

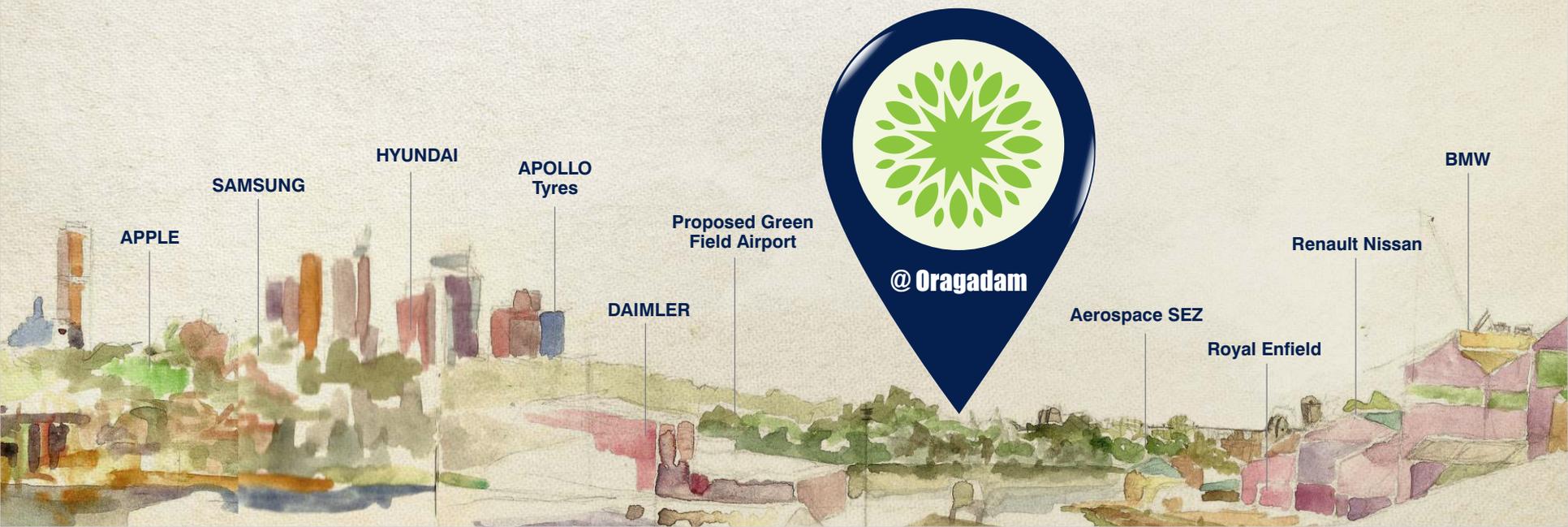
ANANDA

GREEN MANTHRA
DEVELOPERS (P) LTD

Ananda Habitat

Creating Life to Investment

Gated Plots @ Oragadam



APPLE

SAMSUNG

HYUNDAI

APOLLO
Tyres

Proposed Green
Field Airport

DAIMLER

Aerospace SEZ

Royal Enfield

Renault Nissan

BMW

@ Oragadam



Experience a whole new world with Ananda Habitat

The leaders at the helm who brings about decades of proficiency and know-how in creating organic real-estate layouts that breathes fresh air into the lives of people living and working in harmony amid biodiversity has led to few landmark projects in Chennai, Bengaluru and Hyderabad. We craft each and every concrete structure from the tall, raise building, living space to create city within the city, providing an experience of welcoming, comforting and distinct.

We at **Ananda** consciously work towards building an eco-friendly, green projects and is totally committed to making living experiences refreshing. The formula for the company's success lies in a customer oriented approach and delivering projects that by far exceed client expectations.

With **Ananda Habitat** we let you live amidst the nature's lush green surroundings, the hint of a birdsong filling the early hours of the morning, take a chance to stretch your feet on the fresh morning grass, the news in print or take a walk in the gardens of your own house.

We create our project's layout with great understanding of the layout giving you the luxury to indulge and offer an environment that is simultaneously relaxing and exhilarating. Sounds unbelievable, but



Nature plays the sweetest music



yes, we at **Ananda Habitat** make it possible. Our city away from city layouts are fast becoming a sought after option as they open new vistas of living with an array of trees, notably neem and many more botanical trees and plants to reckon.



Strategically located this project is a virtual paradise of organic integrity near Oragadam and reflects in every sense the commitment we put forward in providing well planned layouts. The approach to sustainable property development aims to minimize negative environmental impacts and enrich the bio-diversity of the nature surrounding the project.



Strategic location, picturesque setting for **Ananda Habitat** endowed by nature's beauty. The lush green landscape, the breeze, the settings, etc. make it the ideal choice for holistic living and life time worthy investment.

Relax and avoid the stresses of modern day life. Being away from the hustle and bustle of city life, makes our project suitable for a wise investment.



Destination Oragadam

Rise of Automobile/Electronic giants has made Oragadam into one of the fastest growing metropolis in the country. This new settlement benefits immensely by being in a city geared up for the future which has more than 22 fortune 500 companies and thousands of other reputed organizations in the vicinity.

