

About Stuart & Hamlyn Confianza

Stuart & Hamlyn, the 2-decade promoter of residential and commercial buildings in Tamil Nadu offers for the first time ready to occupy Villas in the holy town of Sriperumbudur. Confianza independent villas forming part of a 9 Acre fast growing gated community developed by Stuart & Hamlyn Infra Pvt Ltd is enriched by abundant sweet water, surrounded by greenery, a well-equipped Club House, Children's play area, a Greenery park which adds to the high appreciation and value addition to a wise investment.



STUART & HAMLYN CONFIANZA

STUART & HAMLYN CONFIANZA

ABOUT STUART & HAMLYN INFRA PVT LTD

- The group's prime objective is to endeavor, achieve, accomplish & excel in the field of creating and providing homes both affordable ones as well as high-end ones while taking into account the big gap between the demand and supply.
- The group is presently focused on the city of Chennai and its extended suburbs while striving to spread its wings in all of India's major cities and towns.
- The group is founded by and is the brainchild of the dynamic, untiring and self-motivating visionaries **Shri.P.V.Sathyanarayanan & P.V.Janardhanam**.
- Prior to venturing into promotion for Residential and Commercial buildings Mr.P.V.Sathyanarayanan and Mr.P.V.Janardhanam had major exposure in construction industry. They have been navigating and managing the group's ventures professionally along with a team of qualified enthusiastic, committed and dedicated livewire professionals and resources. The zest and zeal of the core group of managers are the real and actual backbone and pillars of the group.
- **The Golden Mantras embraced and adopted by them such as "Achieving Excellence" and "Timely Execution & Completion".** Maintaining of Quality" & "Value for Money" and their Dharma of "Excel Beyond Excellence" are the secrets behind the group's consistent progress, growth, and standing besides achieving, and accomplishing the tasks and goals of the group. During its creditable existence over a period of 2 decades, the group has been successful in creating housing and commercial space in excess of 10 lakh (1Mn) sq.feet coupled with, exquisite planning, high-quality construction, and workmanship.
- The entire factors for making a comfortable and memorable living are minutely and microscopically considered and adhered.
- The senior management team has more than 25 + years of cumulative business experience within construction estate industry.
- To name a few of the housing projects successfully completed by the group are **"Pearl Pranav", "Panagal's Palazzo", "Sakhi Square", "Sri Padma Nivas", "Sastha Vijay" and Calavala's Centenary Center**, which are undisputedly landmark and trend-setting Projects.
- Every project identified and executed by the group is chosen and selected with minute care and is meticulously planned.

OUR MISSION

We exceed the expectations of our valued customers and investors by providing quality Homes, by adopting latest technology and ensuring comfortable living. Besides assuring “Value for Money”. By dutifully sticking to such commitments, the group endeavors and strives to ensure delivering of customer services besides maintaining the unfettered and unchallengeable degrees of professionalism and unrestricted as well as unquestionable business morals and ethics.

OUR VISION

To continue to be a trend setter and market leader in the promotion of residential and commercial buildings by adopting and executing land mark projects and to play a constructive, besides contributory role in transforming country's housing, commercial office space and infrastructure platforms thereby contributing great value to the customers, investors, the economy and the country as a whole.

STUART & HAMLYN CONFIANZA

OUR VALUE'S

- To realize, achieve and accomplish its visions and missions and strive to set out higher goals and achieve and accomplish them thereby contributing to the national gross product and adding value to national wealth.
- Not to compromise its commitments, morality, and business ethics. To aim and cherish to build a future as strong as strength itself.

