



**JBR இன்**

# **PARKS VIEW GARDEN**

Gated community plots and villas

**A GROWTH CORRIDOR Layout**

**KOTHAMANGALAM  
PIRTIYUR  
WARD-56  
PONMALAI ZONE  
TRICHY CORPORATION**

**why shouldn't be  
a Intelligent Investor ?**



**ENTRY TO  
NEW CITY of Trichy CITY**



# LAYOUT APPROVAL

**TRICHY CITY CORPORATION**

**70-80% BANK LOAN**



- 1. Corporation water pipe line for all plots.
- 2. E.B. post with Lights within 100 ft.
- 3. Individual SLR(patta) for all plots.
- 4. Vacant Land Tax has been paid for 14 half yearly.



## DTCP AND RERA

- 1. 30 & 23 ft Wide Layout Roads
- 2. Concrete Top Road
- 3. Drainage Facility.
- 4. Solar Lights
- 5. Compound security
- 6. Secure Legal Openion.

- Tasty Ground water at 35 feet
- Coconut trees and other trees have been planted and maintained in all plots.



**PLAN SHOWING APPROVED LAYOUT S.F.NO: 63/3B, T.S NO: 6/4, 6/7, 6/8 WARD NO:AM BLOCK:14,  
TRICHY WEST TK, PONMALAI ZONE, KOTHAMANGALAM, PIRATTIYUR WEST, TRICHY DT.**

P No	Sq. Ft	P No	Sq. Ft
1	1626.195	17	1527.904
2	1452.729	18	1800.393
3	1459.607	19	
4	1465.947	20	
5	1465.947	21	2342.130
6	1095.034	22	3358.50
7	1878.679	23	1872.166
8	1479.165	24	1944.726
9	1474.472	25	1921.756
10	1519.369	26	1320.408
11	1634.445	27	1148.616
12	1776.798	28	1659.612
13	1776.798	29	2413.893
14	1809.058	30	2156.269
15	1493.406	31	2394.582
16	1723.603	32	2108.833





**Excitement** is building in Parks View Garden as multiple builders gear up to break ground on new homes, promising a flurry of construction activity in our thriving layout."



**ELEVATION**



**3D FLOOR PLAN**

**MS Construction** marked a major milestone with a vibrant **'Poombi pooja'** ceremony, signaling the start of construction in the highly anticipated Parks View Garden layout project.



## INDIVIDUAL VILLAS

2 BHK - 60 Lakhs

3 BHK - 70 Lakhs



**70-80%  
BANK LOAN**

# LOCATION OF PARKS VIEW GARDEN

Park's View Garden is situated in the trichy city corporation area between Panjapur and the central Bus Stand. Layout is at the entrance of upcoming trichy New city.

Adjacent to PeoplePark.

250 mt to 60ft proposed road from IBT to Allithurai

600mts from Try-Dindigul National Highway

1 km to Link road from IBT to Kudamuriti Connected to existing developed city Area

1.9km from trichy whole sale market

2km from Integrated Bus Terminal (Panjapur)

2.1km from Tidal park

2.1 km from truck terminal and logistic park

2.2 km from International stadium

5km from Old Trichy Bus stand



Link road for Panjapur IBT to provide quick access to city



## Around 5kms PROXIMITY

12 Educational institute and Hospitals

2 More Super markets (Reliance super market)

Hotels

Marriage Halls

All type of Retail Shops

2 More Petrol Bunks

## 8 MORE CAR SHOWROOMS

1.Volkswagen

2.Oxina Hyundai

3.Tata Motors

4.Mahindra

Automobiles

5.Maruthi Suzuki

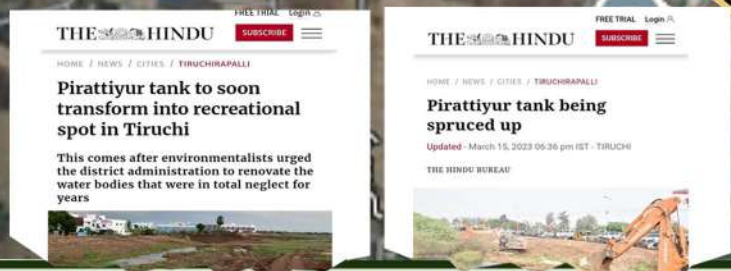
6.Gurudev Skoda

7.lakshmi Ford

8.Morris Garages



# Govt. project - PEOPLE PARK



AMUESMENT PARK



WALKING TRACK



BOATING

## People park and Economic developement

Pirattiyur Tank, located on the Trichy-Dindigul National Highway (NH), approximately 5 km from Trichy's Central Bus stand, is emerging as a recreational spot known as People Park. **spanning 110 acres**, People Park is set to be developed into a recreational hub for residents.

