

APPROVED LAYOUT LP/ DDTCP (CR) No. 189/ 2011



This time of the year...
why not make a good investment ?

invest in. chennai....

residential plots
near **ORAGADAM**
@ uthukadu
1 km off oragadam-walajabad 4 lane highway
& 10 km from oragadam junction

CALL
044 4266 3737

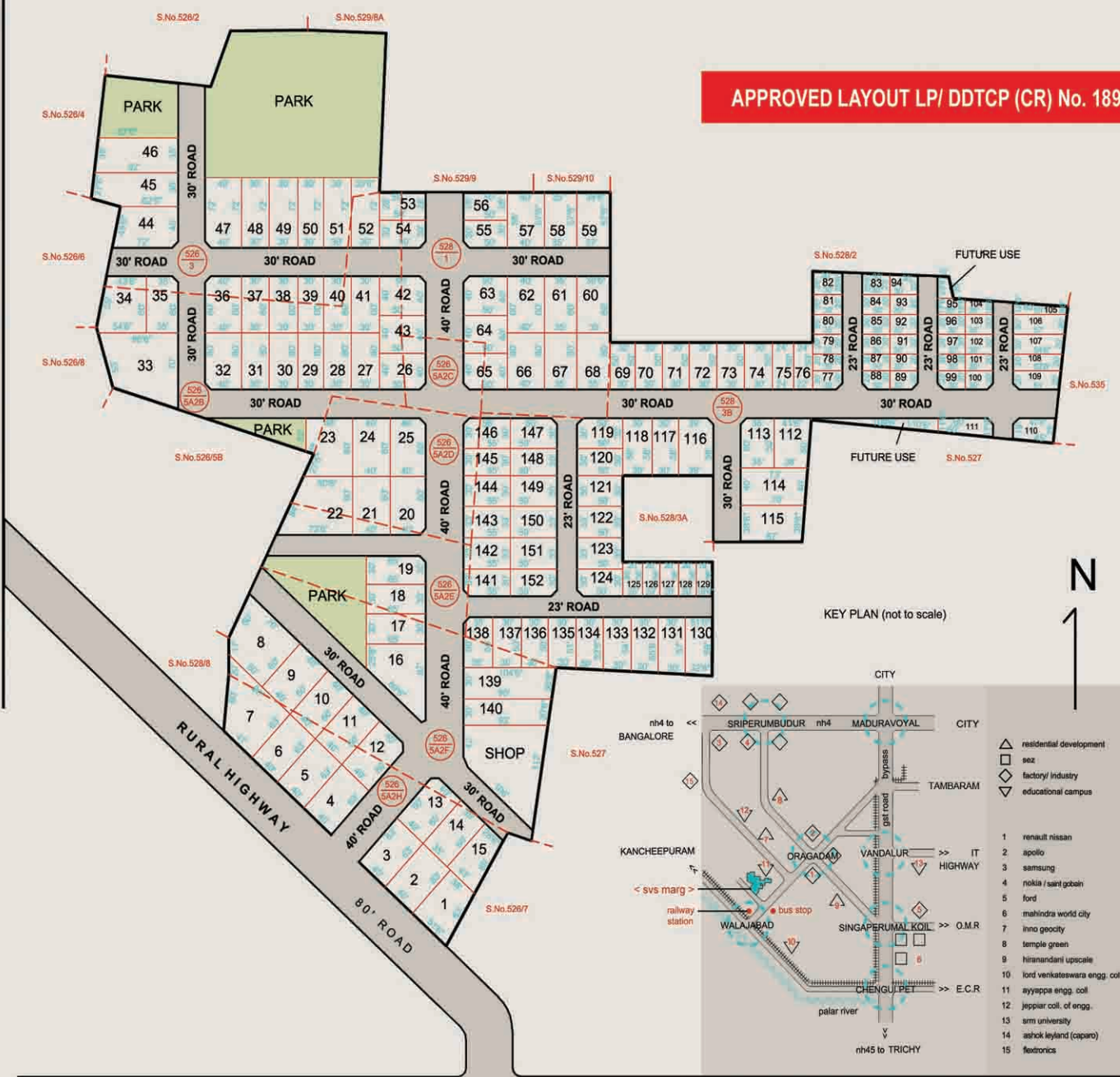
95004 87550 / 98408 12698 /
98410 27744 /98652 12161

http://
aakashstates.com

MAIL
info@aakashstates.com

PROJECT DETAILS OF HOUSING LAYOUT IN S.Nos. 526/3, 5A2B, 5A2C, 5A2D, 5A2E, 5A2F, 5A2H & 528/1, 3B - UTHUKADU VILLAGE & PANCHAYAT, KANCHEEPURAM TALUK & DISTRICT

