

ADITYARAM
GROUP
Presents

ADITYARAM
EMPIRE

PHASE - 1

Premium Villa Plots
at Kelambakkam, OMR

ADITYARAM
PROPERTIES

74488 09990

www.adityaramproperties.com

CORPORATE OFFICE

No. 50, Adityaram Nagar, Panaiyur, ECR
Chennai, Tamil Nadu - 600 119.

MEMBER
CREDAI

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Disclaimer: This brochure is for guidance only and is based on current development plans. Plans, specifications and features are subject to change without notice. It is not a sales prospectus. All purchases are governed solely by the Agreement for Sale, which shall prevail.

YOUR EMPIRE ! YOUR LAND ! YOUR RULE !



ABOUT US

At Adityaram Group, we believe in transforming dreams into reality. With a legacy spanning over decades, we have consistently set benchmarks in the realm of real estate. Our commitment to quality, customer satisfaction and sustainable practices has made us a name synonymous with trust and excellence. From Residential Plots, Premium Villa Plots to exclusive Grand Luxury Villas on ECR showcases our versatility and expertise. With a history steeped in achievements, we continue to raise the bar for quality and innovation providing luxury, comfort and personalized services. We prioritize your needs, preferences and aspirations in every project. At the heart of every Adityaram project is you — your needs, your preferences and your aspirations.

THE ADITYARAM ADVANTAGE



Prime
Locations



Premium
Amenities



Clear
Documentation



100% Litigation-Free
Organization



Maximum
ROI



Excellent
Customer Service



"THE MAN
WHO
TURNED
LAND
INTO
EMPIRES"

FOUNDER AWARDS & ACCOLADES

MR ADITYARAM

FOUNDER, CHAIRMAN & MANAGING DIRECTOR
ADITYARAM GROUP

His ceaseless and diligent efforts have made him to emerge as a Real Estate Tycoon in the industry. Perfection is what he promises and performance is what he produces in each and every strategical move made by him.



"REAL ESTATE
TYCOON OF THE YEAR"
BY TIMES GROUP
2021



"REAL ESTATE TYCOON"
BY ECONOMIC TIMES
2025



"ICON OF TAMIL NADU"
BY GOVT OF TAMIL NADU
2021



"VISIONARY REALTY
INDUSTRIALIST"
BY TIMES GROUP
2023



"BEST ENTREPRENEUR
REAL ESTATE"
BY THE TIMES OF INDIA
2019



"MOST RESPECTED REAL
ESTATE ENTREPRENEUR"
BY HURUN REPORT
2017



"THE BEST REALTY BRAND"
BY THE ECONOMIC TIMES
2015

OUR CURRENT 10 ONGOING PROJECTS

ECR

PALACE THEMED VILLAS
AT AKKARAI, ECR

ADITYARAM
PALACE CITY
PHASE - 1

PLUG AND PLAY VILLA PLOTS
AT AKKARAI, ECR

ADITYARAM
HEAVEN

LUXURY VILLA PLOTS
AT PANAYUR, ECR

ADITYARAM
NAGAR
PHASE 5

LUXURY VILLA PLOTS
AT AKKARAI, ECR

ADITYARAM
TOWNSHIP

PREMIUM VILLA PLOTS
AT ECR
OPP TO TIGER CAVE

Adityaram
Signature
City
PHASE 2

ADITYARAM
GROUP

OMR

ADITYARAM
EMPIRE
PHASE - 1

RESIDENTIAL VILLA PLOTS
AT KELAMBAKKAM, OMR

ADITYARAM
HAPPINEST
BANG ON OMR

ON- ROAD VILLA PLOTS
AT THIRUPORUR, OMR

ADITYARAM
GOLDEN GATE

RESIDENTIAL VILLA PLOTS
AT THAIYUR, OMR

ADITYARAM
SUPERSTAR

RESIDENTIAL VILLA PLOTS
AT KELAMBAKKAM, OMR

COMING
SOON

RESIDENTIAL VILLA PLOTS
AT THANDALAM, OMR

All projects are CMDA / DTCP & RERA Approved

ADITYARAM EMPIRE

A Fusion of
CITY
AND
NATURE

"LIVE
THE
LIFESTYLE
YOU
ONCE
DREAMED
OF"

Step into a World Where Grandeur Meets Royalty

An integrated township by the prestigious Adityaram Group, is designed to redefine your lifestyle. This one-of-a-kind community brings together timeless luxury, modern comforts and unmatched connectivity. Thoughtfully planned and masterfully crafted, Adityaram Empire offers a resort-like ambiance right at your doorstep, making every day feel like a getaway. Nestled in the heart of Kelambakkam, the township is strategically located near leading IT corridors, renowned schools, hospitals and entertainment hubs. It's a space built not just for living, but for thriving - where everything you need is already here. Welcome to a place where life feels effortless, elegant, and truly elite. Adityaram Empire - Experience world-class living, right where you belong.



