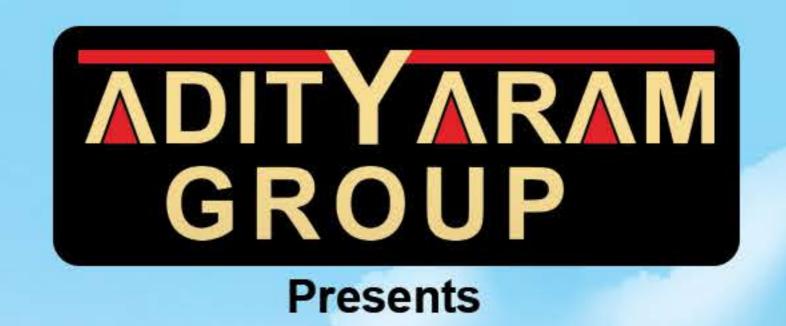
# ADITY ARAM PROPERTIES







90 CRAFT YOUR PARADISE IN HEAVEN'S EMBRACE

> ECR'S FIRST EVER PLUG & PLAY VILLA PLOTS **AKKARAI** [WITHIN CHENNAI CITY LIMITS]









#### ABOUT US

At Adityaram Group, we believe in transforming dreams into reality. With a legacy spanning over decades, we have consistently set benchmarks in the realm of real estate. Our commitment to quality, customer satisfaction and sustainable practices has made us a name synonymous with trust and excellence. From Residential Plots, Premium Villa Plots to exclusive Grand Luxury Villas on ECR showcases our versatility and expertise. With a history steeped in achievements, we continue to raise the bar for quality and innovation providing luxury, comfort and personalized services. We prioritize your needs, preferences and aspirations in every project.

## FOUNDER

#### Mr. ADITYARAM

Founder, Chairman & Managing Director **ADITYARAM GROUP** 

His ceaseless and diligent efforts have made him to emerge as a Real Estate Tycoon in the industry. Perfection is what he promises and performance is what he produces in each and every strategical move made by him.



## THE ADITYARAM ADVANTAGE





Litigation-Free Organization



Premium **Amenities** 



Superior Quality



Excellent Customer Service



Prime Project

Locations

Clear Documentation

## FOUNDER AWARDS & ACCOLADES



"THE BEST REALTY BRAND" BY THE ECONOMIC TIMES 2015



"MOST RESPECTED REAL ESTATE ENTREPRENEUR" BY HURUN REPORT 2017



"BEST ENTREPRENEUR **REAL ESTATE**" BY THE TIMES OF INDIA



"ICON OF TAMIL NADU" BY EDUCATION MINISTER, **GOVT OF TAMIL NADU** 2021



"REAL ESTATE TYCOON OF THE YEAR" BY TIMES GROUP 2021



**"VISIONARY REALTY** INDUSTRIALIST" BY TIMES GROUP 2023



## Experience the best of both worlds—proximity to Chennai's city life while being nestled in the tranquil embrace of ECR's coastal charm.

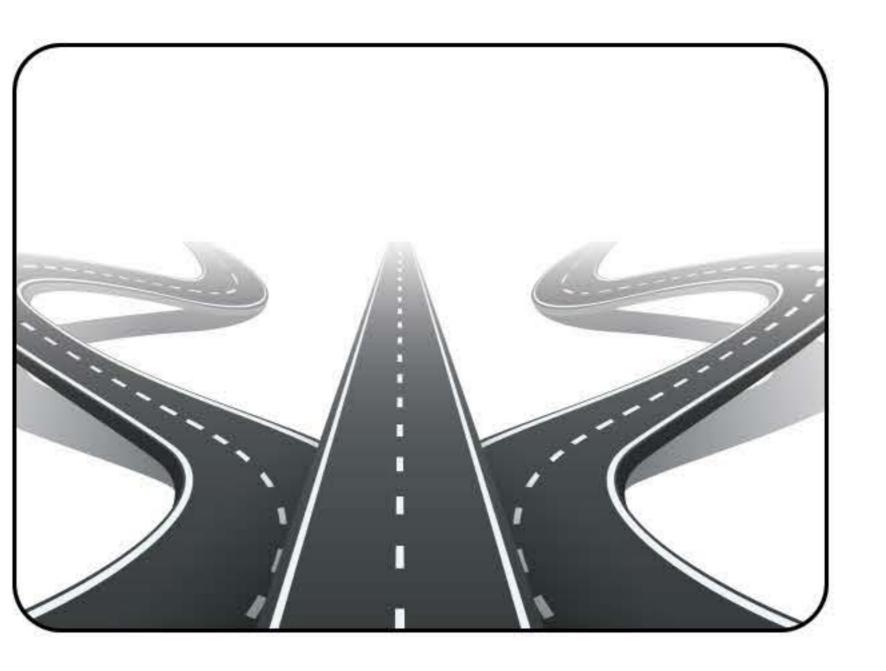
Secure your place in one of ECR's most prestigious community with our plug-and-play plots, perfectly situated just opposite to Adityaram Palace and adjacent to Adityaram Palace city Villas – The South India's first ever palace themed Villa community. You will enjoy the serenity of a high-end neighbourhood while having the freedom to design your ideal living space.

