

An Iconic
Singaporean Experience In
VANAGARAM!



PREMIUM RESIDENTIAL PLOTS



—(ABOUT RLD)—

BUILDING DREAMS, TRUST & REPUTATION FOR TWO DECADES



At RLD, we believe that a home is where the heart truly resides. It is this core belief that makes us strive to infuse life and joy into each dwelling. RLD is at the forefront of architectural design, combining innovation and creativity to create state-of-the-art structures that redefine urban living. With a strong focus on trust and reputation, our team is spent 20 years honing its expertise, services and offerings in real estate.

We ensure clean deeds from the very outset, providing our customers with the comfort and peace of mind they deserve. We take great pride in our customer service, and we are always available to answer our clients' questions and address their concerns. Our commitment to excellence, innovative designs and attention to detail have earned a solid reputation in the industry, making us a trusted choice for exceptional real estate projects.

20 Years of
Experience

3K+ Happy
Customers

8L+ Sq.Ft Green
Homes Delivered



RLD
Merlion
ESTATE





DISCOVER VANAGARAM

YOUR GATEWAY TO URBAN EXCELLENCE!



Experience the epitome of urban living at Vanagaram, Chennai's real estate gem! With its strategic location near major commercial hubs and seamless connectivity through the Chennai Bypass Road, Vanagaram offers unparalleled access to IT parks and the scenic Porur Lake. Future-ready with upcoming road developments and elevated corridors, it's the ultimate choice for professionals and families seeking convenience and growth. Enjoy a plethora of amenities and easy access to hospitals, schools and the nearby Koyambedu Metro station, elevating your lifestyle to new heights.



RLD

Merlion
ESTATE



—(ABOUT MERLION ESTATE)—

A SEAMLESS BLEND OF SINGAPOREAN SPLENDOR & CHENNAI'S CHARM



Experience the sophisticated allure of Singapore at RLD Merlion Estate; a haven where luxury meets heritage and where every corner is an ode to life's finest pleasures. Inspired by the dynamic culture, vibrant cityscape and timeless style of Singapore, this visionary project sets out to craft an unparalleled living experience by seamlessly combining the essence of the Singaporean lifestyle with contemporary comforts.

Nestled within a sprawling 18-acres expanse, this community spans across four distinct zones, each meticulously curated to reflect different facets of Singaporean life. Through thoughtful design and planning, Merlion Estate seeks to become a landmark destination embodying the spirit of Singaporean culture and lifestyle.



RLD
Merlion
ESTATE



AMENITIES & FEATURES



Underground
Sewage Provision



Underground
Metrowater Provision



Underground
EB Provision



Underground
DTH Cable Provision



Storm Water
Drain Provision



Ready to
Construct



Singapore - Inspired
Landscape



Elevated Quality
Blacktop Roads



Grand Entrance
Arch



LED Street
Lights



Gated
Community



Avenue Trees



Walking
Track



24x7 Security



CCTV
Surveillance



100%
Clear Title



Upto 90%
Bank Loan



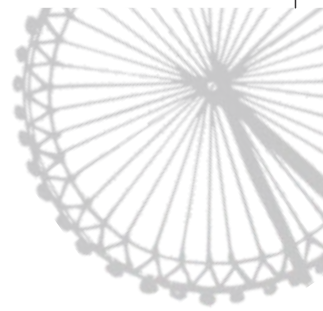
CMDA &
RERA Approved



Location map



Location **Advantages**



Transportation

Poonamallee High Road	2 Mins
Thiruverkadu Arch	2 Mins
Maduravoyal Flyover	8 Mins
Porur Junction	15 Mins
CMBT Metro Station	18 Mins
CMBT Bus Terminus	22 Mins

Hospitals

Aravind Eye Hospital	5 Mins
Mehta Hospital	6 Mins
ACS Hospital	8 Mins
Apollo Hospital	8 Mins
Saveetha Dental Hospital	8 Mins
Sri Ramachandra Hospital	10 Mins

Schools

Narayana E-Techno School	8 Mins
Sindhi Model School	8 Mins
Kalakshetra School	9 Mins
Pupil Public School	10 Mins
Velammal Vidyalaya	10 Mins