< SYS MARG >

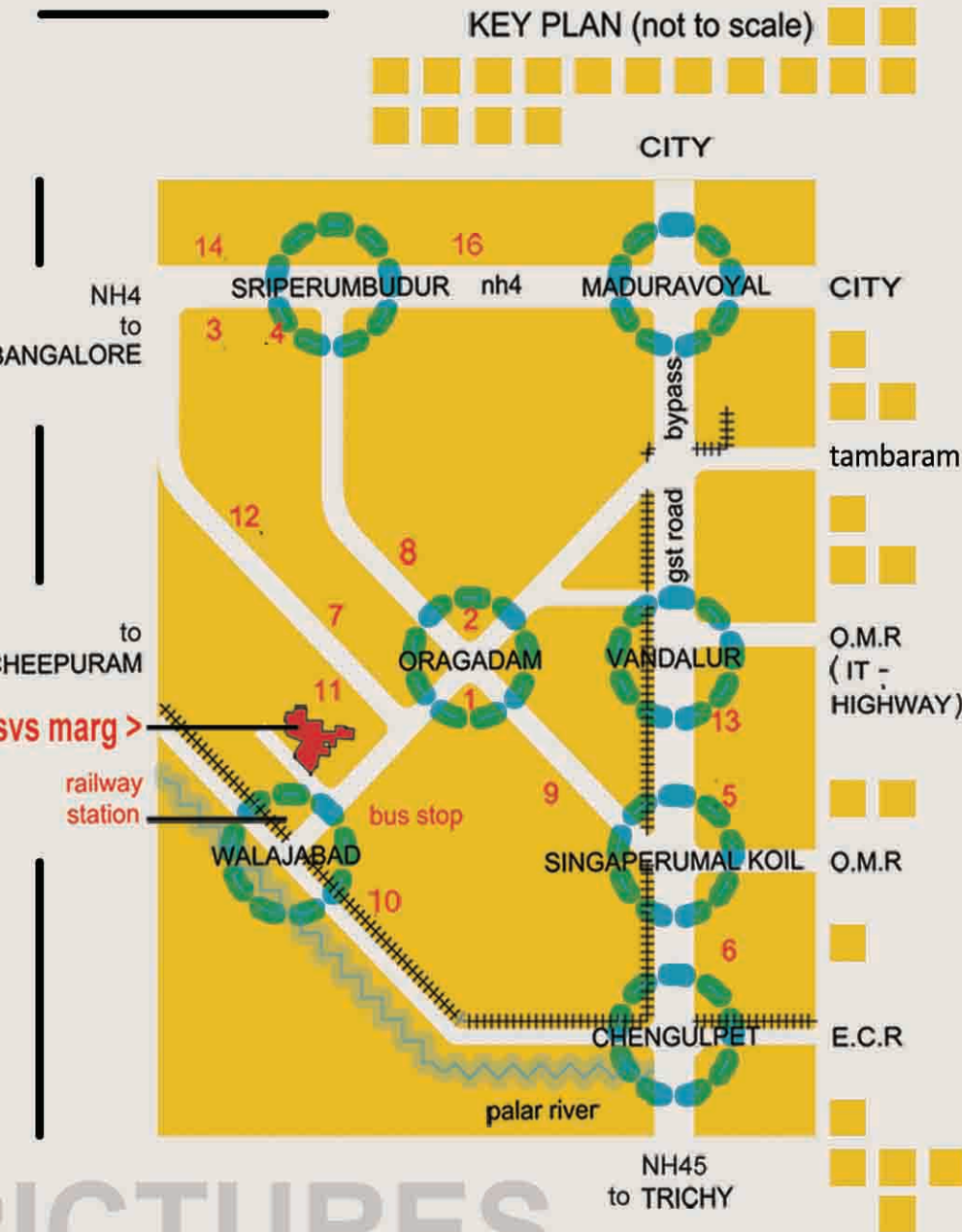


TO KANCHEEPURAM - - - - - WALAJABAD - VANDALUR HIGHWAY - - - - - TO TAMBARAM

PLAN SHOWING LAYOUT OF HOUSE SITES - S.Nos. 526/3, 5A2B, 5A2C, 5A2D, 5A2E, 5A2F, 5A2H & 528/1, 3B - UTHUKADU VILLAGE & PANCHAYAT, KANCHEEPURAM TALUK & DISTRICT