Adityaram Heaven offers not just a prime location but also exceptional connectivity. Whether you're looking to build a luxurious weekend getaway or a permanent residence, these plots provide the flexibility and readiness you need to bring your architectural vision to life in one of Chennai's most prestigious coastal areas.

#### PROJECT HIGHLIGHTS



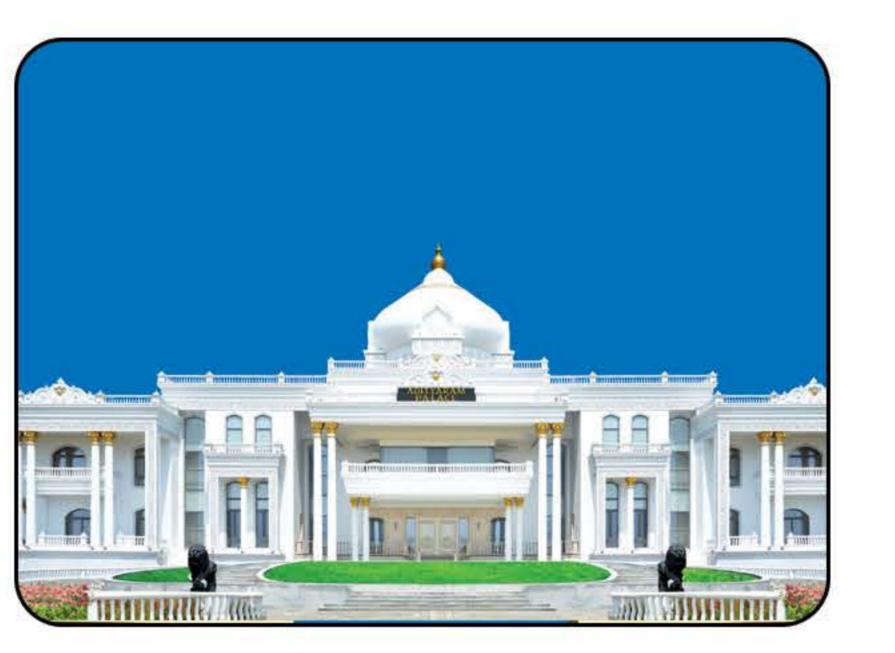
First Ever
Plug and play Villa plots
on ECR (Within city limits)



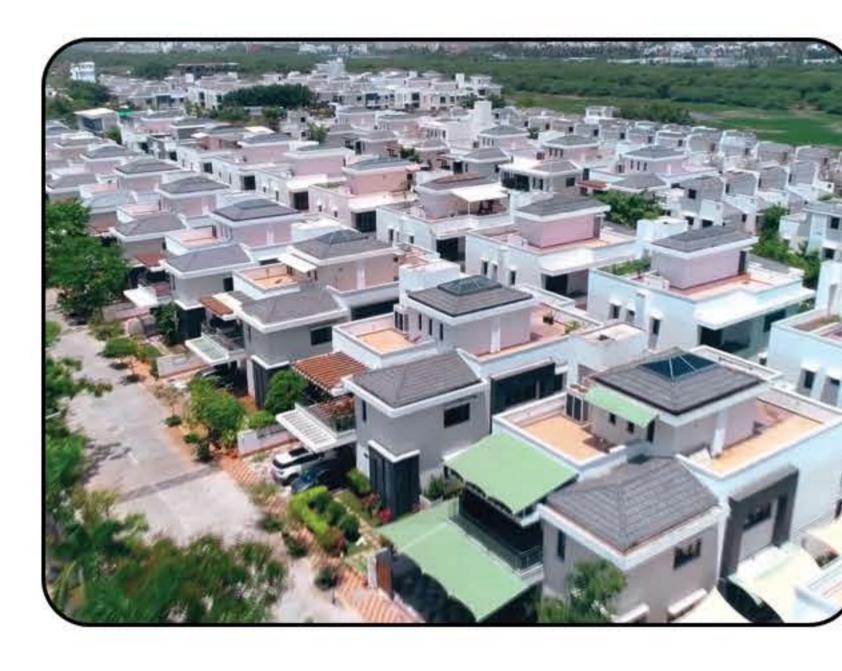
3-Way Connectivity (ECR-OMR Link Road, Akkarai & Panaiyur)



