



THE NEW ERA OF LIVING
BEGINS AT
CHENGALPATTU



SAMEERA
Universe

THE LARGEST MULTIFUNCTIONAL
URBAN EVOLUTION

THE LARGEST
MULTIFUNCTIONAL
URBAN EVOLUTION
IN THE MAKING





THE EMERGING JEWEL OF TAMIL NADU CHENGALPATTU



Chengalpattu is quickly becoming a lively satellite town of Chennai, making it a prime investment location. The area is seeing major improvements, like the new Chengalpattu bus terminal, which will improve transportation and boost local business. The Chennai Metropolitan Development Authority (CMDA) has chosen Chengalpattu as one of the five satellite towns to help reduce crowding in Chennai and create new urban growth areas with strong infrastructure. Current projects include expanding road networks and new town plans, which will enhance connectivity and support growth.



THE EMERGING JEWEL OF TAMILNADU CHENGALPATTU



THE DETROIT OF TAMIL NADU

A growing hub for industry and technology

Strategic location - 56 km from Chennai and central to
infrastructure and connectivity developments



GATEWAY TO CHENNAI

**Offers excellent connectivity via
National Highway 45 and strong rail networks**

Improved accessibility with the eight-laning of the
Chennai-Tindivanam National Highway



CHENGALPATTU

KEY DEVELOPMENTS & INFRASTRUCTURE



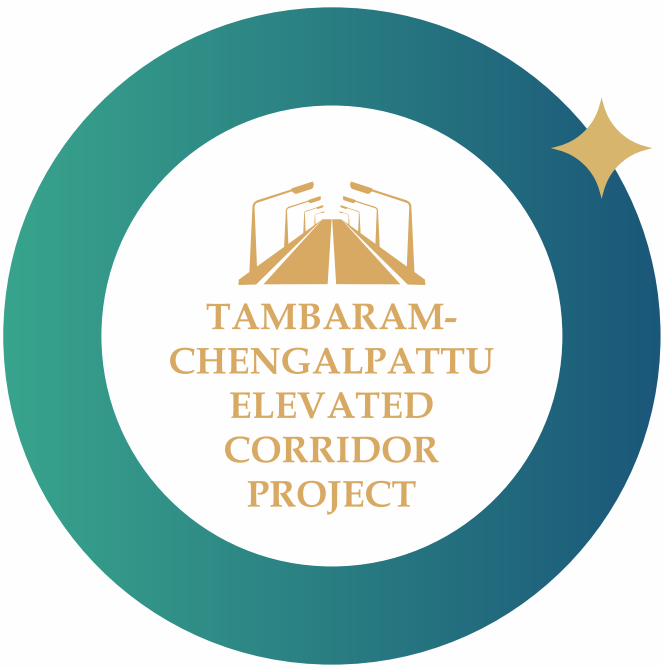
1000 crs + of
investment planned

INFRASTRUCTURE DEVELOPMENTS



HOSPITAL

A new ultra-modern district hospital with 250+ beds will replace the existing hospital in Chengalpattu



TAMBARAM-CHENGALPATTU
ELEVATED
CORRIDOR
PROJECT

Objective:
To start soon for improved connectivity

Location:
Venpakkam Panchayat,
Chengalpattu

Expected Completion:
December 2025

Features:
107 bus bays, terminal building,
restaurant, shops, parking, and
facilities for persons with disabilities

