

**ADITYARAM**  
PROPERTIES

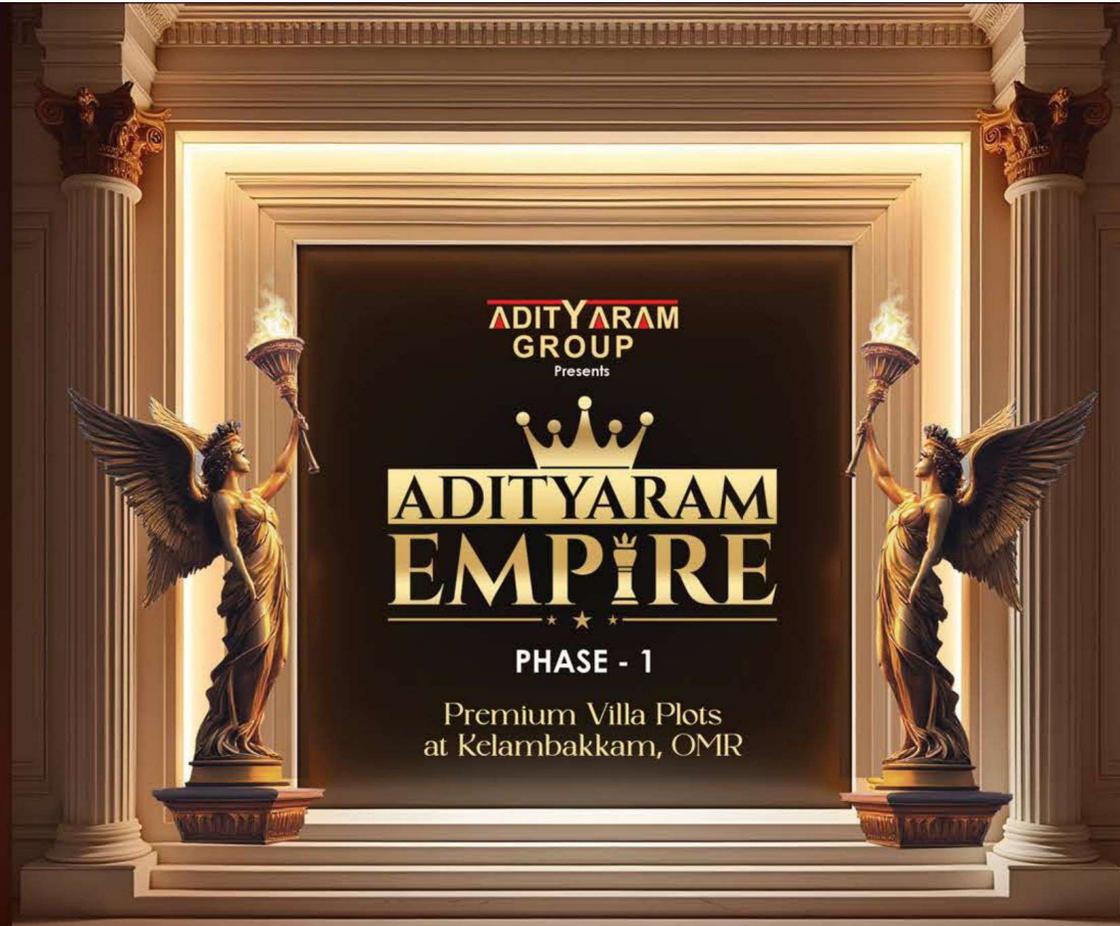
CORPORATE OFFICE  
No. 50, Adityaram Nagar, Panaiyur, ECR  
Chennai, Tamil Nadu - 600 119.

MEMBER  
**CREDAI**

Follow Us



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 strategic move made by him.



