



**MANIMANGALAM  
IPPO  
MONEY  
MANGALAM**



## THE RLD LEGACY

For over 20 years, Royal Land & Developers (RLD) has been one of Chennai's most trusted names in real estate. With 9.3K+ satisfied customers and 35L+ sq.ft. of completed projects, RLD has reinforced its position as a developer synonymous with credibility and lasting relationships.

Each RLD project reflects a commitment to excellence, legal clarity and long-term value, establishing the company as a benchmark for integrity and innovation in the industry.

**20+ YEARS**  
of Experience

**OVER 9.3K**  
Satisfied Customers

**35L+ SQ.FT.**  
Delivered

**18L+ SQ.FT.**  
Ongoing

**25L+ SQ.FT.**  
Upcoming

**ASSURED  
CLEAN DEEDS**



RERA: TNRERA/1/LO/1287/2026  
www.rera.tn.gov.in



**INTRODUCING**

**ROYAL**   
**BLOOM**  
MANIMANGALAM

At RLD, we present Royal Bloom, a 20-acre plotted community in Manimangalam. We have launched 109 plots across 4.75 acres, ranging from 657 to 2174 sq.ft., ready for your dream home or a smart investment.

Life here moves at your pace, with green spaces, serenity and security. With easy access to Sriperumbudur, Kilambakkam and Tambaram, Royal Bloom keeps you connected without compromise.

**20-ACRE**  
Gated  
Community

**109 PLOTS**  
Across 4.75 Acres  
(Phase 1)

Plots Ranging from  
**657 - 2174** sq.ft.

**3**  
Well-Developed Parks  
for the Whole Family

**31**  
Amenities &  
Features

**DTCP & RERA**  
Approved



## Manimangalam - A Location on the Rise


Manimangalam is rapidly emerging as one of Chennai's promising neighbourhoods with an average annual value growth of around 8%. Located about 10 km from Tambaram, the area offers easy access to major hubs like Vandalur, Padappai, Oragadam and Sriperumbudur - all key destinations.

With its proximity to booming growth corridors and planned infrastructure improvements, Manimangalam's appeal as a residential and investment location continues to grow.

# MANIMANGALAM ON THE RISE

**Business Standard**

Home / Content / Press Release AND / Kilambakkam Bus Stand: Transforming Localities Like Singaperumal Koil, Guduvancheri, Vandalur, Urapakkam and Perungalathur into Development Hotspots



**Kilambakkam Bus Stand: Transforming Localities Like Singaperumal Koil, Guduvancheri, Vandalur, Urapakkam and Perungalathur into Development Hotspots**

Kilambakkam Bus Stand on the GST Road Stretch in Chennai

This article highlights the development of the Kilambakkam Bus Stand in Chennai, which is transforming localities like Singaperumal Koil, Guduvancheri, Vandalur, Urapakkam, and Perungalathur into development hotspots. The project is a major infrastructure development aimed at improving public transport and connecting these areas to the city center.

**THE TIMES OF INDIA**

City: Chennai Mumbai Delhi Bengaluru Hyderabad Kolkata Agri Agriala Ahmedabad Ajmer Amravati

**Major revamp for Perungalathur as park and pond get 5 crore facilit**

Vivek Narayanan / Feb 9, 2025, 23:32 IST




Chennai: Perungalathur will soon get a revamped public space as the Dr APJ Abdul Kalam Park and the adjacent Nalla Thaneer Pond in Tambaram undergo a 5 crore upgrade by the Chennai Metropolitan Development Authority (CMDA). The project will add a children's park, a senior citizen zone, better water storage, and flood prevention measures.

**THE TIMES OF INDIA**

City: Chennai Mumbai Delhi Bengaluru Hyderabad Kolkata Agri Agriala Ahmedabad Ajmer Amravati

**Final arm of Perungalathur flyover in Chennai, Tamil Nadu to be completed in 2026**

Ram Sundaram / Apr 03, 2025, 00:35 IST



Chennai: Nearly a decade since construction began, the fifth and final arm of Perungalathur rotary flyover — crucial for easing congestion at Tambaram Junction — is slated for completion next year. Once ready, the arm will link the flyover to Tambaram Eastern Bypass, improving access to GST Road for commuters from Velachery, Medavakkam and Tambaram East.