KEY PLAN (not to scale)



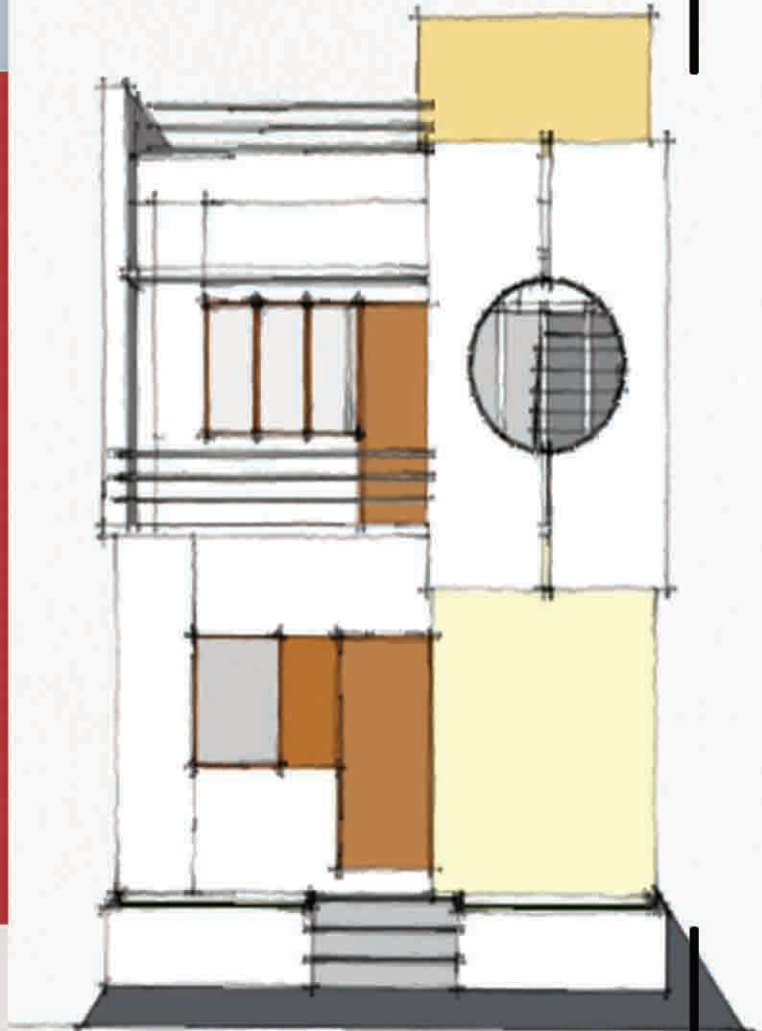
- 1 renault nissan
- 2 apollo tyres
- 3 samsung
- 4 nokia sez / saint gobain
- 5 ford
- 6 mahindra world city
- 7 inno geocity
- 8 temple green
- 9 hiranandani palace gardens
- 10 lord venkateswara engg. coll.
- 11 ayyappa engg. coll.
- 12 jeppiar coll. of engg.
- 13 srm university
- 14 ashok leyland (caparo)
- 15 flextronics
- 16 venkateswara engg. coll.

