



**MERLOAM**  
An Elephantine Group



**PREMIUM VILLA PLOTS  
RIGHT IN THE HEART OF  
THIRUKAZHUKUNDRAM TOWN**

PROJECT SIZE: 25.65 ACRES (9.2 ACRES PHASE-1)

**ELEPHANTINE**  
**GARUDA**

DTCP NO.: 99/2025 | RERA NO.: TN/35/Layout/2079/2025

## WELCOME TO MERLOAM AN ELEPHANTINE GROUP

For nearly 25 years now, **Merloam AN Elephantine Group** has been at the forefront of real estate, diligently crafting world-class residential, hospitality, commercial and industrial spaces that deliver enriching experiences.



## PRESENTING MERLOAM AN ELEPHANTINE GROUP'S GARUDA

Steeped in rich cultural heritage, **Thirukazhukundram** is renowned for the mystic appearance of sacred eagles, giving the ancient town its name, which means '**Eagle Hill**'

Set in a sprawling community with the best of amenities at a prime location in the heart of Thirukazhukundram town, Elephantine Garuda, is not just about plotted development, but about making a smart and sensible choice to live in a thriving, culturally rich and future-ready community.



# LOCATION HIGHLIGHTS



Just **20 mins.** drive from **Chengalpattu railway station** and **Mahindra World City** (rear gate)



Just **2.5 km** from Thirukazhukundram **bus stand** and Vedagiriswarar **temple**



Just **20 mins.** drive from the 1,500-acre **Japanese township** in Tiruporur



Just **20 mins.** drive from **proposed satellite town** near Mamallapuram



Just **20 mins.** drive from 62-acre **Wonderla's Chennai Amusement Park** in Illalur



Just **15 mins.** drive from **Poonjeri-Ennore port peripheral ring road (CPRR)**



Near **Madhuranthagam to Mamallapuram 6-lane road** via Thirukazhukundram town



Proposed **CMDA expansion** covers the site location



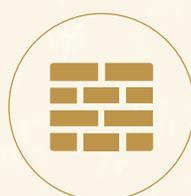
**MERLOAM**  
An Elephantine Group

THE CORNER, Old No.1, New No.40, Kamarajar Salai &  
SBI Colony 3rd Street, Virugambakkam, Chennai - 600 092  
Web : [www.merloamestates.com](http://www.merloamestates.com)

# PROJECT FEATURES



Grand entrance gateway arch



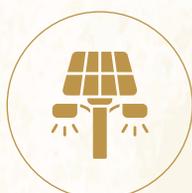
Gated community with high-rise walls



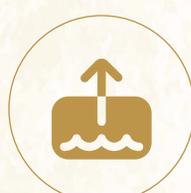
Wider plots sizes for comfortable living



Black top roads



Solar-powered street lamps



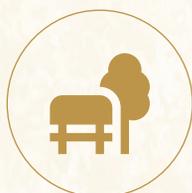
Elevated ground Level as per govt. standards



Community park



Children's play area



Elders' relaxation area



# WHY THIRUKAZHUKUNDRAM

Thirukazhukundram is evolving rapidly and the neighbourhood is witnessing rapid infrastructural development with several educational institutions and healthcare facilities in the vicinity.



In the coming years, Thirukazhukundram is poised for exponential growth as a suburban extension of Chennai. Its proximity to key hubs like East Coast Road (ECR), Mahabalipuram and Chengalpattu also makes it a great choice for residential purposes.

The ongoing and upcoming industrial and IT corridor developments nearby, the proposed airport at Parandur and connectivity via the Peripheral Ring Road all further amplify Thirukazhukundram's investment potential.

