



**ARCADIA**  
**AEROCITY**  
KANCHIPURAM



Your 180-Acre Haven  
of Luxury and Community



Since its establishment in 2007, Propshell has emerged as a significant and thriving entity within Chennai's real estate sphere, leaving a lasting impression across diverse asset classes.

With close to two decades immersed in the real estate realm, Propshell has witnessed the industry's rapid evolution and has honed its strategies to meet international standards.

Operating as a trusted consultant, developer, and builder in real estate, we consistently delight our clients, driven by our steadfast dedication to quality, affordability, and exceptional service.

Our comprehensive approach encompasses a wide range of property solutions, including buy/sell transactions, land promotion, joint ventures, cutting-edge constructions, and property management, setting us apart as a rare gem in the market.

With over 17 years of dynamic operations and a positive impact on over 10000 families, Propshell remains unwavering in its commitment to value creation, offering innovative services and prioritizing unmatched customer satisfaction.



### Advisory Services

Propshell offers advice on property improvements to increase value, assists with financing options and provides guidance on market conditions and investment opportunities.



### Legal and Documentation Support

Propshell ensures smooth and clear property title transfer, and provide ongoing assistance for any legal documentation or disputes. Also Assist in obtaining necessary permits, clearances, and compliance with local regulations.



### Plot Management

Ensure your investment stays pristine and secure with our comprehensive Plot Management Services. From regular maintenance and landscaping to 24/7 security, we take care of every detail, so you can enjoy peace of mind knowing your property's value is protected.

# About Propshell



# Kanchipuram

Kanchipuram, known as the "City of Thousand Temples," is a historic town in Tamil Nadu, about 40 minutes drive from Chennai. Well-connected by road and rail, it is easily accessible.

Investing in Kanchipuram real estate is wise due to its growth on the Chennai-Bangalore Industrial Corridor, attracting industries and boosting the local economy.

The real estate market offers residential and commercial properties, appealing to families, retirees, and investors. The town's serene environment, historical charm, and modern amenities enhance its attractiveness.

Government infrastructure development further boosts Kanchipuram's appeal as a promising investment destination. Combining tradition and progress, Kanchipuram offers unique real estate investment opportunities with both aesthetic and financial rewards.



# Own a villa plot in South India's hottest location.

Kancheepuram is a well-connected tourist spot in South India and our villa plots are located right in the heart of the city. The integrated township, Arcadia Aerocity, is designed to ensure you are always in close proximity to everything you'll ever want to do. Located on the NH 48 Chennai Bangalore Highway, our property is in Kancheepuram.



**ROAD & RAIL  
CONNECTIVITY**

Enjoy seamless rail and road connectivity, ensuring easy access to the prime real estate project Arcadia Aerocity for a hassle-free commute.



**GREENFIELD  
AIRPORT**

The proposed new airport, just minutes from our Arcadia Aerocity project, promises unparalleled convenience and connectivity for residents and businesses alike.



**LAND  
APPRECIATION**

Significant land appreciation in the surrounding area underscores the immense investment potential of Arcadia Aerocity.



**INDUSTRIES**

Arcadia Aerocity is strategically positioned amidst a rapidly developing industrial hub, fostering growth and providing unparalleled opportunities for businesses and residents alike.



**GOVERNMENT  
PROJECTS**

Arcadia Aerocity is strategically surrounded by numerous government projects, ensuring robust infrastructure and vibrant community growth.

Discover Your Future:  
Plots with a Striking Entrance &  
60-Foot Road Access



# Elevate your life in Arcadia Aerocity

Welcome to Arcadia Aerocity. Our integrated township provides you with everything you'll ever need to live the life you've always aspired to. Just step in and discover everything we have in store for you.

- ▲ DTCP & RERA APPROVED PLOTS
- ▲ 100% CLEAR TITLES
- ▲ READY TO CONSTRUCT
- ▲ INTEGRATED TOWNSHIP
- ▲ CLUB HOUSE
- ▲ BLACK TOP ROADS
- ▲ OVERHEAD WATERTANK
- ▲ ENTRANCE ARCH WITH GATE
- ▲ STREET LIGHTS
- ▲ WATER PIPELINE
- ▲ CHILDRENS PLAY AREA
- ▲ LANDSCAPES
- ▲ 24X7 CCTV SURVEILLANCE
- ▲ SECURITY PERSONNEL

# At the heart of it all is a 180-acre community

Our integrated township provides you with just the right amount of privacy and exposure. From schools and hospitals to commercial centres, we have it all. What's more, you will be part of a community of like-minded individuals and families!



CONVENTION  
HALL



RESIDENTIAL  
TOWNSHIP



HOSPITAL  
& CLINIC



BANK  
& ATM



SCHOOL



HOTEL  
& RESORT



TEMPLE  
& POND



COMMERCIAL  
SPACE

The image shows the exterior of a modern clubhouse at dusk. The building features a mix of light-colored stucco and dark grey panels. On the left, a large white wall displays the AAC Club logo and name. Two vertical light fixtures flank the logo. To the right, large glass windows and doors reveal the interior, which includes a dining area with a chandelier and a lounge area. The foreground is a paved courtyard with a low wall and some landscaping. The sky is a deep blue, and the overall atmosphere is sophisticated and luxurious.

The AAC Club

## The AAC Club

The new proposed clubhouse stands as the centerpiece of luxury living. Boasting state-of-the-art amenities, it offers residents a haven of leisure and community. From modern fitness centers to exquisite dining areas, every detail is designed for comfort and elegance. This clubhouse redefines upscale living, promising an unmatched lifestyle experience.

REJUVENATION

LANDSCAPES

KIDS FUN CENTER

FITNESS & HEALTH CENTER

RELAXATION CENTER

LEARNING CENTRES

OUTDOOR GAMES

CLINIC FACILITIES

INDOOR GAMES

ENTERTAINMENT

RETAIL CONVENIENCES

24X7 SECURITY

AND MORE...



FITNESS CENTER



PLAY AREA



CLINIC FACILITIES



PLAY AREA

100+ Amenities

# Chennai Greenfield International Airport – Parandur

The New Chennai Greenfield International Airport, located near Parandur in Kanchipuram district, spans 5,000 acres and is a key project by the Tamil Nadu government to enhance regional connectivity.