PICTURES

under development



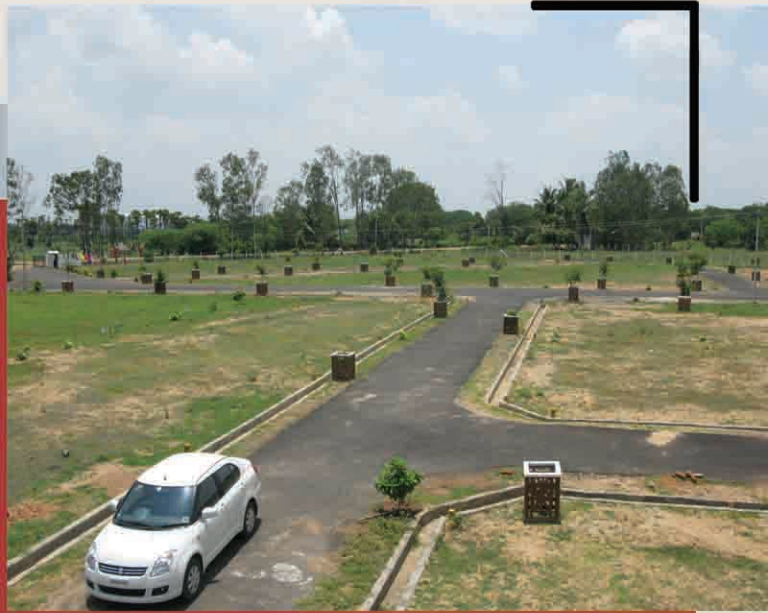
proposed model house
2bhk duplex style





SITE PHOTOS OF HOUSING LAYOUT IN S.Nos. 526/3, 5A2B, 5A2C, 5A2D, 5A2E, 5A2F, 5A2H & 528/1, 3B - UTHUKADU VILLAGE & PANCHAYAT, KANCHEEPURAM TALUK & DISTRICT

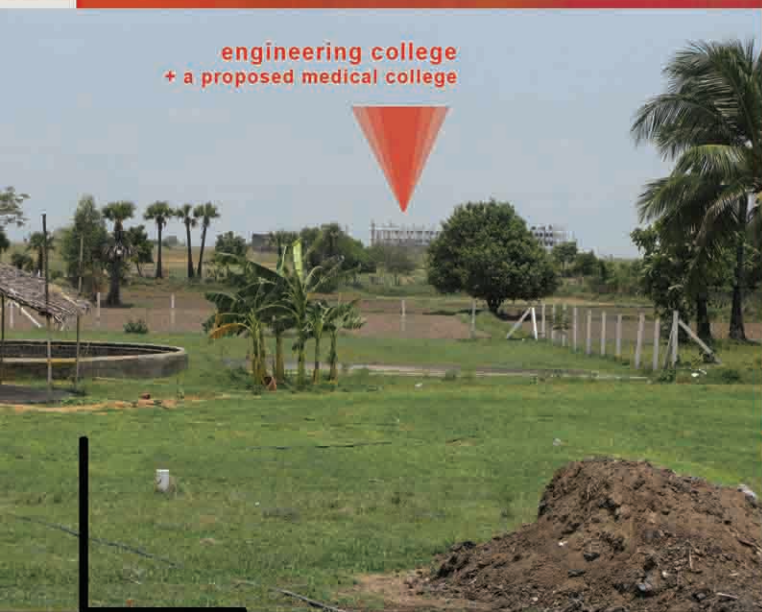
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SITE PHOTOS OF HOUSING LAYOUT IN S.Nos. 526/3, 5A2B, 5A2C, 5A2D, 5A2E, 5A2F, 5A2H & 528/1, 3B - UTHUKADU VILLAGE & PANCHAYAT, KANCHEEPURAM TALUK & DISTRICT



engineering college
+ a proposed medical college



SITE PHOTOS OF HOUSING LAYOUT IN S.Nos. 526/3, 5A2B, 5A2C, 5A2D, 5A2E, 5A2F, 5A2H & 528/1, 3B - UTHUKADU VILLAGE & PANCHAYAT, KANCHEEPURAM TALUK & DISTRICT

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AREA STATEMENT

PLOT No.	SURVEY No.	EXTENT SQ.FT
1	526/5A2H	2819
2	"	2520
3	"	2520
4	"	2520
5	"	2520
6	"	2520
7	526/5A2F, 5A2H	4127
8	526/5A2F	3860
9	526/5A2F, 5A2H	2400
10	"	2400
11	"	2400
12	"	2400
13	"	2400
14	"	2100
15	526/5A2H	2145
16	526/5A2F	3656
17	526/5A2E, 5A2F	1950
18	"	1950
19	526/5A2E	1950
20	526/5A2D, 5A2E	2400
21	"	2400
22	"	3862
23	526/5A2B, 5A2D	2843
24	526/5A2D	2400
25	"	2400
26	526/5A2B, 5A2C	2000
27	526/5A2B	1800
28	"	1800
29	"	1800
30	"	1800
31	"	1800
32	"	2400
33	"	6547
34	526/3, 5A2B	2990
35	"	2100
36	"	2400
37	"	1800
38	"	1800
39	"	1800
40	"	1800
41	526/5A2B	1800
42	526/5A2B, 528/1	2000
43	526/5A2B, 5A2C, 528/1	2000
44	526/3	3026
45	"	3141
46	"	2880
47	"	2160
48	"	2160
49	"	2160
50	"	2160
51	526/3, 5A2B	2160
52	"	2164

