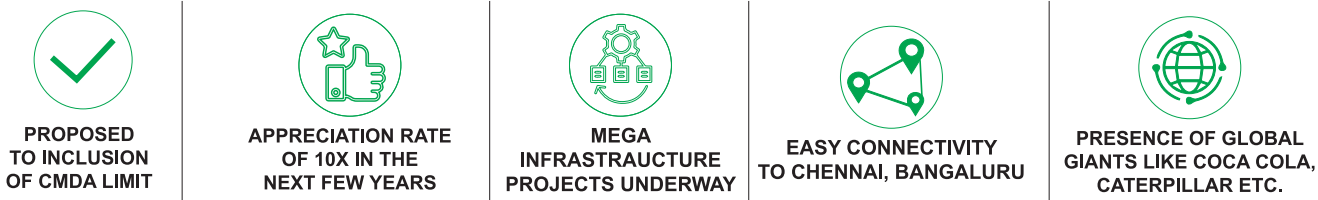


## HIGH RETURNS ON YOUR INVESTMENT

Tiruvallur is on the cusp of a real estate boom. Investing in a plot in a gated community by the most trusted developer in Chennai is your golden chance to cash in on the exponential growth the town is going towards.



### Bank Loan Available



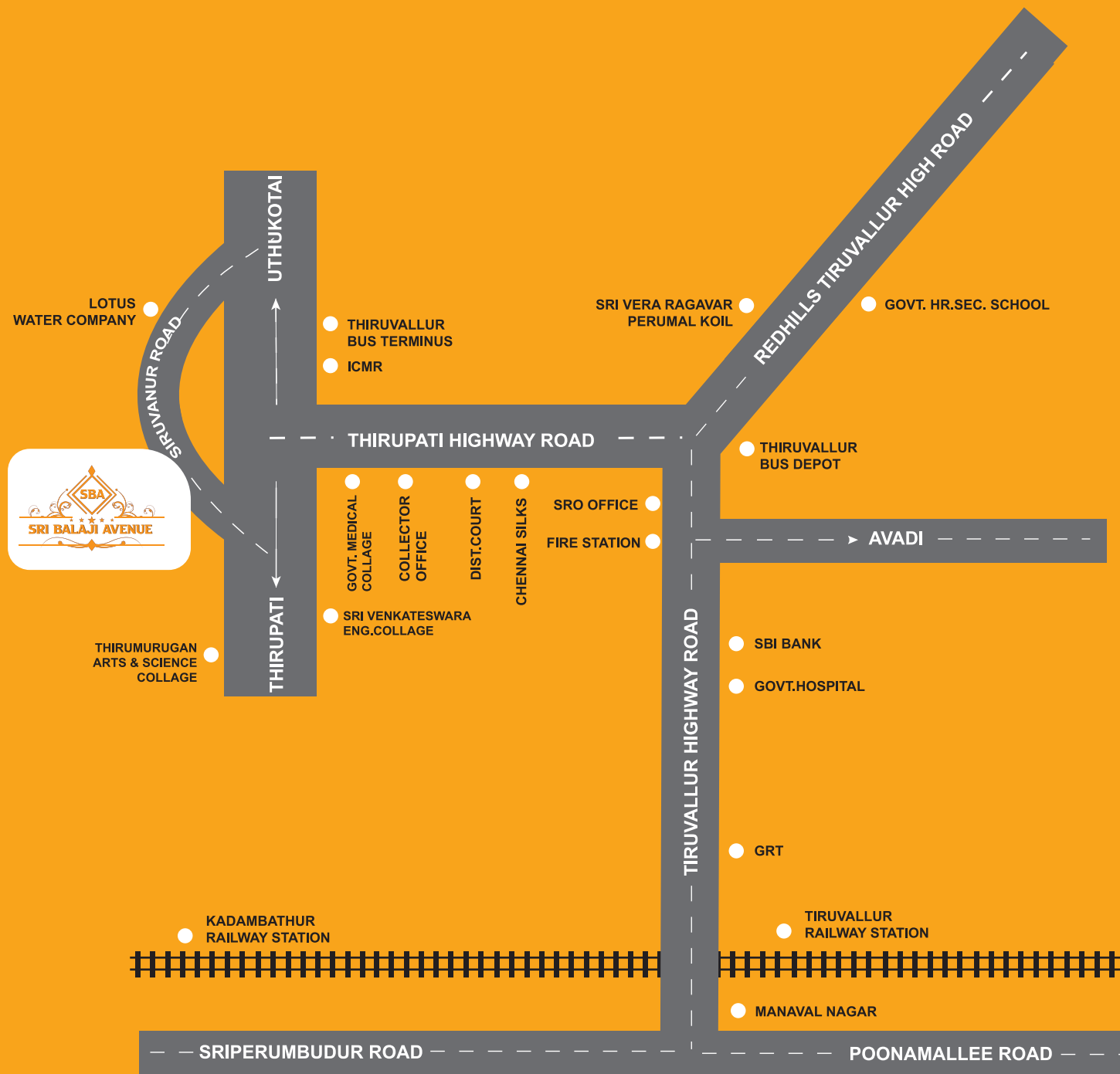
**MAYON PROPERTY DEVELOPERS** is a dynamic and vibrant real estate developer