### Strategic Location:

Chosen for its optimal connectivity, the airport aims to relieve congestion at Chennai International Airport and meet growing air traffic demands.

### Connectivity:

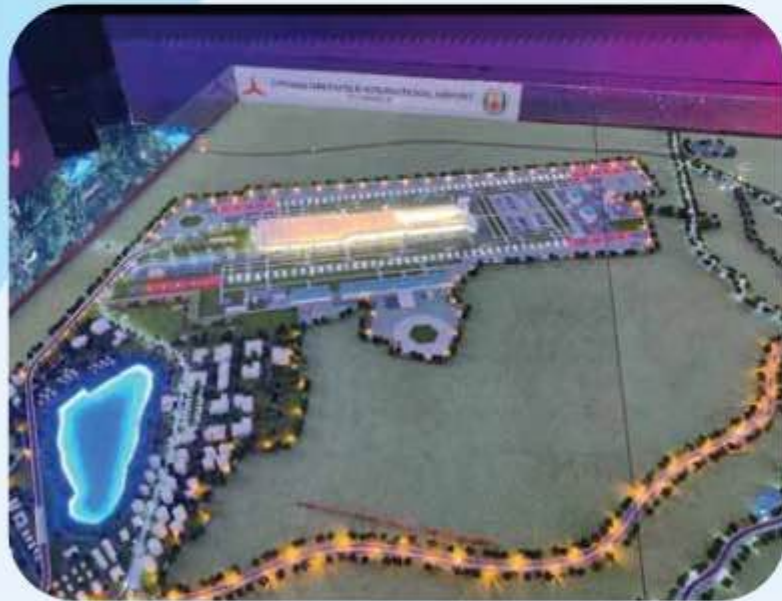
Chennai Bangalore Expressway: Provides direct access, ensuring seamless travel between major cities.

Proposed Metro Line: Enhances accessibility and integrates with the urban transit system.

### Infrastructure:

Designed with modern facilities to handle high passenger and cargo volumes, aiming to offer world-class services.

This development is a significant step in boosting Tamil Nadu's aviation infrastructure and economic growth.

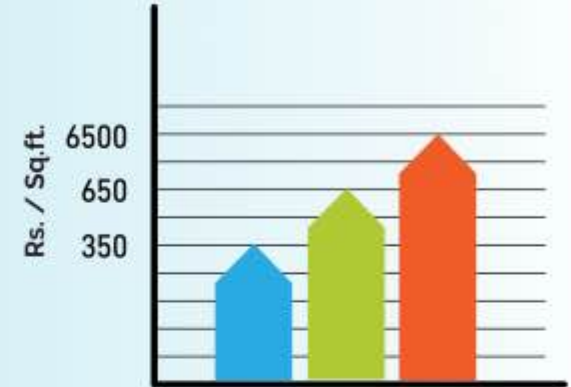


Arcadia Aerocity  
(Kanchipuram)



Chennai Greenfield International  
Airport - Parandur

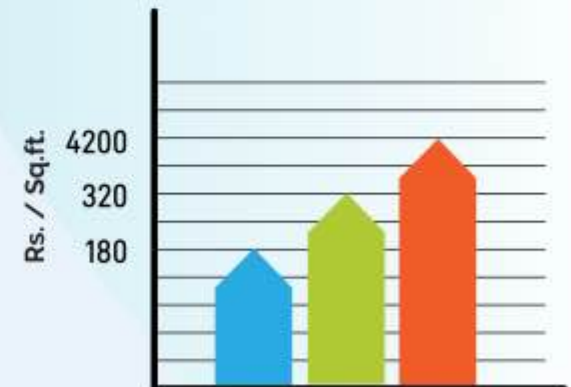
7 kms



BANGALORE  
ROI - 18X



HYDERABAD  
ROI - 40X



KERALA  
ROI - 23X

■ LAND COST BEFORE ANNOUNCEMENT  
■ LAND COST AFTER ANNOUNCEMENT  
■ LAND COST IN 2023

# Upcoming Chennai Metro Phase 4

The Chennai Metro Phase 4 extension is in the planning stage and will stretch along the NH-4 (Chennai-Bangalore Highway) to Parandur, connecting the New Chennai International Airport.

