

■ PREMIUM PLOTTED DEVELOPMENT · KANCHIPURAM

Salavakkam

*An address measured in **acres**, not square feet.*

DEVELOPED BY AMEYA HEIGHTS

ALL REQUIRED APPROVALS SECURED

UP TO 68 PLOTS

PARK & OPEN SPACE

33 FT MAIN ROAD

WATER & POWER

VASTU-ALIGNED

Value is engineered into the *ground* — not promised in numbers.

Salavakkam is a deliberate position on land in a quietly rising Chennai corridor — not a leveraged bet. Returns here are framed by what a place is made of: clear approvals, planned infrastructure, and the steady appreciation of land in a corridor only beginning to draw the city outward. Quiet, rural, and exclusive by design.

APPRECIATION

Land value and the infrastructure rising around an emerging hub — never short-term churn.

ASSURANCE

Every required approval secured, within a fully gated, security-staffed community.

SERENITY

Open rural land, dedicated green, and room to breathe — held within reach of the city.

Every reason, accounted for.

The case for Salavakkam is a set of deliberate decisions — each closing a question a serious buyer would think to ask.



Up to 68 gated plots

A planned plotted layout offered in three configurations.



10 m (33 ft) main road

A wide internal spine, with 9 m and 7.2 m connectors.



Vastu-aligned

Orientation and planning aligned to Vastu throughout.



Gated community

A single controlled entry to a private enclave.



24 / 7 security

Staffed protection across the premises, around the clock.



CCTV-monitored

Camera coverage watching the community continuously.



Water & power on site

On-site OHT water tank and TANGEDCO substation.



Park & open space

Dedicated park and open space within the gates.

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THE MASTER PLAN

68 PLOTS · 2 PARKS

Salavakkam · Master Plan

LAYOUT OPTION 01 / 03



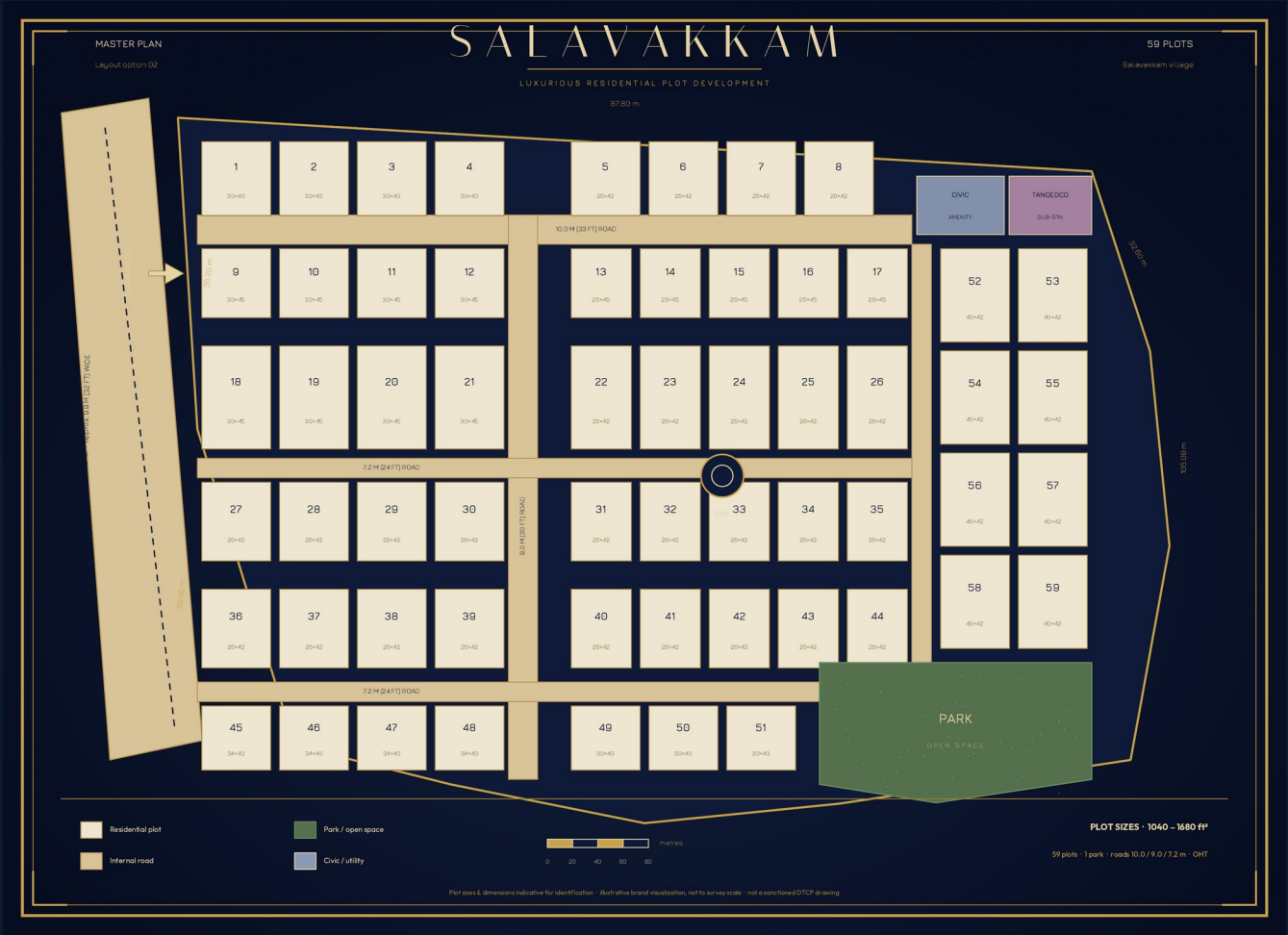
Plot sizes 1,000-1,600 ft² · internal roads 10 / 9 / 7.2 m · OHT & TANGEDCO substation · single gated entrance

