



BLOSSOM BRICKKS

LANDS & HOMES

Presents



Blossom's Grand Emerald

@

SP Koil Kolathur

Location



Singaperumal Koil in the southern outskirts of Chennai is silently transforming from a modest town into the city's next focal point for real estate development. Recognized as the emerging auto-rail hub, it hosts major industrial players such as Force, Mahindra, Renault-Nissan, BMW, Lear, along with IT giants like Zoho, Capgemini, Wipro, and Infosys, collectively contributing to a job market that exceeds 50,000 positions.

Recent times have witnessed significant strides in Singaperumal Koil's infrastructure, with connectivity improvements taking center stage, laying the foundation for robust real estate growth. Here are key projects steering this transformation:

- **Singaperumal Koil Overpass:** The proposed overpass, with an investment of Rs. 90.74 crore, connecting Guduvancheri to Singaperumal Koil, is currently on the verge of inauguration. This overpass aims to alleviate traffic congestion near the Singaperumal Koil Railway Crossing junction, benefiting commuters from Padappai and Oragadam. Anticipated commercial developments, including shopping complexes and malls, are expected to emerge, indirectly catalyzing residential development on both sides of the Oragaddam road.
- **Chennai Peripheral Ring Road:** The ambitious Chennai Peripheral Ring Road, spanning an impressive 133.38 kilometers with an estimated budget of Rs. 12,301 crore, is designed to connect Singaperumal Koil to key towns like Sriperumbudur, Tiruvallur, Tamaraiakkam, Periyapalayam, Puduvoiyal, and Kattupalli. This strategic road network aims to streamline trade from the Mahabalipuram port to Ennore port, making it smoother, quicker, and easier for commuters who travel to outskirts of the city.

Real Estate Developments:

The real estate terrain in Singaperumal Koil as a result of all these developments has experienced a threefold appreciation in the last decade. With these connectivity projects nearing fruition, the region is on track for a doubling of real estate prices within a year. Ample vacant land parcels in the locality is providing an opportune canvas for Singaperumal Koil to witness metropolitan city developments and evolve into a promising real estate hub, drawing the attention of investors, builders and developers keen on establishing standardized community societies to accommodate the expected surge in population in the coming years.

The locality is also witnessing new-age developments like plotted communities, where people are provided with the freedom to build their dream homes in a secured community with world-class amenities in contrary to the conventional ready-to-move-in spaces.

In essence, the connectivity progress in Singaperumal Koil is not merely a tale of infrastructural development; it's a narrative of sustainable growth, portraying a town on the cusp of a real estate renaissance.

