

*“You are not buying a PLOTS,
you are buying a LIFESTYLE”*



DEVELOPERS
DREAMS REALITY



www.vsdevelopers.org

enquiry@vsdevelopers.org

ABOUT US



VS DEVELOPERS is one of the leading real estate company in developing residential Plots and Villas in Chennai. The company embarked on its extraordinary journey 15 years with a clear vision to offer innovatively designed, quality Plots and homes. Our aim is to create an environment that enhances the quality of life and provides peace, tranquility and comfort. We offer premium living spaces at affordable rates.

Our premium quality construction projects are conceptualized and designed by leading architects, engineers. Our uncompromising business ethics, timeless values, robust engineering and customer-centric approach has helped us grow in leaps and bounds.

The company's Villas, residential Plots, Commercial Plots and farm lands for sale. We at VS DEVELOPERS, turn empty spaces into aesthetic living spaces by combining design and technology. With meticulous planning, we are able to offer our clients strategically-located projects, surrounded by beautifully manicured gardens, backed by world-class amenities and recreational facilities.

Vision

Our Customers satisfaction is our first most priority of VS DEVELOPERS

Mission

Our mission is to deliver living spaces to all the need peoples by providing lands and homes at affordable segments.

Our Core Values

VS DEVELOPERS always strive to do what is right for our clients, for our community and for our profession. Ethics, fairness, honesty and integrity are the cornerstones of our practice.

PROJECTS

NOW PRESENTS



KAAVIYA GARDEN JEEVAN CITY PHASE IV THIRUVALLUR



PROJECTS HIGHLIGHTS



Project Name: **KAAVIYA GARDEN**

Location: **PULLARAMBAKKAM VILLAGE,
THIRUVALLUR**

Total Acres: **23 Acres**

Phases Completed: **I to III**

KAAVIYA GARDEN JEEVAN CITY PHASE IV

Total Acres - 4.90 acres

No of Units - 115 units

APPROVED BY - DTCP & RERA

Plot Sizes

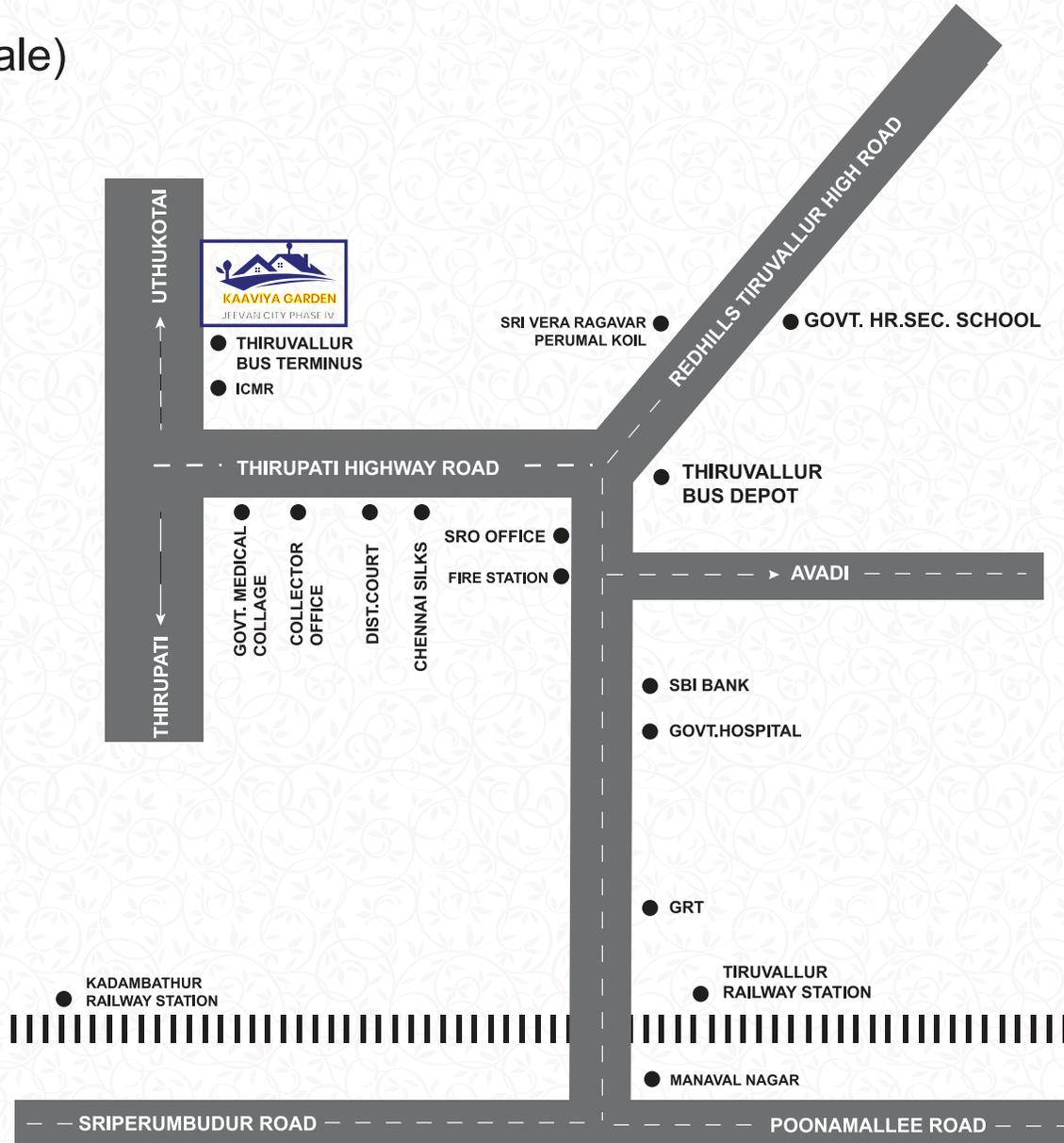
737 to 1673 SQ. FT.



