ADITYARAM PROPERTIES

For More Enquiries Call Now

98840 86958

ADITYARAM GROUP

Presents

ADITYARAM HEAVEN

CRAFT YOUR PARADISE
IN HEAVEN'S EMBRACE

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

ADITYARAM GROUP

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

ADITYARAM PROPERTIES

SOUTH INDIA'S **MOST TRUSTED** REAL-ESTATE DEVELOPER

- 100% Litigation-Free Organization
- Superior Quality
- Prime Project Locations
- Premium Amenities
- Excellent Customer Service
- 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
2019

"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

ADITYARAM HEAVEN

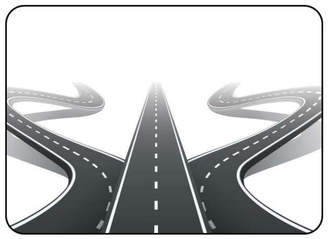
Experience the best of both worlds—proximity to Chennai's city life while being nestled in the tranquil embrace of ECR's coastal charm.

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

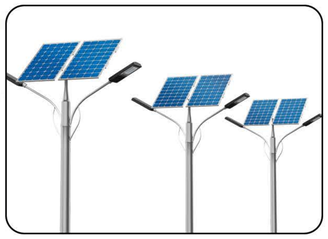
2 mins from
VGP Golden Beach &
Sholinganallur

Easy access to the
Beach

Premium
Amenities

Top Grade
Black Top Internal Roads

24/7 CCTV
Surveillance

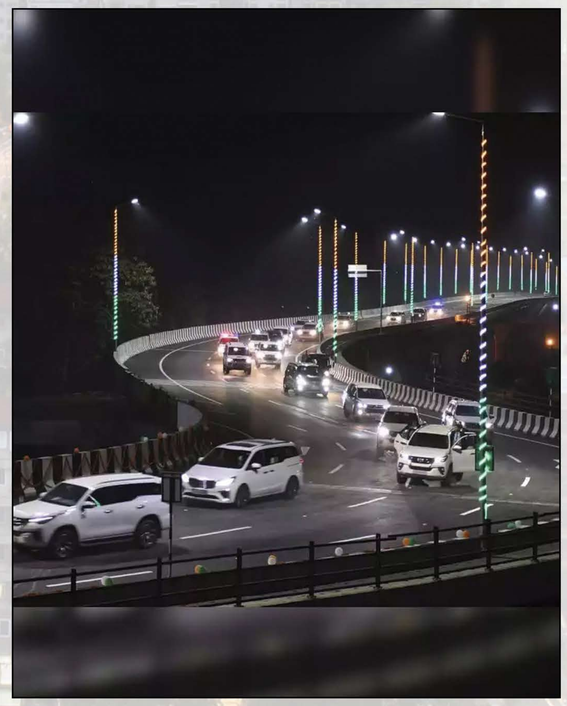


Solar LED
Street Lights

High Appreciation
Guaranteed

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

TUESDAY, AUGUST 20, 2024

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-pending elevated corridor project from Thiruvanmiyur to Uthandi on the East Coast Road within 18 months to alleviate traffic congestion in the area. Until the corridor is completed, road expansion work over the 8.8-km stretch from Thiruvanmiyur to Akkarai will be accelerated and finished by April 2025.

The elevated corridor, aimed at reducing travel time along the 15km route, will begin at the TIDEL Park junction and end at Uthandi, passing through key locations such as LB Road junction, Kottivakkam, Neelankarai, Injambakkam, and Akkarai. On-ramps and off-ramps will be strategically placed at LB Road junction, Thiruvanmiyur RTO office, and Neelankarai to ensure easy access for local residents. Once completed, the corridor is expected to reduce travel time to just 20 minutes, according to highways minister E V Velu, who inspected the work on East Coast Road on Monday.

As part of the ongoing expansion of East Coast Road — a vital route connecting Chennai to Kanyakumari via several major towns — land acquisition for the six-lane road is already underway in six villages, including Thiruvanmiyur, Kottivakkam, Palavakkam, Neelankarai, Injambakkam, and Sholinganallur. This stretch of road experiences heavy traffic due to the rapid growth of the IT sector and the increasing number of high-rise buildings along the corridor. The widening project, divided into four phases, aims to significantly reduce the traffic congestion that currently plagues this route, according to an official release.