"REAL ESTATE TYCOON"  
BY ECONOMIC TIMES  
2025



"VISIONARY REALTY  
INDUSTRIALIST"  
BY TIMES GROUP  
2023



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



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



"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

## OMR

**ADITYARAM  
GROUP**

PALACE THEMED VILLAS  
AT AKKARAI, ECR

**ADITYARAM  
PALACE CITY**  
PHASE - 1

**ADITYARAM  
EMPIRE**  
PHASE - 1

RESIDENTIAL VILLA PLOTS  
AT KELAMBAKKAM, OMR

PLUG AND PLAY VILLA PLOTS  
AT AKKARAI, ECR

**ADITYARAM  
HEAVEN**

**ADITYARAM  
HAPPINEST**  
BANG ON OMR

ON- ROAD VILLA PLOTS  
AT THIRUPORUR, OMR

LUXURY VILLA PLOTS  
AT PANAYUR, ECR

**ADITYARAM  
NAGAR**  
PHASE 5

**ADITYARAM  
GOLDEN GATE**

RESIDENTIAL VILLA PLOTS  
AT THAIYUR, OMR

LUXURY VILLA PLOTS  
AT AKKARAI, ECR

**ADITYARAM  
TOWNSHIP**

**ADITYARAM  
SUPERSTAR**

RESIDENTIAL VILLA PLOTS  
AT KELAMBAKKAM, OMR

PREMIUM VILLA PLOTS  
AT ECR  
OPP TO TIGER CAVE

**Adityaram  
Signature  
City**  
PHASE 2

**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



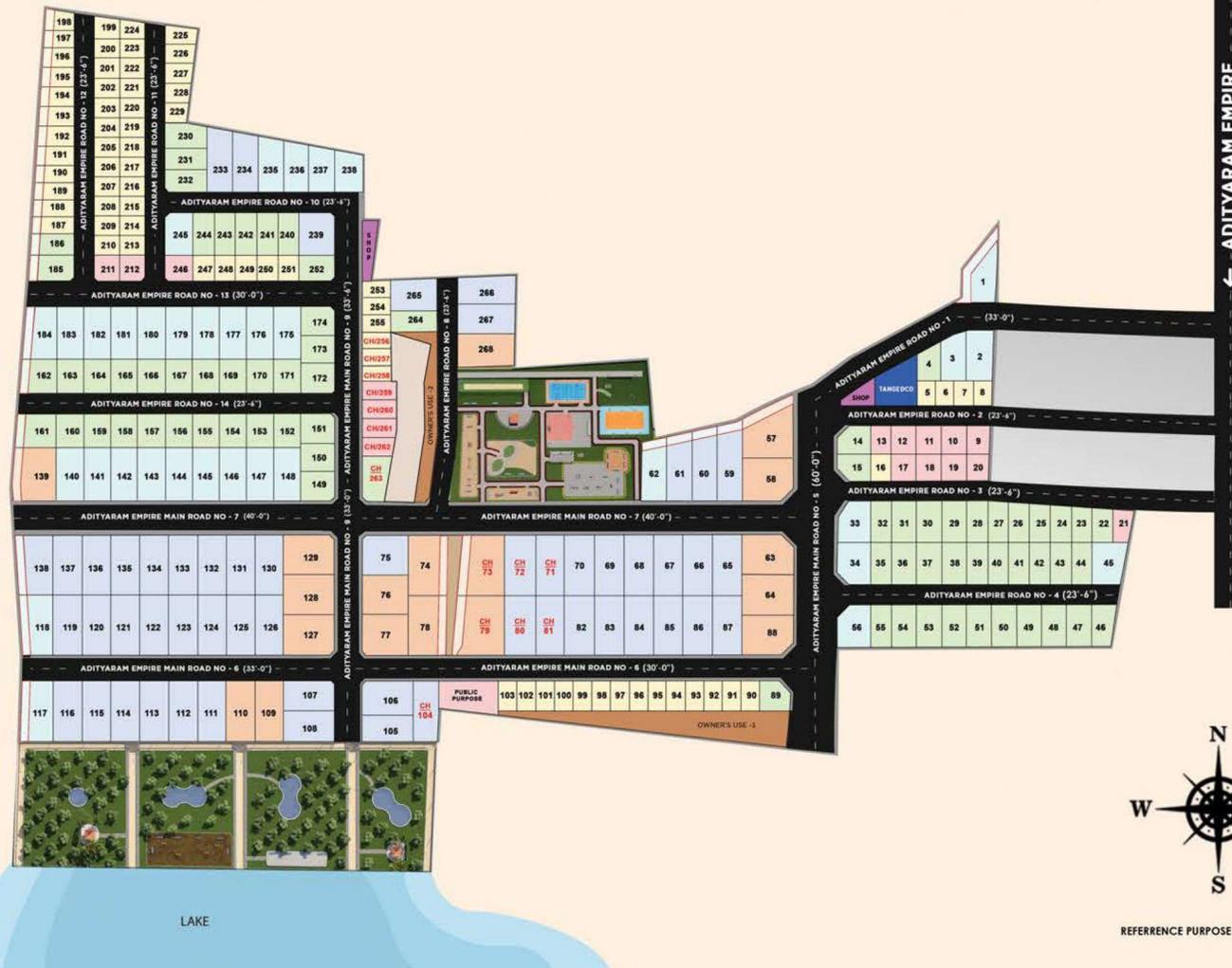
High Appreciation  
Guaranteed

← VANDALUR TO KELAMBAKKAM ROAD →

**LAYOUT**

- 504 - 771
- 771 - 1000
- 1001 - 1500
- 1501 - 2000
- 2001 - 2500
- 2501 Above

CH - Company Hold



← ADITYARAM EMPIRE



REFERENCE PURPOSE NOT TO SCALE

RERA No.  
TN/29/Layout/1500/2025  
www.inrera.in  
Approved Plan No.  
39/2025

Plot No.	Area (sq.ft)						
1	2,272	88	2,450	177	1,984	258	899
2	1,031	89	2,450	178	1,984	259	899
3	1,597	90	2,450	179	1,984	260	611
4	1,268	91	1,075	180	1,984	261	909
5	668	92	770	181	1,984	262	625
6	660	93	770	182	1,984	194	672
7	660	94	770	183	1,984	195	641
8	827	95	770	184	1,700	206	227
9	1,030	96	770	185	1,283	196	227
10	990	97	770	186	1,007	197	508
11	990	98	770	187	789	198	520
12	990	99	770	188	739	200	235
13	752	100	770	189	739	199	725
14	1,071	101	770	190	739	201	690
15	1,100	102	770	191	739	202	690
16	767	103	770	192	739	203	690
17	960	104	2,317	193	739	204	690
18	960	105	2,329	194	690	205	690
19	960	106	2,448	195	690	206	690
20	960	107	2,448	196	690	207	690
21	824	108	2,345	197	690	208	690
22	1,018	109	2,329	198	690	209	690
23	1,056	110	2,412	199	690	210	690
24	1,056	111	2,443	200	690	211	690
25	1,181	112	2,460	201	690	212	690
26	1,227	113	2,426	202	690	213	690
27	1,250	114	2,426	203	690	214	690
28	1,490	115	2,426	204	690	215	690
29	1,490	116	2,426	205	690	216	690
30	1,490	117	1,985	206	690	217	690
31	1,490	118	1,970	207	690	218	690
32	1,176	119	2,390	208	690	219	690
33	1,697	120	2,390	209	690	220	690
34	1,500	121	2,390	210	690	221	690
35	1,500	122	2,390	211	690	222	690
36	1,500	123	2,390	212	690	223	690
37	1,500	124	2,390	213	690	224	690
38	1,500	125	2,390	214	690	225	690
39	1,283	126	2,390	215	690	226	690
40	1,250	127	2,390	216	690	227	690
41	1,250	128	2,390	217	690	228	690
42	1,250	129	2,390	218	690	229	690
43	1,250	130	2,390	219	690	230	690
44	1,250	131	2,390	220	690	231	690
45	1,919	132	2,414	221	690	232	690
46	1,281	133	2,414	222	690	233	690
47	1,457	134	2,414	223	690	234	690
48	1,471	135	2,414	224	690	235	690
49	1,471	136	2,414	225	690	236	690
50	1,471	137	2,414	226	690	237	690
51	1,481	138	2,414	227	690	238	690
52	1,481	139	2,414	228	690	239	690
53	1,457	140	2,414	229	690	240	690
54	1,481	141	2,414	230	690	241	690