Cost:
₹100 crs +



NEW BUS
TERMINUS

Location:
Nemmeli, Chengalpattu

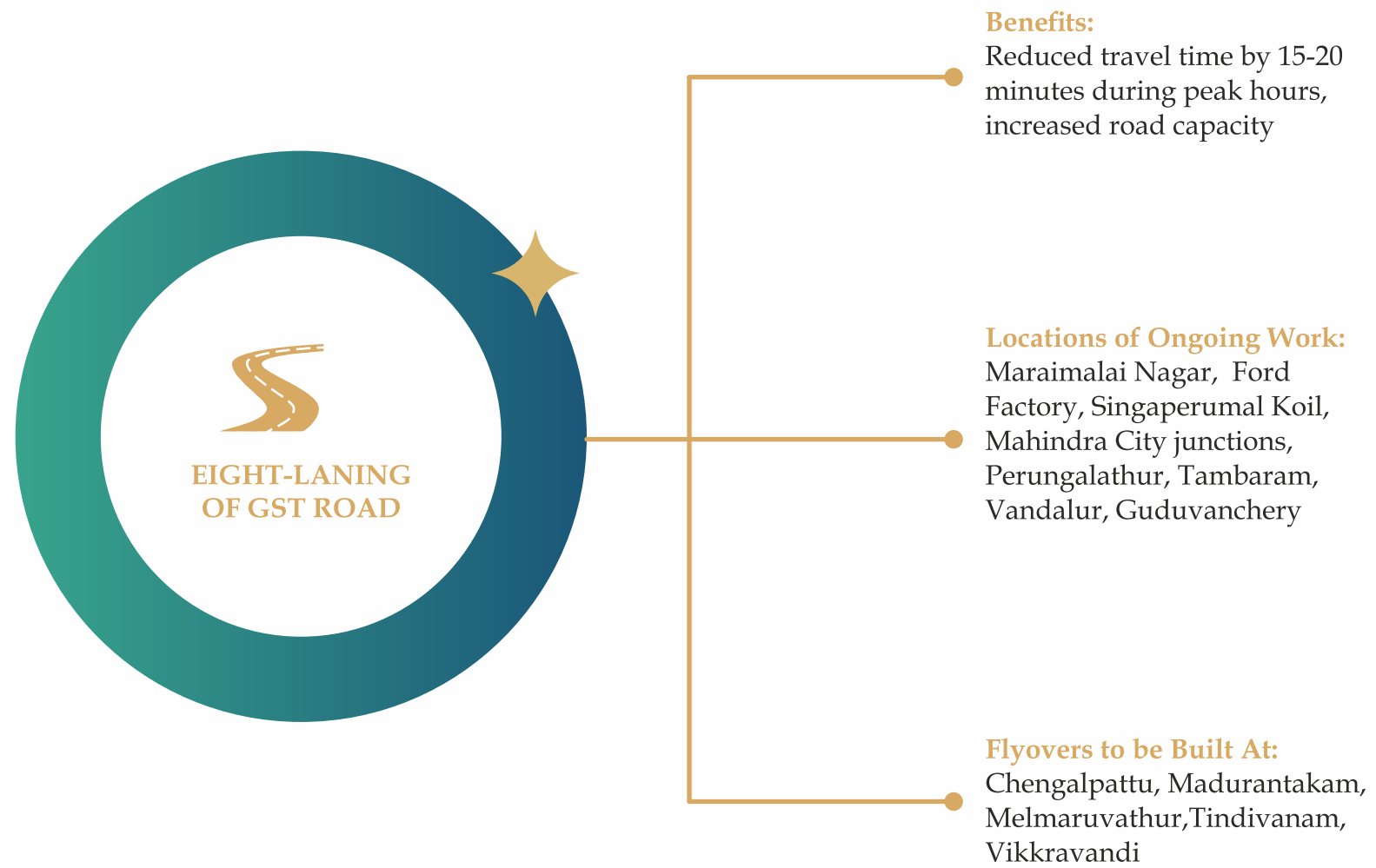
Capacity:
150 million litres per day

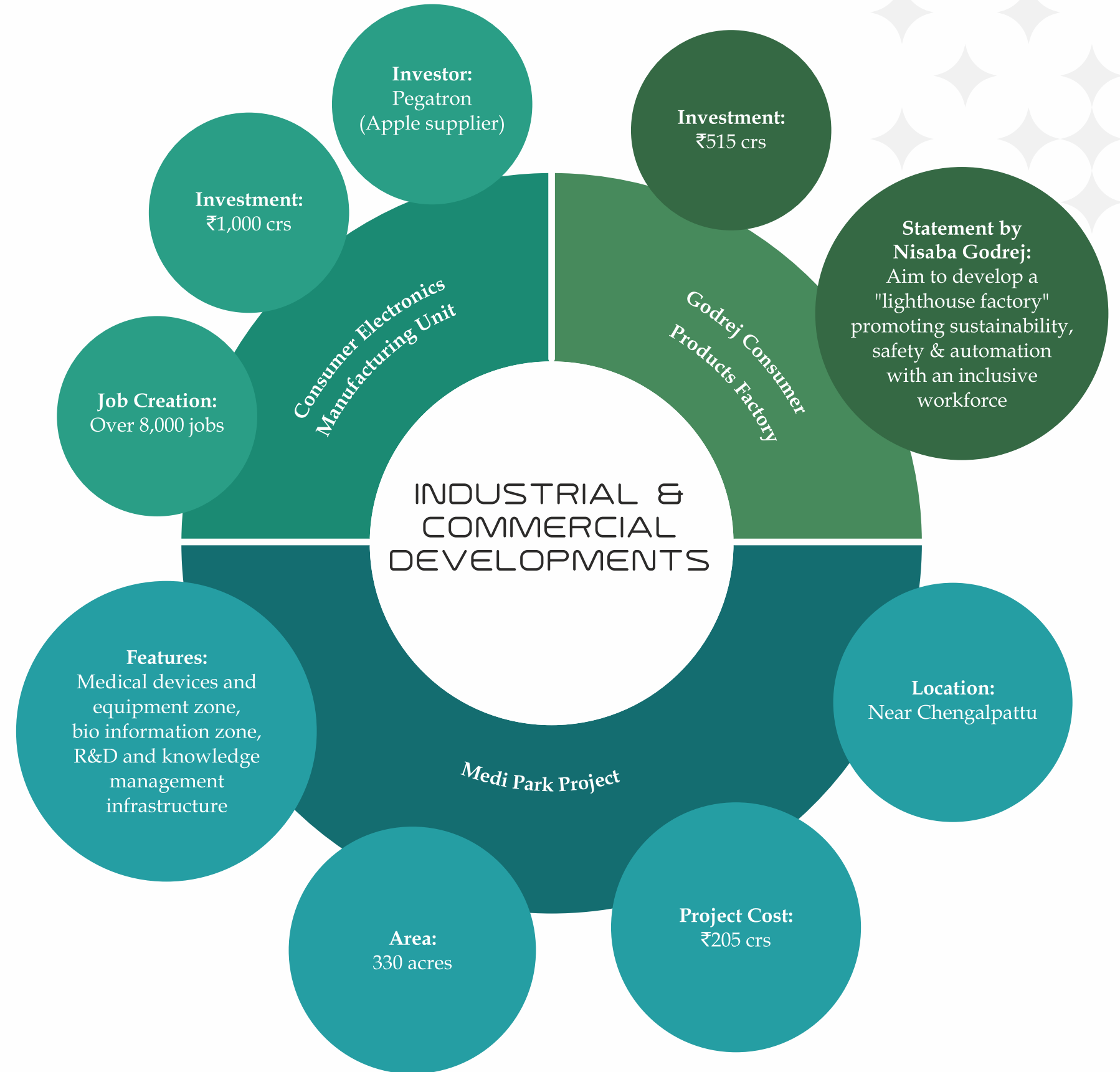
Beneficiaries:
Over 9 lakh people in
southern parts of Chennai

Inauguration:
By Chief Minister M K Stalin
on February 24, 2024



DESALINATION
PLANT AT PERUR







TRANSPORTATION & CONNECTIVITY

Chengalpattu-Tindivanam Road Upgrades

Includes the upgradation of roads and the construction of flyovers to improve traffic flow

Chennai-Tindivanam National Highway Expansion

Impact:
Reduced travel time by 15-20 minutes during peak hours throughout GST Road from Tambaram to Chengalpattu

7 LANE ROAD

GST (6 LANE ROAD)

8 LANE ROAD



GOVERNMENT INITIATIVES

Locations:
Maraimalai Nagar,
Kattankulathur,
Ponneri,
Tiruporur,
Thirumazhisai &
Gummidipoondi.

