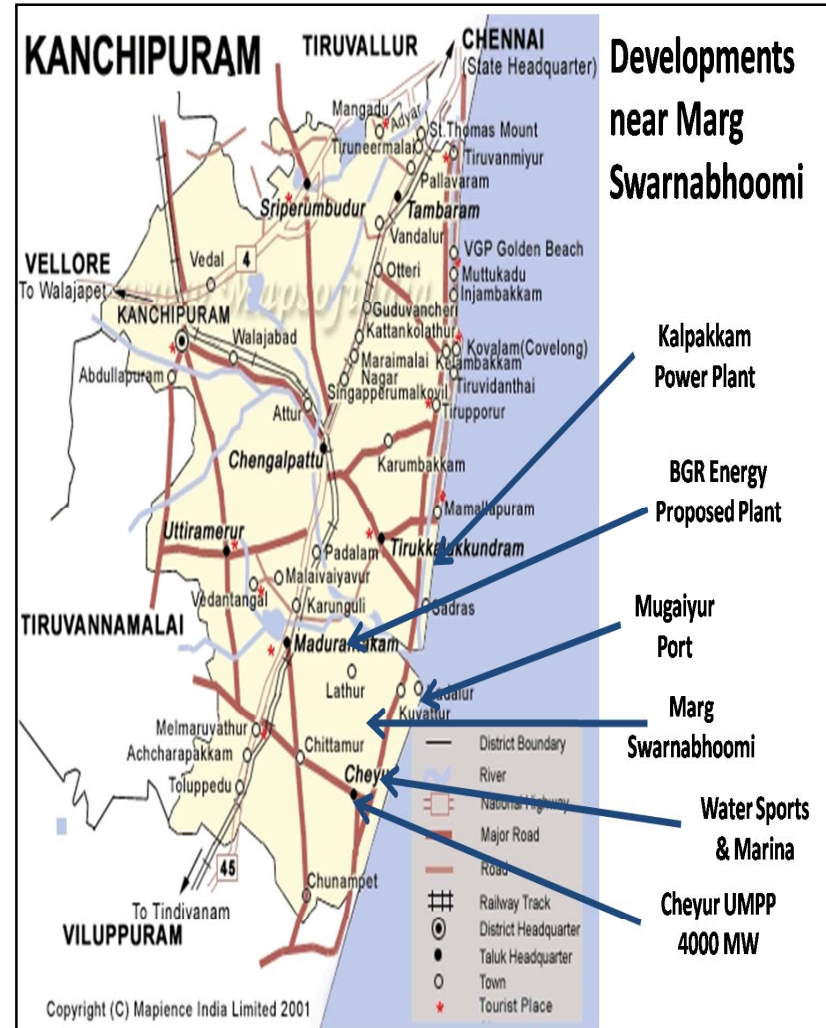
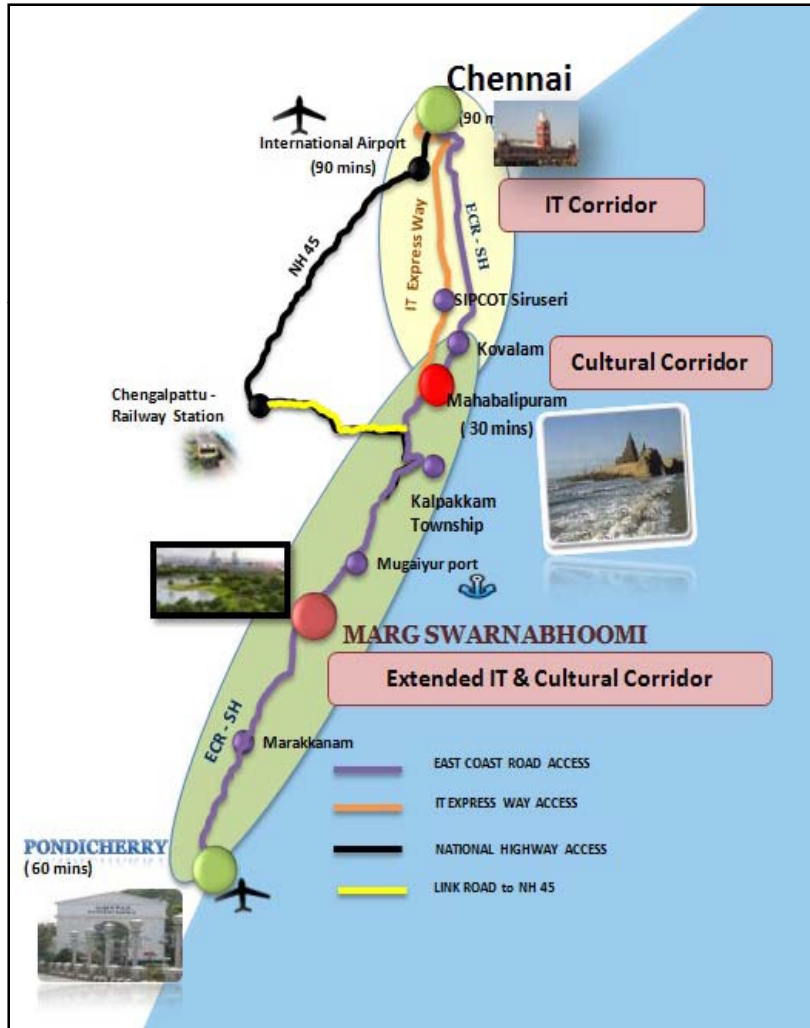


