



FORTUNE PARK AND BLOOM, BHARATHI STREET, PADUR, OMR

# OWN YOUR **DREAM** **REAL ESTATE**



## VILLA PLOTS

Starting From Only

₹ **68 Lakhs**

1250 Sq.Ft. Onwards

## 3 BHK VILLAS

Available For Just

₹ **1.2 Crore**

Plot Area - 1250 Sq.Ft  
Build-up Area - 1900 Sq.Ft  
Onwards



# About Location

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**Padur** is a prominent residential area in **OMR** which is located in the IT Corridor of Chennai. Another noteworthy aspect of Padur is that it is located in the close proximity of Siruseri, Navalur, Thalambur, Kelambakkam, and Sholinganallur, which is a home for some of the most happening IT companies in India & US.

The connectivity of Entertainment Zones in ECR & Metro Phase II that was only available until Siruseri has been extended up to Kelambakkam. In addition to this, Padur is located just at a distance of less than 1KM from 200 Ft. ECR bypass road and 500M proposed metro station.



# About Park and Bloom

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Park and Bloom is a **2.29 Acres** complete integrated plotted development project that comprises of **54 Plots** with extraordinary amenities and intelligent landscaping.

Park and Bloom is a distinctive ready to build plot located in one of the most promising localities of the city. It is akin to an oasis that is waiting to be blossomed. Being bestowed with world class amenities and enclosed in an excellent surrounding and neighbourhood, indeed provides a fillip to this ready to construct plot. Located in 100% residential area.

## Why Park and Bloom?

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**01** 100%  
Clear Titles

**07** Good  
Connectivity

**02** Bank Approved  
Project

**08** Grand Elevation  
Architecture

**03** Ready to  
Construct

**09** Fully Lighted  
Campus

**04** Potable  
Drinking Water

**10** Underground  
EB line

**05** Day-to-Day  
Needs @300M

**11** Stormwater  
Drain

**06** Appreciating  
Locality

**12** Gated  
Community

## Schools

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- Hindustan International School
- Gateway International School
- Hiranandani Upscale School
- Athena Global School
- Tatva School

## Colleges

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- Hindustan College Of Arts & Science
- SRR Engineering College
- Jeppiar College of Arts and Science
- Professor Dhanapalan College Of Arts & Science
- T S Narayanaswamy College Of Arts & Science

## IT Companies

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- TCS
- CTS
- Infosys
- Aspire Systems
- Hexaware Technologies
- Adhi Software Pvt. Ltd & many more

## Shopping Malls

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- Marina Mall
- Vivira Mall

## Multiplex Theatres

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- INOX
- AGS Cinemas



**FORTUNE**  
Building Beyond Business



PADUR, OMR

**INDEPENDANT PREMIUM VILLA PLOT**

TOTAL NO. OF VILLA PLOTS - 54

AREA 1250 SQ.FT ONWARDS



S.NO	PLOT NO.	PLOT AREA (SQ.FT)
1	1	1818
2	2	1312
3	3	1309
4	4	1306
5	E1	1300
6	5	1300
7	6	1296
8	7	1292
9	8	1286
10	9	1281
11	K1	1272
12	10	1270
13	11	1265
14	12	1260
15	13	1262
16	14	1265
17	15	1271
18	16	1286
19	17	1626
20	R2	1800
21	18	1250
22	19	1250
23	20	1250
24	21	1250
25	22	1250
26	23	1250
27	K2	1272
28	24	1250
29	25	1250
30	H2	1272
31	26	1250
32	27	1250
33	28	1250
34	29	1250
35	30	1250
36	E1	1250
37	31	1250
38	32	1378
39	33	1135
40	34	1250
41	35	1250
42	36	1250
43	37	1250
44	38	1250
45	G3	1272
46	39	1250
47	40	1250
48	41	1250
49	42	1250
50	43	1250
51	44	1250
52	45	1250
53	46	1250
54	47	1250
	48	1250

**TYPE 1 VILLA - G + 1 ELEVATION**  
**PLOT AREA : 1250 SQFT**  
**PLOT SIZE : 25 FT X 50 FT**  
**BUILT UP AREA : 1900 SQFT**



## NORTH FACING



GROUND FLOOR



FIRST FLOOR



TERRACE

## EAST FACING



GROUND FLOOR



FIRST FLOOR



TERRACE

**TYPE 2 VILLA - G + 2 ELEVATION**  
**PLOT AREA : 1250 SQFT**  
**PLOT SIZE : 25FT X 50 FT**  
**BUILT UP AREA : 2500 SQFT**





