



THE NEW ERA OF LIVING  
BEGINS AT  
CHENGALPATTU





SAMEERA  
UNIVERSE

THE LARGEST MULTIFUNCTIONAL  
URBAN EVOLUTION





THE LARGEST  
MULTIFUNCTIONAL  
URBAN EVOLUTION  
IN THE MAKING







THE EMERGING JEWEL OF  
TAMIL NADU  
CHENGALPATTU



Chengalpattu is quickly becoming a lively satellite town of Chennai, making it a prime investment location. The area is seeing major improvements, like the new Chengalpattu bus terminal, which will improve transportation and boost local business. The Chennai Metropolitan Development Authority (CMDA) has chosen Chengalpattu as one of the five satellite towns to help reduce crowding in Chennai and create new urban growth areas with strong infrastructure. Current projects include expanding road networks and new town plans, which will enhance connectivity and support growth.





THE EMERGING JEWEL OF TAMILNADU  
CHENGALPATTU



THE DETROIT OF  
TAMIL NADU

**A growing hub for industry and technology**

Strategic location - 56 km from Chennai and central to  
infrastructure and connectivity developments



GATEWAY TO  
CHENNAI

**Offers excellent connectivity via  
National Highway 45 and strong rail networks**  
Improved accessibility with the eight-laning of the  
Chennai-Tindivanam National Highway





# CHENGALPATTU

## KEY DEVELOPMENTS & INFRASTRUCTURE

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1000 crs + of  
investment planned

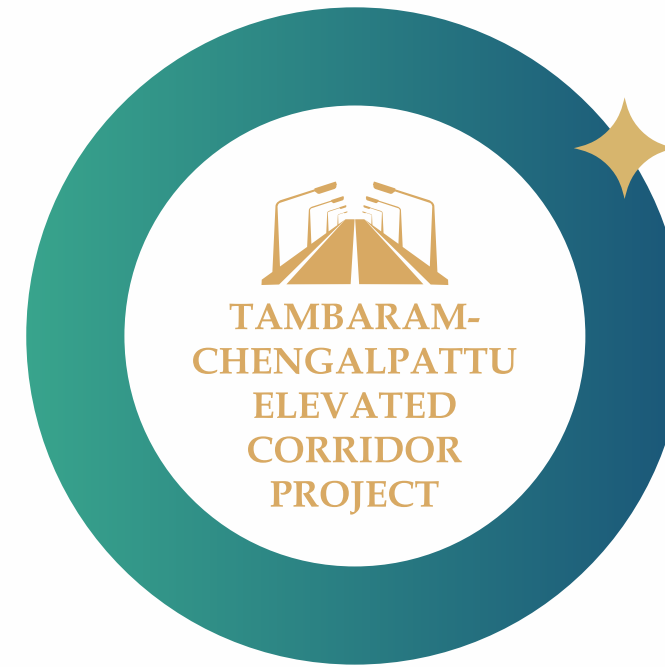


# INFRASTRUCTURE DEVELOPMENTS



HOSPITAL

A new ultra-modern district hospital with 250+ beds will replace the existing hospital in Chengalpattu



TAMBARAM-CHENGALPATTU ELEVATED CORRIDOR PROJECT

**Objective:**  
To start soon for improved connectivity

**Location:**  
Venpakkam Panchayat, Chengalpattu

**Expected Completion:**  
December 2025

**Features:**  
107 bus bays, terminal building, restaurant, shops, parking, and facilities for persons with disabilities