Currently, there are limited entertainment options within a short distance in Trichy. People Park is expected to attract approximately **2,000 visitors daily** boosting tourism. regenerate economic growth in the surrounding area.

### Tourism push our layout as commercially demand

**PARKS VIEW GARDEN** layout is situated near the park, with the park's parking area adjacent to our layout's compound wall and vehicles exiting via our layout's road, there will likely be increased to Demand for commercial spaces like hotels, tea shops, petty shops, rooms for rent, fancy stores, clothing stores,...

### Need for Cottage and Service Houses

Another revenue generation opportunity lies in service apartments and houses, as staying costs are lower compared to hotels. Service houses in our layout will be a first option for people visiting from other districts. because they can stay there while enjoying the boating atmosphere.



A growth corridor is a strategically planned geographical area, often along a transport route, where infrastructure development, Logistics, Integrated development and economic activities are concentrated to stimulate region growth.

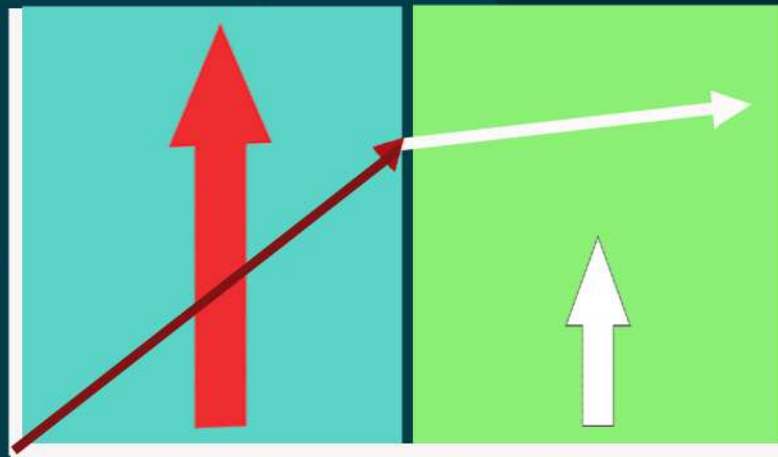
By creating jobs, increasing economic opportunities, and improving public services, growth corridors can lead to a better quality of life for residents.

### INVESTMENT IN PERIOD

Construction of Govt.projects Before completion

after inauguration of Govt.projects

PROFIT (price of Land)



High>Returns period

Low>Returns period

**"It is clear that investing at the beginning of the High>Returns Period in a Growth corridor, can multiply the investment to more times "**

	High>Returns period	Low>Returns period
1.No of investors 2.Demand of land 3.Cost of land	Minimal Very low inexpensive	Extremely high Exceptionally high Sky-high



Investors who invested in the GROWTH CORRIDOR area in Trichy during a high returns period now get a 10x increase in value

For example:

### Integrated Bus Terminal-PANJAPUR



why shouldn't be a Intelligent Investor



**Intelligent Investor** see the Future development and invest at High-Profit period.  
Gain High Profits

**Ordinary Investor** see the present development and invest at Low - Profit period.  
Gain Less Profits

**Intelligent Investor enjoy high Returns**

Invest at 2021- Rs. 800/sft  
Now Returns at 2025 - Rs.8000/sft

"Appreciation increased by 10 times"

# Infrastructure Development is forming GROWTH CORRIDOR IN Trichy

## INTEGRATED BUS TERMINAL (IBT), PANJAPUR

MASTER PLAN of IBT -575 acres



Integrated Bus Terminal, Multi-Utility Facility Complex, Retail Shopping Complex, International Stadium @ 150 acres, Whole-Sale Market, Truck Terminal & Logistic Park, Bus Depots, 100MLD STP, Police Station, Post Office.

## International Stadium at 150 acres

## Trichy corporation plans Rs.236-cr wholesale market at panjapur

- Rs 236-crore integrated wholesale market at panjapur
- The new facility, spanning 22 acres at the green park near panjapur along Try-Madurai N.H.
- It will initially house around 450 shops.
- Trichy corporation has urged NHAI to expedite to proposed a 3km elevated corridor to support market

## Trichy is a Transport Hub

The city's central location in Tamil Nadu positions it well to become a major transportation and logistics hub southern India, with **robust Air, Road and Rail infrastructure**, and expanding its economic footprint.

