



LOCATION MAP



NOT TO SCALE

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OUR PREFERRED BANKERS



For Booking & Enquiries

Corporate Office : #144, Bharatha Matha Street, East Tambaram, Chennai 600059



VALUE REALITY  
CREATING REAL VALUE IN PROPERTY



PHASE III

MANNIVAKKAM - ADHANUR

500 mtrs from Padappai - GST Road



PLOTS CLOSE TO  
Kilambakkam

Bus Terminus

RERA  
APPROVED





## PHASE III

MANNIVAKKAM - ADHANUR

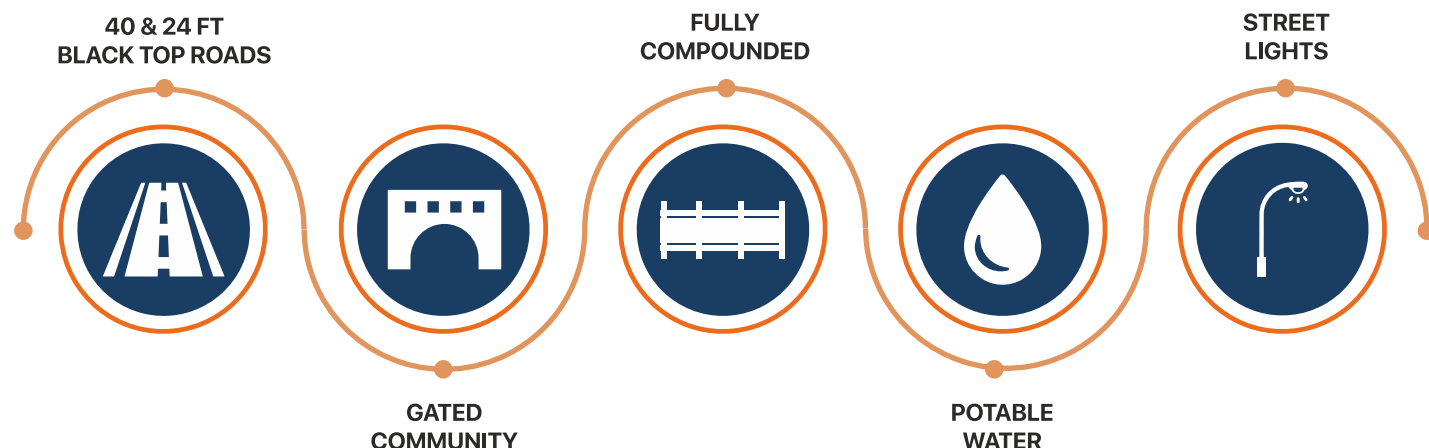
500 mtrs from **Padappai - GST Road**

Discover the ultimate blend of serenity and sophistication at **Value Reality's "B&B Garden" Phase III**, nestled on Adhanur Road near **Mannivakkam**. Imagine crafting your dream home in a picturesque setting, surrounded by nature's beauty and modern comforts. At B&B Garden Phase III, we celebrate individuality.

Our **51 exclusive plots** are thoughtfully designed to reflect your unique style and aspirations. Envision a charming villa, a grand bungalow, or a sleek contemporary home – the choice is yours. With plot sizes ranging from **756 to 1727 sq. ft.**, you have the flexibility to create a living space that's perfect for you.

Step into a world where your dream home becomes a reality at B&B Garden Phase III – where every plot is a canvas waiting for your masterpiece. Don't just live; thrive in a community that understands your vision and supports your dreams.

### Project Highlights



### Location Advantages

400 Ft Outer Ring Road - 5 mins  
GST Road - 5 mins  
New Kilambakkam Bus Terminus - 8 mins  
Vandalur Railway Station - 8 mins  
Shriram Gateway IT Park - 8 mins