PLOT No.	SURVEY No.	EXTENT SQ.FT
53	526/3, 528/1	1400
54	"	1500
55	528/1	1500
56	"	1400
57	"	2310
58	"	2013
59	"	2171
60	"	2145
61	"	2100
62	"	2400
63	"	2000
64	526/5A2C, 528/1	2000
65	"	2000
66	528/1	2400
67	"	2100
68	"	2100
69	528/3B	1500
70	"	1500
71	"	1500
72	"	1500
73	"	1500
74	"	1500
75	"	1200
76	"	1100
77	"	600
78	"	600
79	528/3B	600
80	"	600
81	"	600
82	528/3B	818
83	"	728
84	"	600
85	"	600
86	"	600
87	"	600
88	"	600
89	"	600
90	"	600
91	"	600
92	"	600
93	"	600
94	"	675
95	"	495
96	"	600
97	"	600
98	"	600
99	"	600
100	"	600
101	"	600
102	"	600
103	"	600
104	"	435

PLOT No.	SURVEY No.	EXTENT SQ.FT
105	"	655
106	"	1160
107	"	1115
108	"	1070
109	"	1035
110	"	1018
111	"	870
112	"	1988
113	"	1750
114	"	2860
115	"	2637
116	"	2262
117	"	1740
118	"	1740
119	"	1500
120	"	1500
121	"	1500
122	"	1650
123	"	1650
124	"	1500
125	"	720
126	"	720
127	"	720
128	"	720
129	"	675
130	"	1856
131	"	1688
132	"	1643
133	"	1598
134	"	1553
135	526/5A2F, 528/3B	1510
136	"	1500
137	"	1500
138	526/5A2E, 5A2F, 528/3B	1750
139	526/5A2F	3038
140	"	2826
141	526/5A2E, 528/3B	1650
142	526/5A2D, 5A2E, 528/3B	1815
143	526/5A2D, 528/3B	1815
144	"	1650
145	"	1650
146	"	1650
147	528/3B	1500
148	"	1500
149	"	1500
150	"	1650
151	"	1650
152	"	1500
SHOP	526/5A2F	7967
F.U.1	528/3B	327
F.U.2	528/3B	630

SPECIFICATIONS

1. ROADS

- Blacktop roads

Tar roads laid to IRC (Indian Road Congress) standards that is sure to be in good stead for years

2. BOUNDARIES

- Compound wall in the front and secure fences all around

Aesthetically designed entrance featuring tall Eucalyptus trees heralding the approach; precisely placed plot markers at corners for easy identification and delineation of plots; similarly accurately marked survey boundaries

3. WATER

- Good & potable drinking water

Sweet drinking water that is also not hard and hence easy on the body, metal and fabric at a depth of only 10'

4. SECURITY

- Round the clock security for two full years

With your investment protected, you can relax a bit and feel that much safer about returns; further with another phase of the layout in the pipe line, there would be substantial security provided even after the end of two years, by which time considerable number of dwellings should have come up.

5. AVENUE TREES

- Well spaced trees with atleast one for each plot

Gulmohar planted at optimum intervals so as to form a green archway along the roads that give the development a unique character; interspersed with flowering trees to provide interest; each tree also provided with a planter box to ensure unhindered growth.

6. DRAINAGE

- Concrete storm water drains and appropriate site levelling

Well planned, sturdy and robust storm water drains made to standards that assist draining off surface water thereby effectively preventing its accumulation; drained water is let out safely into 'nalas' on either side of the development; further the site has been levelled with a gradient so as to further assist in quicker drainage.

connectivity

BUS

- every 2 hours from **svs marg** to kancheepuram, walajabad & sriperumbudur
- frequent services to tambaram & koyambedu from **uthukadu bus stop** (900m off)

RAIL

- 6 trains daily to **chennai central** via **chengulpet** from **walajabad railway station** (2km off)

