



MERLOAM

Presents

Park Town

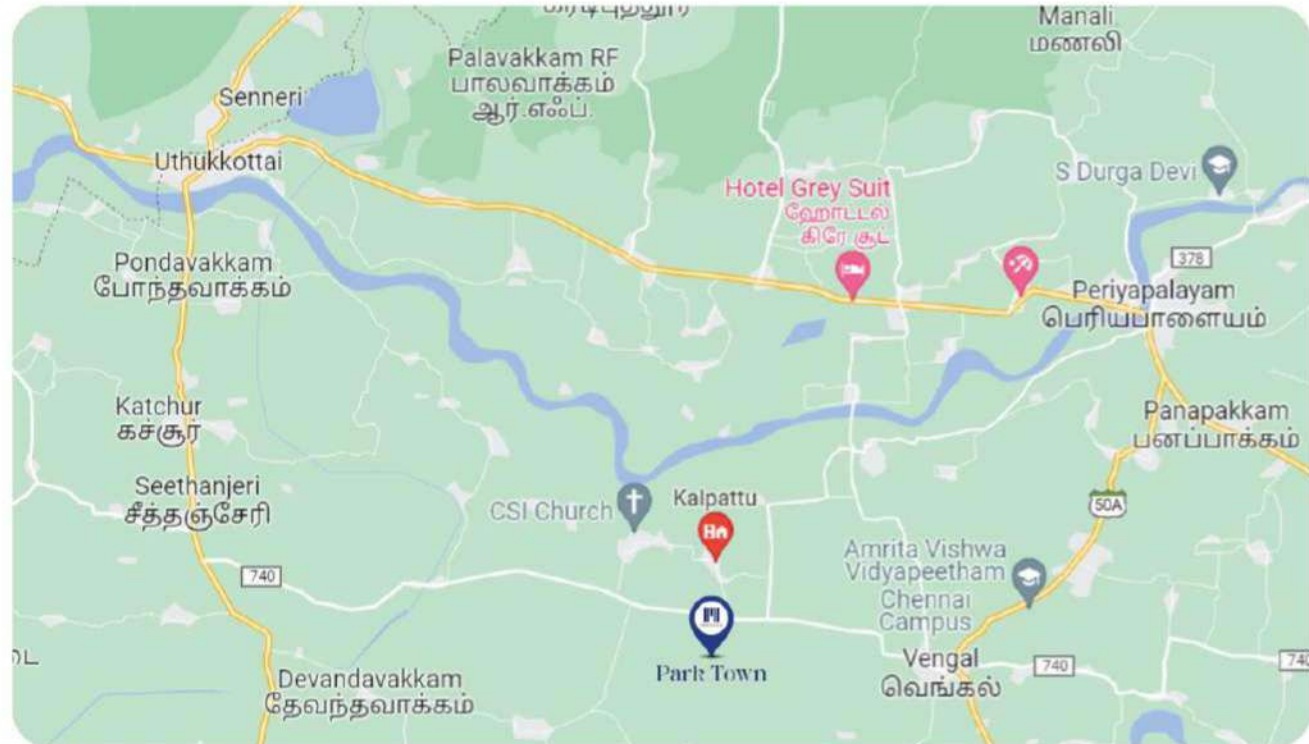
VENGAL

An Integrated Residential Township
Your Insurance for a Rainy Day



What is Park Town?

Park town is a 181-acre premium plotted layout in Vengal, near Thamaraipakkam. Located near the Meyyur Reserve Forest, the location is serene and offers a pollution-free environment with pristine air.



Why is Park Town an Investor's Delight?



