Adityaram Empire – FAQ (Frequently Asked Questions)

1. Where is the Adityaram Empire located?

Adityaram Empire is located in Kelambakkam, Chennai's fastest-developing growth corridor, surrounded by ECR–OMR–Kelambakkam junction connectivity.

2. What type of project is this?

It is a **premium villa plot community and Lake View Plot** with **Ready-To-Build villa plots**, wide roads, streetlights, and curated amenities.

3. What is special in Phase 2?

Lake View Villa Plots
Located near **Chennai's New Boat Club @ Kelambakkam**
Largest Villa Plot Community in Kelambakkam
Premium neighbourhood development

4. Is the layout approved?

Yes, it is **DTCP approved** with **RERA registration**.

5. What is the plot size range?

Plot sizes start from **600 sq.ft** and go up to **2400+ sq.ft** (custom categories available).

6. Is it a ready-to-build project?

Yes, plots are **100% ready to build** with infrastructure works already completed.

7. What amenities are available?

- Badminton Court
- Basketball Court
- Beneath the Branches
- Birds Feeding Area
- Cricket Net Practice
- Elders Seating Area
- Fitness Station
- Flower Garden
- Foot Soak Pond
- Gazebo
- Hammock
- Kids Play Area
- Lake View Gazebo
- Lake View
- Lotus Pond
- Party Lawn
- Pergola Seating Area
- Pickleball
- Reflexology Pathway

Key Highlights:

1. 1. Prime Location: Located in Kelambakkam, OMR, Chennai's IT & investment hub
2. 2. 20+ World Class Amenities: Sport Courts, Outdoor Gym, Kid's Play Area & more
3. DTCP & RERA Approved Villa Plots
4. 80% Bank Loan Available
5. Proximity: Just minutes from Siruseri IT Park, ECR Beaches & upcoming Kelambakkam Metro Station
6. Ready-to-Build Villa Plots: Premium plots in a secure community
7. Excellent Connectivity: Quick access to ECR, OMR, GST Road

8. High Investment Appreciation: Located in the fastest-growing real estate corridor
9. Modern Infrastructure: Well-planned 60ft & 40ft roads, streetlights, and rainwater harvesting systems, 24/7 CCTV security
10.   3 Years Free Maintenance
11. Lifestyle Advantage: Surrounded by IT hubs, schools, colleges, hospitals & malls
12.   Clear Titles & Trust: Backed by Adityaram Group's strong legacy
13.   Green & Peaceful Environment: Perfect balance of nature and urban convenience

What is the price range?

Pricing depends on:

- Plot size
- Facing
- Lake view category
  Your property advisor will share the **latest pricing & offers**.

9. What is the payment plan?

Flexible payment:

- **Booking amount**
- Stage-wise payment
- Loans available through major banks

10. Is a bank loan available?

Yes, loans are available through **leading banks**

11. Can I visit the site?

Yes, free site visit is available every day.
 Pickup and drop can be arranged.

12. Why choose Adityaram Empire?

- From South India's Real Estate Tycoon – Mr. Adityaram
- Prime Kelambakkam location
- Appreciation guaranteed
- High-end community development
- Close to schools, colleges, hospitals & IT hubs

13. What is the distance to landmarks?

- OMR – 3 mins
- Kelambakkam Junction – 7 mins
- ECR – 10 mins
- Siruseri SIPCOT – 15 mins
- Kovalam – 15 mins

14. Do you provide construction support?

Yes, **end-to-end villa construction** support is available through expert partners.

15. Is resale allowed?

Yes, after registration, you have full ownership and resale rights.

16. What is the total number of plots in the community?

The project consists of **multiple premium villa plots** planned across well-designed blocks.

17. Are the roads internal blacktop or concrete?

Yes, the layout features **well-laid blacktop roads** with proper drainage provisions.

18. Is there 24/7 security or CCTV inside the layout?

Yes, selected areas have **CCTV surveillance**, and the layout has **security-managed entry/exit**.

19. What kind of water source does the project have?

The community has **borewell water** with good groundwater levels due to lake proximity.

20. Is there a drainage or sewage system?

Yes, the project is planned with a **proper stormwater drainage system**.

21. Are EB connections available?

Yes, **electricity connection** is available with poles and streetlights installed.

