Premium Plots. **Prime** Location. **Perfect** Serenity.

AADITRA®
PROPERTIES

Aaditra
GARDENS

CMDA APPROVED PLOTTED DEVELOPMENT

VARADHARAJAPURAM

NEAR TAMBARAM

Sometimes, **A Piece of Land** is all you need to see a city rise.

Aaditra
GARDENS
VARADHARAJAPURAM

Set on a 1.48-acre expanse, Aaditra Gardens is an CMDA Approved premium villa plots. Located at Varadharajapuram, just 15 minutes from Tambaram, We bring you perfectly laid out plots, ranging from 949 sq.ft to 1347 sq.ft., Located close to prominent schools, colleges, hospitals and industries.

Aaditra Properties brings you a once-in-a lifetime opportunity to buy the plot of your dreams, which bring you the space and freedom to build your home the way you want it.

Aaditra Gardens (Varadharajapuram), a unique project with Superior infrastructure and Clear title, where your value for money is maximum.

BIG REASONS TO BUY

Well laid roads & infrastructure	Just 15 minutes from Tambaram junction	Designed for comfortable living with perfect space planning	Plots with Avenue trees, Serene and pollution-free environment for healthy living



Connected

Coming up in Varadharajapuram, Aaditra gardens is right in the middle of the growth corridor of chennai, situated west of tambaram, on the state highway connecting GST to Oragadam from Vandalur Junction. Every amenity at aaditra gardens has been specially crafted to ensure that you get a premium plot, in a high-appreciation location. This is everything you want from city living without any of the hassles.

5 Mins from
- 400 Ft Outer Ring Road
- GST Road
- Vandalur Railway Station

10 Mins from
- Shriram Gateway IT Park
- Vandalur Zoo
- Perungalathur Railway Station
- Oragadam - SIPCOT

15 Mins from
- Tambaram Railway Station / Bus Stand
- Poonamallee (ORR - 2)

20 Mins from
- Chennai International Airport

Distance from nearest educational institutions

PERI Institute of Technology - **3 kms**
Sri Niketan Patasala - **1 km**
Narayana e Techno School - **3 kms**
Alwin International School - **4 kms**
Crescent Engineering College - **5.2 kms**
SRM University - **11 kms**
Dhaanish Ahmed College of Engineering - **11 kms**



