Location Map

TOPO PLAN
(NOT TO SCALE)

- Sankara Vidyalaya School
- Urapakkam Rly Station
- Urapakkam New Bus Terminus
- Crescent College
- OMR
- Vandalur Zoo
- TRICHY
- Urapakkam
- PHASE III
- **ABI'S MONARCH**
- PHASE I & II – SOLD OUT
- Casagrand
- Shree Niketan Patasala
- Vandalur Rly Station
- Step Stone
- **ABI'S ATHIVARADAR AVENUE**
- Ruby Land Mark
- Vandalur
- Padappai
- Natesan School
- **ABI'S CITY LANDO AVENUE**
- **ABI'S ASIRVAD** AVENUE & EXTENSION
- Narayana School
- **ABI'S PRIYANKA NAGAR**
- GST
- Sriram Gateway
- Perungalathur Rly Station
- Vandalur
- Mudichur Road
- **ABI'S SANKAR AVENUE**
- Marudham Flat
- Marudham Flat
- Tambaram
- 400 ft
- Manimangalam
- **ABI'S KUBERAN NAGAR**
- Tambaram Rly Station
- CHENNAI
- Hindu Mission Hospital
- Mudichur Road
- 200 ft
- Minjur
- Maduravoyal

Our Banking Partners
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ABI INTEGRATED WITH INTEGRITY ®

THE BRAND FOR LAND

ABI'S MONARCH
LIVE IN PLEASURE & WEALTH

Luxury All Around
A Higher Quality in Living

Phase - 3

Adhanur Road, Near Mannivakkam
Chennai - 600 048

ELEVATE YOUR
Lifestyle
BUILD YOUR LEGACY

140TH Project

ABI'S MONARCH
LIVE IN PLEASURE & WEALTH
Phase - III
Varadharajapuram Village

S.Nos : 1 / 1pt , 4 / 1A1AA1A1pt, 1B1A1Apt, 2pt,3pt,4pt,5pt,6 & 7

Live life king size

RERA APPROVED TN/1/LAYOUT/275T/2024

CMDA APPROVED 713 / 2024

17,000+ Happy Customers

1.24 CR Sq.ft sold

16 Best Customer Service Awards

24 Years of Experience

PL No	Sqft	PL No	Sqft	PL No	Sqft	PL No	Sqft	PL No	Sqft	PL No	Sqft	PL No	Sqft
1	1137	21	1000	41	1050	61	984	81	984	101	780	121	740
2	1000	22	1000	42	1050	62	977	82	984	102	780	122	740
3	1000	23	1000	43	1050	63	977	83	977	103	780	123	740
4	1000	24	1000	44	1050	64	977	84	977	104	780	124	740
5	1000	25	1000	45	1050	65	977	85	977	105	780	125	740
6	1000	26	1067	46	1050	66	977	86	977	106	780	126	1347
7	1000	27	1040	47	1148	67	977	87	977	107	780	127	1587
8	1094	28	1067	48	1118	68	1130	88	977	108	780	128	1063
9	1066	29	983	49	1148	69	1129	89	1148	109	907	129	1000
10	1094	30	983	50	983	70	1130	90	1129	110	920	130	1038
11	1050	31	983	51	983	71	977	91	1116	111	907	131	633
12	1050	32	983	52	983	72	977	92	977	112	780		
13	1050	33	983	53	983	73	977	93	977	113	780		
14	1050	34	983	54	983	74	977	94	977	114	780		
15	1050	35	983	55	983	75	977	95	977	115	780		
16	1050	36	983	56	990	76	977	96	977	116	780		
17	1317	37	1028	57	990	77	984	97	977	117	780		
18	1420	38	1097	58	990	78	984	98	984	118	780		
19	1000	39	1023	59	984	79	984	99	984	119	1233		
20	1000	40	1050	60	984	80	984	100	984	120	635		

Project Highlights

- 24/7 Security
- Grand Entry Arch
- Potable Water
- Open Gym
- Children's Park & Play Area
- Badminton Court
- Compounded Community
- Saucer Drain
- Solar Street Lights
- Piped Storm Water Drain
- Black Top Roads
- Avenue Trees & Landscape

Layout plan showing plots 1–131, roads: 10.0 M WIDE ROAD, 7.2 M WIDE ROAD, 9.0 M WIDE EXG. ROAD