from Chennai formed to fulfill The aspirations of people to have their own House. MAYON PROPERTY DEVELOPERS has pledged itself towards fulfilling this aspiration of people and has since 9 Years worked in creating residential plots, Villas and Apartments. The Company Commenced its operations in Chennai in the Year 2015. Its Primary Business is creation of residential plots and building residences.

Its operation span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing and execution. The Company's vision as a real estate development company is to develop self-reliance in young people and help them to have a home of their own.

## Key Plan (Not to scale)



**MAYON PROPERTY DEVELOPERS**  
No. 2, Pallam Street, Secretariat Colony, Ambattur, Chennai - 600 053.  
sales@mayon.co.in | www.mayon.co.in

**Call: 8939 24 25 35**

“A promising location with well developed  
Residential Habitat within your budget.”



PLOT SIZE - 740 TO 2137 SQ. FT

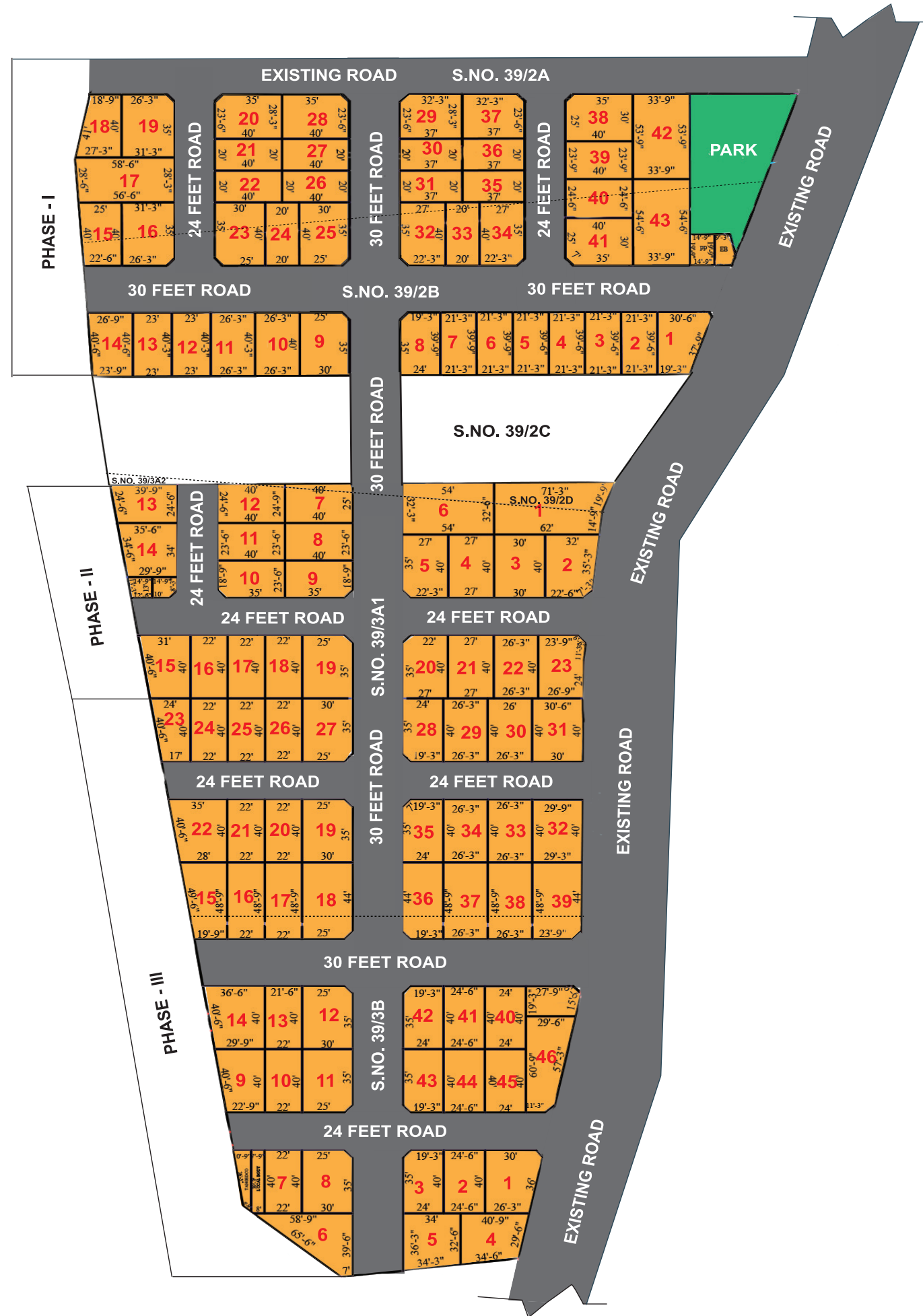
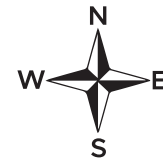
sales@mayon.co.in

