

**RAJ HOUSING & ESTATES** Pvt.Ltd  
Your best livinghood

**RAAJ REAL ESTATES**  
Villas & Layout Developers



**Ready to Occupy Villa, Floor  
Flat, Apartment and Plots**

**SRI BALAJI NAGAR**

**SENEERKUPPAM, SPRAWLING @ 10 ACRES  
POONAMALLEE, CHENNAI-56**



Detailed Elevation  
**DUPLEX VILLA**  
**TYPE - 2**



# DUPLEX VILLA

## GROUND FLOOR PLAN

### TYPE-2



### TYPE-1

Plot Area: 2324 Sq.ft.

Built up Area:

**3BHK** -2000 Sq.ft.

**5BHK** -3486 Sq.ft.

### TYPE-2

Plot Area: 1163 Sq.ft.

Built up Area:

**2BHK** -1306 Sq.ft.

**3BHK** -1745 Sq.ft.

### TYPE-3

Plot Area: 775 Sq.ft.

Built up Area:

**2BHK** -964 Sq.ft.

**3BHK** -1163 Sq.ft.

# DUPLEX VILLA

## FIRST FLOOR PLAN

TYPE - 2



Ready to occupy

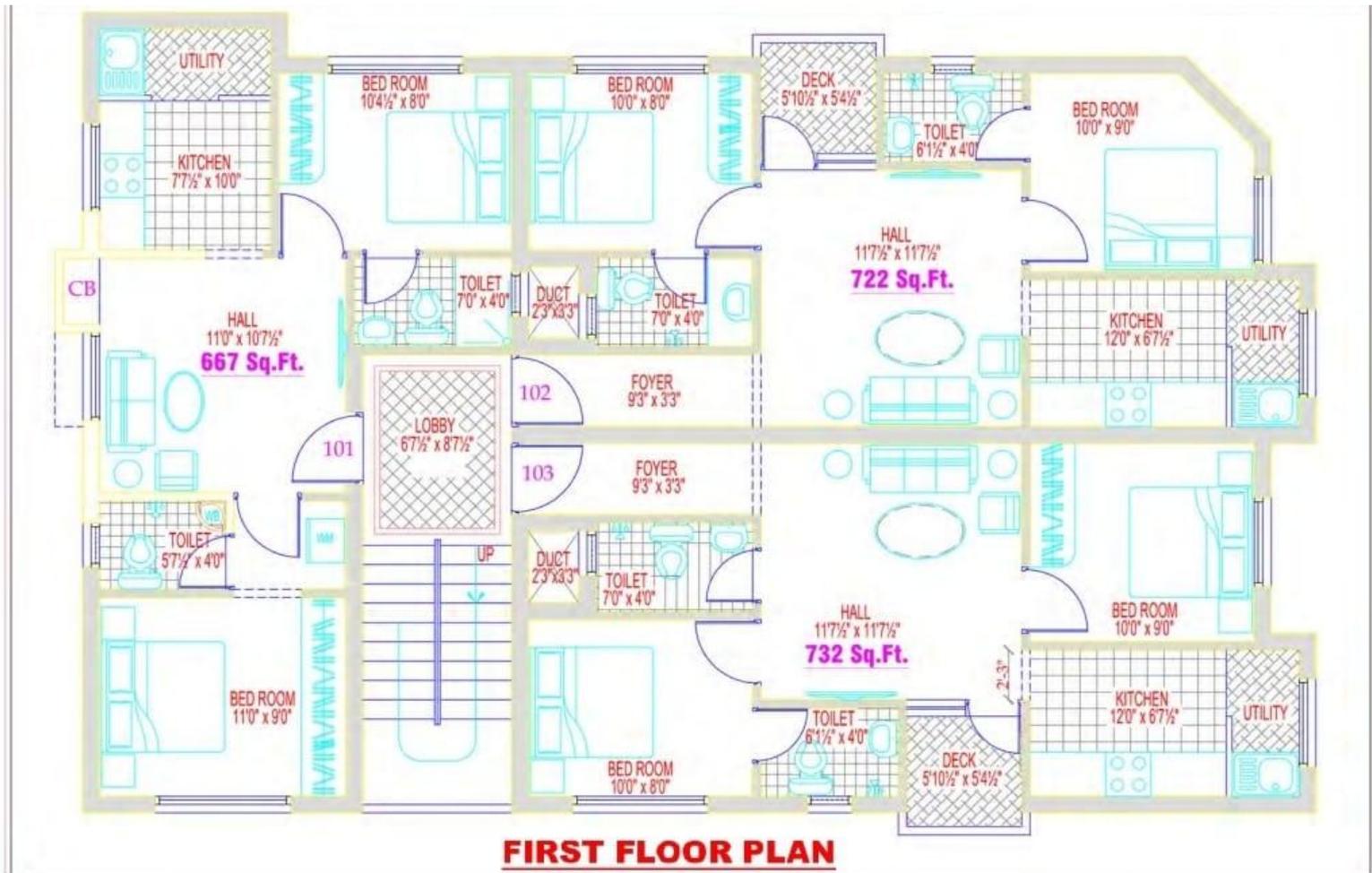
*For Better Living*

**STILT+ 2 APARTMENT**

SRI BALAJI NAGAR – SENEERKUPPAM,  
POONAMALLEE, CHENNAI- 56







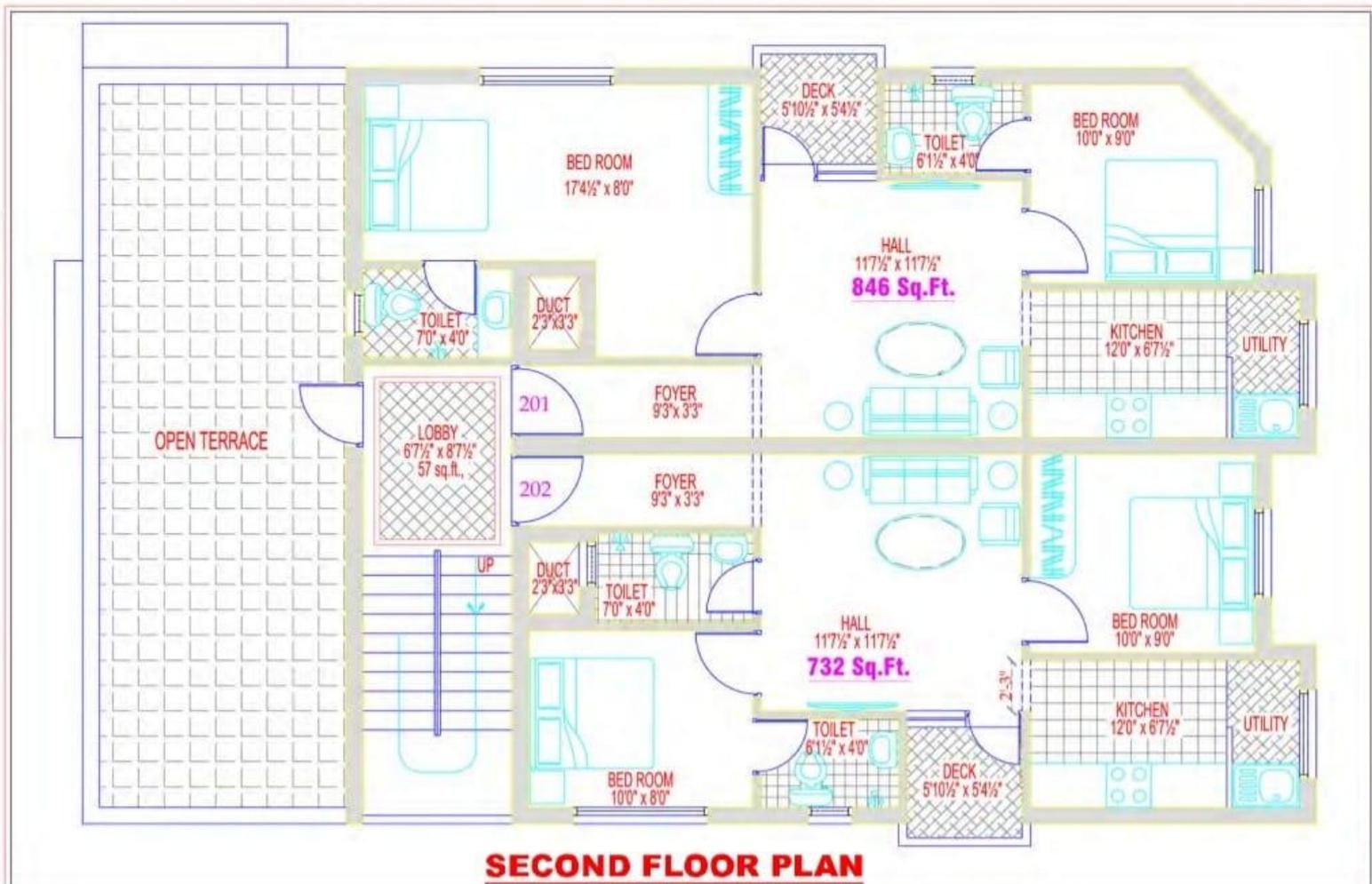
**FIRST FLOOR PLAN**

**FLAT AREA**

101 - 667 Sq.ft.