A GOLDEN INVESTMENT OPPORTUNITY

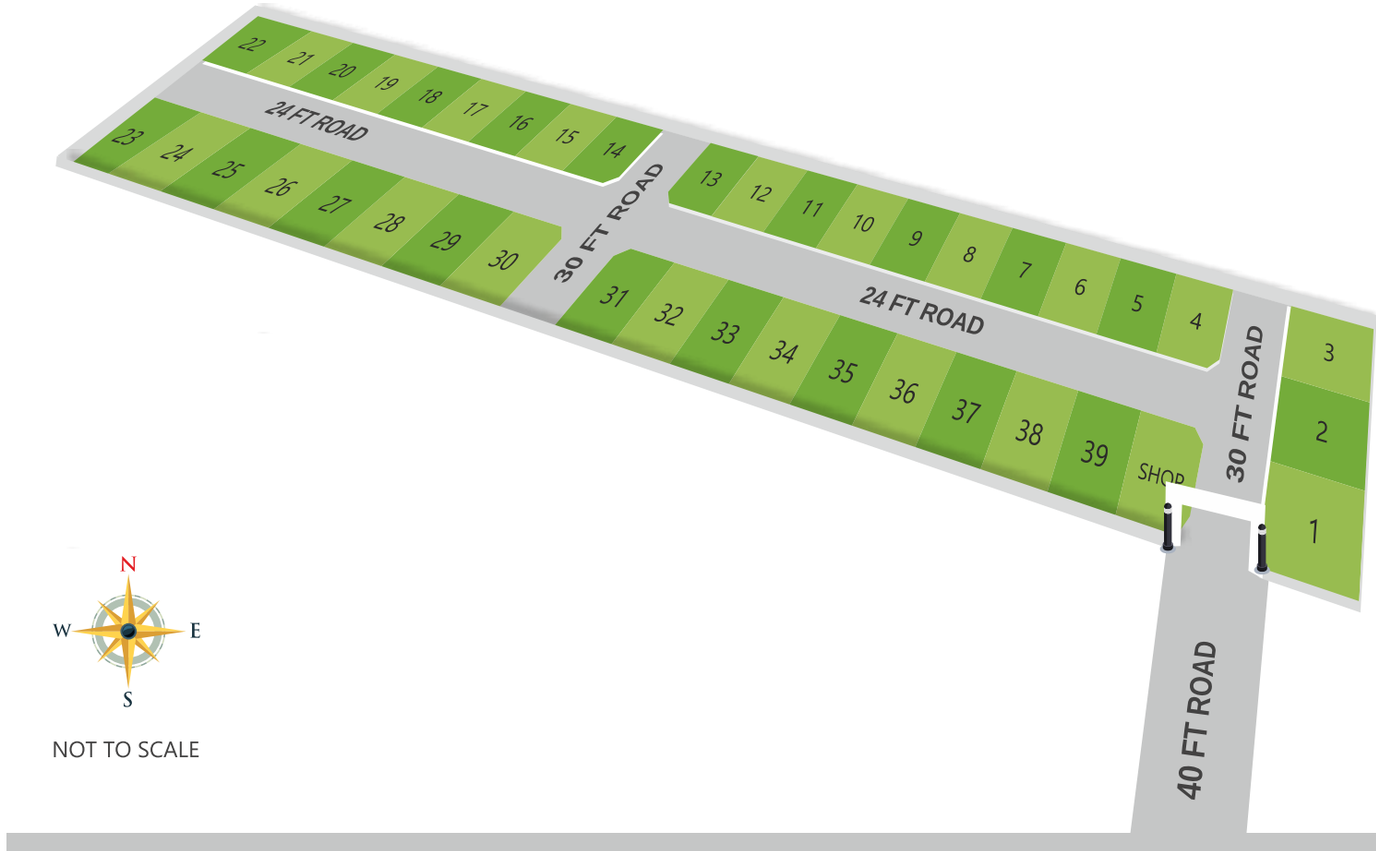
CMDA APPROVED 12/2019

RERA APPROVED

TN/01/LAYOUT/0074/2019

BEST IN CLASS FEATURES

- Gated Community
- 30 & 24 feet Black Top Roads
- Easy connectivity to GST & Chennai Outer Ring Road
- Instant Electricity Supply
- Potable Ground Water
- Surrounded by Educational institutions, Banks & MNCs



Aaditra
GARDENS
VARADHARAJAPURAM

PLOT LAYOUT

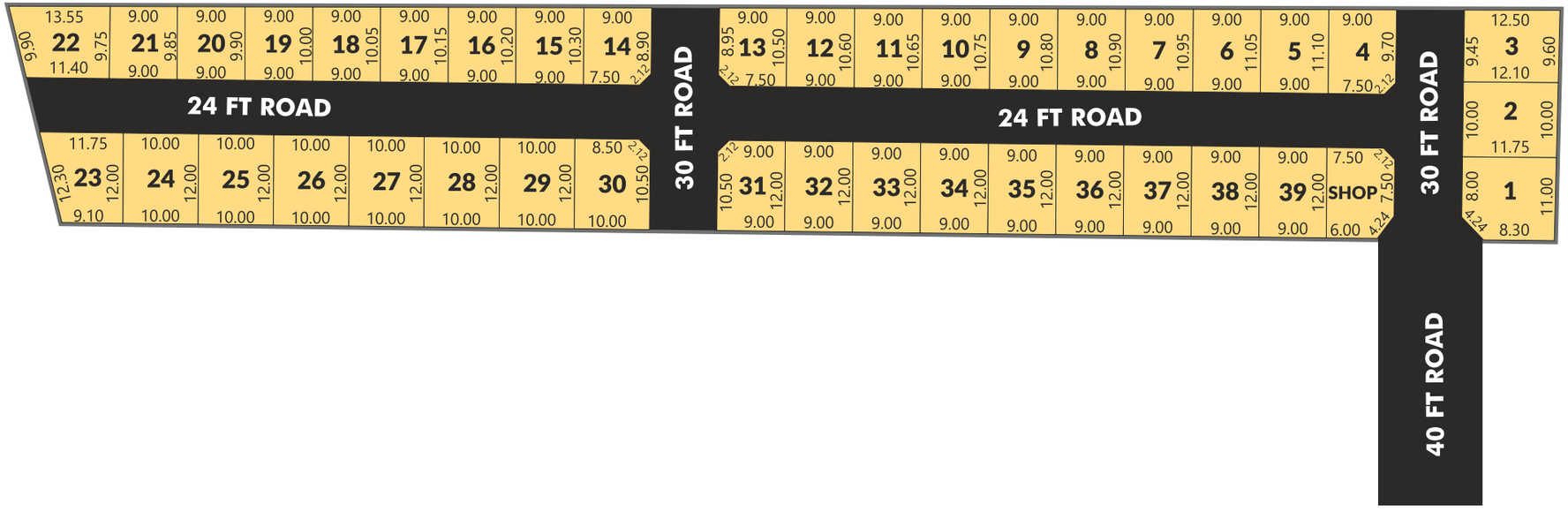
LAYOUT OF HOUSE SITES IN S.Nos: 35/ 1 OF
VARADHARAJAPURAM VILLAGE, KUNDRATHUR PANCHAYAT UNION

CMDA APPROVED
APPROVAL NO : 12/2019

RERA APPROVED
TN/01/LAYOUT/0074/2019

N
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NOT TO SCALE



AREA DETAILS

PLOT	SQ.M	SQ.FT
1	122.38	1317
2	119.25	1284
3	117.08	1260
4	99.23	1068
5	99.67	1073
6	99.00	1066
7	98.32	1058
8	97.65	1051

