## Key Reasons to Buy

An investment hotspot with direct links to **Coimbatore, Annur, Puliampatti, Avinashi, and Tiruppur** — promising rapid appreciation and high potential returns.

Settle by the sacred Melai **Tirupati — Mondipalayam.** Serene temple-front living with easy access to Coimbatore, **Avinashi and Tiruppur.**

***Ideal For Families And Investors Seeking Calm, Culture & Connectivity.***

- Prime Location With Easy Access
- Well-developed Infrastructure
- Potential For Property Appreciation
- Perfect Legal Documentation
- Post Purchase Guidance For Easy Construction
- Proximity To Educational Institutions And Hospitals
- Dtcp & Rera Approved Plots
- Upto 80% Loan Facility Available Investment Potential

## Excellence Built Into Every Structure We Create

**1 BHK**
Land Area 700 Sqft
Bu Area 450 Sqft
16.75 Lacs*

**2 BHK**
Land Area 1200 sqft
Bu Area 700 sqft
27.5 Lacs*

**2 BHK G+1**
Land Area 700 sqft
Bu Area 850 sqft
24.75 Lacs*

*Unbelivable OFFER!*



80% Bank Loan Facility Available

LIC HFL — LIC HOUSING FINANCE LTD
HDFC HOME LOANS — WITH YOU, RIGHT THROUGH
pnb Housing Finance Limited
KVB Karur Vysya Bank — Smart way to bank

Seeking an IDEAL HOME?
*we've got you covered!*

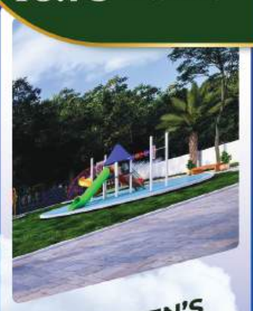
MADURAM

MADURAM

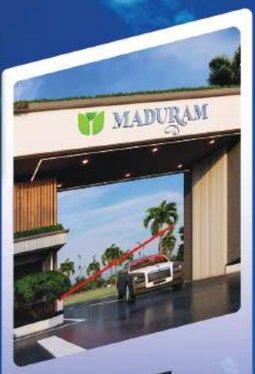
# MORE THAN A HOME

A COMPLETE LIFESTYLE

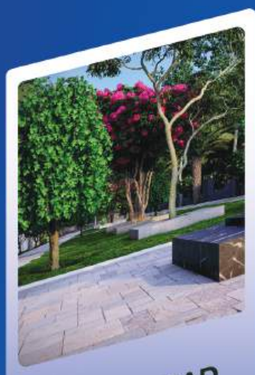
80% BANK LOAN Facility Available
Villas Starts from 16.75 Lakhs*