PREMIUM AMENITIES



READY FOR CONSTRUCTION



GRAND ENTRANCE ARCH



FULLY COMPOUNDED



ELEVATED BLACK TOP ROADS



CLEAR TITLE



SEWAGE LINE



TNEB



LED STREET LIGHTS



5 YEARS MAINTENANCE



AVENUE TREES

BLOSSOM'S GRAND EMERALD

DTCP Approval No.302 / 2024

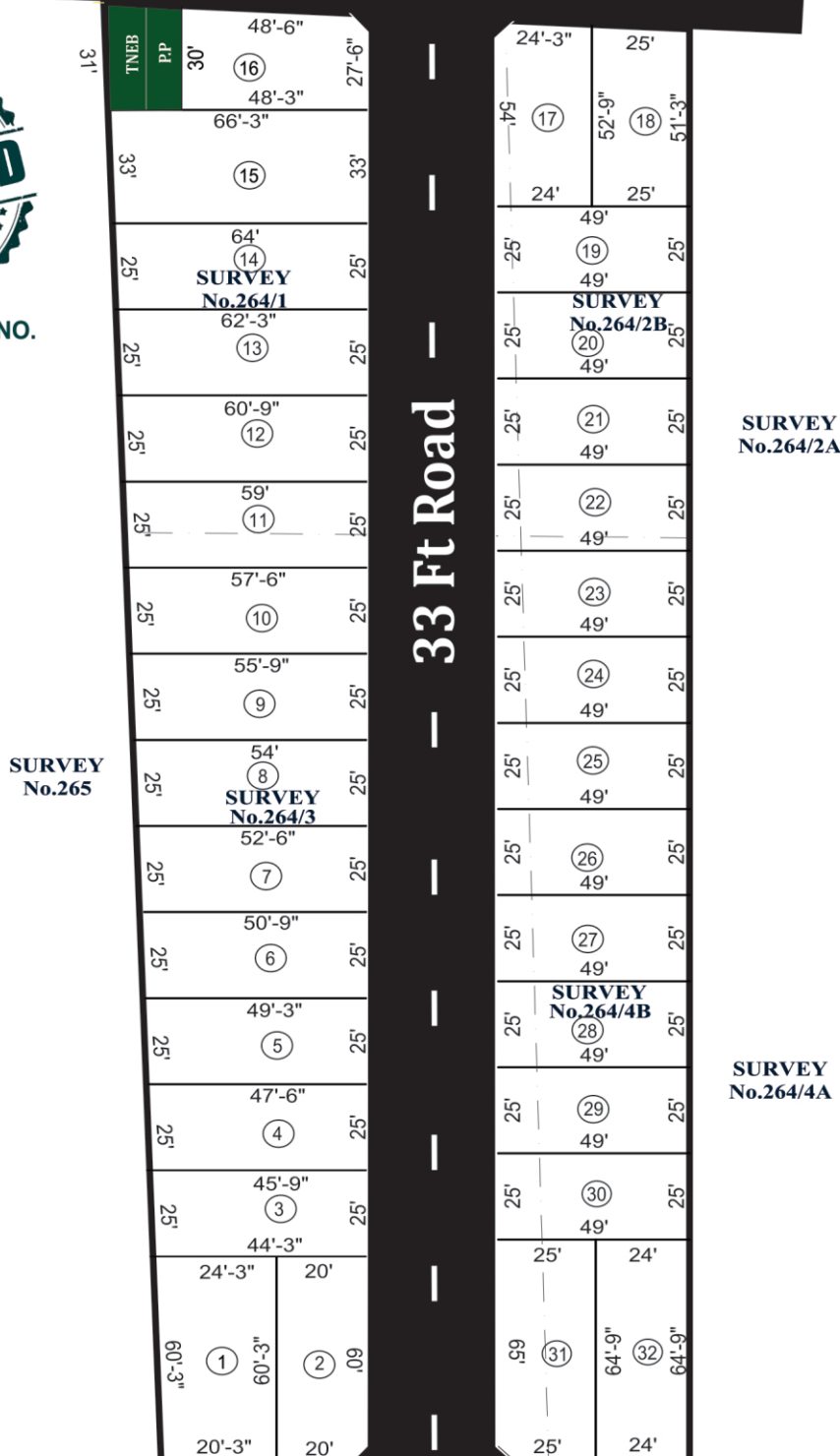
PLAN SHOWING THE DTCP APPROVED HOUSE SITE IN SURVEY NO.264/1, 264/2B, 264/3, 264/4B; OF KOLATHUR VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.



DTCP APPROVAL NO.
302 / 2024



EXISTING VILLAGE ROAD
SURVEY No.230



PLOT NO	PLOT AREA
1	1340.5
2	1190.0
3	1125.0
4	1165.5
5	1209.5
6	1250.0
7	1290.5
8	1331.0
9	1372.0
10	1415.5
11	1456.0
12	1497.0
13	1537.5
14	1578.0
15	2149.0
16	1378.0
17	1287.5
18	1300.0
19	1225.0
20	1225.0
21	1225.0
22	1225.0
23	1225.0
24	1225.0
25	1225.0
26	1225.0
27	1225.0
28	1225.0
29	1225.0
30	1225.0
31	1609.5
32	1554.0