ADITYARAM'S NEW TOWNSHIP

A LANDMARK RESIDENTIAL VILLA PLOT COMMUNITY
IN THE HEART OF KELAMBAKKAM

1. Finely crafted 300 premium residential plots in a naturally gated community.
2. Spread across 35K+ Sqft, the grand open space and OSR amenities are thoughtfully
3. curated to elevate every moment-crafted for those who seek an elite, enriching lifestyle.
4. The township offers 20+ world class amenities with exclusive Lakeview recreations and Leisure areas.
5. Plots aligned in all directions - thoughtfully curated to match every buyer's vision and Vaastu preferences, offering harmony, choice, and peace of mind.
6. Strategically located in Kelambakkam, with effortless access to Sholinganallur, Navalur, Siruseri, ECR, Chengalpattu, and Mahabalipuram the city's most vital hotspots within easy reach.
7. Seamless connectivity to key transport hubs - just minutes from the airport and major bus terminals for effortless travel.
8. Surrounded by vibrant entertainment zones - from the scenic ECR beaches and thrilling MGM Dizzee World to hotspots like Mayajaal Multiplex, Marina Mall, INOX Cinemas, and Vivira Mall - fun, leisure, and lifestyle are always just around the corner.

"THE ROYAL ADDRESS AWAITS!"