QUALITY STANDARD

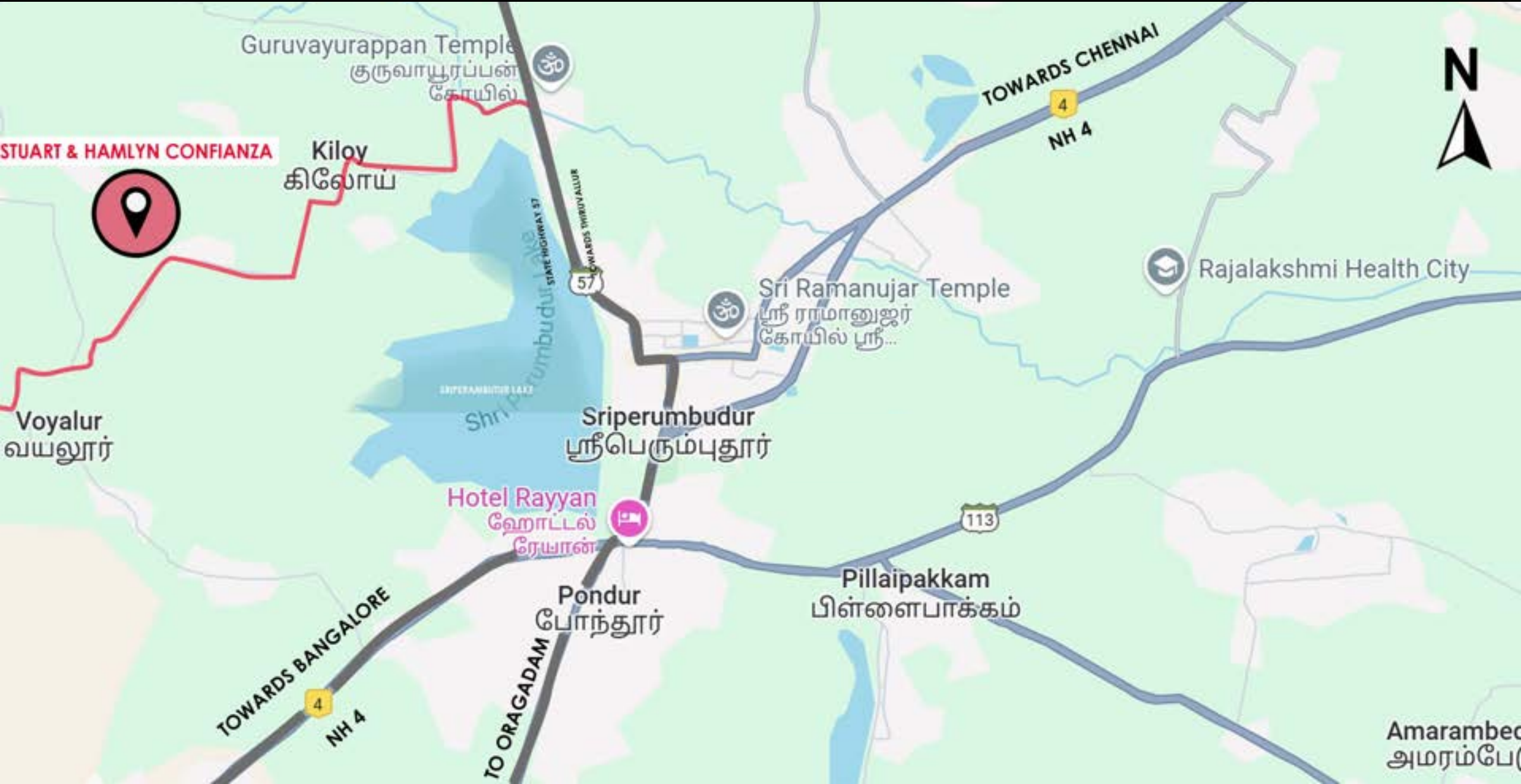
- The group is irretrievably committed to maintaining unmatched and high standards of quality in all its activities and acts including its projects.
- The group's dharma and prime goal is to provide its clients and investor with the highest value for their money, coupled with an international level of style and design and also the never-ending or diminishing level of satisfaction. The constant efforts is towards improving the effectiveness of our Quality Management System to make our every project perfect.
- The group believes in the adoption and implementation of up-to-the-minute technology and resources for its operations, whereby ensuring cost-effectiveness and state-of-art construction solutions.

WORK CULTURE

Its personnel's and workforce values are held in high esteem and exuberate high degree of confidence and the same reflects and reveal clear-cut terms in their roles, commitments, and responsibilities. The work culture of the group offers and entails an opportunity for every individual to excel in his field and make a mark for themselves.