**CMDA's Plan for
Satellite Towns**

Objective:
To tap potential
residential, commercial,
industrial, and
institutional activities
along key corridors

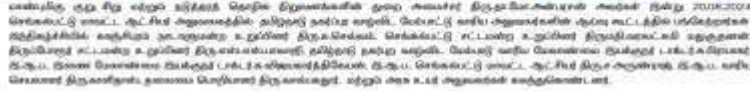
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dtnext / Mar 6



Tamil Nadu Chief Minister MK Stalin will head the newly established Tamil Nadu Artificial Intelligence Mission, signalling a commitment to leveraging AI technologies for



SAMEERA Universe

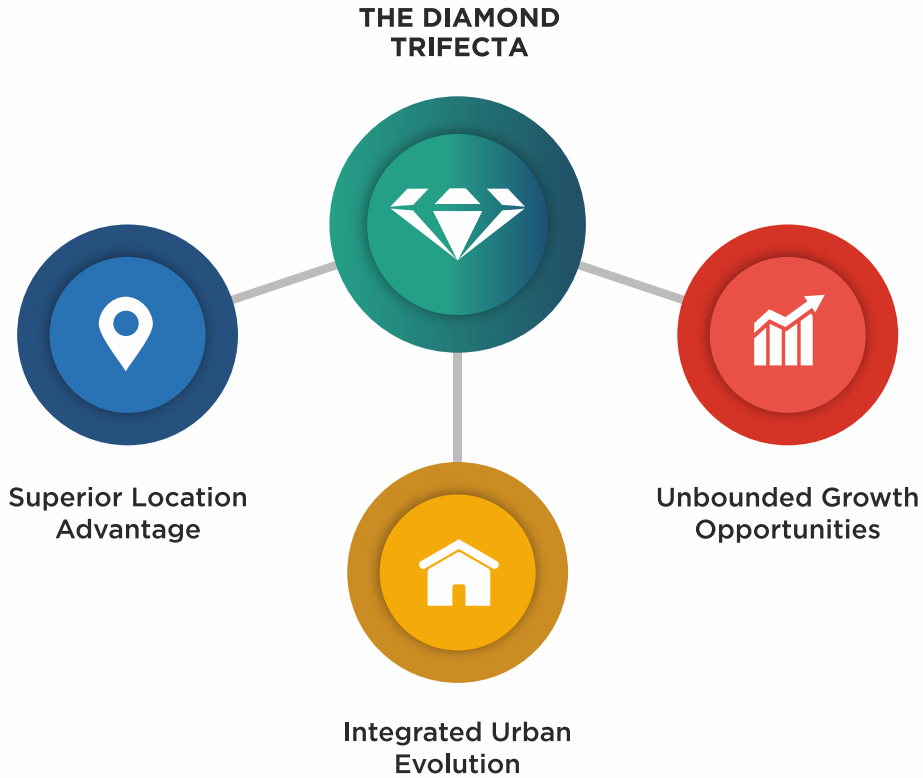
UNVEILING SAMEERA UNIVERSE



Sameera Universe is a pioneering 230-acre urban evolution, strategically located in Chengalpattu amidst rapidly advancing infrastructure and Smart City initiatives. Designed to drive commercial excellence, it provides businesses the opportunity to establish themselves with minimised capital exposure, ensuring sustainability and growth. The thoughtfully planned ecosystem includes spaces dedicated to education, healthcare, technology, and innovation, forming a cohesive commercial and residential hub. World-class residential spaces further elevate the community, reflecting global standards. Sameera Universe is an inclusive evolution, redefining the future of urban living and enterprise.



DIAMOND TRIFECTA



STRATEGIC DISTINCTION

Sameera Universe elevates the concept of urban evolution with its unparalleled "Diamond Trifecta" of superior location, unbounded growth, and integrated planning. Anchored in the thriving Chengalpattu hub, this ambitious 230-acre project harmonises modern infrastructure, economic vitality, and holistic development, setting a new standard for visionary urban spaces.

LOCATION MAP



CHENNAI PORT

CHENNAI CENTRAL

GUINDY

CHENNAI AIRPORT

HYUNDAI

ROYAL ENFIELD

HIRANANDANI

APOLLO TYRES

HIBROW HEALTHCARE PRIVATE LIMITED

ORAGADAM JUNCTION

PEPSICO PRODUCTS

VANDALUR

CHENGALPATTU JN

VEDANTHANGAL

WALAJABAD ROAD

ADHIPARASAKTHI ENGINEERING COLLEGE

ADHIPARASAKTHI DENTAL COLLEGE AND HOSPITAL

MALOLAN COLLEGE OF ARTS & SCIENCE

SAMEERA WARHOUSE

SAMEERA universe

LL C3 CINEMAS LAUREL MARL

COLLECTOR OFFICE

PAKKAM RAILWAY STATION

MELMARUVATHUR RAILWAY

KILAMBAKKAM BUS TERMINUS

ZOHO

SRM HOSPITAL & UNIVERSITY

MAHINDRA WORLD CITY - INFOSYS, CAPGEMINI, NCR CORPORATION, PARANUR RAILWAY STATION, BMW GROUPS PLANT, MAHINDRA AUTOMOTIVE.

