

**BVR  GARDENS**  
Signature Living  
Tiruvallur

*Rooted in Earth.  
Rising to Dreams.*



a part of



SAKTHI GROUP  
SINCE 1984

*Where Nature Meets Next-Gen Living*

BVR  GARDENS  
Signature Living

**SAKTHI**  
PROPERTY DEVELOPERS

Step into a space where progress and nature go hand in hand. At BVR Gardens, every residential plot is more than just land — it's a canvas for your future.

Set near major highways for unmatched connectivity, this community is enriched by a dedicated Miyawaki forest, offering a naturally cooler, cleaner, and greener environment — right at your doorstep.

Whether you're building your forever home or making a visionary investment, BVR Gardens promises the perfect blend of location, lifestyle, and lush greenery.

Live closer to nature. Grow closer to tomorrow.

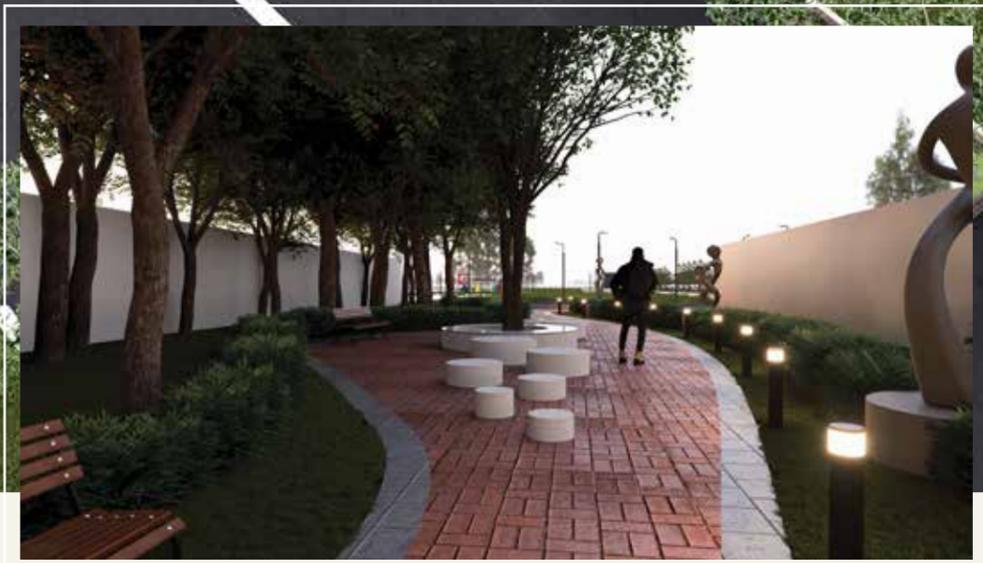
# A New City Rises by the Highways

Tiruvallur is no longer just a quiet town — it's becoming one of the most sought-after urban destinations in the region. With its strategic location along major highways and the presence of a fully operational new bus stand nearby, this area is fast emerging as the next big hub for modern living.

This is a place where the freshness of nature meets the pulse of a growing city. Tree-lined surroundings, clean air, and open spaces offer a peaceful living experience, while essential infrastructure and growing connectivity promise everything you need within reach.

A new wave of development is reshaping this region — from residential zones and commercial hotspots to green spaces and transit-ready convenience. With every passing day, Tiruvallur is transforming into a self-sustained urban hub, full of promise and potential.

This is your chance to be part of a new city built on balance —  
where nature, access, and the future live together.