HOW TO REACH KAAVIYA GARDEN



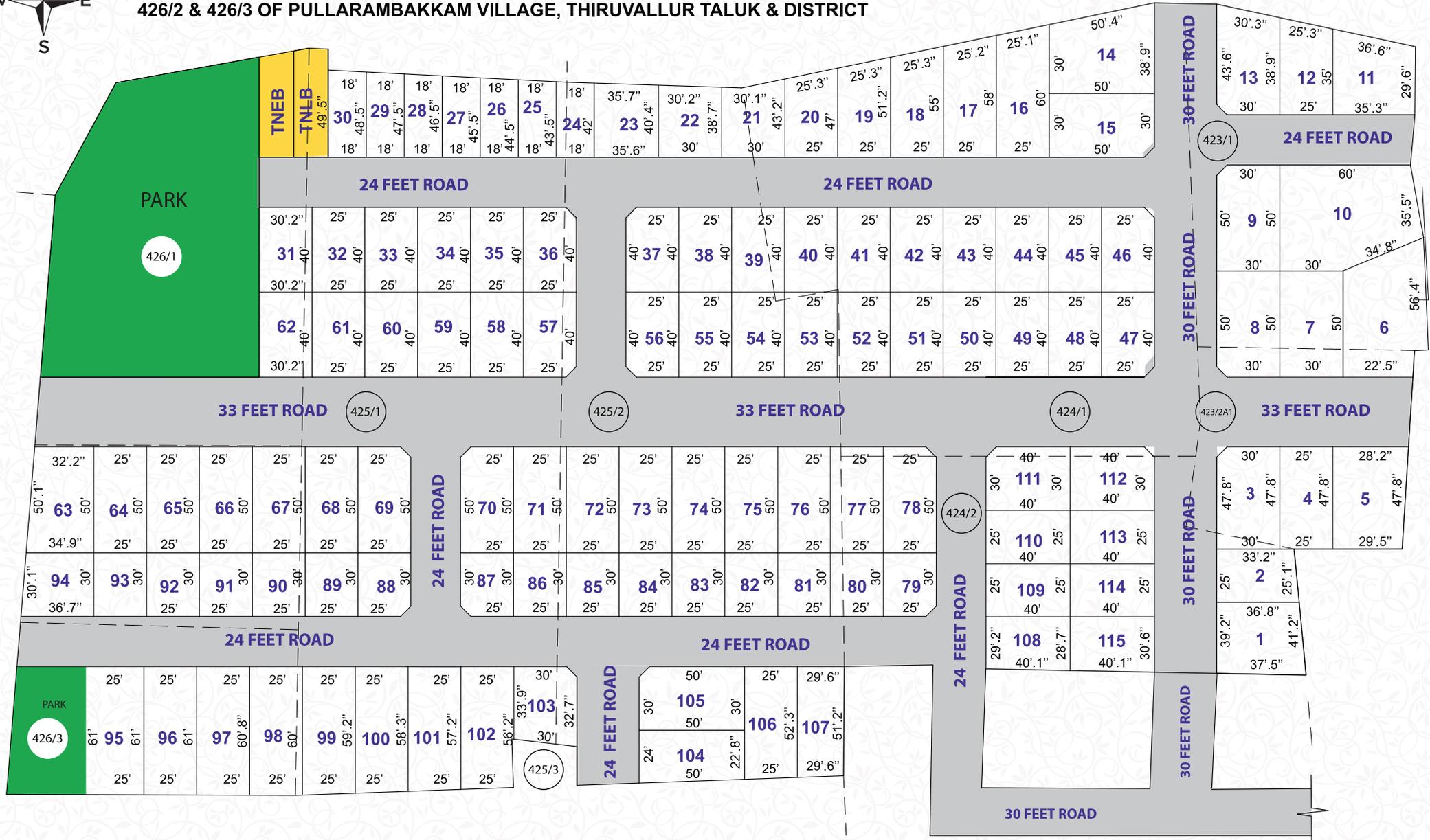
Key Plan (Not to scale)



LAYOUT PLAN



PLAN SHOWING LAYOUT OF HOUSE SITE IN S.NO'S 423/1, 423/2A1, 424/1, 424/2, 425/1, 425/2, 426/1, 426/2 & 426/3 OF PULLARAMBAKKAM VILLAGE, THIRUVALLUR TALUK & DISTRICT