55	1,193	142	2,414	231	690	242	690
56	1,889	143	2,414	232	690	243	690
57	2,339	144	2,414	233	690	244	690
58	658	145	2,414	234	690	245	690
59	2,890	146	2,414	235	690	246	690
60	307	147	2,414	236	690	247	690
61	2,012	148	2,414	237	690	248	690
62	1,794	149	2,414	238	690	249	690
63	905	150	2,414	239	690	250	690
64	2,735	151	2,414	240	690	251	690
65	2,844	152	2,414	241	690	252	690
66	2,485	153	2,414	242	690	253	690
67	2,485	154	2,414	243	690	254	690
68	2,485	155	2,414	244	690	255	690
69	2,485	156	2,414	245	690	256	690
70	2,485	157	2,414	246	690	257	690
71	2,485	158	2,414	247	690	258	690
72	2,485	159	2,414	248	690	259	690
73	2,485	160	2,414	249	690	260	690
74	2,485	161	2,414	250	690	261	690
75	2,485	162	2,414	251	690	262	690
76	2,485	163	2,414	252	690	263	690
77	2,485	164	2,414	253	690	264	690
78	2,485	165	2,414	254	690	265	690
79	2,485	166	2,414	255	690	266	690
80	2,485	167	2,414	256	690	267	690
81	2,485	168	2,414	257	690	268	690
82	2,485	169	2,414	258	690	269	690
83	2,485	170	2,414	259	690	270	690
84	2,485	171	2,414	260	690	271	690
85	2,485	172	2,414	261	690	272	690
86	2,485	173	2,414	262	690	273	690
87	2,485	174	2,414	263	690	274	690
88	2,485	175	2,414	264	690	275	690
89	2,485	176	2,414	265	690	276	690
90	2,485	177	2,414	266	690	277	690
91	2,485	178	2,414	267	690	278	690
92	2,485	179	2,414	268	690	279	690
93	2,485	180	2,414	269	690	280	690
94	2,485	181	2,414	270	690	281	690
95	2,485	182	2,414	271	690	282	690
96	2,485	183	2,414	272	690	283	690
97	2,485	184	2,414	273	690	284	690
98	2,485	185	2,414	274	690	285	690
99	2,485	186	2,414	275	690	286	690
100	2,485	187	2,414	276	690	287	690
101	2,485	188	2,414	277	690	288	690
102	2,485	189	2,414	278	690	289	690
103	2,485	190	2,414	279	690	290	690
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119	2,485	206	2,414	295	690	306	690
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121	2,485	208	2,414	297	690	308	690
122	2,485	209	2,414	298	690	309	690
123	2,485	210	2,414	299	690	310	690
124	2,485	211	2,414	300	690	311	690
125	2,485	212	2,414	301	690	312	690
126	2,485	213	2,414	302	690	313	690
127	2,485	214	2,414	303	690	314	690
128	2,485	215	2,414	304	690	315	690
129	2,485	216	2,414	305	690	316	690
130	2,485	217	2,414	306	690	317	690
131	2,485	218	2,414	307	690	318	690
132	2,485	219	2,414	308	690	319	690
133	2,485	220	2,414	309	690	320	690
134	2,485	221	2,414	310	690	321	690
135	2,485	222	2,414	311	690	322	690
136	2,485	223	2,414	312	690	323	690
137	2,485	224	2,414	313	690	324	690
138	2,485	225	2,414	314	690	325	690
139	2,485	226	2,414	315	690	326	690
140	2,485	227	2,414	316	690	327	690
141	2,485	228	2,414	317	690	328	690
142	2,485	229	2,414	318	690	329	690
143	2,485	230	2,414	319	690	330	690
144	2,485	231	2,414	320	690	331	690
145	2,485	232	2,414	321	690	332	690
146	2,485	233	2,414	322	690	333	690
147	2,485	234	2,414	323	690	334	690
148	2,485	235	2,414	324	690	335	690
149	2,485	236	2,414	325	690	336	690
150	2,485	237	2,414	326	690	337	690
151	2,485	238	2,414	327	690	338	690
152	2,485	239	2,414	328	690	339	690
153	2,485	240	2,414	329	690	340	690
154	2,485	241	2,414	330	690	341	690
155	2,485	242	2,414	331	690	342	690
156	2,485	243	2,414	332	690	343	690
157	2,485	244	2,414	333	690	344	690
158	2,485	245	2,414	334	690	345	690
159	2,485	246	2,414	335	690	346	690
160	2,485	247	2,414	336	690	347	690
16							



