

**ETTIPAATHA
ELLAMEY - PAKKAM**
Metro Station | Outer Ring Road | GNT Road
REDHILLS

**SND ROYAL
DIVINE**
PERFECTLY CONNECTED
Premium Villa Plots



GNT Road

Metro Station

Outer Ring
Road

ABOUT US

SN Developers, we are into the mission of creating places and homes for people to live in. We are a highly popular and distinguished player among real estate developers, land promoters and builders in Chennai. Convenient real estate communities and comfortable independent houses are the true hallmarks of modern civilization. Our business is to fulfill the most basic requirement of your life in a sophisticated way, thereby giving way to the flourishing of ultra modern civilization.



SND ROYAL DIVINE CONNECTIVITY ADVANTAGE

- ✦ NH 16 | Grand Northern Trunk Road – Just 2.5 Km
- ✦ Outer Ring Road Access – Just 4 KM Via Sothupakkam Main Road
- ✦ Proposed Peripheral Ring Road (PRR) – Just 5.6 Km Via GNT Road / Panchetty Junction
- ✦ Airport & Seaport Connectivity – 40 Mints Drive
- ✦ Proposed Metro Rail – Phase 3 – Just 5 Mints drive

PROJECT OVERVIEW

- ✦ Gated Community of Villas & Villa Plots
- ✦ 212 Total Plots
- ✦ Plot Sizes: 600 – 1200 sq.ft
- ✦ CMDA & RERA Approved
- ✦ Ready-to-Build
- ✦ 80% Bank Loan
- ✦ Price Range: ₹ 11.99 Lakhs Onwards & Villas- ₹ 29 Lakhs onwards



INFRASTRUCTURE & DEVELOPMENT BOOST

- ✦ CMDA 2026 Master Plan Inclusion
- ✦ Transition to Urban Panchayat
- ✦ Branded Developers in Vicinity
- ✦ Bus & Auto Transport Network
- ✦ Red Hills Reservoir Proximity (Water Security)

EMPLOYMENT & ROI POTENTIAL

- ✦ Branded gated plots by top developers like KVT, KVG, G Square, and Urban Tree are boosting the area's profile and appreciation potential.
- ✦ Redhills Industrial Zone
- ✦ Ponneri Smart City (Sagarmala Project)
- ✦ Ambattur – Avadi – Oragadam Corridor
- ✦ Logistics & Warehousing Boom
- ✦ Upcoming IT-SEZ (North Chennai Corridor)
- ✦ Sri City, Periyapalayam Corridor

WHY INVEST NOW?

- ✦ Low Entry | High Return
- ✦ Strategic Location
- ✦ Rapid Urbanization
- ✦ Infrastructure Upgrades in Progress
- ✦ Strong Resale & Rental Potential



SCHOOLS

- ★ Velammal Bodhi Campus
- ★ Sri Krish International School
- ★ GFC Global Public School
- ★ Alpha matric Hr. Secondary school
- ★ Elite Matriculation School
- ★ St. Joseph Matric Higher Sec School

HOSPITALS

- ★ Sri Venkateswaraa Medcity
- ★ Vels Medical Hospital
- ★ Mizan Multispeciality Hospital
- ★ RIMS Hospital
- ★ St.Mary's Mission Hospital
- ★ Prashanth Super Specialty Hospital

COLLEGES

- ★ Vels Medical College
- ★ Velammal institute Of Technology
- ★ Apollo Arts and Science College
- ★ Sri Venkateswaraa Medical College
- ★ Jain Women's College

PROXIMITY

- ★ GNT Road - 2 Mins
- ★ Outer Ring Road - 2 Mins
- ★ Redhills Metro - 5 Mins
- ★ Madhavaram Metro - 15 Mins
- ★ Avadi - 20 Mins

KEY PLAN

Not to Scale