G V MEDICA COLLEGE

DON BOSCO POLYTECHNIC COLLEGE

SRI VENKATESWARA HOSPITAL

APOLLO PHARMACY LAB

VENGAMBAKKAM BUS STOP

INDIRA GANDHI CENTRE FOR ATOMIC RESEARCH

KALPAKKAM BUS STAND

KELAMBAKKAM

TAMBARAM

TARAMANI

TIRUVANMIYUR

TIDEL PARK





Includes IT Parks, ITES companies, and manufacturing companies/R&D centres, offering a diverse range of workspaces



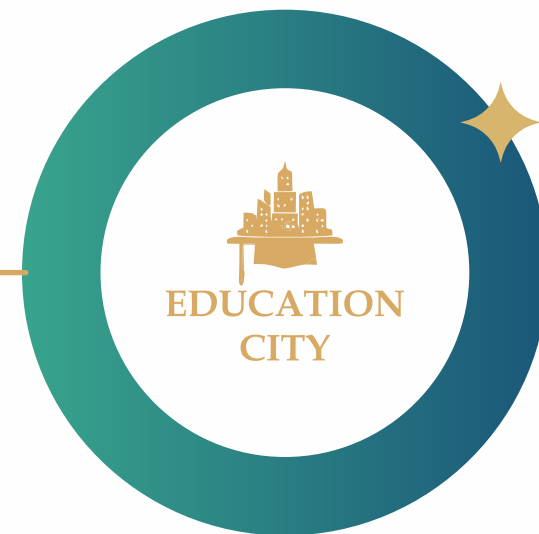
Featuring vibrant entertainment zones, an open-air movie theatre, a clubhouse, and a food park, providing diverse recreational options



A comprehensive health and wellness destination with hospitals and a spiritual centre



Dedicated living spaces tailored for senior citizens, promoting a community-focused lifestyle



A hub for learning with schools, colleges, an arts/music college, a sports academy, and an aviation academy, fostering educational excellence

TOP REASONS TO INVEST IN
SAMEERA UNIVERSE



**TAILORED
INFRASTRUCTURE**

Purpose-built facilities engineered to meet specific operational requirements, moving beyond standard industrial and commercial designs



**COST-EFFECTIVE
LEASING**

Rates up to 60% lower than comparable locations such as Mahindra World City, located 15 minutes away



**COMPREHENSIVE
ECOSYSTEM**

A balanced environment integrating employment, education, entertainment, and sustained economic growth



JOB CREATION

Estimated growth of 15,000 to 20,000 jobs by 2026, strengthening the local economy



**WORLD-CLASS
DEVELOPMENT**

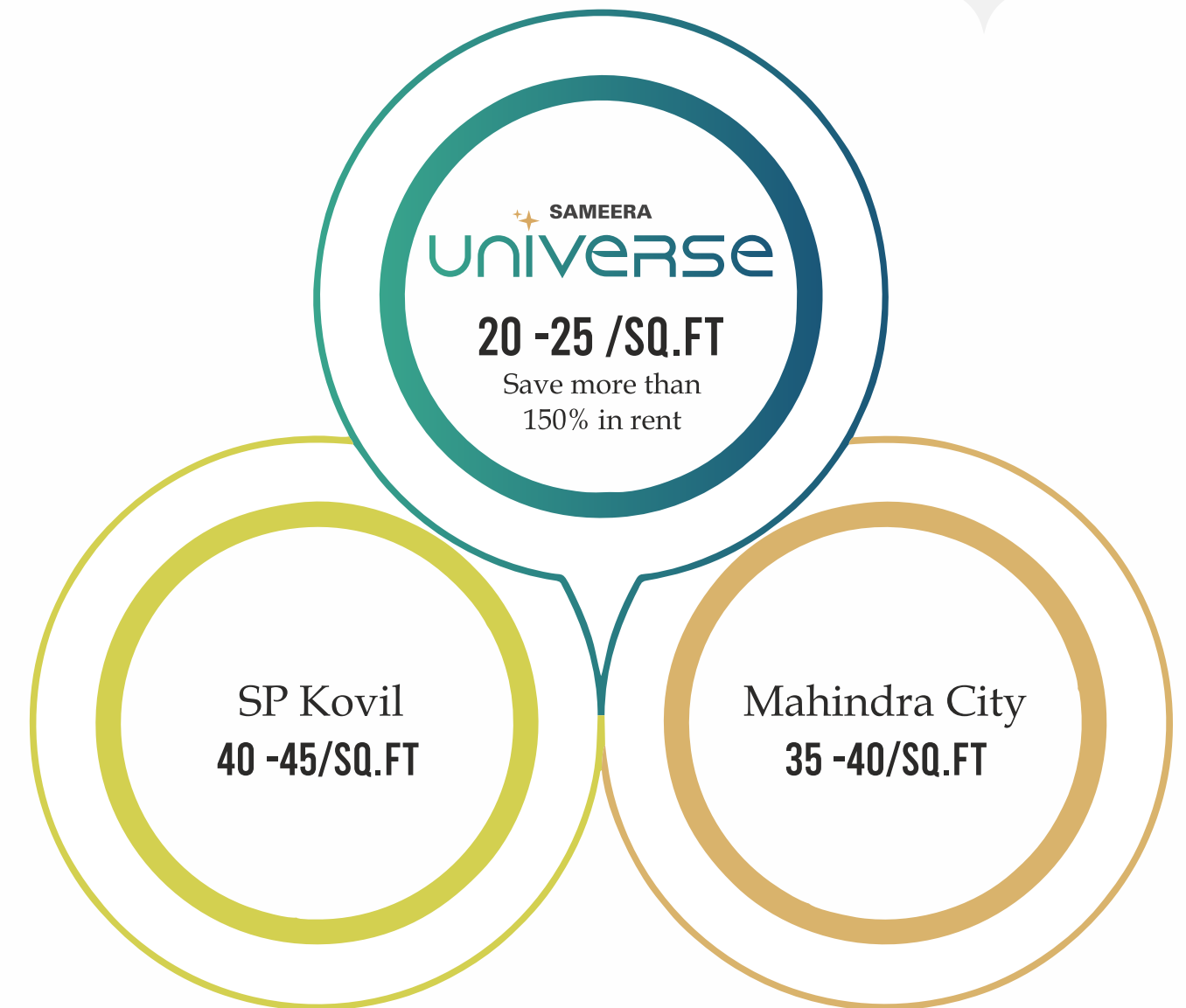
Internationally inspired spaces, modelled after iconic global cities including Venice, Rome, Dubai, New York, and London