PROJECT HIGHLIGHTS



Located at
Kelambakkam



Just 10 mins from
Sholinganallur



2 mins from
Siruseri



24/7 CCTV
Surveillance



Top-grade Blacktop
Internal Roads



Solar LED
Street Lights



3 Years of Free
Maintenance



Potable
Bore Water



Kids Play Area
& Leisure Park



Close to IT Parks, Schools,
Colleges & Hospitals



High Appreciation
Guaranteed



SITE PLAN

504 - 771

771 - 1000

1001 - 1500

1501 - 2000

2001 - 2500

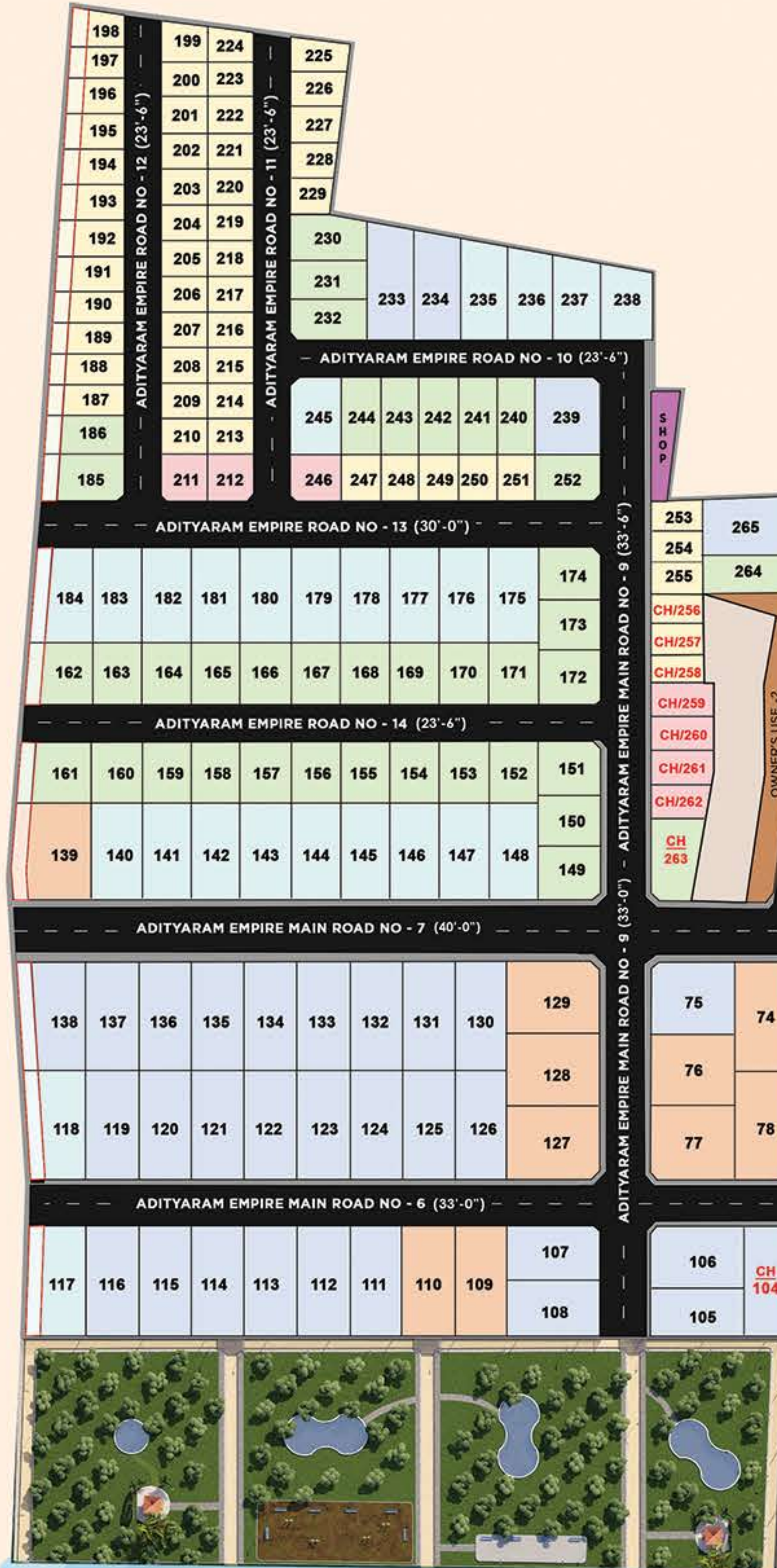
2501 Above

CH - Company Hold

RERA No.
TN/29/Layout/1500/2025
www.tnrrera.in

Approved Plan No.
39/2025

80% BANK
LOAN



LAKE

← VANDALUR TO KELAMBAKKAM ROAD →

← ADITYARAM EMPIRE



REFERENCE PURPOSE NOT TO SCALE

PLOT NO.	PLOT AREA in Sqft.
1	2,272
2	1,123
3	2,271
4	1,597
5	1,081
6	658
7	660
8	660
9	815
10	1,030
11	990
12	990
13	792
14	1,211
15	1,170
16	767
17	960
18	960
19	960
20	930
21	854
22	1,015
23	1,056
24	1,098
25	1,139
26	1,181
27	1,222
28	1,255
29	1,490
30	1,490
31	1,490
32	1,191
33	1,876
34	1,891
35	1,200
36	1,500
37	1,500
38	1,500
39	1,263
40	1,250
41	1,250
42	1,250
43	1,250
44	1,250
45	1,919
46	1,281
47	1,467
48	1,471
49	1,474
50	1,477
51	1,481
52	1,484
53	1,487
54	1,491
55	1,185
56	1,888
57	2,939
58	658
59	2,890
60	2,388
61	307
62	2,188
63	302
64	147
65	148
66	300
67	1,784
68	290
69	1,296
70	1,296
71	1,296
72	1,296
73	1,296
74	1,296
75	1,296
76	1,296
77	1,296
78	1,296
79	1,296
80	1,296
81	1,296
82	1,296
83	1,296
84	1,296
85	1,296

PLOT NO.	PLOT AREA in Sqft.
86	2,450
87	2,450
88	2,735
89	1,175
90	770
91	770
92	770
93	770
94	770
95	770
96	770
97	770
98	770
99	770
100	770
101	770
102	770
103	770
104	2,317
105	2,129
106	2,448
107	2,148
108	2,345
109	2,529
110	2,512
111	2,494
112	2,477
113	2,460
114	2,443
115	2,426
116	2,409
117	1,965
118	690
119	1,970
120	690
121	2,380
122	2,380
123	2,380
124	2,380
125	2,380
126	2,380
127	2,808
128	2,820
129	2,808
130	2,414
131	2,414
132	2,414
133	2,414
134	2,414
135	2,414
136	2,414
137	2,414
138	2,318
139	700
140	2,569
141	616
142	1,997
143	1,997
144	1,997
145	1,997
146	1,997
147	1,997
148	1,997
149	1,388
150	229
151	1,388
152	1,280
153	1,280
154	1,280
155	1,280
156	1,280
157	1,280
158	1,280
159	1,280
160	1,280
161	1,494
162	395
163	1,285
164	395
165	1,280
166	1,280
167	1,280
168	1,280
169	1,280
170	1,280
171	1,280
172	1,388
173	1,280
174	1,388
175	1,984
176	1,984

