



A PLACE WHERE  
**PROSPERITY** MEETS **HAPPINESS**



## 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.

# 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.

## 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**  
PROPERTIES



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

## THE ADITYARAM ADVANTAGE



100%  
Litigation-Free  
Organization



Superior  
Quality



Prime Project  
Locations



Premium  
Amenities



Excellent  
Customer  
Service



Clear  
Documentation



## BUILD YOUR DREAM HOME IN THE LAND OF PROSPERITY!

Adityaram Happinest residential villa plots are located at Thiruporur, bang on OMR - the fastest developing IT corridor in Chennai. The project offers best-in-class infrastructure and numerous facilities for a safe, comfortable and convenient lifestyle.

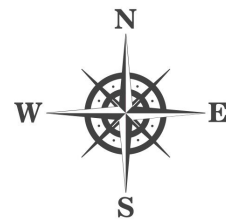
With excellent accessibility to Sholinganallur, Navalur, Siruseri, ECR and Mahabalipuram, it is a destination well suited for the perfect work-life balance and an ideal investment choice for a prosperous future.



PLOT NO	AREA (SFT)	PLOT NO	AREA (SFT)
1	1162	84	1750
2	1120	85	1750
3	1139	86	5802
4	681	87	2446
5	899	88	1750
6	999	89	1750
7	1769	90	1750
8	2957	91	1750
9	2150	92	1488
10	2237	93	1738
11	2480	94	1750
12	2708	95	1750
13	3512	96	1531
14	3630	97	1435
15	3600	98	1200
16	2097	99	1200
17	1750	100	1388
18	1750	101	2388
19	1750	102	1200
20	1750	103	1200
21	1750	104	1200
22	1750	105	1200
23	1750	106	1200
24	1750	107	1641
25	1750	108	1908
26	2300	109	1400
27	1375	110	1342
28	900	111	1372
29	900	112	1400
30	900	113	1908
31	900	114	1603
32	900	115	1200
33	900	116	1200
34	900	117	1200
35	900	118	1200
36	900	119	1200
37	900	120	1200
38	900	121	1195
39	624	122	1565
40	953	123	1200
41	927	124	1200
42	918	125	1017
43	906	126	872
44	895	127	1200
45	885	128	1200
46	875	129	1565
47	1736	130	2395
48	1235	131	1200
49	1200	132	1200
50	1200	133	1200
51	1203	134	1200
52	1200	135	1200
53	1200	136	1597
54	1200	137	4710
55	1235	138	960
56	1235	139	960
57	1200	140	960
58	1200	141	960
59	1200	142	1267
60	1200	143	1457
61	1200	144	1300
62	1200	145	960
63	1235	146	960
64	1237	147	1023
65	1202	148	931
66	1202	149	960
67	1202	150	960
68	1615	151	1300
69	1295	152	1457
70	1202	153	1267
71	1202	154	960
72	1202	155	960
73	1202	156	960
74	1156	157	960
75	900	158	1468
76	900	159	1643
77	900	160	1643
78	900	161	1395
79	900	162	1248
80	1110	163	1643
81	2354	164	1643
82	1750	165	1468
83	1750		



<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	600 - 900 sft.
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	901 - 1200 sft.
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	1201 - 1800 sft.
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	1801 - 2400 sft.
<span style="background-color: #FF6347; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	2401 - 3630 sft.



## PROJECT HIGHLIGHTS



165 Premium Villa Plots  
from 900 – 3600 Sft.



Located Bang on  
OMR at Thiruporur



Just 15 mins from  
Sholinganallur



Top-grade Blacktop  
Internal Roads



Solar LED  
Street Lights



24/7 CCTV  
Surveillance



3 Years of Free  
Maintenance



Kids Play Area  
& Leisure Park



Close to IT Parks, Schools,  
Colleges & Hospitals



Potable  
Bore Water



Avenue  
Trees



High Appreciation  
Guaranteed

# 50 REASONS TO INVEST IN ADITYARAM HAPPINEST

## LOCATION

1. 165 premium plots with best-in-class infrastructure located at Thiruporur.
2. Situated bang on OMR – The fastest developing IT corridor in Chennai.
3. Due to its proximity to the various industries, Thiruporur witnesses rapid growth in residential sector.
4. Easy access to transportation hubs and its located just 2 mins away from Thiruporur bus depot.
5. Accessible high-speed 4-lane road that links OMR and other parts of the city.
6. Offers easy access to key areas like Sholinganallur, Navalur, Siruseri, ECR, Chengalpet & Mahabalipuram.
7. Perfect access through OMR bypass road and highway, which ensures excellent connectivity.
8. Thiruporur – Chengalpet, Thiruporur – Nemili, Thiruporur – Kattur roads offer extensive internal Connectivity.
9. Government of Tamil Nadu's Peripheral Ring Road (PRR) adjoins OneHub Chennai.
10. Wonderla Amusement Park to commence work on OMR.
11. 3 Japanese firms (Japanese Township) to set up facilities in this locality.
12. Yamaha to set up a new 28-acre factory in OneHub Chennai.
13. Many industries like Orchid Pharma, AEIPL, Hitachi, Godrej etc. are within reach.
14. The presence of SIDCO contributes significantly to Thiruporur's rapid development.
15. Situated in a safe and secure neighbourhood close to IT & ITES companies.
16. The ELCOT SEZ in Sholinganallur, adds to the area's allure for AI & tech-driven investments.
17. Close to many major IT companies such as Cognizant, HCL, TCS, Wipro, Infosys & Accenture.
18. Educational institutions like SSN College of Engineering, Jagannath College of Nursing, Balaji Institute of Engineering and Technology, SMK Fomra Institute of Technology, Sri Sathya Sai Medical College and Research Institute, Sathyabama University, Sri Vani Vidyalaya, Evergreen Matriculation, Jagannath Vidyalaya are nearby.
19. Close to hospitals such as Chettinad Super Speciality Hospital, Alpha Multi-speciality Hospital, Shri Sathya Sai Hospital, Mind and Soul Care and Unittas Hospital.
20. Entertainment avenues like ECR Beaches, Mayajaal Multiplex, Marina Mall, INOX Cinemas, MGM Theme Park are in close proximity.

