



INTRODUCING

ROYAL 
BLOOM
MANIMANGALAM

At RLD, we present Royal Bloom, a 20-acre plotted community in Manimangalam. We have launched 109 plots across 4.7 acres, ranging from 657 to 2210 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 4.7 Acres
(Phase 1)

Plots Ranging from
657 - 2210 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

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



The project is 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

Major revamp for Perungalathur as park and pond get 5 crore facelift

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 mitigation measures.

THE TIMES OF INDIA

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 TIMES OF INDIA

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.

THE NEW INDIAN EXPRESS

400-metre Urapakkam-Vandalur railway line work begins

Chennai




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 an aircraft from trains on both sides.

THE TIMES OF INDIA

Tambaram allocates 6 crore to restore I dumbankulam lake

Christopher Mathias / Jan 27, 2026, 00:18 IST



Chennai: I dumbankulam, 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.

THE NEW INDIAN EXPRESS

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

Chennai




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.

THE NEW INDIAN EXPRESS

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

Chennai



Chennai: Ever since, Kilambakkam bus terminus was inaugurated, the traffic in GST road, Vandalur and Kilambakkam has increased exponentially causing congestion. To address this issue, the Chennai Metropolitan Development Authority (CMDA) has convinced Vandalur Zoo to give up 467 sq.m of non-reserve forest land for road widening.



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

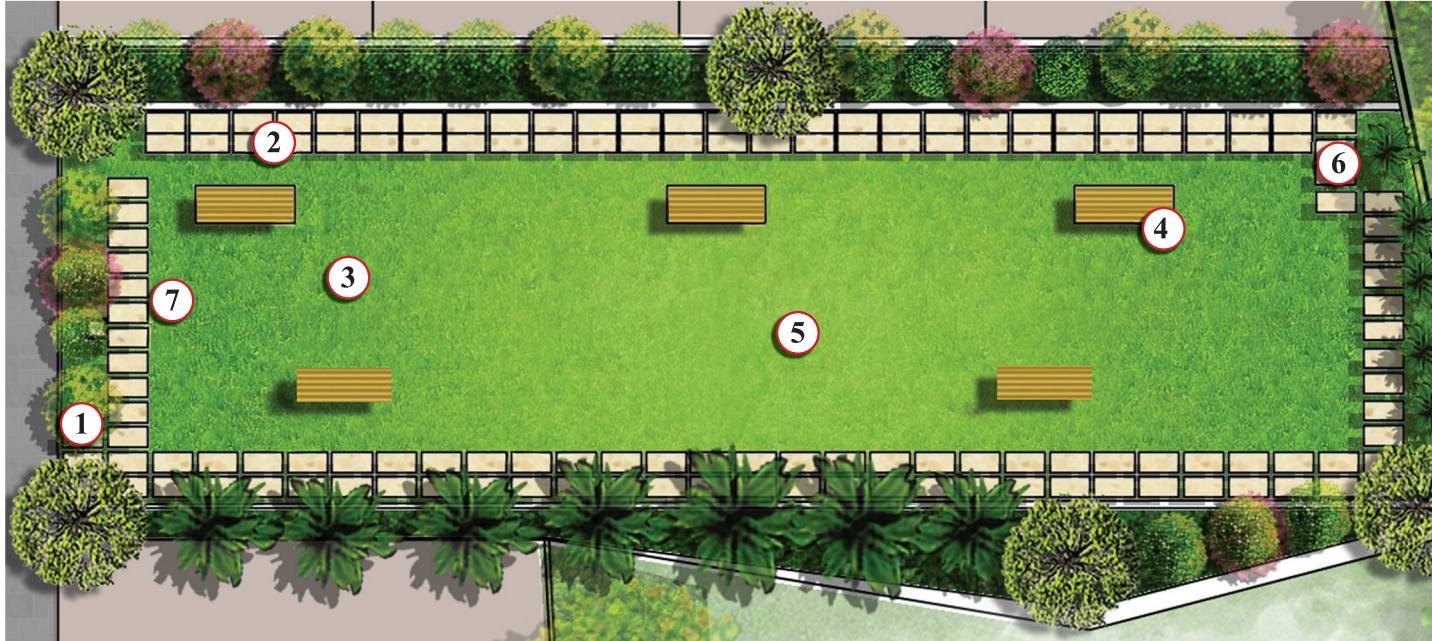
- 👉 Ready-to-Construct Plots
- 👉 Elevated Quality
- 👉 100% Clear Title
- 👉 DTCP & RERA Approved
- 👉 Up to 90% Bank Loan Available
- 👉 Blacktop Roads with LED Street Lights
- 👉 Grand Entrance Arch
- 👉 Gated Community with 24x7 Security and CCTV Surveillance
- 👉 Avenue Trees, Walking Tracks
- 👉 Security 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