The govt has sanctioned ₹940 crore for the road widening. The work in areas such as Kottivakkam, Palavakkam, Neelankarai, Injambakkam, and Sholinganallur is in progress, with the entire project expected to be completed by April 11, 2025.

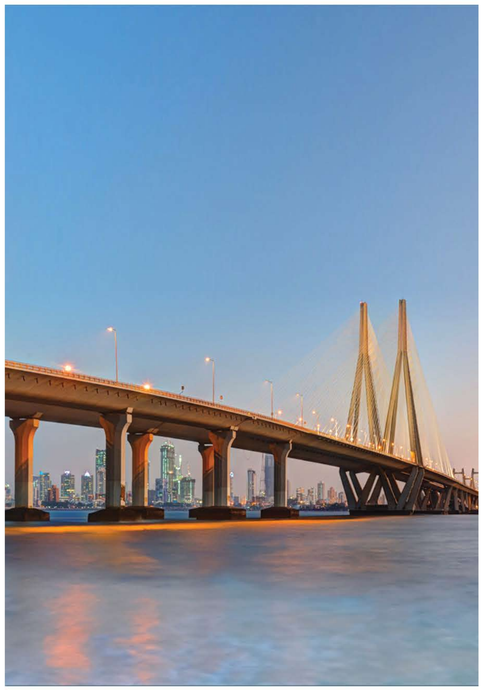
In addition to the road widening, the project includes the construction of a central median barrier, pavement blocks, and a rainwater drainage system. Rainwater drainage work in land-acquired areas has been completed, and Tangedco is currently relocating utility equipment.

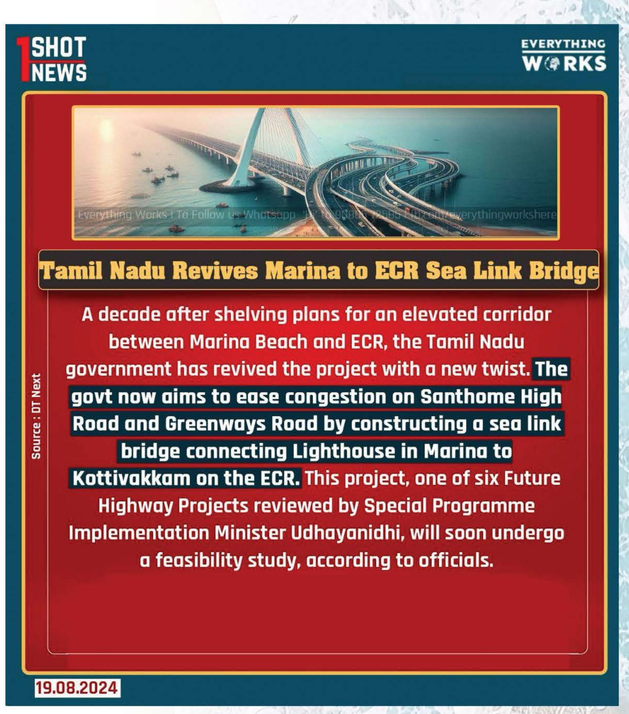
Once this is done, Chennai Metropolitan Water Supply and Sewerage Board will begin laying water pipes and underground sewage pipes on both sides of the road, said Velu. He urged department officials to ensure that the projects are completed quickly and with high quality, so they can be opened to the public as soon as possible.

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.
- This is an ideal opportunity for investors to secure a stake in one of Chennai's most promising Location.