## Key Highlights:

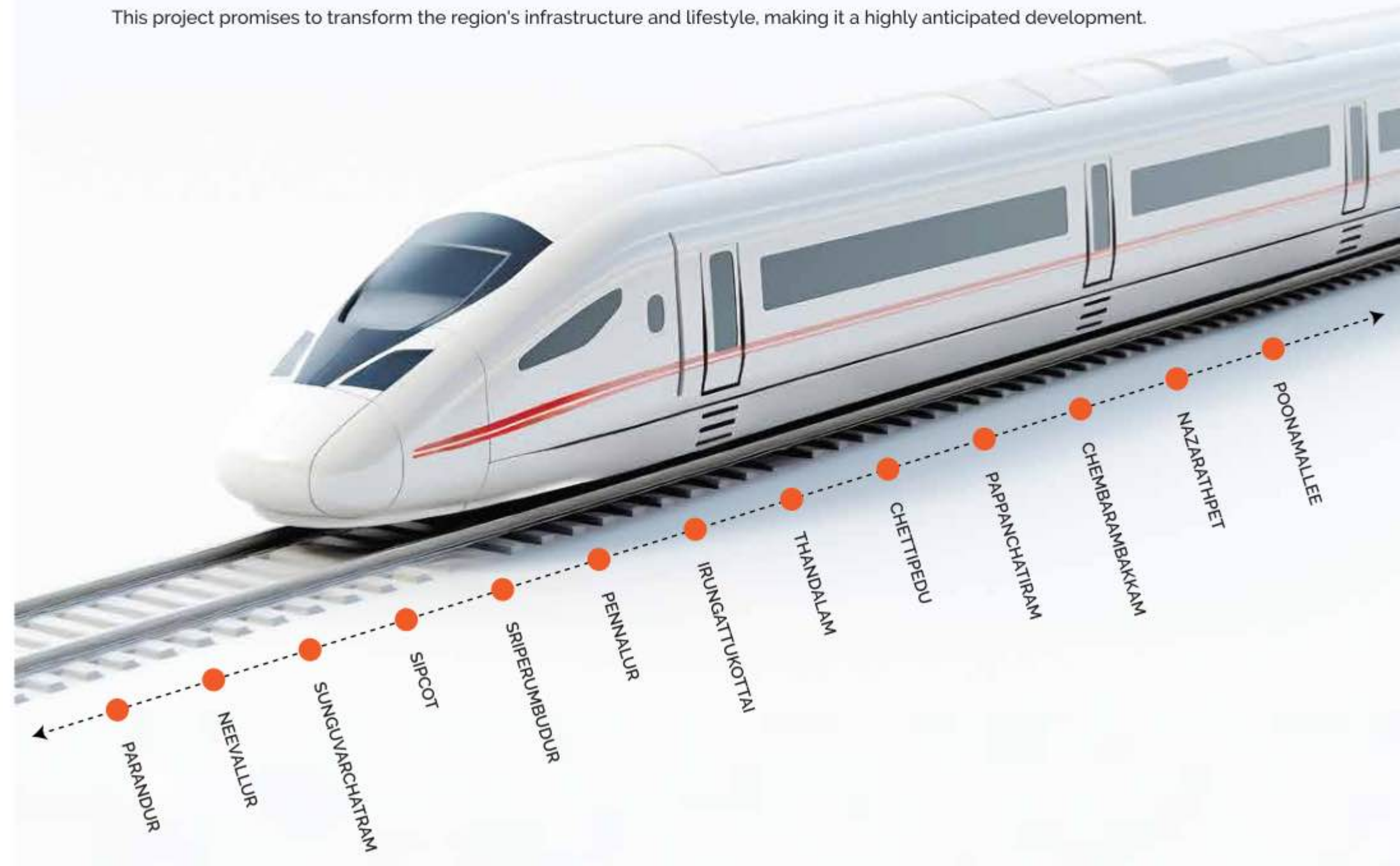
**Route:** Covers Poonamallee to Parandur.

**Real Estate Boost:** Expected property value appreciation around the area due to improved connectivity.

**Enhanced Connectivity:** Seamless commutes with quick access to city hubs.

**Convenient Living:** Luxury residences with metro stations within walking distance, ensuring easy access to work, entertainment, and leisure.

This project promises to transform the region's infrastructure and lifestyle, making it a highly anticipated development.





