



AN AFFORDABLE PLOTS & VILLAS BY PROPSHELL

VEPPAMPATTU

THE FUTURE HUB

STRATEGIC GROWTH DRIVERS

- **Pattabiram Tidel Park:** A massive employment generator nearby.
- **New Tiruvalur Bypass:** Enhancing regional road connectivity.
- **Outer Ring Road (ORR) & Chennai Peripheral Ring Road (CPRR):** Providing seamless access across the greater Chennai region.
- **Strong Railway Network:** Served by the suburban network.
- **Proposed Metro Rail:** Future connectivity from Padi to Tirunindravur, drastically cutting commute times.
- **Tiruvalur Knowledge City:** Boosting the educational and economic profile of the area.

CONNECTIVITY & ACCESSIBILITY

- **Rail & Road Excellence:** Near Veppampattu Railway, connected by NH 205 & Lucas-Thiruvalur Road.
- **MTC Services:** Direct MTC connectivity to major hubs like Poonamallee, T. Nagar, and CMBT
- **Proximity to City:** An attractive option for city workers seeking a lower cost of living and a quieter environment.

FUTURE-READY INFRASTRUCTURE

- **Upcoming Municipality:** Upgrading to Municipality.
- **Safety & Connectivity:** Rail bridges & new highway link (Thirupathi-Chennai) by 2028.

EDUCATIONAL AND SOCIAL ECOSYSTEM

- **Education Cluster:** Major educational hub featuring Sriram and Jaya Engineering/Arts & Science Colleges, plus renowned schools like Velammal Vidhyalaya and Jaya Matriculation.
- **Established Amenities:** Features multiple Banks (IOB, Indian Bank, CUB) and an impressive average literacy rate of 72%.



SERENO

PLOTTED PERFECTION, PROPSHELL PROMISE.

Propshell introduces Sereno, a strategically located plotted development nestled in the popular residential expanse of Avadi, Veppampattu. Our project offers unparalleled access and connectivity, capitalizing on the excellent rail and road network in this prime location. We have meticulously designed Sereno to provide secure, appreciating plots for sale, making it an ideal choice for both investors and future homeowners. The surrounding area of Avadi, Veppampattu is rich with essential infrastructure, ensuring a convenient and tranquil family lifestyle.

Choose Propshell's Sereno Project and invest in the vibrant future of the Avadi, Veppampattu corridor.