The group encourages novel and new ideas and further motivates initiatives to improve the quality of life at work which is a paramount factor for any working environment.

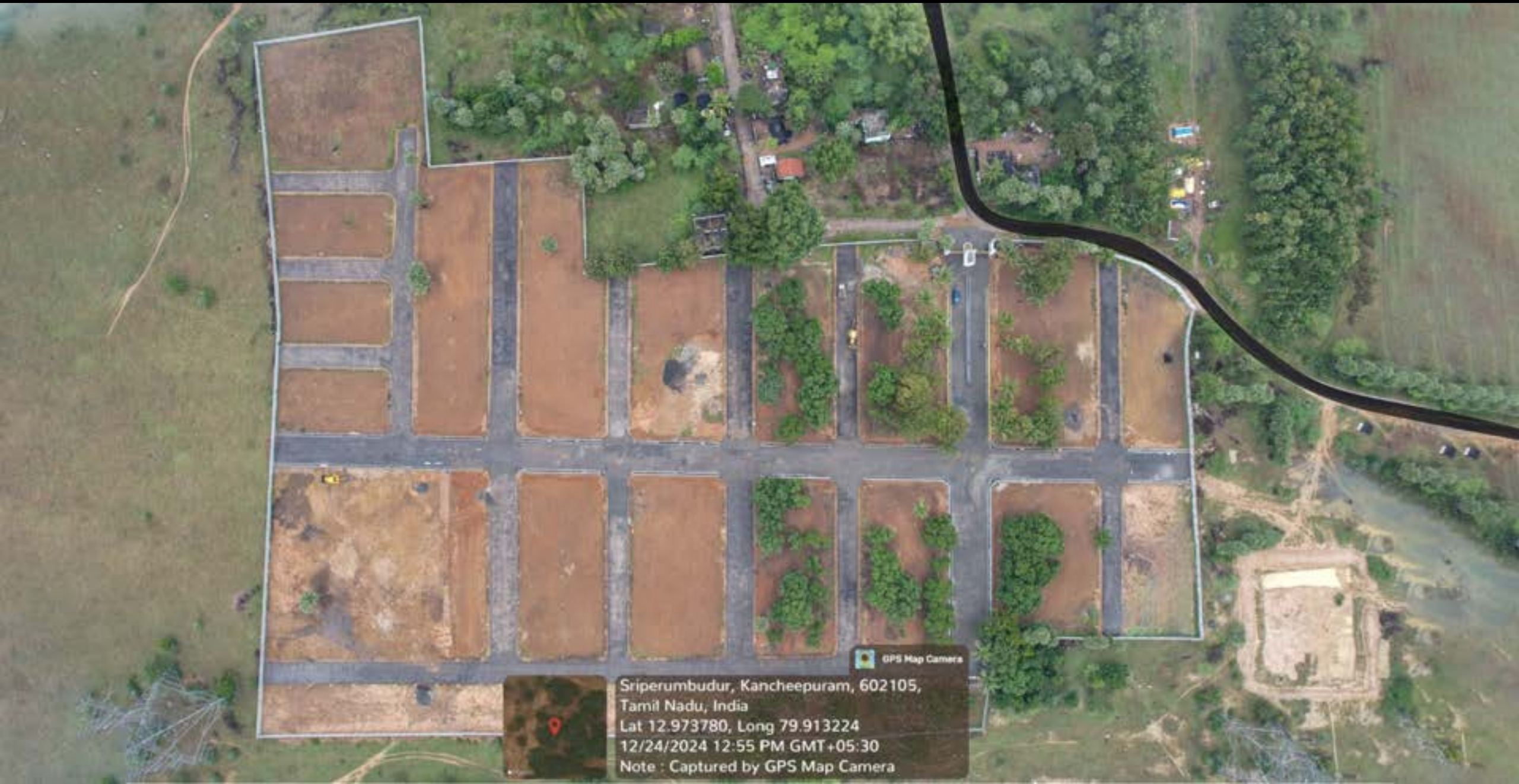
SITE ACCESS



Location Advantage

Sriperumbudur has evolved from a Temple town to a **burgeoning industrial hub**. Its strategic location near the **Chennai's 2nd Airport** and its robust infrastructure make it a prime area for **real estate investment**.