# ARCADIA AEROCITY - TERMINAL I

30.85 ACRES KARAI & SEEYATTI  
DTCP LAYOUT NO 11/2023  
RERA APPROVED NO. 2141/2023





**TERMINAL I  
AREA STATEMENT**

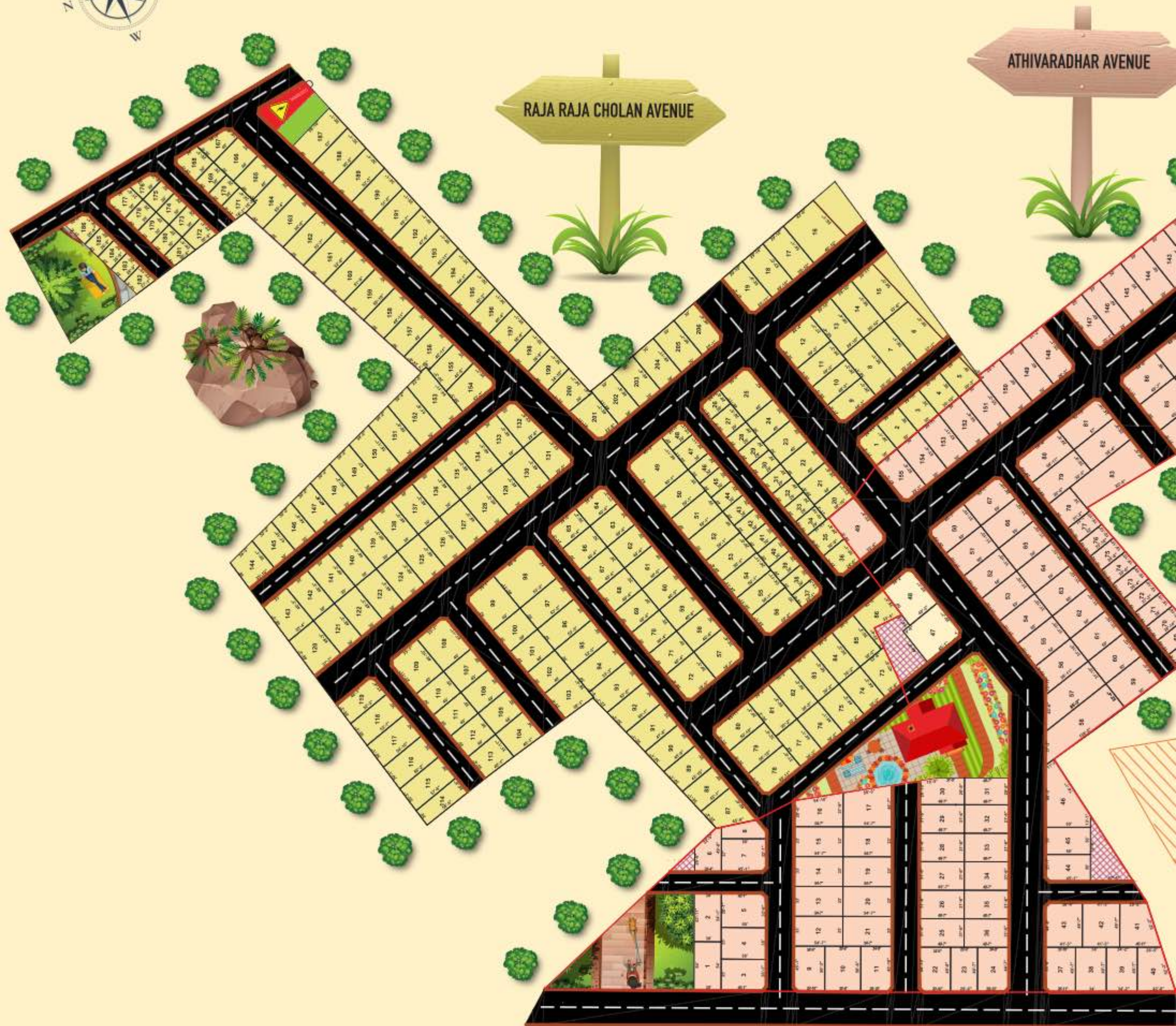
1	1531	51	2541	101	1352	151	2511	201	1937
2	1640	52	1574	102	1352	152	1996	202	2159
3	1757	53	2709	103	1352	153	2319	203	1987
4	1946	54	2495	104	1352	154	2304	204	2032
5	1983	55	2403	105	1352	155	1970	205	2077
6	1934	56	2403	106	1352	156	1970	206	2122
7	2540	57	2403	107	1352	157	1970	207	2167
8	3423	58	2403	108	1352	158	1970	208	2773
9	3039	59	2403	109	1352	159	1983	209	2591
10	3039	60	2403	110	1983	160	1370	210	2239
11	3039	61	2403	111	1805	161	2403	211	2336
12	3039	62	2403	112	1252	162	2403	212	2403
13	3039	63	2403	113	1252	163	4977	213	2403
14	3039	64	2403	114	1252	164	8106	214	2391
15	3039	65	2403	115	1252	165	4125	215	1857
16	4044	66	2403	116	1252	166	3816	216	1866
17	3593	67	2391	117	1252	167	3106	217	1960
18	2403	68	1991	118	1252	168	3088	218	2054
19	2403	69	2003	119	1252	169	3070	219	2146
20	2403	70	2003	120	1252	170	3347	220	2201
21	2403	71	2003	121	1252	171	2628	221	2228
22	2403	72	2003	122	1252	172	2381	222	2360
23	2403	73	2003	123	1252	173	2616	223	2003
24	2403	74	2003	124	1490	174	2168	224	2003
25	2902	75	2003	125	1171	175	2325	225	2003
26	2755	76	2003	126	1490	176	2035	226	2992
27	2107	77	2003	127	1252	177	2035	227	2391
28	2116	78	2003	128	1252	178	2035	228	2403
29	2129	79	2003	129	1252	179	2035	229	2391
30	2241	80	2003	130	1252	180	2035	230	8085
31	2395	81	2717	131	1252	181	2515	231	3468
32	2535	82	1993	132	1252	182	2181	232	2110
33	2459	83	1352	133	1252	183	2193	233	2271
34	1790	84	1352	134	1252	184	2193	234	2242
35	2219	85	1352	135	1252	185	2193	235	2209
36	2492	86	1352	136	1252	186	2193	236	2645
37	2688	87	1352	137	1252	187	2193	237	8181
38	4137	88	1352	138	1252	188	3344	238	4377
39	905	89	1352	139	1787	189	10514	239	4164
40	1202	90	1352	140	939	190	10779	240	2882
41	2391	91	1352	141	1193	191	10696	241	2336
42	2391	92	1352	142	1562	192	10602	242	2336
43	1202	93	1352	143	1544	193	3692	243	2336
44	1396	94	1352	144	1157	194	2804	244	2336
45	1467	95	1490	145	1632	195	2804	245	2336
46	1202	96	1502	146	1149	196	2804	246	2336
47	2391	97	1490	147	1137	197	2804	247	2336
48	2391	98	1352	148	1122	198	2417	248	4609
49	1202	99	1352	149	1105	199	2161	249	10557
50	1661	100	1352	150	2523	200	2079	250	10365

**TERMINAL I  
AREA STATEMENT**

251	10281	301	632	351	615	401	701
252	10584	302	632	352	628	402	701
253	3633	303	669	353	628	403	701
254	2201	304	922	354	615	404	773
255	2201	305	574	355	701	405	978
256	2201	306	643	356	701	406	743
257	2201	307	687	357	701	407	736
258	2201	308	703	358	701	408	729
259	2201	309	687	359	701	409	722
260	2201	310	643	360	701	410	715
261	2490	311	574	361	701	411	708
262	1661	312	668	362	701	412	701
263	1477	313	718	363	701	413	694
264	1484	314	701	364	701	414	687
265	1491	315	687	365	701	415	683
266	1498	316	703	366	701	416	749
267	1505	317	687	367	701	417	747
268	1247	318	574	368	701	418	746
269	1602	319	590	369	701	419	744
270	1602	320	861	370	701	420	791
271	1602	321	656	371	701	421	784
272	1590	322	601	372	688	422	782
273	2696	323	797	373	688	423	768
274	2345	324	805	374	701	424	753
275	1980	325	710	375	701	425	739
276	1616	326	602	376	701	426	724
277	1256	327	609	377	701	427	710
278	2202	328	604	378	701	428	695
279	2022	329	599	379	701	429	681
280	1739	330	594	380	701	430	680
281	1518	331	589	381	701	431	633
282	1680	332	584	382	701	432	652
283	4649	333	579	383	701	433	671
284	2686	334	577	384	701	434	689
285	2353	335	583	385	701	435	708
286	2008	336	590	386	701	436	727
287	1189	337	597	387	701	437	746
288	1202	338	523	388	701	438	765
289	1202	339	616	389	701	439	783
290	1202	340	701	390	701		
291	1202	341	701	391	615		
292	1571	342	701	392	615		
293	757	343	701	393	701		
294	632	344	701	394	701		
295	632	345	701	395	701		
296	632	346	701	396	701		
297	687	347	701	397	701		
298	703	348	701	398	701		
299	687	349	701	399	701		
300	632	350	701	400	701		