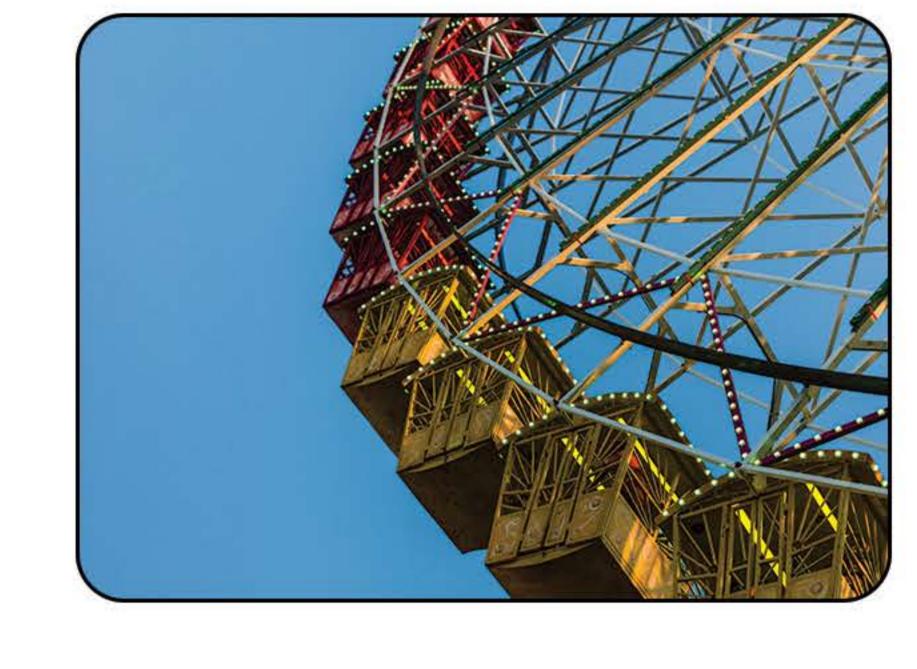
71 Premium plots ranging from 900 – 2400 Sqft



