



# PROJECT PROPOSAL



A nighttime cityscape featuring a multi-lane highway with light trails from traffic. In the background, several tall skyscrapers are illuminated, with some windows glowing. The overall scene is dark, with the primary light sources being the city lights and the light trails on the road.

# ABIRAMPURAM

**THUVAKUDI, TRICHY**

### City Population

2.7 MN

### Decadal Population Growth

12.22%

### City Area

167.2 SQKM

### Literacy Rate

83.23%

## Key Highlights



### INDUSTRIAL HUB

Widely acknowledged as an industrial hub of Tamil Nadu as the place is an industrial centre right from the British rule



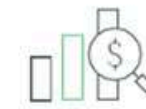
### LARGEST PUBLIC SECTOR ENGINEERING COMPANY

Trichy is the home of India's largest public sector engineering company, Bharat Heavy Electricals Ltd.



### TRANSPORTATION CENTRE

Trichy is known as the 'Transportation Centre of Tamil Nadu'



### 5% OF GDDP

Trichy contributes 5% of Gross District Domestic Product to the State GDP



### IT WORKFORCE

The city has seen major growth in IT/ITeS activity since 2011 after the establishment of ELCOT IT Park in the city



### NATURAL ROCKS

Blue metals and Granite are available in some parts of Tiruchirappalli district



### 33 Engineering Colleges



### PRECOIUS GEMS

Diamond bazaar is a famous market for both precious natural and artificial gems

## 'CHIRA 2041': Draft masterplan focuses on 5 sectors for Trichy's economic development



Trichy: The draft master plan for Trichy Local Planning Area (LPA) prepared by the Directorate of Town and Country Planning (DTCP) focuses on development of [culture](#), heritage, industries, river restoration and agriculture (CHIRA) with projections for 2041. The document which will serve as a guide for development and investments by various departments has identified three projected growth centres in the local planning area, Thuvakudi, Panjapur and Manachanallur.

Trichy local planning authority has a total area of 804.5 sq.

Poll

km. The master plan for 2041 has increased the proposed land use for residential and industrial types by 36.6% and 2.2% respectively in Trichy corporation's area. In areas excluding the corporation, the proposed land use has been increased by 21.1% for residential use and 5.6% for industrial purposes.

While the land reserved for waterbody and reserve forest has been retained, the increase in land usage for development activities was possible as the plan suggested using land falling under dry agriculture and wastelands for developments to improve Trichy's economy.

Ensuring sustainable and well-planned growth, the master plan has suggested

## HOUSING AND URBAN DEVELOPMENT [UD4(2)] DEPARTMENT

G.O.(Ms).No.13

Dated:13.01.2024.

சோபகிருது வருடம், மார்ச்சு 28

திருவள்ளூர் ஆண்டு 2054.

Read:

1. G.O.(Ms).No.143, Housing and Urban Development Department, dated 11.08.2009.
2. G.O.(Ms).No.240, Housing and Urban Development Department, dated 24.09.2013.
3. G.O.(Ms).No.88, Housing and Urban Development Department, dated 30.06.2021.
4. From the Director of Town and Country Planning, letter Na.Ka.No.30302/2005/MP3, dated 25.11.2022 and Letter Na.Ka.No.30304/2005/TCP2, dated 09.01.2024.