CHILDREN'S PLAY PARK



FRONT ENTRANCE ARCH



33 FEET ROAD



INDIVIDUAL WATER PIPELINE

APPROVED DTCP APPROVED

Mondipalayam, Annur

# Why?

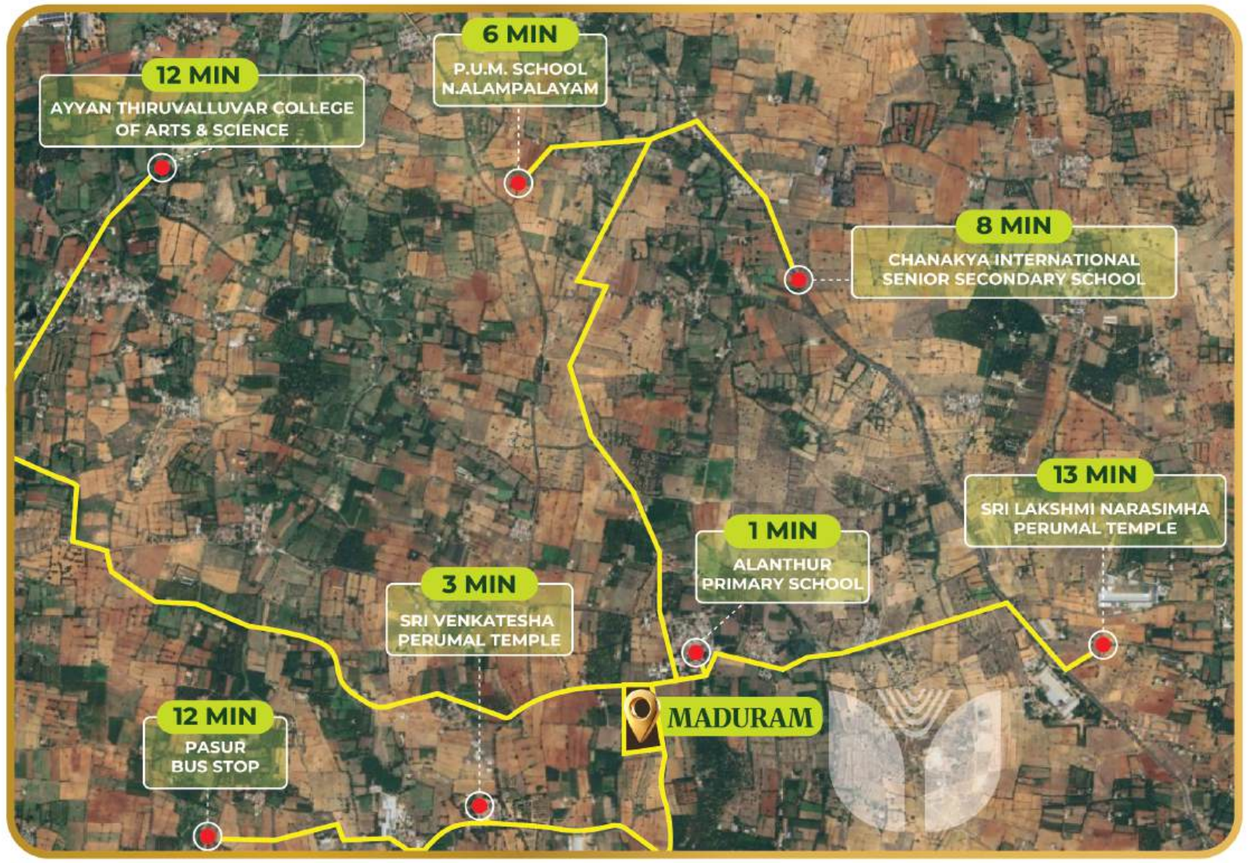
MADURAM

- Children's Play Park
- Front Entrance Arch
- 33 Feet Road
- Drainage
- Tree Lined Avenues
- Solar Street Light
- Individual Water Pipeline
- Overhead Tank

**5 Mins**
to the most popular Perumal temple and Saibaba Temple

**10 Mins**
to Annur-Sathyamangalam National Highway

**15 Mins**
to International schools and Colleges




## Accessibility

| | | | |
|---|---|---|---|
| 12 KM | Annur | 13 KM | Avinashi |
| 18 KM | Thekkalur (railway station) | 25 KM | Karumathampatti / Coimbatore NH544 |
| 35 KM | Coimbatore Airport (~45 min drive) | | |

***This zone forms a triangle of growth between Coimbatore's expansion, Tiruppur's textile base, and Avinashi's highway corridor.***

## Macro Development Drivers

**Proximity to Industrial Growth**

The Avinashi–Annur–Thekkalur belt houses 1000+ textile & garment SMEs.

Best Corporation, Eastman Exports, Royal Classic Mills, Lux Industries, and Thekkalur Industrial Estate employ thousands.

**Infrastructure & Access**

Wide roads from Annur–Cheyur–Avinashi, good for logistics and residential commuting.

Power supply via Avinashi EB grid, and water via borewell & Bhavani schemes.

Close to NH544, Cbe Airport, and Proposed Cbe – Avinashi – Tiruppur bypass upgrades.

