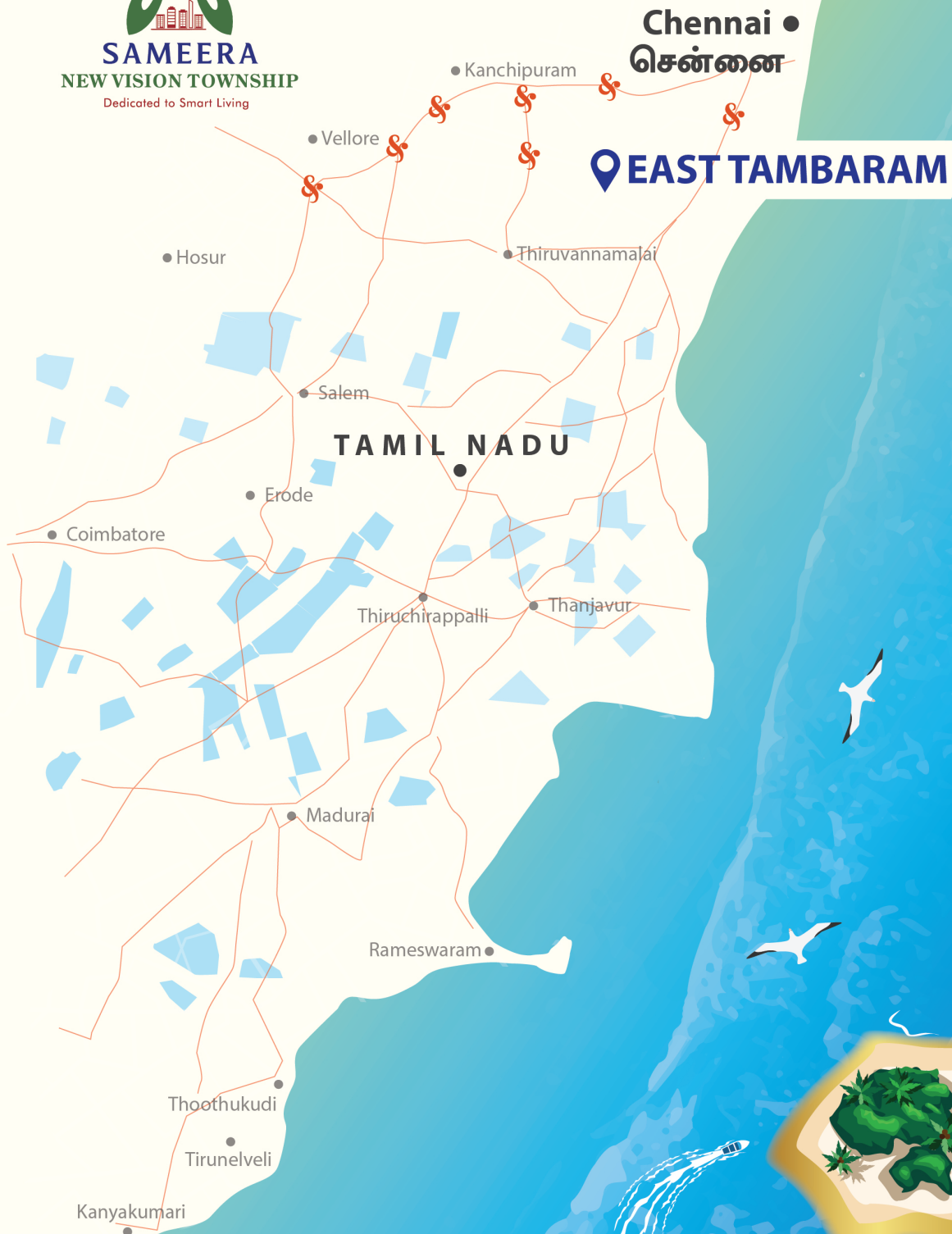




NAVIGATE YOUR FUTURE:
Villa Plots On The Map Of Your Dreams.

PERFECT PLACE FOR FINE LIVING.



250+ ACRES



1100+ UNITS



16+ MSB PLOTS



900+ SOLD OUT



30+ AMENITIES

EAST TAMBARAM

Luxury Villa Plots

NAVIGATE YOUR FUTURE:

Villa Plots On The Map Of Your Dreams.




SAMEERA
NEW VISION TOWNSHIP
Dedicated to Smart Living

PHASE 5

PLAN SHOWING THE APPROVED LAYOUT
OF HOUSE SITES IN SURVEY NOS:

111/11pt, 12, 132/1, 2a, 2b, 3, 4, 5, 6, 7, 8,
133/1, 2, 3, 4, 5, 6, 7, 8, 9,
134/1, 2a, 2b, 3, 4, 5, 6a, 6b, 7, 8, 9
Of Vengambakkam Village,
St. Thomas Mount Panchayat Union,
Tambaram Taluk,
Chengalpattu District.