Located Opposite to Adityaram Palace



Surrounded by Prestigious Villa community



2 mins from VGP Golden Beach, Sholinganallur



Easy access to the Beach



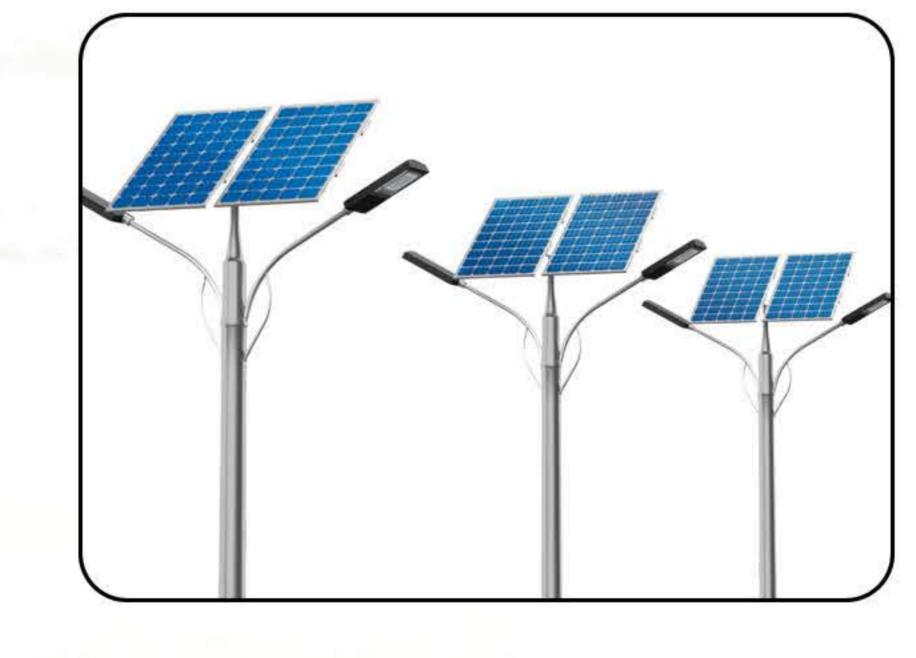
Premium Amenities



Top Grade Black Top I nternal Roads



24/7 CCTV
Surveillance



Solar LED
Street Lights



High Appreciation Guaranteed





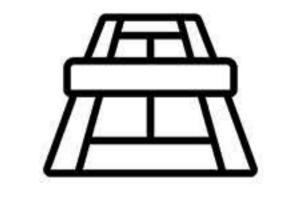
## SITE PLAN



ASSESSED AND A		Total Total		
Plot No.	AREA (sq.ft)	0/4/9	Plot No.	AREA (sq.ft)
3	4765.00	001	42	2073.00
4	2362.50		43	2400.00
5	2400.00		44	2400.00
6	2400.00	7.00	45	2400.00
7	2400.00		46	2387.50
8	2400.00		47	2387.50
9	2400.00	99	48	2400.00
10	2587.50	418h	49	2400.00
11	2400.00		50	2400.00
12	2400.00	100	51	2400.00
13	2400.00		52	2400.00
14	2400.00		53	2400.00
15	2400.00	d'ac	54	2387.50
16	2400.00		55	2387.50
17	2400.00		56	2400.00
18	2362.50	2 0	57	2400.00
19	3447.00	000	58	2400.00
20	2376.00	Corp.	59	1410.00
21	2400.00	7 0	60	1410.00
22	2400.00		61	1410.00
23	2400.00		62	1410.00
24	2387.50	1	63	1410.00
25	2387.50		64	1410.00
26	2400.00	76	65	1410.00
27	2400.00	2	66	1410.00
28	2400.00	1 1	67	875.00
29	1954.00	10/2	68	927.00
30	1954.00		69	944.00
31	2400.00		70	961.00
32	2400.00		71	981.00
33	2400.00	An	72	1011.00
34	2387.50		73	1041.00
35	2387.50	M.	74	1230.00
36	2400.00		75	1252.00
37	2400.00	36	76	1273.00
38	2400.00		77	1294.00
39	1954.00		78	1316.00
40	6462.92	7	79	1070.00
41	2264.00	X	SHOP	2642.23
	<b>一种一种</b>			



## OSR AMENITIES LIST



Tennis Court



Half Basketball court



Amphitheatre



Mound seating area



Zen garden



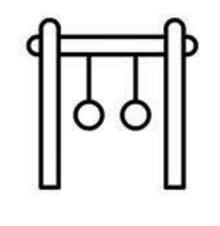
Cricket Net practice



Elderly seating deck



Seating area



Outdoor Gym area in sand bed



Entrance water feature with boulders



Entrance deck



Leisure Lawn



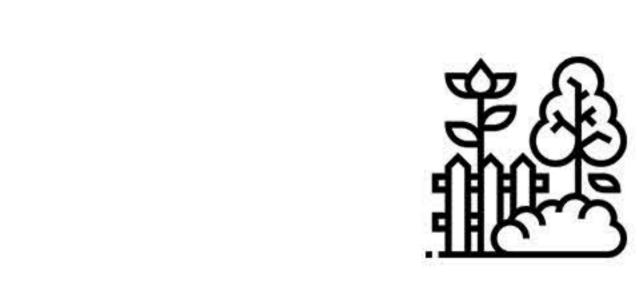
Tree Grove



**Butterfly Garden** 



Children Play area



Aroma Garden



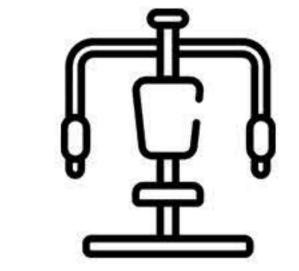
Reflexology pathway with specimen plants