**Education Belt Advantage**

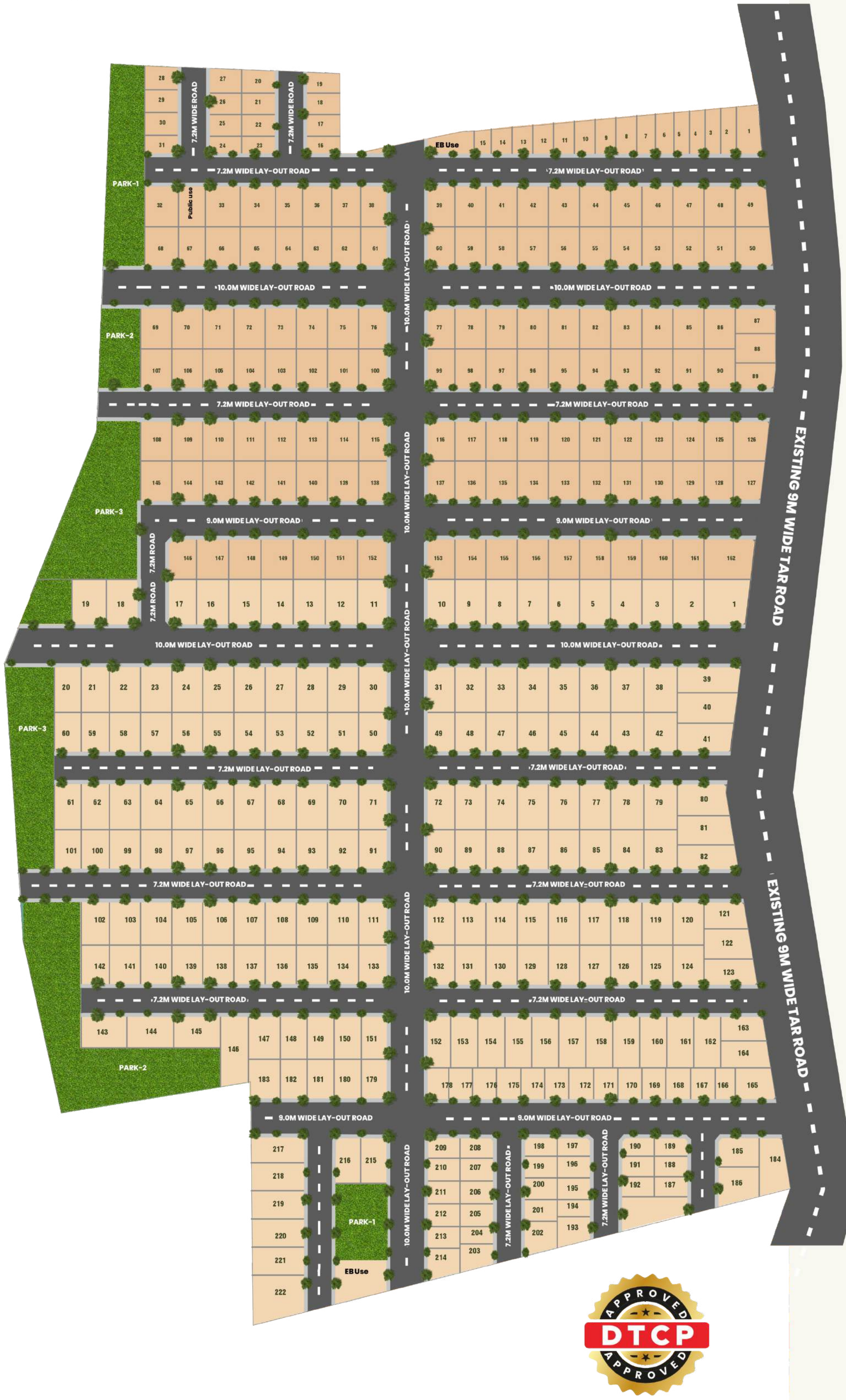
Within 15–30 min

- Nava Bharath National Sch (CBSE)
- K.G. Matriculation
- Swami Vivekananda Matric
- Sri Hayagreevar Vidhyalaya
- Gandhiji Govt. HSS