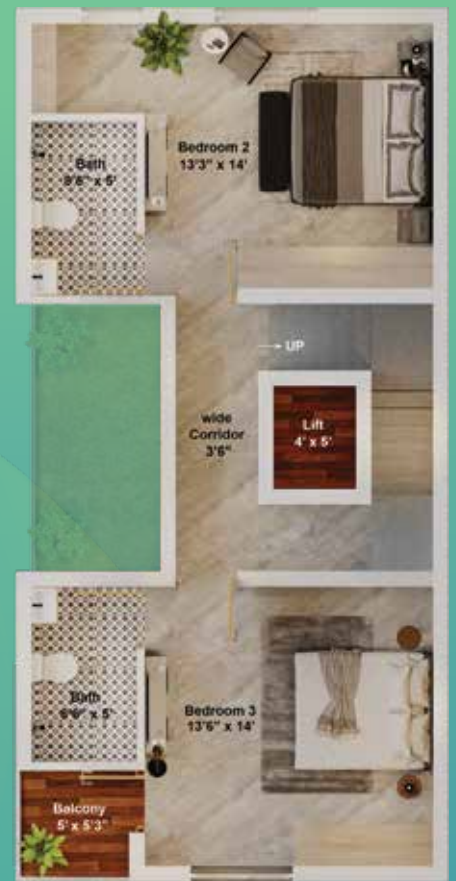
## NORTH FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## EAST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TERRACE FLOOR SAME AS G-1 FLOOR PLAN

# Amenities



**CHILDREN PLAY AREA**



**LANDSCAPED PARK**



**24 X 7 SECURITY**



**LIVE CCTV CAMERA**



**YOGA & MEDITATION**

# Why Should You Buy in Park and Bloom?

We all know that “The best investment on Earth is Earth”. There are **Seven** important factors you need to look out for, when you buy land. Let's see what those factors are and how our Park And Bloom project fits into those factors.

## 1. Title of The Property

The title of the property should be clear. Our Legal documents are perfectly verified and scrutinized at various levels. Our Layout project is approved by DTCP and RERA, which assures the clear title of the property and also makes it eligible for “**Bank loan**”.

## 2. Connectivity

The location of the plots has good connectivity to reach by public Transportation. Padur is ideal to find residential accommodations and houses for sale. It is well connected to other parts of main city.

While public buses have good frequency, there are well laid roads connecting Padur to other areas of Chennai. Park and Bloom Plots are located very near to the Vandalur-Kelambakkam Road and Siruseri IT park. The connectivity of Metro Plan II that was only available until Siruseri has been extended up to Kelambakkam.

## 3. ROI (Return on Investment)

ROI purely depends on the scope of developments to happen in that locality by both Private, IT and Government sectors.OMR is know for it.



## 4. Government Initiatives

Government has proposed initiatives to improve infrastructural developments in OMR, while trying to ease traffic congestion, such as the construction of new roads, phase II of Chennai Metro Railways connecting Madhavaram to Siruseri, Vandalur-Kelambakkam Road.

## 5. Private Developments

Located close to large corporate houses, and employment centres, it paves the way for professionals to enjoy work-life balance. Several reputed schools, colleges are situated nearby, making it easy to find quality education easily within the area. Popular dine-outs, restaurants, malls, and recreational centres make weekends fun.



## 6. Water Source

The availability of good, potable water with TDS level 300-400 ppm is an added advantage in Padur, OMR. A pollution free environment have become hallmarks of this area.

## 7. Proximities

Proximities for important needs such as Schools, Colleges, and Hospitals etc. must be considered. We have very good schools, Colleges and Hospitals etc. within the vicinity of our site.

## About Us



Over the last decade, we firmly established as one of the leading and most successful developers of real estate in South India by imprinting its indelible mark across all asset classes. We established in 2007, the group has completed 25+ projects covering over 2 million sq ft, currently, the company has 6 ongoing projects spanning 20 lac sq ft of real estate space across asset classes.

Our track record of being the most reliable and trustworthy real estate consultant, property developer, and builder, with a repertoire of satisfied customers, speaks for itself. We created landmark developments and changed the landscape around Chennai & Bangalore many more to follow.

We are now a digital platform consultancy that prides itself in providing hassle-free tailored real estate consultants for landowners, investors, and families alike who are looking to find the perfect property. We strive to offer five-star service in each step of the consultation process.