**Cost:**  
₹100 crs +



NEW BUS TERMINUS

**Location:**  
Nemmeli, Chengalpattu

**Capacity:**  
150 million litres per day

**Beneficiaries:**  
Over 9 lakh people in southern parts of Chennai

**Inauguration:**  
By Chief Minister M K Stalin on February 24, 2024



DESALINATION PLANT AT PERUR





**Benefits:**

Reduced travel time by 15-20 minutes during peak hours, increased road capacity

**Locations of Ongoing Work:**

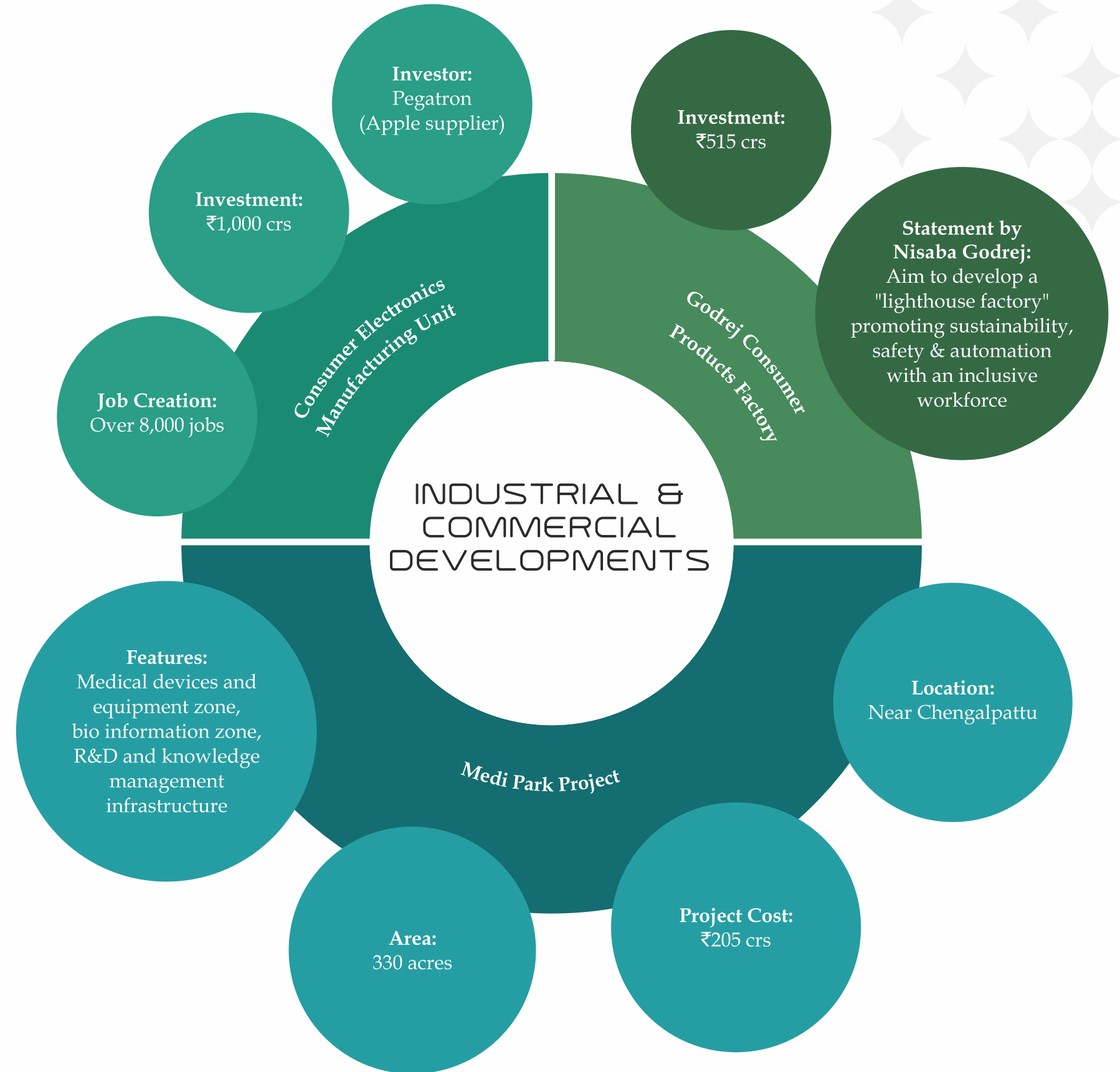
Maraimalai Nagar, Ford Factory, Singaperumal Koil, Mahindra City junctions, Perungalathur, Tambaram, Vandalur, Guduvanchery

**Flyovers to be Built At:**

Chengalpattu, Madurantakam, Melmaruvathur, Tindivanam, Vikkravandi











## TRANSPORTATION & CONNECTIVITY

### Chengalpattu-Tindivanam Road Upgrades

Includes the upgradation of roads and the construction of flyovers to improve traffic flow

### Chennai-Tindivanam National Highway Expansion

**Impact:** Reduced travel time by 15-20 minutes during peak hours throughout GST Road from Tambaram to Chengalpattu

7 LANE ROAD

GST (6 LANE ROAD)

8 LANE ROAD





## GOVERNMENT INITIATIVES

**Locations:**  
Maraimalai Nagar,  
Kattankulathur,  
Ponneri,  
Tiruporur,  
Thirumazhisai &  
Gummidipoondi.

**CMDA's Plan for  
Satellite Towns**

**Objective:**  
To tap potential  
residential, commercial,  
industrial, and  
institutional activities  
along key corridors