SITE (DRONE VIEW)



GPS Map Camera

Sriperumbudur, Kanchipuram, 602105,
Tamil Nadu, India
Lat 12.973780, Long 79.913224
12/24/2024 12:55 PM GMT+05:30
Note : Captured by GPS Map Camera

Confianza's strategic location

- **The spacious villas and modern apartments** within the gated community caters to diverse preferences of home seekers which can accommodate various lifestyle expectations.
- The educational and healthcare amenities makes it very attractive for an enhanced **better living of families and their children.**

INFRASTRUCTURE DEVELOPMENT



BANGALORE-CHENNAI EXPRESSWAY (BCE)



PROPOSED GREEN FIELD AIRPORT



POONAMALLEE - METRO



POONAMALLEE – THIRD BUS TERMINUS

Infrastructure Development

- Planned Infrastructure Projects: Several major infrastructure projects are planned for Sriperumbudur, including the **Bangalore-Chennai Expressway (BCE)** and the **Maduravoyal- Sriperumbudur elevated corridor**.
- These projects are **expected to boost the town's growth** and development further.

INFRASTRUCTURE DEVELOPMENT

TEMPLES

- AdikesavaPerumal Temple (Ramanujar Temple) – Sriperumbudur
- Guruvayurappan Temple
- VallakottaiMurugan Temple
- VaradharajaPerumal Temple (AthiVaradhar) – Kancheepuram
- Ekambareswarar Temple – Kancheepuram
- Kailasanathar Temple – Kancheepuram
- VeeraraghavaPerumal Temple – Tiruvallur



EDUCATIONAL INSTITUTIONS



**SRI VENKATESWARA COLLEGE OF
ENGINEERING**



RAJALAKSHMI COLLEGE OF ENGINEERING



ST. JOSEPH'S RESIDENTIAL SCHOOL



SAVEETHA GROUP OF COLLEGES



PB COLLEGE OF ENGINEERING

Sriperumbudur Property's immense advantages in CONFIANZA

- Fabulous **employment opportunities**
- Accredited **Educational Institutions**
- Multinational Corporation's **manufacturing hubs**
- **Healthcare** facilities
- Surrounded by major temples in and around Sriperumbudur paves the way for prosperous and **futuristic living in a gated community** with all amenities.

INDUSTRIES

- Hyundai
- Saint Gobain Glass India Ltd
- Delphi TVS
- Asian Paints India Ltd
- Madras Cements Ltd
- Mappedu Dry Port
- Salcomp Manufacturing India PvtLtd
- Wheel India Ltd
- FOXCONN
- Samsung Electronis India Ltd
- ITC Warehouse
- Empee Distilleries
- CEAT Tyres
- Borgwarner Cooling Systems (India) Pvt Ltd

WORKPLACES



HYUNDAI



SAMSUNG ELECTRONICS IINDIA PVT.LTD



DELL – INDIA PVT.LTD



ITC WARHOUSE



SAINT GOBAIN



DELPHI - TVS

Industrial corridor

- **MNC majors** and Indian corporates' presence in and around Sriperumbudur enriched the town as a market for a group of **manufacturing units** and **industrial parks**.
- The flamboyant growth of industries and educational institutions created a huge demand for **housing** and **commercial properties** with a faster appreciation in the property value which is very vital for any buying of home space for living as well as investment.

HEALTHCARE



ACCESSABILITY



STUART AND HAMLYN CONFIANZA



Under 5 km

- Sriperumbudur Bus Terminus
- Jeppiaar Maamallan Engineering College
- Guruvayurappan Temple, Sriperumbudur
- Ramanuja Temple and more..

Under 10 km

- Wheels India Limited
- ITC Warehouse
- Delphi-TVS
- Foxconn
- Jaya Hospital, Sriperumbudur
- Arignar Anna Government Hospital
- Vivekananda Vidyalaya
- Sri Venkateswara College of Engineering
- Saveetha Medical College and Hospitals, Thandalam
- Sathyam Grand Resorts Hotel Rayyan and more..