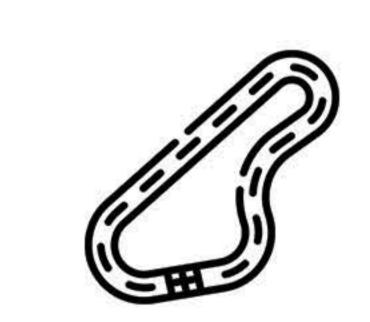
Gazebo under seating



Hedge Planting along the boundary lawn



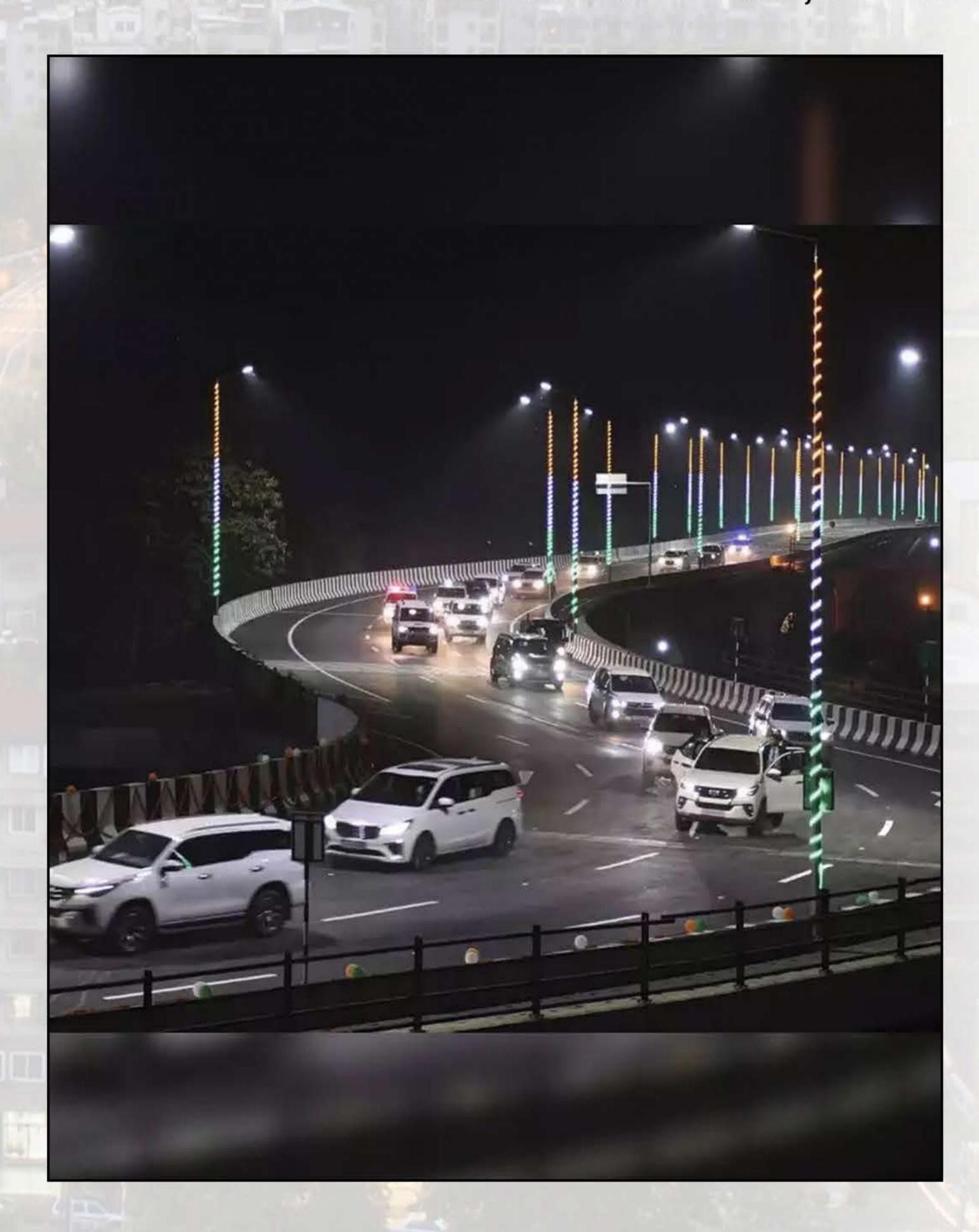
Fitness station



5ft Jogging track / Walkway

## ELEVATED CORRIDOR - TIDEL PARK TO AKKARAI, ECR

"The Govt is planning to execute this 15 Km project within 18 months at an estimated cost of Rs 1,075 crore."



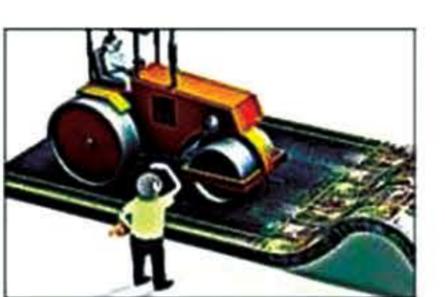
## THE TIMES OF INDIA

## Govt plans to construct ECR elevated corridor in 18 months

TIMES NEWS NETWORK

Chennai: The govt is planning to complete the construction of the long-pend ing elevated corridor project from Thiruvanmiyur to Uthandi on the East Coast Road over the 8.8-km stretch from will be accelerated and finished by April 2025

placed at LB Road junction. duce travel time to just 20 currently plagues this route, the public as soon as possible.



ways minister E V Velu, who nspected the work on East

lane road is already underkam, Palavakkam, Neelan-Sholinganallur. This stretch corridor. The widening proeasy access for local resi- ject, divided into four phases, projects are completed dents. Once completed, the aims to significantly reduce quickly and with high quali-

according to an official re-

The govt has sanctioned 940 crore for the road widen Kottivakkam, Palavakkam, Neelankarai, Injambakkam, and Sholinganallui is in progress, with the entire project expected to be completed by April 11, 2025.

In addition to the road widening, the project in cludes the construction of a pansion of East Coast Road central median barrier, paveto Kanyakumari ment blocks, and a rainwater drainage system. Rainwater drainage work in land-acquired areas has been completed, and Tangedco is cur-

nai Metropolitan Water Supply and Sewerage Board will begin laying water pipes and on both sides of the road, said corridor is expected to re- the traffic congestion that ty, so they can be opened to

#### ELEVATED CORRIDOR HIGHLIGHTS

The arrival of the elevated stimulate the real estate market in Uthandi, Akkarai, and surrounding areas, attracting more people to settle in these localities, where the thriving IT hubs meet the tranquility of the seaside.

The forthcoming elevated corridor on the ECR is set to be more than just an infrastructure upgrade; it's a driver for the next surge in real estate growth in Chennai's expanding ECR region.