102 - 722 Sq.ft.

103 - 732 Sq.ft.



**FLAT AREA**

201 - 846 Sq.ft.

202 - 732 Sq.ft.

Detailed Elevation  
**FLOOR FLAT**



# FLOOR FLAT

Ground floor plan

Plot Area - 1163 Sq.ft

Super Built Area – 857 Sq.ft



# FLOOR FLAT

First floor plan

Plot Area - 1163 Sq.ft

Super Built Area – 957 Sq.ft



# STILT+3 APARTMENT

## FRONT ELEVATION



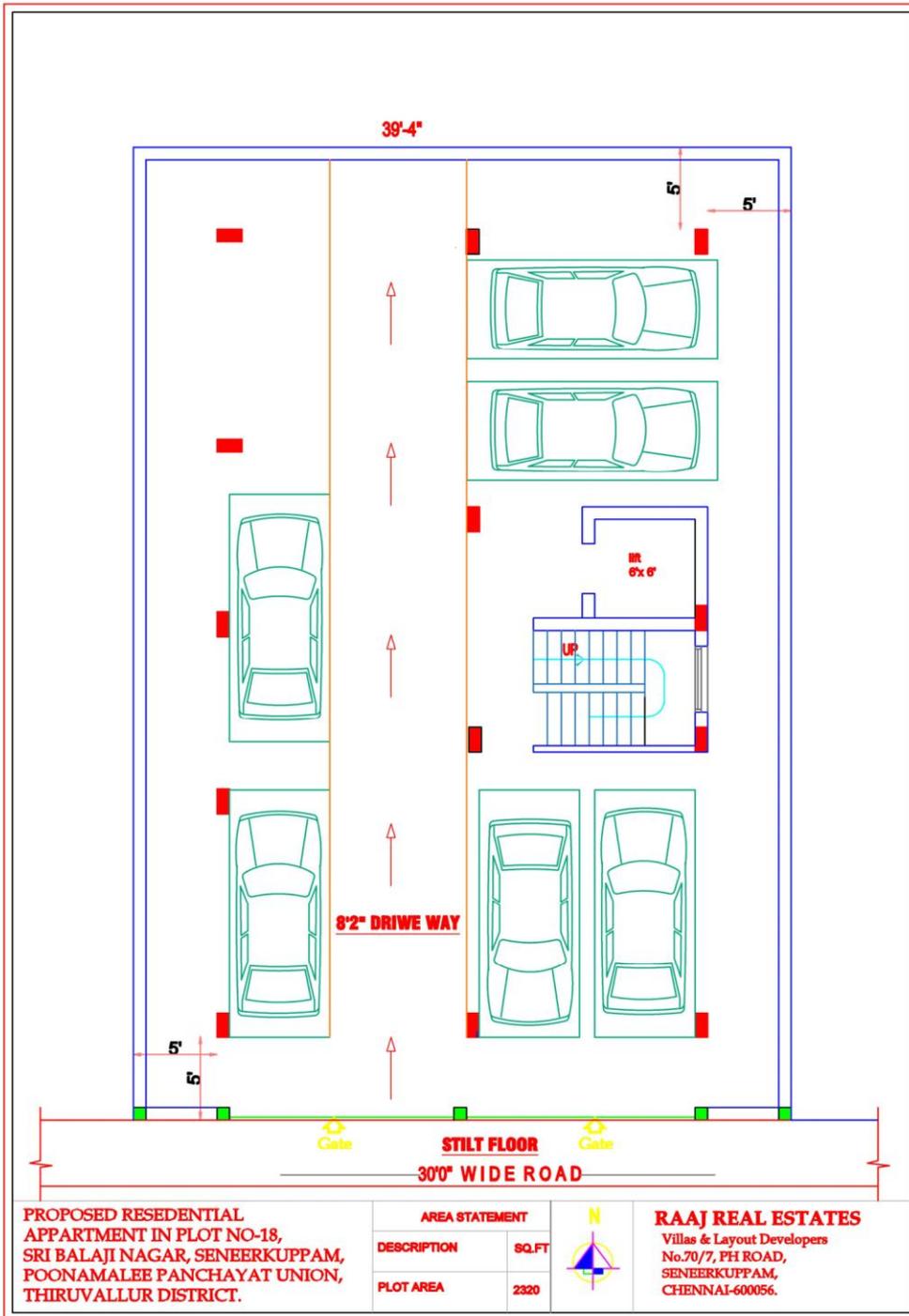
# Stilt+ 3 Apartment

## Typical Floor plan



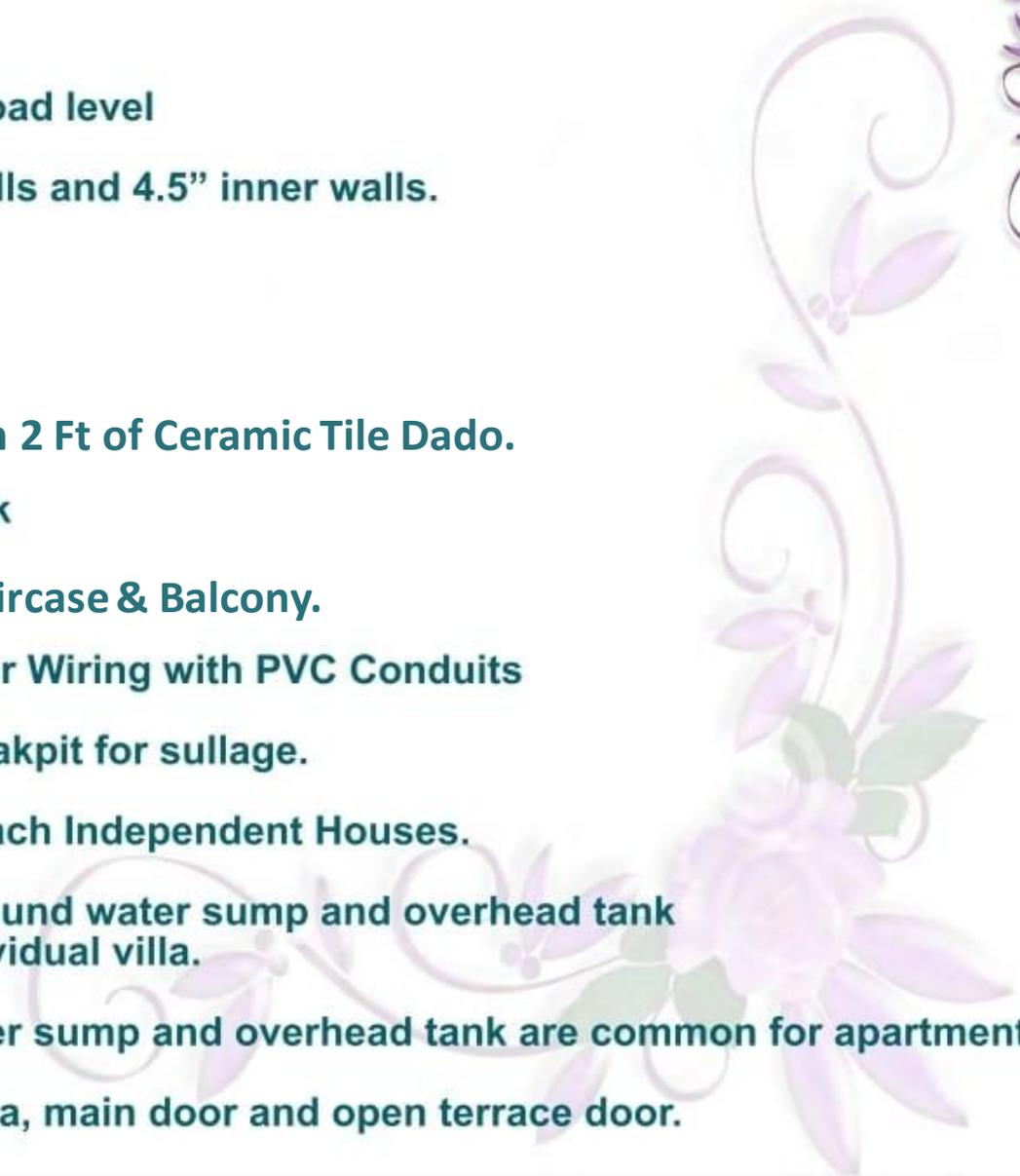
# Stilt+ 3 Apartment

## Car parking



## SPECIFICATION

- RCC Framed Structure
- 3'0" height from the existing Road level
- Brick work with 9" all outer walls and 4.5" inner walls.
- Vitrified Tiles in floor area
- Main Door with Teak Wood
- Polished Granite Platform with 2 Ft of Ceramic Tile Dado.
- And Single Stainless Steel Sink
- Stainless / MS Handrails in staircase & Balcony.
- Concealed Three Phase Copper Wiring with PVC Conduits
- One rain water harvest and Soakpit for sullage.
- Drinking Water Pipe Line for each Independent Houses.
- Seperate septic tank, underground water sump and overhead tank with two compartment for individual villa.
- Septic Tank, underground water sump and overhead tank are common for apartment.
- Safety grill for service varandha, main door and open terrace door.



# VILLA PLOTS

## Sri Balaji Nagar

Sennerkuppam @ 10 Acres

Poonamallee, Chennai-56

**CMDA**  
**Approved**

Available Plots Area

775 Sq.ft – 2400 Sq.ft