AREA STATEMENT

S.NO	SQ. FT								
1	1444	28	844	55	1000	82	750	109	1000
2	848	29	861	56	987.5	83	750	110	1000
3	1421	30	879	57	987.5	84	750	111	1187.5
4	1195	31	1208	58	1000	85	750	112	1187.5
5	1372	32	1000	59	1000	86	750	113	1000
6	1660	33	1000	60	1000	87	737.5	114	1000
7	1500	34	1000	61	1000	88	737.5	115	1181
8	1487.5	35	1000	62	1208	89	750		
9	1487.5	36	987.5	63	1673	90	750		
10	2835	37	987.5	64	1250	91	750		
11	1151	38	1000	65	1250	92	750		
12	921	39	1000	66	1250	93	750		
13	1218	40	1000	67	1250	94	1070		
14	1593	41	1000	68	1250	95	1525		
15	1487.5	42	1000	69	1237.5	96	1525		
16	1475	43	1000	70	1237.5	97	1520		
17	1412	44	1000	71	1250	98	1508		
18	1326	45	1000	72	1250	99	1488		
19	1229	46	987.5	73	1250	100	1466		
20	1127	47	987.5	74	1250	101	1441		
21	1217	48	1000	75	1250	102	1416		
22	1189	49	1000	76	1250	103	1053		
23	1462	50	1000	77	1250	104	1166		
24	769	51	1000	78	1237.5	105	1487.5		
25	787	52	1000	79	737.5	106	1311		
26	809	53	1000	80	750	107	1525		
27	831	54	1000	81	750	108	1155		

UPGRADE TO BE A PART OF THE ELITE CLASS OF TIRUVALLUR



THIS IS YOUR GREATEST CHANCE TO LIVE AMONGST THE MOST ELITE RESIDENTS OF TIRUVALLUR.

A home at KAAVIYA GARDEN is going to be a coveted status symbol for everyone in town.