PHASE 5 - AREA STATEMENT

PLOT NO	SQ.FT	PLOT NO	SQ.FT	PLOT NO	SQ.FT	PLOT NO	SQ.FT	PLOT NO	SQ.FT
1	1383	26	801	51	801	76	854	101	510
2	1194	27	801	52	2491	77	1037	102	589
3	1194	28	801	53	1819	78	1219	103	601
4	1194	29	801	54	801	79	998	104	601
5	1101	30	801	55	801	80	998	105	589
6	1158	31	801	56	801	81	941	C.S1	404
7	926	32	801	57	789	82	886	C.S2	404
8	986	33	801	58	801	83	985	C.S3	392
9	900	34	801	59	848	84	973	OWNER USE	119
10	863	35	801	60	860	85	727		
11	827	36	789	61	860	86	542		
12	791	37	801	62	860	87	542		
13	755	38	801	63	860	88	542		
14	1064	39	789	64	860	89	542		
15	985	40	801	65	1822	90	659		
16	1176	41	801	66	893	91	639		
17	819	42	801	67	847	92	675		
18	904	43	801	68	1201	93	710		
19	1201	44	801	69	970	94	746		
20	1182	45	801	70	1020	95	455		
21	801	46	801	71	818	96	439		
22	801	47	801	72	854	97	658		
23	801	48	801	73	854	98	601		
24	801	49	801	74	854	99	601		
25	801	50	801	75	854	100	601		

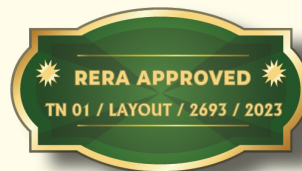


ABOUT PROJECT

New Vision Township, the progeny of Sameera Groups, was created to provide you with a once-in-a-lifetime opportunity to purchase the plot of your dreams, giving you the room and flexibility to build your house exactly how you want it.

New Vision Township is a one-of-a-kind development with exceptional facilities and thoughtful landscaping. It is sprawled across 250+ acres with CMDA approved. It is strategically positioned off Tambaram and connects you to Vandalur, Perungalathur, Tambaram, and Camp Road.

Our site has 4500 plots encompassing 16+ MSB plots, a community hall, a shopping mall area, and a FIITJEE Global School.



PHASE 6



LAYOUT OF HOUSE SITES IN SURVEY NOS
78/1A,1B, 80/1Apt, 87/1pt, 87/2,3C, 5, AND PLOT No.70 AND MSB-1&2
LYING IN THE APPROVED LAYOUT
P.P.D/L.O. No. 15/2015 INTO RESIDENTIAL PLOTS IN
S.Nos.88/1,2A,4A1,4A2B,4B1A,5A1,5A2B,5B1A1,
89/1pt,2A1A1,3Apt,3Bpt & 4Apt OF VENGAMBAKKAM VILLAGE.



PHASE 6 - AREA STATEMENT

PLOT NO	SQ.FT
1	1144
2	1049
3	1116
4	1035
5	1219
6	1216
7	1188
8	1158
9	1125
10	1299
11	1442
12	1633
13	1606
14	1578
15	1551
16	1523
17	1494
18	1462
19	1423
20	1440
21	1447
22	1127
23	1139
24	1139
25	1620
26	1583
27	1571

PLOT NO	SQ.FT	PLOT NO	SQ.FT	PLOT NO	SQ.FT	PLOT NO	SQ.FT
1	3311	26	1069	51	1136	76	1749
2	1922	27	1042	52	1136	77	1812
3	1881	28	2664	53	1136	78	1873
4	1881	29	1947	54	1136	79	1930
5	1881	30	1932	55	1136	80	2312
6	1881	31	1917	56	1162	81	1989
7	1881	32	1905	57	1222	82	716
8	1875	33	2556	58	1195	83	716
9	1830	34	2424	59	1195	84	716
10	1778	35	966	60	1195	85	716
4.4 acres Layout		36	966	61	1195	86	716
		37	966	62	1195	87	716
13	1205	38	966	63	2390	88	743
14	1205	39	966	64	1183	89	622
15	1205	40	821	65	1871	90	594
16	1205	41	1161	66	1873	91	615
17	1205	42	1564	67	1153	92	636
18	1205	43	1195	68	1411	93	657
19	1205	44	1195	69	1089	94	679
20	1205	45	1077	70	1203		
21	1231	46	946	71	1347		
22	2146	47	1032	72	1402		
23	3544	48	1124	73	1615		
24	1228	49	1136	74	2279		
25	1228	50	1136	75	1920		



LOCALITY HIGHLIGHTS

Nestled in the heart of East Tambaram, New Vision Township unfolds across 15 acres of serene gardens, presenting a harmonious blend of urban living and natural tranquility. This strategically located project stands as the epitome of excellence, offering a self-contained lifestyle with every essential amenity seamlessly integrated within the site. Immerse yourself in perfection as you explore the township's comprehensive features, including a school, marriage hall, sports club, and a dedicated children's play area. Beyond its own borders, New Vision Township strategically connects residents to top-notch colleges and hospitals, ensuring convenience and accessibility. In embracing this modern way of living, New Vision Township emerges as the preferred choice for those seeking a residence that transcends expectations, embodying a contemporary lifestyle that seamlessly integrates comfort, convenience, and sophistication.