AMEYA HEIGHTS
THE MASTER PLAN

Salavakkam · Master Plan

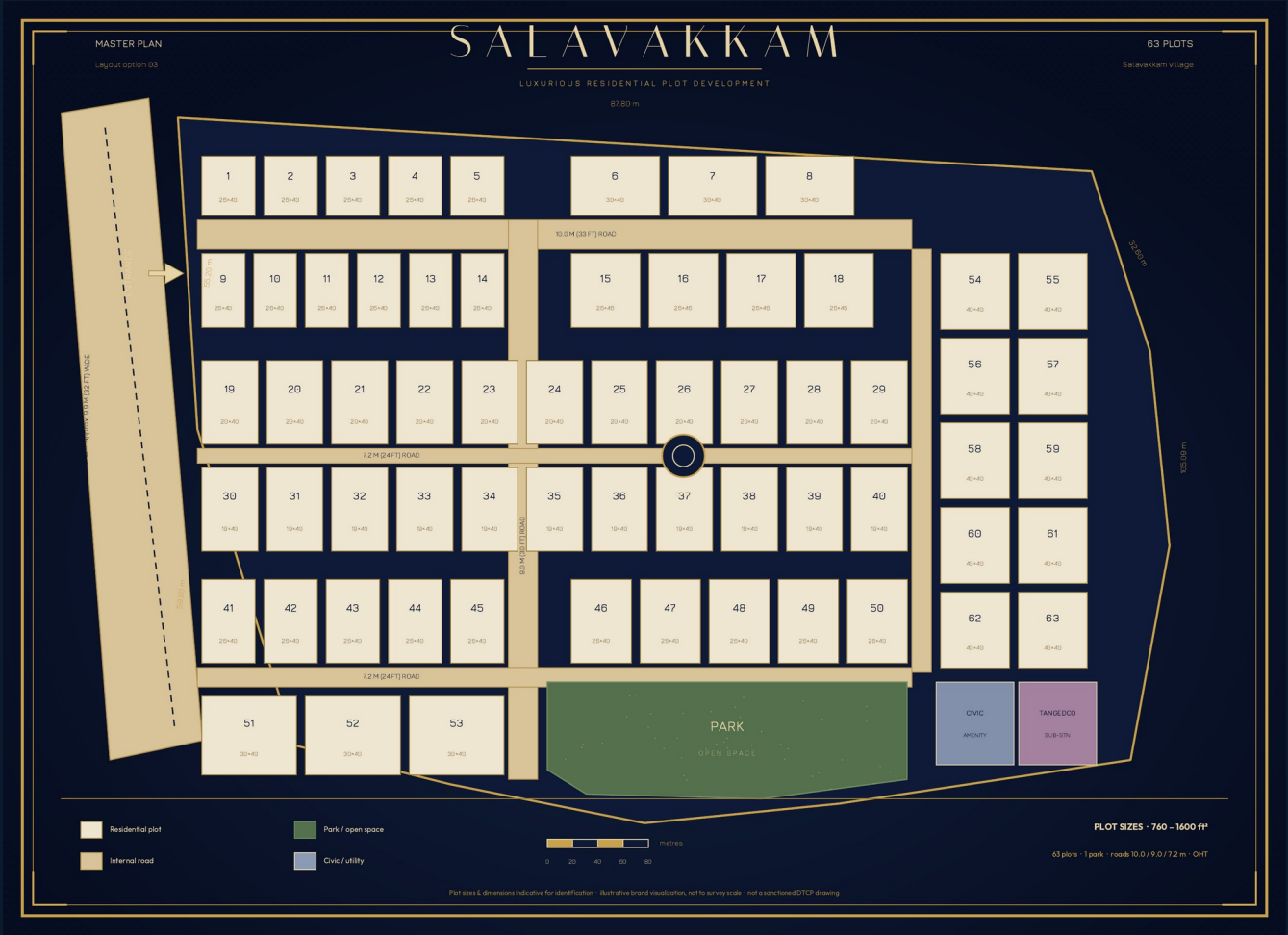
LAYOUT OPTION 02 / 03

59 PLOTS · 1 PARK



Plot sizes 1,040-1,680 ft² · internal roads 10 / 9 / 7.2 m · OHT & TANGEDCO substation · single gated entrance

63 PLOTS · 1 PARK



Plot sizes 760-1,600 ft² · internal roads 10 / 9 / 7.2 m · OHT & TANGEDCO substation · single gated entrance

■ THE LOCATION

What's taking shape nearby.

Salavakkam sits inside one of Chennai's fastest-changing growth corridors — in the same district as the city's next major airport.



New Chennai Airport

The Parandur greenfield airport — same district, with Phase 1 slated to begin around 2026.



Rail & Metro

Chengalpattu suburban rail today, plus a proposed Parandur metro link and a Chennai-Vellore RRTS corridor.



Expressways

The access-controlled Chennai-Bengaluru Expressway corridor and the NH-32 / GST Road spine.



Industry & Jobs

The Sriperumbudur-Oragadam manufacturing belt and Mahindra World City SEZ drive jobs and housing demand.

Upcoming projects are government-announced and at varying stages of approval and construction.

THE NEIGHBOURHOOD

What's *already* here.

Salavakkam comes with day-to-day essentials in the village itself — and the corridor's larger destinations only a short drive on.