AMENITIES



**GRAND
ENTRANCE**



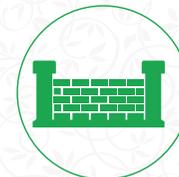
**NETWORK
OF BLACKTOP ROADS**



**A SECURE GATED
COMMUNITY**



**HIGH-END
LIFESTYLE**



**FULLY
COMPOUND WALL**



STREET LIGHTS



**PORTABLE
WATER**



**24/7
SECURITY**



**AVENUE
TREES**



**INFRASTRUCTURE
PAR EXCELLENCE**



**READY TO
CONSTRUCTION**



**HIGH-POTENTIAL
LOCATION**



**CHILDREN
PLAY AREA**



**CLEAR TITLES
AND EASE
OF DOCUMENTATION**



**DTCP / RERA
APPROVED**

LOCATION ADVATANGES



RAILWAY STATION - 10 MINS



NEW BUS TERMINUS - 2 MINS



DIST.COURT - 3 MINS



**CHENNAITHIRUPATHI
HIGH WAY - 2 MINS**



**SHREE NIKETAN PATASALAI
HIGH WAY - 2 MINS**



**COLLECTOR OFFICE
HIGH WAY - 3 MINS**



**GOVT.MEDICAL COLLEGE
HIGH WAY - 3 MINS**



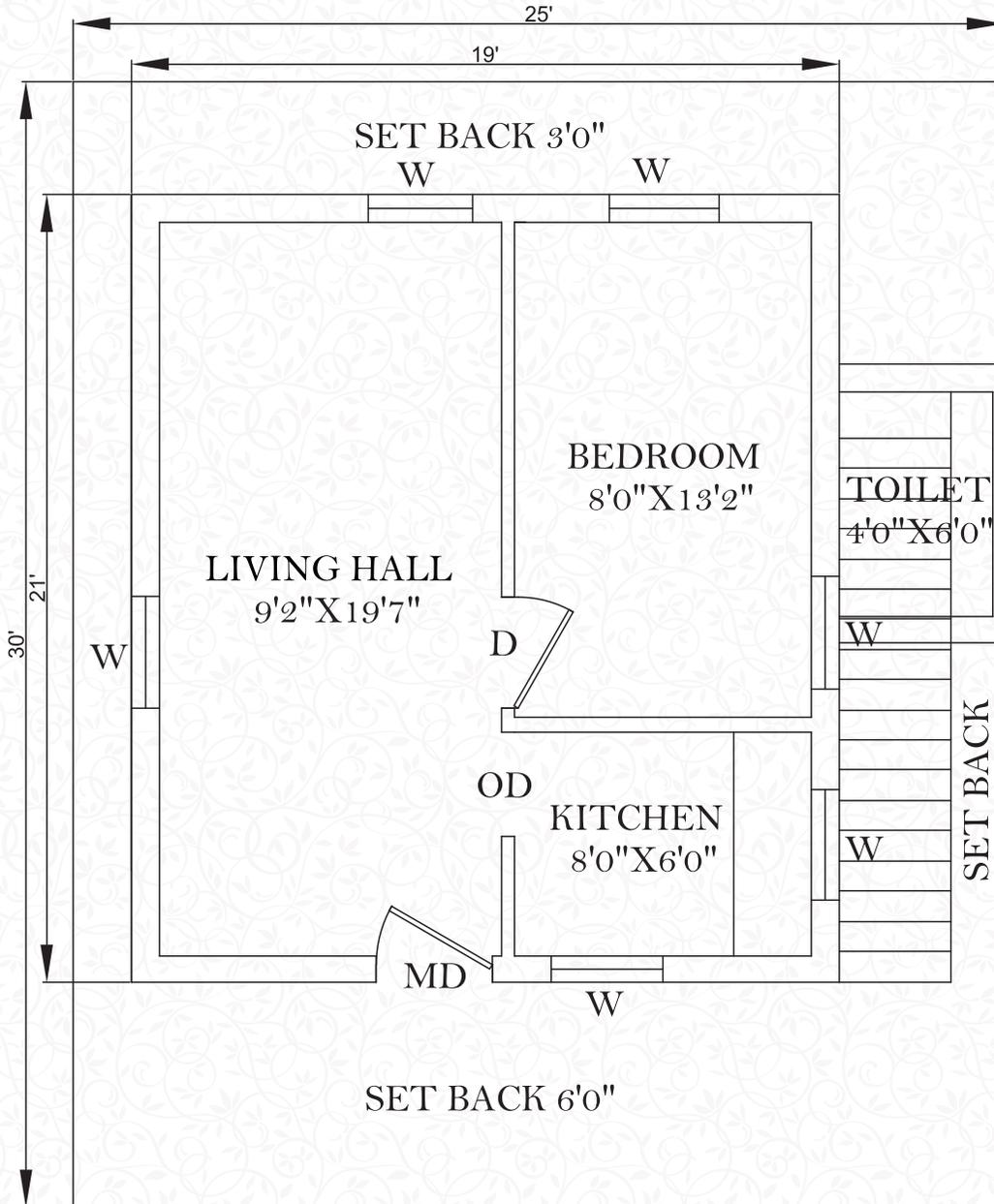
**SRI VEERA RAGHAVA
SWAMY TEMPLE - 5 MINS**



**GOVT.HOSPITAL
HIGH WAY - 7 MINS**

FLOOR PLAN

PLOT AREA: 750 SQ. FT.
BUILD UP AREA: 460 SQ. FT.



COST SHEET

Details	Sq.ft	Rate	Total
Land Cost	750	2000	15,00,000
Construction Cost	460	2300	10,58,000
Other Cost (3 Phase EB, Sintex. Septic Tank, Borewell)			2,50,000
TOTAL			28,08,000

*Govt. Charges Extra



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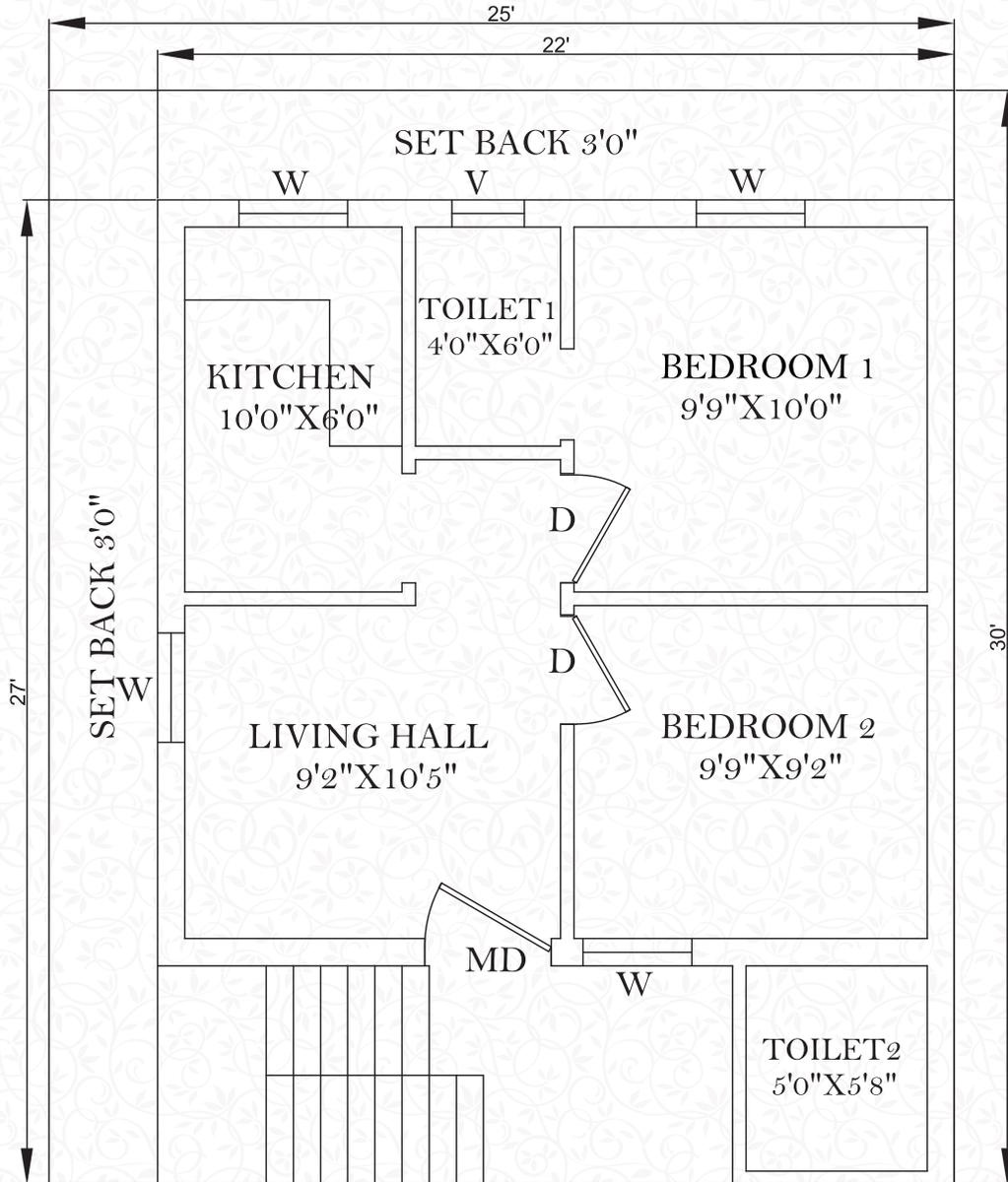
₹28
LAKHS*

