

Estancia IT SEZ - Guduvancheri, Chennai



An Integrated Township

Estancia IT SEZ is a notified SEZ and the first project of its kind in Chennai, providing a totally integrated township for discerning IT professionals to work and live, away from the congestion and pollution of the city.

- Project ID : J407681191
- Builder: L&T Arun Excello Realty Pvt,Ltd.
- Properties: Apartments / Flats, Residential Plots / Lands
- Location: Estancia IT SEZ, GST Road, Guduvancheri, Chennai (Tamil Nadu)
- Completion Date: Sep, 2011
- Status: Started

Description

Arun Excello Group of Companies have been active in the corporate arena involved in engineering and construction projects since the nineteen eighties. The group is strongly supported by a professional team of engineers, architects, designers, consultants and most of all, a highly skilled and dedicated workforce. Their professional approach has gained them a respected name. The Arun Excello Group is highly regarded in terms of reputation for completion of cost effective turn - key multi discipline projects within a committed time frame.

Estancia IT SEZ is a notified SEZ and the first project of its kind in Chennai, providing a totally integrated township for discerning IT professionals to work and live, away from the congestion and pollution of the city. Located on the GST (NH 45) Road in Guduvanchery, just a 20-minute drive from the airport, it is spread over an area of 82 acres. Surrounded by lakes and hills it already has a resort like environment. Adding to the natural beauty will be the landscaped campus of Estancia, serene and environmental friendly, to accommodate around 50,000 people. Estancia will consist of three major components developed under three SPVs, promoted by the Larsen & Toubro Limited and Arun Excello Infrastructure Pvt Ltd.,

Details:

- 27 acres IT Special Economic Zone (SEZ) with 3.04 M sq.ft of office space.
- 41 acres Residential Gated Township with over 2000 apartments
- 11 acres Commercial and retail development with a Hotel Service apartment (By Holiday Inn) and a Mall cum Multiplex.
- 3 acres for a school run by Vidya Mandir (Mylapore).
- The total project, spread over approx. 82 acres is expected to be completed in two phases by 2010 or even earlier as per demand.

Estancia will no doubt rival similar townships in Singapore and Hong Kong in scale and grandeur on completion. The major component of Estancia is the IT Park, Which is a notified Special Economy Zone (SEZ). Hence all the IT /ITES companies choosing to locate with in this IT SEZ will get all the exemptions on taxes and duties such as Sales tax, excise duty, stamp duty and registration charges, service tax. With the eminent lapse of the STPI scheme in 2010, SEZ is going to be in great demand. **Estancia** is the only development of its kind in Chennai wherein the SEZ is co-located with a residential zone and commercial and retail space. All employees can stay and work in close proximity with the hassles of commuting long distances. A major school to be run by Vidya Mandir will be located with in the same campus.

Amenities & Specifications:

- Centralized air conditioning
- 100% power back up
- Scalability : Excellent
- High floor loading capacity
- Floor to floor height of 3.90 Metres
- Building Automation Systems
- Common amenities such as cafeteria, ATMs, etc. (In the signature block)
- Adequate basement parking
- Signature Tower Floor Plate – 22,000 sq.ft to 33,000 sq.ft
- Other Towers floor plate – 40,000 sq.ft (approx)

Features

Luxury Features

- Power Back-up ■ Centrally Air Conditioned
- Room AC ■ Lifts ■ RO System ■ Water Softner
- High Speed Internet ■ Wi-Fi

Lot Features

- Private Terrace ■ Balcony ■ Private Garden
- Park Facing

Exterior Features

Security Features

- Security Guards ■ Electronic Security
- Intercom Facility ■ Fire Alarm

Interior Features

- Woodwork ■ Modular Kitchen
- Feng Shui / Vaastu Compliant

Recreation

- Reserved Parking ■ Visitor Parking ■ Basement

- Park ■ Fitness Centre / GYM
- Club / Community Center

Maintenance

- Maintenance Staff ■ Water Supply / Storage
- Boring / Tube-well ■ Rain Water Harvesting
- Waste Disposal

Commercial Features

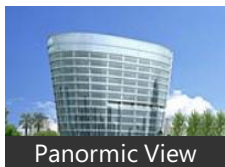
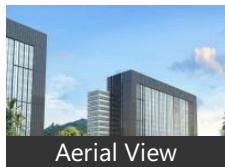
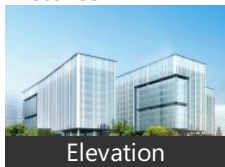
- Cafeteria / Food Court ■ Service / Goods Lift
- High Speed Internet / Wi-Fi

Land Features

- Society Boundary Wall
- Feng Shui / Vaastu Compliant
- Club / Community Center ■ Adjacent to Main Road
- Park/Green Belt Facing ■ Water Connection
- Electric Connection ■ Close to Hospital
- Close to School ■ Close to Shopping Center/Mall