# SAMEERA UNIVERSE

## UNVEILING SAMEERA UNIVERSE

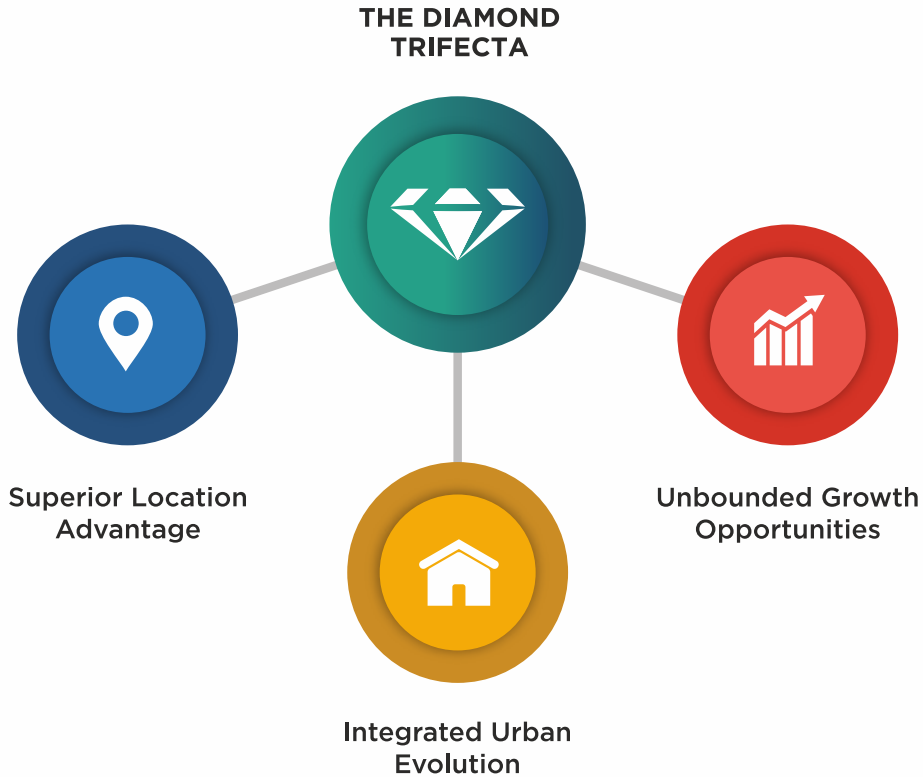


Sameera Universe is a pioneering 230-acre urban evolution, strategically located in Chengalpattu amidst rapidly advancing infrastructure and Smart City initiatives. Designed to drive commercial excellence, it provides businesses the opportunity to establish themselves with minimised capital exposure, ensuring sustainability and growth. The thoughtfully planned ecosystem includes spaces dedicated to education, healthcare, technology, and innovation, forming a cohesive commercial and residential hub. World-class residential spaces further elevate the community, reflecting global standards. Sameera Universe is an inclusive evolution, redefining the future of urban living and enterprise.





# DIAMOND TRIFECTA



## STRATEGIC DISTINCTION

Sameera Universe elevates the concept of urban evolution with its unparalleled "Diamond Trifecta" of superior location, unbounded growth, and integrated planning. Anchored in the thriving Chengalpattu hub, this ambitious 230-acre project harmonises modern infrastructure, economic vitality, and holistic development, setting a new standard for visionary urban spaces.

# LOCATION MAP



**SRIPERUMBUDUR**

NH 48 BANGLAORE HIGHWAY

HIBROW HEALTHCARE PRIVATE LIMITED

HIRANANDANI

ROYAL ENFIELD

HYUNDAI

CHENNAI AIRPORT

GUINDY

CHENNAI CENTRAL

CHENNAI PORT

ORAGADAM JUNCTION

PEPSICO PRODUCTS

VANDALUR

TAMBARAM

TARAMANI

TIDEL PARK

WALAJABAD ROAD

SINGAPERUMAL KOIL

KILAMBAKKAM BUS TERMINUS

ZOHO

SRM HOSPITAL & UNIVERSITY

MAHINDRA WORLD CITY - INFOSYS, CAPGEMINI/NCR CORPORATION, PARANUR RAILWAY STATION, BMW GROUPS PLANT, MAHINDRA AUTOMOTIVE.

