

VIHAR

Exquisite 1 & 2 BHK Apartments
@ Uthukadu, (Near ORAGADAM), Chennai



DTCP Approved

Pre-approved Loans From:



AAKASH ESTATES

Expanding Frontiers With Integrity

1621 (1st Floor), 16th Main Road (Opposite Sridevi Hospital), Anna Nagar, Chennai 600 040, India

(o) +91 44 65751020

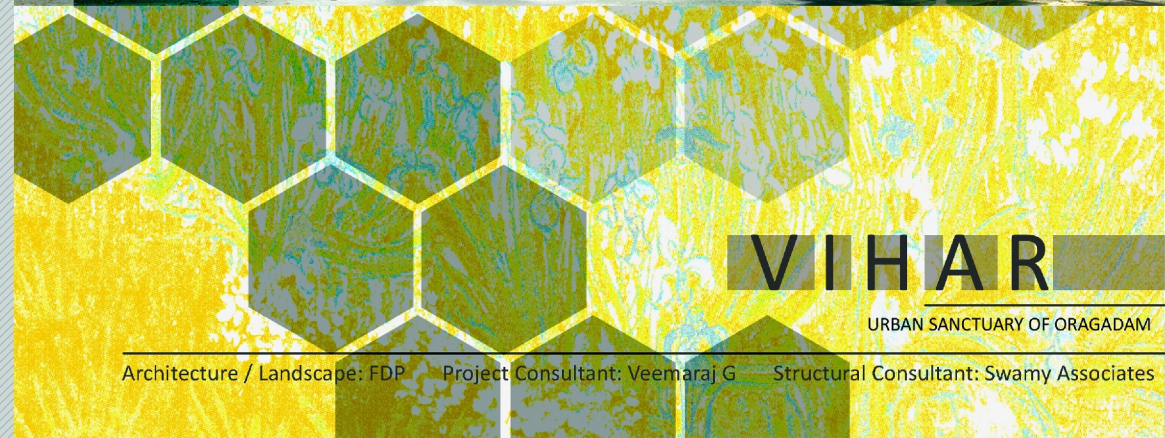
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Project Information