Gallery

Pictures



Floor Plans



Location

Landmarks

Transportation

EB Bus stop (<4km), Kumizi Bus Stop (<11km), Thirukural Nagar Bus Stop (<6km), Sarapanchery (<12km), Guduvancheri EB Office (<4km), Urappakkam Tea Stall Bus Stop (<6km Balaji Mahal (<7km), VPT (<1km), Ford (<9km), Kizhur (<16km), Padappai Bus Stand (<10km), Karasangal (<10km), M.G.R. Nagar (<10km), Perungalathur Bus Stop (<14km), Vengampakkam Bus Stop (<14km), Navaneeth Flats Bus Stop (<6km), Kannivakkam (<7km), Aalapakkam Bus Stop (<14km), Mannivakkam Road Junction (<10km. Tansi Bus Stop (<8km)

Recreation

Arignar Anna Zoological Park (<9km), Aditi Gardenz (<17km), Plr gardens (<13km), Kannapa Theatre (<10km), Venkateshwara Theater DTS (<4km), Student Park (<3km), Sudharshan House (<10km), Park (<7km), Annai Therasa Nagar-Lakshmi Avenu.. Bharathiyar Park (<4km), Gowtham Kiran Avenue (<9km), Urappakkam Friends Volleyball Club (u. vaundhara garden kayarambedu, Poompuhar (<9km), Pooja Fancy Store (<6km), Vandalur Reserve Forest (<9km), VLB PROMOTER (<11km), Sangeetha Theatre (<4km), Sri Venkateshwara Avenue (<6km), Sri Lakshmi Aquarium (<3km)

Other features

chennai (<5km), tamil nadu (<6km)

Religious Places

Yoga Hyagreevar Perumal Temple (<.. Nandeeswarar Temple (<3km), Karasangal Malleeshwarer Temple (<.. Sri Bairavar Malai Koil (<18km), Srinivasa Perumal Temple (<14km), Bhuvaneshwari Amman Temple (<2k.. Lakshmi Narashima temple (<9km), Sri Kachabeswarar Temple (<12km), Temple (<13km), Sri Lakshmi Kuberar Temple (<14km), Davidnagar CSI Church (<10km), Immanuel Apostolic Assembly (<2km. Sarathi Printers Maraimalai Nagar, Thiru Veethi Amman Temple (<3km), Sadhananda Swamigal Ashram (<14k.. Shiridi Sai Thapo Boomi (<8km), Bethel Church (<14km), Sri Aishwarya Aalayam (<15km)

Offices

Tamilnadu Police Academy (<9km), Perungalathur Police Station (<14km... Otteri Police Station (<10km), Old Perungalathur B.O (<14km), India Post (<2km), Maraimalai Nagar Post Office (<7km), Urappakkam Post Office (<6km), D6 Police Station (<7km), Peerkankaranai Town Panchayat Offic... Perungalathur Ration Shop (<13km), Guduvancheri Post Office (<3km), NCC Office (<1km), MM Nagar Polic Station (<7km), Peerkankaranai Police Station - Boot... DEPARTMENT OF COMMUNITY MED. Bala Thirumana Mandapam (<6km), Tax Consultant Chennai (<8km), ssm Transport Depot (<15km), Police Booth (<2km), Urappakkam West Post Office (<6km)

Banks & ATMs

Canara Bank (<2km), Indian Bank (<4km), Syndicate Bank (<14km), State Bank of India ATM (<3km), State Bank of Indian Bank and ATM (... Muthoot (<13km), Tamilnadu Mercantile Bank (<2km), HDFC Bank (<14km), HDFC Bank Branch / ATM (<14km), Axis Bank (<2km), Old Perungalathur B.O (<14km), HDFC Bank (<7km), Indian Overseas Bank (<14km), India Post (<2km), Canara Bank (<6km), Indian Bank (<2km), Tamilnad Mercantile Bank Ltd (<7k.. Canara Bank ATM (<3km), Karur Vysya Bank ATM (<7km)

Restaurants & Clubs

Jeevan Cafe (<7km), Adyar Bakery (<14km), Marrybrown Restaurant (<3km), Blueberry - The Cake Cafe (<3km), Raja Stores (<2km), Cafe Coffee Day (<5km), Ration Shop (<1km), Real Food Mall (<2km), Adyar Bakery (<8km), Nilgiris Super Market (<7km), Ascendas Food Court (<16km), More Supermarket (<14km), TASMAC (<6km), PizzaPark (<14km), Ess Tee Exports (<3km), Ganesh Bhavan (<13km), The Bread House (<2km), Ubaqar Super Market (<6km), Queen

