

Information Memorandum – Land & Educational Institutional infrastructure

(For Sale)

This Information Memorandum presents a unique opportunity to acquire **land and educational infrastructure** located in **Tiruchirappalli District** and is 5 kms from the new Bus Terminus.

The property comprises **5.31 acres of freehold land with 55,000 sq. ft. of built-up area** including classrooms, laboratories, workshops, hostels, playgrounds and open space.

Strategically positioned just **5 km from Trichy's New Integrated Bus Terminus**, with excellent connectivity to the **railway station and international airport**, the campus offers strong potential for repurposing into **education, healthcare, residential co-living, or institutional use**.

1. Location & Connectivity

- **5 km** from Trichy New Integrated Bus Terminus
- **Alundur Panchayat Road, Srirangam Taluk, Trichy**
- **18.4 km** from Trichy Central Bus Stand
- **18.5 km** from Trichy Town Railway Station
- **20.8 km** from Trichy International Airport

The location is well-suited for **academic, healthcare, and housing projects**, with a mix of residential and industrial surroundings enabling collaboration and placement opportunities.

2. Key Highlights

- **Land Area:** 5.31 acres (Freehold)
- **Built-up Area:** ~55,000 sq. ft.
- **Campus Facilities:**
 - RCC Main Building (3 floors) – 38,868 sq. ft.
 - Workshops (AC Sheet) – 5,678 sq. ft.
 - Hostel Block with capacity for 150+ students/residents

- Administrative & Faculty Rooms
- Playground & Open Space for expansion

3. Existing Infrastructure

- **Academic Facilities:** Classrooms, laboratories, and workshops, adaptable for training, nursing, or corporate learning.
- **Residential Facilities:** Hostel accommodation, suitable for students, working professionals, or co-living models.
- **Amenities:** Playground, open areas, and administrative sections that support institutional, healthcare, or training functions.

4. Growth Potential & Redevelopment Opportunities

A. Education & Training

- Nursing / Paramedical Colleges
- Polytechnic, Engineering, or Arts & Science Institutions
- Skill Development & Vocational Training Centers
- Coaching & Finishing Schools

B. Healthcare & Wellness

- Physiotherapy & Rehabilitation Center
- Senior Living / Assisted Care Facility

C. Residential & Co-Living

- Student Hostels & PG Accommodation
- Industrial Workforce Housing
- Corporate Training Campuses with stay facilities

D. Institutional & Commercial Use

- CSR / NGO Training Centers
- Startup / Incubation Hubs
- Sports & Fitness Academies

5. Demand Trends in the Region

1. **Healthcare & AYUSH Education Growth** – Rising enrolments in medical, nursing, and AYUSH courses post-NEET relaxations.
2. **Shift to Commerce & Tech Streams** – Increasing demand for commerce and computer science programs in Trichy and Madurai.
3. **Government Push for Higher Education** – New state-backed colleges boosting overall education infrastructure.
4. **Student Housing & Co-Living Boom** – National shortfall of 12M student beds; co-living sector expected to triple by 2030.
5. **Corporate & IT Growth in Trichy** – ELCOT IT Park expansions creating demand for skilled graduates and workforce housing.

6. Why This Property?

- ✓ **Prime location** – 8 km from Trichy's transport hub
- ✓ **Ready infrastructure** – enables quick operational turnaround
- ✓ **Large freehold parcel** – ample space for expansion
- ✓ **Flexible usage** – education, healthcare, housing, or institutional
- ✓ **Aligned with regional demand** – ensuring strong growth potential

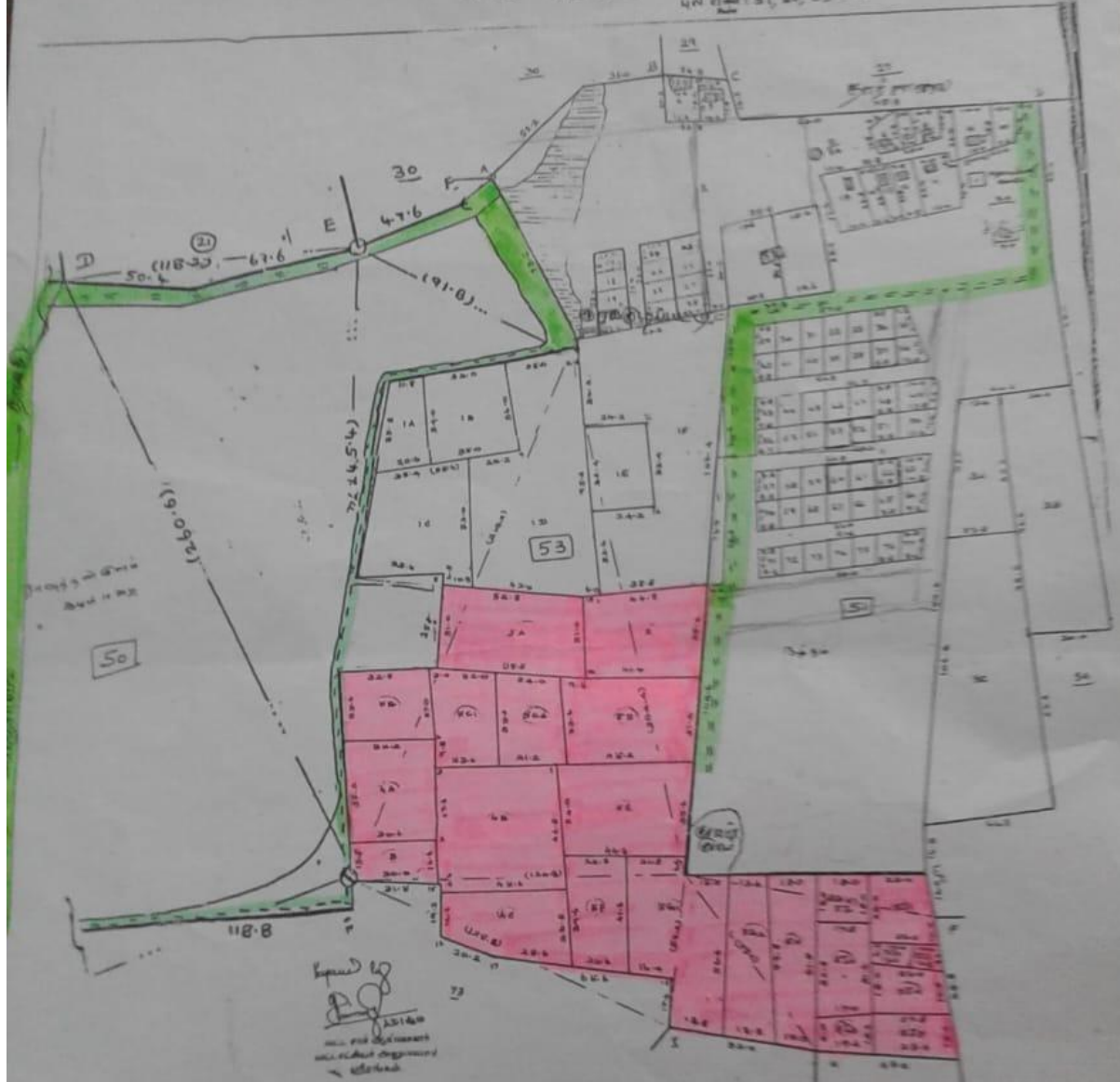
Google link :

- [J.R.Polytechnic College - Google Maps](#)

Contact

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Explain [with diagram]
using [diagram]



Proposed Site
Existing Ground Level