The project was stalled for years due to forest clearance and shifting of a power sub-station. Both hurdles were cleared in recent coordination meetings, enabling the release of 27.6 crore for the final phase. However, the forest department is yet to begin felling 500 trees on two acres of notified land, a prerequisite for building the approach ramp for the arm and service road.

**THE TIMES OF INDIA**

City: Chennai Mumbai Delhi Bengaluru Hyderabad Kolkata Agri Agriala Ahmedabad Ajmer Amravati

**Eight-lane project revived at Perungalathur to ease traffic**

Ram Sundaram / Nov 2, 2024, 00:12 IST




Chennai: To ease traffic bottlenecks on Grand Southern Trunk (GST) Road, the state govt revived the eight-laning project, allocating 12.8 crore to complete pending work on the Perungalathur flyover. Under the Chennai Metropolitan Development Plan (CMDP), the highway department will widen the 1.5km stretch beneath the flyover, including portions connecting approach arms, to a uniform eight-lane road. This work, set for completion by mid-2025, includes relaying with a bituminous layer. Currently, parts of this stretch are only four lanes, causing disruptions, with rainwater stagnation further aggravating delays. CMDP plans to install new drains and clear obstructions to address these challenges. Additionally, new service roads along Gandhi Road in East Tambaram will be better accesses to the highway, which will improve traffic flow.

**THE NEW INDIAN EXPRESS**

**400-metre Urapakkam-Vandalur railway line work begins**

Once the new track is laid, the existing third line, used for operations towards Tambaram, will be dismantled.



Chennai: The Southern Railway has commenced work for laying a new 400-metre railway line between Urapakkam and Vandalur to construct an island platform as part of the Kilambakkam railway station project. An island platform is a single platform situated between two tracks, allowing passengers to board and alight from trains on both sides. Once the new track is laid, the existing third line, used for operations towards Tambaram, will be dismantled. The track-up space will be used to build the island platform between the existing second track and the newly laid one. This platform will serve trains running along the Chengalpattu-Tambaram route, facilitating boarding and alighting on both tracks.

**Related Stories**

- IT expert body flags design change, cost escalation before NCRP review
- Death toll in Spain rises as wildfire spreads to sea
- Centre seeks to fund rail projects in India

**THE TIMES OF INDIA**

City: Chennai Mumbai Delhi Bengaluru Hyderabad Kolkata Agri Agriala Ahmedabad Ajmer Amravati

**Tambaram allocates 6 crore to restore Idumbankulam lake**

Christopher Mathias / Jan 17, 2026, 09:16 IST



Chennai: Idumbankulam, a waterbody in Ward 32 of Perungalathur zone that is choked by encroachments and pollution, is set to get a fresh lease of life. Tambaram Corporation has allocated 6 crore to restore and develop the water body. The focus will be on improving groundwater recharge and strengthening piped water supply to residents. Also known as Old Perungalathur lake, it once sprawled over 70 acres and was a major water source in Perungalathur. Now spanning 55 acres, it lies neglected—more than 800 encroachments, including residential buildings and commercial establishments, block natural inflow channels and contribute to its pollution.

**THE NEW INDIAN EXPRESS**

**Tamil Nadu: Three IT parks to come up at Mannivakkam, Malayambakkam and Vandalur along Outer Ring Road in Chennai**

The third IT park is planned at 0.5-acre-areas in Vandalur where the land value is Rs 2.55 crore per acre.



Chennai: In a major boost to the software industry in Tamil Nadu, the state government is planning to develop IT parks on three sites of the 50-metre strip of land along the eastern side of the Outer Ring Road (ORR) in Chennai.


**Related Stories**

- IT expert body flags design change, cost escalation before NCRP review
- Death toll in Spain rises as wildfire spreads to sea
- Centre seeks to fund rail projects in India

**THE NEW INDIAN EXPRESS**

**Vandalur Zoo agrees to give up 467 sq.m land to widen GST-Kelambakkam road**

CMUDA also sought a piece of reserve forest land adjacent to Chennai Engineering College to build an alternative entry point connecting newly inaugurated Kilambakkam Bus terminus and Vandalur-Kelambakkam road.



