

Grow Value Properties

- 16+ Years of Trusted Excellence
- At Grow Value Properties, we don't just develop villa plots — we create premium destinations designed for growth, security, and long-term prosperity.
- With clear legal approvals, prime appreciating locations, and thoughtfully planned layouts, every project reflects our commitment to quality and integrity.

Why Chose Us

- ✓ High-Growth Locations selected for strong appreciation potential
- ✓ Clear Legal Approvals & Transparent Documentation for complete peace of mind
- ✓ Well-Planned Layouts with Wide Roads designed for comfortable living
- ✓ High Return Investment Potential for smart and secure land buyers.
- ✓ Trusted Brand with Strong Market Reputation.

Valencia Square

Project Highlights

- Strategically located at ECR Vengambakkam
- Premium On-Road DTCP & RERA Villa Plots
- Designed for future-ready land investment
- Excellent growth and appreciation potential
- Perfect balance of connectivity and comfort.

Why Choose Valencia Square?

- Clear and well-planned layouts
- Wide internal roads
- Well-defined premium plots
- Ideal for building your dream home
- High-return opportunity for investors

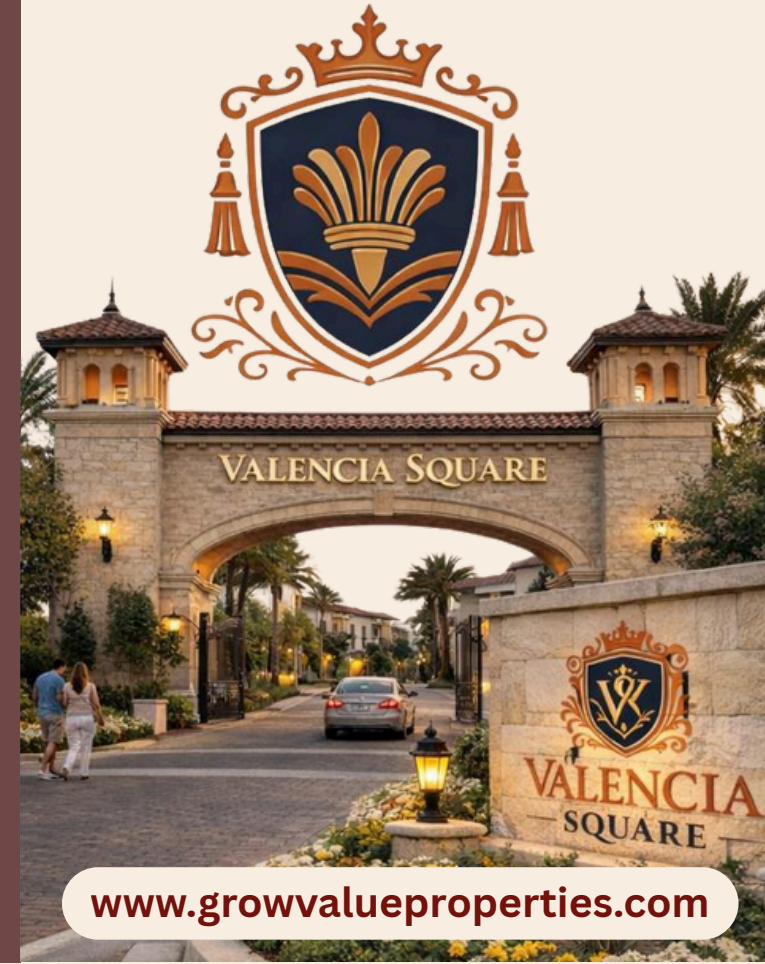
Key Plan



- ☎ +91 70928 88892
- 🌐 www.growvalueproperties.com
- ✉ info@growvalueproperties.com
- 📍 New no.56, Old no.44, C-Block, 1st Floor,
Thirumalai Pillai Street, T.Nagar, Chennai 600017



Ready to Build Villa Plots @ ECR



Vicinities & Travel Time

Education

- 2 mins - Raniammal Matriculation School
- 8 mins - Great Lake Institute of Management
- 10 mins - Gateway International CBSE School
- 11 mins - Annai Velankanni Matriculation School
- 12 mins - Kings International Medical Academy
- 13 mins - Dhanalakshmi Engineering College



Healthcare

- 12 mins - Chettinad General Hospital
- 8 mins - Manamai Chettinad Hospital

Connectivity & Roads

- 10 mins - Poonjeri Junction (ECR)
- 10 mins - Proposed Ennore to Poonjeri Sea way Bridge
- 8 mins - Proposed Poonjeri to Karunguzhi 4way Greenfield road
- 10 mins - 10 lane express Highway (Chennai Peripheral Ring Road)
- 8 mins - Thirukazhukundram Junction



Industrial & Business Hubs

- 15 mins - One Hub Chennai (Japanese Industrial Township)

Tourism & Leisure

- 12 mins - FC madras Football Academy
- 12 mins - Mahabalipuram Beach & Shore Temple
- 30 mins - MGM theme park and kovalam beach and Mayajal theatre.
- 35 mins - Wonderla amusement park Thirupurur



Transport

- 25 mins - Thirupurur Bus Stand
- 35 mins - Chengalpattu Railway Station

Senior Living

- 10 mins - Ziva Senior Citizen Active Retirement Community



Plan Showing the Proposed Layout of House Sites in S.no: 159/4B of V.NO. 74 Neikuppi - C Village, Thirukazhukundram Taluk, Chengalpattu District . **DTCP Number : 143/2024**



Area Statement

Plot No	Area Sq. Ft	Direction
1	941	East
2	955	East
3	969	East
4	984	East
5	998	East
6	1012	East
7	1026	East
8	1040	East
9	1055	East
10	1092	East
11	1306	West
12	998	West
13	986	West
14	974	West
15	962	West
16	950	West
17	938	West
18	926	West
19	914	West
Shop 1	2984	North East
Shop 2	2360	North West



Amenities



Gated Community



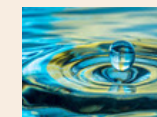
Cement Road



Park



CCTV Camera



Good Ground water



24/7 Security



Avenue Trees



Street Lights