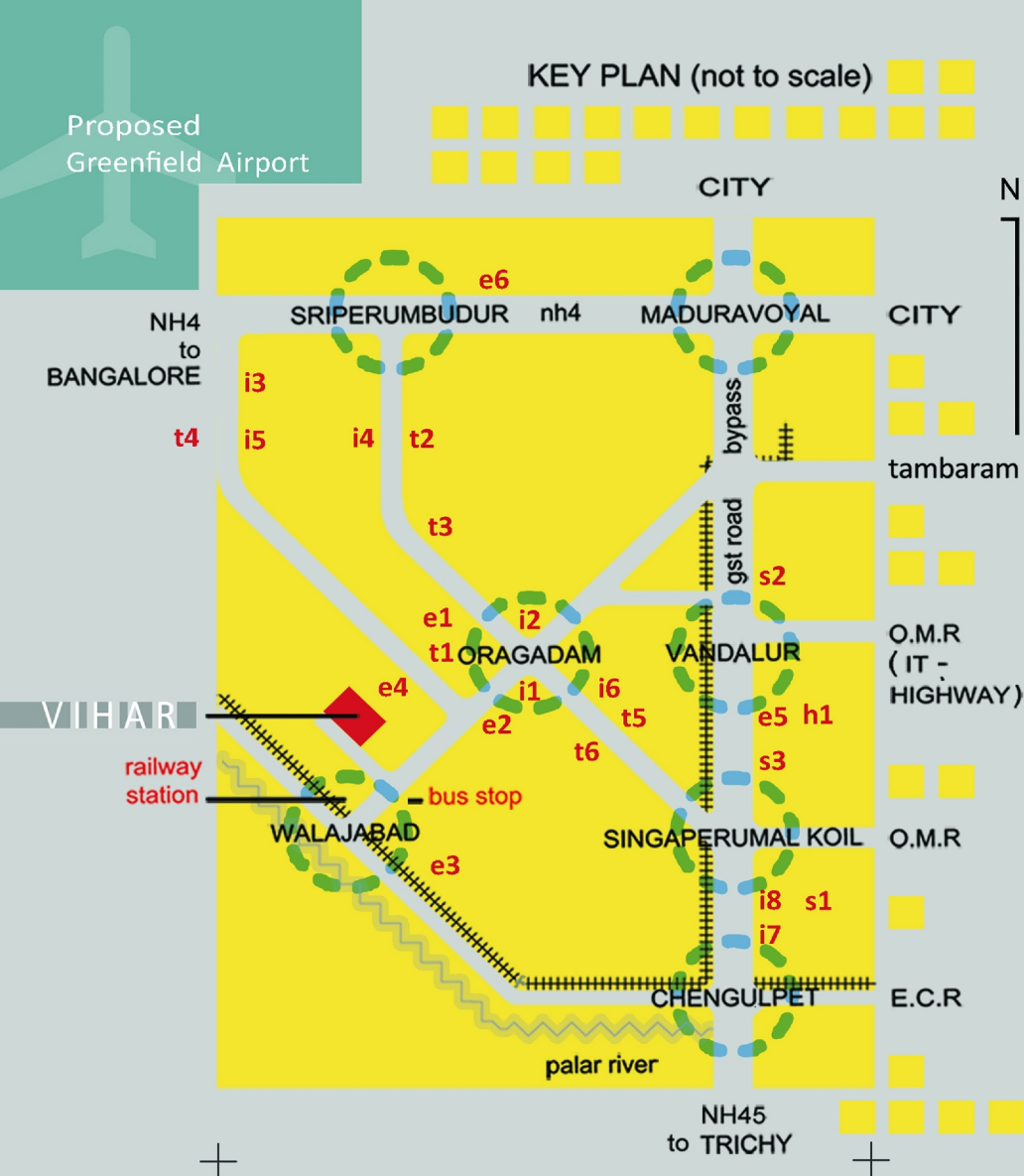


VIHAR
Plot Nos. 20 - 25
SVS Marg

Uthukadu

Next to
ORAGADAM





Defining
Urbanscape
Around
Oragadam



Healthcare

h1 srm medical college hospital

Industry

- i1 renault nissan
- i2 apollo tyres
- i3 samsung
- i4 nokia sez / saint gobain
- i5 flextronics
- i6 mercedes trucks
- i7 bmw
- i8 ford motors

SEZ / IT

- s1 mahindra world city
- s2 accenture @ sriram sez
- s3 tcs @ estancia sez

Township

- t1 inno geocity
- t2 marg swarnaboomi
- t3 temple green
- t4 aavisa eco township
- t5 VBHC
- t6 hiranandani palace gardens

Education

- e1 millenium CBSE school
- e2 apollo engg. college
- e3 venkateswara engg. college
- e4 jeppiar engg. college
- e5 srm university
- e6 venkateswara engg. college