## PRICE

21. Thiruporur is among the emerging affordable destinations in Chennai for investment.
22. Affordable plots with excellent accessibility to the IT corridor.
23. Plots just 15 mins from Sholinganallur at half the price of Sholinganallur.
24. Rightly priced DTCP and RERA approved plots in the fastest developing corridor of Chennai.
25. Situated in a safe, secure and serene neighbourhood with a reasonable price.
26. On-Road villa plots located in the industrial growth area.
27. Close proximity to OneHub Chennai, an Indo-Japan SEZ Project.
28. Rapid development and infrastructure growth offers great value appreciation.
29. Complete ownership of land and re-sale flexibility.
30. High return on investment guaranteed.

## FEATURES

31. Best-in-class infrastructure.
32. Top-grade blacktop roads.
33. Solar LED street lights.
34. 3 years of free maintenance.
35. 24/7 CCTV surveillance.
36. Round the clock security service.
37. Kids play area.
38. Leisure park.
39. Avenue trees.
40. Serene residential locality.
41. Expansive landscape with greenery.
42. Potable bore/drinking water.

## LEGALITIES

43. DTCP approved.
44. RERA registered.
45. 80% bank loan available.
46. Leading banks have approved the property.
47. 100% litigation-free.
48. Clear parent documents and titles.
49. Legal advice offered by leading lawyers.
50. Road gift deed is available.



## LOCATION ADVANTAGE

### SCHOOLS

- Sri Vani Vidyalaya - **1 Min**
- Jagannath Vidyalaya Mat. Hr. Sec. School - **5 Mins**
- Vani Vidyalaya Mat. Hr. Sec. School - **1 Min**
- Evergreen Mat. Hr. Sec. School - **2 Mins**
- Bharatha Vidyalaya Mat. Hr. Sec. School - **1 Min**
- Arupadai Veedu Mat. Hr. Sec. School - **2 Mins**

### COLLEGES

- SSN College of Engineering - **5 Mins**
- Jagannath College of Nursing - **2 Mins**
- Balaji Institute of Engineering - **2 Mins**
- SMK Fomra Institute of Technology - **10 Mins**
- Sri Sathya Sai Medical College - **15 Mins**

### IT PARKS

- TCS - **20 Mins**
- Infosys - **20 Mins**
- Cognizant - **20 Mins**
- OneHub Chennai - **10 Mins**

### HOSPITALS

- Alpha Multi-speciality Hospital - **5 Mins**
- Chettinad Super Speciality Hospital - **15 Mins**
- Government General Hospital - **2 Mins**
- Shri Sathya Sai Hospital - **15 Mins**
- Mind and Soul Care Clinic - **15 Mins**
- Unittas Hospital - **15 Mins**

### SOCIAL INFRASTRUCTURE

- Thiruporur Bus Terminus - **2 Mins**
- Kelambakkam Bus Terminus - **5 Mins**
- Thiruporur Murugan Temple - **2 Mins**
- OMR Bypass Road - **2 Mins**

### HOTELS & RESORTS

- Sheraton Grand Resort - **15 Min**
- Kaldan Samudhra Resort - **20 Min**
- InterContinental Resort - **10 Min**
- Fairfield by Marriott - **20 Min**
- Four Points by Sheraton - **20 Min**

## PAYMENT SCHEDULE

1. On Booking	<b>10%</b>
2. Within 15 days from the date of Booking	<b>40%</b>
3. Within 30 days from the date of Booking on completing Land Registration	<b>50%</b>

# ADITYARAM HAPPINEST

BANG ON OMR



DISCOVER THE ART OF LIVING  
A Happy Lifestyle with **Adityaram Happinest**

# ADITYARAM PROPERTIES

 **96777 66688**

[www.adityaramproperties.com](http://www.adityaramproperties.com)

## CORPORATE OFFICE

No. 50, SH 49, Adityaram Nagar, Panaiyur,  
Chennai, Tamil Nadu - 600 119.

MEMBER  
**CREDAI**

FOLLOW US ON

