

**ADITYARAM  
GROUP**

Presents

  
**ADITYARAM**  
★ **HEAVEN** ★



— — — — —  
CRAFT YOUR PARADISE  
IN HEAVEN'S EMBRACE  
— — — — —

ECR'S FIRST EVER  
PLUG & PLAY  
VILLA PLOTS  
④ AKKARAI

[WITHIN CHENNAI CITY LIMITS]

**ADITYARAM**  
PROPERTIES

For More Enquiries Call Now

**89255 26148**



## 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.

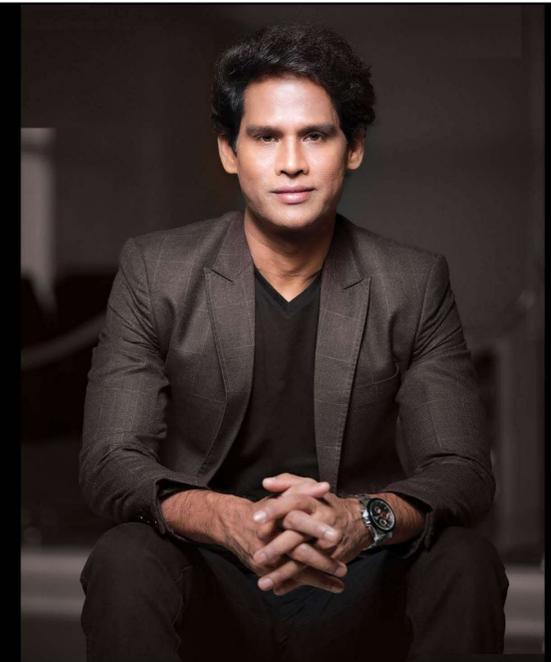
## FOUNDER

### 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 strategic move made by him.



## THE ADITYARAM ADVANTAGE



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



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

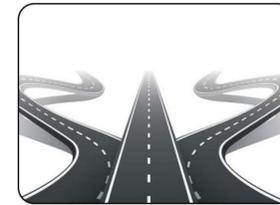
Secure your place in one of ECR's most prestigious community with our plug-and-play plots, perfectly situated just opposite to Adityaram Palace and adjacent to Adityaram Palace city Villas – The South India's first ever palace themed Villa community. You will enjoy the serenity of a high-end neighbourhood 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 gov't is planning to complete the construction of the long-pending elevated corridor project from Thiruvanniyur 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 Thiruvanniyur 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, Thiruvanniyur 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 Thiruvanniyur, 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 gov't has sanctioned ₹50 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 Thiruvanniyur. 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



**SHOT NEWS** EVERYTHING WORKS

**Tamil Nadu Revives Marina to ECR Sea Link Bridge**

A decade after shelving plans for an elevated corridor between Marina Beach and ECR, the Tamil Nadu government has revived the project with a new twist. **The gov't now aims to ease congestion on Santhome High Road and Greenways Road by constructing a sea link bridge connecting Lighthouse in Marina to Kottivakkam on the ECR.** This project, one of six Future Highway Projects reviewed by Special Programme Implementation Minister Udhayanidhi, will soon undergo a feasibility study, according to officials.

Source: DT Next

19.08.2024

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 . . .**



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

Plot No.	AREA (sq.ft)	Plot No.	AREA (sq.ft)
3	CH	45	2400.00
10	CH	46	2387.50
11	CH	47	2387.50
12	CH	48	2400.00
13	CH	49	2400.00
14	CH	50	2400.00
15	2400.00	51	2400.00
16	2400.00	52	2400.00
17	2400.00	53	2400.00
18	2362.50	54	2387.50
19	CH	55	2387.50
20	2376.00	56	2400.00
21	2400.00	57	2400.00
22	2400.00	58	2400.00
23	2400.00	59	1410.00
24	2387.50	60	1410.00
25	2387.50	61	1410.00
26	2400.00	62	1410.00
27	2400.00	63	1410.00
28	2400.00	64	1410.00
29	CH	65	1410.00
30	1954.00	66	1410.00
31	2400.00	67	875.00
32	2400.00	68	927.00
33	2400.00	69	944.00
34	2387.50	70	961.00
35	2387.50	71	981.00
36	2400.00	72	1011.00
37	2400.00	73	1041.00
38	2400.00	74	1230.00
39	1954.00	75	1252.00
41	2264.00	76	1273.00
42	2073.00	77	1294.00
43	2400.00	78	1316.00
44	2400.00	79	1070.00