VIT CHENNAI CAMPUS

SIPCOT IT PARK

TIRUVANMIYUR

VEDANTHANGAL

CHENGALPATTU JN

CHENGALPATTU BUS STAND

SAMEERA Universe

ADHIPARASAKTHI ENGINEERING COLLEGE

SAMEERA WAREHOUSE

PEPSICO

COLLECTOR OFFICE

LL C3 CINEMAS LAUREL MARL

G V MEDICA COLLEGE

DON BOSCO POLYTECHNIC COLLEGE

SRI VENKATESWARA HOSPITAL

KELAMBAKKAM

ADHIPARASAKTHI DENTAL COLLEGE AND HOSPITAL

MALOLAN COLLEGE OF ARTS & SCIENCE

PAKKAM RAILWAY STATION

VENGAMBAKKAM BUS STOP

INDIRA GANDHI CENTRE FOR ATOMIC RESEARCH

MELMARUVATHUR RAILWAY

APOLLO PHARMACY LAB

KALPAKKAM BUS STAND

VELACHERY ROAD

OMR





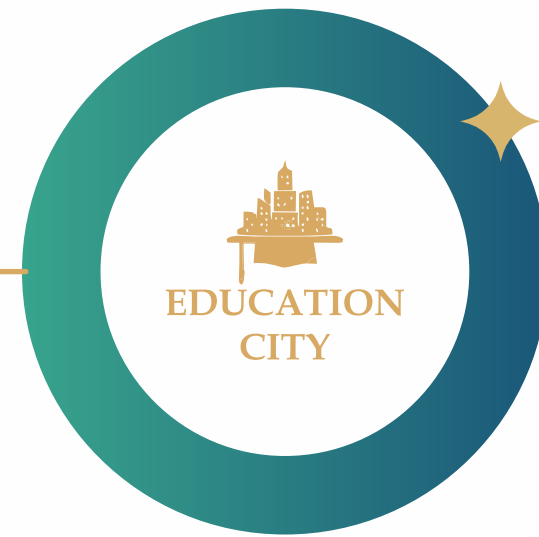


Includes IT Parks, ITES companies, and manufacturing companies/R&D centres, offering a diverse range of workspaces



Featuring vibrant entertainment zones, an open-air movie theatre, a clubhouse, and a food park, providing diverse recreational options

A hub for learning with schools, colleges, an arts/music college, a sports academy, and an aviation academy, fostering educational excellence



Dedicated living spaces tailored for senior citizens, promoting a community-focused lifestyle

A comprehensive health and wellness destination with hospitals and a spiritual centre





# TOP REASONS TO INVEST IN SAMEERA UNIVERSE



## TAILORED INFRASTRUCTURE

Purpose-built facilities engineered to meet specific operational requirements, moving beyond standard industrial and commercial designs



## COST-EFFECTIVE LEASING

Rates up to 60% lower than comparable locations such as Mahindra World City, located 15 minutes away



## COMPREHENSIVE ECOSYSTEM

A balanced environment integrating employment, education, entertainment, and sustained economic growth



## JOB CREATION

Estimated growth of 15,000 to 20,000 jobs by 2026, strengthening the local economy



## WORLD-CLASS DEVELOPMENT

Internationally inspired spaces, modelled after iconic global cities including Venice, Rome, Dubai, New York, and London

## COMMERCIAL RENTAL COMPARISON



Designed to foster commercial excellence, we implement a built-to-suit rental model that empowers businesses to establish themselves with reduced capital exposure while ensuring long-term sustainability.

Our built-to-suit commercial, industrial, and manufacturing spaces are designed to meet precise specifications, these spaces offer optimal functionality, strategic location advantages and scalable solutions to support your business growth.





# ABOUT SAMEERA UNIVERSE

230 Acres Development - 1,00,18,800 sq.ft  
Total Saleable Area - 52,75,000 sq.ft



**COMMERCIAL /  
ECONOMICAL  
DEVELOPMENT  
HIGHLIGHTS**

Economical development with  
**50,00,000 sq.ft**

Creating more than  
**20,000**  
employment opportunities

**7,50,000 sq.ft**  
Manufacturing  
companies



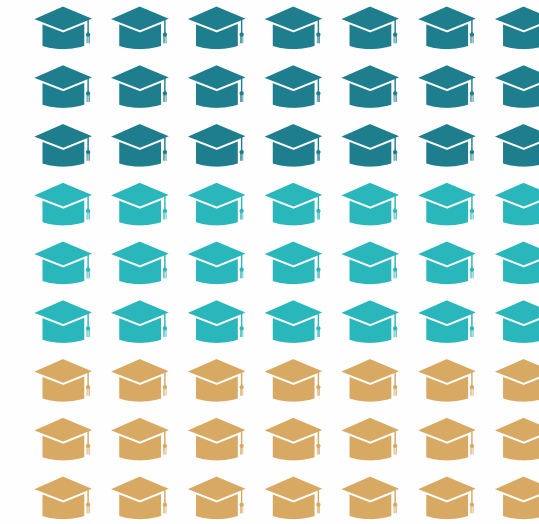
**2,50,000 sq.ft**  
Bank & financial  
institutions

