



FOUR SQUARE
REALTORS

PRIVATE & CONFIDENTIAL



FOUR SQUARE

REALTORS

We connect **HNIs, high-net-worth companies, and family trusts** — with **confidence and trust** — and execute a **seamless deal** from the first conversation to final registration.

OUR SPECIALIZATION



Institutional Properties & Schools



Hotels & Resorts



Commercial Buildings



Premium Land & Beachfront



Luxury Homes



RUNNING CBSE **SCHOOL** FOR SALE — SIRUSERI, OMR ROAD, CHENNAI

Rs 85 Cr

ASKING PRICE

2.5 Acres

LAND EXTENT

~2 Lakh sqft

BUILT-UP AREA

Rs 8 Cr

ANNUAL INCOME

OVERVIEW

An established, running CBSE school on 2.5 acres in Siruseri, on OMR Road — Chennai's IT corridor. Currently serving **520 students** with capacity for **3,500**, operated by **26 teaching and 10 non-teaching staff** with a fleet of 7 buses/vans. The campus spans three blocks — Main School (1,42,720 sft), Annex (25,260 sft) and Administrative (5,660 sft) — with 145+ classrooms across divisions. Survey drawings, campus presentation, and the full institutional compliance dossier (trust deed, 80G/12AA approvals, IT returns) are available for qualified buyers.

HIGHLIGHTS



CBSE Curriculum, 3,500 Student Capacity



3 Blocks — G+3 & Stilt+4



Physics, Chemistry, Biology & Computer Labs



Auditorium, AV Rooms & Fitness Centre



7 Buses / Vans



Full Compliance Dossier Ready



LAND & BUILDINGS

2.52 Acres

LAND EXTENT

1,73,640 sft

TOTAL BUILT-UP

3 Blocks

+ ADMIN BLOCK

~146

CLASSROOM UNITS

Main School Block

1,42,720 sft

Three wings — Centre Wing (G+3, 56 classrooms), North Wing (Stilt+4, ~39 classrooms), South Wing (Stilt+4, 25 classrooms)

Annex Block

25,260 sft

G+3 structure — 26 classrooms, adjoining the main campus

Administrative Block

5,660 sft

G+3 — reception & lobby, management cabins, principal’s floor, stores & staff dining

CLASSROOM DISTRIBUTION

UNITS

Centre Wing — G+3	56
North Wing — Stilt+4	38.75
South Wing — Stilt+4	25
Annex Block — G+3	26

Total Standard Classrooms

~146

PROMOTERS

Promoted by an established education & research trust. Full trust documentation — deed, trustee KYC, 80G/12AA approvals, Gazette notification, IT returns with audit reports — available to qualified buyers.



ACADEMIC STRUCTURE & FACILITIES

86

SECTIONS ACROSS WINGS

~146

STANDARD CLASSROOMS

9+

DEDICATED LABS

2

LIBRARIES

Pre-KG

4 sections

LKG & UKG

6 sections each

Class 1-4

6 sections each

Class 5-8

6 sections each

Class 9-10

6 sections each

Class 11-12

5 sections each

KG & PRIMARY — 16 ROOMS

- ♦ Kindergarten Activity Centre
- ♦ Creative Lab
- ♦ Junior Library
- ♦ Junior Computer Lab
- ♦ Math Lab
- ♦ Composite Science Lab
- ♦ KG Head & Admin Offices
- ♦ VP Primary & Staff Offices

MIDDLE TO SENIOR — 15 ROOMS

- ♦ Physics Lab
- ♦ Chemistry Lab
- ♦ Biology Lab
- ♦ Senior Computer Lab
- ♦ Senior Library
- ♦ Engineering Drawing Room
- ♦ 8 Language Rooms
- ♦ VP Middle & High School Offices

COMMON FACILITIES — 17 ROOMS

- ♦ Auditorium (4-classroom span)
- ♦ 2 Audio-Visual Rooms
- ♦ Physical Fitness Centre
- ♦ Sports Dept, PT Masters & Store
- ♦ Support Staff Room
- ♦ Bus Crew Rooms
- ♦ Housekeeping Room
- ♦ General Store Rooms