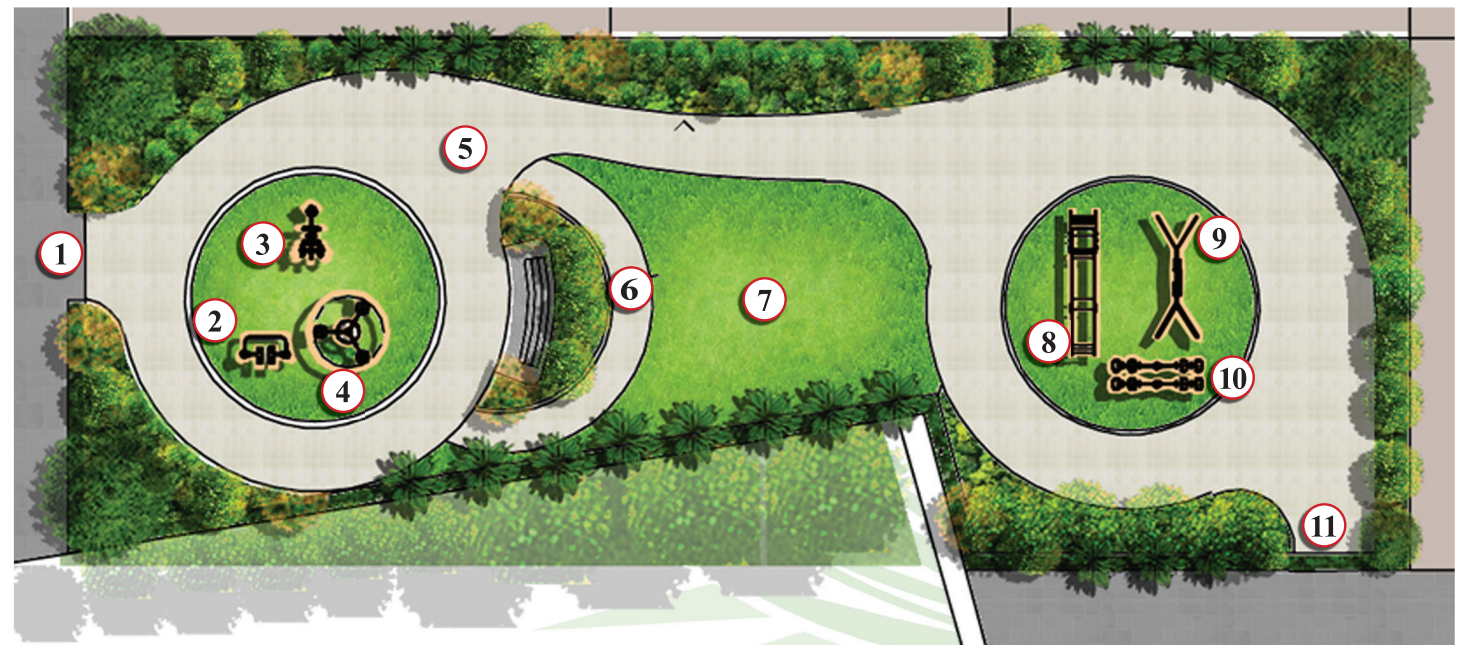
1. Entry to Recreation Park
2. Concrete Stepping Stones in Turf Joints
3. Function Lawn
4. Backrest Benches
5. Yoga Deck
6. Walking Track
7. Flagpole