Easily accessible from major roads like the Ring Roads, National Highways and Expressways



Bang opposite the upcoming 1703-acre "Tamil Nadu Knowledge City" (TIDCO)



Proposed CMDA expansion covers site location



Just 30 minutes from Pattabiram TIDEL Park



Site location is adjacent to the 1400 acres Meyyur Reserve



Fertile red soil with good drainage capacity



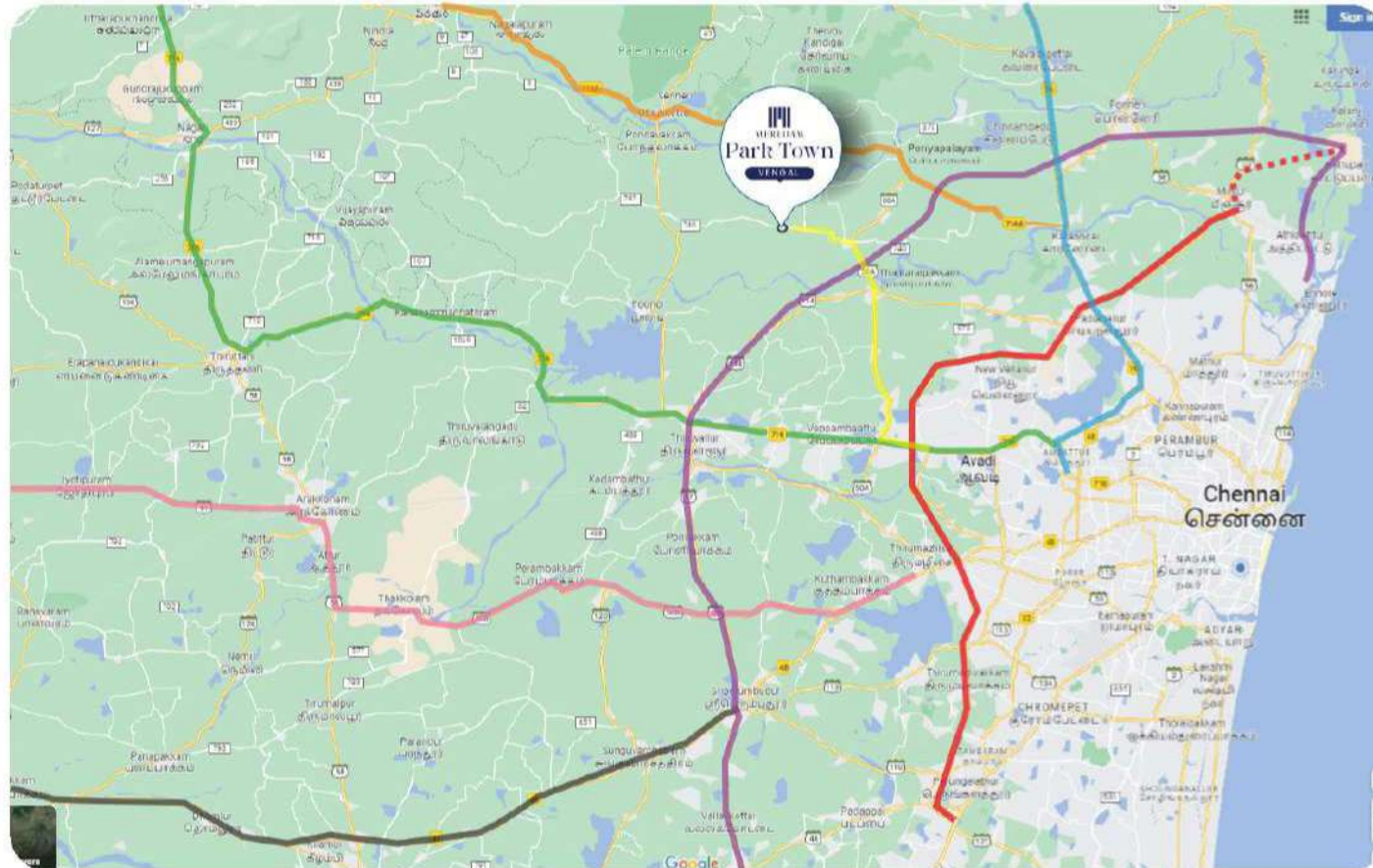
Elevated plots (zero waterlogging)