**5,00,000 sq.ft**  
IT/ITES

**5,00,000 sq.ft**  
R&D centres

**5,00,000 sq.ft**  
Automobile companies

**EDUCATION  
CITY**



**3,20,000 sq.ft**  
Schools

**3,20,000 sq.ft**  
Colleges

**1,60,000 sq.ft**  
Specialised academies

**ENTERTAINMENT CITY**

**1,80,000 sq.ft** Entertainment zones

**1,80,000 sq.ft** Open-air movie theatre

**3,60,000 sq.ft** Clubhouse

**1,80,000 sq.ft** Food park

**WELLNESS  
CITY**





# HELIPORT



## Unveiling the City's First-Ever Heliport

A state-of-the-art heliport for enhanced connectivity and reduced time



**Convenient Access:**  
Direct aerial connectivity for swift transportation



**Business Advantage:**  
Ideal for corporate executives and VIPs



**Emergency Response:**  
Rapid medical and disaster response capabilities



**Enhanced Mobility:**  
Efficient travel, reducing time for key stakeholders



**Elite Infrastructure:**  
Adds a mark of distinction and exclusivity







### URBAN ENCLAVE

A sprawling 230-acre urban living, ensuring secure and well-planned living spaces



### MAIN ENTRANCE ROAD FROM GST ROAD

8-lane, 80-foot road with paved walkways on both sides



### MODEL UNIVERSE

Paved roads with designated walking space



### SAFETY & SECURITY

Comprehensive security with CCTV surveillance, manned security, and controlled access entry points



### PLANTATIONS

Thoughtfully arranged plantations - enhancing the aesthetic appeal and promoting a green environment



### INTERNAL BRIDGE(S)

Venice-themed bridge over the water body



### MAIN ROADS

100 ft, 80 ft, and 40 ft blacktop (BT) roads



### INTERNAL ROADS

40 ft blacktop (BT) roads with paved walkways on either side



### ENTRY ARCHES FOR ZONES

Venice, Rome, Dubai, New York, & London-themed entry arches



### LIGHTING FOR MAIN & INTERNAL ROADS

Combination of solar and electric lighting for energy efficiency



### DRIVEWAYS

Meticulously planned driveways for easy and efficient vehicle movement



### STORM WATER DRAINS

Comprehensive storm water drainage system for internal and main roads



### BUS BAYS

Designed for convenient public transport access and smooth traffic flow both inside & out



### PROVISION FOR WATER SUPPLY

Well-planned water distribution network



### PROVISION FOR SEWAGE

Well designed sewage lines



### LANDSCAPING

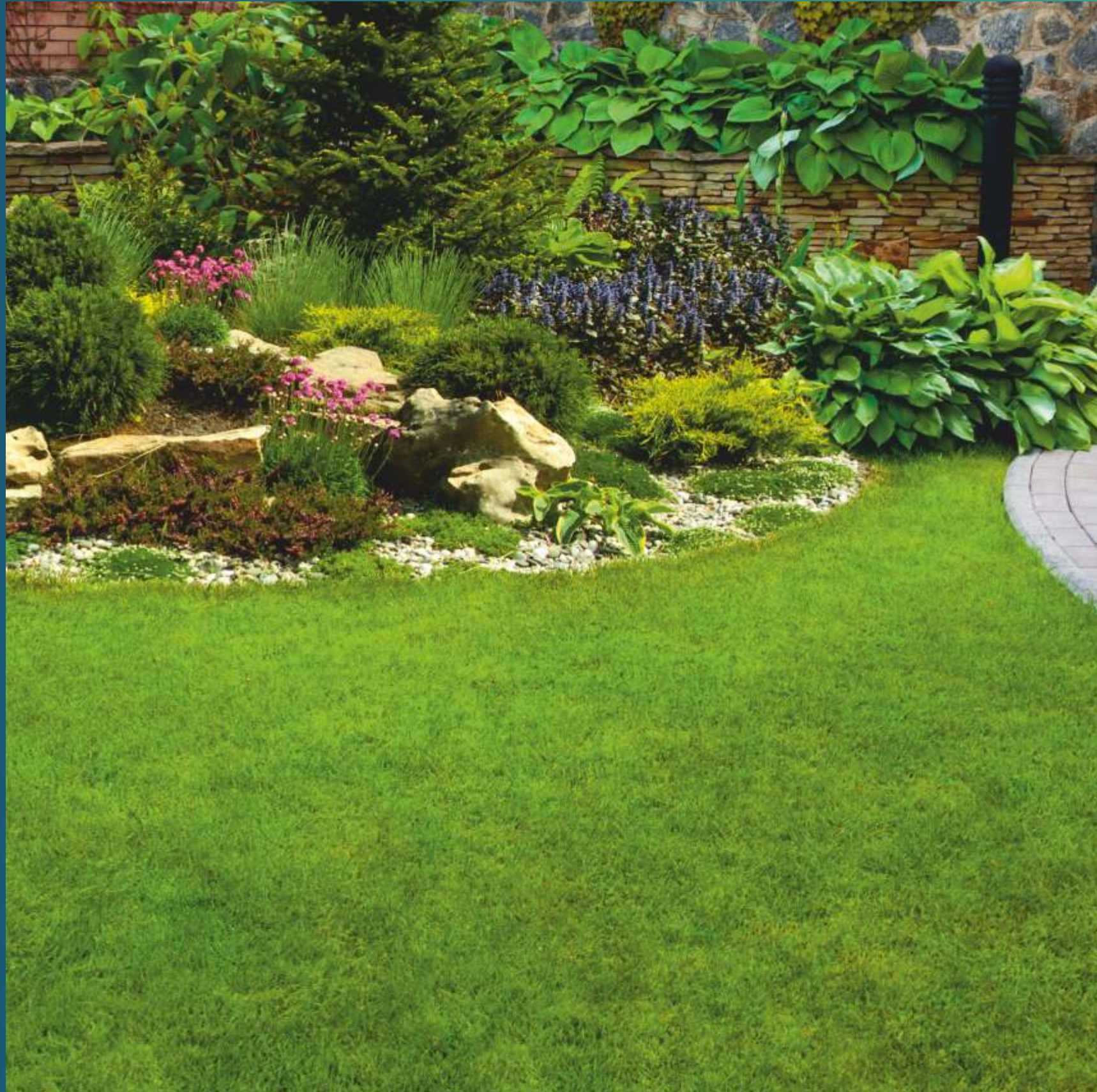
Expertly designed landscaping for gardens and parks



