



sencia

MARAIMALAI NAGAR



VILLA PLOTS
CITY ACCESS
COUNTRY CALM



Propshell[®]
PROPERTY PERSONALISED

WELCOME TO SENCIA

- THE GATEWAY TO CHENNAI LIVING



Located just 4 km off GST Road near Maraimalai Nagar, Sencia offers premium residential villa plots in a peaceful, green setting with excellent connectivity to Chennai. Thoughtfully planned with wide roads, clear titles, and essential infrastructure, Sencia is ideal for families looking to build independent villas in a secure and well-laid-out community.

Designed for long-term living, the layout encourages the development of a vibrant neighborhood with private homes, landscaped avenues, and shared spaces. Whether you're building your dream home or investing in tomorrow's growth, Sencia gives you the foundation to create a self-sustained, villa-style living environment — close to the city, yet far from the noise.



PROPSHELL



Established in 2007, Propshell is a trusted name in South India's real estate landscape. We specialize in buying, selling, and developing residential plots and gated communities.

With over 17 years of experience, we've delivered value to 10,000+ happy families. Our end-to-end services include land promotion, joint ventures, and property management. Driven by quality, affordability, and customer satisfaction, we create spaces built for life.



LOCATION ADVANTAGE

**PERFECTLY PLACED NEAR GST.
STRATEGICALLY AWAY FROM THE CHAOS.**



GST ROAD



*KILAMBAKKAM
BUS TERMINUS*



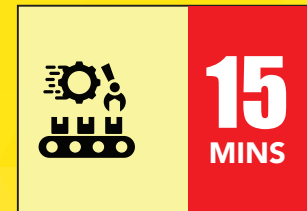
*MARAIMALAI NAGAR
RAILWAY STATION*



*INTERNATIONAL
AIRPORT*



UNIVERSITY



*MANUFACTURING
HUBS*



OUTER RING ROAD



HOSPITALS



BANKS

THOUGHTFULLY PLOTTED

FOR A WHOLESOME LIFE



BLACK TOP
ROADS



LED
STREET LIGHTS



READY TO
CONSTRUCT



OVERALL
COMPOUND WALL



WATER
CONNECTION



CHILDREN'S
PLAY AREA

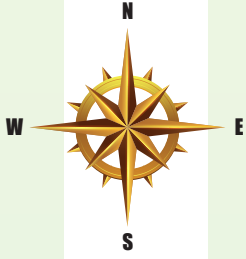


CCTV
CAMERA



**A PLACE
TO GROW
LAUGH
AND BELONG.**





MASTER PLAN LAYOUT

APPROVED PLAN SHOWING THE LAYOUT OF HOUSING SITES IN
S.No: 492/1,2,3,4 and 492/5 of Senkundram Village,
Maraimalai Nagar Municipality,
Chengalpattu Taluk and District