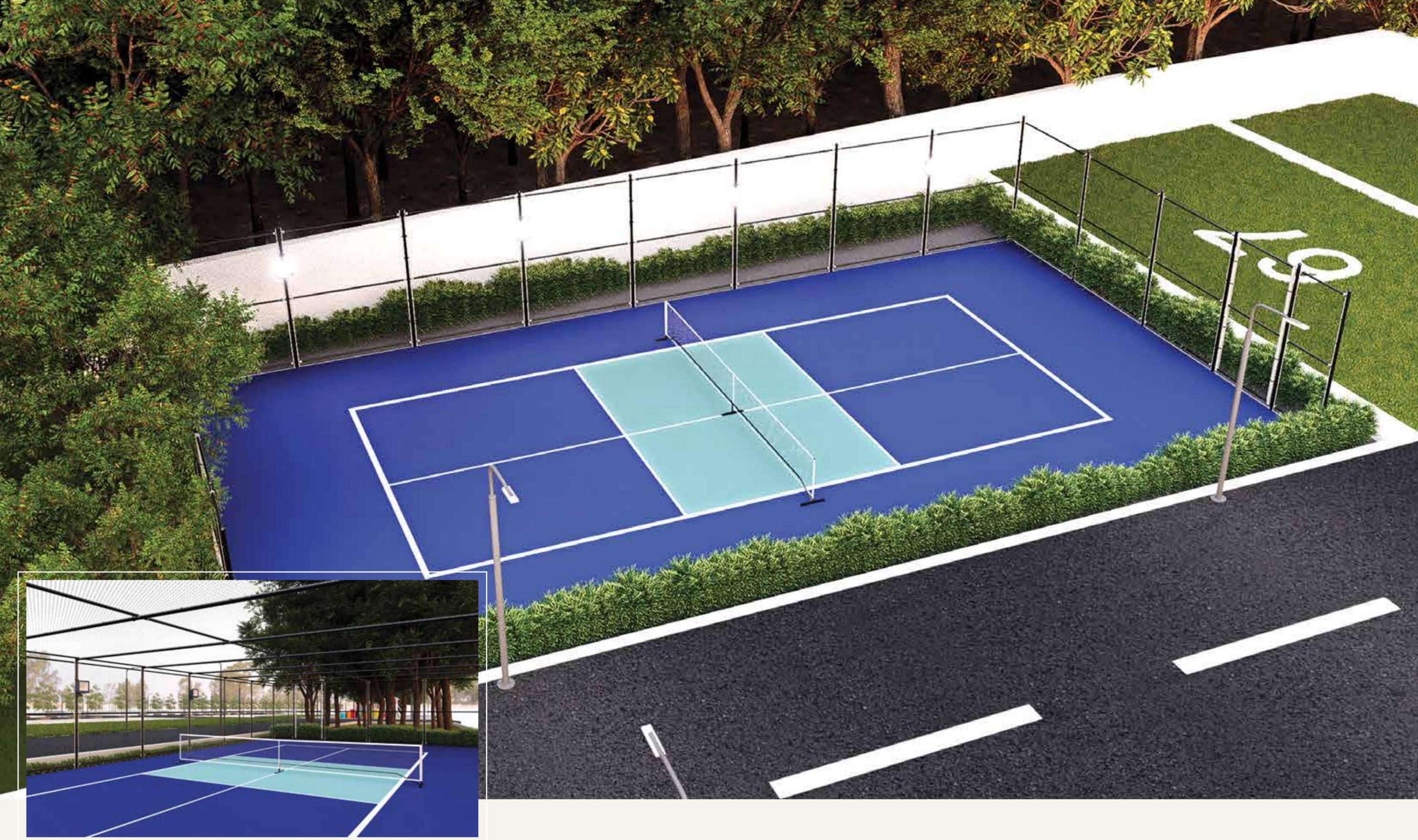
*Breathe. Walk. Reconnect.*

Take a mindful stroll along the **Zen Garden Walking Track**, where every step is wrapped in fresh air and peaceful greenery. Free from pollution and full of life, it's the perfect escape to refresh your body and calm your mind.



*Nature's Playground for  
Little Explorers.*

Let your little ones run, laugh, and explore in the **Kids' Outdoor Play Area**, surrounded by greenery and filled with fresh, unpolluted air. It's a safe, joyful space where imaginations grow wild and memories are made naturally.



*Game On, Breathe Easy.*

Serve, smash, and stay active at our **Pickleball Court**, set in a clean, green environment where fresh air fuels your every move. Enjoy the thrill of the game without the noise or pollution — just pure play in the lap of nature.



Step Into the New City.  
Live Among Forests.  
Invest in Tomorrow — Today.

APPROVED LAYOUTS OF HOUSE SITES IN 208/1pt-T.S.No:2/9,S.No:208/3pt,7-T.S.No:2/6, S.No:208/4-T.S.No:2/2A&2/4B,S.No:208/5-T.S.No:2/8, S.No:208/6-T.S.No:2/7,S.No:210/1-T.S.No:3/5,3/2C, S.No:210/2,3-T.S.No:3/3 S.No:210/4-T.S.No:3/4,S.No:210/5-T.S.No:13/1, - WARD-A, BLOCK No:22, OF IVELI AGARAM VILLAGE, THIRUVALLUR MUNICIPALITY, THIRUVALLUR TALUK AND DISTRICT.

