

LOCATION MAP




Project @ AVADI (PATTABIRAM) : Total 403 Plots | Internal Black Top Roads |
 Plot Sizes : 600sq.ft to 2400sq.ft, | 1BHK | 2BHK | 3BHK | VILLA AVAILABLE
 TN/2/Regularisation-Layout/0934/2023

Invest in Your Dream Plot At AVADI - PATTABIRAM


 UP TOWN
 PARK



IDEAL FOUNDATION

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PATRON MEMBER OF
 FEDERATION OF ALL INDIA REAL ESTATE ASSOCIATION



IDEAL FOUNDATION



WELCOME TO UP TOWN IDEAL FOUNDATION & REAL HOMES

Ideal Foundation and Real Homes proudly presents UP TOWN PARK in Pattabiram, an amazing opportunity to invest in plots that will fetch the fortune of tomorrow. As a prized possession to realize your future dream home, your investment in a bright future is right here.



IDEAL FOUNDATION



We are creating your dream homes



Enjoy multifold returns
on a secure investment.



Become a proud
land owner.



Build customised
homes based on your
taste and preferences.

**why buy
a plot?**



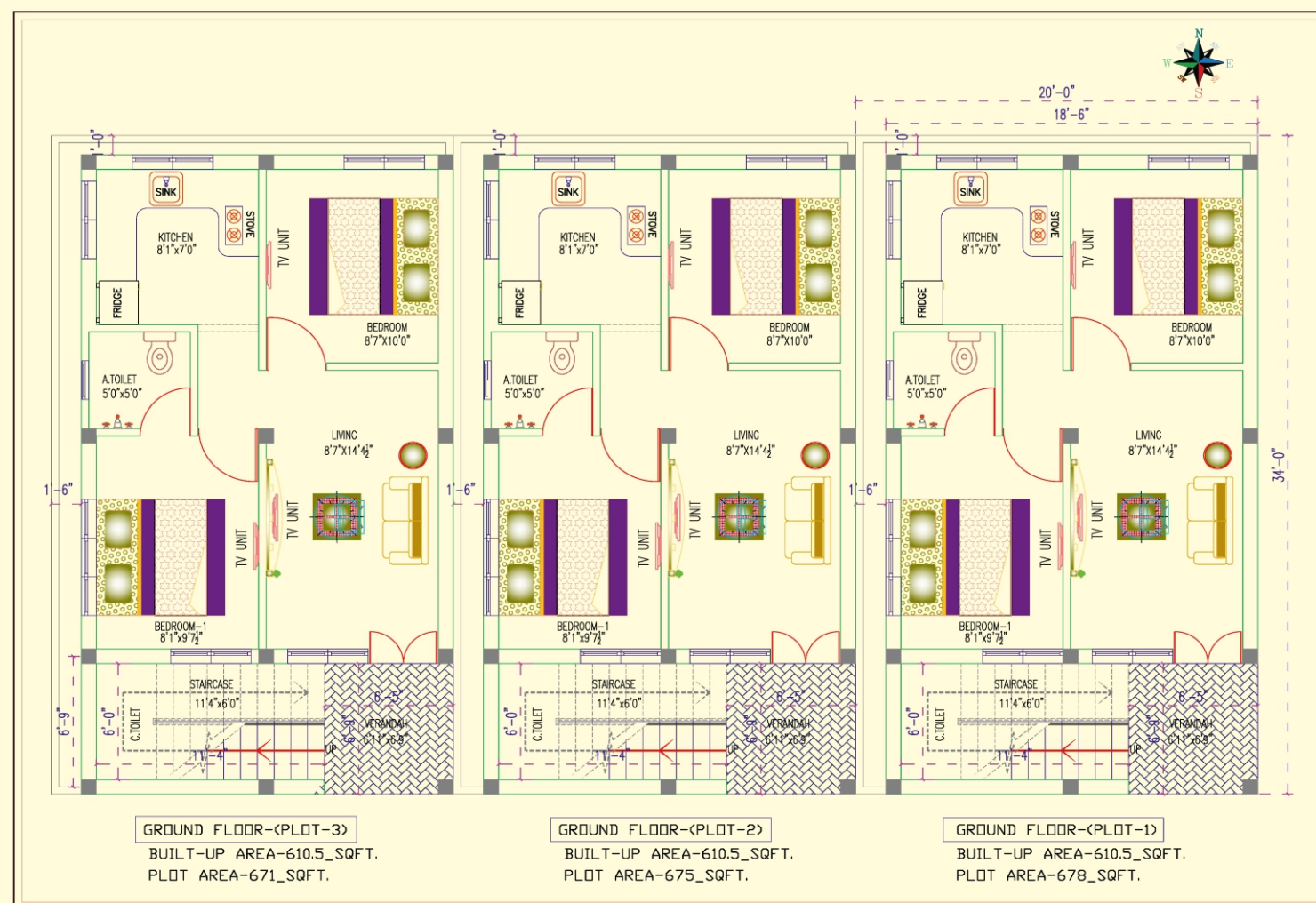
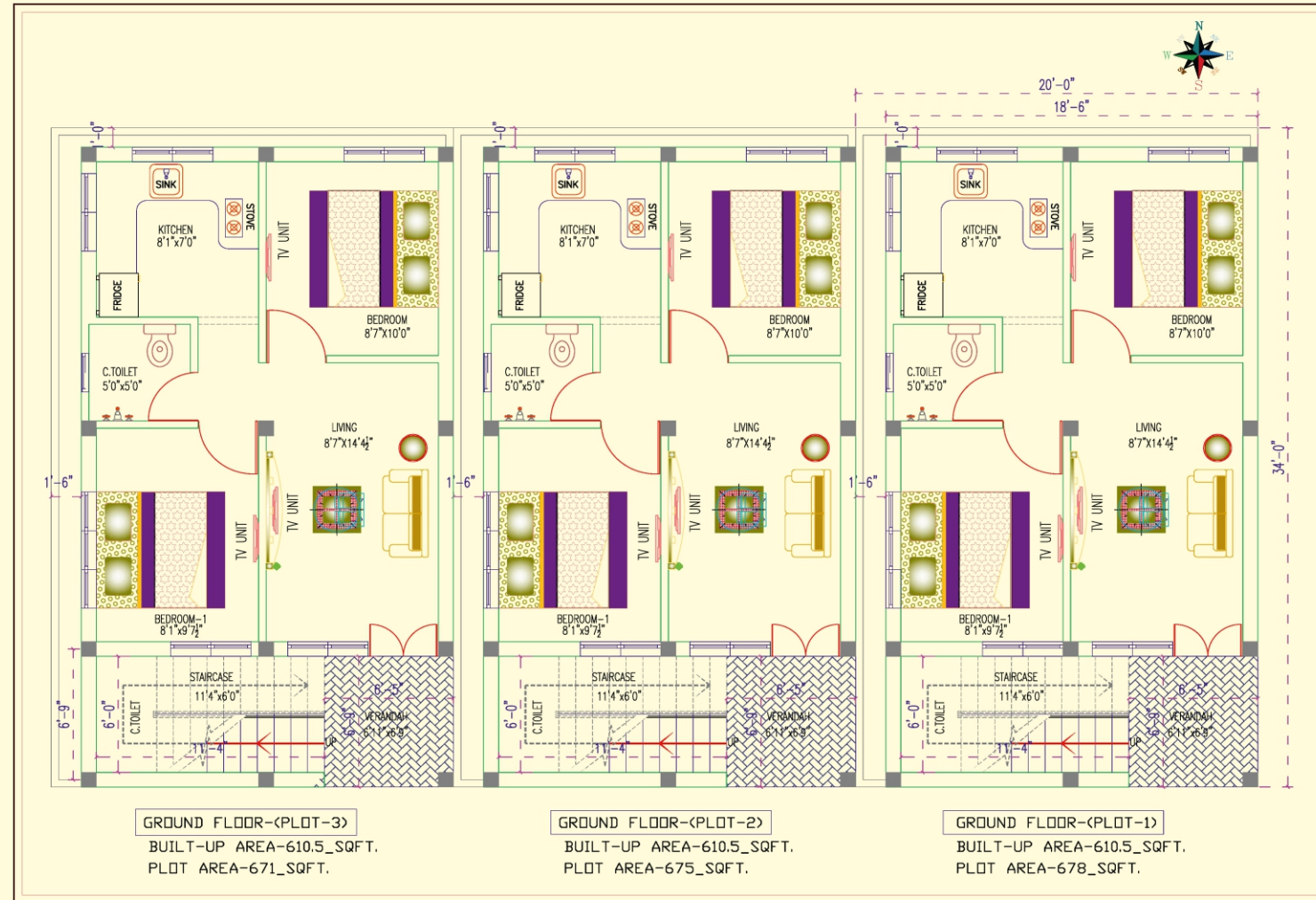
An investment to secure
your family's future.