Several nursery and matric schools in Cheyur, Sevur, Thekkalur

MADURAM

# SITE PLAN




# AREA STATEMENT

## PHASE-1

| SITE NO | TOTAL SQ.FT | TOATL CENT |
|---|---|---|
| 1 | 1084 | 2.49 |
| 2 | 699 | 1.60 |
| 3 | 681 | 1.56 |
| 4 | 662 | 1.52 |
| 5 | 643 | 1.48 |
| 6 | 747 | 1.71 |
| 7 | 720 | 1.65 |
| 8 | 768 | 1.76 |
| 9 | 733 | 1.68 |
| 10 | 698 | 1.60 |
| 11 | 663 | 1.52 |
| 12 | 629 | 1.44 |
| 13 | 593 | 1.36 |
| 14 | 555 | 1.27 |
| 15 | 425 | 0.98 |
| 16 | 703 | 1.61 |
| 17 | 715 | 1.64 |
| 18 | 715 | 1.64 |
| 19 | 662 | 1.52 |
| 20 | 719 | 1.65 |
| 21 | 700 | 1.61 |
| 22 | 700 | 1.61 |
| 23 | 688 | 1.58 |
| 24 | 688 | 1.58 |
| 25 | 700 | 1.61 |
| 26 | 700 | 1.61 |
| 27 | 771 | 1.77 |
| 28 | 745 | 1.71 |
| 29 | 735 | 1.69 |
| 30 | 735 | 1.69 |
| 31 | 723 | 1.66 |
| 32 | 1300 | 2.98 |
| 33 | 1340 | 3.08 |
| 34 | 1360 | 3.12 |
| 35 | 1040 | 2.39 |
| 36 | 1120 | 2.57 |
| 37 | 1120 | 2.57 |
| 38 | 1108 | 2.54 |
| 39 | 1188 | 2.73 |
| 40 | 1200 | 2.75 |
| 41 | 1200 | 2.75 |
| 42 | 1200 | 2.75 |
| 43 | 1200 | 2.75 |
| 44 | 1200 | 2.75 |
| 45 | 1200 | 2.75 |
| 46 | 1200 | 2.75 |
| 47 | 1200 | 2.75 |
| 48 | 1200 | 2.75 |
| 48 | 1207 | 2.77 |
| 50 | 1369 | 3.14 |
| 51 | 1200 | 2.75 |
| 52 | 1200 | 2.75 |
| 53 | 1200 | 2.75 |
| 54 | 1200 | 2.75 |
| 55 | 1200 | 2.75 |
| 56 | 1200 | 2.75 |
| 57 | 1200 | 2.75 |
| 58 | 1200 | 2.75 |
| 59 | 1200 | 2.75 |
| 60 | 1188 | 2.73 |
| 61 | 1108 | 2.54 |
| 62 | 1120 | 2.57 |
| 63 | 1120 | 2.57 |
| 64 | 1040 | 2.39 |
| 65 | 1360 | 3.12 |
| 66 | 1340 | 3.08 |
| 67 | 1040 | 2.39 |
| 68 | 1300 | 2.98 |
| 69 | 1200 | 2.75 |
| 70 | 1200 | 2.75 |
| 71 | 1200 | 2.75 |
| 72 | 1200 | 2.75 |
| 73 | 1200 | 2.75 |
| 74 | 1200 | 2.75 |
| 75 | 1200 | 2.75 |
| 76 | 1188 | 2.73 |
| 77 | 1188 | 2.73 |
| 78 | 1200 | 2.75 |
| 79 | 1200 | 2.75 |