IN THE VILLAGE

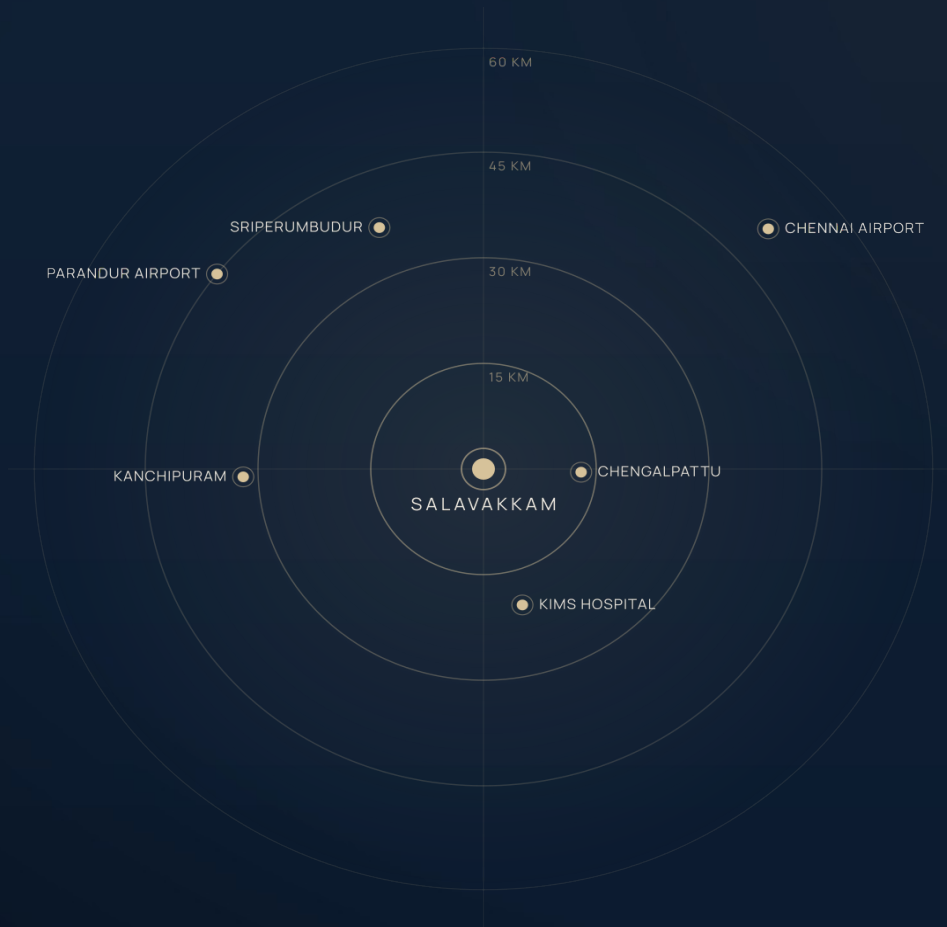
Indian Bank	BANKING
A branch within Salavakkam village	
Govt. Higher Secondary School	EDUCATION
Schooling inside the village	
Temples, tanks & farmland	SETTING
The everyday rural setting	
Neighbouring hamlets	2-4 KM
Kilakkadi • Porpandal • Edamichi	

A SHORT DRIVE

SH-118	~6 KM
The Uthiramerur road link	
NH-32 / GST Road	~7 KM
National-highway access	
Mangalam & nearby villages	~8 KM
Surrounding settlements	
Uthiramerur town	~12 KM
Temple heritage, markets & banks	

Chengalpattu town — hospitals, colleges & rail — sits ~13 km on; the wider region is on the corridor overleaf.

■ CONNECTIVITY

The corridor, *in reach.*

Chengalpattu Junction

Regional rail hub to Chennai & the south

~30 KM



NH-32 — GST Road

Chennai-Trichy national highway artery

~25 KM



KIMS multi-specialty hospital

650-bed super-specialty, Maduranthakam

~21 KM



Kanchipuram

Temple city & silk-weaving heritage

~27 KM



Mahindra World City

SEZ — IT & manufacturing campuses

~30 KM



Chennai Int'l Airport

Meenambakkam — the current gateway

~67 KM

What sits around Salavakkam — distances approximate by road; schematic directions are indicative.

■ THE INVESTMENT CASE

Three reasons this land holds.



Appreciation

Value measured through land and the infrastructure rising around an emerging hub — never speculation or short-term churn.



Assurance

Every required approval secured, within a fully gated, security-staffed, CCTV-monitored community. Certainty as the foundation.



Serenity

The composure of open land, dedicated green space, and room to breathe — held within reach of the city's expanding edge.

■ FOR INSTITUTIONAL INVESTORS

Built for considered capital.

Salavakkam is positioned for corporates, family offices, and institutional desks evaluating a de-risked, fully approved land holding in a rising Chennai corridor — a long-horizon position, not a quick trade. The land, the approvals, and the master plan are ready for review.



Request the Executive Summary

01

Review

Request the executive summary dossier.

02

Diligence

Title, approvals, and master plan, shared in full.

03

Allocate

Reserve within a gated, qualified process.

AMEYA HEIGHTS

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ALL REQUIRED APPROVALS SECURED

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