

# @ CHENGALPET

How you live **TOMORROW**  
Depends on how you **INVEST TODAY**



## About Us

Sameera Groups is a well-known developer of residential properties in South India. Over the course of four decades, we have been successful in mastering a wide range of industries. With the Promising and consistent delivery The Sameera Group, a multifaceted commercial conglomerate, has distinguished itself by carving out a respectable market for itself. With over 45 successful residential projects spread all across Tamil Nadu.

## About Project

Welcome to 'Spring Dale,' the latest venture by Sameera, nestled in the vibrant heart of Chengalpet, Nemmeli. Our premium Villa plot is a testament to luxury living, offering an array of amenities that exceed all expectations. Meticulously designed with a deep understanding of our customers' needs and desires, Spring Dale promises an unparalleled living experience. Boasting the best rates for housing plots, this exclusive community is strategically located near esteemed educational institutions, top-notch hospitals, and thriving IT companies, ensuring that residents have convenient access to essential services. The site's prime location reflects a commitment to providing a harmonious blend of urban convenience and serene living. As you step into Spring Dale, you'll discover a meticulously planned haven where comfort, elegance, and modern living converge seamlessly. Embrace a lifestyle of distinction at 'Spring Dale' where every detail is crafted to enrich your life.

## Why Springdale ?

Spring Dale emerges as the top housing choice in Chengalpet, Nemmeli, owing to its strategically positioned hub amidst educational institutions, hospitals, malls, and excellent transportation facilities. Residents benefit from a rich educational environment, top-notch healthcare accessibility, vibrant retail and recreational options, and seamless commuting with nearby bus stops and railway stations. The area's rapid infrastructure development promises a bright future and steady property value appreciation. What sets Spring Dale apart is not just its housing but the promise of a holistic living experience, boasting amenities that exceed expectations, making it the ideal residence for those who seek excellence in every aspect of life.

## Capital Appreciation

The booming industry is expected to grow at a 10% annual rate. Because numerous industries including those producing leather, food, and agricultural products are located nearby. As an outcome, it is anticipated that land value will rise more rapidly.



## PLAN SHOWING THE DTCP APPROVED LAYOUT OF HOUSE SITES IN SURVEY NOS: 167/1,2,3,4,7B, 168/1, 170/5, 171/2A,3,4 OF NENMELI VILLAGE, NENMELI PANCHAYAT, THIRUKAZHUKUNDRAM TALUK, CHENGALPATTU DISTRICT.



SAMEERA  
**Spring Dale**

AREA STATEMENT					
PLOT NO.	AREA SQFT.	SURVEY NO.	PLOT NO.	AREA SQFT.	SURVEY NO.
1	1855	168/1	44	1500	167/2, 171/4
2	1823	168/1	45	1500	167/2, 171/4
3	1919	168/1	46	1500	167/2, 171/4
4	1266	167/7B	47	1500	167/2, 171/4
5	1519	167/7B	48	1500	167/1,2, 171/4
6	1538	167/7B	49	1500	167/1,2
7	1556	167/7B	50	1500	167/1,2
8	1575	167/7B	51	1488	167/1
9	1590	167/7B	52	888	167/1
10	1601	167/7B	53	923	167/1
11	1610	167/7B	54	1563	167/1
12	1368	167/7B	55	1588	167/1
13	1713	167/3,4	56	1600	167/1
14	1500	167/3,4	57	1606	167/1, 171/4
15	1500	167/3,4	58	600	171/4
16	1500	167/3,4	59	600	171/4
17	1500	167/3,4	60	600	171/4
18	1500	167/3,4	61	600	171/4
19	1500	167/3,4	62	600	171/4
20	1500	167/3,4	63	600	171/4
21	1500	167/3,4	64	600	171/3,4
22	1500	167/3,4	65	600	171/3
23	1500	167/3,4	66	600	171/3
24	1488	167/3,4	67	600	171/3
25	1738	167/3,4	68	1135	171/2A,3
26	1500	167/3,4	69	1500	171/2A,3
27	1500	167/3,4	70	685	171/4
28	1488	167/1,2	71	685	171/3
29	1500	167/2	72	685	171/3
30	1500	167/2	73	685	171/3,4
31	1500	167/2	74	685	171/4
32	1500	167/2	75	685	171/4
33	1500	167/2	76	685	171/4
34	1500	167/2	77	685	171/4
35	1500	167/2	78	685	171/4
36	1500	167/2	79	685	171/4
37	1500	167/2	80	796	171/3
38	1500	167/2	81	1140	171/3
39	1800	167/2, 171/2A	82	1237	171/2A,3
40	1844	167/2, 171/2A,3	SHOP	2117	170/5
41	1500	167/2, 171/3	OU-1	1444	170/5
42	1500	167/2, 171/3	OU-2	392	171/4
43	1500	167/2, 171/3,4			

## Amenities

 <b>GRAND ENTRANCE ARCH</b> Standing tall at the plot's entrance, the grand arch welcomes with timeless elegance, a symbol of a promising journey ahead.	 <b>BLACK TOP ROAD</b> IPC standard wide black top roads for seamless navigation of the property.	 <b>SECURITY &amp; CCTV</b> Security personnel and 24/7 CCTV surveillance and peripheral compound wall ensures your safety.	 <b>GATED COMMUNITY</b> Planned and developed as a gated community experience vibrant social life.	 <b>POTABLE WATER</b> "Clean, safe drinking water flows seamlessly, ensuring a healthy and refreshing environment for all residents.	 <b>CHILDREN'S PLAY AREA</b> A dedicated children's play area for a joyful and safe playtime experience.	 <b>AVENUE TREES</b> Avenue trees with vastu and pure oxygen producers - inhale pure air with our avenue trees	 <b>LED STREET LIGHT</b> "Efficient LED streetlights illuminate our project site, enhancing visibility and sustainability with their energy-saving technology."
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## Location Advantages

 <b>TRANSPORTATION</b> • Chengalpattu Railway Station • Chengalpattu Bus Stop • Nemmeli Bus Stop	 <b>COLLEGES</b> • Government Law College • Chengalpattu Medical College • Asan Memorial Dental College	 <b>ENTERTAINMENT</b> • Bharathi Children's Park • Funzee Games • Vrec Studio
 <b>SCHOOLS</b> • Sree Gokulam School • Shivasakthi Academy • Devi Saraswathi Trust	 <b>HOSPITALS</b> • Asan Memorial Hospital • Balaji Multispeciality Hospital • Chengalpattu Govt. Hospital	 <b>IT COMPANIES</b> • Mahindra World City • Infosys Ltd • Capgemini India Ltd



**ACTUAL SITE IMAGE**

**80% Bank Loan Available**

HDFC | TATA CAPITAL | SBI HOME LOANS

**Location Map**