COMMERCIAL RENTAL COMPARISON



Designed to foster commercial excellence, we implement a built-to-suit rental model that empowers businesses to establish themselves with reduced capital exposure while ensuring long-term sustainability.

Our built-to-suit commercial, industrial, and manufacturing spaces are designed to meet precise specifications, these spaces offer optimal functionality, strategic location advantages and scalable solutions to support your business growth.



ABOUT
SAMEERA UNIVERSE

230 Acres Development - 1,00,18,800 sq.ft
Total Saleable Area - 52,75,000 sq.ft





COMMERCIAL /
ECONOMICAL
DEVELOPMENT
HIGHLIGHTS

Economical development with

50,00,000 sq.ft

Creating more than

20,000

employment opportunities

7,50,000 sq.ft
Manufacturing
companies



2,50,000 sq.ft
Bank & financial
institutions

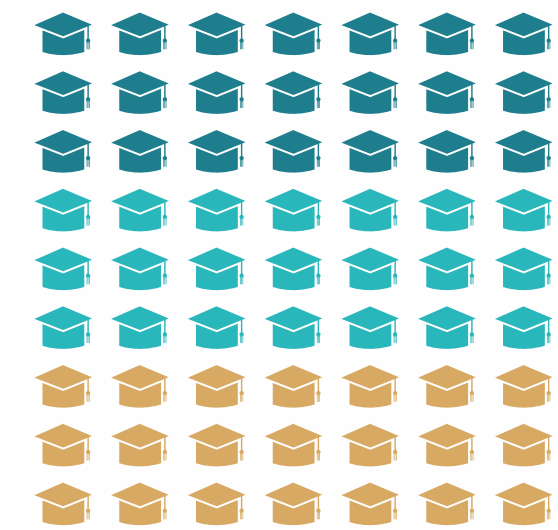
5,00,000 sq.ft
IT/ITES

5,00,000 sq.ft
R&D centres

5,00,000 sq.ft
Automobile companies



EDUCATION
CITY



3,20,000 sq.ft

Schools

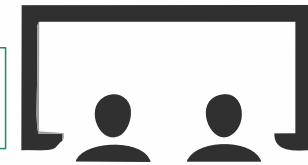
3,20,000 sq.ft

Colleges

1,60,000 sq.ft

Specialised academies

ENTERTAINMENT CITY



1,80,000 sq.ft Entertainment zones



1,80,00 sq.ft Open-air movie theatre



3,60,000 sq.ft Clubhouse

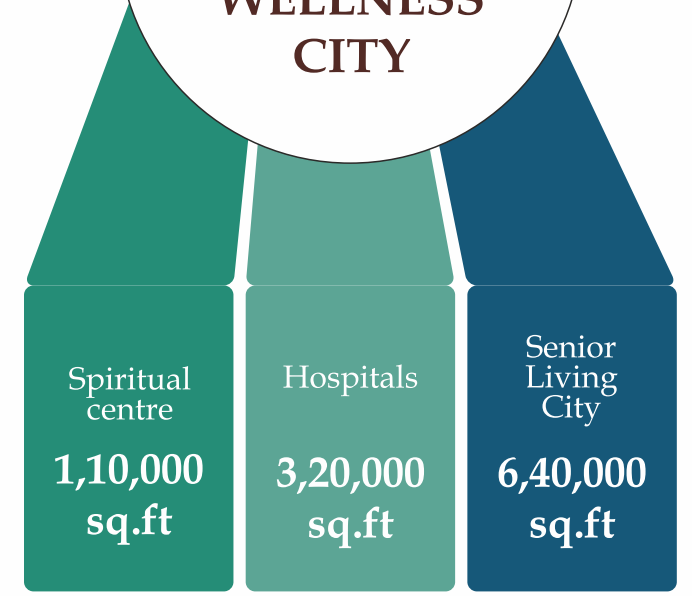


1,80,000 sq.ft Food park





WELLNESS
CITY





HELIPORT

Unveiling the City’s First-Ever Heliport

A state-of-the-art heliport for enhanced connectivity and reduced time



Convenient Access:
Direct aerial connectivity for swift transportation



Business Advantage:
Ideal for corporate executives and VIPs



Emergency Response:
Rapid medical and disaster response capabilities



Enhanced Mobility:
Efficient travel, reducing time for key stakeholders



Elite Infrastructure:
Adds a mark of distinction and exclusivity





URBAN ENCLAVE

A sprawling 230-acre urban living, ensuring secure and well-planned living spaces



MAIN ENTRANCE ROAD FROM GST ROAD

8-lane, 80-foot road with paved walkways on both sides



MODEL UNIVERSE

Paved roads with designated walking space



SAFETY & SECURITY

Comprehensive security with CCTV surveillance, manned security, and controlled access entry points



PLANTATIONS

Thoughtfully arranged plantations - enhancing the aesthetic appeal and promoting a green environment



INTERNAL BRIDGE(S)