PLOT NO.	PLOT AREA in Sqft.
177	1,984
178	1,984
179	1,984
180	1,984
181	1,984
182	1,984
183	1,984
184	1,730
185	612
186	1,263
187	296
188	1,007
189	247
190	769
191	198
192	739
193	197
194	715
195	197
196	691
197	197
198	765
199	227
200	734
201	227
202	703
203	227
204	227
205	672
206	672
207	227
208	641
209	227
210	609
211	227
212	505
213	197
214	520
215	235
216	757
217	690
218	690
219	690
220	690
221	690
222	690
223	690
224	640
225	768
226	759
227	725
228	646
229	567
230	1,446
231	1,250
232	1,316
233	2,227
234	2,063
235	1,899
236	1,735
237	1,572
238	1,565
239	2,082
240	1,250
241	1,250
242	1,250
243	1,250
244	1,250
245	1,638
246	978
247	750
248	750
249	750
250	750
251	750
252	1,245
253	691
254	668
255	668
256	671
257	678

PLOT NO.	PLOT AREA in Sqft.
258	599
259	938
260	931
261	909
262	625
263	1,431
264	1,323
265	2,048
266	2,203
267	2,369
268	2,669
Shop-1	786
Shop-2	1,021



20+ WORLD CLASS AMENITIES

"A PLACE WHERE YOUR EMPIRE STARTS"