Colleges

Saveetha Dental College	8 Mins
ACS Medical College	8 Mins
Sindhi College	8 Mins
Ramachandra University	12 Mins
MGR University	14 Mins

Corporates

RMZ Tech Park	15 Mins
L&T Infotech	16 Mins
DLF Cyber City	17 Mins
Ambattur Industrial Estate	20 Mins

Entertainment & Shopping

AGS Cinemas	5 Mins
DMART	5 Mins
EVP Cinemas	10 Mins
Queensland	12 Mins

Upcoming Metro Stations

Iyyappanthangal	7 Mins
Ramachandra Hospital	8 Mins
Kaatupakkam	9 Mins



Scan to refer



EARN UPTO ₹2 LAKHS

by Referring Friends & Family to RLD!



At RLD, we cherish the power of referrals as the cornerstone of our expanding community. When you refer someone to RLD, you're not just recommending a service you're becoming a valued friend and supporter of our mission to provide exceptional value and service.

Whether it's to friends, family or colleagues, every referral you make could earn you substantial rewards, up to ₹2 lakhs! Join us in spreading the word and contributing to our community's growth while enjoying exciting benefits along the way.



LUXURIOUS SINGAPORE-INSPIRED APARTMENTS COMING SOON

Experience the essence of Singapore's allure in our upcoming premium apartments. Designed for unparalleled luxury, each detail embodies sophistication and elegance. Stay tuned for an unmatched living experience that redefines modern living.



ROYAL LAND & DEVELOPERS PRIVATE LIMITED
PLAN SHOWING THE RESIDENTIAL LAYOUT IN SURVEY
S.No: 80/1C, 80/1E1, 1E2, 1E3, 80/1B2A AND 80/1B2B. NOOMBAL VILLAGE,
POONAMALLEE TALUK, TIRUVALLUR DISTRICT



PHASE 1
CMDA APP ROVED : PPD/L. O.No.07/2024
RERA APP ROVED : TN/2/Layout/3702/2024
www.rera.tn.gov.in



PHASE 2
CMDA APP ROVED : PPD/L. O.No.141/2024
RERA APP ROVED : TN/2/Layout/3688/2024
www.rera.tn.gov.in



PHASE 3
CMDA APPROVED : OL-PPD/LO/0003/2026
RERA APPROVED : TNRERA/2/LO/0268/2026
www.rera.tn.gov.in



PHASE 1	
PLOT No	SQ.FT
1	2389
2	1443
3	1412
4	1380
5	1349
6	1318
7	1286
8	1255
9	2165
10	1478
11	1369
12	1488
13	1336
14	1459
15	1542
16	1502
17	1460
18	1416
19	1373
20	1330
21	2633

PHASE 2	
PLOT No	SQ.FT
1	2070
2	1731
3	2600
4	2152
5	2314
6	1755
7	1222
8	1222
9	1222
10	1222
11	1394
12	2567
13	1274
14	1269
15	1764
16	1199
17	1031
18	969
19	1026
20	1142
21	1258
22	1150
23	1239
24	1028
25	1056
26	1084
27	1113
28	1141
29	1169
30	1201
31	1235
32	1263
33	1241
34	1209
35	1178
36	1146
37	1115
38	1083
39	1850

PHASE 3	
PLOT No	SQ.FT
1	1457
2	1357
3	1384
4	1412
5	1440
6	1467
7	1467
8	1540
9	1600
10	1713
11	1830
12	1946
13	2372
14	2099
15	1223
16	1233
17	1248
18	1208
19	1208
20	1208
21	1208
22	1208
23	1208
24	1208
25	1208
26	1832
27	1124
28	1208
29	1208
30	1208
31	1208
32	1208
33	1208
34	1208
35	1249
36	1207
37	1082
38	1070
39	1235
40	1197
41	1319
42	1289
43	972
44	2241
45	2445
46	1876
47	2717
48	2915
49	2252
50	4490



PHASE 1

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PHASE 2

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PHASE 3

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