



# NEWRY clover COUNTY

PREMIUM RESIDENTIAL VILLA PLOTS

Ranging from 550 - 3300 Sq. Ft.

**Newry Fortune City, Parivakkam, Poonamallee -Avadi High Road**

**Chennai-600056.**

**A Part of 38 Acre Integrated Township**



TN RERA NO : TN/02/Layout/4423/2022

CMDA Approval No. P.P.D/L.O NO.14/2020, VIDE LETTER NO. L1/10913/2018

[www.newry.co.in/clovercounty](http://www.newry.co.in/clovercounty)

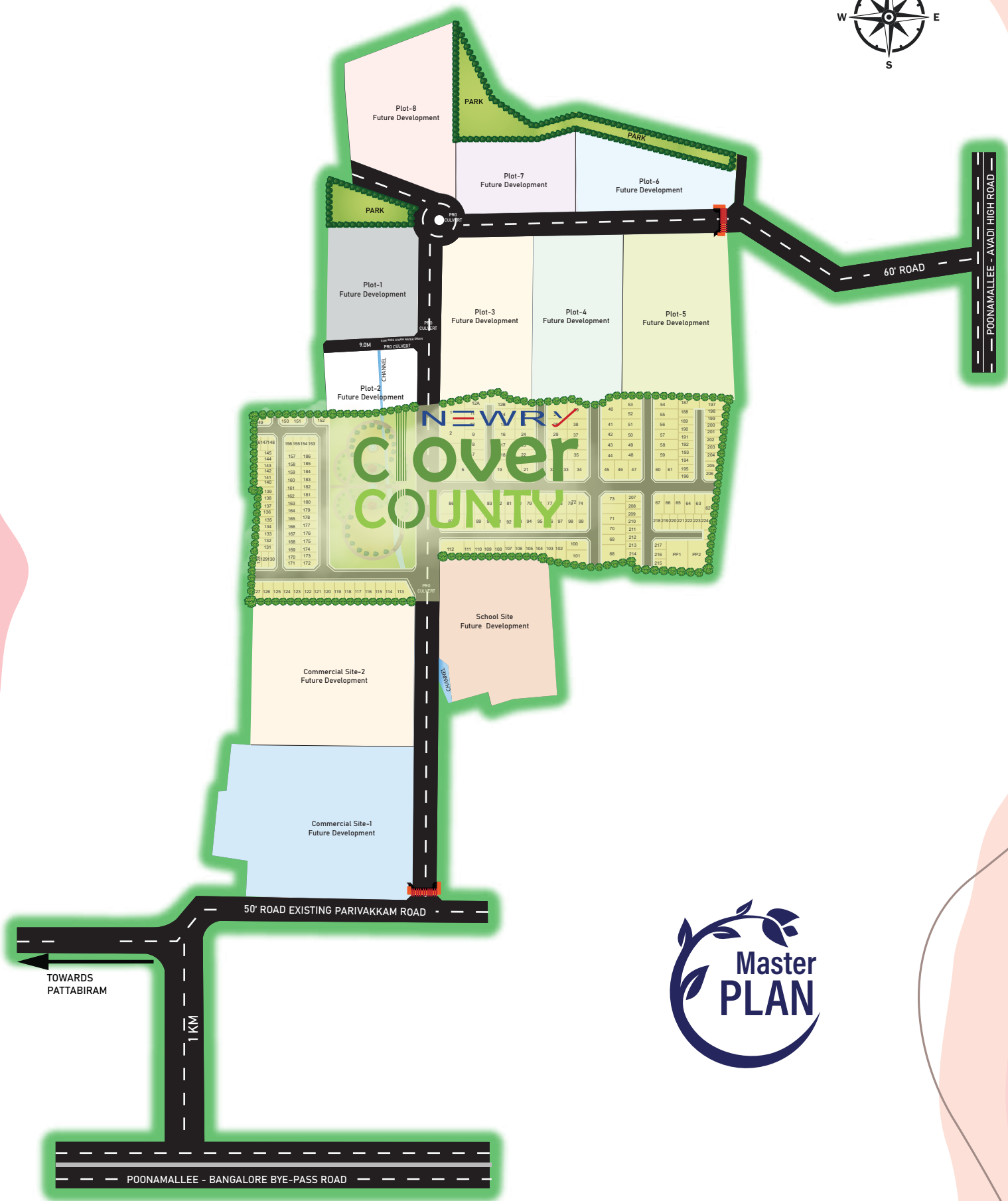
# Welcome to Newry Fortune City!

## A 38 Acre Integrated Township at Poonamallee -Avadi High Road

An integrated township development spread across 38 acres, for a peaceful and happy lifestyle location on Poonamallee - Avadi High Road, right next to SA Engineering College. Newry Fortune City, a thriving and rapidly developing parcel of land, planned to integrate educational institutions, commercial complexes, premium residential areas and recreational facilities for a perfect lifestyle.

The urban street planning and detailing of the highest quality, giving you an impeccable integrated township experience at Newry Fortune City. The meticulously designed and planned layout is to offer a premium and serene lifestyle to all residents of the city.