Oragadam, the industrial hub of South India

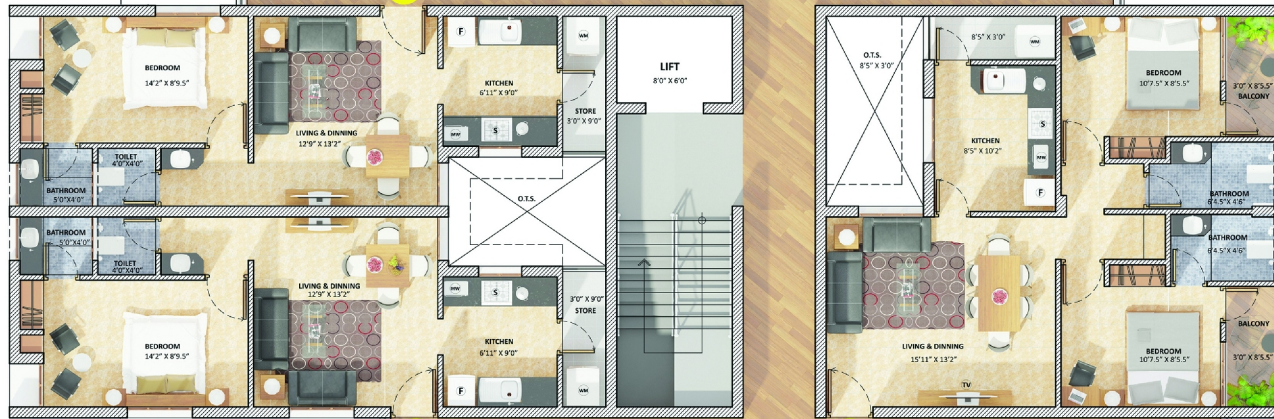
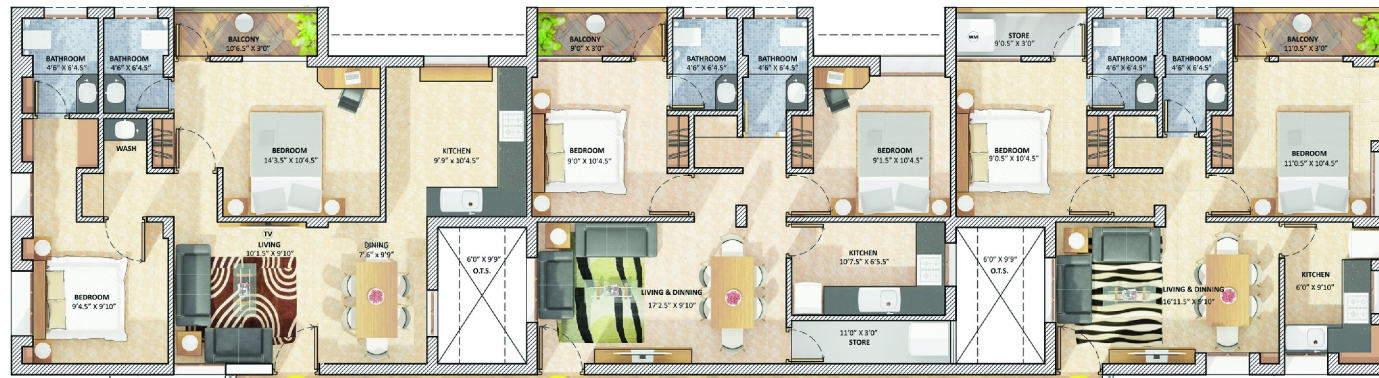
Strategically located between the two national highways, NH 4 & NH 45, Oragadam is one of the top locations witnessing robust capital and rental appreciation among the sub-urbs of Chennai. The concept of SIPCOT has worked well for the city in the industrial development of Oragadam. It has become 'the place' to set up shop for several multi-national manufacturing giants.

Residential Townships, blooming, in the verge of a boom

A strong manufacturing base has given an impetus to large scale residential development in the locality in the form of several townships. Social infrastructure like good schools / hospitals and places of leisure like parks / golf courses are already in place and more are in the pipeline.

Appreciation, showing strong upward trends

With appreciation of approximately 25 per cent in the past few years, it is expected to grow faster synonymous with the Indian Economy. Further owing to the huge rental demand from the service & working class and limited supply, rents are always high. **The ROI (Return on Investment) has witnessed an increase of 4 to 9% q-o-q.** With social infrastructure keeping pace, Oragadam is poised to benefit most in the oncoming economic surge.