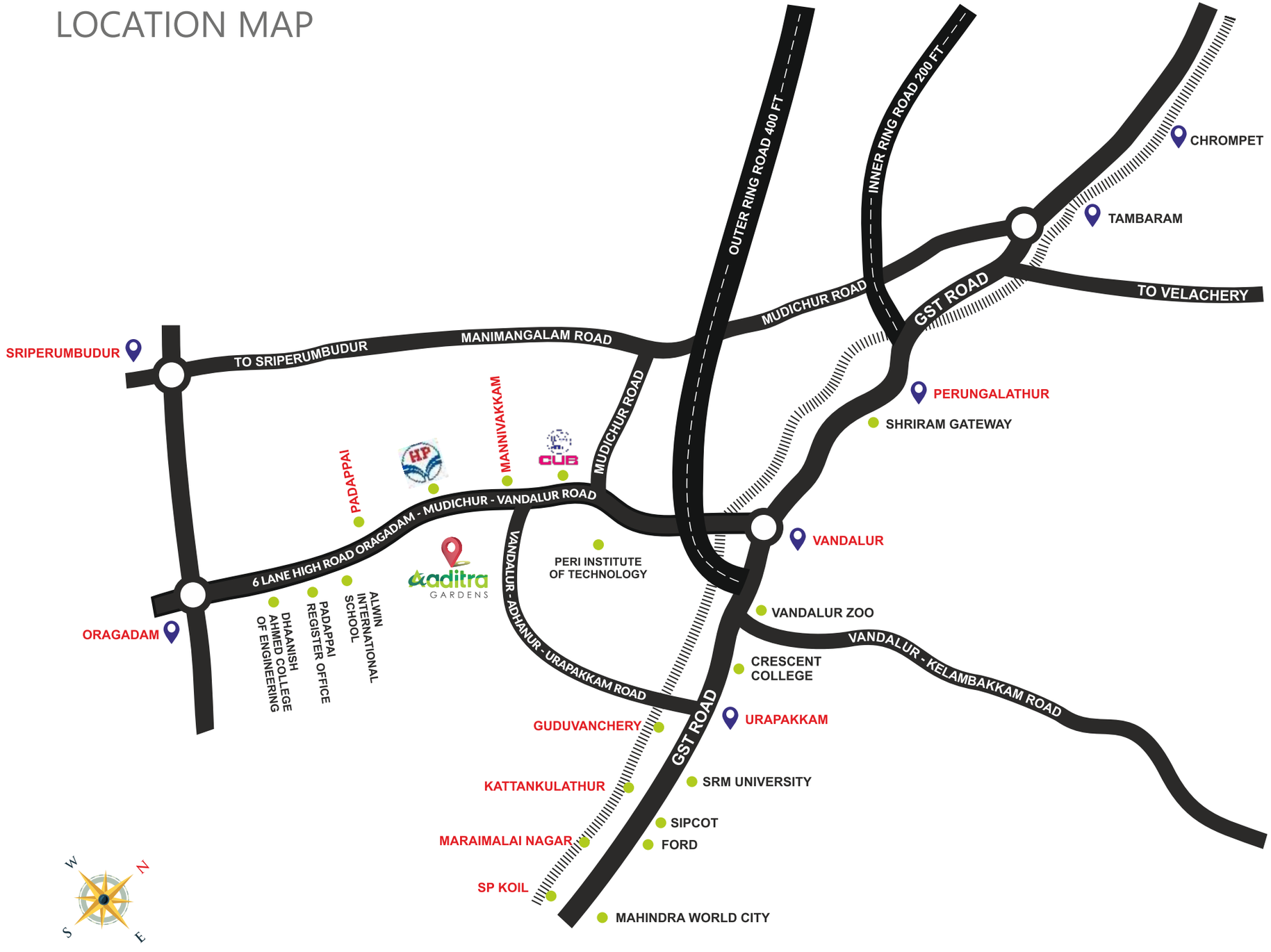
PLOT	SQ.M	SQ.FT
9	96.97	1044
10	96.30	1037
11	95.62	1029
12	94.95	1022
13	93.15	1003
14	92.02	991
15	92.25	993
16	91.57	986

PLOT	SQ.M	SQ.FT
17	90.90	978
18	90.22	971
19	89.55	964
20	88.87	957
21	88.20	949
22	121.13	1304
23	125.10	1347
24	120.00	1292

PLOT	SQ.M	SQ.FT
25	120.00	1292
26	120.00	1292
27	120.00	1292
28	120.00	1292
29	120.00	1292
30	118.87	1280
31	106.87	1150
32	108.00	1163

PLOT	SQ.M	SQ.FT
33	108.00	1163
34	108.00	1163
35	108.00	1163
36	108.00	1163
37	108.00	1163
38	108.00	1163
39	108.00	1163
SH	102.37	1102

LOCATION MAP



NOT TO SCALE

AADITRA®
PROPERTIES

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