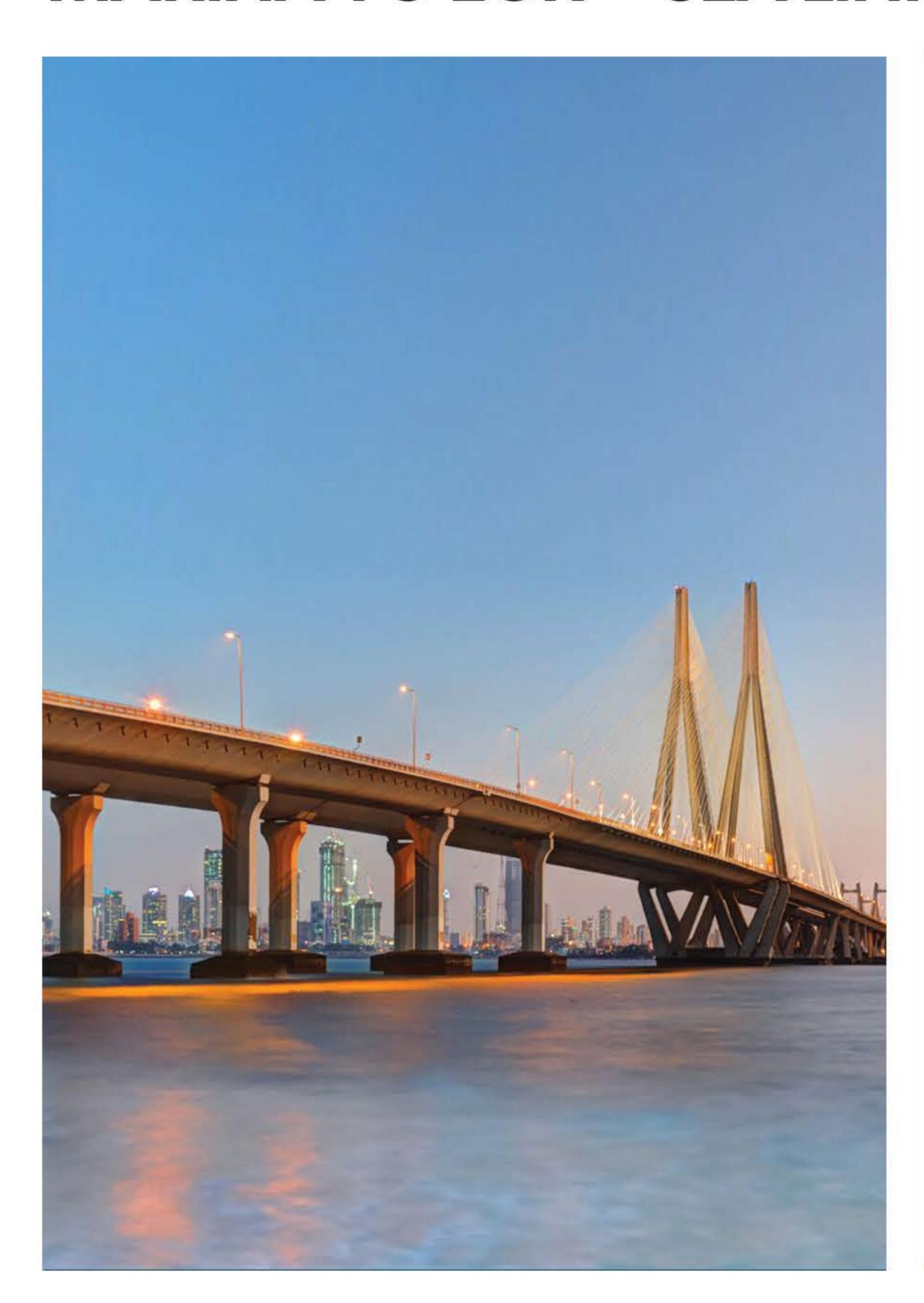
Numerous real estate analysts indicate that regions like Uthandi and Panaiyur along the farther ends of the ECR stretch offer more infrastructure developments as equivalent to Adyar and Thiruvanmiyur. Providing instant appreciation in the properties which multiplies twice to thrice from the present value.