# Arcadia Aerocity - Terminal II - Plot Layout





SHREE KAMAKSHI AVENUE

MAHA PERIYAVA AVENUE



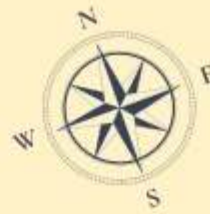
# TERMINAL II



DTCP/LAYOUT NO - 58/2023  
 RERA - TN/01/LAYOUT/3873/2023

**TERMINAL II**  
**RAJA RAJA CHOLAN AVENUE**

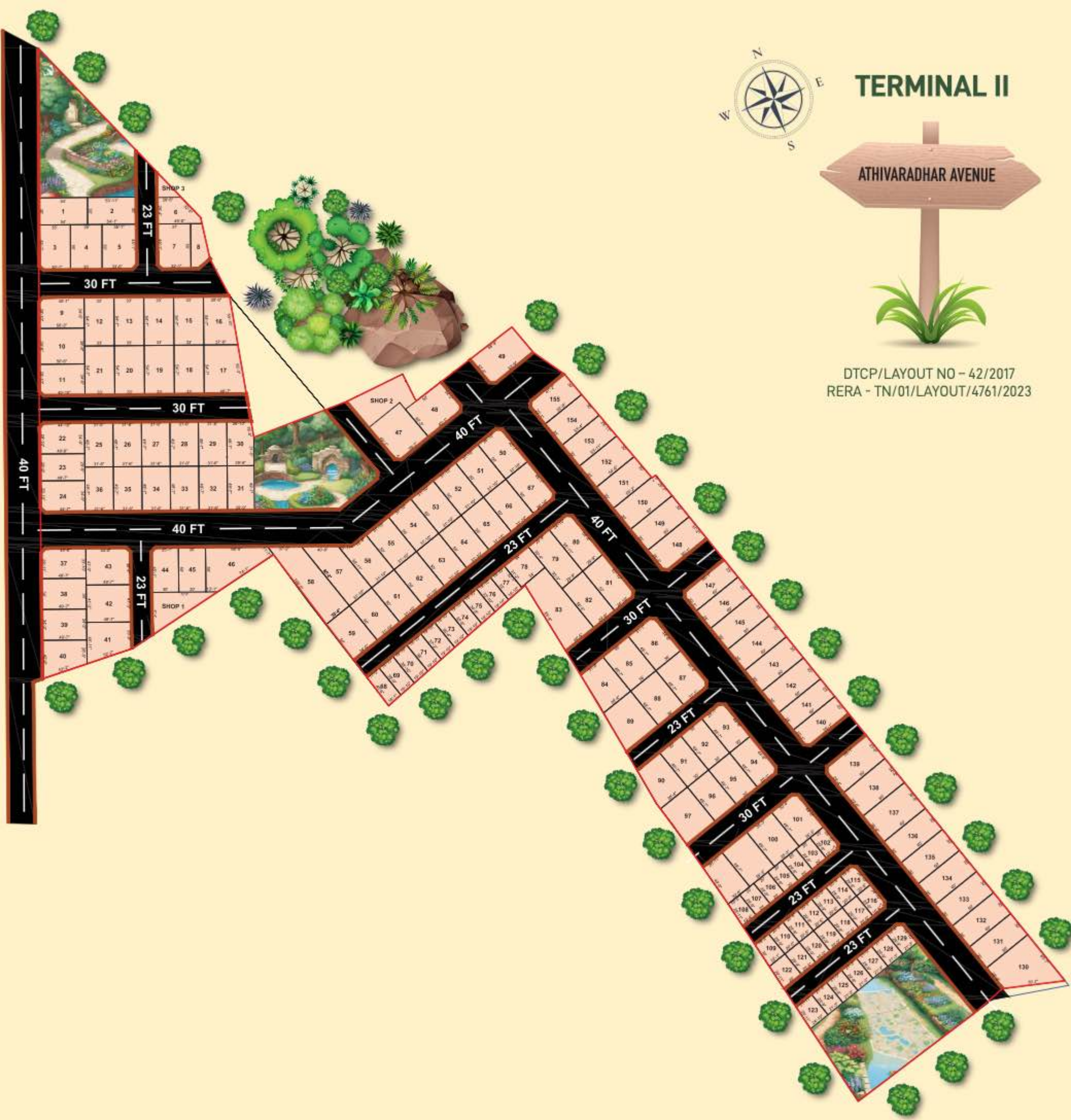
1	1065 SQ.FT.	41	600 SQ.FT.	81	1515 SQ.FT.	121	1448 SQ.FT.	161	1594 SQ.FT.
2	1076 SQ.FT.	42	600 SQ.FT.	82	1515 SQ.FT.	122	1448 SQ.FT.	162	1621 SQ.FT.
3	1075 SQ.FT.	43	600 SQ.FT.	83	1515 SQ.FT.	123	1448 SQ.FT.	163	1648 SQ.FT.
4	1074 SQ.FT.	44	600 SQ.FT.	84	1515 SQ.FT.	124	1448 SQ.FT.	164	1610 SQ.FT.
5	1047 SQ.FT.	45	600 SQ.FT.	85	1515 SQ.FT.	125	1448 SQ.FT.	165	1202 SQ.FT.
6	2049 SQ.FT.	46	600 SQ.FT.	86	1436 SQ.FT.	126	1448 SQ.FT.	166	1202 SQ.FT.
7	1734 SQ.FT.	47	807 SQ.FT.	87	1476 SQ.FT.	127	1448 SQ.FT.	167	830 SQ.FT.
8	1733 SQ.FT.	48	588 SQ.FT.	88	1289 SQ.FT.	128	1448 SQ.FT.	168	900 SQ.FT.
9	1279 SQ.FT.	49	2337 SQ.FT.	89	1344 SQ.FT.	129	1448 SQ.FT.	169	601 SQ.FT.
10	1291 SQ.FT.	50	1503 SQ.FT.	90	1402 SQ.FT.	130	1448 SQ.FT.	170	601 SQ.FT.
11	1292 SQ.FT.	51	1503 SQ.FT.	91	1467 SQ.FT.	131	1531 SQ.FT.	171	704 SQ.FT.
12	1839 SQ.FT.	52	1503 SQ.FT.	92	1539 SQ.FT.	132	1303 SQ.FT.	172	685 SQ.FT.
13	1741 SQ.FT.	53	1435 SQ.FT.	93	1600 SQ.FT.	133	1448 SQ.FT.	1731	601 SQ.FT.
14	1740 SQ.FT.	54	1248 SQ.FT.	94	1599 SQ.FT.	134	1448 SQ.FT.	74	601 SQ.FT.
15	1846 SQ.FT.	55	1248 SQ.FT.	95	1599 SQ.FT.	135	1448 SQ.FT.	175	601 SQ.FT.
16	2462 SQ.FT.	56	1491 SQ.FT.	96	1599 SQ.FT.	136	1448 SQ.FT.	176	509 SQ.FT.
17	1604 SQ.FT.	57	1579 SQ.FT.	97	1599 SQ.FT.	137	1448 SQ.FT.	177	756 SQ.FT.