Chennai: Ever since, Kilambakkam bus terminus was inaugurated, the traffic in GST road, Vandalur and Kelambakkam has increased exponentially causing congestion. To address this issue, the Chennai Metropolitan Development Authority (CMDA) has convinced Vandalur Zoo is give-up 467 sq.m of non-reserve forest land for road widening. CMDA is also reportedly putting pressure on the forest department and Vandalur Zoo authorities to divert a piece of reserve forest adjacent to Chennai Engineering College to build an alternative entry point connecting Kilambakkam Bus terminus and Vandalur-Kelambakkam road.



## AMENITIES FOR A ROYAL LIFE

- 🌿 Elder Wellness Zone
- 🌿 Recreation Breeze Walk
- 🌿 Reflexology Walkway
- 🌿 Play Lawn
- 🌿 Children's Adventure Play Area with Sand Bed
- 🌿 Concrete Stepping Stones in Turf Joints
- 🌿 Half Basketball Court
- 🌿 Pickleball Court
- 🌿 Function / Meditation Lawn
- 🌿 Cycling
- 🌿 Twister
- 🌿 Sidewalk Seesaw
- 🌿 Slide
- 🌿 Swing





## FEATURES THAT MAKE LIFE ROYAL

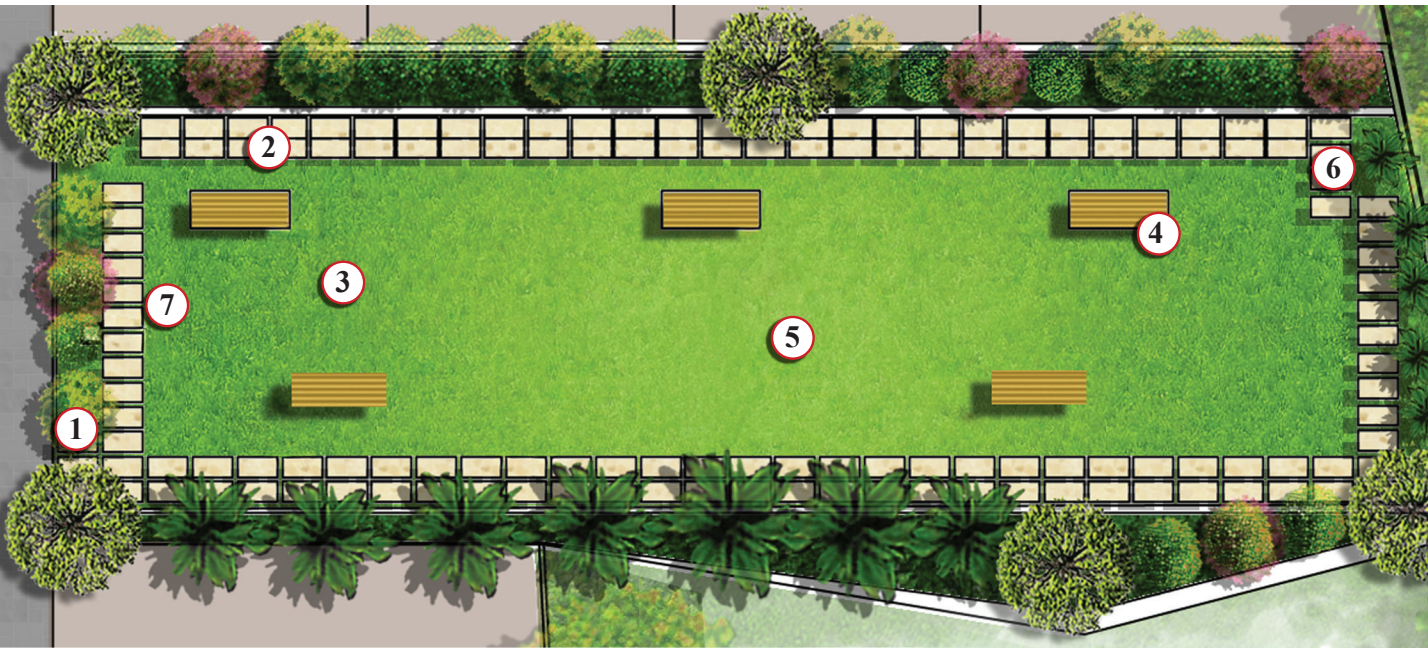
- 🌿 Ready-to-Construct Plots
- 🌿 Elevated Quality
- 🌿 100% Clear Title
- 🌿 DTCP & RERA Approved
- 🌿 Up to 90% Bank Loan Available
- 🌿 Blacktop Roads with LED Street Lights
- 🌿 Grand Entrance Arch
- 🌿 Gated Community with 24x7 Security and CCTV Surveillance
- 🌿 Avenue Trees, Walking Tracks
- 🌿 Security Folding Gate
- 🌿 Security Entrance Portal
- 🌿 Road Widths: 33 ft, 30 ft & 24 ft
- 🌿 Walkways in Paver Tiles
- 🌿 Entrances to Family Park, Recreation Park and Youth Park