Flower Garden



Lake View

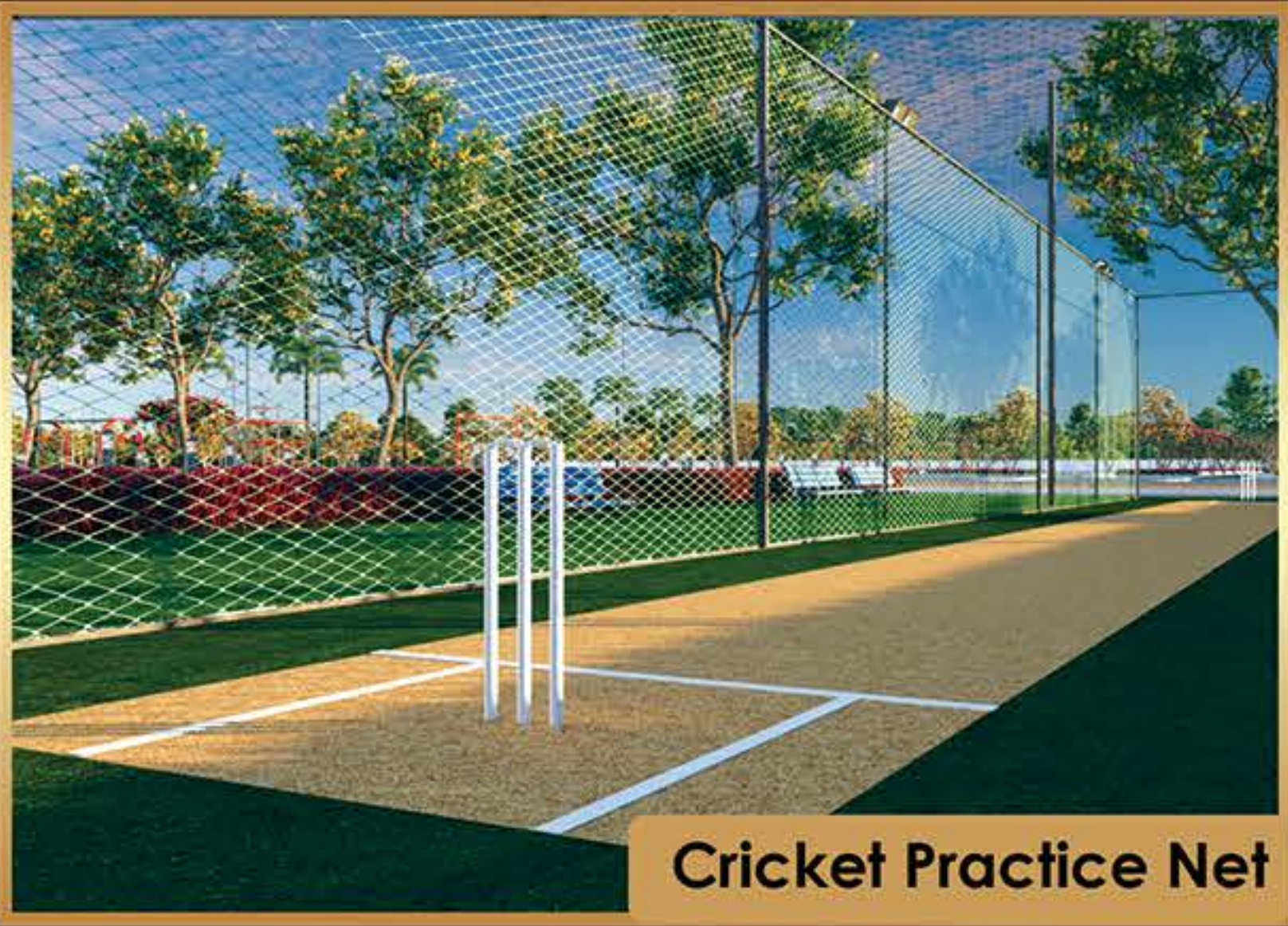


Gazebo Out Door



Basket ball Court

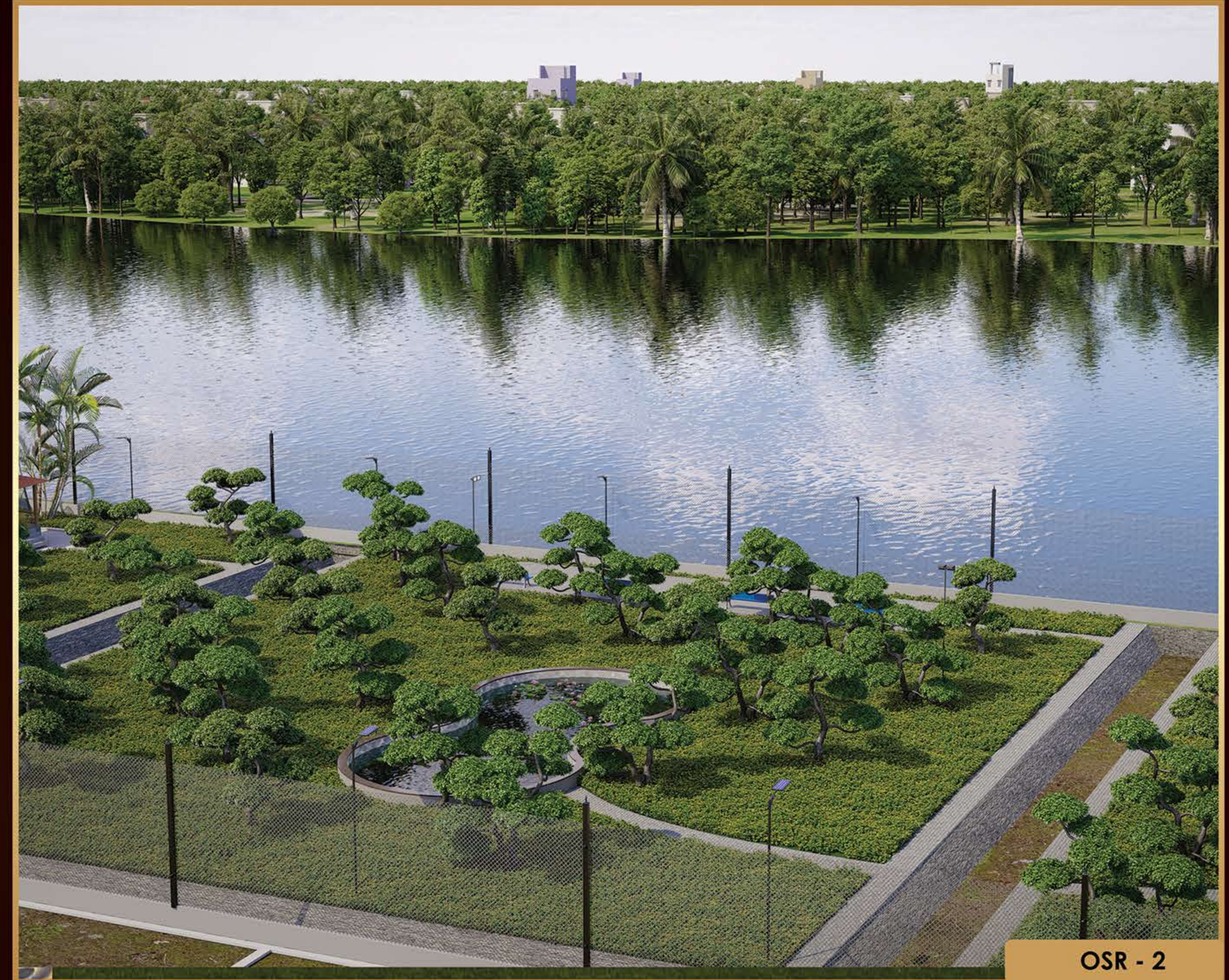
"EXPERIENCE A LIFESTYLE CRAFTED BY NATURE AND ELEVATED BY LUXURY"



