

## LOCATION MAP



Project @ AVADI (THIRUNINDRAVUR) : Total 403 Plots | Internal Black Top Roads |  
Plot Sizes : 600sq.ft to 2400sq.ft, | 1BHK | 2BHK | 3BHK | VILLA AVAILABLE

## Invest in Your Dream Plot At AVADI - THIRUNINDRAVUR

**Sumangali  
Easun Garden**  
On Road Property



## IDEAL FOUNDATION

📍 No.45, Bharathidasan Nagar, T.T.K. Nagar Backside, New Perungalathur, Chennai - 600 063.

✉ idealfoundation12@gmail.com 🌐 [www.idealfoundation.co.in](http://www.idealfoundation.co.in)



PATRON MEMBER OF  
FEDERATION OF ALL INDIA REAL ESTATE ASSOCIATION



## IDEAL FOUNDATION





# WELCOME TO UP TOWN IDEAL FOUNDATION & REAL HOMES

**Ideal Foundation** and **Real Homes** proudly present **UP SUMANGALAI EASUN GARDEN IN THIRUNINDRAVUR**, an amazing opportunity to invest in plots that will fetch the fortune of tomorrow. As a prized possession to realize your future dream home, your investment in a bright future is right here.



**IDEAL FOUNDATION**



We are creating your dream homes



Enjoy multifold returns  
on a secure investment.



Become a proud  
land owner.



Build customised  
homes based on your  
taste and preferences.