# RECREATION PARK

## LEGEND

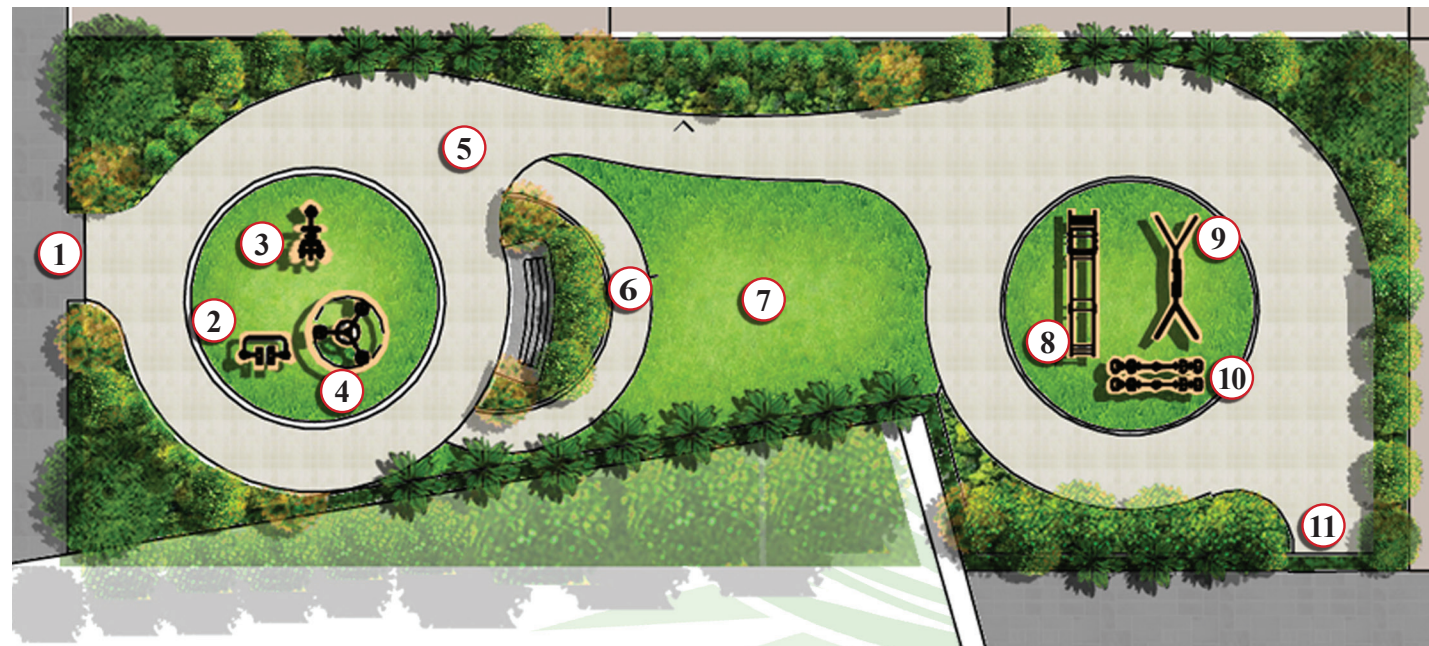
1. Entry to Recreation Park
2. Concrete Stepping Stones in Turf Joints
3. Function Lawn
4. Backrest Benches
5. Yoga Deck
6. Walking Track
7. Flagpole