"PLAY HARDER, LIVE BETTER"



"UNLEASH YOUR STRENGTH"



FIND YOUR SERENITY

WITNESS NATURE

WHY ADITYARAM EMPIRE IS CHENNAI'S SMARTEST LAND INVESTMENT

1. Units covering all the budgets : 500 to 2400 Sqft .
2. Emerging Hotspot: One of Chennai’s top affordable investment zones.
3. Strategic Location: Just 10 mins from Sholinganallur — at nearly half the price.
4. Excellent Connectivity: Quick access to OMR, ECR, GST Road & key city hubs.
5. Approved & Secure: DTCP & RERA-approved plots in a safe, serene neighborhood.
6. Growth Zone: Located in a booming industrial and residential corridor.
7. Smart Investment: Full land ownership with flexible resale potential.
8. Future-Proof Returns: Rapid development ensures high appreciation value.

PAYMENT SCHEDULE

1. On Booking	10%
2. Within 15 days from the date of Booking	40%
3. Within 30 days from the date of Booking on completing Land Registration	50%

LEGALITIES

- DTCP approved.
- RERA registered.
- 80% bank loan available.
- Leading banks have approved the property.
- 100% litigatiovn-free.
- Clear parent documents and titles.
- Legal advice offered by leading lawyers.

REASONS TO BUY

1. Adityaram Empire — A Prestigious Community by a Trusted Brand.
2. Strategically Located in Kelambakkam, OMR.
3. Inside Chennai’s City Limits – DTCP Approved and Ready for Your Future.
4. 100% Legal Clarity — Backed by RERA and DTCP Approvals.
5. The Massive Development in Kelambakkam, OMR.
6. Choose from plots sized between 600 and 2400 sq. ft.
7. Affordable units for every budget.
8. Just 2 minutes to Siruseri IT Park.
9. Walk to work in minutes. Close to IT hubs, ITES, schools, and colleges.
10. Beach days, water sports and coastal cafes - Covelong’s lively scene is just around the corner from Adityaram Empire!
11. Adityaram Empire is surrounded by the Best in Social and Physical Infrastructure.
12. Enjoy 20+ Premium Amenities in a World-Class Community.
13. Nestled Next to Adityaram Superstar - Join an Elite Gated Community of Distinction.
14. Plots Primed and Ready for Immediate Construction.
15. Beautiful Lakeview Plots to choose from.
16. Harmonious blend of urban and natural environments.
17. Excellent Connectivity to OMR, ECR & GST road.

LOCATION ADVANTAGES

SCHOOLS

- St Mary's Matriculation Higher Secondary School – 5 mins
- Chettinad - Sarvalokaa Education – 5 mins
- Velammal New Gen School - 5 mins
- Billabong High International School - 6 mins
- PSBB School - 8 mins

HOSPITALS

- Prime Poly Clinic - 4 mins
- Supreme Speciality Hospital - 3 mins
- Chettinad Super Speciality Hospital - 2 mins
- Centre for Vision & Eye Surgery - 14 mins

IT PARKS

- Endo India Par Formulations - 4 mins
- Pacifica Tech Park - 6 mins
- Sipcot IT Park - 2 mins
- Cognizant Technology Solutions - 3 mins
- Reliance Jio Infocomm - 5 mins

CONVENIENCE MALLS

- Elza Plaza - 5 mins
- Dakshina Chitra Heritage musuem - 5 mins
- Muttukadu boat house - 5 mins
- The Marina Mall - 6 mins
- Kovalam Beach - 3 mins
- Blue flag beach - 3 mins

COLLEGES

- Hindustan Institute of Technology & Science - 2 mins
- IIT Madras Thaiyur - 2 mins
- Vellore Institiute of Technology - 3 mins
- Hindustan college of arts & science - 2 mins
- MSAJAA Architecture College - 3 mins
- Mohamed sathak A.J. College of Engineering - 4 mins

PROJECT LOCATION