SEA LINK BRIDGE - MARINA TO ECR





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

SITE PLAN

Plot No.	AREA (sq.ft)
3	CH
10	CH
11	CH
12	CH
13	CH
14	CH
15	2400.00
16	2400.00
17	2400.00
18	2362.50
19	CH
20	2376.00
21	2400.00
22	2400.00
23	2400.00
24	2387.50
25	2387.50
26	2400.00
27	2400.00
28	2400.00
29	CH
30	1954.00
31	2400.00
32	2400.00
33	2400.00
34	2387.50
35	2387.50
36	2400.00
37	2400.00
38	2400.00
39	1954.00
41	2264.00
42	2073.00
43	2400.00
44	2400.00

Plot No.	AREA (sq.ft)
45	2400.00
46	2387.50
47	2387.50
48	2400.00
49	2400.00
50	2400.00
51	2400.00
52	2400.00
53	2400.00
54	2387.50
55	2387.50
56	2400.00
57	2400.00
58	2400.00
59	1410.00
60	1410.00
61	1410.00
62	1410.00
63	1410.00
64	1410.00
65	1410.00
66	1410.00
67	875.00
68	927.00
69	944.00
70	961.00
71	981.00
72	1011.00
73	1041.00
74	1230.00
75	1252.00
76	1273.00
77	1294.00
78	1316.00
79	1070.00