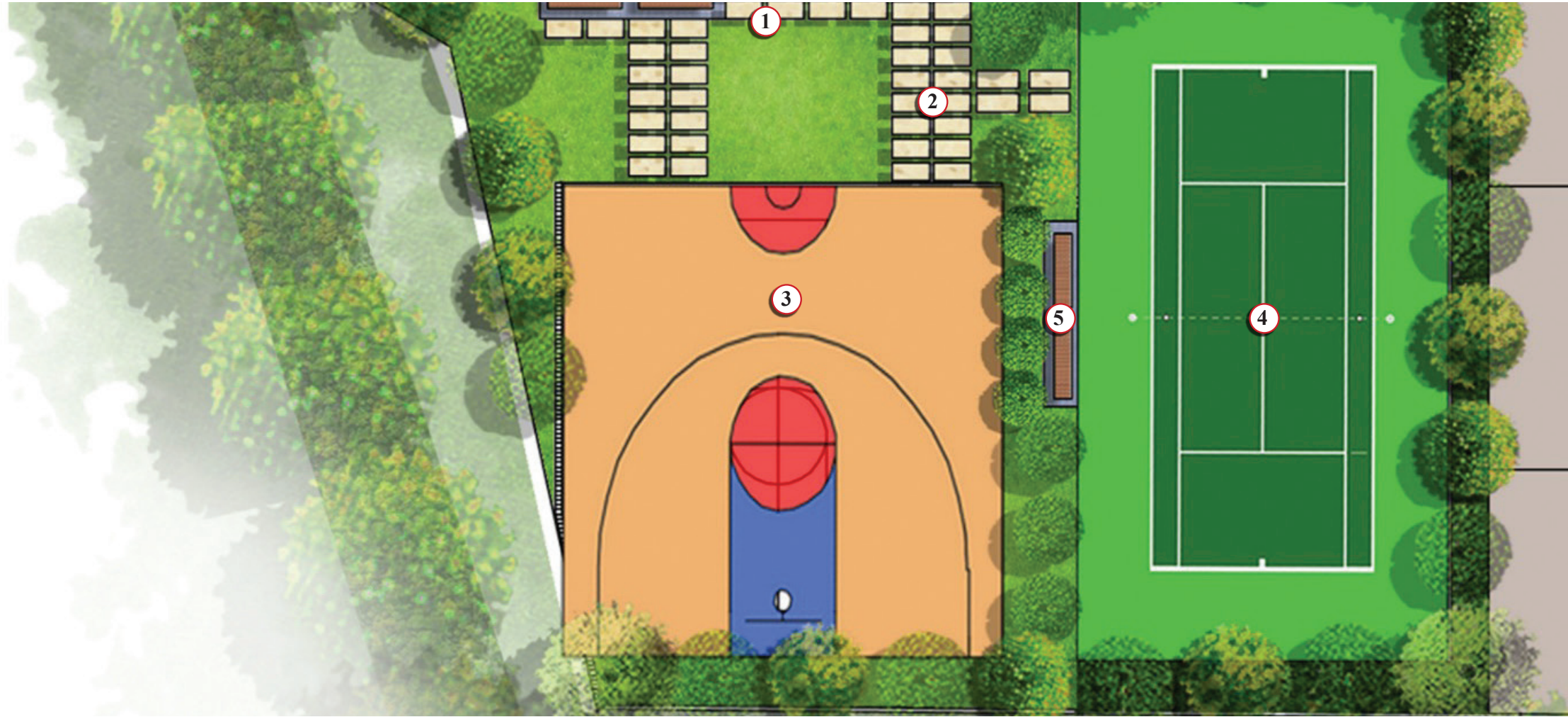


# FAMILY PARK

## LEGEND

- |                            |                        |
|----------------------------|------------------------|
| 1. Entrance to Family Park | 6. Reflexology Walkway |
| 2. Air Walker              | 7. Party Lawn          |
| 3. Cycling                 | 8. Slide               |
| 4. Twister                 | 9. Swing               |
| 5. Recreation Breeze Walk  | 10. Seesaw             |
|                            | 11. Exit               |