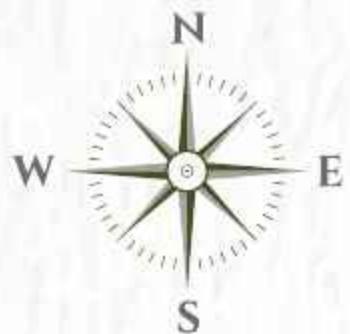
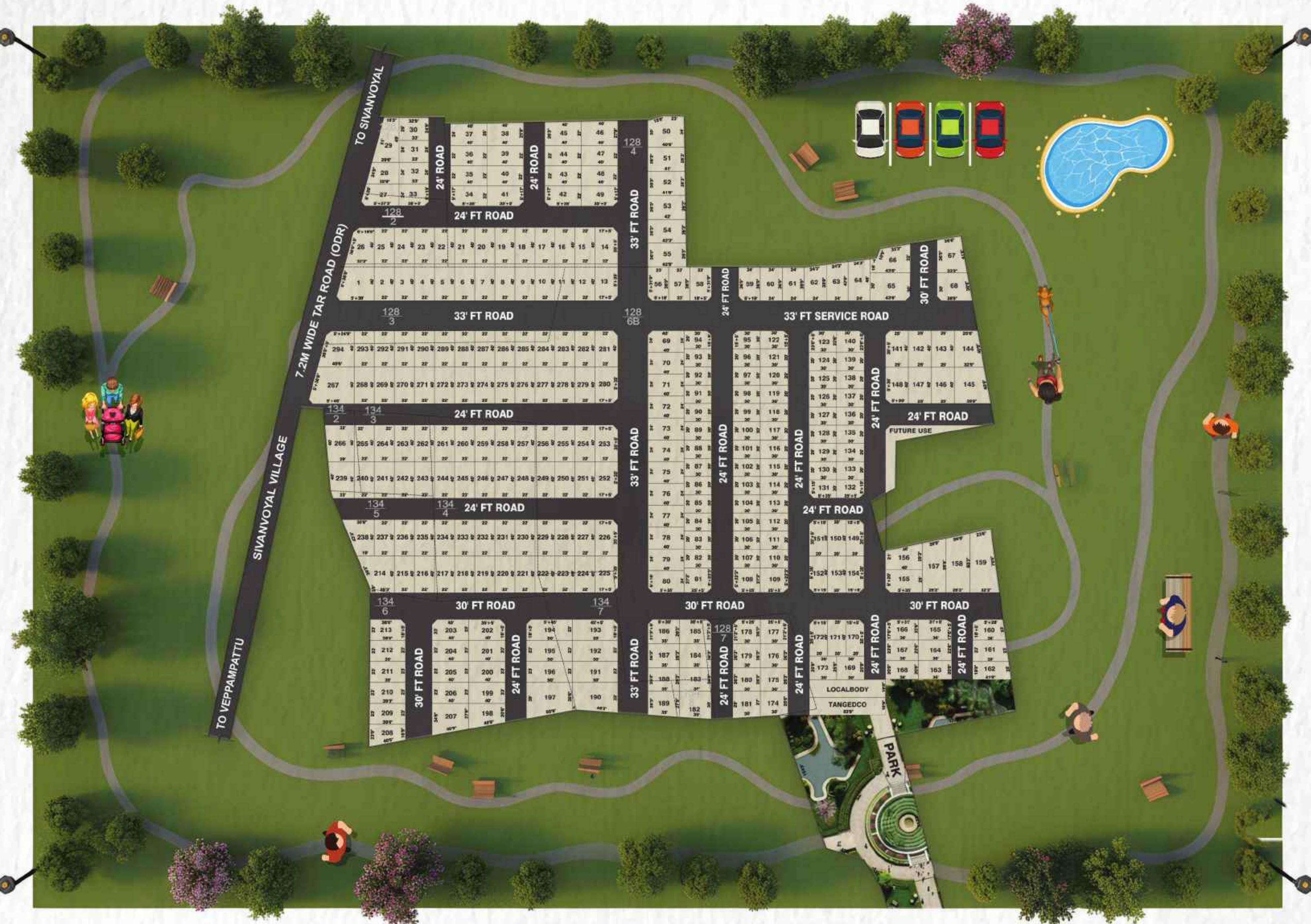


PROJECT SNAPSHOT

RERA Approved: Ensuring security, transparency, and timely delivery.

Total Area: 19.89 Acres of meticulously planned space

Total Plots: 294 Ready-to-Construct plots.



SERENO MASTER LAYOUT PLAN

APPROVED LAYOUT OF HOUSE SITES IN S.NO: 128/1,2,3,4,6B,7. 134/2,3,4,5,6,7,8 OF
V.NO: 85 PULIYUR VILLAGE AND PANCHAYAT, THIRUVALLUR UNION, THIRUVALLUR TALUK & DISTRICT.