| 80 | 1200 | 2.75 |
| 81 | 1200 | 2.75 |
| 82 | 1200 | 2.75 |
| 83 | 1200 | 2.75 |
| 84 | 1200 | 2.75 |
| 85 | 1200 | 2.75 |
| 86 | 1200 | 2.75 |
| 87 | 995 | 2.28 |
| 88 | 1046 | 2.40 |
| 89 | 990 | 2.27 |
| 90 | 1200 | 2.75 |
| 91 | 1200 | 2.75 |
| 92 | 1200 | 2.75 |
| 93 | 1200 | 2.75 |
| 94 | 1200 | 2.75 |
| 95 | 1200 | 2.75 |
| 96 | 1200 | 2.75 |
| 97 | 1200 | 2.75 |
| 98 | 1200 | 2.75 |
| 99 | 1188 | 2.73 |
| 100 | 1188 | 2.73 |
| 101 | 1200 | 2.75 |
| 102 | 1200 | 2.75 |
| 103 | 1200 | 2.75 |
| 104 | 1200 | 2.75 |
| 105 | 1200 | 2.75 |
| 106 | 1200 | 2.75 |
| 107 | 1200 | 2.75 |
| 108 | 1200 | 2.75 |
| 109 | 1200 | 2.75 |
| 110 | 1200 | 2.75 |
| 111 | 1200 | 2.75 |
| 112 | 1200 | 2.75 |
| 113 | 1200 | 2.75 |
| 114 | 1200 | 2.75 |
| 115 | 1188 | 2.73 |
| 116 | 1188 | 2.73 |
| 117 | 1200 | 2.75 |
| 118 | 1200 | 2.75 |
| 119 | 1200 | 2.75 |
| 120 | 1200 | 2.75 |
| 121 | 1200 | 2.75 |
| 122 | 1200 | 2.75 |
| 123 | 1200 | 2.75 |
| 124 | 1200 | 2.75 |
| 125 | 1120 | 2.57 |
| 126 | 1281 | 2.94 |
| 127 | 1107 | 2.54 |
| 128 | 1120 | 2.57 |
| 129 | 1200 | 2.75 |
| 130 | 1200 | 2.75 |
| 131 | 1200 | 2.75 |
| 132 | 1200 | 2.75 |
| 133 | 1200 | 2.75 |
| 134 | 1200 | 2.75 |
| 135 | 1200 | 2.75 |
| 136 | 1200 | 2.75 |
| 137 | 1188 | 2.73 |
| 138 | 1188 | 2.73 |
| 139 | 1200 | 2.75 |
| 140 | 1200 | 2.75 |
| 141 | 1200 | 2.75 |
| 142 | 1200 | 2.75 |
| 143 | 1200 | 2.75 |
| 144 | 1200 | 2.75 |
| 145 | 1200 | 2.75 |
| 146 | 1208 | 2.77 |
| 147 | 1240 | 2.85 |
| 148 | 1240 | 2.85 |
| 149 | 1240 | 2.85 |
| 150 | 1240 | 2.85 |
| 151 | 1240 | 2.85 |
| 152 | 1228 | 2.82 |
| 153 | 1188 | 2.73 |
| 154 | 1200 | 2.75 |
| 155 | 1200 | 2.75 |
| 156 | 1200 | 2.75 |
| 157 | 1200 | 2.75 |
| 158 | 1200 | 2.75 |
| 159 | 1200 | 2.75 |
| 160 | 1200 | 2.75 |
| 161 | 1200 | 2.75 |
| 162 | 1875 | 4.30 |