# YOUTH PARK

## LEGEND

1. Entrance to Youth Park
2. Concrete Stepping Stones in Turf Joints
3. Half Basketball Court / Futsal Court
4. Badminton / Volleyball / Pickleball / Paddleball Court
5. Sitting Area



# REASONS TO BUY

## **Strategic Southern Growth Corridor**

Located in the expanding belt of Chennai, Manimangalam is witnessing steady infrastructure and residential growth.

## **Seamless Road Connectivity**

Excellent access via GST Road, Tambaram corridor, and the Chennai Outer Ring Road ensures smooth city-wide travel.

## **Close to Industrial Powerhouses**

Near Oragadam and SIPCOT industrial zones, driving strong employment demand.

## **Proximity to IT & Commercial Hubs**

Easy connectivity to Perungalathur and other IT corridors enhances rental and resale prospects.

## **Rapid Infrastructure Development**

Ongoing road expansions and civic improvements strengthen long-term appreciation potential.

## **Premium Gated Community**

Well-planned internal roads, street lighting, stormwater drain, and secure boundaries.

## **Clear Legal Approvals**

DTCP & RERA compliant layouts provide documentation transparency and buyer confidence.

## **Competitive Entry Pricing**

Attractive pricing compared to city-core plots offers higher upside potential.

## **Flexible Plot Sizes**

Multiple size options cater to both first-time buyers and premium villa plot investors.

## **Ideal for Custom Villa Construction**

Freedom to design and build as per personal lifestyle preferences.

## **Peaceful Residential Environment**

Low-density surroundings provide calm living away from city congestion.

## **Growing Social Ecosystem**

Schools, colleges, healthcare centres, and daily conveniences within short driving distance.

## **Strong Appreciation Trajectory**

Land in emerging corridors historically outperforms built-up assets over time.

## **High Liquidity Potential**

Demand from industrial and IT professionals ensures resale viability.

## **Backed by Trusted Developer Legacy**

Developed by a brand known for transparency, execution excellence, and long-term customer trust.

# ONGOING PROJECTS

## APARTMENTS

**KELAMBAKKAM**



**RLD ALTIMA**  
ELEVATED LIVING



RERA No.: TN/35/Building/0144/2025  
www.rera.tn.gov.in

**MADHAVARAM**



**EVITA**  
BY HILIVING ROYAL



RERA No.: TN/29/Building/0298/2023  
www.rera.tn.gov.in

**AYAPAKKAM**



**RLD AURA**  
ELEGANT LIVING. UNLOCKED.



RERA No.: TN/2/BLG/0309/2025  
www.rera.tn.gov.in

## PLOTS

**VANAGARAM**



**RLD Merlion ESTATE**  
(PHASE III)



RERA No.: TN/2/LO/0268/2026  
www.rera.tn.gov.in

**AYAPAKKAM**



**Royal Star**  
(PHASE IV)



RERA No.: TN/02/Layout/02408/2023  
www.rera.tn.gov.in

**ATHIPET**



**Royal avalon**  
(PHASE II)



RERA No.: TN/29/Layout/3918/2024  
www.rera.tn.gov.in

**MARAIMALAI NAGAR**



**Royal Garden**



RERA No.: TN/35/Layout/1004/2024  
www.rera.tn.gov.in

**MARAIMALAI NAGAR**



**RLD ROYAL LATINUM**



RERA No.: TN/35/LO/4391/2025  
www.rera.tn.gov.in

**MARAIMALAI NAGAR**



**Royal Crown**



RERA No.: TN/35/LO/4250/2025  
www.rera.tn.gov.in

**MARAIMALAI NAGAR**



**Royal PEARL**



RERA No.: TN/35/LO/4442/2025  
www.rera.tn.gov.in

**MARAIMALAI NAGAR**



**ROYAL GOLD**



RERA: TN/35/Layout/3008/2024  
www.rera.tn.gov.in

# UPCOMING PROJECTS

## PLOTS

### VANAGARAM



**Merlion  
ESTATE  
(PHASE IV)**

### AYAPAKKAM



*Royal Star*  
(PHASE V)