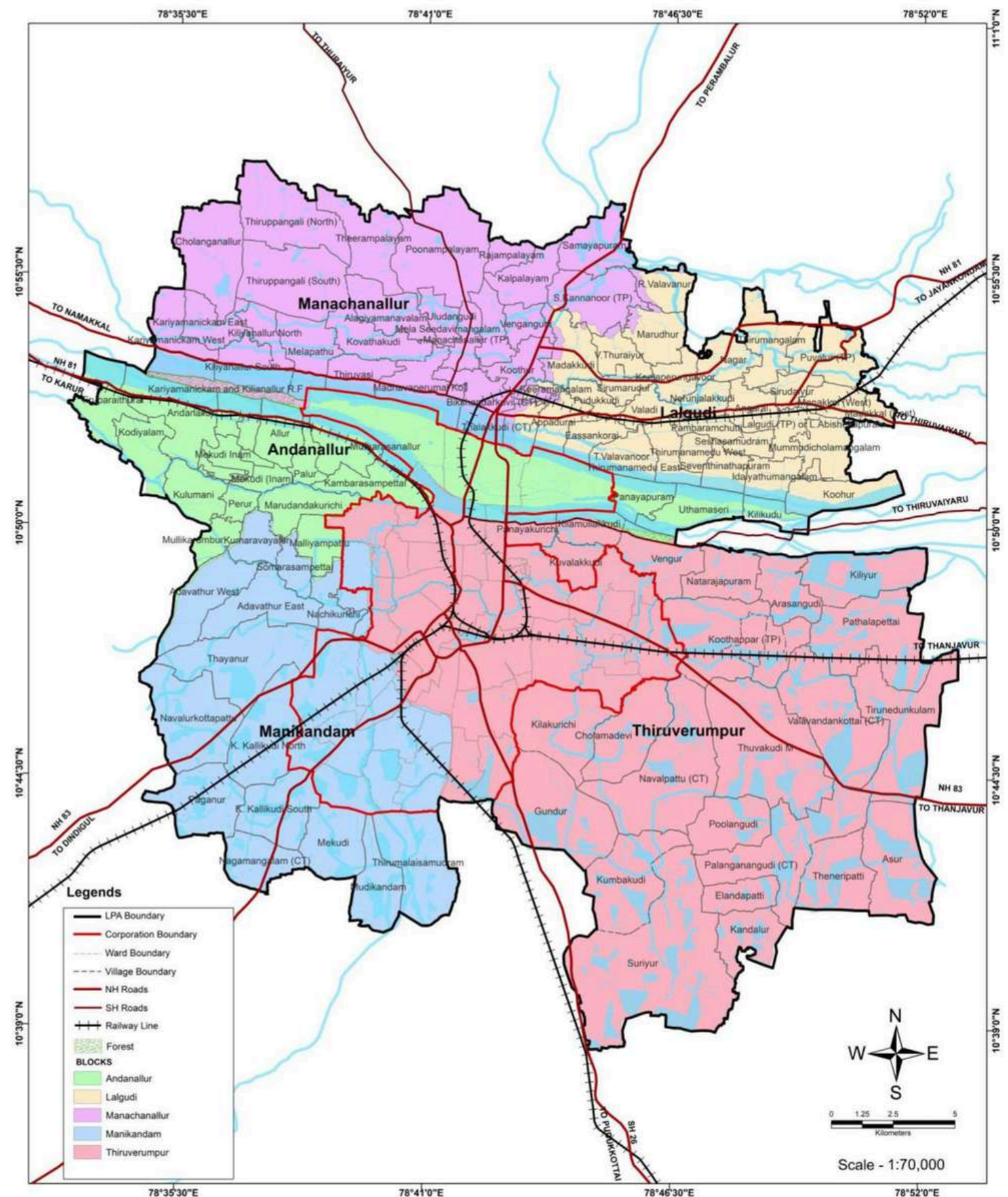
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### ORDER:

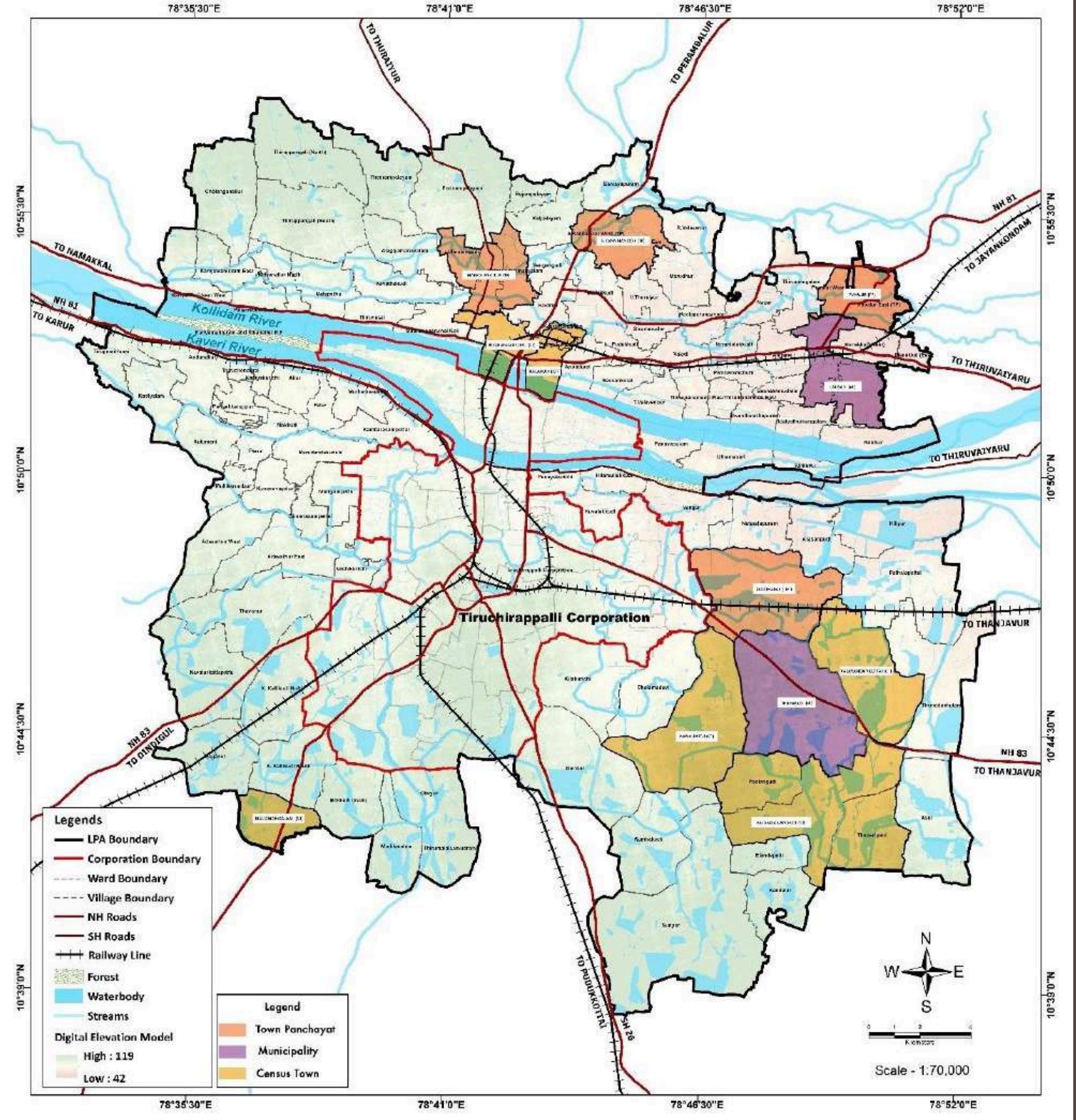
In the Government Order first read above, the Government accorded approval for the modified Master Plan for Tiruchirappalli Local Planning Area under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

2. In the Government order third read above, orders were issued for declaring the intention to include additional areas in the Tiruchirappalli Local Planning Area under sub-section (4) of section 10 and sub-section (6) of section 10 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

3. In the letter fourth read above, the Director of Town and Country Planning has stated that the Master Plan for the modified Tiruchirappalli Local Planning Area has been prepared, taking into consideration, the current developments and also future developments following the Urban and Regional Development Plans Formulation and Implementation (URDPFI) guidelines for preparation of Master Plans for Town and Cities. He has also stated that the essential components such as Mobility, Blue Green infrastructure, Economic planning and Land Use Plan as given in the para 3.8



ADMINISTRATIVE BOUNDARY - BLOCKS  
TIRUCHIRAPPALLI MASTER PLAN - 2041



Map 2-3 LPA boundary

## NHAI fixes toll for semi-ring road



Trichy: The National Highways Authority of India (NHAI) has fixed user fees for a new toll plaza on the semi-ring road interconnecting five national highways (NHs) passing through Trichy city. As the work on the semi-ring road was partially completed, NHAI is likely to collect user fees from vehicles at the new toll plaza near Thuvakudi on or after Feb 14.

### Poll

Do you think opposition's demand for SC-appointed probe into allegations of irregularities in NEET-UG 2024 exams justified?