- 🏡 Perfectly Planned Integrated Township
- 🏡 Well Secured and Thriving Gated Community
- 🏡 18 Mtrs Wide Blacktop Roads
- 🏡 State-of-the-Art Infrastructure Facilities
- 🏡 Surface Storm Water Drainage
- 🏡 Underground Electricity & Network Cables



TOWARDS  
PATTABIRAM

1 KM

POONAMALLEE - BANGALORE BYE-PASS ROAD

60' ROAD

POONAMALLEE - AVADI HIGH ROAD

Commercial Site-2  
Future Development

Commercial Site-1  
Future Development

School Site  
Future Development

NEWRY  
Clover  
COUNTY

Plot-1  
Future Development

Plot-3  
Future Development

Plot-4  
Future Development

Plot-5  
Future Development

Plot-7  
Future Development

Plot-6  
Future Development

Plot-8  
Future Development

PARK

PARK

PARK

150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300
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# NEWRY Clover COUNTY

















Newry Clover County, a plotted development project is a part of Newry Fortune City an Integrated Township to be developed in phases which facilitates every buyer to build their dream home according to their requirement, budget and design for an independent, secured & comfortable living. Newry Clover County plots will be delivered with provision for Storm water drain, Electrical cable trench, black top roads and street lights to a deserving few for leading a comfortable, safe & joyful life inside a developed township. Newry Clover County spread over 5.78 Acres comprises 224 plots available in different sizes to suit your need and budget.

## A Perfect Lifestyle

Newry Clover County offers you the best of lifestyle with an array of amenities for a serene and peaceful living. Carefully chosen and wisely integrated amenities to provide a beautiful living experience.

## Amenities

-  Green Landscaped Park
-  Children's Park
-  Jogging Track
-  Badminton Court
-  Basketball Court
-  A Dedicated Zone for Senior Citizen
-  Yoga Deck
-  Meditation Zone
-  Gazebo
-  Channel Bridge
-  Storm Water Drain
-  Black Top Roads
-  Street Lights
-  Electrical Cable Trench

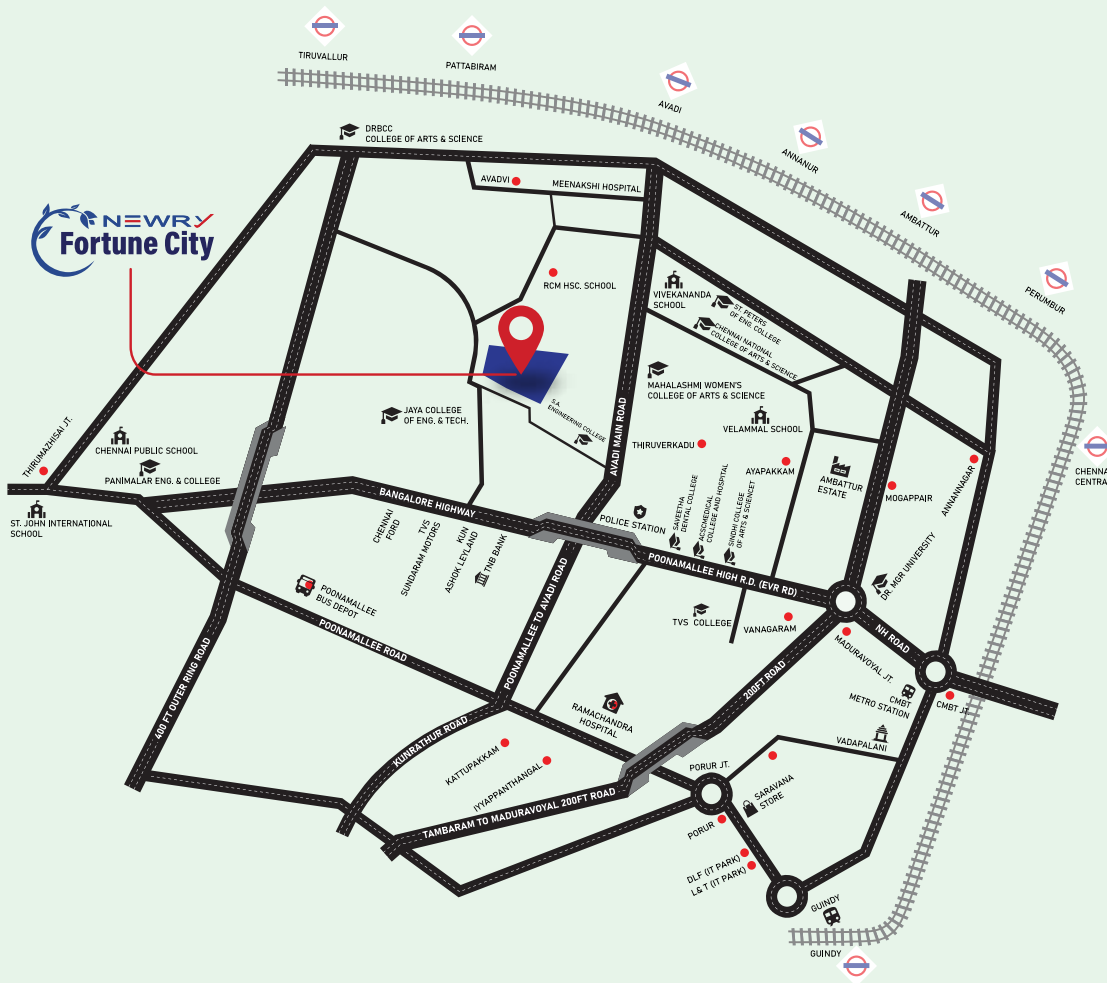
## A City Where all is Near You!