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



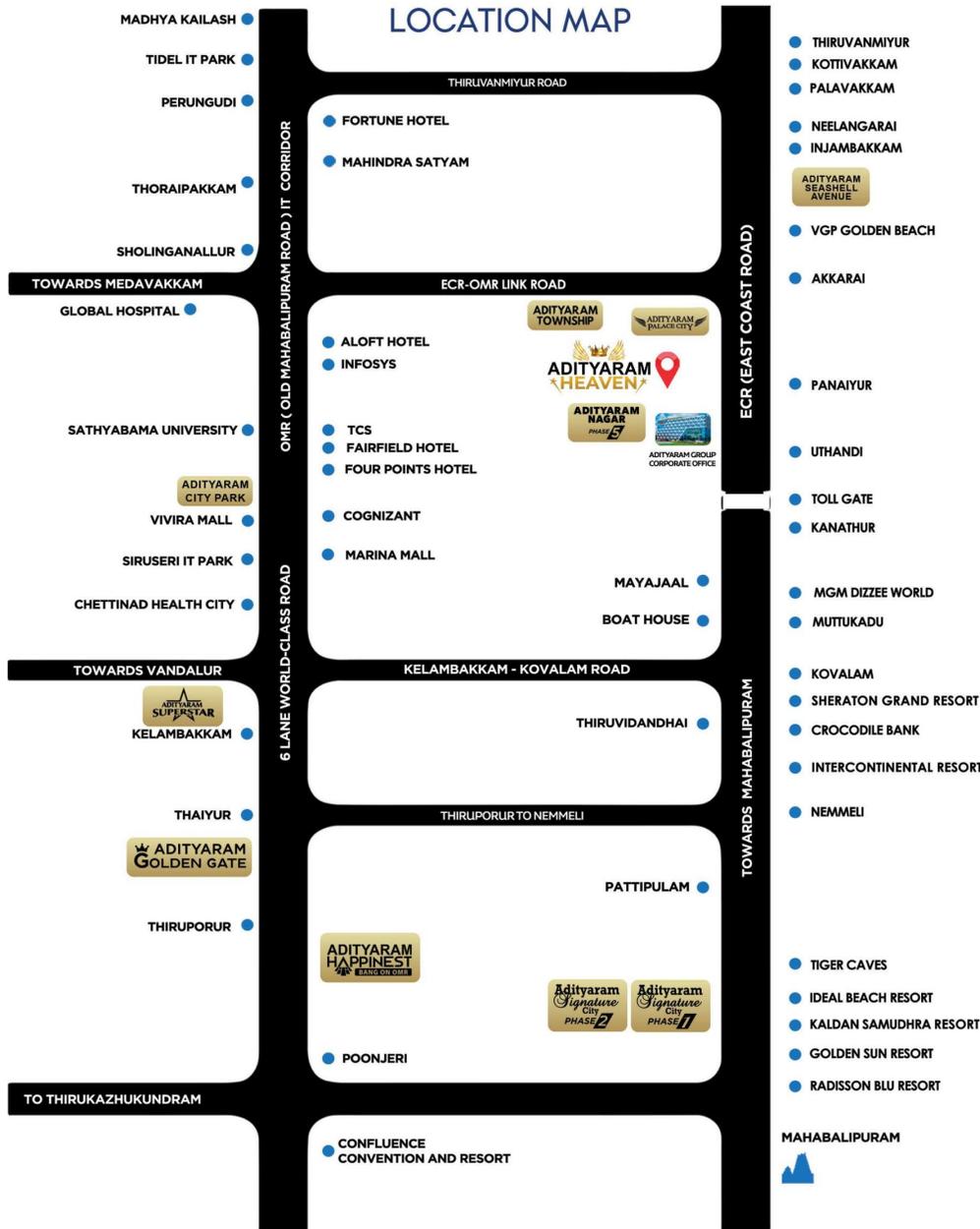
Elderly Seating Area



Entrance Deck

# OSR AMENITIES LIST

## LOCATION MAP



## ADITYARAM HEAVEN ADVANTAGES

### Schools

Campus K IGCSE School – 1 Km  
 Narayana E-Tchno 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

Thiruvanniyur – 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.