ACCESSABILITY



Under 15 km

- Vallam Vadagal Sipcot
- Salcomp Manufacturing India Pvt Ltd
- Royal Enfield
- Daebu Automotive Seat India Pvt Ltd
- BorgWarner Cooling Systems
- Asian Paints Limited
- Saint Gobain Glass India Pvt Ltd
- Hyundai
- Empee Distilleries
- Samsung Electronics India Pvt Ltd
- Kone Elevators
- Vallakottai Murugan Temple, Vallakottai, Oragadam
- Rajalakshmi Medical College and Hospital, Pennalur
- Ryan International School
- St. Joseph's Residential School
- Montfort School (CBSE) and more..

Under 20 Km

- India Yamaha Motor Pvt Ltd
- Mappedu Dry Port
- Tiruvallur Railway Station
- Dell India
- CEAT Tyres
- RMD Hospitals, Amarambedu
- Maharishi International Residential School
- Queens Land and more..



Others

- Proposed International Green Field Airport
- Chennai International Airport
- CMBT Koyambedu
- Chennai Central Railway Station
- Poonamalle Metro Station
- Ekambareswarar Temple, Kancheepuram
- Kailasanathar Temple, Kancheepuram
- Varadaraja Perumal Temple, Kancheepuram
- Othandeeswarar temple, Thirumazhisai
- Veera Raghava Perumal Temple, Tiruvallur
- Sri Vadavaraneshwarar Temple, Thiruvallangadu
- Panimalar Medical College Hospital & Research Institute, Poonamallee
- EVP Cinemas and more..

CLUB HOUSE



- GYM
- OUTDOOR SEATING

- BANQUET HALL

- INDOOR GAMES



PARK



PARK



STUART AND HAMLYN CONFIANZA – PLOT LAYOUT AND SELECTION GUIDE



RERA NO: TN / 1 / 0209 / 2025

PREMIUM VILLA PLOTS

PLOT AREA STATEMENT

PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.	PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.	PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.	PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.
1	113.70	1223	47	120.80	1300	93	89.58	963	139	70.90	762
2	81.45	876	48	114.30	1230	94	91.50	984	140	72.30	778
3	81.45	876	49	137.16	1475	95	91.50	984	141	89.75	750
4	81.45	876	50	105.50	1135	96	91.50	984	142	85.37	703
5	81.45	876	51	105.50	1135	97	109.8	1181	143	85.27	702
6	131.70	1417	52	106.30	1143	98	76.94	827	144	71.48	769
7	131.30	1412	53	104.10	1120	99	109.8	1181	145	71.48	769
8	81.45	876	54	137.16	1475	100	108.58	1168	146	71.48	769
9	81.45	876	55	137.16	1475	101	109.8	1181	147	71.48	769
10	81.45	876	56	137.16	1475	102	91.50	984	148	71.48	769
11	81.45	876	57	100.21	1078	103	91.50	984	149	95.40	1028
12	118.06	1268	58	109.80	1181	104	91.50	984	150	108.78	1170
13	110.56	1189	59	109.80	1181	105	95.90	1031	151	108.78	1170
14	109.80	1181	60	109.80	1181	106	63.62	686	152	95.40	1028
15	109.80	1181	61	109.25	1175	107	92.83	998	153	71.48	769
16	109.80	1181	62	91.50	984	108	92.83	998	154	71.48	769
17	109.80	1181	63	95.50	1027	109	92.83	998	155	71.48	769
18	99.09	1066	64	109.80	1181	110	92.00	990	156	71.48	769
19	98.33	1066	65	109.80	1181	111	78.37	843	157	71.48	769
20	109.80	1181	66	109.80	1181	112	96.03	1033	158	71.48	769
21	109.80	1181	67	106.64	1138	113	95.10	1023	159	225.2	2369
22	109.80	1181	68	68.86	740	114	95.10	1023	160	148.33	1510
23	109.80	1181	69	81.45	876	115	96.03	1033	161	143.45	1544