DEVELOPMENTS IN AND AROUND MARG SWARNABHOOMI

LOCATION ADVANTAGE



GOVT. INITIATIVES

- ❖ Tamil Nadu government is proactively encouraging the development of Chennai as a commercial destination by providing good infrastructural facilities
- ❖ It has undertaken various projects for the development of the area , in and around Chennai.
- ❖ Besides govt of India has plans for various projects in Tamil Nadu, which is expected to facilitated growth and development of industry in the state
- ❖ Two noticeable project planned by govt. of India are:
 - Third Desalination Plant
 - UMPP at Cheyyur

Proposed Projects Near MARG Swarnabhoomi

Navigation to Cuddalore, through Buckingham canal	Via Swarnabhoomi
MRTS from Perungudi to Cuddalore	via Swarnabhoomi
Widening and improvement of ECR	SH49
Underconstruction of Desalination plant at Nemili (capacity 100 MLD)	Near Swarnabhoomi
Kalapakkam Power Project (Prototype fast breeder reactor)- Capacity 500 MW	Near Swarnabhoomi
Port at Mugaiyur	5 Kms from Swarnabhoomi
4000 MW UMPP at Cheyyur	Near Swarnabhoomi

UMPP AT CHEYYUR

- ❖ To meet the Power demand GOI planned to set up 16 Ultra Mega Power Projects (each of over , 4000 MW) across India
- ❖ Each project requires an investment of around Rs.20,000 crore
- ❖ One of the UMPP plant is coming up in Cheyyur
- ❖ It is a 4,000MW coal-based power project
- ❖ Environmental studies for the Cheyyur project are expected to be completed by April
- ❖ The government plans to invite bids for the project by July
- ❖ *UMPPs follow a competitive tariff-based bidding in which a special purpose vehicle (SPV) is set up to reduce risk perception and increase investor confidence*



THIRD DESALINATION PLANT

- ❖ Chennai is expected to witness a 400 MLD water shortage. Out of this, 200 MLD can be supplied from the 100MLD desalination plants in Minjur and Nemmeli, but there would still be a shortage of 200 MLD, for which the third desal plant is under proposal
- ❖ The state government is preparing a Detailed Project Report (DPR) to set up a third desalination plant with 200 million litres per day (MLD) capacity to meet the growing water needs of the city.
- ❖ The government is planning to set up the 200 MLD desalination plant near Kancheepuram
- ❖ The desalination plant was a viable option for the state due to a long coastline
- ❖ The capacity of the proposed plant can be upgraded further based on demand