Global giants such as YAMAHA, Royal Enfield, Daimler-Benz, Renault-Nissan and Komatsu, Samsung, Dell, Flextronics and Foxconn have made Oragadam their base. Many more global automobile and electronic manufacturers are in the process of setting up their plant in Oragadam. The upcoming Aerospace SEZ besides **"Ananda Habitat"** will further enhance the value of the location.

With more than 1000 companies in the Oragadam-Sriperumbudur belt, Oragadam is aptly called as the 'Manufacturing Destination of Asia', and may soon be termed as 'The Manufacturing Destination of the World'.

"Ananda Habitat" is right in the middle of this successfully evolving Automobile/Electronic manufacturing Hub.



Ananda Habitat - Joy of Natural Living



We will enhance your living style by providing a lifestyle to your investment with loads of amenities

- ☀ Grand entrance archway
- ☀ Complete compound wall
- ☀ Standard black top roads
- ☀ Foot path with kerb stones
- ☀ Electricity with street lighting
- ☀ Fully landscaped parks with floral beds
- ☀ Children's play area
- ☀ Avenue and Aroma plantations
- ☀ Overhead water tank with underground sump
- ☀ Water connection to each and every plot
- ☀ Rain water harvesting pits
- ☀ Underground sewage with septic tank
- ☀ Maintenance at nominal cost

Avenue and Aroma Plantations

Mahogany	Spatodia
Bottle Brush	Fiscus Black
Tabebuia Rosea	Bougainvillea
Cassia fistula	Heliconia
Kadamba	Plumeria Rubra
Traveller Palm	Neem Tree
Peepal Tree	Melantonia
Nagachampa	Pagoda



Our Neighbours @ Oragadam



Location Highlights



- Project is centrally located between 2 National Highways, 3 State Highways and ORR
- Close to the Chennai Peripheral Ring Road (CPRR) starting from Mahabalipuram on ECR to Ennore Port
- Oragadam, one of the fastest growing suburbs of Chennai, is known to be the biggest Automobiles and Electronics hub in South Asia
- Oragadam is expected to be home for 2.5 lakh employees shortly
- Government of Tamil Nadu has signed MoU's with National and Multi-national companies to promote industrial development in and around Oragadam
- Foreign companies have increased investment in Oragadam in recent times, paving the way for many more Investors
- TIDCO Setting up Aerospace Park in Sriperumbudur – Oragadam road at Vallam SIPCOT
- To add a feather to Aerospace's Cap, TN Set to fly as Airbus considering Chennai as an option, planning to invest Rs 2500 cr.
- The upcoming Chennai - Bengaluru Expressway and the NHAI of India is coming up with elevated corridor from Chennai Port to Sriperumbudur. This adds even greater connectivity and opens up new avenues
- APPLE to start it's production near Sriperumbudur . With a fresh investment to the tune of Rs 7000 cr (\$1bn USD) in India , as the company plans to begin export of "Made in India" iPhones to countries across the world
- Nokia Plant at Sriperumbudur to reopen by March 2020. Investment of 2000 cr to bring 60,000 employment
- India's first Auto Rail hub at Walajabhad will further enhance the potential of the locality
- XIME (Xavier Institute of Management & Entrepreneurship) is one of the top business school in the country, has laid its presence in Oragadam and started functioning
- Oragadam is well connected via road and rail, is surrounded by Schools, Colleges, Banks, Places of worship, Recreational Zones and Hotels
- This new habitat will provide a perfect living style model in harmony with facilities such as Water, Power, Sanitation, Roads, Hospitals, Schools and development of Industries



“The best investment made at the right time and at the right place will be a wise investment”



Location

The Project is situated just behind Vallam- Vadagal Sipcot which is ideally located between 2 National Highways the Grand Southern Trunk Road (GST) & NH-4 (Chennai - Bengaluru Highway) and 3 State Highways SH48 (Tambaram – Walajabad Road), SH120 (Walajabad - Sunguvarchatram Road) and SH57 (Sriperumbudur – Singaperumalkovil Road) Chennai Peripheral Ring Road.

An added advantage would be the proposed rail link from Avadi to Guduvanchery via Sriperumbudur, Vallakottai and Oragadam.



Key Distances from the Project

Vallam SIPCOT	Walkable Distance
Aerospace SEZ	Walkable Distance
Vallakottai Murugan Temple	3 Kms
YAMAHA	1.5 Kms
Oragadam Junction	6.5 Kms
Singaperumal koil	19 Kms
Vandalur	27 Kms
Tambaram	27 Kms
Chennai Airport	38 Kms
Koyambedu	40 Kms
Sriperumbudur	10 Kms
Proposed Green Field Airport	10 Kms
Sunguvarchatram	7 Kms

Layout Map



Total Area : 18 Acres
 No. of Plots : 282
 Plot Sizes : 800 sqft to 2400 sqft



Location Map



This connectivity for settlers who can foresee development on all fronts will enhance the value of said property to be invested in today.



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CREATING LIFE TO INVESTMENT

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Note: This Brochure is only a conceptual presentation and not a legal offering.