### OOTY



**KETTY VILLAGE**

## APARTMENTS

### KARAPAKKAM



**ULTRA LUXURY APTS**

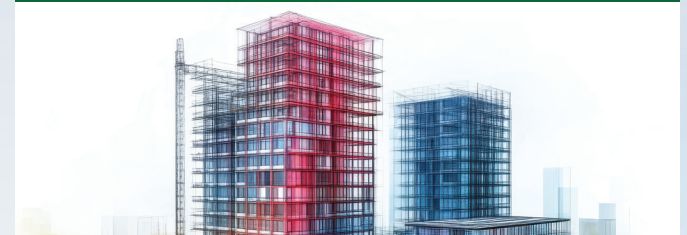
### VANAGARAM



**PREMIUM APTS**

## INTEGRATED TOWNSHIP

### UNAMANCHERI, NEAR VANDALUR



**PLOTS | VILLAS | APTS**



RLD REWARDS



**MAKE A REFERRAL,  
REAP THE REWARDS**

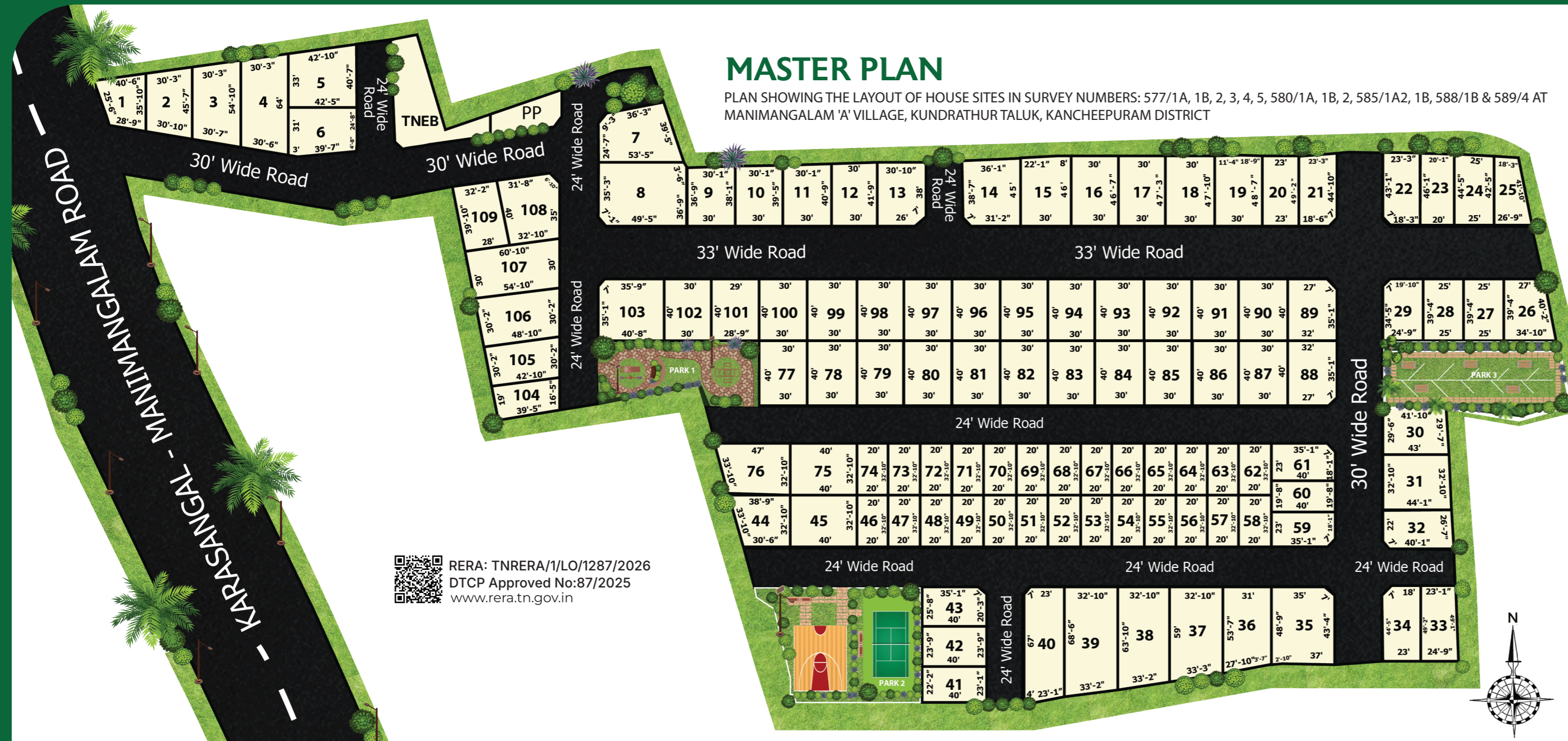
At RLD, we know that great communities grow through people you trust. When you refer a friend or family member to us, you're sharing something meaningful the chance to find a home they'll truly love.