Below 1000	
1000 to 1500	
1900 to 2399	
2400	
Above 2400	
Company Hold	

80% BANK LOAN | CMDA & RERA APPROVED

RERA No.TN/29/Layout/3320/2024
www.rera.tn.gov.in

NOT TO SCALE

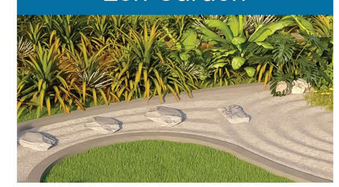
Tennis Court

Half Basketball Court

Amphitheatre

Mound Seating Area

Zen Garden

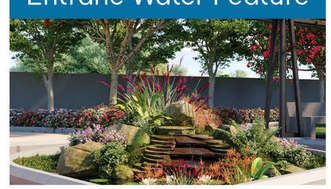


Cricket Practice Net

Seating Area

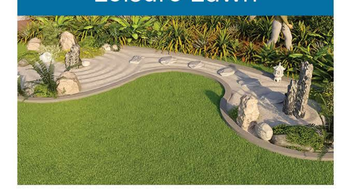
Outdoor Gym Area

Entrane Water Feature



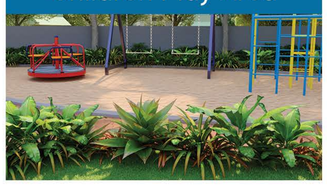
Butterfly Garden

Leisure Lawn

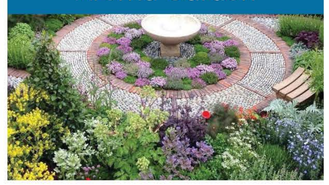


Tree Grove

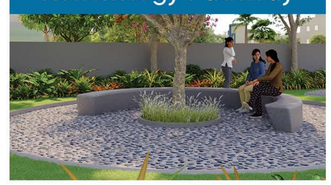
Children Play Area



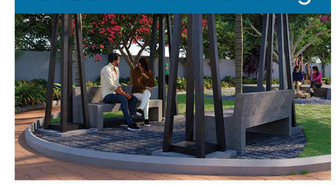
Aroma Garden



Reflexology Pathway

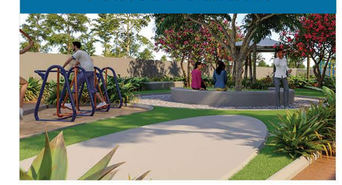


Gazebo Under Seating

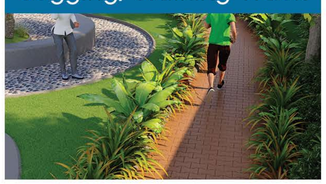


Hedge Planting

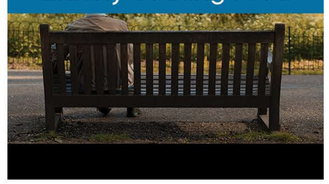
Fitness Station



Jogging/Walking Track

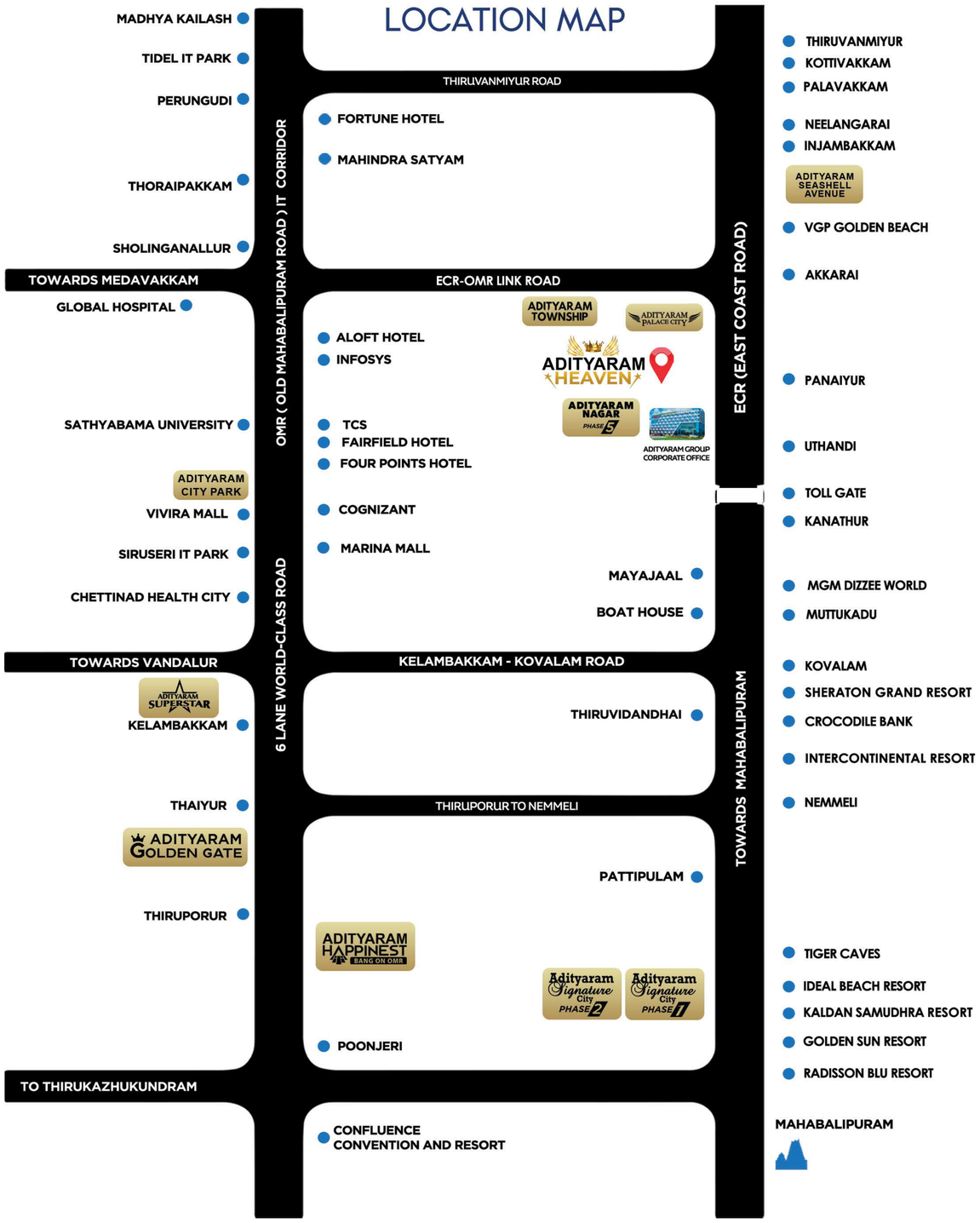


Elderly Seating Area



Entrance Deck

OSR AMENITIES LIST



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

Accessibility

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	**10%**
2. Within 15 days from the date of Booking	**40%**
3. Within 30 days from the date of Booking on completing Land Registration	**50%**

Disclaimer: This Book is merely indicative and for guidance and is prepared on the basis of the development of the project as currently envisaged by the Company. Plans, specifications and features are subject to change without notice. This is not a sales prospectus. Any purchase in this project shall strictly be governed by the terms and conditions of the Agreement for Sale that may be entered into between the parties and the same shall prevail.

Heavenly Coastal Living
Experience Ultimate Luxury.