### SPACE DEMARCATION

Thoughtfully crafted and clearly demarcated zones with dedicated spaces for offices, education, entertainment, healthcare, wellness, senior living, residential plots, and commute









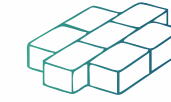
### **NATURAL WATER FEATURES**

Integrated natural water bodies seamlessly embedded within the urban enclave, enhancing the ecological balance



### **GREEN COVERAGE**

Over 2,000 trees and pollution-free surroundings, promoting a clean and healthy environment



### **PAVERED WALKWAYS**

Environmentally-friendly paved walkways designed for ease of access and sustainability



### **LANDSCAPE DESIGN**

Thoughtfully designed landscapes including a rose garden, flower beds for each plot, and date palm trees, enhancing aesthetic appeal and biodiversity



### **RAINWATER HARVESTING**

Advanced rainwater harvesting systems to efficiently manage and utilise natural resources



### **MIYAWAKI FOREST**

A designated forest area within the enclave, fostering biodiversity and conservation efforts



### **ABUNDANT WATER RESOURCES**

Ensured availability of ample water resources to support sustainable living



### **LUSH GREEN SPACES**

More than 10 acres dedicated to lush greenery, providing a refreshing natural environment



### **AGRICULTURAL ZONE**

Managed agriculture and farming areas, promoting sustainable practices and local food production





RESIDENTIAL  
EXCELLENCE

5

CITY-THEMED  
PLOTS & VILLA



VENICE



ROME



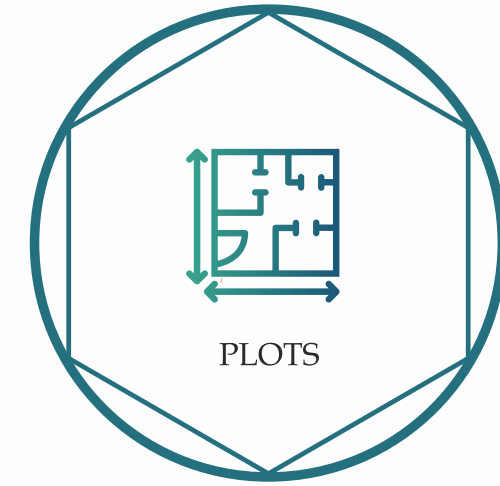
NEWYORK



LONDON



DUBAI



### **EXTENSIVE PLOT SELECTION**

Over 6,000 meticulously planned plots, offering a range of sizes and locations to suit diverse preferences and requirements