An investment for your
child's future.

An investment for your
future retirement.



Only property investments
will get you loans
at the lowest interest rates.





ELEVATION FOR GROUND FLOOR

**2BHK - GROUND FLOOR
600 SQ.FT**



PLAN - GROUND FLOOR



ELEVATION FOR G+1

**3BHK - G+1
1080 SQ.FT**



PLAN - GROUND FLOOR



PLAN - FIRST FLOOR

PROJECT HIGHLIGHTS



CDMA & RERA
APPROVED



Fully Gated
Community



22' Wide
Blacktop Road



45000
Sq.ft Rate Park



Entrance Arch



Avenue Trees



Street Lights



Portable water

WELL-CONNECTED TO EVERYTHING YOU NEED

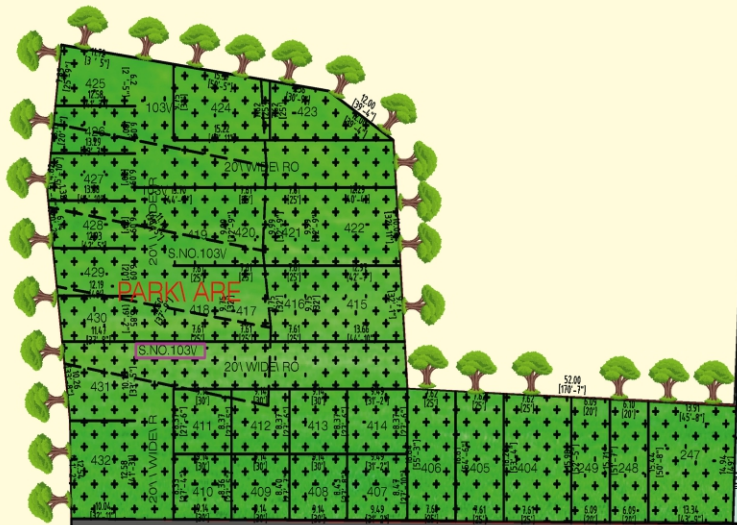
- 1min. drive from Outer Ring Road.
- 5 mins drive from Pattabiram Railway Station.
- 5 mins drive from Tidel Park.
- 10 mins drive from Avadi Railway Station.
- 6 mins drive from Jaya Engineering College
- 8 mins drive from panimalar College



THE FUTURE IS HERE, AT TIDEL PARK, PATTABIRAM

- TIDEL Park, Chennai is constructing an Information Technology Park with built up space of 5.57lakh sq. ft in an area of 11.41 acres of land in pattabiram village, Avadi Taluk at a cost of Rs.278.84 crore. Construction work is underway and expected to be completed in May 2023.
- TIDEL is establishing an Information Technology (IT) Park (TIDEL Pattabiram) in Pattabiram village, Avadi with a view to improve the IT infrastructure in the North Western part of Chennai City.
- This New TIDEL in Pattabiram is a 21-storey facility with salient amenities like state-of-the-art Sky Garden, Co-working spaces, and Business Centres.
- The proposed new TIDEL will act as the address for start-ups, and enterprises in the IT/ITeS sector with the potential of providing employment to more than 5000 people in its first phase.

Regularisation of Layout framework in
90/1A, 1B, 2, 91, 92/1, 2, 3, 93, 94/1, 95/1, 103/15A, 103/1, 2, 3 & 4 of
Agraharam village (Agrahramel village as per patta)
Ponamallee Panchayat Union as per G.O. (MS) No. 78 H & UD
UD4(3) Department dt. 04.05.2017 and G.O. (MS) No. 172 H & UD (UD4(3) dept.