Transportation hub fosters Logistics and Business Development



## Truck Terminal & Logistic Park

The truck terminal, which is built on a 29-acres land near the IBT, houses dormitories, canteen, toilets, bathrooms, and drinking water facilities for the drivers. In addition to the basic amenities, the terminal features commercial space in which the shops will be rented out.

Export and import companies are opening their operational offices here because they can easily reach the ports of Chennai, Thoothukudi, and Kochi (Kerala) within 5-8 hours from Trichy.

Companies requiring efficient supply chain and logistics management are setting up offices here, enabling rapid delivery to all Tamil Nadu districts and two nearby states, Karnadaka and Kerala, within 5-6 hours.

## Trichy's TIDEL Park Construction Kicks Off: A Boost for IT Real Estate

TIDEL Park Limited—a partnership between TIDCO and ELCOT — the ₹415 crore project aims to create 5.5 lakh sq.ft of top-tier IT office space

**Demand of Houses : 10,000+ jobs expected from Phase I & phase II** will boost housing demand in nearby neighborhoods.

# EMERGENCE OF NEW CITY IN TRICHY in GROWTH CORRIDOR between IBT and Dindugal N.H.

Over 1500 acres of empty private land situated between Dindigul NH and IBT in the Trichy Corporation are poised to become one a biggest cit

This is a **GROWTH CORRIDOR** area

Trichy's emerging new city area is becoming a prime location for both Residential and Commercial activities



1. Easy access to both the Integrated Bus Terminal (IBT) and the existing developed city.
2. Planned Approved layouts will be formed with wide, interconnected roads are set to develop continuously across over 1500 acres in Corporation limit without municipal boundaries in between.
3. Business people can start their office here because they can conveniently reach the bus stands, railway station and airport within a 5-8 km radius.

# DEVELOPMENT OF NEW CITY IN TRICHY

## Commercial Development

The presence of the Integrated Bus Terminal (IBT), Tidal Park, Truck Terminal and Logistics Park, and Trichy wholesale market

International stadium on trichy- Madurai National Highway drives land towards commercial activities.

As a result, the land is expected to be developed for commercial use from Madurai road towards Dindigul NH up to the railway track. (depicted in orange in the figure)



## Residential Development

In contrast, residential layouts (depicted in blue in the figure) are being developed from Dindigul NH towards IBT up to railway track

So that many TOP builders and real estate

players like SIS and JBR Construction choose try-Dindigul NH(in trichy New City) for thier Residential project

*Because High land value in madurai N.H. make it tough for buyers looking for residential plots within a 5 km radius of the IBT to afford them. Residents buying plots further from the IBT might struggle with commuting 5 km back to the IBT and again to the old bus stand area to use the facilities that are clustered in the current city area.*



# Why do we invest in Parks View Garden ?

- PARKS VIEW GARDEN is a **GROWTH CORRIDOR** layout
- Parks View Garden is located adjacent to 'People Park'
- Parks View Garden is located **at the entrance of the Trichy's New city**, which lies in the growth corridor area. It's a Hidden Gem Emerging as a Hotspot for Real Estate Investment

## Trichy's New City will be developed to be **20-30 times the size of Thillainagar**

*For example:*

*In Trichy, Thillainagar stands out as a residential layout formed in a 60-acre area. It has shown a higher appreciation value compared to other residential layouts. A key factor driving this is its strategic location between the Central Bus Stand and Chatham Bus Stand – an area where Trichy city has seen significant development with robust infrastructure.*

*Thillainagar, transforming it into a notable commercial hub. In contrast, the municipality area beneath it has a relatively low land value.*

- PARKS VIEW GARDEN is only one Residential layout located at the 5km from central bus stand **falls in trichy city corporation** and 2 km from Integrated Bus Terminal, trichy market, Tidal park, Truck & Logistics Park and international Stadium.
- Many Top builders like **South India Shelters (p) Ltd (SIS)** starts their Residential Projects on Try- Dindigul NH.

**Boat house Project & Trichy's New city are yet to be developed.**

**This area is now at beginning of a High- Returns Period**

**If we invest at this period now your investment will be increased **10 x in a short period.****

CONTACT