www.mayon.co.in





PLAN SHOWING LAYOUT OF HOUSE SITE COMPRISED  
IN S.NO.39/2A, 2B, 2D, 3A1,3A2 3B, AT SIRUVANUR, VILLAGE, TIRUVALLUR TALUK & DIST.



## AREA STATEMENT

### PHASE-I

Plot No	Sq. Ft	Plot No	Sq. Ft
1	1187	24	880
2	980	25	880
3	951	26	880
4	1166	27	1189
5	1173	28	953
6	1321	29	1050
7	880	30	1050
8	1189	31	1205
9	1056	32	1180
10	880	33	1050
11	1189	34	1050
12	1189	35	953
13	880	36	1165
14	1333	37	1279
15	1172	38	1279
16	1072	39	1408
17	1072	40	960
18	1453	41	980
19	1189	42	953
20	880	43	953
21	880	44	980
22	1267	45	960
23	825	46	1372

### PHASE-II

Plot No	Sq Ft
1	2137
2	1178
3	1200
4	1080
5	1071
6	1748
7	995
8	940
9	933
10	933
11	940
12	985
13	921
14	1117
15	1106
16	880
17	880
18	880
19	1189
20	1068
21	1080
22	1050
23	1075

### PHASE-III

Plot No	Sq. Ft	Plot No.	Sq. Ft
1	1032	24	800
2	839	25	1189
3	839	26	800
4	839	27	800
5	842	28	1122
6	844	29	1038
7	844	30	740
8	949	31	740
9	1192	32	1071
10	1053	33	800
11	1056	34	1071
12	926	35	740
13	928	36	740
14	1022	37	1038
15	950	38	1189
16	1235	39	950
17	1631	40	980
18	931	41	1189
19	1235	42	1814
20	1122	43	1839
21	800		
22	800		
23	1189		

LAYOUT	DTCP NO	RERA NO
PHASE - I	287/2024	
PHASE - II	288/2024	
PHASE - III	281/2024	

"Imagine a dream plot to call your own, in Chennai's fastest appreciating region. SRI BALAJI AVENUE is with it excellent landscape features truly offers to the residents a happy life close to the nature."



## 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 SRI BALAJI AVENUE 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



SOLAR STREET LIGHTS



PORTABLE WATER



24/7 SECURITY



AVENUE TREES



INFRASTRUCTURE PAR EXCELLENCE



READY TO CONSTRUCTION



HIGH-POTENTIAL LOCATION



AVENUE TREES



CLEAR TITLES AND EASE OF DOCUMENTATION



DTCP / RERA APPROVED