90% BANK LOAN AVAILABLE



Plot No.	Sqft.	Plot No.	Sqft.	Plot No.	Sqft.	Plot No.	Sqft.
1	678.3	102	900	203	900	304	900
2	674.9	103	900	204	900	305	900
3	671.6	104	900	205	900	306	900
4	667.5	105	900	206	900	307	900
5	663.3	106	900	207	900	308	900
6	659.9	107	-	208	900	309	900
7	656.6	108	-	209	900	310	900
8	655	109	900	210	900	311	900
9	650	110	900	211	900	312	900
10	642.5	111	900	212	900	313	900
11	636.6	112	900	213	900	314	1403.82
12	630.7	113	900	214	900	315	1108.44
13	624.9	114	900	215	900	316	900
14	619.1	115	900	216	900	317	900
15	613.3	116	900	217	769.32	318	900
16	607.5	117	900	218	778.5	319	900
17	601.6	118	900	219	751.5	320	900
18	605.7	119	900	220	736.38	321	900
19	619.1	120	900	221	900	322	900
20	631.6	121	900	222	900	323	900
21	644.9	122	900	223	900	324	900
22	657.4	123	900	224	900	325	900
23	669.9	124	900	225	900	326	900
24	683.3	125	900	226	900	327	1010.88
25	696.6	126	900	227	900	328	1026.89
26	1405.9	127	900	228	900	329	940.5
27	1096.38	128	900	229	900	330	938.5
28	900	129	900	230	900	331	935.37
29	900	130	900	231	900	332	932.25
30	900	131	900	232	900	333	930.25
31	900	132	900	233	900	334	928
32	900	133	900	234	900	335	924.87
33	900	134	980.82	235	900	336	920.75
34	900	135	1099.26	236	900	337	915.62
35	900	136	900	237	900	338	909.37
36	900	137	900	238	900	339	904.12
37	900	138	900	239	900	340	1211.95
38	900	139	900	240	900	341	1437.27
39	900	140	900	241	900	342	839.5
40	900	141	900	242	900	343	840.5
41	900	142	900	243	900	344	866.5
42	900	143	900	244	900	345	891.5
43	900	144	900	245	900	346	916.5
44	900	145	900	246	1276.38	347	942.62
45	900	146	900	247	PARK	348	968.75
46	900	147	900	248	PARK	349	993.75
47	900	148	900	249	PARK	350	1018.75
48	900	149	900	250	1030.32	351	1046.87
49	900	150	900	251	900	352	1075
50	900	151	900	252	900	353	1065.03
51	900	152	900	253	900	354	2426.4
52	900	153	900	254	900	355	1261.36
53	1629.5	154	900	255	900	356	1196.2
54	SOLD	155	900	256	900	357	1240.33
55	SOLD	156	900	257	900	358	1404.86
56	900	157	900	258	900	359	1736.1
57	900	158	900	259	900	360	1692.62
58	900	159	900	260	900	361	1644.75
59	900	160	900	261	900	362	1596.75
60	900	161	900	262	1340.82	363	1838.46
61	900	162	818.82	263	1355.94	364	1364.14
62	900	163	754.38	264	900	365	1115.5
63	900	164	900	265	900	366	1053.37
64	900	165	900	266	900	367	1169.17
65	900	166	900	267	900	368	1073.2
66	900	167	900	268	900	369	1123.08
67	900	168	900	269	900	370	1173.08
68	900	169	900	270	900	371	1224.4
69	900	170	900	271	900	372	1274.8
70	900	171	900	272	900	373	1324.68
71	900	172	900	273	900	374	1374.68
72	900	173	900	274	900	375	1410.32
73	900	174	900	275	900	376	1359.43
74	900	175	900	276	1817.47	377	1187.55
75	900	176	900	277	900	378	1029.87
76	900	177	900	278	900	379	865.09
77	900	178	900	279	900	380	743.4
78	900	179	900	280	900	381	1536.25
79	900	180	900	281	900	382	1142.18
80	1023.89	181	900	282	900	383	1143.21
81	924.86	182	900	283	900	384	1144.25
82	900	183	900	284	900	385	1144.25
83	900	184	900	285	900	386	1144.25
84	900	185	900	286	900	387	1144.25
85	900	186	900	287	900	388	1144.25
86	900	187	900	288	1285.88	389	1144.25
87	900	188	900	289	1135.78	390	1145.17
88	900	189	900	290	900	391	1145.17
89	900	190	1153.26	291	900	392	1145.17
90	900	191	1226.88	292	900	393	1145.17
91	900	192	900	293	900	394	1542.87
92	900	193	900	294	900	395	755.9
93	900	194	900	295	900	396	708.3
94	900	195	900	296	900	397	704.9
95	900	196	900	297	900	398	701.6
96	900	197	900	298	900	399	697.5
97	900	198	900	299	900	400	693.3
98	900	199	900	300	900	401	689.9
99	900	200	900	301	1796.76	402	686.6
100	900	201	900	302	900	403	682.5
101	900	202	900	303	900	404	PARK