PLOT AREA STATEMENT

PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.	PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.	PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.	PLOT NO	AREA IN SQ.MTR.	AREA IN SQ.FT.
24	113.45	1220	70	81.45	876	116	85.60	921	162	144.72	1567
25	137.30	1477	71	81.45	876	117	80.65	862	163	74.78	804
26	137.16	1475	72	81.45	876	118	54.90	590	164	91.50	984
27	137.16	1475	73	131.40	1414	119	54.90	590	165	91.50	984
28	137.16	1475	74	131.40	1414	120	60.30	648	166	91.50	984
29	137.16	1475	75	81.45	876	121	59.12	636	167	91.50	984
30	136.50	1466	76	81.45	876	122	59.12	636	168	90.73	976
31	136.47	1466	77	81.45	876	123	60.30	648	169	90.73	976
32	137.16	1475	78	81.45	876	124	54.90	590	170	91.50	984
33	137.16	1475	79	73.03	785	125	54.90	590	171	91.50	984
34	137.16	1475	80	104.90	1128	126	67.70	728	172	91.50	984
35	137.16	1475	81	102.90	1107	127	61.91	666	173	91.50	984
36	142.42	1532	82	102.90	1107	128	60.30	648	174	74.78	841
37	110.00	1183	83	102.90	1107	129	60.30	648	175	91.50	984
38	132.60	1420	84	102.90	1107	130	60.30	648	176	91.50	984
39	130.10	1400	85	95.92	1032	131	68.00	731	177	91.50	984
40	128.20	1380	86	109.80	1181	132	68.00	731	178	109.80	1181
41	126.10	1356	87	109.18	1174	133	60.30	648	179	109.10	1173
42	76.96	830	88	91.50	984	134	60.30	648	180	109.10	1173
43	67.35	740	89	91.50	984	135	60.30	648	181	109.80	1181
44	121.20	1304	90	91.50	984	136	68.65	738	182	91.50	984
45	120.35	1295	91	91.50	984	137	69.35	746	183	91.50	984
46	106.90	1150	92	99.40	1069	138	67.80	729	184	91.50	984

VILLA (TYPE - 1)

