	20'	24'	24'	24'
Club Area 50'	15A 50'	16 50'	16A 50'	17 50'	17A 50'	18 50'	19 50'	20 50'	21 50'	21A 50'	22 50'	23 50'	24 50'	25 50'	26 50'	27 50'	28 50'
18'	20'	20'	20'	20'	20'	20'	30'	24'	20'	20'	20'	20'	20'	20'	24'	24'	24'

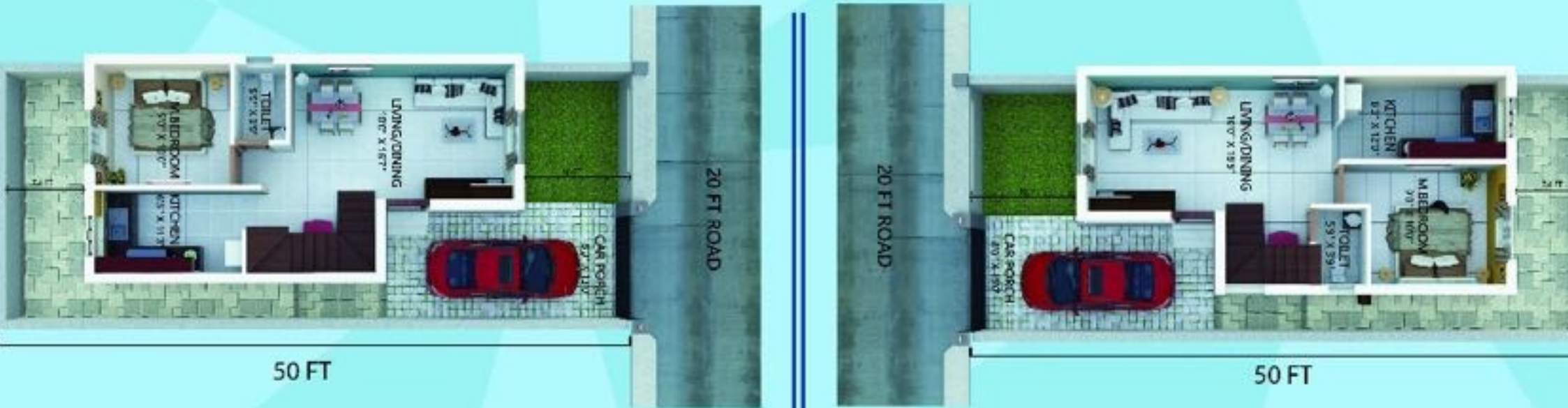


INDIRA'S GREEN VILLE PRICE LIST

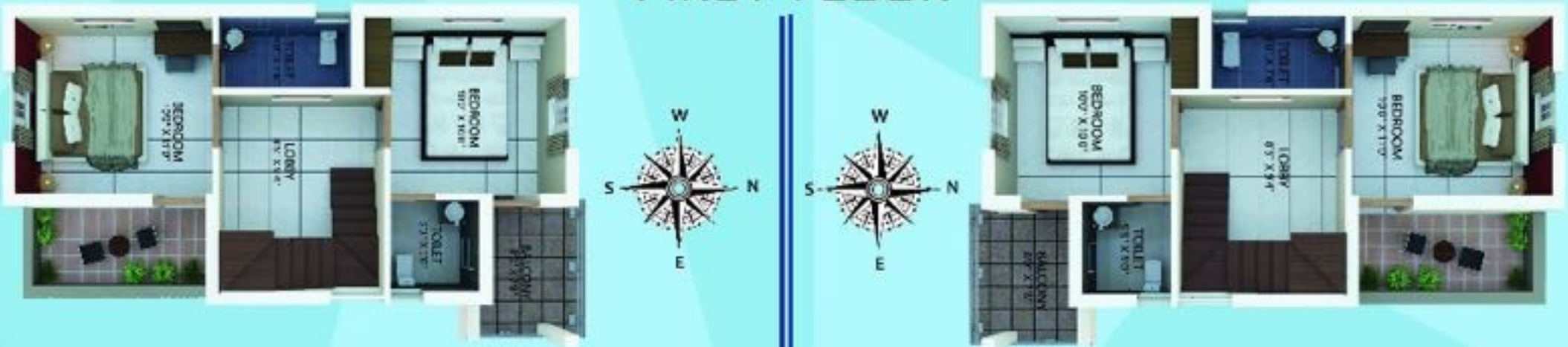
Plot no	Facing	Description	Plot Area	UDS	Total Land Area	Plot Cost	Construction area	Rate per sft	Total sales amount			
									Plot + Construction cost	IDC Rs.1,00,000	Water & EB	Total Payable to Builder
1 to 3	South	Duplex	1200	250	1450	2247500	1400	4,099	5,738,600	100,000	100,000	5,938,600
4 to 9A	South	Duplex	1000	200	1200	1860000	1203	4,099	4,931,097	100,000	100,000	5,131,097
11 To 14	South	Duplex	1000	200	1200	1860000	1203	4,099	4,931,097	100,000	100,000	5,131,097
15A To 18	North	Duplex	1000	200	1200	1860000	1203	4,099	4,931,097	100,000	100,000	5,131,097
21 To 25	North	Duplex	1000	200	1200	1860000	1203	4,099	4,931,097	100,000	100,000	5,131,097
26 To 28	North	Duplex	1200	250	1450	2247500	1400	4,099	5,738,600	100,000	100,000	5,938,600

# Floor Plan

## GROUND FLOOR



## FIRST FLOOR



**NORTH FACING**  
**1 200 SQ.FT**

**SOUTH FACING**  
**1 200 SQ.FT**