Venice-themed bridge over the water body



MAIN ROADS

100 ft, 80 ft, and 40 ft blacktop (BT) roads



INTERNAL ROADS

40 ft blacktop (BT) roads with paved walkways on either side



ENTRY ARCHES FOR ZONES

Venice, Rome, Dubai, New York, & London-themed entry arches



LIGHTING FOR MAIN & INTERNAL ROADS

Combination of solar and electric lighting for energy efficiency



DRIVEWAYS

Meticulously planned driveways for easy and efficient vehicle movement



STORM WATER DRAINS

Comprehensive storm water drainage system for internal and main roads



BUS BAYS

Designed for convenient public transport access and smooth traffic flow both inside & out



PROVISION FOR WATER SUPPLY

Well-planned water distribution network



PROVISION FOR SEWAGE

Well designed sewage lines



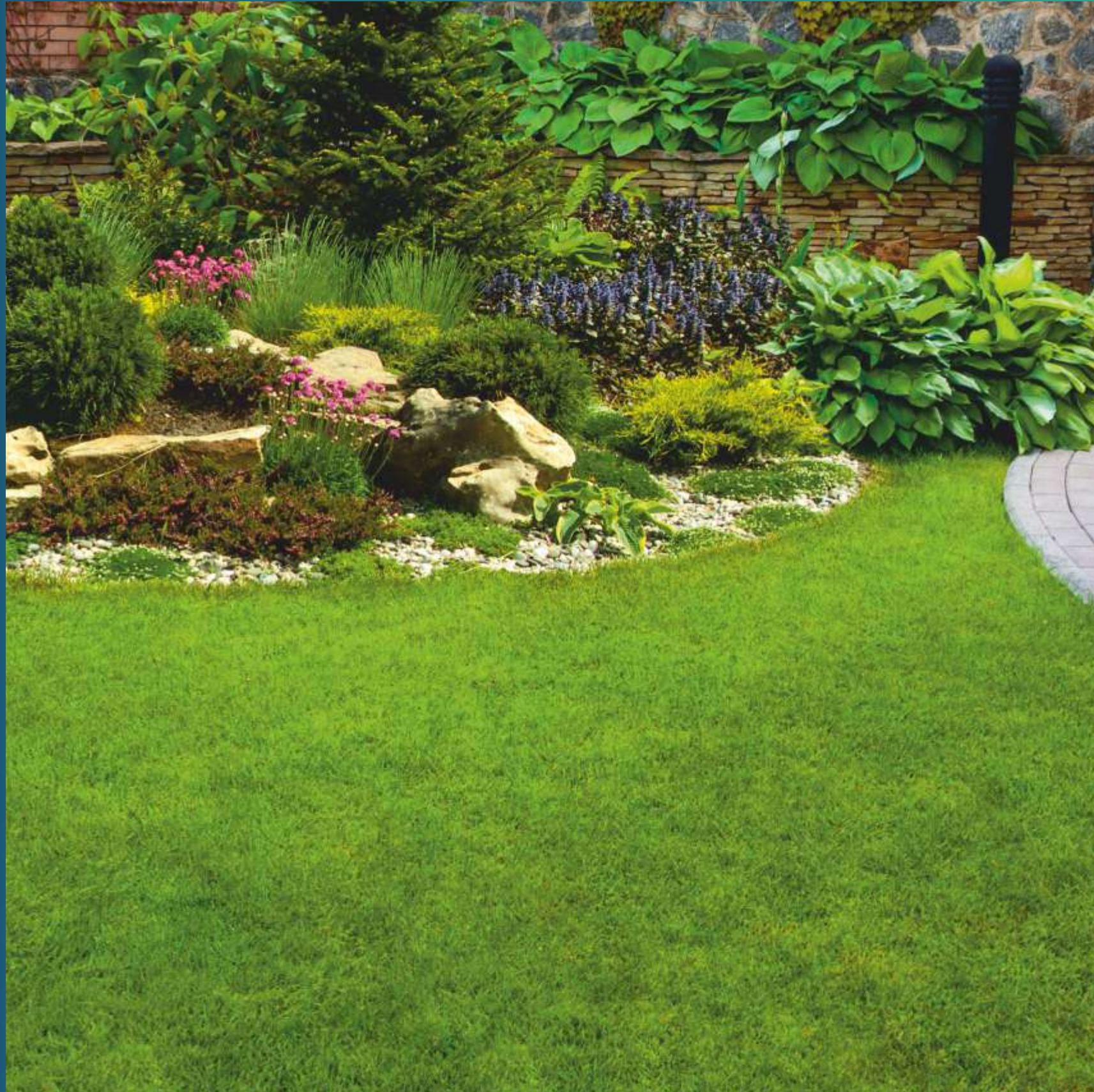
LANDSCAPING

Expertly designed landscaping for gardens and parks



SPACE DEMARCATION

Thoughtfully crafted and clearly demarcated zones with dedicated spaces for offices, education, entertainment, healthcare, wellness, senior living, residential plots, and commute





NATURAL WATER FEATURES

Integrated natural water bodies seamlessly embedded within the urban enclave, enhancing the ecological balance



GREEN COVERAGE

Over 2,000 trees and pollution-free surroundings, promoting a clean and healthy environment



PAVERED WALKWAYS

Environmentally-friendly paved walkways designed for ease of access and sustainability



LANDSCAPE DESIGN

Thoughtfully designed landscapes including a rose garden, flower beds for each plot, and date palm trees, enhancing aesthetic appeal and biodiversity



RAINWATER HARVESTING

Advanced rainwater harvesting systems to efficiently manage and utilise natural resources



MIYAWAKI FOREST

A designated forest area within the enclave, fostering biodiversity and conservation efforts



ABUNDANT WATER RESOURCES

Ensured availability of ample water resources to support sustainable living



LUSH GREEN SPACES

More than 10 acres dedicated to lush greenery, providing a refreshing natural environment



AGRICULTURAL ZONE

Managed agriculture and farming areas, promoting sustainable practices and local food production