PLOT AREA - 1326 SQ.FT

PLINTH AREA - 1027 SQ.FT

SUPER BUILTUP AREA - 1232 SQ.FT



VILLA TYPE-1



Option - 2

VILLA TYPE-1



OPTION - 2

PLOT AREA - 1326 SQ.FT
PLINTH AREA - 1297 SQ.FT
SUPER BUILTUP AREA - 1556 SQ.FT

VILLA TYPE-2



VILLA TYPE-2



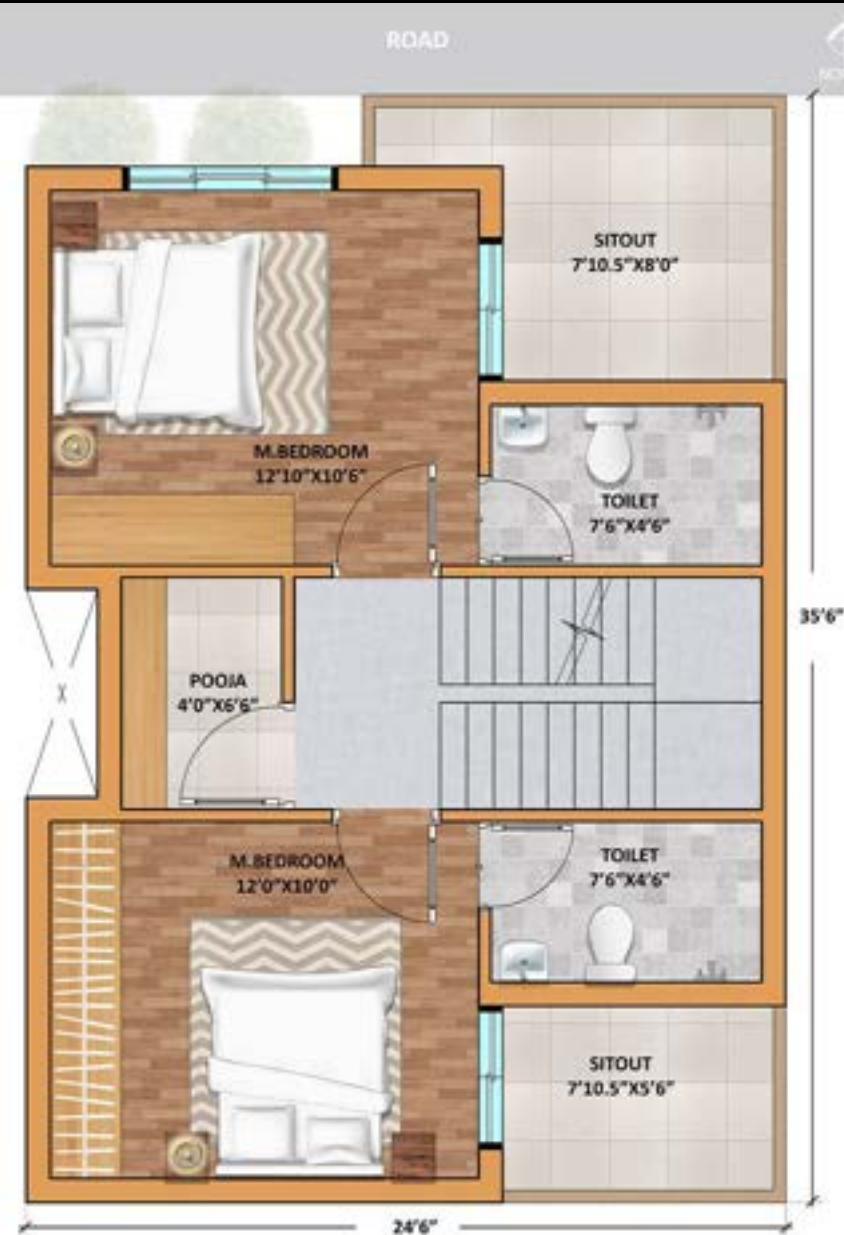
Option - 1

PLOT AREA – 986 SQ.FT
 PLINTH AREA – 1525 SQ.FT
 SUPER BUILTUP AREA – 1830 Sq. ft

VILLA TYPE-3



VILLA TYPE-3



Option - 1

PLOT AREA – 905.25 SQ.FT
 PLINTH AREA – 1350 SQ.FT
 SUPER BUILTUP AREA – 1620 Sq. ft

VILLA TYPE-3



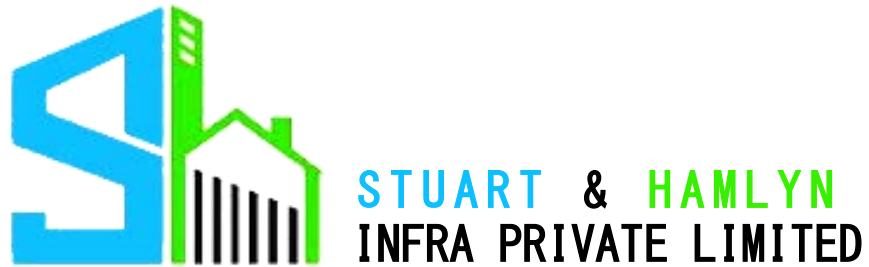
VILLA TYPE-4



Option - 1

PLOT AREA – 1200 SQ.FT
PLINTH AREA – 1711 SQ.FT
SUPER BUILTUP AREA – 2053 Sq. ft

STUART & HAMLYN CONFIANZA



Office Address: Stuart & Hamlyn Infra Pvt Ltd
No.38, Rameswaram Road, T.Nagar, Chennai –
600017

Site Address: Stuart & Hamlyn Confianza
Padichery Village, Sriperumbudur – 602 105,
Kancheepuram District



Scan here for site location

Disclaimer: The Information and visuals contained herein are subject to change as may be required by the authorities/architect and do not form part of an offer or contract. While every reasonable care has been taken in providing the information, the owner or their agents cannot be held responsible for any inaccuracies. The promoters reserve their rights to make alterations and amendments as may be necessitated from time to time.