**why buy  
a plot?**



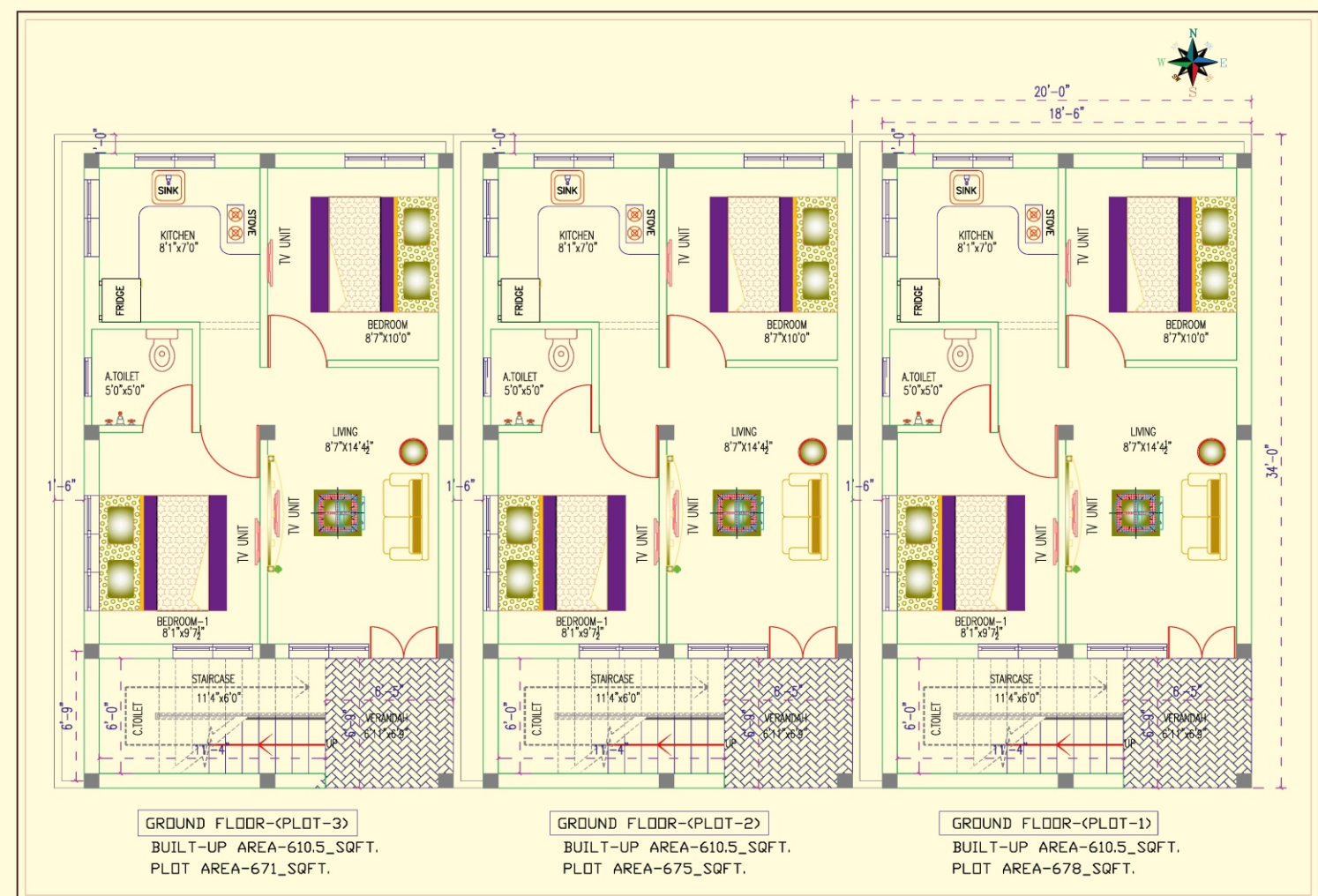
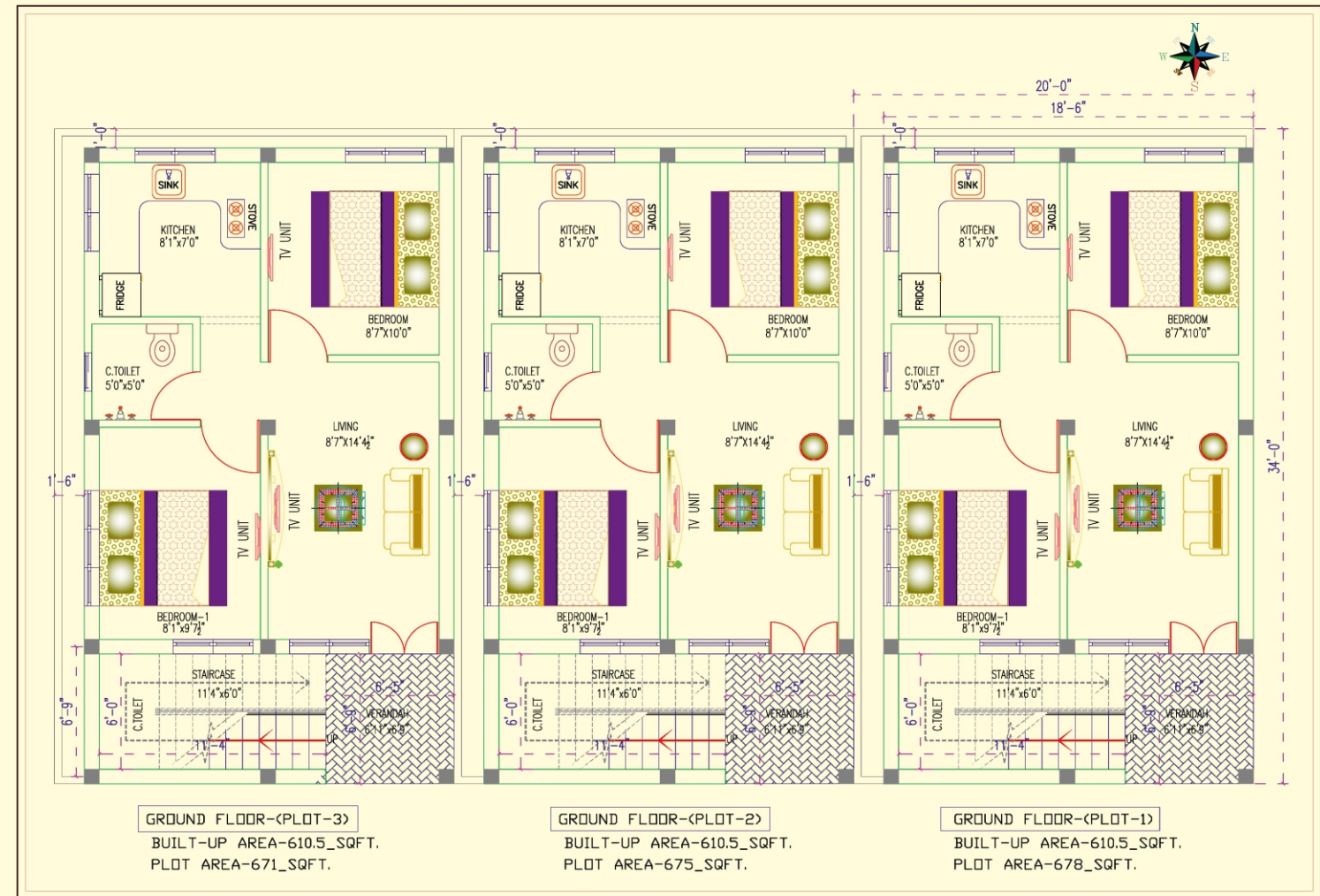
An investment to secure  
your family's future.