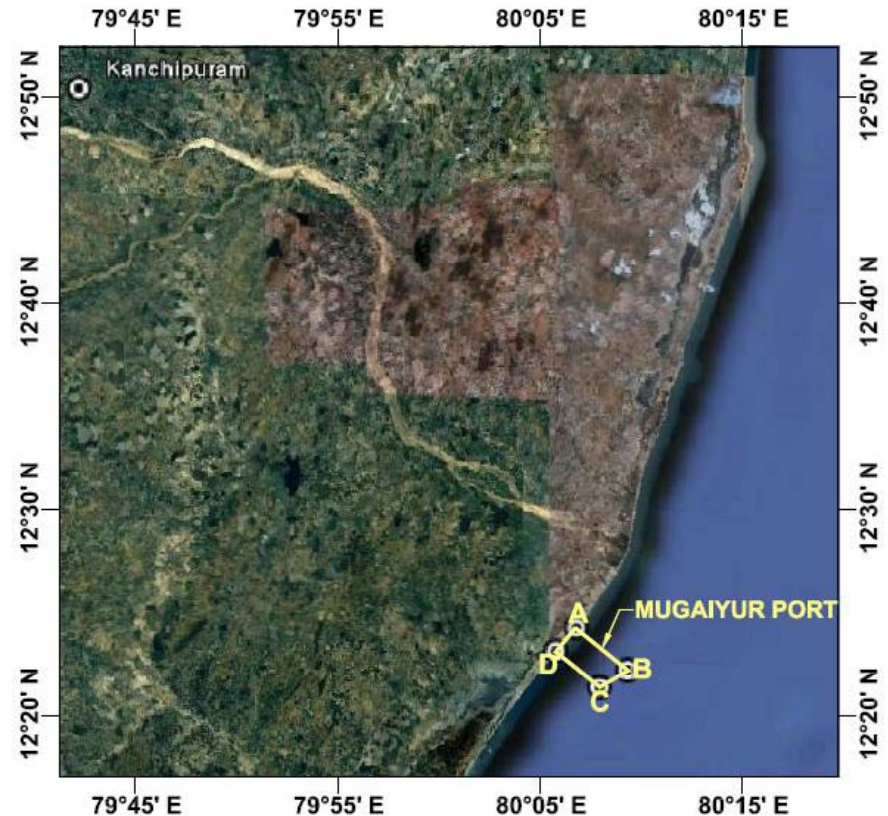
ECR ROAD EXTENSION FROM 2 LANE TO 6 LANE

- ❖ Located Bang on Scenic East Coast Road, between Chennai and Puducherry
- ❖ Located on SH 49 and NH 45
- ❖ Widening of ECR is proposed and it will be made to a six lane road.
- ❖ Connected to Major cities like Puducherry, Chennai and Bangalore via excellent Road network



MUGAIYUR PORT

- ❖ Mugaiyur port developed by MARG Ltd., is a minor port with shipyard, located in Kanchipuram district.
- ❖ Mugaiyur Port is only 5 Kms from MARG Swarnabhoomi
- ❖ Planned capacity of the port is five million tonnes per annum (5MTA)



ASCENDAS INTEGRATED TOWNSHIP

- ❖ Singaporean based developers Ascendas, Japanese Engineering and construction company JGC and Mizuho Corporate bank will be developing a multipurpose, environmental friendly community, in OMR, 50 kms from Chennai
- ❖ The integrated township will house a multiservice SEZ, attracting industries such as IT/ITES, manufacturing and logistics etc
- ❖ It is developed to facilitate the entry of Japanese companies in India
- ❖ The total area of the project is 1450 and the phase-wise development will commence, with start up area of 400 acres



ASCENDAS INTEGRATED TOWNSHIP

- ❖ Necessary infrastructure is planned keeping in mind the entrance of Japanese Companies.
- ❖ For integrated community infrastructure is developed under following heads
 - ❖ Industrial infrastructure for manufacturers
 - ❖ Business Parks and support facilities for Head Quarters and Decision Centers
 - ❖ Lifestyle and Social infrastructure for living socializing and recreation
- ❖ Development Plan
 - ❖ Total Area: 1450 acres
 - ❖ Start-up Area: 400 acres