SCALE 1:800



AREA STATEMENT

LAYOUT1 [SMPD/CPTV/LAYOUT No.97/2023]

S.No	AREA (Sqft)	Survey No	S.No	AREA (Sqft)	Survey No
1	1636.0	210/5	45	1212.0	210/1
2	1734.0	210/5	46	1000.0	210/1
3	1823.0	210/5	47	1000.0	210/1
4	1909.0	210/5	48	987.5	210/1
5	1985.0	210/5	49	987.5	210/1
6	1490.0	210/5	50	1000.0	210/1
7	601.0	210/5	51	1000.0	210/1
8	592.5	210/5	52	1797.0	210/1
9	592.5	210/5	53	1388.0	208/5
10	780.0	210/5	54	1407.5	208/5
11	780.0	210/5	55	1394.0	208/5
12	767.5	210/5	56	962.5	208/5
13	767.5	210/1,5	57	990.0	208/5; 210/2
14	780.0	210/1,5	58	1000.0	208/5; 210/2
15	780.0	210/1,5	59	987.5	210/2
16	780.0	210/1,5	60	1510.0	210/2
17	790.0	210/1,5	61	940.0	210/2
18	965.0	210/1	62	940.0	210/2
19	1000.0	210/1	63	1187.5	210/2
20	1000.0	210/1	64	1187.5	210/2
21	1000.0	210/1	65	940.0	210/2
22	1117.5	210/1	66	940.0	210/2
23	1117.5	210/1	67	1447.0	210/4
24	1000.0	210/1	68	1383.0	210/4
25	770.0	210/1	69	1429.0	210/4
26	770.0	210/1	70	1000.0	210/4
27	770.0	210/1	71	1000.0	210/4
28	810.0	210/1	72	1000.0	210/4
29	904.0	210/1	73	1000.0	210/4
30	800.0	210/1	74	1000.0	210/3,4
31	800.0	210/1	75	1000.0	210/3
32	800.0	210/1	76	987.5	210/2,3
33	800.0	210/1	77	1287.5	210/2,3
34	926.0	210/1	78	1300.0	210/3
35	983.0	210/1	79	1300.0	210/3,4
36	926.0	210/1	80	1300.0	210/4
37	800.0	210/1	81	1300.0	210/4
38	800.0	210/1	82	1300.0	210/4
39	800.0	210/1	83	1300.0	210/4
40	800.0	210/1	84	2210.0	210/4
41	1167.0	210/1	85	956.0	210/4,5
42	1189.0	210/1	86	1233.0	210/5
43	1306.5	210/1	87	1919.0	210/5
44	1508.0	210/1	TOTAL - 95,628.0 Sqft		

AREA STATEMENT

LAYOUT4 [SMPD/CPTV/LAYOUT No.200/2023]