## PHASE-2

| SITE NO | TOTAL SQ.FT | TOTAL CENT |
|---|---|---|
| 1 | 1878 | 4.31 |
| 2 | 1350 | 3.10 |
| 3 | 1350 | 3.10 |
| 4 | 1350 | 3.10 |
| 5 | 1350 | 3.10 |
| 6 | 1350 | 3.10 |
| 7 | 1350 | 3.10 |
| 8 | 1350 | 3.10 |
| 9 | 1350 | 3.10 |
| 10 | 1338 | 3.07 |
| 11 | 1383 | 3.17 |
| 12 | 1395 | 3.20 |
| 13 | 1395 | 3.20 |
| 14 | 1395 | 3.20 |
| 15 | 1395 | 3.20 |
| 16 | 1395 | 3.20 |
| 17 | 1360 | 3.12 |
| 18 | 1473 | 3.38 |
| 19 | 1485 | 3.41 |
| 20 | 1170 | 2.69 |
| 21 | 1215 | 2.79 |
| 22 | 1350 | 3.10 |
| 23 | 1350 | 3.10 |
| 24 | 1350 | 3.10 |
| 25 | 1350 | 3.10 |
| 26 | 1350 | 3.10 |
| 27 | 1350 | 3.10 |
| 28 | 1350 | 3.10 |
| 29 | 1350 | 3.10 |
| 30 | 1338 | 3.07 |
| 31 | 1338 | 3.07 |
| 32 | 1350 | 3.10 |
| 33 | 1350 | 3.10 |
| 34 | 1350 | 3.10 |
| 35 | 1350 | 3.10 |
| 36 | 1350 | 3.10 |
| 37 | 1440 | 3.31 |
| 38 | 1440 | 3.31 |
| 39 | 1599 | 3.67 |
| 40 | 1578 | 3.62 |
| 41 | 1572 | 3.61 |
| 42 | 1280 | 2.94 |
| 43 | 1280 | 2.94 |
| 44 | 1200 | 2.75 |
| 45 | 1200 | 2.75 |
| 46 | 1200 | 2.75 |
| 47 | 1200 | 2.75 |
| 48 | 1200 | 2.75 |
| 49 | 1188 | 2.73 |
| 50 | 1188 | 2.73 |
| 51 | 1200 | 2.75 |
| 52 | 1200 | 2.75 |
| 53 | 1200 | 2.75 |
| 54 | 1200 | 2.75 |
| 55 | 1200 | 2.75 |
| 56 | 1200 | 2.75 |
| 57 | 1200 | 2.75 |
| 58 | 1200 | 2.75 |
| 59 | 1080 | 2.48 |
| 60 | 1040 | 2.39 |
| 61 | 1170 | 2.69 |
| 62 | 1215 | 2.79 |
| 63 | 1350 | 3.10 |
| 64 | 1350 | 3.10 |
| 65 | 1350 | 3.10 |
| 66 | 1350 | 3.10 |
| 67 | 1350 | 3.10 |
| 68 | 1350 | 3.10 |
| 69 | 1350 | 3.10 |
| 70 | 1350 | 3.10 |
| 71 | 1338 | 3.07 |
| 72 | 1338 | 3.07 |
| 73 | 1350 | 3.10 |
| 74 | 1350 | 3.10 |
| 75 | 1350 | 3.10 |
| 76 | 1350 | 3.10 |
| 77 | 1350 | 3.10 |
| 78 | 1440 | 3.31 |
| 79 | 1440 | 3.31 |
| 80 | 1536 | 3.53 |
| 81 | 1429 | 3.28 |
| 82 | 1481 | 3.40 |
| 83 | 1280 | 2.94 |
| 84 | 1280 | 2.94 |
| 85 | 1200 | 2.75 |
| 86 | 1200 | 2.75 |
| 87 | 1200 | 2.75 |
| 88 | 1200 | 2.75 |
| 89 | 1200 | 2.75 |
| 90 | 1188 | 2.73 |
| 91 | 1188 | 2.73 |
| 92 | 1200 | 2.75 |
| 93 | 1200 | 2.75 |
| 94 | 1200 | 2.75 |
| 95 | 1200 | 2.75 |
| 96 | 1200 | 2.75 |
| 97 | 1200 | 2.75 |
| 98 | 1200 | 2.75 |
| 99 | 1200 | 2.75 |
| 100 | 1080 | 2.48 |
| 101 | 1040 | 2.39 |
| 102 | 1161 | 2.67 |
| 103 | 1290 | 2.96 |
| 104 | 1290 | 2.96 |
| 105 | 1290 | 2.96 |
| 106 | 1290 | 2.96 |
| 107 | 1290 | 2.96 |
| 108 | 1290 | 2.96 |
| 109 | 1290 | 2.96 |
| 110 | 1290 | 2.96 |
| 111 | 1278 | 2.93 |