← WALAJABAD → SP KOIL →

SCHOOLS

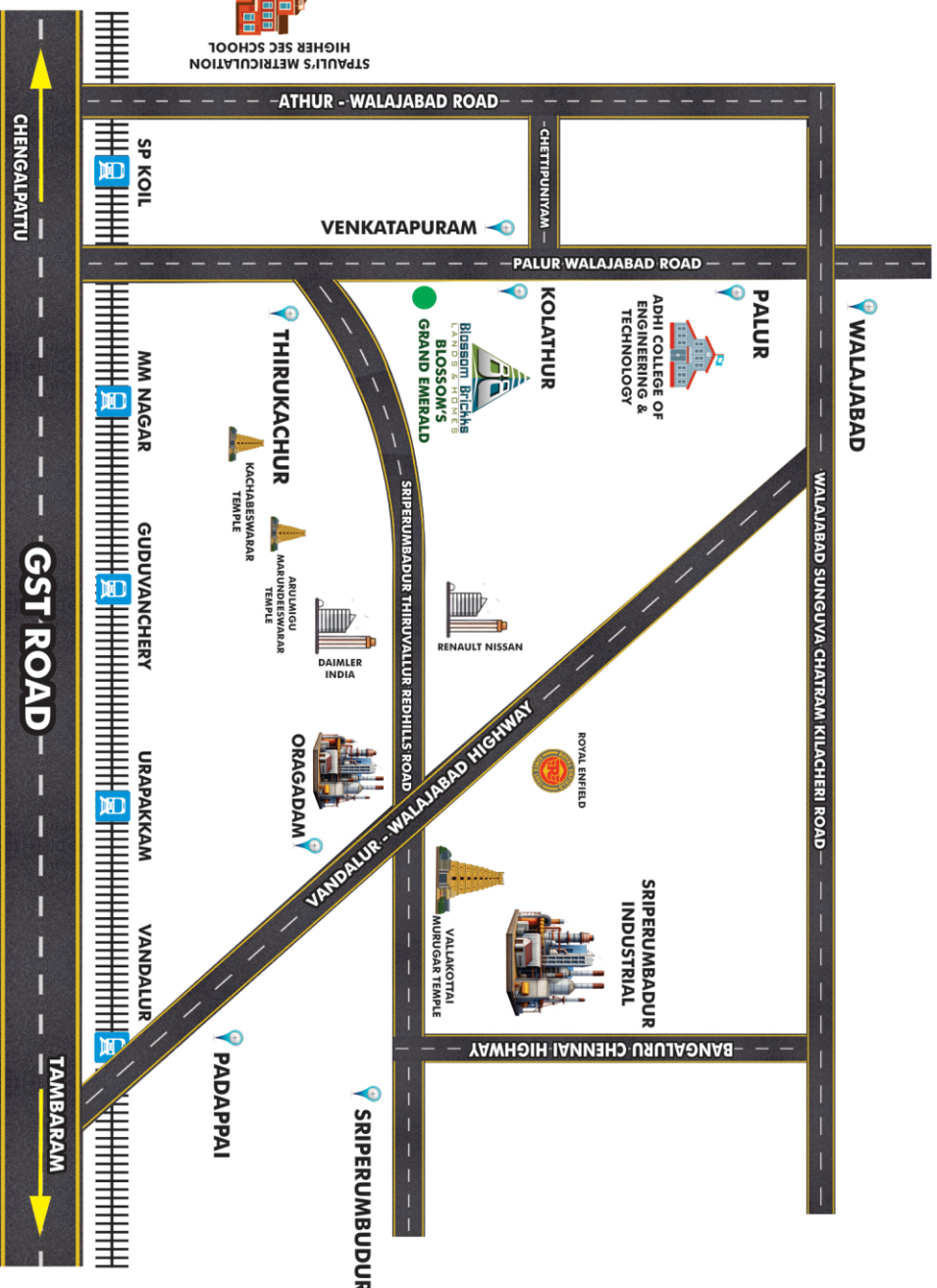
- SRI GOKULAM PUBLIC SCHOOL
- ELA GREEN SCHOOL (IB BOARD)
- MAHINDRA WORLD SCHOOL
- S.M. VIDYALAYA NURSERY & PRIMARY SCHOOL
- VIKAS MANDRA PUBLIC SCHOOL

COLLEGES

- SRM UNIVERSITY
- CHENGALPATTU MEDICAL COLLEGE
- GOVERNMENT LAW COLLEGE CHENGALPATTU
- RAJESHWARI VEDHACHALAM GVT ARTS COLLEGE
- ANNAI TERESA ARTS AND SCIENCE COLLEGE
- VIDHYASAKAR GROUP OF EDUCATIONAL INSTITUTE

DISTANCE KEY

- SP KOIL RAILWAY STATION 2 min
- ORAGADAM 10 min
- KILAMBAKKAM NEW BUS TERMINUS 15 min
- CHENGALPATTU 10 min
- MAHINDRA WORLD CITY 5 min
- WALAJABAD 15 min
- MEENAMBAKKAM AIRPORTS 30 min
- SRIPERUMBADUR 20 min



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