Every referral is appreciated, and we're happy to reward you with up to ₹2 lakhs. Together, we can help more people feel at home while celebrating the connections that make our community special.



## LIST OF AMENITIES & FEATURES

1. Entry to Residential Development
2. Security Folding Gate
3. Security Entrance Portal
4. Black Top Roads
5. Pickleball
6. Walkway In Pavit Tiles
7. Road Intersection in Concrete Paver Block
8. Paddleball Court
9. 33 / 30 / 24 Feet Wide Internal Road
10. Entrance to Family Park
11. Cycling
12. Air Walker
13. Twister
14. Recreation Breeze Walk
15. Reflexology Walkway
16. Party Lawn
17. Slide
18. Swing
19. Seesaw
20. Entrance to Youth Park
21. Concrete Stepping Stones in Turf Joints
22. Half Basketball Court / Futsal Court
23. Badminton / Volleyball
24. Entry to Recreation Park
25. Concrete Stepping Stones in Turf Joints
26. Function Lawn
27. Backrest Benches
28. Yoga Deck
29. Walking Track
30. Flagpole
31. Sitting Area



## AREA STATEMENT

PLOT NO.	SQ.FT.	PLOT NO.	SQ.FT.	PLOT NO.	SQ.FT.	PLOT NO.	SQ.FT.
1	1027	29	963	57	657	85	1200
2	1222	30	1252	58	657	86	1200
3	1506	31	1427	59	907	87	1200
4	1784	32	1178	60	788	88	1267
5	1556	33	1173	61	907	89	1267
6	1293	34	1117	62	657	90	1200
7	1600	35	1918	63	657	91	1200
8	2174	36	1584	64	657	92	1200
9	1123	37	1846	65	657	93	1200
10	1163	38	2015	66	657	94	1200
11	1203	39	2170	67	657	95	1200
12	1238	40	1910	68	657	96	1200
13	1291	41	905	69	657	97	1200
14	1585	42	949	70	657	98	1200
15	1367	43	1005	71	657	99	1200
16	1390	44	1135	72	657	100	1200
17	1409	45	1313	73	657	101	1155
18	1427	46	657	74	657	102	1200
19	1447	47	657	75	1313	103	1616
20	1123	48	657	76	1407	104	725
21	1141	49	657	77	1200	105	1376
22	1076	50	657	78	1200	106	1556
23	906	51	657	79	1200	107	1726
24	1083	52	657	80	1200	108	1377
25	933	53	657	81	1200	109	1201
26	1217	54	657	82	1200		
27	982	55	657	83	1200		
28	982	56	657	84	1200		

# ACTUAL SITE IMAGES





# ROYAL BLOOM

MANIMANGALAM

## ROYAL LAND & DEVELOPERS PRIVATE LIMITED

**Corporate Office:** Old No. 23, New No. 6, Western Wing, First Floor,  
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**Site Office:**

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