# ELEPHANTINE GARUDA



PROJECT APPROVAL AND LOAN AVAILABILITY  
HDFC Bank, ICICI Bank, Axis Bank and Tata Capital



AREA STATEMENT					
PLOT NO.	EXTENT IN SQ.FT.	FACING	PLOT NO.	EXTENT IN SQ.FT.	FACING
1	925	W	76	1057	SE
2	879	W	77	920	SW
3	889	W	78	934	W
4	900	W	79	934	W
5	911	W	80	934	W
6	922	W	81	868	W
7	933	W	82	815	W
8	1068	W	83	900	SE
9	982	E	84	861	S
10	861	E	85	810	S
11	867	E	86	1321	S
12	980	E	87	1161	N
13	1198	SE	88	1076	N
14	995	N	89	968	NE
15	1072	N	90	980	E
16	1072	N	91	952	SE
17	1072	N	92	936	S
18	1072	N	93	943	S
19	1072	N	94	1037	S
20	1072	N	95	1601	S
21	1136	NE	96	1249	S
22	1163	E	97	897	S
23	1141	SE	98	1547	N
24	1072	S	99	1096	N
25	1072	S	100	981	N
26	1072	S	101	865	N
27	1072	S	102	1219	NE
28	1072	S	103	1086	SE
29	1072	S	104	646	S
30	1001	S	105	646	S
31	1078	N	106	646	S
32	1162	N	107	646	S
33	1162	N	108	626	S
34	1162	N	109	646	N
35	1162	N	110	646	N
36	1162	N	111	646	N
37	1162	N	112	646	N
38	1235	NE	113	646	N
39	1260	E	114	680	NE
40	1235	SE	115	698	E
41	1162	S	116	691	SE
42	1162	S	117	646	S
43	1162	S	118	646	S
44	1162	S	119	646	S
45	1162	S	120	646	S
46	1162	S	121	646	S
47	1078	S	122	779	N
48	1925	N	123	753	N
49	1184	N	124	753	N
50	1112	N	125	753	N
51	1041	N	126	1237	NE
52	962	N	127	1237	SE
53	822	N	128	753	S
54	765	N	129	753	S
55	904	NE	130	753	S
56	564	W	131	792	S
57	569	W	132	1336	N
58	639	W	133	1001	N
59	603	W	134	1001	N
60	655	W	135	989	NE
61	706	W	136	989	SE
62	915	W	137	1001	S
63	989	W	138	1001	S
64	2130	W	139	1349	S
65	917	W	140	837	N
66	839	W	141	563	N
67	855	W	142	581	N
68	870	W	143	598	N
69	886	W	144	604	NE
70	876	W	145	1133	NW
71	1398	SW	146	1072	N
72	1304	E	147	987	N
73	1387	E	148	902	N
74	1235	E	149	813	N
75	1083	E	150	807	N



### LEADING SCHOOLS (UNDER 10 MIN.)

- Srinivasanar Memorial School
- VS Stars Public Sr. Sec. School
- Jeeva Memorial Public School
- VS Matriculation Hr. Sec. School
- Bharathi Vidyalaya School

### HOSPITALS (UNDER 10 MIN.)

- Sri Venkateshwara Hospital
- Rotary Hospitals
- KR Hospital
- GH, Thirukazhukundram
- Vijay Hospitals

### TOP COLLEGES (UNDER 15 MIN.)

- Annai Therasa Arts & Science College
- Don Bosco Polytechnic College
- Government B.Ed College
- HIMT College
- Asan Memorial College of Engg.

### DESTINATIONS (UNDER 30 MIN.)

- Mamallapuram Heritage Site
- Vandalur Zoological Park
- The Madras Crocodile Bank
- Sheraton Grand Chennai Resort & Spa

### CONNECTING LOCATIONS (UNDER 20 MIN.)

- Thirukazhukundram Bus Stand
- Kalpakkam (ECR)
- Poonjeri
- Mahabalipuram
- Chengalpattu
- Maduranthakam

### COMPANIES (UNDER 20 MIN.)

- Mahindra World City
- Zoho Corp
- TCS
- Accenture
- Wipro
- Cognizant
- Capgemini