1 BHK

PLOT AREA: 750 SQ. FT.
BUILD UP AREA: 460 SQ. FT

FLOOR PLAN

PLOT AREA: 750 SQ. FT.
BUILD UP AREA: 600 SQ. FT



COST SHEET

Details	Sq.ft	Rate	Total
Land Cost	750	2000	15,00,000
Construction Cost	600	2300	13,80,000
Other Cost (3 Phase EB, Sintex. Septic Tank, Borewell)			2,50,000
TOTAL			31,30,000

*Govt. Charges Extra



₹31
LAKHS*

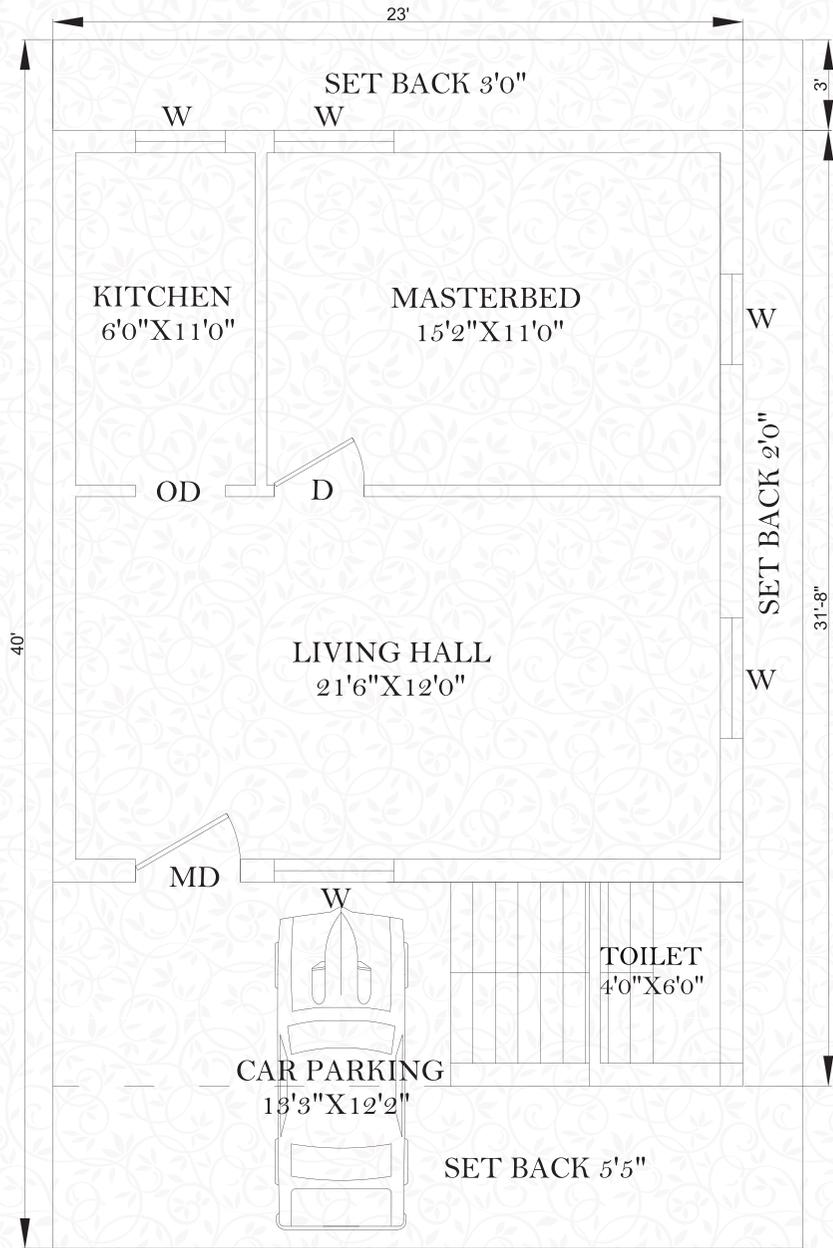
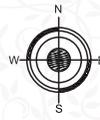


