

Brief Report on 11.26 Acres Site for Mixed Land Use Development

Here is MAMS Capital's proposal for an industrial estate/township in Tamil Nadu. Our model features self-contained facilities, and we promote a walk-to-work culture in an environment-friendly development.

 **by Mehshan Arshad**

© 2023 MAMS INFRA (A part of THE MAMS GROUP). All Rights Reserved. Be A Visionary



LOGISTIC PARK



© 2023 MAMS INFRA (A part of THE MAMS GROUP). All Rights Reserved. Be A Visionary

Proposed Development Model

Non-Polluting Industrial Plots

We offer 500 sqm plots for sustainable, eco-friendly industries.

IT Park/Plug-and-play Smart Office

Fully furnished office building covering 1 acre of the site area ready to move in.

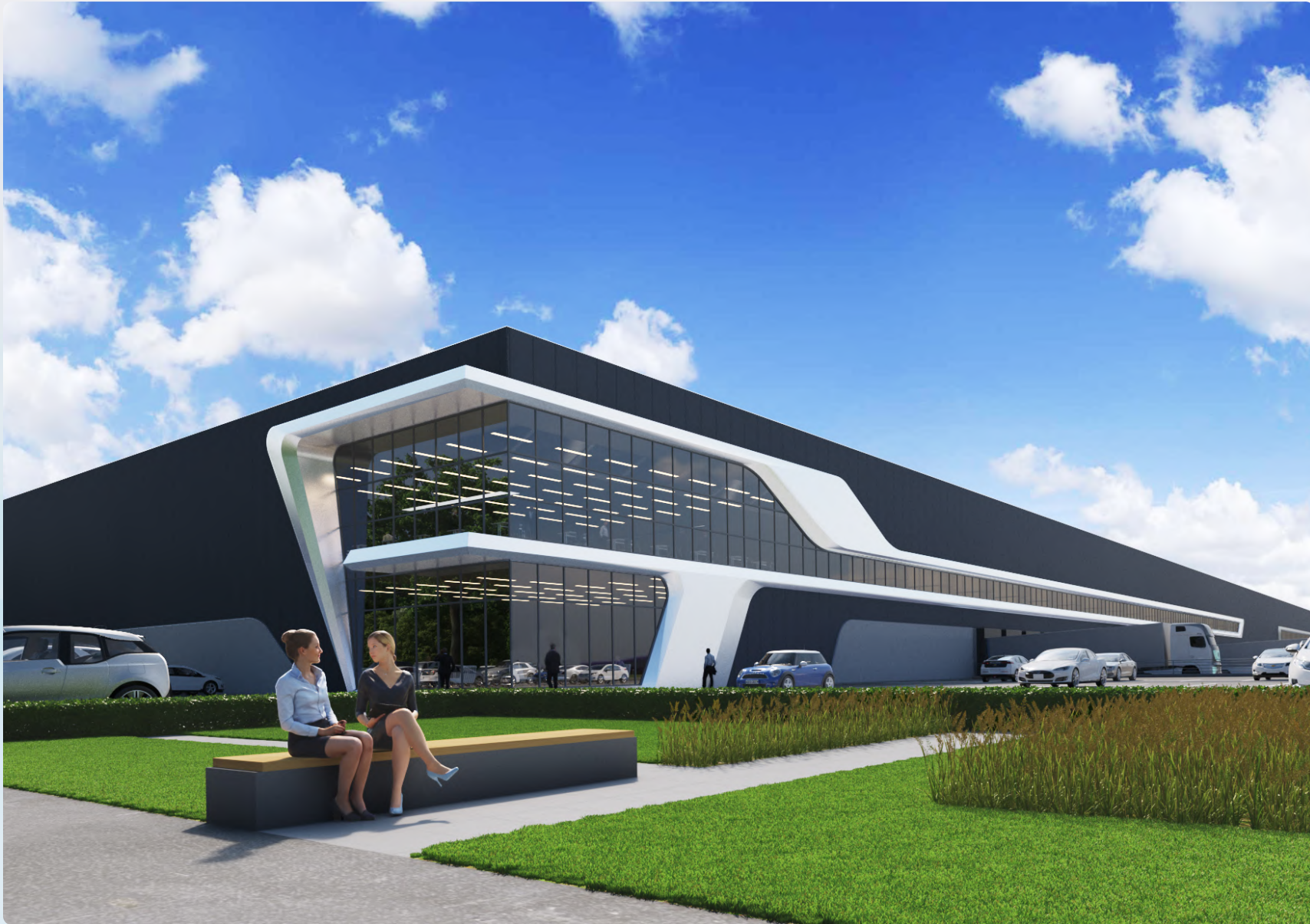
Serviced Apartments

1 acre dedicated to fully functional and furnished studios and apartments.

Affordable Housing

2 acres reserved for affordable housing.