5

CITY-THEMED
PLOTS & VILLA



VENICE



NEWYORK



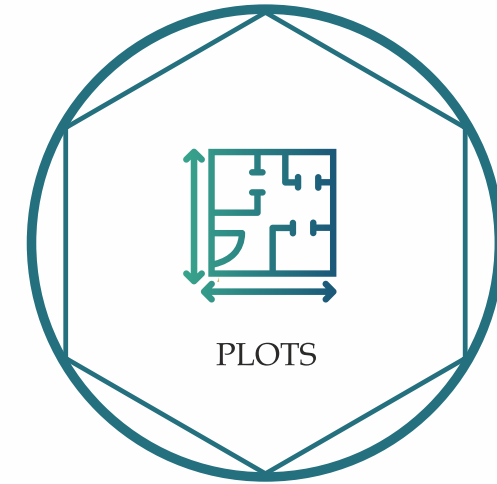
ROME



LONDON



DUBAI



EXTENSIVE PLOT SELECTION

Over 6,000 meticulously
planned plots, offering a
range of sizes and locations
to suit diverse preferences
and requirements



THEMED DEVELOPMENTS

Plots are available
in five distinct
themes inspired
by iconic
global cities



EXTENSIVE CITY-THEMED VILLAS

50 villas per city theme, each spanning over 2,400 sq.ft with 3 to 4 bedrooms, offering expansive living spaces and premium features



SOPHISTICATED VILLA COLLECTION

More than 200 luxurious villas, each designed to capture the essence of the world's most celebrated cities



PLOT

- Venice** : Embrace the charm of historic Venice with elegant, canal-inspired designs
- Rome** : Enjoy the grandeur of ancient Rome with classical architectural elements
- Dubai** : Experience modern luxury and innovation reminiscent of Dubai's vibrant metropolis
- New York** : Reflect the dynamic energy and urban sophistication of New York City
- London** : Indulge in the classic elegance and heritage of London



VILLA

- Venice Villas** : Classic Venetian design with intricate detailing and charming balconies
- Rome Villas** : Elegant Roman-inspired architecture with spacious courtyards and classical features
- Dubai Villas** : Sleek, modern designs with high-tech amenities and luxurious finishes
- New York Villas** : Urban chic with large glass windows and minimalist design
- London Villas** : Timeless British charm with refined interiors and traditional brickwork

AMENITIES



- | | | |
|------------------------------|---------------------------------------|---|
| 1. Mini Theatre | 29. Chess | 57. ATM |
| 2. Dance Floor | 30. Carrom | 58. CCTV |
| 3. Zumba Room | 31. Dart Game | 59. Association Room |
| 4. Reading Lounge | 32. Foosball Table | 60. Convenio Store |
| 5. Gym | 33. Arts and Craft Room | 61. Ironing Shop |
| 6. Interactive Gym | 34. Virtual Gaming | 62. Emergency Room |
| 7. Functional Training | 35. Simulation Games | 63. 24*7 Security |
| 8. Digital Workout | 36. Gaming Arcade | 64. Rooftop Party Deck |
| 9. Senior Citizens Gym | 37. Interactive Squash Court for Kids | 65. Conference Room |
| 10. Yoga and Meditation Room | 38. Air Hockey Table | 66. Mobile Charging Stations |
| 11. Massage Room | 39. Boxing Simulator | 67. Cafeteria |
| 12. Steam / Sauna | 40. Children's Cognitive Play Area | 68. Package Lockers |
| 13. Salon | 41. Swimming Pool | 69. Star Gazing Deck |
| 14. Jacuzzi | 42. Toddlers Pool | 70. VR Room |
| 15. Kids PSP | 43. Aqua Gym | 71. Ludo |
| 16. Crèche cum Day Care | 44. Kids Play Pool | 72. Obstacle Maze |
| 17. Blackboard Wall | 45. Water Throwball | 73. Banquet Hall with Kitchen |
| 18. Ball Pit | 46. Rainbow Arcade | 74. Common Restrooms |
| 19. Kids Waiting Lounge | 47. Poolside Party Area | 75. Kids Comic Maze |
| 20. Smart Tuition Kiosks | 48. Pool Viewing Deck with Swing | 76. Swimming Pool |
| 21. Robotics Station | 49. Aqua Volleyball | 77. Community Lounge with Coffee Station |
| 22. Kids Obstacle Arena | 50. Pool Basketball Hoop | 78. 24 hrs State-of-the-Art Fitness Centre – Technogym Equipped |
| 23. Spinning Wheel of Hope | 51. Pool Viewing Spa Seaters | 79. Virtual Concierge App |
| 24. Interactive Floor Games | 52. Sunken Seating | 80. Security Access |
| 25. Billiards | 53. Poolside Refreshment Counter | 81. Clubhouse with Lounge Seating and HDTV Living Room |
| 26. Snookers | 54. Tulip Seaters | 82. Resort-Style Pools and Courtyard |
| 27. Table Tennis | 55. Guest Room | |
| 28. Kids Indoor Games | 56. Library | |

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|---|
| 83. Open Movie Theatre |
| 84. Toddlers Room |
| 85. Sun Tanning Salon |
| 86. Multi-Purpose Game Room |
| 87. Spa |
| 88. Electric Car Charging Stations |
| 89. Valet Trash |
| 90. Golf Simulators |
| 91. Life-sized Chessboard |
| 92. Outdoor Amphitheatre |
| 93. Jogging Track |
| 94. Aerobic Hall |
| 95. Reflexology Pathway |
| 96. Sand Pit with Castle |
| 97. Hopscotch Zone |
| 98. Trampoline |
| 99. Kids Play Area |
| 100. Tot Lot |
| 101. Hammock |
| 102. Outdoor Kids Hobby Zone |
| 103. RC Car Race Track |
| 104. Lawn Play Mounds |
| 105. Giant Outdoor Chess and Snakes & Ladders |
| 106. Kids Jungle Gym |
| 107. Nerf Gun Game |
| 108. Slides |
| 109. Mini Merri-go Round |
| 110. Cycle Track |
| 111. 50m Dash Track |
| 112. Giant Sling Shot |
| 113. Slum Dunk Basketball |
| 114. Open Play Field |
| 115. Box Cricket |