S.No	AREA (Sqft)	Survey No	S.No	AREA (Sqft)	Survey No
1	1201.5	208/7	52	1787.5	208/1pt
2	1200.0	208/7	53	2188.0	208/1pt,6
3	1200.0	208/7	54	1070.0	208/1pt,6
4	1187.5	208/7	55	3149.0	208/6
5	1187.5	208/7	56	2465.0	208/4,6
6	1200.0	208/7	57	1187.5	208/6
7	1200.0	208/7	58	1200.0	208/6
8	1805.0	208/7	59	1200.0	208/6
9	1614.0	208/7	60	1187.5	208/6
10	1200.0	208/7	61	1187.5	208/6
11	1200.0	208/7	62	1200.0	208/6
12	1200.0	208/7	63	1200.0	208/6
13	1187.5	208/7	64	1187.5	208/6
14	707.5	208/4,7	65	1187.5	208/4,6
15	720.0	208/7	66	1200.0	208/4
16	720.0	208/7	67	1200.0	208/4
17	720.0	208/7	68	1200.0	208/4
18	720.0	208/7	69	1200.0	208/4
19	720.0	208/7	70	1200.0	208/4
20	720.0	208/7	71	1200.0	208/4
21	330.0	208/3pt,7	72	1200.0	208/4
22	536.0	208/3pt,7	73	1200.0	208/4
23	533.5	208/3pt	74	1200.0	208/4
24	542.0	208/3pt	75	1200.0	208/4
25	585.0	208/3pt	76	1187.5	208/4
26	1609.0	208/3pt	77	1187.5	208/4
27	1564.0	208/3pt	78	1200.0	208/4
28	1734.0	208/3pt	79	1200.0	208/4
29	837.5	208/3pt	80	1200.0	208/4
30	948.0	208/3pt	81	1200.0	208/4
31	1557.5	208/3pt	82	1200.0	208/4
32	1847.0	208/3pt	83	1200.0	208/4
33	987.5	208/3pt	84	1200.0	208/4
34	1000.0	208/3pt	85	2250.0	208/4
35	1025.0	208/3pt	86	2227.0	208/4,6
36	1460.5	208/3pt	87	1193.0	208/4
37	1200.0	208/3pt,4	88	1227.0	208/4
38	1187.5	208/3pt,7	89	720.0	208/4
39	1187.5	208/3pt,4	90	707.5	208/4
40	1200.0	208/3pt,4	91	707.5	208/4
41	1200.0	208/3pt,4	92	720.0	208/4
42	1257.0	208/3pt,4,7	93	720.0	208/4
43	1618.5	208/6	94	634.5	208/4
44	1187.5	208/6	95	607.0	208/4
45	2104.0	208/6	96	720.0	208/4
46	1089.0	208/1pt	97	707.5	208/4
47	1562.0	208/1pt,6	98	1187.5	208/4
48	1200.0	208/1pt,6	99	1200.0	208/4
49	1187.5	208/1pt,6	100	915.5	208/4
50	1219.0	208/1pt	101	1005.0	208/4
51	1949.0	208/1pt	102	966.0	208/4
				TOTAL - 1,21,642.5 Sqft	





# Convenience Within Reach



## Schools

Vellammal Boothi Campus	2 Kms
ABC Vidhya Mandir	1 kms
D R B CCC Matriculation School	1.9 Kms
Vivekananda Vidhyalaya school	3.7 Kms
Sri RM Jain Vidhayasaram School	3.8 Kms
Sri Denova Vidyalaya Primary School	1.7 Kms
Sri Niketan Matriculation School	4.3 Kms



## Hospitals

Dr Sarojani Hospital 24 Hours	2.5Kms
Dr Agarwal Eye Hospital	3.9 Kms
ESI hospital	5.5 Kms
Government Hospital Thiruvallur	4.1 kms
G V P Multispeciality Clinic	2 Kms
Saviour Hospital	950 M



## Shopping & Entertainments

D Mart	1 Kms
GRT Jewellers	4.6 Kms
The Chennai Slicks	3 Kms
Sri kumaran Textiles	2.5 Kms
Ganga Sweets	2.7 Kms
Perambur Srinivasa	2.8 Kms
Alice Super Market	1.9 Kms
Rakki Cinemas	2.2 Kms
Fun Land	2.9 Kms
Meera Theater	3 kms
Venkateshwara Theater	6.8 kms



## Colleges

Indra Nursing & Engineering College	8.7 kms
Government Medical College	4.3 kms
John Bosco Arts and Science College	8.1 kms
Sri Venkateswara College of Engineering	28 kms
Thiru Murugan Arts and science College	7.1 kms



## Temples

Veera Ragavar Temple	2.3 Kms
Sai Baba temple	2 kms
CSI Goudie Memorial Church	1.8kms
Masjit E Akbar	2 kms



## Connectivity

Old Bus Terminus	3 Kms
New Bus Terminus	1.4 Kms

Sakthi Property Is One Of Chennai's Leading Construction Company Offering Complete Solutions For Your Residential Construction Needs. We Are Part Of The Sakthi Group Of Companies In Chennai With Vast Experience In The Construction Of Aesthetically Beautiful Houses At Strategically Ideal Locations Within The City Yet Free From The Hustle And Bustle. We Find The Best Possible Location That Will Enable You To Lead A Claiming Life Away From All The Stress.



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- Villas
- Plots
- Warehousing

### OUR GROUP COMPANIES



a part of



**SAKTHI GROUP**  
SINCE 1984

### SITE ADDRESS

No.57, BVR Gardens, Ively Agaram, Tiruvallur  
Taluk, Tiruvallur District - 602001

DTCP APPROVED  
LAYOUT-I [SWP/DTCP/TVLR/LAYOUT No:97/2023]  
LAYOUT-II [SWP/DTCP/TVLR/LAYOUT No:200/2023]



SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD. SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

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