18	1585 SQ.FT.	58	1215 SQ.FT.	98	2487 SQ.FT.	138	1448 SQ.FT.	178	601 SQ.FT.
19	1553 SQ.FT.	59	1214 SQ.FT.	99	1866 SQ.FT.	139	1448 SQ.FT.	179	601 SQ.FT.
20	848 SQ.FT.	60	1213 SQ.FT.	100	1202 SQ.FT.	140	1448 SQ.FT.	180	601 SQ.FT.
21	1147 SQ.FT.	61	1212 SQ.FT.	101	1202 SQ.FT.	141	1448 SQ.FT.	181	541 SQ.FT.
22	1202 SQ.FT.	62	1211 SQ.FT.	102	1202 SQ.FT.	142	1448 SQ.FT.	182	578 SQ.FT.
23	1202 SQ.FT.	63	1210 SQ.FT.	103	1463 SQ.FT.	143	1648 SQ.FT.	183	535 SQ.FT.
24	1202 SQ.FT.	64	1041 SQ.FT.	104	1319 SQ.FT.	144	1311 SQ.FT.	184	535 SQ.FT.
25	1866 SQ.FT.	65	1043 SQ.FT.	105	1202 SQ.FT.	145	1215 SQ.FT.	185	535 SQ.FT.
26	584 SQ.FT.	66	1211 SQ.FT.	106	1202 SQ.FT.	146	1298 SQ.FT.	186	733 SQ.FT.
27	766 SQ.FT.	67	1211 SQ.FT.	107	1202 SQ.FT.	147	1382 SQ.FT.	187	1738 SQ.FT.
28	581 SQ.FT.	68	1211 SQ.FT.	108	1864 SQ.FT.	148	1465 SQ.FT.	188	1683 SQ.FT.
29	581 SQ.FT.	69	1211 SQ.FT.	109	1864 SQ.FT.	149	1549 SQ.FT.	189	1627 SQ.FT.
30	581 SQ.FT.	70	1211 SQ.FT.	110	1202 SQ.FT.	150	1635 SQ.FT.	190	1572 SQ.FT.
31	581 SQ.FT.	71	1211 SQ.FT.	111	1202 SQ.FT.	151	1721 SQ.FT.	191	1516 SQ.FT.
32	581 SQ.FT.	72	1572 SQ.FT.	112	1202 SQ.FT.	152	1807 SQ.FT.	192	1461 SQ.FT.
33	581 SQ.FT.	73	1246 SQ.FT.	113	1245 SQ.FT.	153	1899 SQ.FT.		
34	577 SQ.FT.	74	1334 SQ.FT.	114	1180 SQ.FT.	154	1506 SQ.FT.		
35	898 SQ.FT.	75	1333 SQ.FT.	115	1707 SQ.FT.	155	1281 SQ.FT.		
36	891 SQ.FT.	76	1331 SQ.FT.	116	1667 SQ.FT.	156	1421 SQ.FT.		
37	543 SQ.FT.	77	1329 SQ.FT.	117	1627 SQ.FT.	157	1485 SQ.FT.		
38	600 SQ.FT.	78	1590 SQ.FT.	118	1588 SQ.FT.	158	1512 SQ.FT.		
39	600 SQ.FT.	79	1651 SQ.FT.	119	1343 SQ.FT.	159	1540 SQ.FT.		
40	600 SQ.FT.	80	1523 SQ.FT.	120	1758 SQ.FT.	160	1567 SQ.FT.		