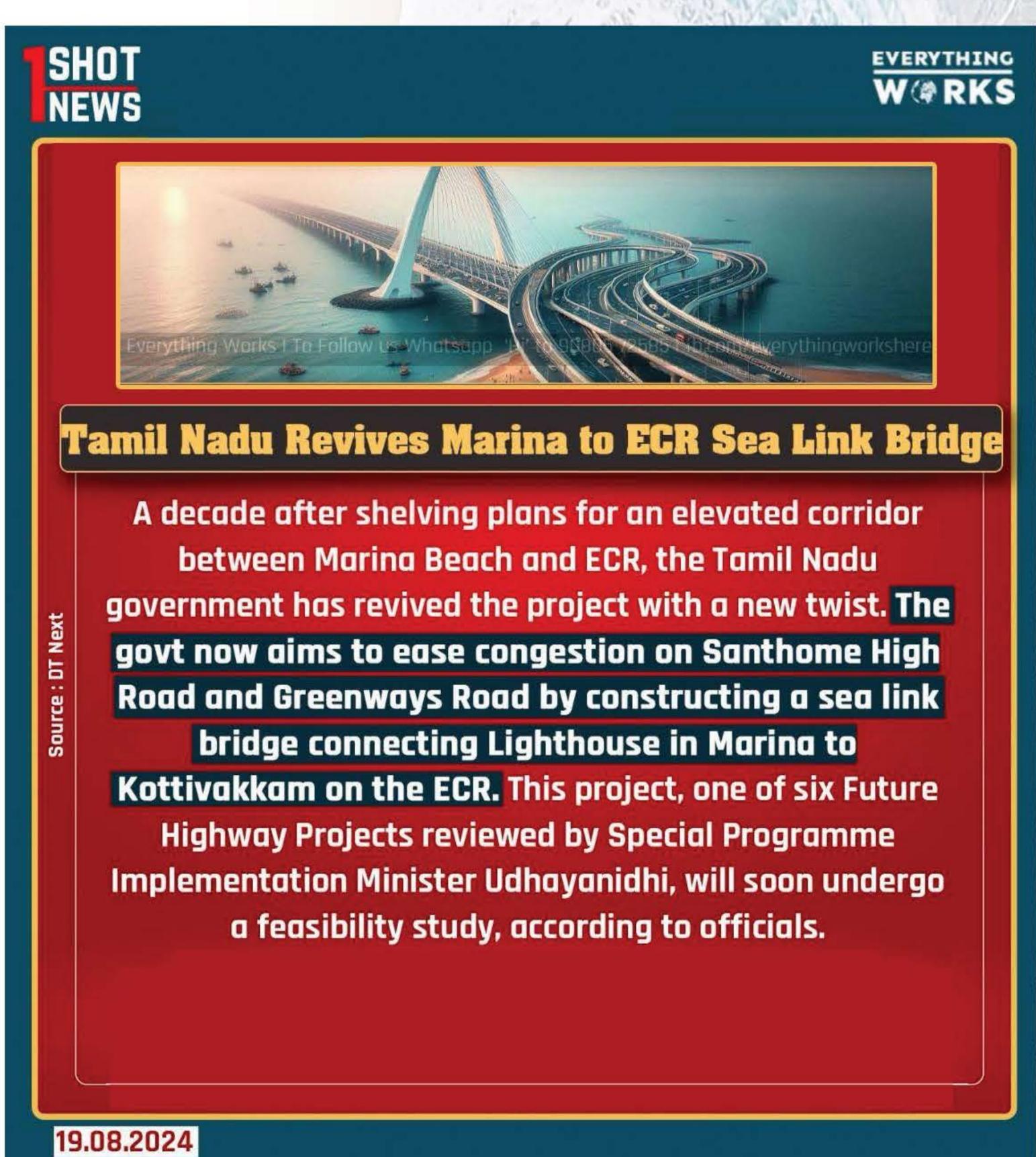
The arrival of the elevated corridor will change this dynamic in the connectivity of Panaiyur and Uthandi as it will pass over the congested route connecting localities such as LB road junction, Kottivakkam, Neelankarai and Injambakkam with strategically placed on and off-ramps to ensure easy access for the local residents as well.

Hence, investing in lands and buying properties in these areas would not only provide value for money but will also guarantee the potential for substantial returns as the infrastructure developments take shape in the near future.

The arrival of the elevated corridor will change this dynamic in the connectivity of Panaiyur and Uthandi as it will pass over the congested route connecting localities such as LB road junction, Kottivakkam, Neelankarai and Injambakkam with strategically placed on and off-ramps to ensure easy access for the local residents as well.

