

Rathi's

— Comfort Living —

CHENGALPATTU

BHAGYA HOMES, established in 1994, is a trusted and dynamic real estate development company based in Chennai. With over 31 years of experience, it has successfully developed

- Residential Plots
- Villas
- Apartments

Built on the pillars of quality, transparency, and customer satisfaction, the company has grown from humble beginnings to become a respected name in Chennai's real estate sector, fulfilling the dreams of thousands of families.



CHENGALPATTU

GATEWAY OF CHENNAI

INTRODUCTION

Chengalpattu, historically known as Chinglepet, is an important town and the district headquarters of Chengalpattu District in Tamil Nadu. Commonly called the "Gateway of Chennai," it is located about 56 km southwest of the state capital and serves as a vital urban, commercial, and connectivity link to Chennai.

HISTORICAL HIGHLIGHTS

Chengalpattu holds a rich historical legacy rooted in the Vijayanagara period. After the Battle of Talikota in 1565, it briefly served as a capital for the Vijayanagara Empire. The 16th-century Chengalpattu Fort was of immense strategic value and became a focal point during colonial conflicts. The region witnessed several clashes between the French and British, including the historic moment in 1752 when Robert Clive recaptured the fort for the British.

MODERN DISTRICT FORMATION

The Chengalpattu District was officially carved out of the former Kancheepuram District on November 29, 2019, marking a major step toward improved regional administration and infrastructural development.

INFRASTRUCTURE DEVELOPMENT

Superior Connectivity: Chengalpattu is a major railway junction on both suburban and long-distance routes, offering excellent connectivity to Chennai and southern Tamil Nadu.

Road Network Expansion: Ongoing infrastructure upgrades continue to enhance accessibility and property value, including:

Widening and modernization of GST Road

Proposed Chennai Peripheral Ring Road (PRR)

Development of the Chengalpattu–Thiruporur Road providing link access to OMR

New Bus Terminus: A large, modern bus terminus is currently under construction, expected to ease traffic congestion and significantly improve public transport efficiency.

INDUSTRIAL & IT CORRIDOR PROXIMITY

Located on the Grand Southern Trunk (GST) Road corridor, Chengalpattu is close

to major employment hubs such as

Mahindra World City (MWC)

Maraimalai Nagar Automotive Hub

Singaperumal Koil Industrial Zone

This proximity creates a consistent demand from the workforce for quality residential housing.





PLOT	AREA	PLOT	AREA
1	832	32	1000
2	840	33	1000
3	829	34	1000
4	818	35	1000
5	806	36	1000
6	774	37	1000
7	725	38	755
8	800	39	1029
9	800	40	1120
10	1000	41	1000
11	1000	42	1000
12	1000	43	1000
13	1000	44	1000
14	1058	45	1000
15	1118	46	1078
16	1000	47	931
17	1000	48	850
18	1000	49	850
19	1000	50	850
20	800	51	850
21	800	52	850
22	830	53	952
23	850	54	1305
24	800	55	1000
25	1000	56	1000
26	1000	57	1000
27	1000	58	1000
28	1000	59	1000
29	1000	60	1000
30	1133	61	1118
31	1158		