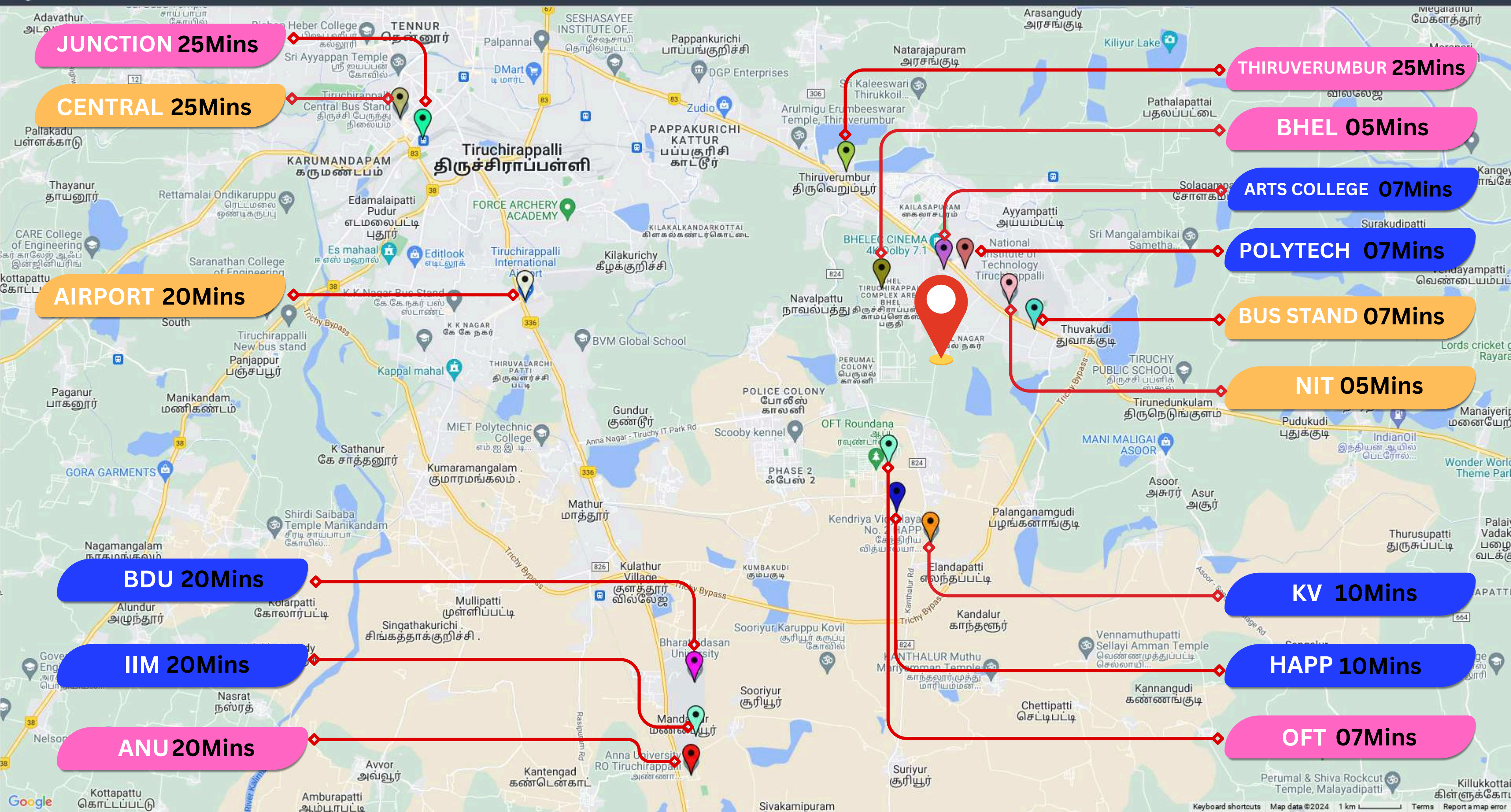
Yes

No

A six-lane toll plaza near Palanganankudi village has been developed by the NHAI's Karaikudi project implementation unit on the Semi-ring Road connecting the Trichy-Thanjavur NH with the Trichy-Pudukottai NH. The stretch has to be accessed by vehicles approaching from Trichy-Thanjavur NH to bypass Trichy city and reach four other major highways including Trichy-Pudukottai, Trichy-Madurai, Trichy-Dindigul, and Trichy-Karur NHs.