# ONGOING PROJECTS



**PL AEROCITY**

**PANNUR, SRIPERUMBUDUR**



**BRINDAVAN OFFICER'S ENCLAVE**

**THIRUVALLUR**



**EKANTHAM**

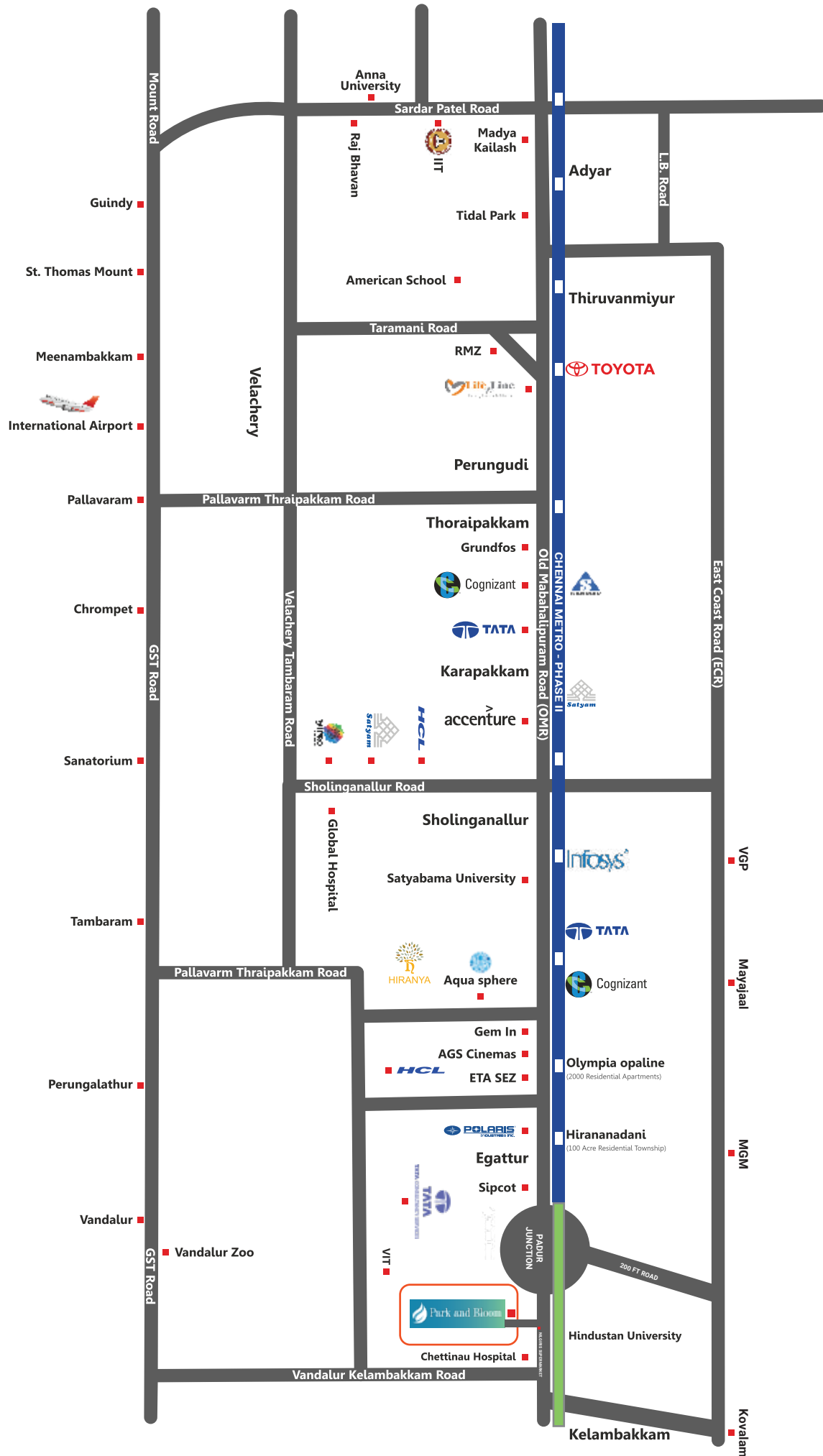
**KODAIKANAL**



**Gokulam  
Villas**

**MOGAPAIR WEST**

# Location Map (Not to scale)





## Contact Us:

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**Office Address :**

No.1, Rashmi Towers, 2nd Floor, Valluvarkottam High Road, Nungambakkam, Chennai – 600034

**Site Address :**

Fortune Park and Bloom, Bharathi Street, Padur, OMR (Near Nilgiris Supermarket)

**Web :** [www.propshell.com](http://www.propshell.com)

**Email :** [info@propshell.com](mailto:info@propshell.com)

**For Bookings : 988 44 11 117**

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**Project by :**



**Promoted by :**



RERA Approved No - TNRERA/2037/2022 | DTCP Approved No - 56(R)2017