IT PARK

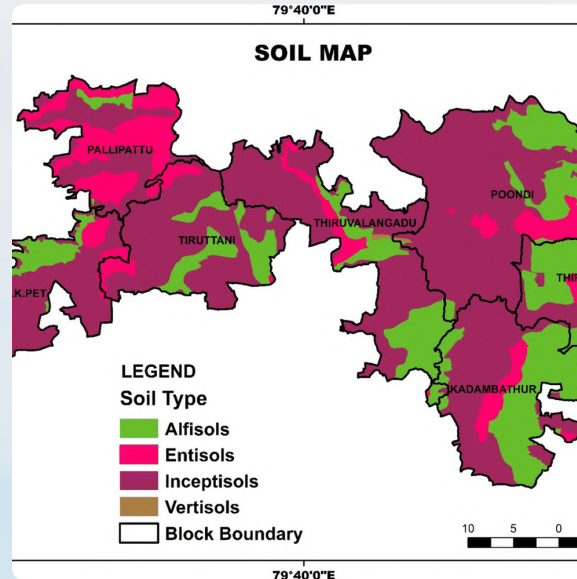


IT Park+Serviced Apartments+Commercial+Shopping Area



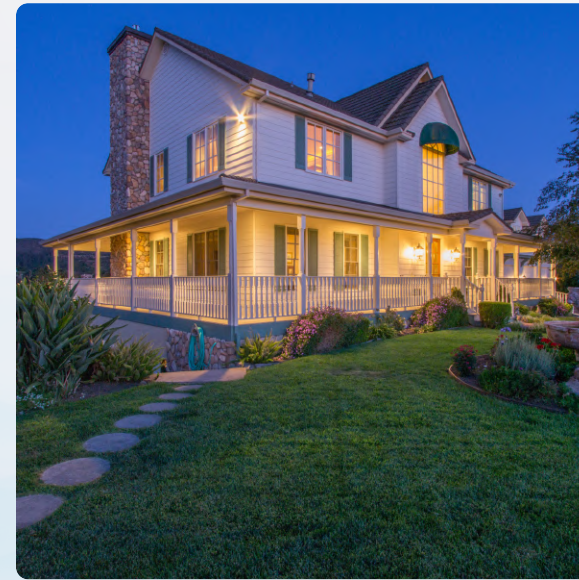
© 2023 MAMSINFRA (A part of THE MAMS GROUP). All Rights Reserved. Be A Visionary

Current Site Location



Neighbouring Sri City Andhra

Our site is adjacent to the established TADA
Nellore Sri City area.



Local Real Estate Scenario

The current real estate offers 2 BHK flats and
plots ranging from 1290 sqft to 484 yards, just
7 km away from our site.

MAMS Prospects

Development-Friendly State

Our project aligns with the state's focus on sustainable and modern development.

1

Talent Pool

Tamil Nadu boasts a highly educated and skilled workforce.

2

3

Sustainable Environment-Friendly Development

We promote eco-friendly living and a walk-to-work culture.

Financial Viability Study



Project Cost

The development model includes plots covering 6.26 acres and the IT park/plug-and-play smart office and serviced apartments allocation as already mentioned.



Developer's Profit

The developer's profit is estimated to be on very higher side.



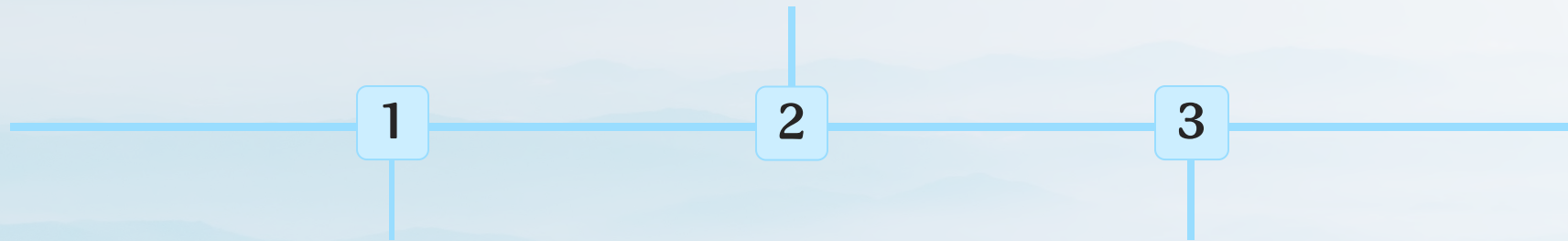
Sale Proceeds

The estimated sale proceeds from developed plots are expected to be more than normal scenario in crores. From the IT park/plug-and-play smart office, we expect more profits than usual sale proceeds.

Integrated Industrial Township

Affordable Housing

The site area is 1 acre with a saleable area of 71,874 sqft.



IT Park

The site area is 1.5 acres with a saleable area of 29,744.5 sqft.

Local Shopping Centre

The site area is 0.5 acres with a saleable area of 26,000 sqft.

IT Building + Affordable Housing + Shopping Mall



The Ideal Investment



The Path to Profitability

Site Area

11.26 acres

Environment

Our integrated township offers eco-friendly design with sustainable materials, reducing our carbon footprint.

Development Model

We offer a non-polluting industrial plot of 500 Sqm each and two acres for affordable housing. We also provide IT park, serviced apartments, and recreational centers.