DTCP APPROVAL NO. 10/2025 | RERA-TN/35/LAYOUT/1251/2025

TO CHENCHELPET

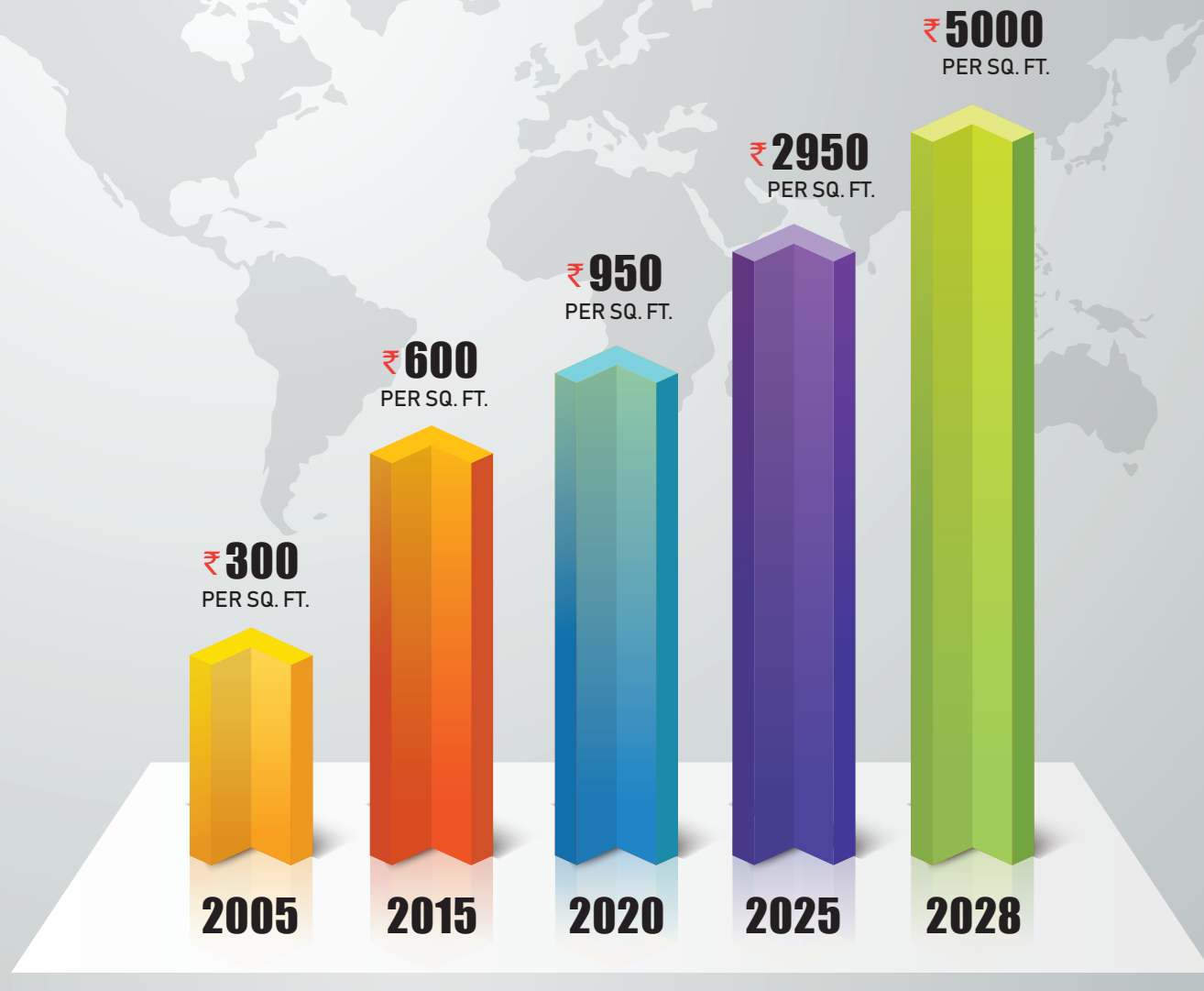
GST ROAD

TO TAMBARAM

AREA STATEMENT

PLOT NO.:	AREA SQ.FT.	PLOT NO.:	AREA SQ.FT.	PLOT NO.:	AREA SQ.FT.	PLOT NO.:	AREA SQ.FT.
1	919	39	600	77	800	115	800
2	996	40	800	78	800	116	800
3	1290	41	800	79	800	117	800
4	1404	42	800	80	800	118	800
5	1523	43	800	81	800	119	800
6	1041	44	800	82	800	120	800
7	900	45	800	83	800	121	800
8	933	46	800	84	800	122	800
9	995	47	800	85	800	123	800
10	1007	48	800	86	800	124	800
11	849	49	1188	87	1188	125	800
12	593	50	880	88	912	126	1188
13	593	51	800	89	880	127	1203
14	593	52	800	90	880	128	880
15	593	53	800	91	800	129	800
16	593	54	800	92	800	130	800
17	593	55	800	93	800	131	800
18	593	56	800	94	800	132	800
19	652	57	800	95	800	133	800
20	596	58	800	96	870	134	800
21	600	59	820	97	885	135	915
22	600	60	845	98	800	136	1413
23	600	61	800	99	800	137	1488
24	600	62	800	100	800	138	1515
25	600	63	800	101	800	139	1769
26	600	64	800	102	800	140	2258
27	600	65	800	103	800	141	1350
28	600	66	880	104	880	142	1338
29	880	67	880	105	1203	143	1320
30	888	68	1188	106	1170	144	1320
31	600	69	800	107	1188	145	1331
32	600	70	800	108	800	146	1232
33	600	71	800	109	800	147	1133
34	600	72	800	110	800	148	1037
35	600	73	800	111	800	149	941
36	600	74	800	112	800	150	1125
37	600	75	800	113	800	151	1027
38	600	76	800	114	800	152	923

LAND VALUES ALONG GST ARE ON THE RISE



EARLY BUYERS BENEFIT THE MOST — SECURE YOUR FUTURE TODAY.

INVEST TODAY.

ENJOY THE GROWTH TOMORROW.

South Chennai is booming – with rapid urban expansion, demand for plotted developments is rising fast



Infrastructure upgrades around GST Road are driving up land value and future potential



Perfect for early investors, NRIs, and retirement planners looking for long-term growth and peace of mind

High resale and rental prospects due to proximity to industrial hubs and educational institutions



WHY SETTLE FOR LESS, WHEN YOU CAN LIVE SMART?



OFF GST

Calm, connected, clean



DTCP APPROVED

Safe to invest



READY-TO-BUILD

Start home construction
anytime



FAST-DEVELOPING LOCALITY

Strategic Location





LOCATION MAP





Propshell[®]

PROPERTY PERSONALISED

No.1, Rashmi Towers, 2nd Floor,
Valluvarkottam High Road,
Nungambakkam,
Chennai – 600034

info@propshell.com
www.propshell.com

No. 321 - Ground Floor,
Unique World Business Center,
Ansar Gallery,
Karama - Dubai

dubai@propshell.com
www.propshell.com