100 LAYOUT APPROVED BY DTCP - SWP/ DTCP/TVLR/ LAYOUT NO:225/2023

AREA STATEMENT

PLOT NO.	SQ.FT.										
1	1520.72	51	1069.69	101	900	151	787.5	201	920	251	880
2	880	52	1082.81	102	900	152	787.5	202	907.5	252	867.5
3	880	53	1095.94	103	900	153	800	203	907.5	253	867.5
4	880	54	1105.78	104	900	154	787.5	204	920	254	880
5	880	55	1115.63	105	900	155	987.5	205	920	255	880
6	880	56	851.13	106	900	156	1005	206	920	256	880
7	880	57	845.25	107	900	157	1510.5	207	1251.63	257	880
8	880	58	832.75	108	905	158	1656.25	208	870	258	880
9	880	59	869.5	109	905	159	1892.02	209	905.63	259	880
10	880	60	882	110	900	160	815.5	210	899.88	260	850
11	880	61	918	111	900	161	862.5	211	897	261	880
12	880	62	958.97	112	900	162	802.45	212	891.25	262	880
13	867.5	63	995.16	113	900	163	747	213	873	263	880
14	867.5	64	1070.55	114	900	164	810	214	1367.78	264	880
15	880	65	1292.5	115	900	165	797.5	215	880	265	880
16	880	66	1165	116	900	166	797.5	216	880	266	1220
17	880	67	1168.86	117	900	167	810	217	880	267	1851.81
18	880	68	1076.5	118	900	168	747	218	880	268	880
19	880	69	947.5	119	900	169	772.5	219	880	269	880
20	880	70	960	120	900	170	787.5	220	880	270	880
21	880	71	960	121	900	171	800	221	880	271	880
22	880	72	960	122	887.5	172	787.5	222	880	272	880
23	880	73	960	123	887.5	173	772.5	223	880	273	880
24	880	74	960	124	900	174	787.5	224	880	274	880
25	880	75	960	125	900	175	787.5	225	867.5	275	880
26	1082.66	76	960	126	900	176	787.5	226	867.5	276	880
27	943	77	960	127	800	177	775	227	880	277	880
28	795	78	960	128	900	178	775	228	880	278	880
29	1143.75	79	960	129	900	179	787.5	229	880	279	880
30	817.77	80	947.5	130	800	180	787.5	230	880	280	867.5
31	792	81	905	131	887.5	181	840	231	880	281	867.5
32	792	82	900	132	887.5	182	1010.63	232	880	282	880
33	779.5	83	900	133	900	183	918.75	233	880	283	880
34	867.5	84	900	134	800	184	917.75	234	880	284	880
35	880	85	900	135	900	185	916.25	235	880	285	880
36	880	86	900	136	900	186	906.25	236	880	286	880
37	980	87	900	137	800	187	918.75	237	880	287	880
38	1015	88	900	138	900	188	918.75	238	1134.28	288	880
39	880	89	900	139	900	189	927.5	239	1040	289	880
40	880	90	900	140	887.5	190	1564	240	880	290	880
41	867.5	91	900	141	987.5	191	1150	241	880	291	880
42	867.5	92	900	142	1000	192	1150	242	880	292	880
43	880	93	900	143	1000	193	1137.5	243	880	293	880
44	880	94	887.5	144	1275.92	194	1137.5	244	880	294	1418.84
45	1065	95	887.5	145	1463.59	195	1150	245	880		
46	1095	96	900	146	1000	196	1150	246	880		
47	880	97	900	147	1000	197	1750.59	247	880		
48	880	98	900	148	987.5	198	969	248	880		
49	867.5	99	900	149	787.5	199	960	249	880		
50	1348	100	900	150	800	200	960	250	880		

SERENO

THOUGHTFULLY DESIGNED FOR PREMIUM LIVING

Every detail at SERENO has been planned to provide residents with comfort, safety and quality lifestyle.

Infrastructure & Safety

Secure & Sustainable Foundations



Premium Roads



24/7 Monitoring



Sustainable Design



Lifestyle & Community

to Thrive



The Green Hub



Kids Zone



Illuminated



Ready for Construction,

Build here



Water Supply



Storm Water Drainage



Sustainable Design



INVEST IN SERENO, INVEST IN A LIFESTYLE

WHY PROPSHELL?

YOUR PARTNER IN PLOT INVESTMENT



OUR UNMATCHED VALUE PROPOSITION:



Pioneers in Plots



Clear Titles & Legals



RERA Compliance



Customer-Centric Approach



Proven Track Record

Join the Propshell Family

Where your investment is secure, and your dreams are realized.

INVEST NEAR INNOVATION

PROPSHELL'S GATED COMMUNITY NEAR TIDEL PARK PATTABIRAM

Secure your future with a plot in Propshell's Gated Community, strategically located in close proximity to the massive TIDEL Park, Pattabiram.