### **THEMED DEVELOPMENTS**

Plots are available in five distinct themes inspired by iconic global cities





### **EXTENSIVE CITY-THEMED VILLAS**

50 villas per city theme, each spanning over 2,400 sq.ft with 3 to 4 bedrooms, offering expansive living spaces and premium features



### **SOPHISTICATED VILLA COLLECTION**

More than 200 luxurious villas, each designed to capture the essence of the world's most celebrated cities





## PLOT

- Venice** : Embrace the charm of historic Venice with elegant, canal-inspired designs
- Rome** : Enjoy the grandeur of ancient Rome with classical architectural elements
- Dubai** : Experience modern luxury and innovation reminiscent of Dubai's vibrant metropolis
- New York** : Reflect the dynamic energy and urban sophistication of New York City
- London** : Indulge in the classic elegance and heritage of London



## VILLA

- Venice Villas** : Classic Venetian design with intricate detailing and charming balconies
- Rome Villas** : Elegant Roman-inspired architecture with spacious courtyards and classical features
- Dubai Villas** : Sleek, modern designs with high-tech amenities and luxurious finishes
- New York Villas** : Urban chic with large glass windows and minimalist design
- London Villas** : Timeless British charm with refined interiors and traditional brickwork



# AMENITIES



1. Mini Theatre
2. Dance Floor
3. Zumba Room
4. Reading Lounge
5. Gym
6. Interactive Gym
7. Functional Training
8. Digital Workout
9. Senior Citizens Gym
10. Yoga and Meditation Room
11. Massage Room
12. Steam / Sauna
13. Salon
14. Jacuzzi
15. Kids PSP
16. Crèche cum Day Care
17. Blackboard Wall
18. Ball Pit
19. Kids Waiting Lounge
20. Smart Tuition Kiosks
21. Robotics Station
22. Kids Obstacle Arena
23. Spinning Wheel of Hope
24. Interactive Floor Games
25. Billiards
26. Snookers
27. Table Tennis
28. Kids Indoor Games
29. Chess
30. Carrom
31. Dart Game
32. Foosball Table
33. Arts and Craft Room
34. Virtual Gaming
35. Simulation Games
36. Gaming Arcade
37. Interactive Squash Court for Kids
38. Air Hockey Table
39. Boxing Simulator
40. Children's Cognitive Play Area
41. Swimming Pool
42. Toddlers Pool
43. Aqua Gym
44. Kids Play Pool
45. Water Throwball
46. Rainbow Arcade
47. Poolside Party Area
48. Pool Viewing Deck with Swing
49. Aqua Volleyball
50. Pool Basketball Hoop
51. Pool Viewing Spa Seaters
52. Sunken Seating
53. Poolside Refreshment Counter
54. Tulip Seaters
55. Guest Room
56. Library
57. ATM
58. CCTV
59. Association Room
60. Convenio Store
61. Ironing Shop
62. Emergency Room
63. 24\*7 Security
64. Rooftop Party Deck
65. Conference Room
66. Mobile Charging Stations
67. Cafeteria
68. Package Lockers
69. Star Gazing Deck
70. VR Room
71. Ludo
72. Obstacle Maze
73. Banquet Hall with Kitchen
74. Common Restrooms
75. Kids Comic Maze
76. Swimming Pool
77. Community Lounge with Coffee Station
78. 24 hrs State-of-the-Art Fitness Centre - Technogym Equipped
79. Virtual Concierge App
80. Security Access
81. Clubhouse with Lounge Seating and HDTV Living Room
82. Resort-Style Pools and Courtyard
83. Open Movie Theatre
84. Toddlers Room
85. Sun Tanning Salon
86. Multi-Purpose Game Room
87. Spa
88. Electric Car Charging Stations
89. Valet Trash
90. Golf Simulators
91. Life-sized Chessboard
92. Outdoor Amphitheatre
93. Jogging Track
94. Aerobic Hall
95. Reflexology Pathway
96. Sand Pit with Castle
97. Hopscotch Zone
98. Trampoline
99. Kids Play Area
100. Tot Lot
101. Hammock
102. Outdoor Kids Hobby Zone
103. RC Car Race Track
104. Lawn Play Mounds
105. Giant Outdoor Chess and Snakes & Ladders
106. Kids Jungle Gym
107. Nerf Gun Game
108. Slides
109. Mini Merri-go Round
110. Cycle Track
111. 50m Dash Track
112. Giant Sling Shot
113. Slum Dunk Basketball
114. Open Play Field
115. Box Cricket
116. Lawn Tennis
117. Rock Climbing Wall
118. Kho Kho
119. Basketball Court
120. Skating Arena
121. Mini Hockey Rink
122. Cricket Practice Net
123. Cricket Nets
124. Outdoor Gym
125. Beach Volleyball Court
126. Badminton Court
127. Reading Zone
128. Archery
129. Gully Cricket
130. Kabaddi
131. Nine Square in the Air
132. Futsal Court
133. Throwball Court
134. Tree House
135. Outdoor Party Area
136. Electric Cycles with Racks
137. Pergola with Seating
138. Fountain
139. Ponds
140. Palm Promenade
141. Barbecue Lawn
142. Aroma Garden
143. Landscaped Seating Area
144. Farming Zone
145. Flower Garden
146. Tree Plaza with Seating
147. Leisure Pavilion
148. DIY Organic Garden
149. Senior Citizens Park
150. Camping Site
151. Bonfire Pits
152. Outdoor Projection Screen
153. Mini Golf
154. Bamboo Drive
155. Green Pavilions
156. Sculpture Court
157. Chime Garden
158. Birds Nest
159. Senior Citizens Zone
160. Sunken Pavilion
161. Pottery Making
162. Kids Cycle Track
163. Culture Court
164. Rock Garden
165. Pavilion Seater
166. Panchayat Lawn
167. Cognitive Play Area
168. Kids Cycle Rack
169. Dogs Park
170. Bird Feeding Area
171. Yoga Hall
172. On-site Retail Spaces
173. Sun Deck
174. Pet-friendly Spaces
175. Grilling Pavilion
176. Business Centre
177. USB Outlets
178. Feng Shui Parks
179. Planting Garden
180. Food Shopping