SCHOOLS:

FIITJEE GLOBAL SCHOOL (Inside Our Site)	
ZION INTERNATIONAL SCHOOL	3 MIN'S
LYDIA MATRICULATION SCHOOL	3 MIN'S
KINDERLAND PRESCHOOL	4 MIN'S
BALWADI SCHOOL	5 MIN'S
SHRI NIKETAN PATASALA	8 MIN'S
LITTLE BEES MONTESSORI SCHOOL	7 MIN'S
VELAMMAL SCHOOL	8 MIN'S



HOSPITALS:

TAGORE HOSPITAL	3 MIN'S
BHARATH HOSPITAL	5 MIN'S
MEDICARE 24HRS HOSPITAL	5 MIN'S
ANNAI TERASA HOSPITAL	7 MIN'S
JEAYAM HOSPITAL	5 MIN'S
STAR SPECIALITY HOSPITAL	8 MIN'S



COLLEGES:

TAGORE GROUP OF COLLEGES	3 MIN'S
VIT ENGINEERING COLLEGE	6 MIN'S
CRESCENT ENGINEERING COLLEGE	5 MIN'S
SRI RAMANUJAR ARTS & SCIENCE	5 MIN'S
BALAJI ENGINEERING COLLEGE	9 MIN'S
BHARATH UNIVERSITY	8 MIN'S
HEBERGATE MADRAS CHRIST COLLEGE	9MIN'S



TRANSPORTATIONS:

KILAMBAKKAM BUS TERMINUS	5 MIN'S
VANDALUR RAILWAY STATION	5 MIN'S
URAPAKKAM RAILWAY STATION	10 MIN'S
VENGAMBAKKAM BUS STOP	1 MIN'S
KANDIGAI BUS STOP	10 MIN'S

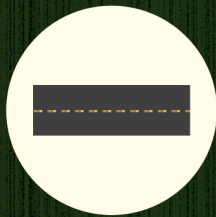
AMENITIES

New Vision Township (NVT) redefines luxury living with its world-class amenities, including a grand entrance arch and meticulously crafted black top roads ensuring seamless connectivity. Security is paramount, with CCTV surveillance and a gated community providing residents with peace of mind. Families are catered to with a dedicated children's play area, fostering community spirit and providing a safe space for children. These amenities reflect NVT's commitment to offering a lifestyle of luxury, convenience, and comfort.



GRAND ENTRANCE ARCH

Standing tall at the plot's entrance, the grand arch welcomes with timeless elegance, a symbol of a promising journey ahead.



BLACK TOP ROAD

IPC standard wide black top roads for seamless navigation of the property.



SECURITY & CCTV

Security personal and 24/7 CCTV surveillance and peripheral compound wall ensures your safety.



GATED COMMUNITY

Planned and developed as a gated community expedience vibrant social life.



POTABLE WATER

"Clean, safe drinking water flows seamlessly, ensuring a healthy and refreshing environment for all residents.



CHILDREN'S PLAY AREA

A dedicated children's play area for a joyful and safe playtime experience.



AVENUE TREES

Avenue trees with vastu and pure oxygen producers - inhale pure air with our avenue trees