Development Plan (provisional)

Land Usage	Area (acres)
IT / ITES	100
Manufacturing, logistics	900
Living area	200
Commercial facilities	50
Schools	50
Golf club	150
Total	1,450

Note: The development mix is tentative and may alter during the course of preparation of the Master Plan

PONDICHERRY FACTOR

**Heralding world class flying experience
for the people of Puducherry**


Dr. Iqbal Singh
Hon'ble Lieutenant Governor,
Puducherry


Shri N. Rangasamy
Hon'ble Chief Minister,
Puducherry


Smt. Sonia Gandhi
Hon'ble Chairperson, UPA


Dr. Manmohan Singh
Hon'ble Prime Minister of India


Shri Ajit Singh
Hon'ble Union Minister for
Civil Aviation


Shri K. C. Venugopal
Hon'ble Union Minister of State for
Civil Aviation

Inauguration of

New Terminal Building

at
Puducherry Airport

By
Shri Ajit Singh
Hon'ble Union Minister for Civil Aviation

Date : 9th February, 2013
Time : 11.00 AM
Venue : Puducherry Airport



RECENT INFRASTRUCTURE DEVELOPMENTS:

ANS Infrastructure

- Integrated Network Upper Airspace Harmonization in Chennai FIR.
- Implementation of ADS-B Surveillance.
- Data link based clearance delivery system.

Airport Infrastructure

- New Terminal Buildings at Chennai, Kolkata, Raipur, Lucknow & Indore.

Salient Features :-

- Salient contemporary design with dynamic form of roof conceptualized with blue glass and trusses.
- High roof providing adequate volume of space.
- Large space for distribution hall.
- Shri Ajit Singh Terminal Building (T1) is the roof for natural light to reduce Energy costs.
- Color Coated Double Deck truss structure.
- Control canopy (2-hall) supported on V shaped steel columns.
- Check in counters.
- Escalator (Kolkata and Chennai) 1.10 m length - 20m.
- Airport parking bay - 2 cr. 40 to 72,000 sq. ft. 4000 Car parking, VIP 10 cars, General 50 cars.

Ministry of Civil Aviation
Government of India

- 55 kms from MARG Swarnabhoomi
- 60 mins drive to Pondicherry airport
- Prominent Education/Tourism hub
- 20% of residential buyers from Pondicherry

MARG SWARNABHOOMI ON THE NEW GROWTH CORRIDOR

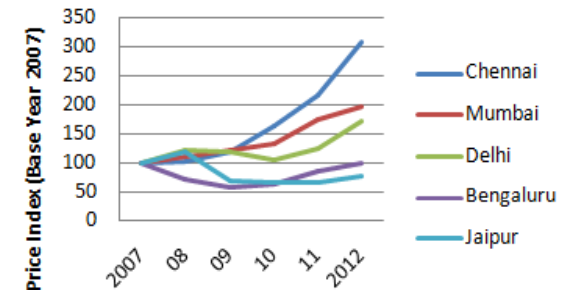
Since 2008, Chennai city has been leading the growth in residential values amongst all the cities of India. With Chennai city getting congested and expensive, the growth trend is continuing on its outskirts. ECR constructed in 1998 has created a new growth corridor. Land prices have trebled over past 5 years¹ Numerous new projects on ECR are driving future growth like:

- ❖ Tourism projects like water sports parks, marine beach resorts, arts, culture & meditation facilities etc
- ❖ Infrastructure projects like De-sal plants at Nemelli and Pattipulam, UMPP's (4000 MW) at Cheyyur & Markanam, power plant at Kalpakkam etc
- ❖ Industries & IT Parks on OMR / Siruseri, new manufacturing facilities like the BGR-Hitachi Power Equipment Plant etc

MARG Swarnabhoomi is located in the midst of the action and is contributing to the while realising its benefits.

1. Property Price Trend in ECR; Guideline value register of Tamil Nadu

**City Wise Housing Price Index
(National Housing Board - Residex)**



Land Price Trends on ECR