Quick appreciation in a short time



Easily Accessible from Major Roads



-  **National Highway 716**
(Chennai - Tirupati)
-  **National Highway 716A**
(Thachoor - Chittoor)
-  **Outer Ring Road**
(Minjur - Vandalur)
-  **Peripheral Ring Road**
(Ennore Port - Mamallapuram)
-  **Grand Northern Trunk Road**
-  **Upcoming Bengaluru-Chennai Expressway (NE-7)**
-  **Existing Bangalore Highway**
-  **Adani Kattupalli Port via Outer Ring Road**
-  **Towards Pattabiram TIDEL Park**

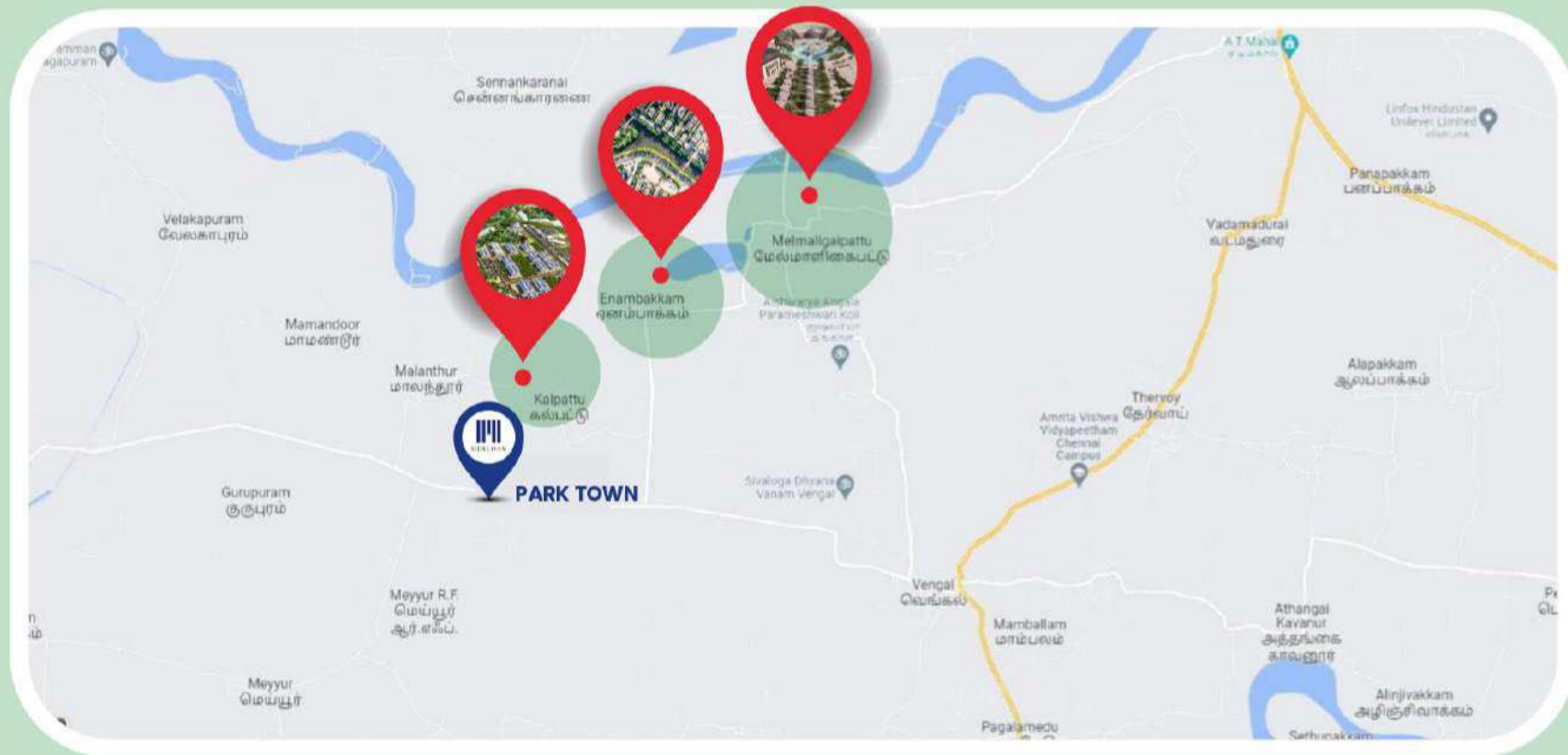


Located in the Center of Action



- Pattabiram TIDEL Park
- Thamarai Pakkam
- Knowledge City (TIDCO)

