|  |
| --- |
|  |
|  | Dear Doctors,  We are extremely happy to inform you about the launch of our **DTCP Approved** Housing Layout Project, off the**Grand Southern Trunk Road (GST),** very close to **“Mahindra World City”** and**“Ford Motors”.“Mahindra World City”**is **India’s first Integrated Business City** and corporate India’s first operational Special Economic Zone (SEZ). The **total extent of land** under development is around **30 acres.** In **Phase I,** we are launching **Residential Plots for Doctors with Ultra Modern Amenities in 10 acres.** In **Phase II,** we plan to launch **“a Resort and a World Class Clubhouse”.** We have named the prestigious project as  **DOCTORS COURTYARD JEEVANA**  **Location Advantages**   * The project is situated on the radial road connecting two major roads, i.e., **(Singaperumalkoil) to OMR (Tiruporur)**[Proposed eight lane Highway] and **Gokulapuram Road to Tiruporur.** * The eight lane **Sriperumbudur - Singaperumal Koil**roads connect into Oragadam, the Detroit of South India. * The proposed **“Chennai Peripheral Road”**from **Mamallapuram**to**Ennore Port,** will connect the East Coast Road, GST Road, the Chennai-Bangalore Highway, the Chennai-Tiruvallur High Road and GNT Road, thus touching industrial areas at **Oragadam, Singaperumal Koil, Maraimalai Nagar, Sriperumbudur and Tiruvallur.**   **Major Companies in the Area:**   * Ford, Shriram SEZ-Accenture, Capgemini, Dell, Infosys and many more within the Mahindra World City.   **Residential Developments in the Area:**   * Leading projects in the area include Metropolis by Akshaya, Villa Viviana by Arihant, Golden County by Hallmark and Aqualilly & Iris Court by Mahindra. * The Government of Tamil Nadu had announced that the region covering Maraimalainagar to Tiruporur measuring 562 Sq. Km., as a World Class City and accordingly all infrastructures and developments shall be provided by the state government.   **Educational Institutions in the Area:**   * Acclaimed colleges like CSI Ewart, Valliammai Engg College, SRM School of Management, SRM Medical College & Hospital, SRM Institute of Hotel Management etc, are at accessible distance from the Project.   **Approvals & Legal:**   * The proposed project is approved by the Directorate of Town & Country Planning (DTCP) with plot sizes ranging from 600 Sq. Ft. to 3000 Sq. Ft. * The legal documents are vetted by our panel lawyers and found to be in order. However, we request you to carry out your own legal due diligence.   **The unique features of the “Doctors Courtyard Jeevana” are listed below for quick reference:**  **Grand dual ARCH at the entrance**  **Bitumen Top Roads for the entire project**  **Street Lights**  **Avenue Trees**  **Concrete Storm Water Drains**  **Road Guards**  **One Year Custodial Care Free of Cost from the day of launch**  **Funding up to 75% on the Guideline Value, from reputed Banks / Financial Institutions.**  **IN ADDITION TO THE ABOVE DEVELOPMENTs, WE ALSO PROVIDE**  **Sewage Connection to all the plots with Sewage Treatment Plant (STP)**  **Electrical Ducting in all the Roads**  **Processed Water Connection to all the plots**  **An amount of Rs 50/- per Sq. Ft. shall be payable as a onetime fee towards connection charges.**   * **Allotment Date** - **8th June 2014**   **Pricing & Funding Details**  **Rate per Sq.Ft. - Rs.1149/- excluding Registration Charges, Patta Transfer & Onetime Fee of Rs 50/- per Sq.Ft. towards Connection Charges.**  **Funding upto-75% on the Guideline Value, from Reputed Banks / Financial Institution.**  **Hawk-Eye Realty Ventures Pvt. Ltd.,** |