| 112 | 1278 | 2.93 |
| 113 | 1290 | 2.96 |
| 114 | 1290 | 2.96 |
| 115 | 1290 | 2.96 |
| 116 | 1290 | 2.96 |
| 117 | 1290 | 2.96 |
| 118 | 1290 | 2.96 |
| 119 | 1290 | 2.96 |
| 120 | 1290 | 2.96 |
| 121 | 1109 | 2.55 |
| 122 | 1254 | 2.88 |
| 123 | 1323 | 3.04 |
| 124 | 1200 | 2.75 |
| 125 | 1200 | 2.75 |
| 126 | 1200 | 2.75 |
| 127 | 1200 | 2.75 |
| 128 | 1200 | 2.75 |
| 129 | 1200 | 2.75 |
| 130 | 1200 | 2.75 |
| 131 | 1200 | 2.75 |
| 132 | 1188 | 2.73 |
| 133 | 1188 | 2.73 |
| 134 | 1200 | 2.75 |
| 135 | 1200 | 2.75 |
| 136 | 1200 | 2.75 |
| 137 | 1200 | 2.75 |
| 138 | 1200 | 2.75 |
| 139 | 1200 | 2.75 |
| 140 | 1200 | 2.75 |
| 141 | 1200 | 2.75 |
| 142 | 1080 | 2.48 |
| 143 | 1386 | 3.18 |
| 144 | 1418 | 3.26 |
| 145 | 1418 | 3.26 |
| 146 | 1768 | 4.06 |
| 147 | 1281 | 2.94 |
| 148 | 1092 | 2.51 |
| 149 | 1092 | 2.51 |
| 150 | 1092 | 2.51 |
| 151 | 1143 | 2.62 |
| 152 | 1288 | 2.96 |
| 153 | 1300 | 2.98 |
| 154 | 1300 | 2.98 |
| 155 | 1300 | 2.98 |
| 156 | 1300 | 2.98 |
| 157 | 1300 | 2.98 |
| 158 | 1300 | 2.98 |
| 159 | 1300 | 2.98 |
| 160 | 1300 | 2.98 |
| 161 | 1300 | 2.98 |
| 162 | 1300 | 2.98 |
| 163 | 1035 | 2.38 |
| 164 | 1153 | 2.65 |
| 165 | 1171 | 2.69 |
| 166 | 624 | 1.43 |
| 167 | 752 | 1.73 |
| 168 | 720 | 1.65 |
| 169 | 736 | 1.69 |
| 170 | 736 | 1.69 |
| 171 | 752 | 1.73 |
| 172 | 768 | 1.76 |
| 173 | 736 | 1.69 |
| 174 | 736 | 1.69 |
| 175 | 752 | 1.73 |
| 176 | 736 | 1.69 |
| 177 | 736 | 1.69 |
| 178 | 756 | 1.74 |
| 179 | 1088 | 2.50 |
| 180 | 1040 | 2.39 |
| 181 | 1040 | 2.39 |
| 182 | 1188 | 2.73 |
| 183 | 1382 | 3.17 |
| 185 | 1263 | 2.90 |
| 186 | 1361 | 3.12 |
| 187 | 648 | 1.49 |
| 188 | 665 | 1.53 |
| 189 | 688 | 1.58 |
| 190 | 688 | 1.58 |
| 191 | 665 | 1.53 |
| 192 | 648 | 1.49 |
| 193 | 843 | 1.94 |
| 194 | 560 | 1.29 |
| 195 | 700 | 1.61 |
| 196 | 700 | 1.61 |
| 197 | 688 | 1.58 |
| 198 | 688 | 1.58 |
| 199 | 700 | 1.61 |
| 200 | 700 | 1.61 |
| 201 | 700 | 1.61 |
| 202 | 1003 | 2.30 |
| 203 | 768 | 1.76 |
| 204 | 560 | 1.29 |
| 205 | 735 | 1.69 |
| 206 | 735 | 1.69 |
| 207 | 735 | 1.69 |
| 208 | 758 | 1.74 |
| 209 | 758 | 1.74 |
| 210 | 735 | 1.69 |
| 211 | 735 | 1.69 |
| 212 | 735 | 1.69 |
| 213 | 700 | 1.61 |
| 214 | 927 | 2.13 |
| 215 | 1248 | 2.87 |
| 216 | 1248 | 2.87 |
| 217 | 1398 | 3.21 |
| 218 | 1404 | 3.22 |
| 219 | 1397 | 3.21 |
| 220 | 1390 | 3.19 |
| 221 | 1383 | 3.17 |
| 222 | 2096 | 4.81 |

APPROVED
DTCP
APPROVED