Shopping

Gold Souk Grande (<9km), Jai Hind Alert Electronics Private Ltd ... Abb Limited (<7km), RIFA SLEEK KITCHEN & DESIGNER H... Magickwoods Exports Private Limited. Adyar Bakery (<14km), The Fitness Factory (<14km), Alpha Computers (<3km), Balaji Achagam (<6km), AVS MARUNDAGAM (<14km), Blueberry - The Cake Cafe (<3km), Poorvika Mobiles Pvt Ltd (<3km), Sona Enterprises (<3km), Raja Stores (<2km), Sree Aruna Medicals (<14km), Cafe Coffee Day (<5km), Yobif (<5km), LG Electronics Showroom (<6km), Sangeetha Mobiles (<2km)

Education

SRM University (<1km), B. S. Abdur Rahman University (<9km. CRESCENT SCHOOL (<9km), SRM Central Library (<2km), ARM College of Engineering & Tech... AppleKids International Pre-School (... Srimathi Sundaravalli Memorial Scho... Anandavalli School (<6km), Krishna Engineering College (<13km), Delhi Public School (<12km), St. Anne, Vidya Mandir @ Estancia (<0.5km), SRM School of Management Block (<. Neelan Matriculation School (<5km), GKM Vidyashram School (<15km), Bharathiyar Matriculation Higher Sec.. Saint Mary, SRM Arts and Science College (<1k.. Vishwa Shanthi Trust (<13km)

Hotels & Guest Houses

SRM Hotel (<2km), Holiday Inn Express Chennai Mahind... Comfot Corporate Homes (<0.5km), Mithran Residency (<6km), PAARI (G- Block) (<1km), Hotel Vassi Palaze (<5km), Tamilnadu Hotel (<16km), SRM Hospital Nurses Hostels (<1km), Karaikudil Hotel (<5km), Bharath University Girl, Mens Hostel (<9km), SRS Royal Medows (<7km), Besst Hotel (<6km), Oragadam - Rooms for Rent (<14km), sri appartments (<10km), Sundaravadhanam Residency (<2km), Butterflies Ladies Hostel (<13km), P dot G Matrix (<1km)

Hospitals & Healthcare

SRM Dental College (<1km), Sai Lakshmi Dental Clinic (<14km), St. Johns First Aid Kits Pvt Ltd (<7km), Christudas Hospital (<4km), The Fitness Factory (<14km), AVS MARUNDAGAM (<14km), SRM General Hospital (<1km), Amazing Love Home Padappai (ALH... PRO FIGHTING CLUB (<7km), Sree Aruna Medicals (<14km), Panjayat Union Primary School (<13k.. Sumana Good Will Home (<3km), Varma Spine Care Clinic (<15km), The International Forum On Biotechn. Sree, Rock Fitness Centre Gym (<6km), V SOL (<6km), SAYEE HOSPITALS (<10km), Ruby Optics (<3km)

* All distances are approximate

Properties

Type	Area	Possession	Price *
3BHK Apartment / Flat	1800 SqFeet	-	₹ 30,001-40,000
Residential Plot / Land	600 SqFeet	-	₹ 5.1 lakhs
Residential Plot / Land	4600 SqFeet	-	₹ 60 lacs - 1 crore

* Data has been collected from publicly available sources and may not be up to date.

Properties available in 'Estancia IT SEZ'

3 Bedroom Flat for rent in Estancia IT SEZ, Guduvancheri, Ch.. **30,000**



1670 SqFeet Apartment @ Rs.18/SqFeet

ID: P2773794 — Posted: Jan 29 by Krishna Kumar

Fully gated community Apartment, (Estancia IT SEZ)

Fully Gated Community Apartment, CCTV, Security, Lift, AC, Play Area, word ropes,

[more details](#)

Estancia IT SEZ News

Expert Reviews on Estancia IT SEZ

Estancia It Sez is a convenient place to work and live. Well maintained area where you can live in.

Pros:

- *Quiet and Peaceful ambience*
- *Well Maintained Campus of over 35 acres*
- *SRM University & Vidya Mandir School are a boon*

Cons:

- *Distance to Central Station*
- *No Major Shopping Malls near by*

Posted: Mar 15, 2015 by Vijay Ayyappan

Estancia It Sez Chennai is rated 6 out of 10 based on 1 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

Explore

[Projects in Chennai](#)

[Brokers in Chennai](#)

More Information

Report a problem with this listing

Is any information on this page outdated or incorrect?

[Report it!](#)

Disclaimer: All information is provided by builders, advertisers, or collected from publicly available sources and may not be verified as per RERA guidelines. Any information provided on this website, including facts and figures, should be verified independently before entering into any transaction. PropertyWala.com is only an advertising platform to help connect buyers and sellers and is not a party to any transaction, nor shall be responsible or liable to resolve any disputes between them.

[PropertyWala.com](#) » [Chennai Real Estate](#) » [Projects in Chennai](#) » [Estancia IT SEZ - Guduvancheri, Chennai](#)