AIR

- 45 km from airport
- **10 km*** from proposed **greenfield airport @sriperumbudur**

distances

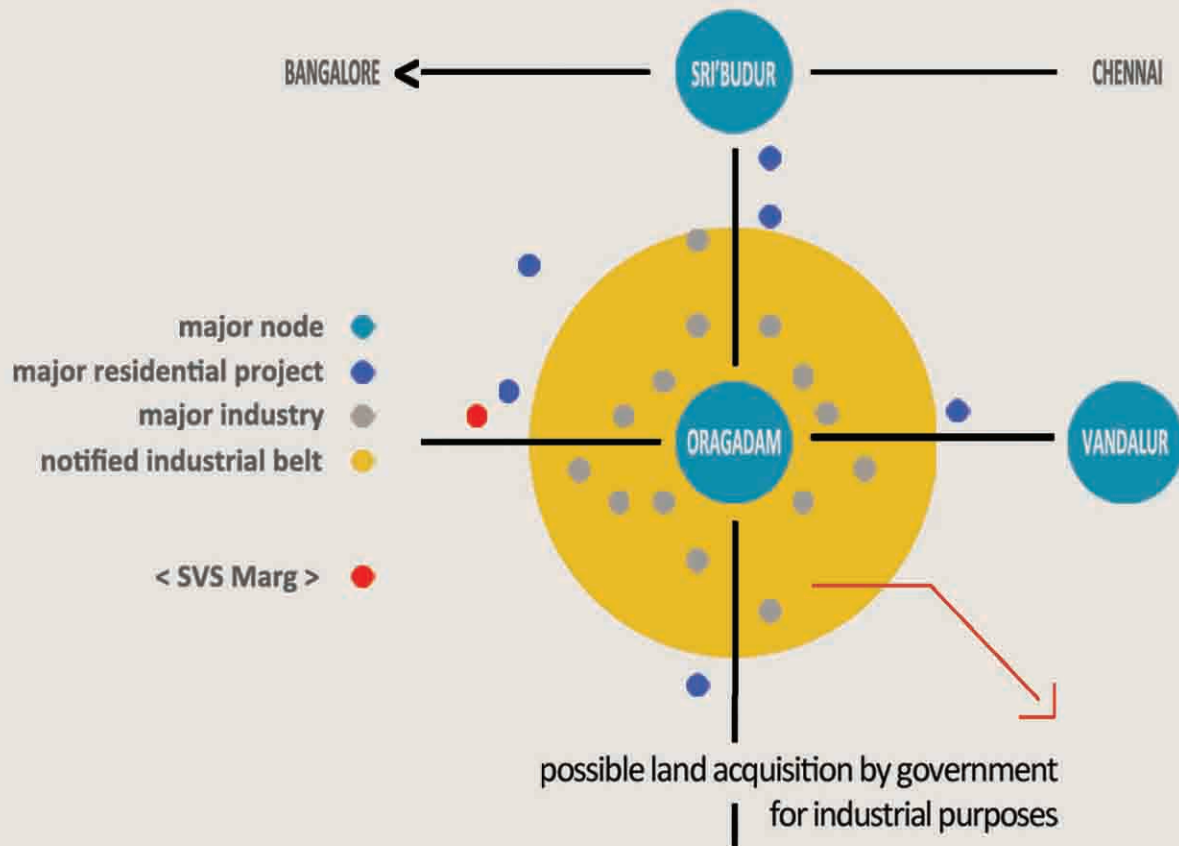
- 1 km off oragadam-walajabad highway
- 10 km from oragadam junction
- **10 km*** from sriperumbuthur
- 30 km from tambaram bus terminus
- **60 km from chennai central railway station**
- 15 km from kancheepuram

features & amenities

- well laid black-top roads throughout
- secure boundaries
- clean potable drinking water @ 10' depth
- avenue trees with planter boxes
- streetlights
- storm water drains made of concrete

* proposed 6 lane road in the Master Plan 2026 for Chennai Metropolitan Area

graphic showing distribution of major residential projects along the periphery of the oragadam industrial belt



< SVS MARG >

why invest here?

why oragadam?

oragadam is among the fastest developing industrial belts in india and is poised to lead industrial growth in south india

< **BANK LOANS ARRANGED** >
subject to eligibility

why aakash estates?

transparent legal & technical processes among the best in the market; one could expect nothing less than the very best from us which is evident from the considerable amount of repeat customers we generate

Fast and assured appreciation -

Clear titles and -

hassle free registration

why svv marg?

optimum distance from industrial zones; no fear of land aquisition; located in the only residential area between oragadam junction & walajabad; good infrastructure; potential for phenomenal appreciation; security

AAKASH ESTATES "expanding frontiers with integrity"

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1621 (1st Floor, 16th Main Road (Opp. Sri Devi Hospital), Anna Nagar, Chennai 600040

(o) 044 4266 3737

(+91) 95004 87550 / (+91) 98408 12698 / (+91) 98410 27744

info@aakashestates.com / <http://aakashestates.com>

fax 00 9144 2621 1367