## MARINA TO ECR – SEA LINK BRIDGE

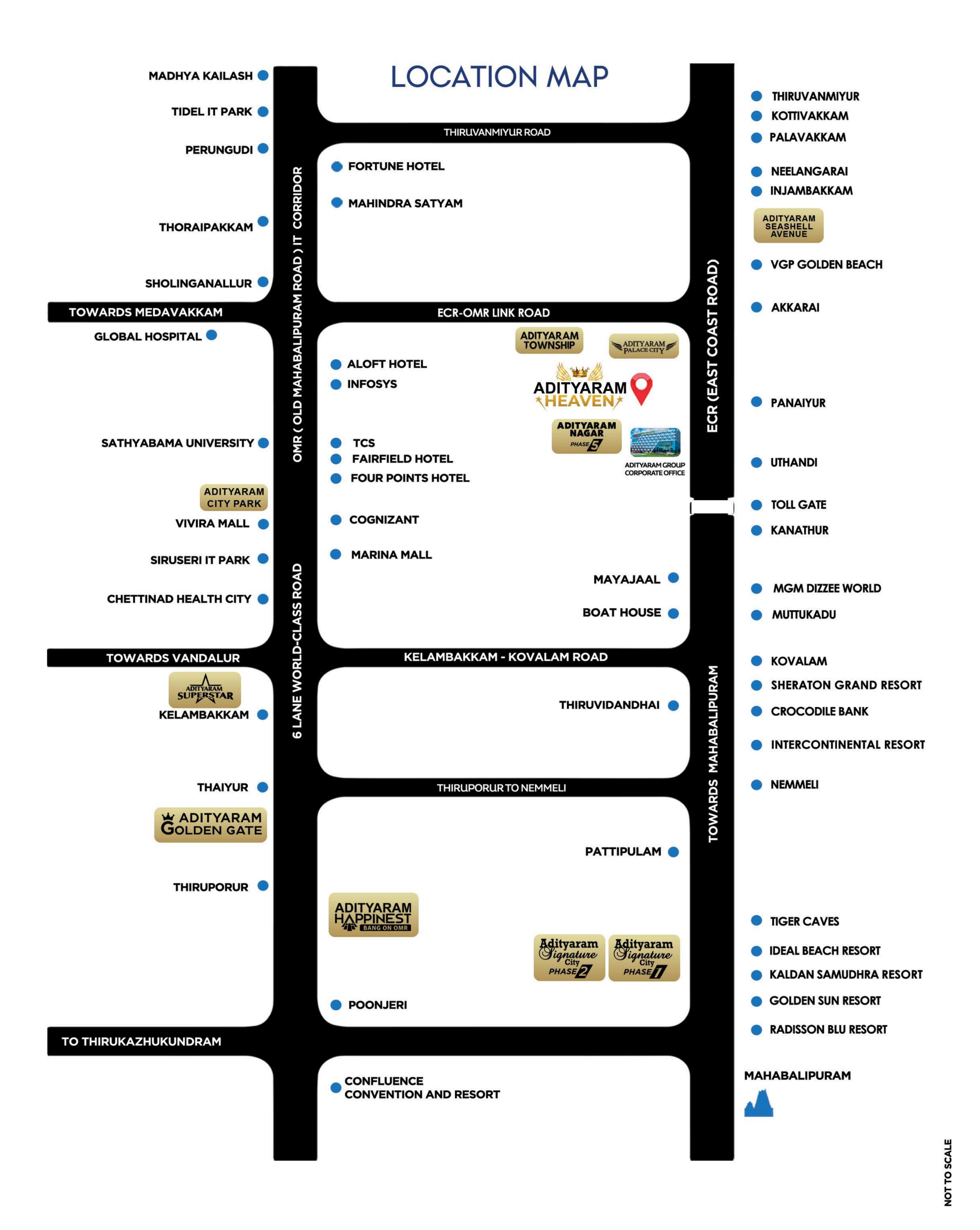




Light House-Kottivakkam elevated road back on track, now as Sea Link Bridge

The project was mooted to decongest Santhome High Road, Greenways Road, Sardar Patel Road, and Lattice Bridge Road, and provide a direct link to ECR from the city centre.

INVEST IN THE PRESENT WITH AN EYE ON THE FUTURE.



#### **ADITYARAM HEAVEN ADVANTAGES**

#### Schools

Campus K IGCSE School – 1 Km
Narayana E-Techno School – 2 Km
Ellen Sharma Memorial School – 1.5 Km
Gateway The Complete School – 2.5 Km
PSBB Millenium School – 6.8 Km
Babaji Vidyashram School – 4 Km
Sacred Heart Matric School – 3 Km
Velammal Vidyalaya – 2 Km
Parent Choice International Pre School – 4 Km
NPS International School – 6.1Km
JS Global School – 4 Km
Ramana Vidyalaya School – 2.5 Km

#### Colleges

Sathyabama University – 5 Km St Joseph's Institute of Technology – 6 Km Jeppiar Engineering College – 6 Km KCG College of Technology – 6 Km Agni college of Technology – 11 Km

#### Hospitals

Gleneagles Global Health city – 6 Km Apollo Cradle – 4.5Km Dr. Kamakshi Memorial Hospital – 11 Km Apollo Speciality Hospital – 11 Km Chettinad Healthcity Hospital – 14 Km

#### **Nearby Vicinities**

Thiruvanmiyur – 9 Km Madhya Kailash – 15 Km Perungudi – 10 Km Thoraipakkam – 7 Km Velachery – 14 Km Elcot SEZ – 4 Km SIPCOT – 10 Km

Distance from Airport, Railway Station, Bus Stand & Metro Chennai International Airport – 20.1Km
Chennai Central Railway Station – 26.2Km
Sholinganallur Bus Stop – 1.5Km
Proposed Sholinganallur Metro – 1Km

PAYMENT SCHEDULE  1. On Booking	
2. Within 15 days from the date of Booking	
3. Within 30 days from the date of Booking on completing Land Reç	

**Disclaimer:** This Book is merely indicative and for guidance and is prepared on the basis of the development of the specifications and features are subject to change without notice. This is not a sales prospectus. Any purchase in thi conditions of the Agreement for Sale that may be entered into between the parties and the same shall prevail.