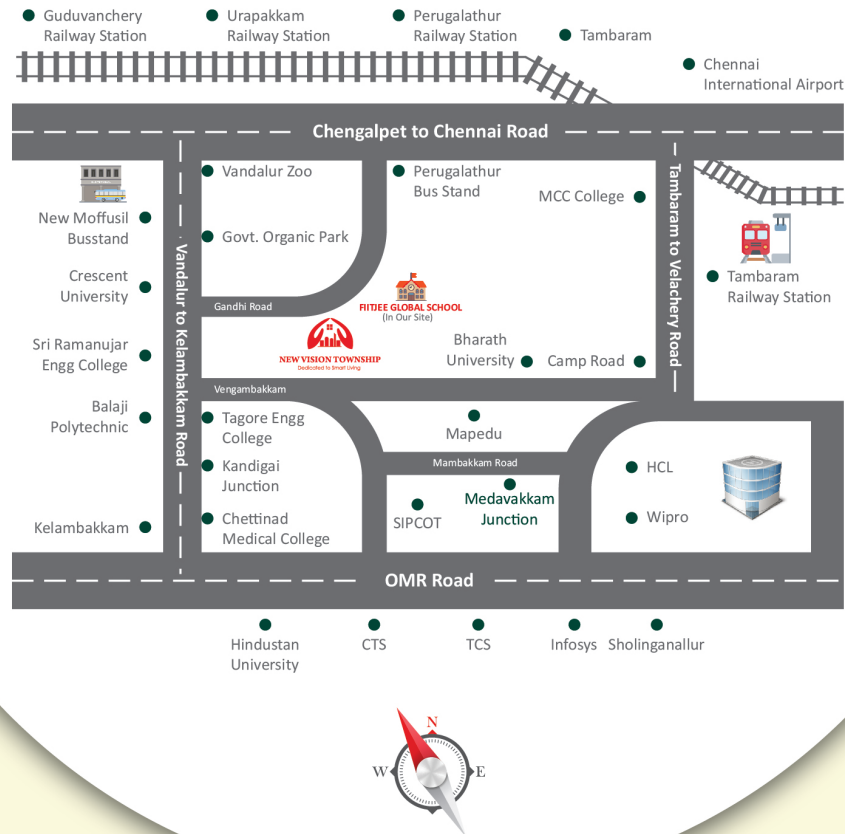
LED STREET LIGHT

"Efficient LED streetlights illuminate our project site, enhancing visibility and sustainability with their energy-saving technology."

EMPOWERING MINDS, BUILDING FUTURES.



LOCATION MAP



FIITJEE GLOBAL SCHOOL & SAMEERA SPORTS CLUB



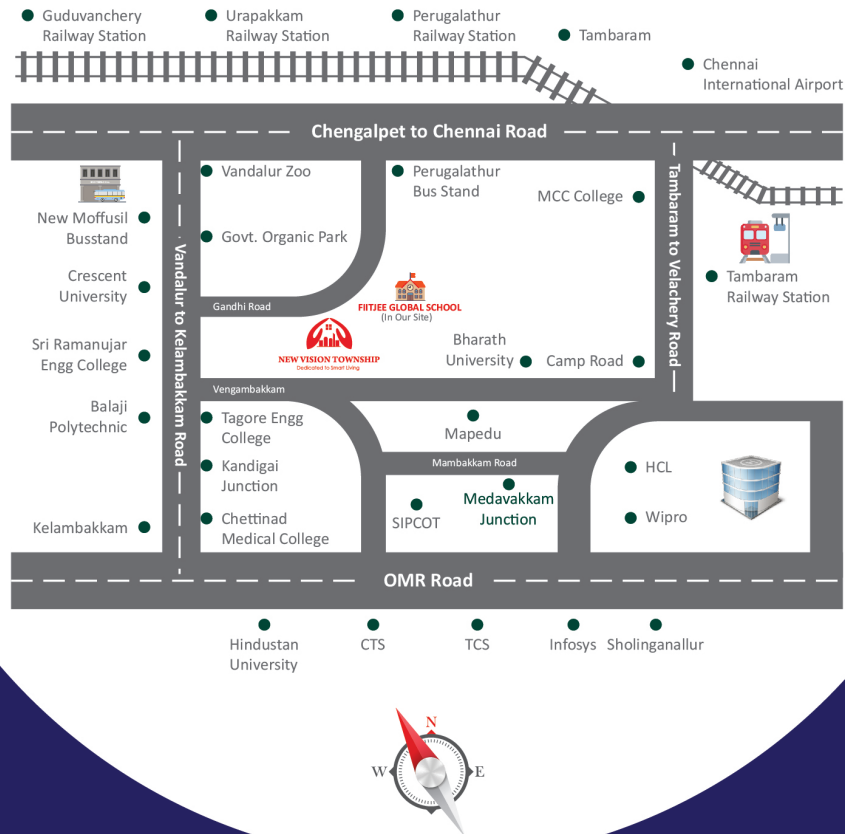
Sameera's NVT fulfills the necessity for an exceptional educational institution such as FIITJEE Global School situated within its premises. Moreover, it addresses the demand for sports facilities with the introduction of a top-tier sports club. New Vision Township offers unparalleled sports amenities within its villa plots, boasting a comprehensive Sports Club equipped with a football turf, basketball court, tennis court, cricket net, squash court, and a variety of indoor and outdoor gaming options.

LAND IS THE FOUNDATION

For raising your business.
We ensure you get the best.



LOCATION MAP



Scan to visit
our site location



For Booking & Site Visit

(8889 66 8889)

www.sameeragroups.com | E-Mail: sales@sameeragroups.com



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