This modern IT district is a powerful engine for regional growth, spanning an impressive 5.57 million square feet and creating over 25,000 jobs. Our project's prime location near this technology hub makes it one of the most enticing investment opportunities available today.

Here's how the proximity to TIDEL Park Pattabiram benefits you and the surrounding area:

- ***Skyrocketing Demand & Appreciation:*** The influx of thousands of IT professionals from the Park directly fuels demand for housing, ensuring high appreciation and strong rental potential for plots in our community.
- ***Economic Magnet:*** The Park's focus on state-of-the-art technology and support for IT companies and startups guarantees sustained economic development in the neighborhood.
- ***Infrastructure Boost:*** The presence of a major IT hub necessitates continuous improvements in local infrastructure, including connectivity, roads, and utilities, directly benefiting residents of our community.
- ***A Dual-Growth Hub:*** Your investment is positioned at the intersection of residential and technical progress, transforming the locality into a prominent, future-ready hub.



INVEST NOW IN PROPSHELL'S SERENO TO CAPITALIZE ON THE ECONOMIC WAVE GENERATED BY TIDEL PARK PATTABIRAM!



AVADI-VEPPAMPATTU'S NEXT GEM

PROPSHELL'S SERENO – UNMATCHED LOCATION ADVANTAGES

Propshell's SERENO in Avadi, Veppampattu offers prime plots in Chennai's rapidly developing growth corridor. Benefit from excellent connectivity via the Chennai-Tiruvallur High Road and Veppampattu railway. This strategic location provides secure investment and a serene, family-friendly lifestyle. Invest in SERENO for a future of growth and tranquility.

Railway Stations

Veppampattu Railway Station - 2 mins

Thiruninravur Railway Station - 5 mins

Pattabiram Railway Station - 10 mins

Avadi Railway Station - 18 mins potential for plots in our community.

Bus Depots

Veppampattu Bus Depot - 2 mins

Thiruninravur Bus Depot - 5 mins

Avadi Bus Depot - 18 mins

Schools

- Sri Aravindar Mat School: A mere 2.1km drive.
- Carmal Public School: Just 2.6km from your doorstep.
- Sri Gnanabanu Vidyayalam: Conveniently located 3.6km away.
- Raja National Mat School: Access quality education within 4.5km.
- Sriram VidyaMandir School: A short 5.6km commute.
- Grace Park Public School: Excellent options within 7.1km.

Hospitals

- Bethesda Hospital: Just 4.4km away for local hospital services.
- Thiruvallur Govt Hospital: Comprehensive care within 9.7km.
- KG Hospital: Access to advanced medical services at 10km.

Temples

- Sri SundraVinayagar Temple 1km
- SarvaManagalaGanapathy Temple 2.8km
- Sri ArultharumAyyappan Temple 3.7km



LOCATION MAP

VEERARAGAVAPURAM

AVADI - TIRUPATHI EXPRESSWAY(NH-205)



BHAJARANG ENGINEERING
COLLEGE

PROPSHELL'S
SERENO



JAYA ARTS & SCIENCE
COLLEGE

AVADI - TIRUVALLUR ROAD(NH-716)

TIRUVALLUR

TIRUVALLUR

PUTLUR

VELAMMAL
VIDHYALAYA

SEVAPET

VEPPAMPATTU

THIRUNINRAVUR

NEMILICHERY

PATTABIRAM

TIDEL PARK
AVADE

SRIPERUMBUDUR - TIRUVALLUR ROAD

MANAVALANAGAR
MELNALLATHUR

CM PALACE
SRIRAM ENGINEERING
COLLEGE

CARMEL PUBLIC
SCHOOL

CHENNAI OUTER RING ROAD

ANNAMBEDU

NUNGAMBakkAM

ARANVOYAL

PRATHYUSHA
ENGINEERING
COLLEGE (PEC)

POONAMALLEE - TIRUVALLUR HIGHWAY
PERUMALPATTU

VELLAVEDU

THIRUMAZHISAI

CHENNAI - BANGALORE (NH-48)



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