PLOT AREA: 750 SQ. FT.
BUILD UP AREA: 600 SQ. FT

2 BHK

FLOOR PLAN

**PLOT AREA: 1000 SQ. FT.
BUILD UP AREA: 727 SQ. FT**



COST SHEET

Details	Sq.ft	Rate	Total
Land Cost	1000	2000	20,00,000
Construction Cost	727	2300	16,72,100
Other Cost (3 Phase EB, Sintex. Septic Tank, Borewell)			2,50,000
TOTAL			39,22,100

*Govt. Charges Extra

₹39
LAKHS*

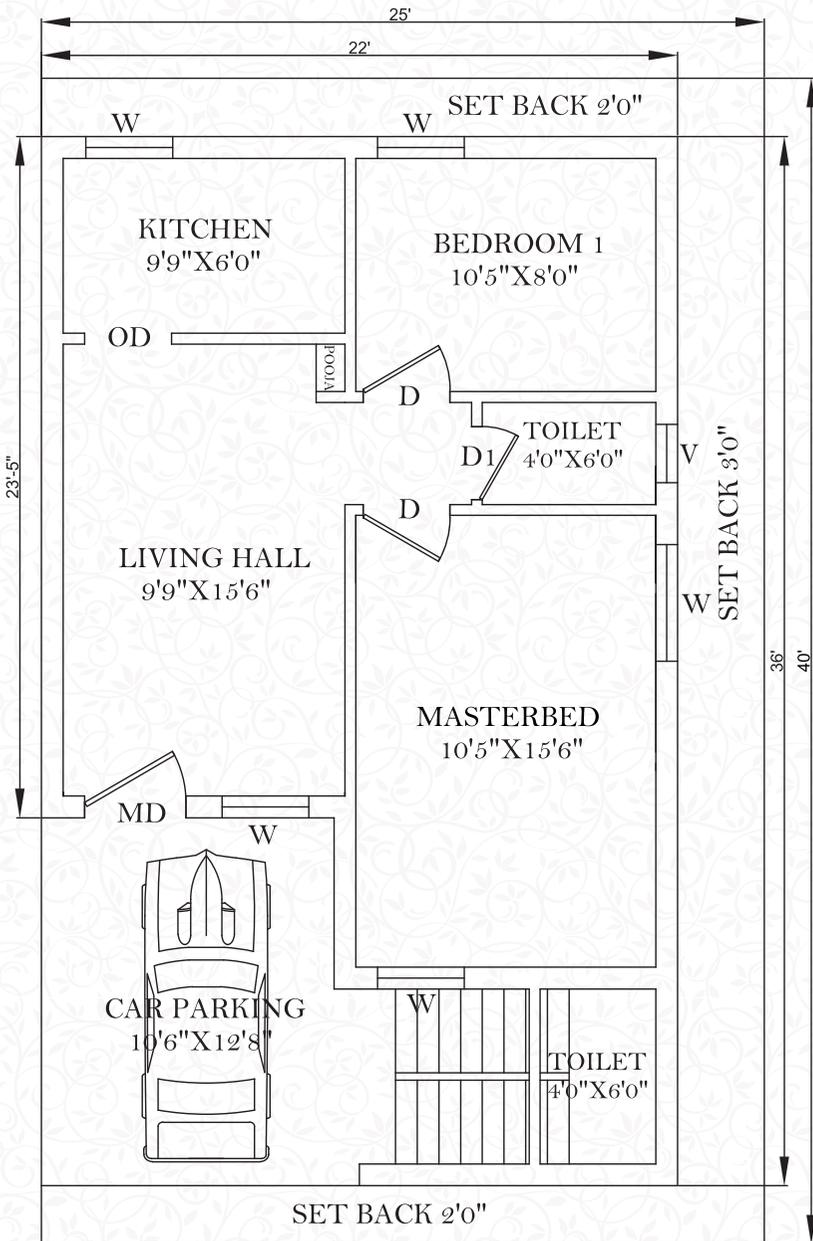


PLOT AREA: 1000 SQ. FT.
BUILD UP AREA: 727 SQ. FT

1 BHK

FLOOR PLAN

PLOT AREA: 1000 SQ. FT.
BUILD UP AREA: 800 SQ. FT.



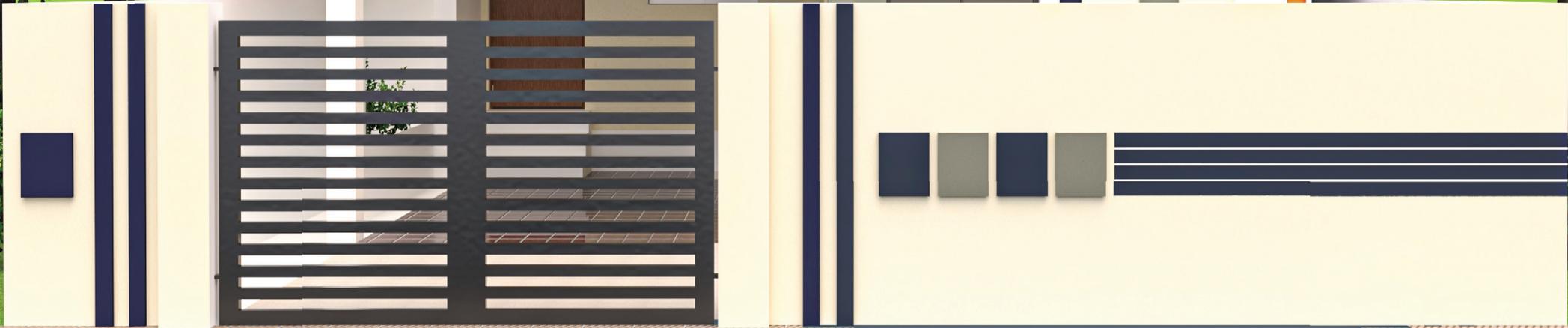
COST SHEET

Details	Sq.ft	Rate	Total
Land Cost	1000	2000	20,00,000
Construction Cost	800	2300	18,40,000
Other Cost (3 Phase EB, Sintex. Septic Tank, Borewell)			2,50,000
TOTAL			40,90,000