# SAMEERA UNIVERSE

THE SMARTEST CHOICE FOR MAXIMUM RETURNS

📍 5 Km radius

📍 10 Km radius

📍 15 Km radius







## INVEST IN UNMATCHED GROWTH AND VALUE



**Exclusive Pricing:** Experience exceptional value with prices up to 75% lower than leading developments such as Shriram Gateway, Mahindra World City, Kalpakkam, Kanchipuram, Sriperumbudur, and Thiruvallur

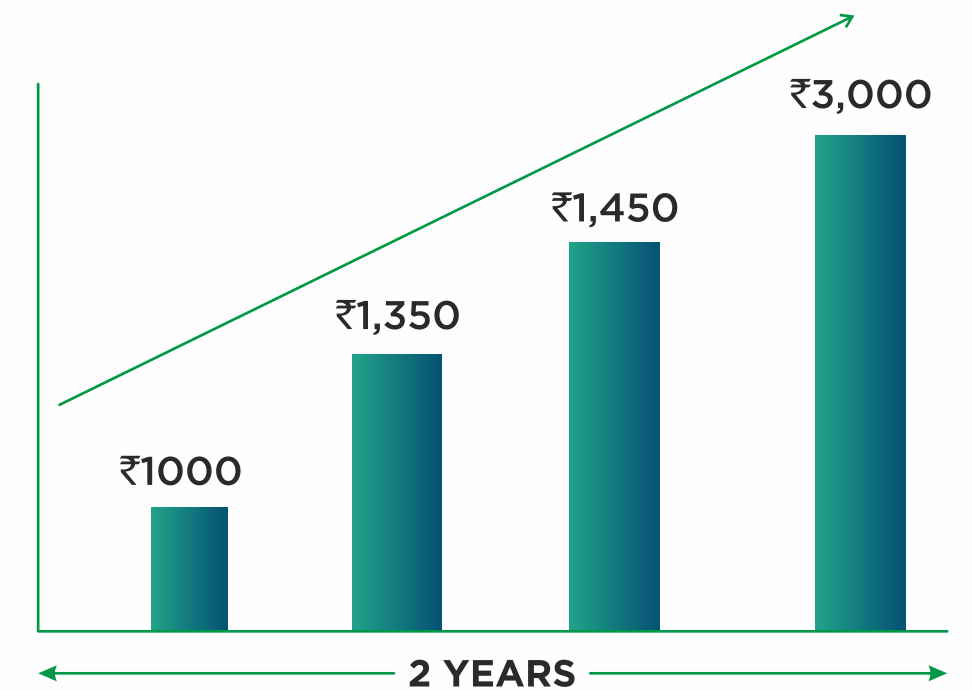
**Unparalleled Standards:** Our competitive rates are complemented by superior development standards, offering a distinguished investment opportunity

**Exceptional Returns:** Positioned for growth with the potential for 30% appreciation in just 3 months

## PROPOSED PRICE APPRECIATION CHART



### PROPOSED PRICE APPRECIATION CHART





Site address: Grand Southern Trunk Rd,  
Mamandur, Chengalpattu, Tamil Nadu 603111

For more details: **91502 44992**

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