An investment for your  
child's future.

An investment for your  
future retirement.



Only property investments  
will get you loans  
at the lowest interest rates.







**ELEVATION FOR GROUND FLOOR**

**2BHK - GROUND FLOOR  
600 SQ.FT**



**PLAN - GROUND FLOOR**



**ELEVATION FOR G+1**

**3BHK - G+1  
1080 SQ.FT**



**PLAN - GROUND FLOOR**



**PLAN - FIRST FLOOR**

## PROJECT HIGHLIGHTS



CDMA & RERA  
APPROVED



Fully Gated  
Community



22' Wide  
Blacktop Road



45000  
Sq.ft Rate Park



Entrance Arch



Avenue Trees



Street Lights



Portable water

## WELL-CONNECTED TO EVERYTHING YOU NEED

- 5 mins. drive from Outer Ring Road
- 2 mins. drive from Thirunindravur Railway Station & Bus Stand
- 6 mins. drive from Tidel Park.
- 10 mins. drive from Avadi Railway Station.
- 3 mins. drive from Jaya Engineering College
- Thirunindravur Tata Steel Company Opposite



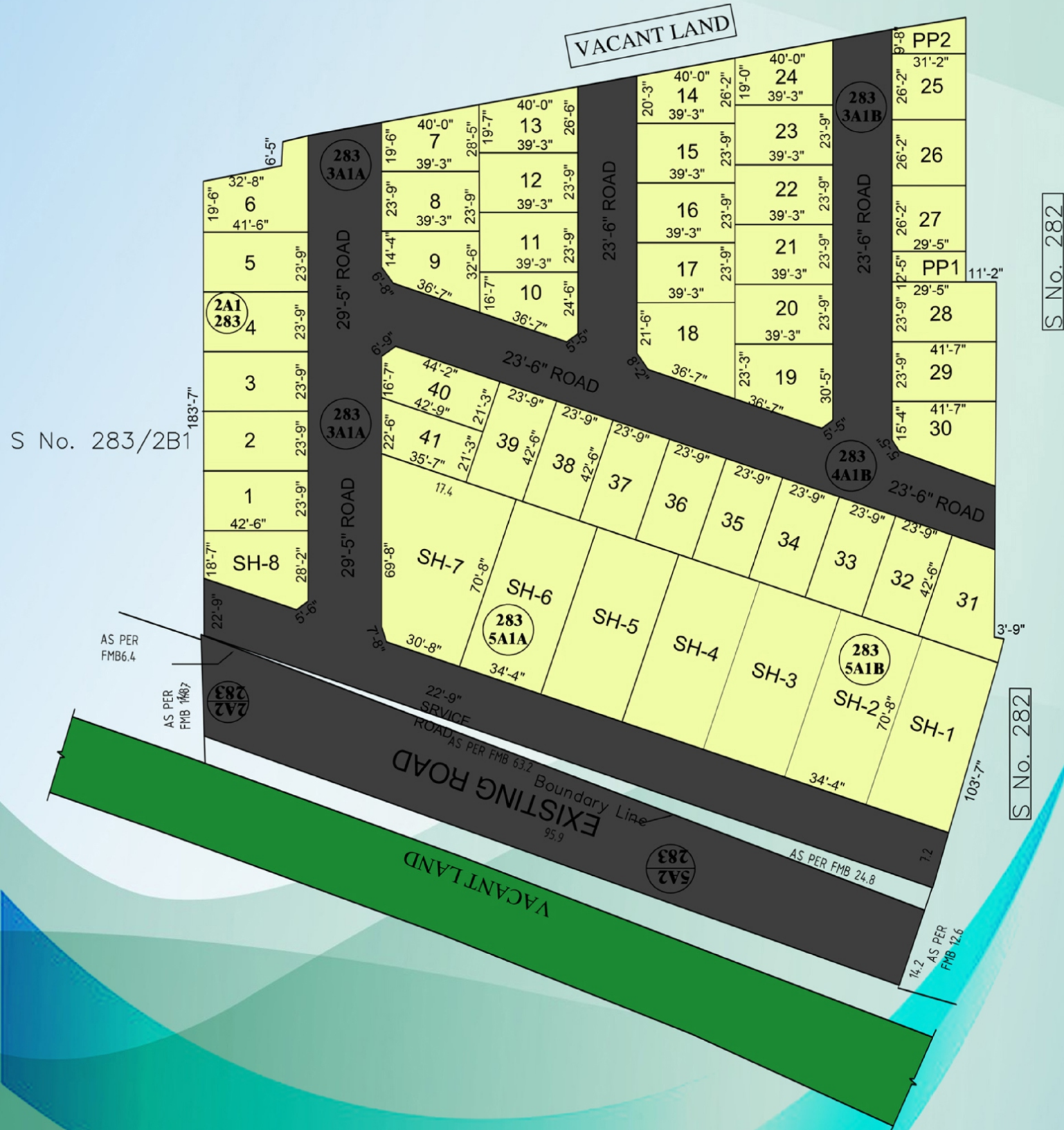
## THE FUTURE IS HERE, AT TIDEL PARK, PATTABIRAM

- TIDEL Park, Chennai is constructing an Information Technology Park with built up space of 5.57lakh sq. ft in an area of 11.41 acres of land in pattabiram village, Avadi Taluk at a cost of Rs.278.84 crore. Construction work is underway and expected to be completed in May 2023.
- TIDEL is establishing an Information Technology (IT) Park (TIDEL Pattabiram) in Pattabiram village, Avadi with a view to improve the IT infrastructure in the North Western part of Chennai City.