*Govt. Charges Extra



₹41
LAKHS*

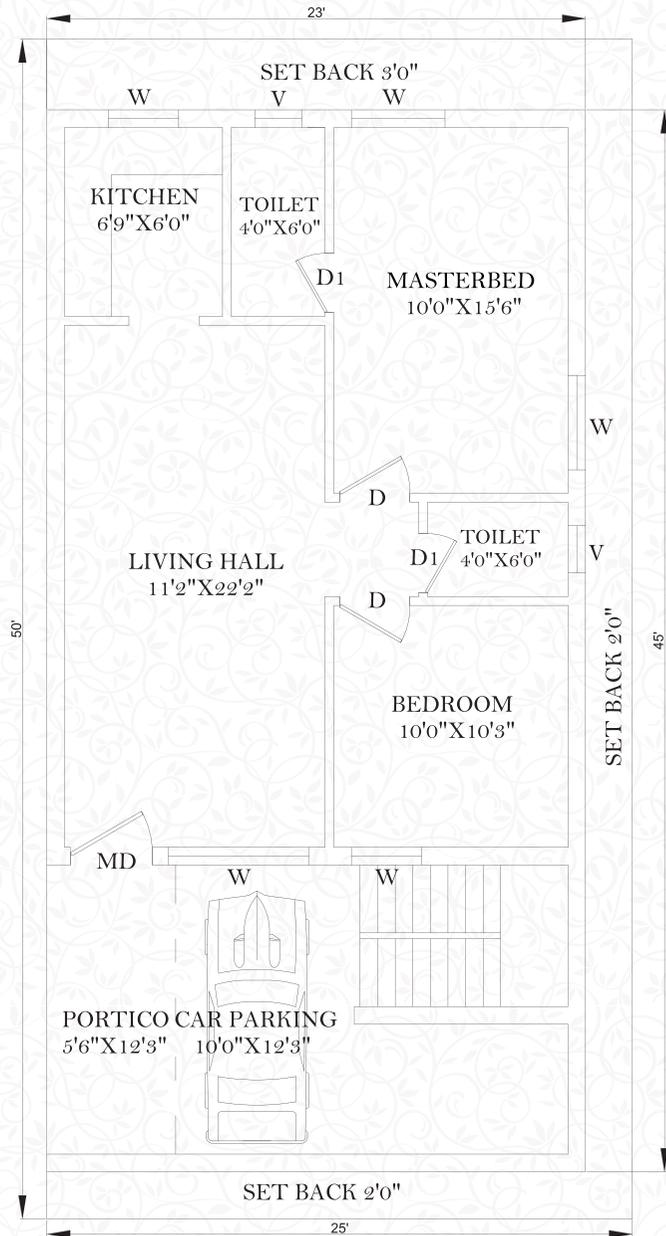


PLOT AREA: 1000 SQ. FT.
BUILD UP AREA: 800 SQ. FT

2 BHK

FLOOR PLAN

PLOT AREA: 1250 SQ. FT.
BUILD UP AREA: 1035 SQ. FT



COST SHEET

Details	Sq.ft	Rate	Total
Land Cost	1250	2000	25,00,000
Construction Cost	1035	2300	23,80,500
Other Cost (3 Phase EB, Sintex. Septic Tank, Borewell)			2,50,000
TOTAL			51,30,500