20+ WORLD CLASS AMENITIES

"A PLACE WHERE YOUR EMPIRE STARTS"



Flower Garden



Lake View

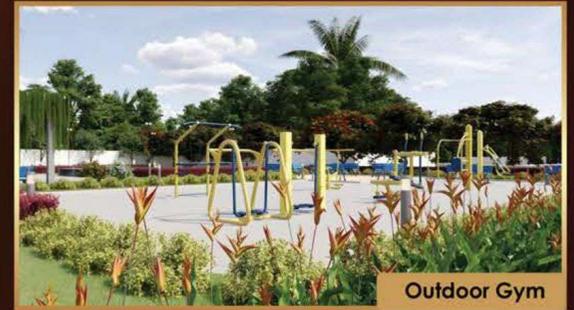
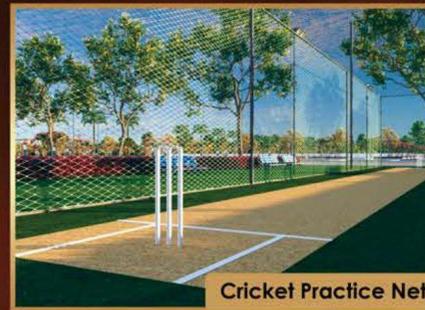


Gazebo Out Door



Basket ball Court

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



"PLAY HARDER, LIVE BETTER"



Reflexology



Party Lawn



Kids Play Area



Fitness Station

"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	<b>10%</b>
2. Within 15 days from the date of Booking	<b>40%</b>
3. Within 30 days from the date of Booking on completing Land Registration	<b>50%</b>

## LEGALITIES

- DTCP approved.
- RERA registered.
- 80% bank loan available.
- Leading banks have approved the property.
- 100% litigation-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 museum - 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 Institute 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



MAHABALIPURAM

TIGER CAVES

NEWMELI

CROCODILE BANK

KOVALAM

MUTTUKADU

KANATHUR

TOLL GATE

UTHANDI

PANAIYUR

AKKARAI JUNCTION

VGP GOLDEN BEACH

INJAMBAKKAM

THIRUVANNIYUR