- This New TIDEL in Pattabiram is a 21-storey facility with salient amenities like state-of-the-art Sky Garden, Co-working spaces, and Business Centres.
- The proposed new TIDEL will act as the address for start-ups, and enterprises in the IT/ITeS sector with the potential of providing employment to more than 5000 people in its first phase.



SUMANGALI EASUN GARDEN

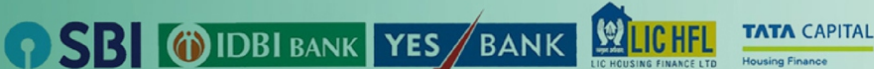
PLAN SHOWING THE LAYOUT OF PLOTS IN S.NO-283/2A,3A1A,3A1B.  
4A1A,4A1B,5A1A&5A1B OF  
THIRUNINDRAVUR 'A' VILLAGE, AVADI TALUK,  
THIRUVALLUR DISTRICT, THIRUNINDRVUR MUNICIPAL LIMIT



PLOT NO	SQ.FT	SQ.M	PLOT NO	SQ.FT	SQ.M
1	1002.00	93.07	24	974.00	90.48
2	1008.00	93.62	25	786.00	73.02
3	1011.00	93.92	26	817.00	75.90
4	1008.00	93.66	27	836.00	77.70
5	1003.00	93.20	28	816.00	75.84
6	1183.00	109.89	29	929.00	86.31
7	943.00	87.57	30	1104.00	102.56
8	943.00	87.60	31	1289.00	119.76
9	1011.00	93.89	32	1370.00	127.31
10	889.00	82.55	33	1022.00	94.90
11	943.00	87.60	34	1022.00	94.90
12	943.00	87.60	35	1022.00	94.90
13	990.00	92.00	36	1022.00	94.90
14	918.00	85.25	37	1022.00	94.90
15	943.00	87.60	38	1022.00	94.90
16	943.00	87.60	39	1022.00	94.90
17	943.00	87.60	40	1022.00	94.90
18	1251.00	116.26	41	975.00	90.59
19	1122.00	104.26	42	837.00	77.80
20	943.00	87.60	SH1	2497.00	231.96
21	943.00	87.60	SH2	2442.00	226.80
22	943.00	87.60	SH3	2442.00	226.80
23	943.00	87.60	SH4	2442.00	226.80
			SH5	2442.00	226.80
			SH6	2442.00	226.80
			SH7	3178.00	295.23
			SH8	1099.00	102.08



80 - 90 BANK LOAN AVAILABLE



IDEAL FOUNDATION