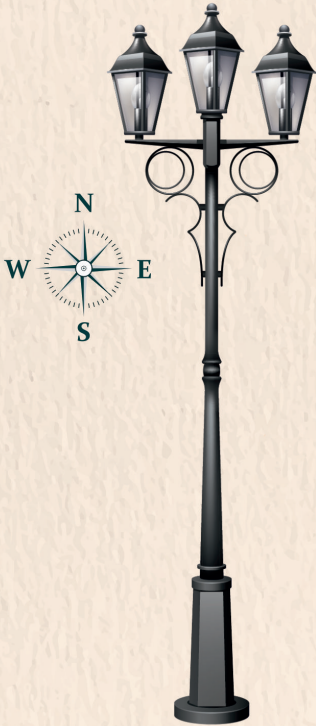
NS NAGAR PHASE-I

DTCP No: 111/2025

RERA No: TN/1/LAYOUT/3752/2025



PLOT	AREA	PLOT	AREA
1	1110	35	1000
2	1013	36	1000
3	950	37	1000
4	900	38	1715
5	855	39	1420
6	806	40	1000
7	1113	41	1000
8	809	42	1000
9	836	43	1000
10	804	44	1248
11	1385	45	988
12	1000	46	1000
13	1000	47	1000
14	1000	48	1000
15	1428	49	1000
16	988	50	1000
17	1000	51	1000
18	1000	52	1000
19	1000	53	1298
20	1000	54	1383
21	1000	55	1000
22	1000	56	1000
23	1000	57	1000
24	1073	58	1000
25	1163	59	1000
26	1000	60	1000
27	1000	61	1000
28	1000	62	988
29	1000	63	1248
30	1000	64	1000
31	1000	65	1000
32	1000	66	1000
33	988	67	1000
34	1428	68	1745



This aerial view shows a residential plot layout with 50 numbered plots arranged in a grid. The layout includes roads, a park, and various dimensions for plots and roads.

Plot Dimensions (Approximate):

- Plots 1-10: 25'3" x 31'6"
- Plots 11-20: 25'3" x 30'6"
- Plots 21-30: 25'3" x 29'6"
- Plots 31-40: 25'3" x 28'3"
- Plots 41-50: 25'3" x 27'3"

Road Dimensions:

- 23 FEET WIDE ROAD (Top)
- 23 FT WIDE ROAD (Middle)
- 23 FEET WIDE ROAD (Bottom)
- EXG 10.0M PANCHAYAT ROAD (Bottom)

Park Area:

- 166'9" x 20'9"
- 20'9" x 18'
- 34' x 31'3"
- 38' x 48'

Plot Numbers:

- Plots 1-10: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
- Plots 11-20: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
- Plots 21-30: 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
- Plots 31-40: 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
- Plots 41-50: 41, 42, 43, 44, 45, 46, 47, 48, 49, 50



AMENITIES



Gated Community



Street Lights



Children's Play Area



Blacktop Roads



24x7 Security



Avenue Trees

SCHOOLS:

- ★ Brindavan Public School - 4 Mins
- ★ St Pauls Matric Hr. Sec. School - 4 Mins
- ★ RLT Matric Hr. Sec. School CBSE - 5 Mins
- ★ Maharishi Vidya Mandir - 5 Mins
- ★ Government Middle School - 7 Mins
- ★ B.S High School - 8 Mins

COLLEGES:

- ★ Chennai Amirta College - 2 Mins
- ★ Indira Gandhi College For Women - 4 Mins
- ★ Pattammal Alagesan College - 5 Mins
- ★ Adhi College Of Engg. and Technology - 20 Mins
- ★ Lord Venkateshwaraa Engg College - 21 Mins

HOSPITALS:

- ★ Rapheal Life Care Hospital - 8 Mins
- ★ Chengalpattu Govt. Hospital - 15 Mins
- ★ Parvathy Hospital - 15 Mins
- ★ APJ Multispeciality Hospital - 20 Mins

TRANSPORTATION:

- ★ Reddipalaiyam Railway Station - 5 Mins
- ★ Chengalpattu Railway Station - 10 Mins
- ★ Chengalpattu Junction - 13 Mins
- ★ Chengalpattu Toll Gate - 13 Mins

KEYPLAN



PAYMENT MODE

DD/Cheque in Favor of BHAGYA HOMES





HEAD OFFICE

New No 7, Old no 79, AI Block, 5th Street, Anna Nagar,
Shanthi Colony, Chennai - 600 040

BRANCH OFFICE

No: 72, Old No: 43/2, Halls Road, Kilpauk,
Chennai - 600 010.