# TERMINAL II



DTCP/LAYOUT NO - 42/2017  
RERA - TN/01/LAYOUT/4761/2023



**TERMINAL II  
ATHIVARADHAR AVENUE**

1	1618 SQ.FT.	41	1873 SQ.FT.	81	1695 SQ.FT.	121	607 SQ.FT.
2	1619 SQ.FT.	42	2047 SQ.FT.	82	1687 SQ.FT.	122	700 SQ.FT.
3	1737 SQ.FT.	43	2035 SQ.FT.	83	3047 SQ.FT.	123	696 SQ.FT.
4	1749 SQ.FT.	44	1487 SQ.FT.	84	1730 SQ.FT.	124	634 SQ.FT.
5	1902 SQ.FT.	45	1499 SQ.FT.	85	1786 SQ.FT.	125	634 SQ.FT.
6	1172 SQ.FT.	46	2466 SQ.FT.	86	1774 SQ.FT.	126	634 SQ.FT.
7	1837 SQ.FT.	47	2214 SQ.FT.	87	1774 SQ.FT.	127	634 SQ.FT.
8	821 SQ.FT.	48	1971 SQ.FT.	88	1786 SQ.FT.	128	634 SQ.FT.
9	1728 SQ.FT.	49	2193 SQ.FT.	89	2093 SQ.FT.	129	621 SQ.FT.
10	1998 SQ.FT.	50	1578 SQ.FT.	90	1752 SQ.FT.	130	2818 SQ.FT.
11	1745 SQ.FT.	51	1590 SQ.FT.	91	1489 SQ.FT.	131	1798 SQ.FT.
12	1799 SQ.FT.	52	1590 SQ.FT.	92	1489 SQ.FT.	132	1798 SQ.FT.
13	1799 SQ.FT.	53	1590 SQ.FT.	93	1477 SQ.FT.	133	1798 SQ.FT.
14	1799 SQ.FT.	54	1590 SQ.FT.	94	1477 SQ.FT.	134	1798 SQ.FT.
15	1799 SQ.FT.	55	1590 SQ.FT.	95	1489 SQ.FT.	135	1798 SQ.FT.
16	1815 SQ.FT.	56	1651 SQ.FT.	96	1489 SQ.FT.	136	1798 SQ.FT.
17	2301 SQ.FT.	57	2306 SQ.FT.	97	1946 SQ.FT.	137	2201 SQ.FT.
18	1799 SQ.FT.	58	3071 SQ.FT.	98	1421 SQ.FT.	138	2034 SQ.FT.
19	1799 SQ.FT.	59	1694 SQ.FT.	99	1749 SQ.FT.	139	2019 SQ.FT.
20	1799 SQ.FT.	60	1590 SQ.FT.	100	1749 SQ.FT.	140	1486 SQ.FT.
21	1799 SQ.FT.	61	1590 SQ.FT.	101	1737 SQ.FT.	141	1498 SQ.FT.
22	1713 SQ.FT.	62	1590 SQ.FT.	102	583 SQ.FT.	142	1798 SQ.FT.
23	1476 SQ.FT.	63	1590 SQ.FT.	103	596 SQ.FT.	143	1798 SQ.FT.
24	1707 SQ.FT.	64	1590 SQ.FT.	104	596 SQ.FT.	144	1798 SQ.FT.
25	1561 SQ.FT.	65	1590 SQ.FT.	105	596 SQ.FT.	145	1798 SQ.FT.
26	1561 SQ.FT.	66	1590 SQ.FT.	106	596 SQ.FT.	146	1498 SQ.FT.
27	1561 SQ.FT.	67	1578 SQ.FT.	107	596 SQ.FT.	147	1486 SQ.FT.
28	1561 SQ.FT.	68	707 SQ.FT.	108	532 SQ.FT.	148	1857 SQ.FT.
29	1561 SQ.FT.	69	779 SQ.FT.	109	614 SQ.FT.	149	1798 SQ.FT.
30	1449 SQ.FT.	70	763 SQ.FT.	110	607 SQ.FT.	150	1794 SQ.FT.
31	1476 SQ.FT.	71	746 SQ.FT.	111	607 SQ.FT.	151	1644 SQ.FT.
32	1561 SQ.FT.	72	729 SQ.FT.	112	607 SQ.FT.	152	1626 SQ.FT.
33	1561 SQ.FT.	73	713 SQ.FT.	113	607 SQ.FT.	153	1607 SQ.FT.
34	1561 SQ.FT.	74	696 SQ.FT.	114	607 SQ.FT.	154	1589 SQ.FT.
35	1561 SQ.FT.	75	679 SQ.FT.	115	595 SQ.FT.	155	1558 SQ.FT.
36	1561 SQ.FT.	76	662 SQ.FT.	116	595 SQ.FT.	SHOP 1	1754 SQ.FT.
37	1665 SQ.FT.	77	646 SQ.FT.	117	607 SQ.FT.	SHOP 2	2132 SQ.FT.
38	1687 SQ.FT.	78	1047 SQ.FT.	118	607 SQ.FT.	SHOP 3	378 SQ.FT.
39	1696 SQ.FT.	79	1793 SQ.FT.	119	607 SQ.FT.		
40	1713 SQ.FT.	80	1761 SQ.FT.	120	607 SQ.FT.		



**TERMINAL II**  
**MAHA PERIYAVA AVENUE**

1	1785 SQ.FT.	70	1500 SQ.FT.	110	2454 SQ.FT.
2	1525 SQ.FT.	71	1500 SQ.FT.	111	822 SQ.FT.
3	1518 SQ.FT.	72	1750 SQ.FT.	112	602 SQ.FT.
4	1511 SQ.FT.	73	2046 SQ.FT.	113	602 SQ.FT.
5	1504 SQ.FT.	74	2038 SQ.FT.	114	602 SQ.FT.
6	1500 SQ.FT.	75	1750 SQ.FT.	115	602 SQ.FT.
7	1500 SQ.FT.	76	1500 SQ.FT.	116	602 SQ.FT.
8	1500 SQ.FT.	77	1500 SQ.FT.	117	602 SQ.FT.
9	1500 SQ.FT.	78	1500 SQ.FT.	118	602 SQ.FT.
10	2798 SQ.FT.	79	1500 SQ.FT.	119	602 SQ.FT.
11	2506 SQ.FT.	80	1500 SQ.FT.	120	1626 SQ.FT.
12	1837 SQ.FT.	81	1500 SQ.FT.		
13	2701 SQ.FT.	82	614 SQ.FT.		
14	1676 SQ.FT.	83	656 SQ.FT.		
15	1677 SQ.FT.	84	697 SQ.FT.		
16	1679 SQ.FT.	85	738 SQ.FT.		
SHOP	1931 SQ.FT.	86	702 SQ.FT.		
47	1505 SQ.FT.	87	431 SQ.FT.		
48	1500 SQ.FT.	88	493 SQ.FT.		
49	1500 SQ.FT.	89	477 SQ.FT.		
50	1500 SQ.FT.	90	511 SQ.FT.		
51	1500 SQ.FT.	91	601 SQ.FT.		
52	1500 SQ.FT.	92	600 SQ.FT.		
53	1500 SQ.FT.	93	600 SQ.FT.		
54	1500 SQ.FT.	94	600 SQ.FT.		
55	2200 SQ.FT.	95	601 SQ.FT.		
56	1650 SQ.FT.	96	601 SQ.FT.		
57	1650 SQ.FT.	97	511 SQ.FT.		
58	1500 SQ.FT.	98	446 SQ.FT.		
59	1500 SQ.FT.	99	391 SQ.FT.		
60	1500 SQ.FT.	100	601 SQ.FT.		
61	1500 SQ.FT.	101	600 SQ.FT.		
62	1500 SQ.FT.	102	600 SQ.FT.		
63	1500 SQ.FT.	103	600 SQ.FT.		
64	1500 SQ.FT.	104	602 SQ.FT.		
65	1846 SQ.FT.	105	601 SQ.FT.		
66	1500 SQ.FT.	106	601 SQ.FT.		
67	1500 SQ.FT.	107	601 SQ.FT.		
68	1500 SQ.FT.	108	351 SQ.FT.		
69	1500 SQ.FT.	109	2735 SQ.FT.		