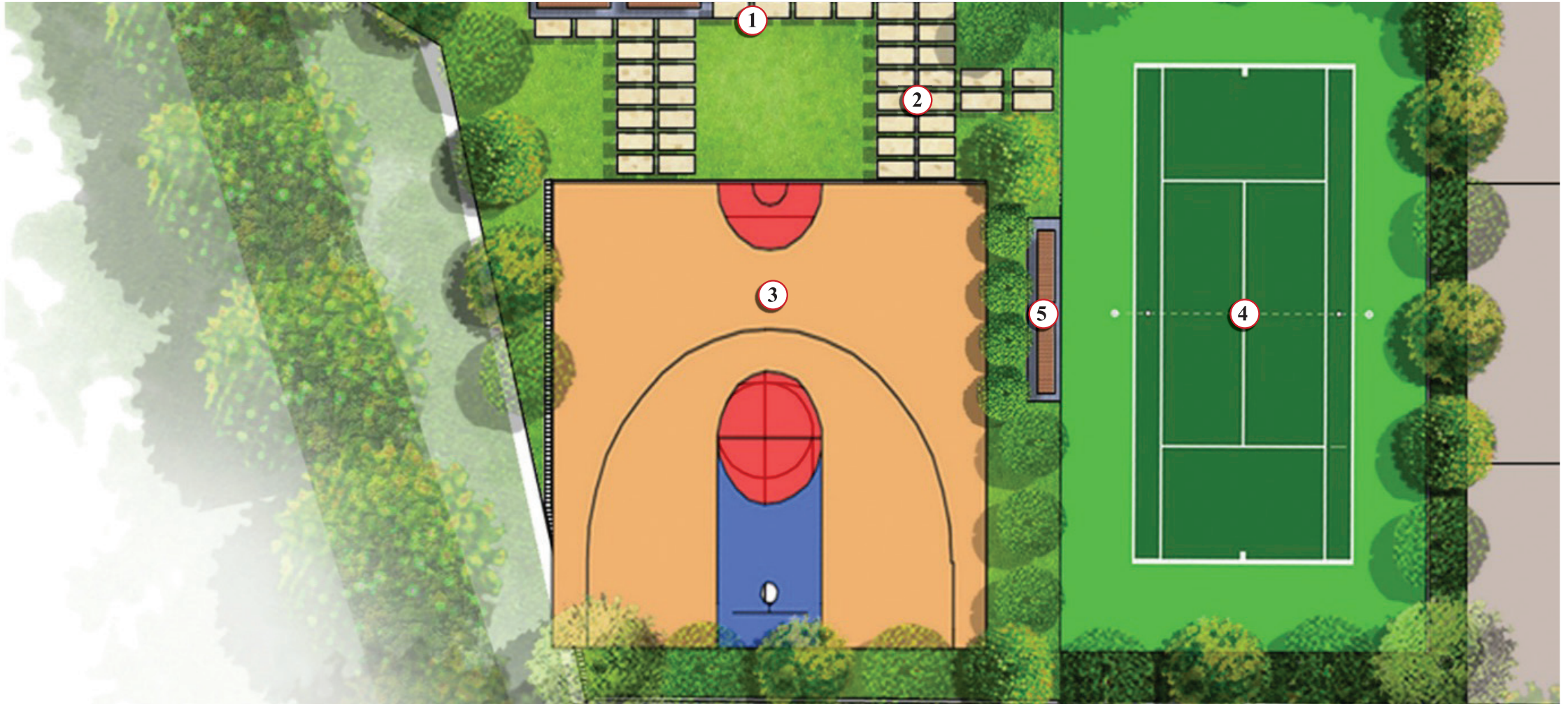


FAMILY PARK

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

LOCATION MAP



LOCATION ADVANTAGE

IT Parks

- Shriram IT Park
- MEPZ
- Zoho
- Mahindra World City

Schools

- Tiaano Vidyashrm
- Shree Niketan Patasala
- Narayana School
- Vels Global

Colleges

- Dhanalakshmi Engg.
- Sri Sairam Engg.
- Crescent University
- MCC

Hospitals

- AG Hospital
- Hindu Mission
- Parvathy
- Rela

Transport

- Perungalathur Rly. Stn.
- Kilambakkam Bus Terminus
- Tambaram Rly. Stn.
- Chennai Airport
- Upcoming Vandalur Metro

Entertainment

- Arignar Anna Zoo
- Sky Hub Mall @ Kilambakkam
- Grand Galada Mall
- Aerohub East

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:
TN/35/Building/0144/2025
www.rera.tn.gov.in

MADHAVARAM



EVITA
BY HILIVING ROYAL

RERA:
TN/29/Building/0298/2023
www.rera.tn.gov.in

AYAPAKKAM



RLD AURA
ELEGANT LIVING, UNLOCKED.

RERA:
TNRERA/2/BLG/0309/2025
www.rera.tn.gov.in

PLOTS

VANAGARAM



Merlion ESTATE
(PHASE III)

RERA:
TNRERA/2/LO/0268/2026
www.rera.tn.gov.in

AYAPAKKAM



Royal Star
(PHASE IV)

RERA:
TN/02/Layout/02408/2023
www.rera.tn.gov.in

ATHIPET



