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A PLACE WHERE
PROSPERITY MEETS **HAPPINESS**





**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.

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.

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





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.



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



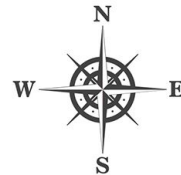
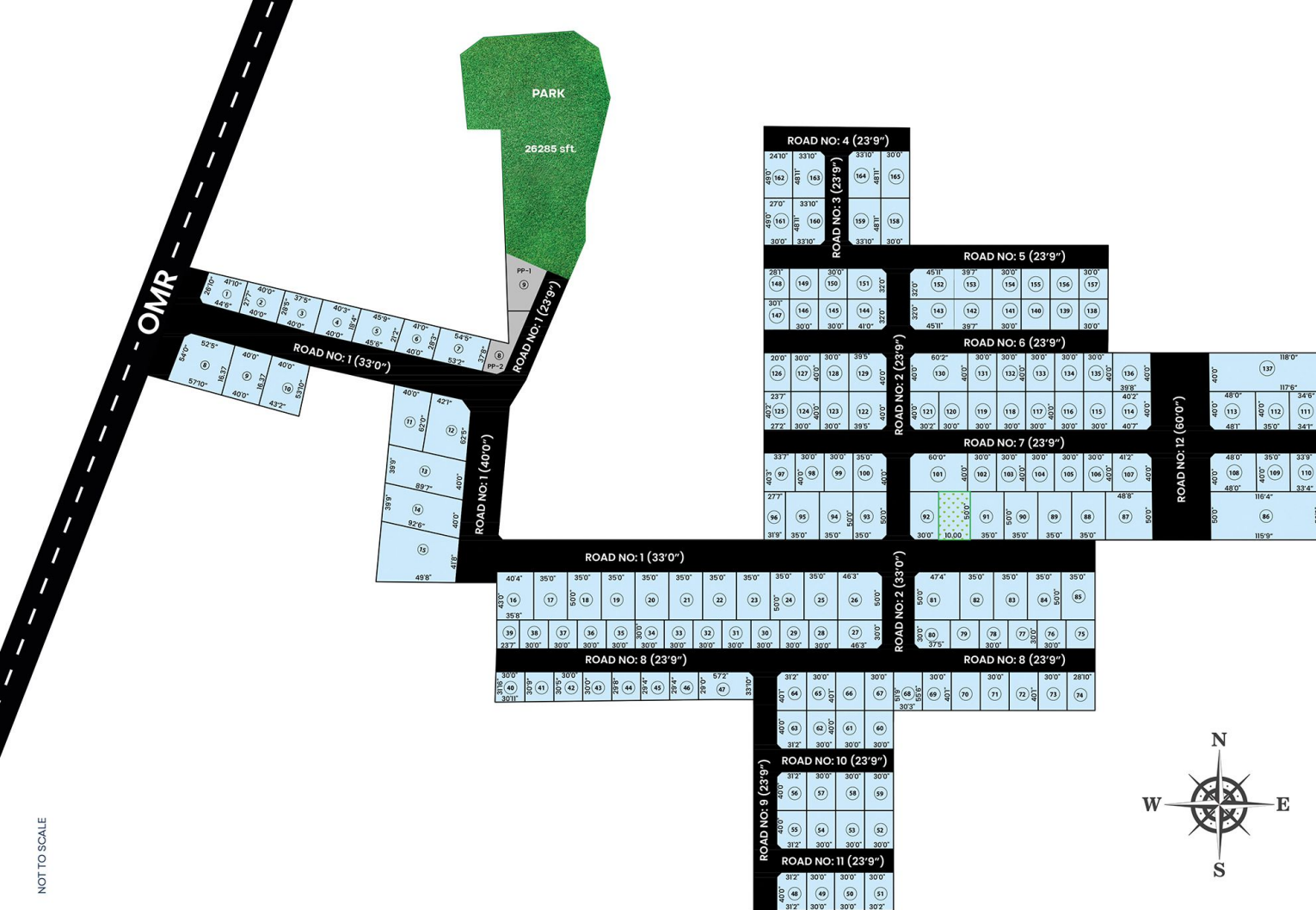
Potable
Bore Water



Avenue
Trees



High Appreciation
Guaranteed



SITE PLAN

ADITYARAM
HAPPINEST
BANG ON OMR

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

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.

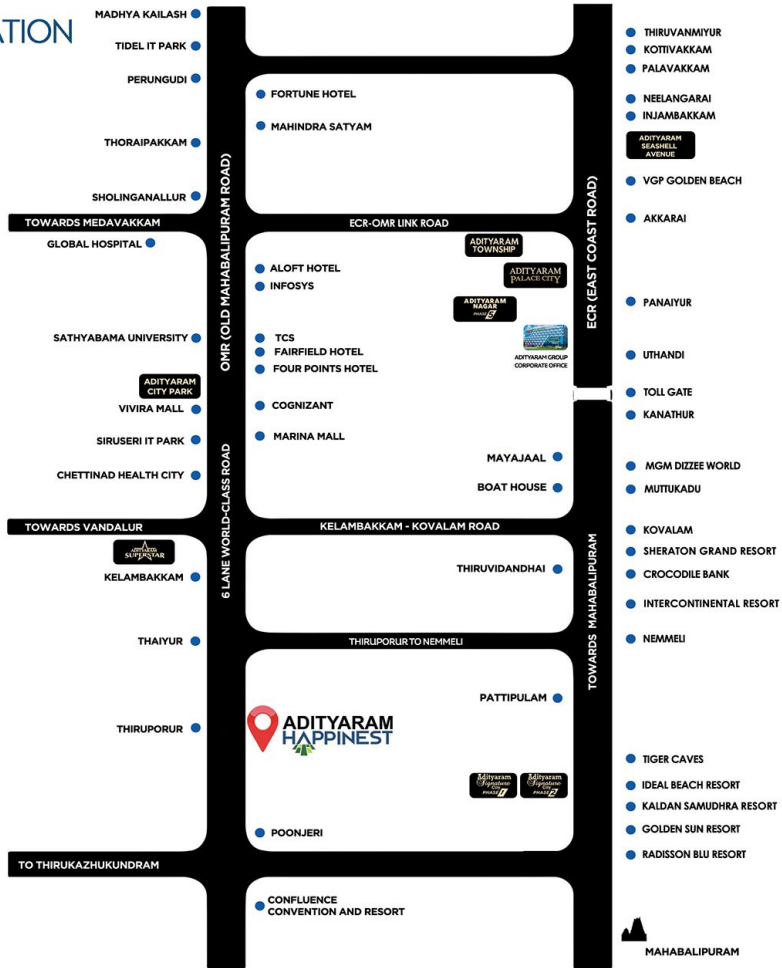
FEATURES

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 MAP



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

Arupadai Veedu Mat. Hr. Sec. School - 2 Mins

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

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%

NOT TO SCALE



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