Newry Clover County is located at Poonamallee - Avadi High Road, a flourishing and most sought-after investment locality in Chennai where all your essential and luxury needs are just stone's throw away.

Parivakkam is positioned between the Bangalore highway & Kolkata highway with connectivity to the State highway on the Poonamallee - Avadi road, Clover County owns a primal location advantage.

## Why Parivakkam?

Parivakkam, is a flourishing and fastest growing neighbourhood of Chennai and it is considered as a haven for investors. The locality is surrounded by reputed schools, colleges, corporate corridors and industrial zones which provides a niche option for the home buyers.



Proposed Karayanchavadi Metro Station - 2 Kms

Thiruverkadu - 2 Kms

CMBT (Koyambedu) Bus Depot - 12 Kms

Outer Ring Road - 3 Kms (Vandalur Bypass)

Inner Ring Road - 6.5 Kms (200 Ft. Maduravoyal Bypass)

Avadi Railway Station - 5.5 Kms

Koyambedu Metro Station - 10.5 Kms

Ambattur Industrial Estate - 8.5 Kms

Porur Junction - 7.9 Kms



### Schools

- Maharishi Vidya Mandir School
- Sri Chaitanya CBSE School
- Velammal Vidyalaya
- Jaigopal Garodia School



### Colleges

- Panimalar Medical College
- ACS Medical College and Hospital
- Sindhi Arts and Science College
- SA Engineering College



### Hospitals

- Apollo Speciality Hospital, Vanagaram
- Aravind Eye Hospital
- Sir Ivan Stedeford Hospitals
- Sri Ramachandra Medical College



### Corporate Corridors

- TIDEL, Pattabiram
- Prince Info Park
- India Land Tech Park
- Ambit IT Park



**NEW**  
**COVER**  
**COUNTY**

# Site Plan

Plot No.	1	2	3	4	5	6	7	8	9	10	11	12A	12B	14	15	16	17	18	19
SQFT	3323	2986	2395	2043	1700	1687	1250	1250	1250	1250	1250	1250	1250	1840	1246	1246	1246	1246	1625

Plot No.	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57
SQFT	2090	2472	1250	1250	1250	1250	1613	1662	1650	1238	1238	1238	1238	1238	1499	1752	1504	1504	1504

Plot No.	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95
SQFT	1250	1250	1250	1250	1250	1250	1250	1250	1250	2952	2378	996	996	996	996	996	996	996	996

Plot No.	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	
SQFT	1229	1229	1229	1229	1229	1229	1229	1229	1229	1229	1229	1229	1229	1127	671	659	647	772	804	788

Plot No.	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171
SQFT	737	758	758	746	760	760	760	760	760	760	760	760	760	760	760	760	760	733	731

Plot No.	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206
SQFT	760	760	760	760	760	748	1886	745	739	740	730	732	745	734	741	206

Plot No.	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
SQFT	1658	1654	1242	1242	1242	2080	2149	1242	1242	1242	1242	1242	1650	1662	1616	1250	1250	1250	1250

Plot No.	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76
SQFT	1504	1504	1496	1500	1060	1263	1263	1263	1263	1250	2023	1508	1508	1508	1460	1322	1250	1250	1250

Plot No.	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114
SQFT	996	996	996	1080	1302	935	1083	1073	983	983	983	983	983	983	983	983	2341	1919	1229

Plot No.	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152
SQFT	781	785	768	765	761	756	757	761	759	757	751	748	575	633	621	657	593	544	820

Plot No.	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190
SQFT	755	733	760	760	760	760	760	760	760	760	760	760	760	760	760	760	760	760	760

Plot No.	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	
SQFT	768	760	760	760	760	760	760	760	760	760	673	709	697	758	760	760	760	760	1323



## About Newry Group

Newry Properties Private Limited is an acclaimed brand in the real estate sector. Since 1993, the brand has cultivated a reputation around its core brand values: Integrity, Reliability, and Transparency. Newry's unique business model has seen it evolve from strength to strength as an organization. Having developed more than 6 million sq. ft. of real estate to its name, Newry has sustained its growth over the years, emerging as a market leader in the sector.

Newry places significant emphasis on customer satisfaction and quality assurance. As a professionally managed group, we endeavor to create value for all our stakeholders by developing properties with impeccable quality and overall care. Our ability to provide best-in-class lifestyle solutions with a customer-centric approach has borne fruit, through thousands of happy customers. Today, a Newry home is synonymous with high-value assets.



Promoted by:

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