## USER FEE

Vehicles	Journey



**JUNCTION 25Mins**

**CENTRAL 25Mins**

**AIRPORT 20Mins**

**BDU 20Mins**

**IIM 20Mins**

**ANU 20Mins**

**THIRUVERUMBUR 25Mins**

**BHEL 05Mins**

**ARTS COLLEGE 07Mins**

**POLYTECH 07Mins**

**BUS STAND 07Mins**

**NIT 05Mins**

**KV 10Mins**

**HAPP 10Mins**

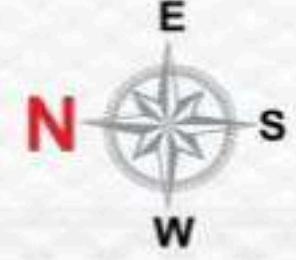
**OFT 07Mins**



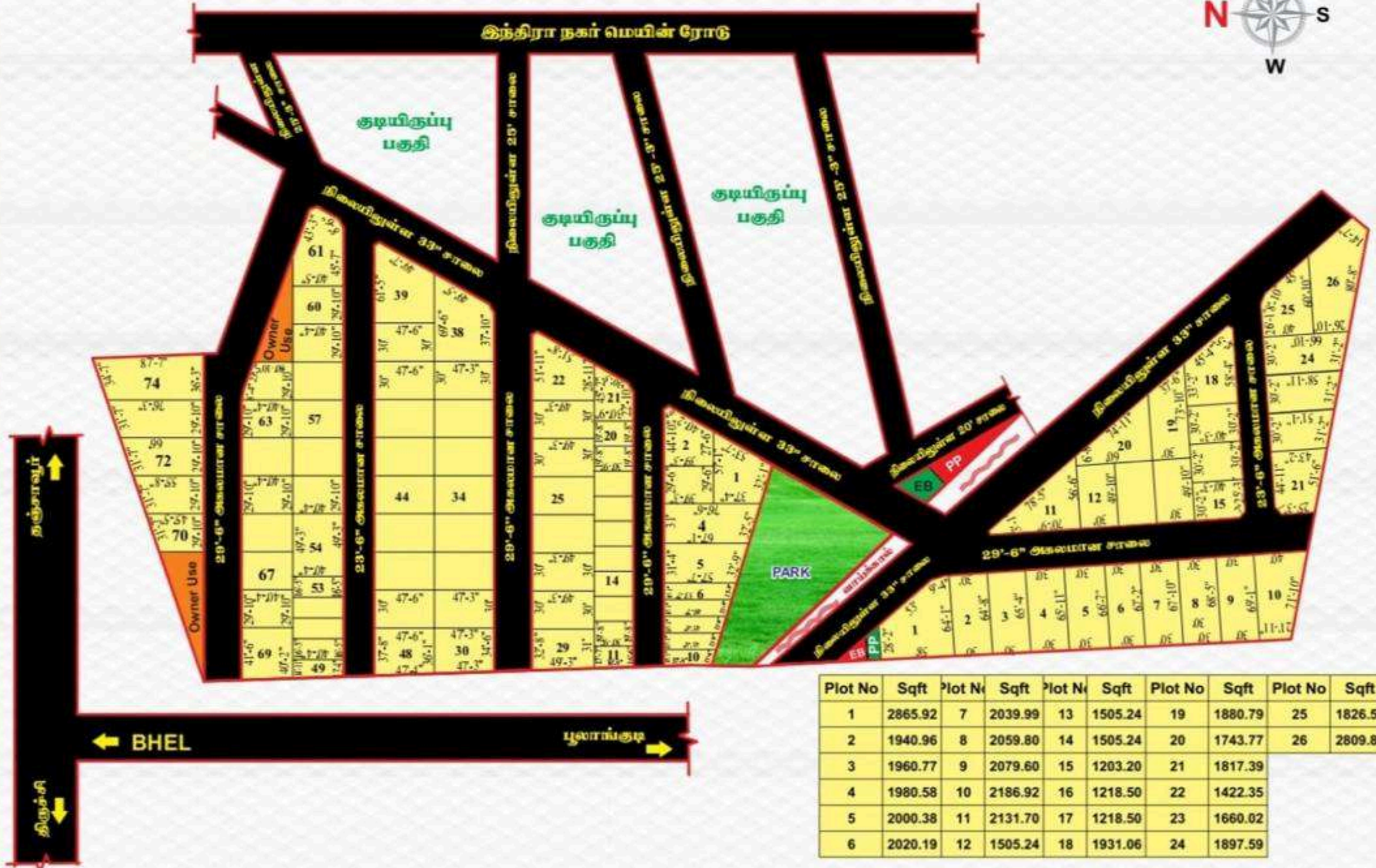


# ABIRAMAPURAM @ Thuvakudi, Trichy

Get a Dream Land



Plot No	Sqft
1	2024
2	1616
3	1158
4	2277
5	1997
6	746
7	692
8	639
9	585
10	525
11	525
12-20	606
21	1192
22	2254
23-28	1475
29	1567
30	1666
31-37	1416
38	2842
39	2688
40-47	1426
48	1754
49	566
50-53	662
54	1985
55-60	1204
61	10079
62	1102
63-68	1204
69	1649
70	1552
71	1552
72	1868
73	2183
74	2900
OU -1	1849
OU -2	1336



Plot No	Sqft	Plot No	Sqft	Plot No	Sqft	Plot No	Sqft	Plot No	Sqft
1	2865.92	7	2039.99	13	1505.24	19	1880.79	25	1826.54
2	1940.96	8	2059.80	14	1505.24	20	1743.77	26	2809.83