MANAGEMENT SUITE — 8 ROOMS

- ♦ Principal's Office
- ♦ Director's Office
- ♦ Correspondent's Office
- ♦ Conference Room
- ♦ VIP Waiting Lounge
- ♦ Visitor's Waiting Lounge
- ♦ Record Room & Exam Centre

ADMINISTRATION BLOCK & SITE PLAN

GROUND FLOOR

Reception, Lobby & Waiting Lounge · Parents Relations Officer · Meeting Room

FIRST FLOOR

Fee Collection Counters · Back Office · Cabins: General Manager, Office Manager, Administration Manager, Admission Officer, Accounts Manager

SECOND FLOOR

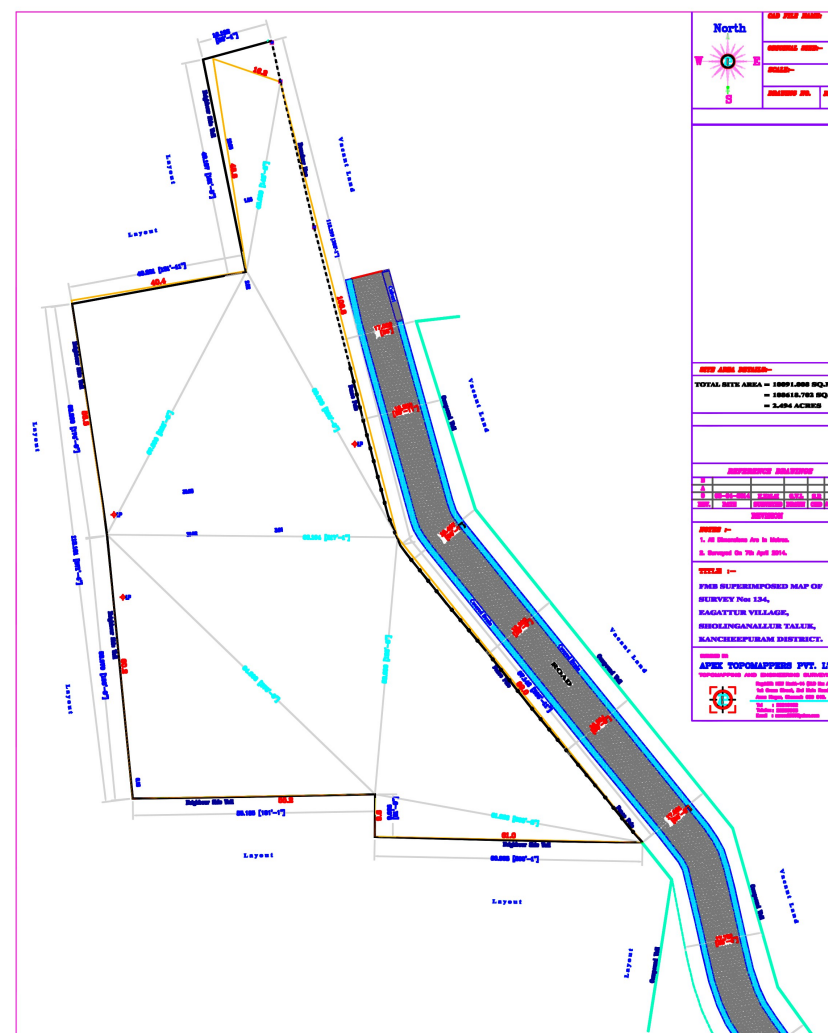
Principal's Cabin & Waiting Lounge · Staff Seating · Record & Store Room

THIRD FLOOR

Textbook, Uniform & General Stores · Compactor Room · Staff Dining

MANAGEMENT SUITE

Director's Office · Correspondent's Office · Conference Room · VIP Waiting Lounge · Examination Centre



 Campus survey drawing — SIPCOT, Siruseri · full drawing available to qualified buyers



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REF: FS-114 · CAMPUS



 Campus front elevation — Siruseri, OMR Road, Chennai



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REF: FS-114 · GALLERY





Let's Talk

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