22. Is it inside Adityaram Township?

Yes, it is part of the **100+ acre Adityaram Township Development** in Kelambakkam.

24. Are corner plots available?

Yes, **corner plots**, **park-facing plots**, and **lake-view plots** are available.

25. Can I combine multiple plots and build a bigger villa?

Yes, **plot amalgamation** is allowed based on approval norms.

26. Is fencing provided for individual plots?

Fencing is not provided for individual plots but can be arranged at additional cost.

27. Is the layout gated?

Yes, it is a **secure gated villa community** with a grand entrance arch.

28. What schools and colleges are close by?

⊙ Hiranandani Upscale School, OMR

⊙ Velammal New Gen School, Kelambakkam

⊙ Gateway International School, Padur – OMR

⊙ Jagannath Vidyalaya CBSE, Sholinganallur – OMR

⊙ Delhi Public School, Navalur – OMR

⊙ PSBB Millennium, OMR

⊙ Sathyabama University, OMR

⊙ Hindustan Institute of Technology & Science (HITS), Padur – OMR

⊙ SSN College of Engineering, Kalavakkam – OMR

⊙ VIT University (Chennai Campus), Kelambakkam – OMR

⊙ Jeppiaar Engineering College, Semmancheri – OMR

⊙ St. Joseph's College of Engineering, Sholinganallur – OMR

29. What hospitals are nearby?

⊙ **Chettinad Super Speciality Hospital, Kelambakkam – OMR**

⊙ **Apollo Cradle & Children's Hospital, Sholinganallur – OMR**

⊙ **Global Hospitals, Perumbakkam – OMR**

⊙ **Swaram Multispeciality Hospital, Kelambakkam**

⊙ **Rela Hospital, Chromepet (easy GST Road access)**

⊙ **Gleneagles Global Health City, Perumbakkam – OMR**

29. What IT corridors are nearby?

⊙ Siruseri IT Park, Siruseri – OMR (TCS, Cognizant, Capgemini)

⊙ Infosys Campus, Sholinganallur – OMR

⊙ Wipro, Sholinganallur – OMR

⊙ HCL, Navalur – OMR

⊙ Polaris IT Park, Navalur – OMR

⊙ Futura Tech Park, Navalur – OMR

⊙ ELCOT SEZ, Sholinganallur – OMR

30. Nearby Hotels & Resorts?

⊙ Radisson Blu Resort, ECR

⊙ Sheraton Grand Resort, ECR

⊙ InterContinental Resort, ECR

⊙ Four Points by Sheraton, OMR

⊙ Taj Fisherman's Cove Resort & Spa, ECR

⊙ Fairfield by Marriott, OMR

⊙ Novotel Chennai OMR

31. Is rental potential good here?

Yes, being near **IT hubs**, **Kelambakkam Junction**, and **ECR**, rental demand is high.

32. What is the expected appreciation?

Kelambakkam–OMR belt consistently sees **8–12% annual appreciation** due to rapid IT and residential development.

33. Are there any hidden charges?

No hidden charges.
 Government registration + documentation charges apply as per norms.

34. Can NRIs buy plots here?

Yes, **NRIs** can purchase with valid ID proof and POA support.

35. Do you support virtual site visits?

Yes, **video call site tours** are available for outstation and NRI buyers.

36. Who is the developer of Adityaram Empire?

The project is developed by **Adityaram Group**, led by **Mr. Adityaram**, known for premium ECR–OMR developments.

37. What is the soil condition for construction?

The soil is **hard & stable**, highly suitable for villa construction.

38. Is the project flood-safe?

Yes, the layout is built with proper elevation and runoff systems.

39. Can I build immediately after registration?

Yes, you can start construction **immediately** after approval.

40. Are pets allowed in the community?

Yes, it is a **pet-friendly layout**.

41. Do you support resale assistance?

Yes, **in-house resale support** is available for investors.

42. Is this area prone to traffic?

No, the location has **smooth connectivity** to OMR–ECR-GST Road without city congestion.

43. Are there supermarkets or daily needs nearby?

Yes, within 5–10 minutes, you have:

- Nilgiris
- Reliance
- More
- Local grocery markets

44. How far is the airport?

Chennai Airport is **30–45 minutes** away via the new link road.

45. Is this a good option for investment as well as living?

Yes, it is ideal for **both investment & lifestyle living**, with premium community value.