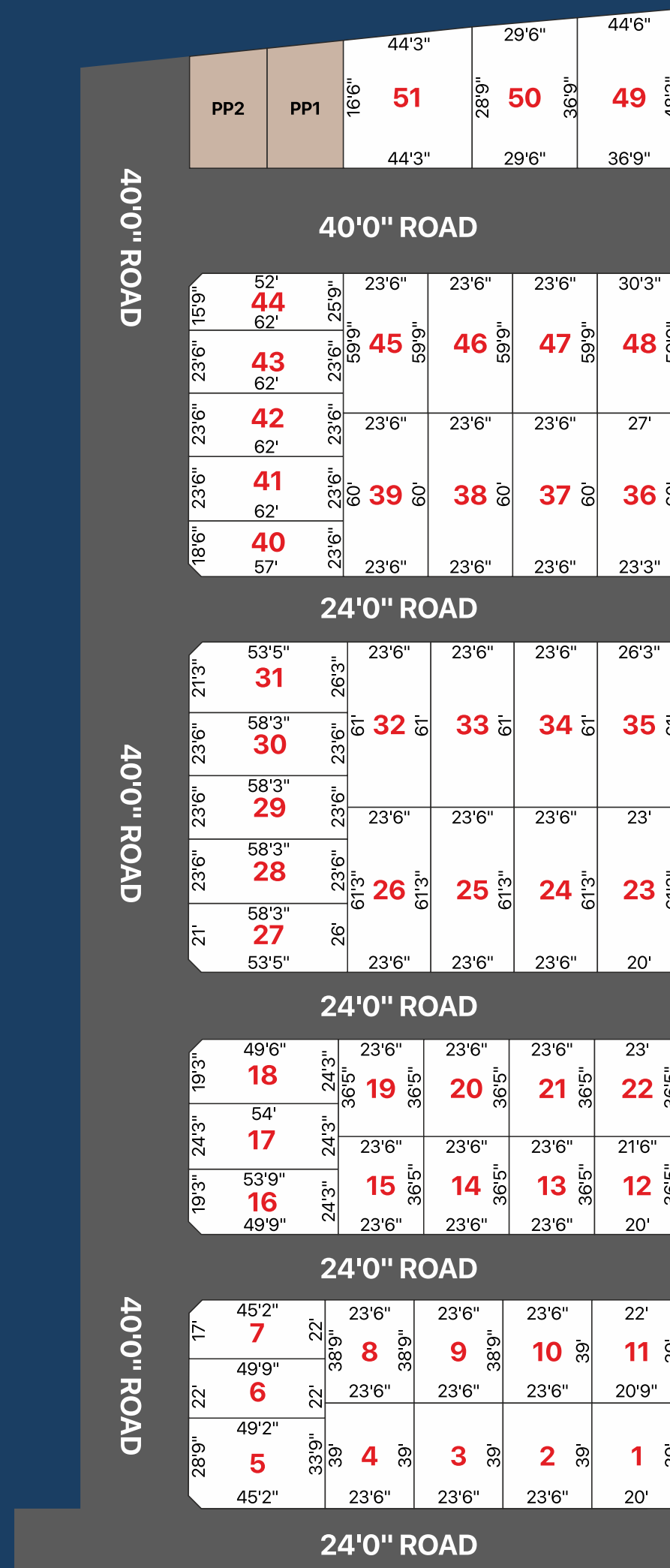
Vandalur Zoo - 8 mins  
Perungalathur Railway Station - 10 mins  
Tambaram Railway Station / Bus Stand - 15 mins  
Poonamallee - 15 mins  
Chennai International Airport - 20 mins

### Nearest Schools

Sri Niketan Patasala - 100 mtrs  
Holy Sai International School - 2.2 kms  
Velammal New-Gen School - 2.3 kms  
Narayana e Techno School - 2.5 kms  
Alwin International School - 3.5 kms

### Nearest Colleges

PERI Institute of Technology - 3 kms  
Crescent Engineering College - 4.5 kms  
TMG College of Arts and Science - 6.5 kms  
SRM University - 10 kms  
Dhaanish Ahmed College of Engineering - 10 kms



Layout of House sites in S.Nos: 37/1 of  
Varadharajapuram Village, Kundrathur  
Panchayat Union, Kundrathur Taluk,  
Kancheepuram District



PLOT	SQ.FT	PLOT	SQ.FT
1	795	27	1504
2	917	28	1369
3	917	29	1369
4	917	30	1369
5	1663	31	1519
6	1088	32	1434
7	1087	33	1434
8	911	34	1434
9	911	35	1502
10	914	36	1508
11	834	37	1410
12	756	38	1410
13	856	39	1410
14	856	40	1445
15	856	41	1457
16	1303	42	1457
17	1306	43	1457
18	1303	44	1457
19	856	45	1404
20	856	46	1404
21	856	47	1404
22	810	48	1710
23	1317	49	1727
24	1439	50	966
25	1439	51	1001
26	1439		