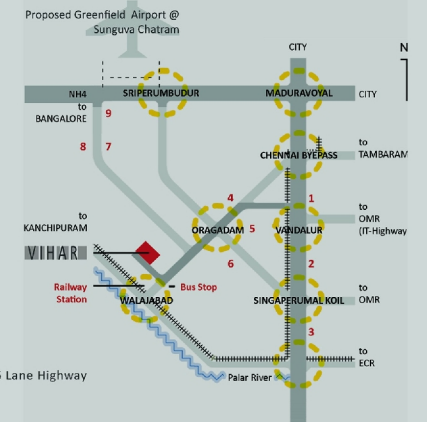
Key to Location Map:

- 1 - Vandalur Zoo / Accenture
- 2 - SRM University
- 3 - Mahindra City / Infosys Etc.
- 4 - Padappai
- 5 - Mercedes Benz
- 6 - Renault - Nissan / Enfield
- 7 - Jeppia Engg. College
- 8 - AAVISA Township
- 9 - Samsung / Flextronics Etc.

Route:

Maduravoyal
Chennai Bypass
Vandalur
Padappai
Oragadam
VIHAR

1 KM Off Oragadam - Kanchipuram 6 Lane Highway



AREA STATEMENT

Plot Nos. 20 - 25, SVS Marg,

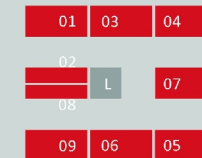
Uthukadu
(Next to >
Oragadam)

PROJECT
APPRAISAL
BY:



FLAT	BHK	UDS AREA		Saleable Area	
		Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.
1	2	45.20	486.51	88.71	955
2	1	31.40	338.01	61.63	663
3	2	41.45	446.12	81.35	876
4	2	43.06	463.52	84.52	910
5	2	42.89	461.66	84.18	906
6	2	43.64	469.73	85.65	922
7	2	47.16	507.63	92.56	996
8	1	31.40	338.01	61.63	663
9	2	48.32	520.06	94.83	1021

FLOOR LAYOUT



DTCP Approved

AAKASH ESTATES
044 6575 1020
aakashestates.com/vihar

PROJECT DETAILS

Site Area	16,125 Sq. Ft.
Total Built-up Area	32,250 Sq. Ft.
No. of Units / Car Parks	36 / 36
	(2 BHK - 28 & 1 BHK - 8)
Project Consultant	G. Veemara
Architects	FDP
Structural Design	Swamy Associates

TYPICAL PLAN - Stilt + 4 Floors

VIHAR
URBAN SANCTUARY OF ORAGADAM

VIHAR					
Premium 1 / 2 BHK Apartments Next To ORAGADAM					
Address:					
Plot Nos. 20 to 25, SVS Marg, Uthukadu, Kanchipuram Taluk, Kanchipuram District					
Floor - Flat	BHK	Facing	UDS Area	Built-up Area	Status
-	-		Sq. Ft.	Sq. Ft.	-
-	-		-	-	-
1st - 01	2	South	487	955	
1st - 02	1	North	338	663	
1st - 03	2	South	446	876	
1st - 04	2	South	464	910	
1st - 05	2	North	462	906	
1st - 06	2	North	470	922	
1st - 07	2	South	508	996	
1st - 08	1	South	338	663	
1st - 09	2	North	520	1021	Booked
2nd - 01	2	South	487	955	Booked
2nd - 02	1	North	338	663	Booked
2nd - 03	2	South	446	876	
2nd - 04	2	South	464	910	Booked
2nd - 05	2	North	462	906	Booked
2nd - 06	2	North	470	922	
2nd - 07	2	South	502	996	
2nd - 08	1	South	338	663	Booked
2nd - 09	2	North	520	1021	Booked
3rd - 01	2	South	487	955	Booked
3rd - 02	1	North	338	663	Booked
3rd - 03	2	South	446	876	
3rd - 04	2	South	464	910	
3rd - 05	2	North	462	906	Booked
3rd - 06	2	North	470	922	Booked
3rd - 07	2	South	508	996	
3rd - 08	1	South	338	663	Booked
3rd - 09	2	North	520	1021	Booked
4th - 01	2	South	487	955	
4th - 02	1	North	338	663	Booked
4th - 03	2	South	446	876	
4th - 04	2	South	464	910	
4th - 05	2	North	462	906	
4th - 06	2	North	470	922	Booked
4th - 07	2	South	508	996	
4th - 08	1	South	338	663	Booked
4th - 09	2	North	520	1021	Booked