- | |
|---------------------------------|
| 116. Lawn Tennis |
| 117. Rock Climbing Wall |
| 118. Kho Kho |
| 119. Basketball Court |
| 120. Skating Arena |
| 121. Mini Hockey Rink |
| 122. Cricket Practice Net |
| 123. Cricket Nets |
| 124. Outdoor Gym |
| 125. Beach Volleyball Court |
| 126. Badminton Court |
| 127. Reading Zone |
| 128. Archery |
| 129. Gully Cricket |
| 130. Kabaddi |
| 131. Nine Square in the Air |
| 132. Futsal Court |
| 133. Throwball Court |
| 134. Tree House |
| 135. Outdoor Party Area |
| 136. Electric Cycles with Racks |
| 137. Pergola with Seating |
| 138. Fountain |
| 139. Ponds |
| 140. Palm Promenade |
| 141. Barbecue Lawn |
| 142. Aroma Garden |
| 143. Landscaped Seating Area |
| 144. Farming Zone |
| 145. Flower Garden |
| 146. Tree Plaza with Seating |
| 147. Leisure Pavilion |
| 148. DIY Organic Garden |

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|--------------------------------|
| 149. Senior Citizens Park |
| 150. Camping Site |
| 151. Bonfire Pits |
| 152. Outdoor Projection Screen |
| 153. Mini Golf |
| 154. Bamboo Drive |
| 155. Green Pavilions |
| 156. Sculpture Court |
| 157. Chime Garden |
| 158. Birds Nest |
| 159. Senior Citizens Zone |
| 160. Sunken Pavilion |
| 161. Pottery Making |
| 162. Kids Cycle Track |
| 163. Culture Court |
| 164. Rock Garden |
| 165. Pavilion Seater |
| 166. Panchayat Lawn |
| 167. Cognitive Play Area |
| 168. Kids Cycle Rack |
| 169. Dogs Park |
| 170. Bird Feeding Area |
| 171. Yoga Hall |
| 172. On-site Retail Spaces |
| 173. Sun Deck |
| 174. Pet-friendly Spaces |
| 175. Grilling Pavilion |
| 176. Business Centre |
| 177. USB Outlets |
| 178. Feng Shui Parks |
| 179. Planting Garden |
| 180. Food Shopping |

⁺SAMEERA UNIVERSE

THE SMARTEST CHOICE FOR MAXIMUM RETURNS

- 5 Km radius
- 10 Km radius
- 15 Km radius





INVEST IN UNMATCHED
GROWTH AND VALUE

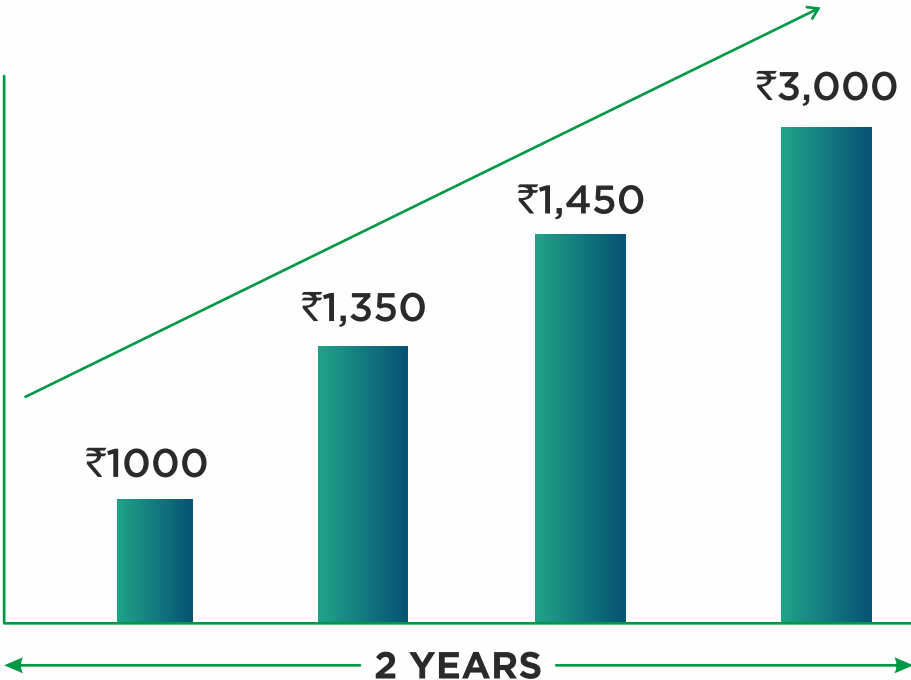


- Exclusive Pricing:** Experience exceptional value with prices up to 75% lower than leading developments such as Shriram Gateway, Mahindra World City, Kalpakkam, Kanchipuram, Sriperumbudur, and Thiruvallur
- Unparalleled Standards:** Our competitive rates are complemented by superior development standards, offering a distinguished investment opportunity
- Exceptional Returns:** Positioned for growth with the potential for 30% appreciation in just 3 months

PROPOSED PRICE
APPRECIATION CHART



PROPOSED PRICE APPRECIATION CHART





Site address: Grand Southern Trunk Rd,
Mamandur, Chengalpattu, Tamil Nadu 603111

For more details: **91502 44992**

www.sameerauniverse.com | sales@sameerauniverse.com