# PROJECT HIGHLIGHTS

## EASY ACCESSIBILITIES

2 Kms to Poonamallee Bus Stand  
5 Kms to Avadi Railway Station  
4 kms to 200' Inner Ring Road  
7 kms to Porur Junction  
8 kms to Koyambedu (CMBT) Bus Stand  
12 Kms to Guindy

## HOSPITALS

1.0 Km to Panimalar Hospital  
1.0 Km to Mangalam Maternity Hospital  
1.5 Kms to ACS Medical Hospital  
1.5 Kms to Savitha Dental Hospital  
1.5 Kms to Aravind Eye Hospital  
2 Kms Metha Hospital  
2 Kms to Be Well Hospital  
5 Kms to Savitha Medical Hospital  
5 Kms Apollo Speciality Hospital  
5 Kms to Sri Ramachandra Hospital  
10 Kms to Miot Hospital

## DESCRIPTION

10 Acres Project  
1 Acres Park  
3 Mins From Poonamallee  
10 Mins from Avadi  
15 Mins From Porur

## SCHOOLS

1 Kms to S.A School  
1 Kms to Aadithya Vidhyasaram School  
1 Kms to Vellammal Vidyala CBSE School  
1.5 Kms to Jai Jai Sankara International School  
1.5 Kms to Narayana e-Techno School  
1.5 RMKV Schools  
1.5 Savitha Pupil School  
2 Kms to Spartan International School  
2 Kms to Sri Kirsh International School  
2.5 Kms to Crescent School

## ENTERTAINMENT HUBS

3 Kms Sri Bhagavathy Theatre  
3 Kms Gokulam Cinemas  
4 Kms to EVP Carnival Cinemas  
8 Kms Queensland Amusement Park

## AMENITIES

24 Hrs Security Services  
Children's Play Area  
1 Acre Park  
Avenue Tree  
Street Lighting  
Project fully Concrete Road  
Potable Drinking Water  
Pleasant surroundings

## COLLEGES

1 Kms to S.A Engineering College  
1.5 Kms to Panimalar Eng and Medical College  