Royal avalon
(PHASE II)

RERA:
TN/29/Layout/3918/2024
www.rera.tn.gov.in

MARAIMALAI NAGAR



Royal Garden

RERA:
TN/35/Layout/1004/2024
www.rera.tn.gov.in

MARAIMALAI NAGAR



ROYAL LATINUM

RERA:
TNRERA/35/LO/4391/2025
www.rera.tn.gov.in

MARAIMALAI NAGAR



Royal Crown

RERA:
TNRERA/35/LO/4250/2025
www.rera.tn.gov.in

MARAIMALAI NAGAR



Royal PEARL

RERA:
TNRERA/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

VANAGARAM



Merlton
ESTATE
(PHASE IV)

PLOTS

AYAPAKKAM



Royal Star
(PHASE V)

OOTY



KETTY VILLAGE

APARTMENTS

KARAPAKKAM



ULTRA LUXURY APTS

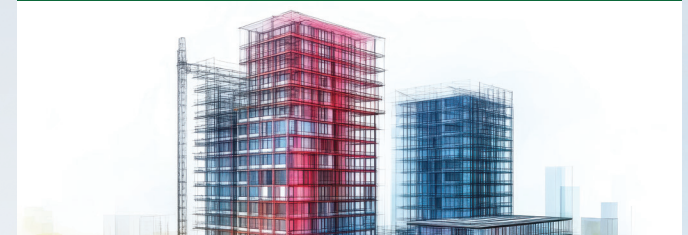
VANAGARAM



PREMIUM APTS

INTEGRATED TOWNSHIP

UNAMANCHERI, NEAR VANDALUR



PLOTS | VILLAS | APTS



**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.



LEGEND

1. Entry to Residential Development
2. Security Folding Gate
3. Security Entrance Portal
4. 30 ft Wide Internal Road
5. Walkway In Pavit Tiles
6. Plots
7. Road Intersection in Concrete Paver Block
8. 24 ft Wide Internal Road
9. 33 ft 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 / Pickleball / Paddleball Court
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