3	1960.77	9	2079.60	15	1203.20	21	1817.39		
4	1980.58	10	2186.92	16	1218.50	22	1422.35		
5	2000.38	11	2131.70	17	1218.50	23	1660.02		
6	2020.19	12	1505.24	18	1931.06	24	1897.59		

**அபிராமபுரம்**

DTCP  
RERA APPROVED







அதிராம்புரம்

DTCP RERA APPROVED

**அபிராமபுரம்**

DTCP  
RERA APPROVED

# PLOT COST

PER SQFT

1750

PER CENT

7.63L

REGISTRATION BY CUSTOMER

# PLOT COST 1200 Sqft

$$1750 * 1200 = 21,00,000$$

**REGISTRATION BY CUSTOMER**

# ESTIMATED GROWTH FROM 1200SQFT PLOT IN 2 YEARS

Investment Amount

₹ 2100000

Investment Period



2

years

Returns

30

%



30%

Total Wealth

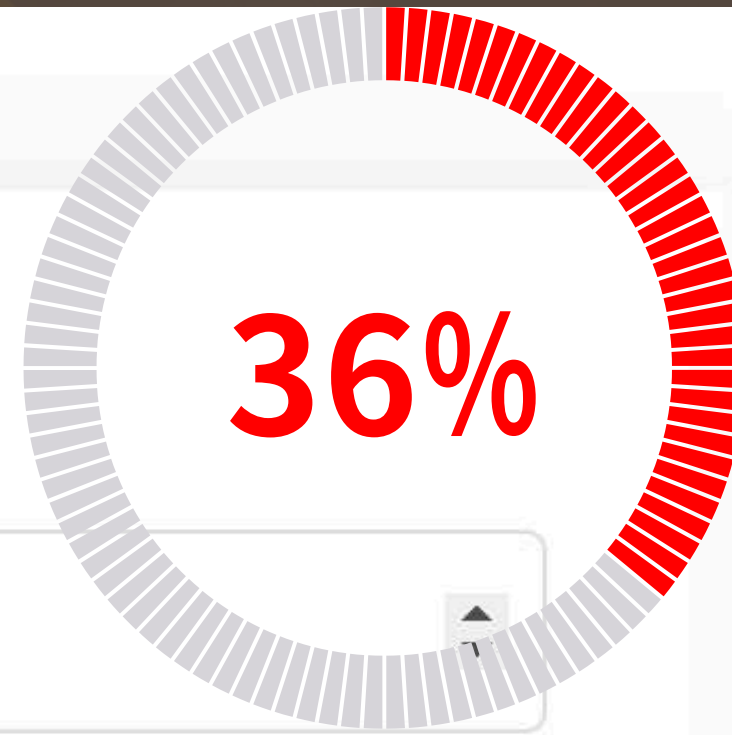
₹ 35,49,000

Wealth Gained

₹ 14,49,000



# ESTIMATED GROWTH FROM 1200SQFT PLOT IN 2 YEARS



Investment Amount

₹ 2100000

Investment Period

2 years

Returns

36 %

Total Wealth

₹ 38,84,160

Wealth Gained

₹ 17,84,160

Ninety percent of all millionaires  
become so through owning real estate.

-Andrew Carnegie





**THANK YOU!!!**