1.5 Kms to Savitha Dental College  
5 Kms to Sri Ramachandra Medical College  
5 Kms to Muthukumar Engineering College  
5 Kms to Alpha Engineering College  
5 Kms Rajalakshmi Institute of Technology



# VILLA PLOTS

## Raj Temple City

Thirumazhisai @ 5 Acres

Chennai- 600124

**CMDA**  
**Approved**

Available Plots Area  
800 Sq.ft - 2400 Sq.ft



# VILLA PLOTS

## Sri Balaji Nagar Phase - 2

Meppur @ 12 Acres  
Poonamallee, Chennai-56

**CMDA**

**Approved**

Available Plots Area  
450 Sq.ft - 2000 Sq.ft



# Raj Housing's Project Key Plan





## ABOUT US

**RAJ HOUSING & ESTATES PVT LTD** was established in 2011 by R. Sivaprakasam (Managing Director) and V. Akila (Director), It is having association with Raaj Real Estates in Sales & Marketing.

**RAAJ REAL ESTATES** is a leading developer in developing Villas and layouts in and around Chennai, It was established in 2000. We as an organization, believe that the quality of our construction and must enrich the quality of the customers life. Hence our emphasis has always been of effective space utilization, superior craftsmanship, personal supervision, continues R&D and exemplary finishes. We strive to achieve Excellence.



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YOUR BEST LIVING HOOD

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Villas & Layout Developers

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Pre Approved :



State Bank of India



AXIS BANK

**...Thanks & Good luck...**