The Tamil Nadu Knowledge City (TIDCO) will Come Up in the Following Locations as per the G.O

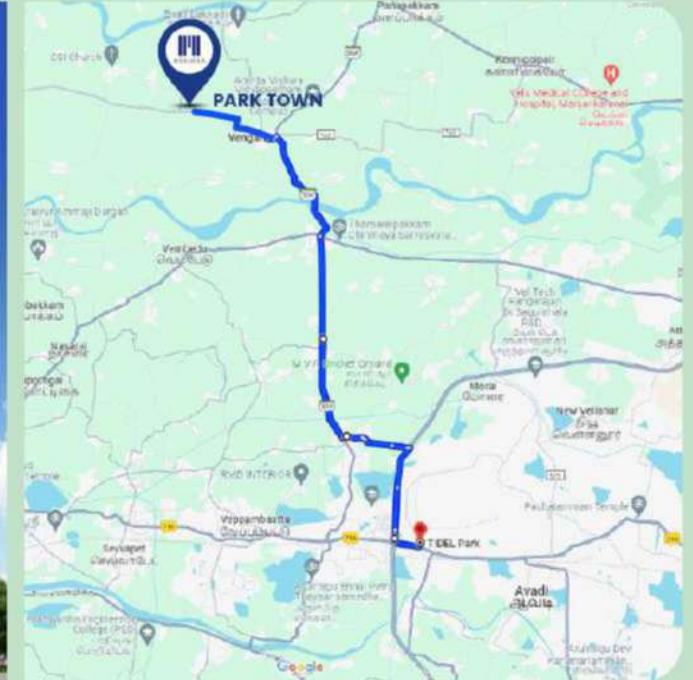


Proposed CMDA Expansion Covers the Site Location



CMDA is proposing the notification of Kancheepuram, Minjur, Tiruvallur, Thirumazhisai, and Chengalpattu as New Town development areas, aiming to facilitate balanced growth and improved infrastructure in housing, commercial, and industrial sectors following the expansion of the Chennai Metropolitan Area

Close to Pattabiram Tidel Park



Pattabiram TIDEL Park is Just 30 mins away from Park Town.

SIPCOT Industrial Park near Periyapalayam is Just 30 Mins away from Park Town

**Michelin India
Private Limited
(Michelin UCH)**



**Laulagun Bearings
India Pvt Ltd**



Brakes India Private Ltd



Reasons to Live in Park Town



Safe and serene environment



Pristine and pollution free air



15 acre park provided inside the township



Clean groundwater



24X7 hrs security



Easily accessible by bus

Your wellbeing is our priority

Travel less for a comfortable lifestyle.
All essentials are just a hop, skip and jump away.

**Amrita Vishwa
Vidyapeetham College,
Vengal**
(5 min from
Park Town)



**GT Vidhya Mandir
Vengal**
(5 min from
Park Town)



10 min to the
**luxurious Hotel
Grey Suit (3-star hotel)**



3 min to the
near by **Vengal
Police Station**



Project Highlights



Project size:
181 ACRES



Premium layout with
**60/40/30 FEET
ROADS**



Layout arch for
Phase 2



Colleges nearby

Space allocated for community
hall, commercial centre, shops,
post office and schools



Higher Secondary
School near by



Transformer installed
inside the site



EB lines already
installed



Fencing
provided*



Phase 2

Park Town
INTEGRATED RESIDENTIAL TOWNSHIP

VENGAL

Dtcp approved plots bearing approval No.1289/89, No.25, Vembedu Village, Uthukottai Taluk, Thiruvallur district, Tamil Nadu.



Plots @
**UNBELIEVABLE
PRICES!**

Do you really have to think twice?