*Govt. Charges Extra

₹51
LAKHS*

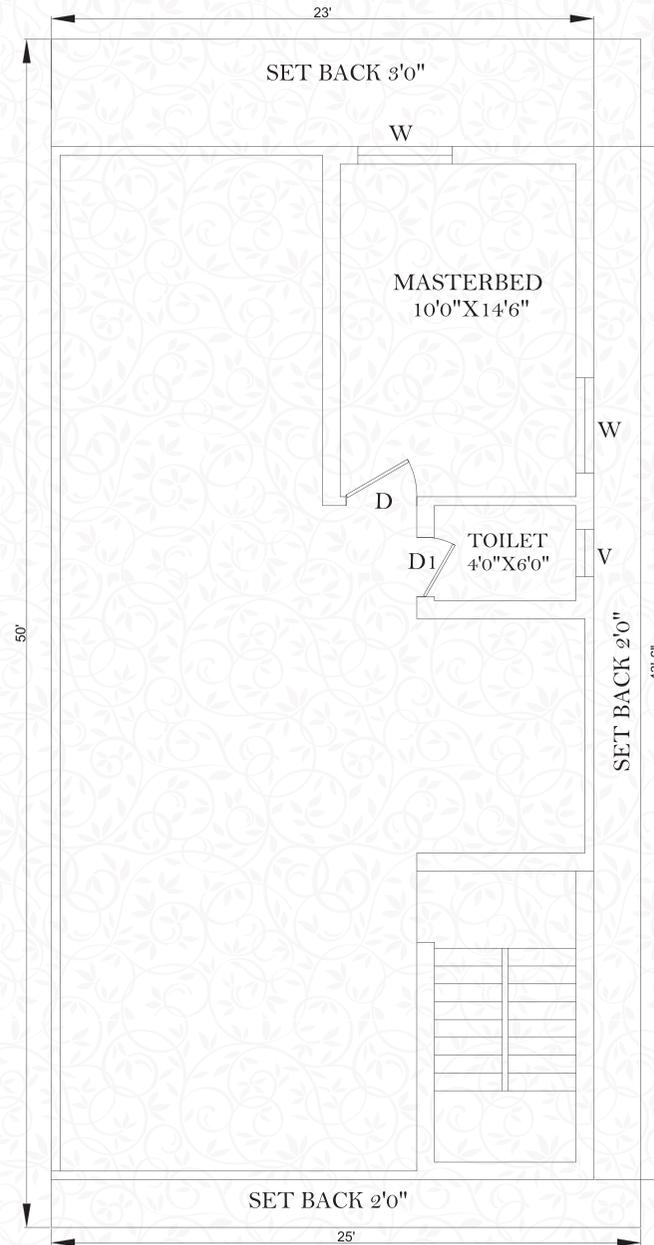
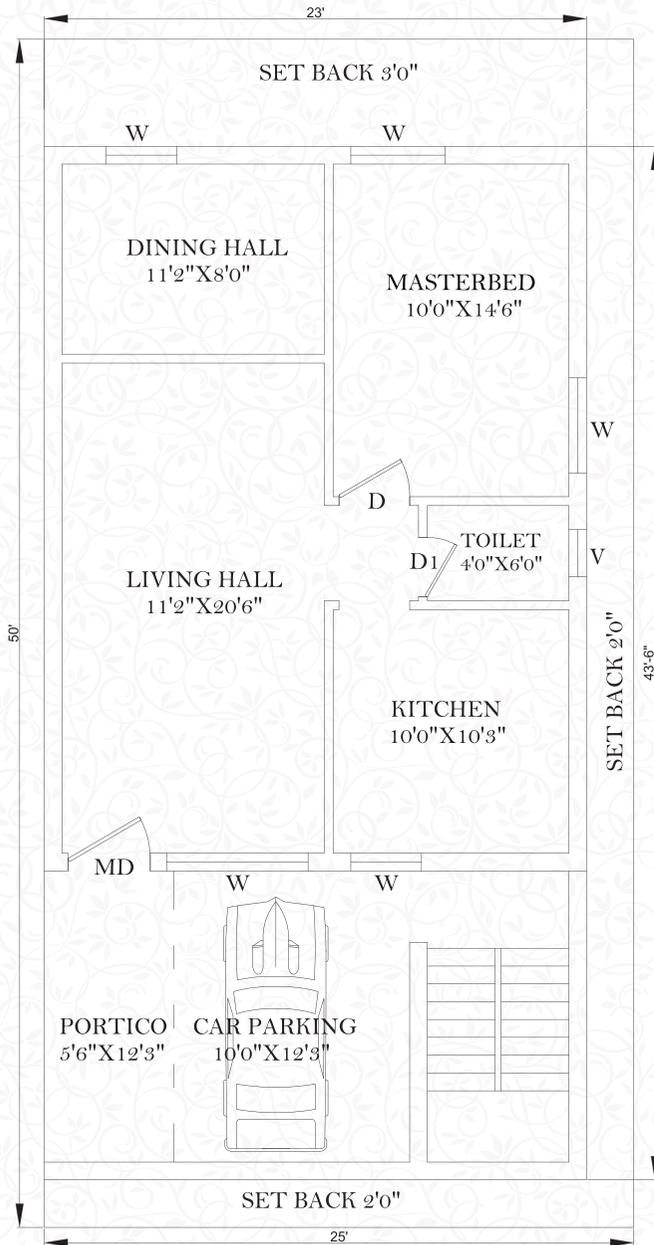


PLOT AREA: 1250 SQ. FT.
BUILD UP AREA: 1035 SQ. FT

2 BHK

FLOOR PLAN

PLOT AREA: 1250 SQ. FT.
BUILD UP AREA: 1244 SQ. FT.



COST SHEET

Details	Sq.ft	Rate	Total
Land Cost	1250	2000	25,00,000
Construction Cost	1244	2300	28,61,200
Other Cost (3 Phase EB, Sintex. Septic Tank, Borewell)			2,50,000
TOTAL			56,11,200

*Govt. Charges Extra

₹56
LAKHS*

PLOT AREA: 1250 SQ. FT.
BUILD UP AREA: 1244 SQ. FT

2 BHK



90% Bank Loan Available



VS DEVELOPERS

No. 28, Nataraja Towers, 2nd Floor,
Oragadam Road, Ambattur, Chennai - 600 053.

www.vsdevelopers.org | enquiry@vsdevelopers.org

For More Details

Call: 98402 17009