



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

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	PLOT NO.	EXTENT IN SQ.FT.	FACING
1	925	W	76	1057	SE	151	1147	SE
2	879	W	77	920	SW	152	930	S
3	889	W	78	934	W	153	930	S
4	900	W	79	934	W	154	930	S
5	911	W	80	934	W	155	930	S
6	922	W	81	868	W	156	1045	S
7	933	W	82	815	W	157	1189	N
8	1068	W	83	900	SE	158	1074	N
9	982	E	84	861	S	159	1074	N
10	861	E	85	810	S	160	1074	N
11	867	E	86	1321	S	161	1074	N
12	980	E	87	1161	N	162	966	NE
13	1198	SE	88	1076	N	163	1070	E
14	995	N	89	968	NE	164	1072	SE
15	1072	N	90	980	E	165	930	S
16	1072	N	91	952	SE	166	930	S
17	1072	N	92	936	S	167	930	S
18	1072	N	93	943	S	168	930	S
19	1072	N	94	1037	S	169	930	S
20	1072	N	95	1601	S	170	1066	S
21	1136	NE	96	1249	S	171	1328	N
22	1163	E	97	897	S	172	931	N
23	1141	SE	98	1547	N	173	931	N
24	1072	S	99	1096	N	174	931	N
25	1072	S	100	981	N	175	932	N
26	1072	S	101	865	N	176	932	N
27	1072	S	102	1219	NE	177	933	N
28	1072	S	103	1086	SE	178	972	NE
29	1072	S	104	646	S	179	1409	NE
30	1001	S	105	646	S	180	1032	E
31	1078	N	106	646	S	181	1034	E
32	1162	N	107	646	S	182	1142	E
33	1162	N	108	626	S	183	1131	E
34	1162	N	109	646	N	184	1119	E
35	1162	N	110	646	N	185	1108	E
36	1162	N	111	646	N	186	1096	E
37	1162	N	112	646	N	187	1085	E
38	1235	NE	113	646	N	188	1113	E
39	1260	E	114	680	NE	189	1325	E
40	1235	SE	115	698	E	190	1056	E
41	1162	S	116	691	SE	191	1051	E
42	1162	S	117	646	S	192	1048	E
43	1162	S	118	646	S	193	1046	E
44	1162	S	119	646	S	194	1043	E
45	1162	S	120	646	S	195	1035	E
46	1162	S	121	646	S	196	1329	SE
47	1078	S	122	779	N	197	1875	W
48	1925	N	123	753	N	198	1290	W
49	1184	N	124	753	N	199	1214	W
50	1112	N	125	753	N	200	1137	W
51	1041	N	126	1237	NE	201	1060	W
52	962	N	127	1237	SE	202	983	W
53	822	N	128	753	S	203	907	W
54	765	N	129	753	S	204	845	W
55	904	NE	130	753	S	205	998	W
56	564	W	131	792	S	206	1137	W
57	569	W	132	1336	N	207	1218	W
58	639	W	133	1001	N	208	1300	W
59	603	W	134	1001	N	209	1372	W
60	655	W	135	989	NE	210	886	N
61	706	W	136	989	SE	211	951	NW
62	915	W	137	1001	S	212	936	S
63	989	W	138	1001	S	213	1066	SW
64	2130	W	139	1349	S	214	1193	NW
65	917	W	140	837	N	215	1263	N
66	839	W	141	563	N	216	970	SW
67	855	W	142	581	N	217	995	S
68	870	W	143	598	N	218	995	S
69	886	W	144	604	NE	219	1043	SE
70	876	W	145	1133	NW	220	1423	W
71	1398	SW	146	1072	N	221	1338	W
72	1304	E	147	987	N	222	2351	E
73	1387	E	148	902	N	223	2662	W
74	1235	E	149	813	N			
75	1083	E	150	807	N			

LOCATION MAP*



ELEPHANTINE
GARUDA
@Thirukazhukundram

*MAP NOT TO SCALE

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



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.



CONNECTING LOCATIONS (UNDER 20 MIN.)

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



HOSPITALS (UNDER 10 MIN.)

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



DESTINATIONS (UNDER 30 MIN.)

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



COMPANIES (UNDER 20 MIN.)

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