# TERMINAL II



DTCP/LAYOUT NO - 07/2023  
RERA - TN/01/LAYOUT/2076/2023



**TERMINAL II**  
**SHREE KAMAKSHI AVENUE**

1	574 SQ.FT.	41	1147 SQ.FT.	81	1197 SQ.FT.	121	1483 SQ.FT.	161	1579 SQ.FT.
2	1541 SQ.FT.	42	1804 SQ.FT.	82	1121 SQ.FT.	122	1153 SQ.FT.	162	2130 SQ.FT.
3	1549 SQ.FT.	43	2657 SQ.FT.	83	1202 SQ.FT.	123	1122 SQ.FT.	163	984 SQ.FT.
4	1557 SQ.FT.	44	2446 SQ.FT.	84	1202 SQ.FT.	124	1548 SQ.FT.	164	1206 SQ.FT.
5	1565 SQ.FT.	45	2494 SQ.FT.	85	1202 SQ.FT.	125	1143 SQ.FT.	165	1208 SQ.FT.
6	1820 SQ.FT.	46	2489 SQ.FT.	86	1202 SQ.FT.	126	1325 SQ.FT.	166	1208 SQ.FT.
7	1901 SQ.FT.	47	1680 SQ.FT.	87	1202 SQ.FT.	127	1325 SQ.FT.	167	1208 SQ.FT.
8	652 SQ.FT.	48	1897 SQ.FT.	88	1202 SQ.FT.	128	1325 SQ.FT.	168	1208 SQ.FT.
9	750 SQ.FT.	49	1541 SQ.FT.	89	1202 SQ.FT.	129	1313 SQ.FT.	169	592 SQ.FT.
10	567 SQ.FT.	50	1528 SQ.FT.	90	1202 SQ.FT.	130	589 SQ.FT.	170	604 SQ.FT.
11	569 SQ.FT.	51	1565 SQ.FT.	91	1202 SQ.FT.	131	542 SQ.FT.	171	894 SQ.FT.
12	570 SQ.FT.	52	1601 SQ.FT.	92	1189 SQ.FT.	132	542 SQ.FT.	172	647 SQ.FT.
13	572 SQ.FT.	53	1637 SQ.FT.	93	1189 SQ.FT.	133	542 SQ.FT.	1731	601 SQ.FT.
14	574 SQ.FT.	54	1674 SQ.FT.	94	1202 SQ.FT.	134	542 SQ.FT.	74	601 SQ.FT.
15	575 SQ.FT.	55	1710 SQ.FT.	95	1202 SQ.FT.	135	542 SQ.FT.	175	601 SQ.FT.
16	577 SQ.FT.	56	1746 SQ.FT.	96	1202 SQ.FT.	136	696 SQ.FT.	176	601 SQ.FT.
17	578 SQ.FT.	57	2385 SQ.FT.	97	1202 SQ.FT.	137	704 SQ.FT.	177	601 SQ.FT.
18	1620 SQ.FT.	58	1530 SQ.FT.	98	1202 SQ.FT.	138	542 SQ.FT.	178	601 SQ.FT.
19	1201 SQ.FT.	59	1235 SQ.FT.	99	1202 SQ.FT.	139	542 SQ.FT.	179	502 SQ.FT.
20	1202 SQ.FT.	60	1261 SQ.FT.	100	1202 SQ.FT.	140	542 SQ.FT.	180	447 SQ.FT.
21	1201 SQ.FT.	61	1272 SQ.FT.	101	1202 SQ.FT.	141	542 SQ.FT.	181	725 SQ.FT.
22	1201 SQ.FT.	62	1284 SQ.FT.	102	1180 SQ.FT.	142	542 SQ.FT.	182	881 SQ.FT.
23	1204 SQ.FT.	63	1296 SQ.FT.	103	2115 SQ.FT.	143	589 SQ.FT.	183	674 SQ.FT.
24	1203 SQ.FT.	64	1308 SQ.FT.	104	942 SQ.FT.	144	1524 SQ.FT.	184	646 SQ.FT.
25	1195 SQ.FT.	65	1320 SQ.FT.	105	1189 SQ.FT.	145	1276 SQ.FT.	185	635 SQ.FT.
26	1190 SQ.FT.	66	1198 SQ.FT.	106	996 SQ.FT.	146	1276 SQ.FT.	186	628 SQ.FT.
27	1202 SQ.FT.	67	1709 SQ.FT.	107	1202 SQ.FT.	147	1276 SQ.FT.	187	622 SQ.FT.
28	1503 SQ.FT.	68	2049 SQ.FT.	108	1266 SQ.FT.	148	1488 SQ.FT.	188	970 SQ.FT.
29	1502 SQ.FT.	69	1260 SQ.FT.	109	1964 SQ.FT.	149	1616 SQ.FT.	189	2189 SQ.FT.
30	1503 SQ.FT.	70	1303 SQ.FT.	110	1202 SQ.FT.	150	1438 SQ.FT.	190	1357 SQ.FT.
31	1504 SQ.FT.	71	1345 SQ.FT.	111	1189 SQ.FT.	151	1349 SQ.FT.	191	908 SQ.FT.
32	1502 SQ.FT.	72	1155 SQ.FT.	112	1189 SQ.FT.	152	1259 SQ.FT.	192	1226 SQ.FT.
33	1501 SQ.FT.	73	1303 SQ.FT.	113	1202 SQ.FT.	153	1445 SQ.FT.		
34	1291 SQ.FT.	74	1341 SQ.FT.	114	1202 SQ.FT.	154	1602 SQ.FT.		
35	1281 SQ.FT.	75	1367 SQ.FT.	115	1178 SQ.FT.	155	1572 SQ.FT.		
36	1195 SQ.FT.	76	1155 SQ.FT.	116	1066 SQ.FT.	156	1547 SQ.FT.		
37	1238 SQ.FT.	77	1442 SQ.FT.	117	1199 SQ.FT.	157	1521 SQ.FT.		
38	1262 SQ.FT.	78	1189 SQ.FT.	118	1202 SQ.FT.	158	1496 SQ.FT.		
39	1286 SQ.FT.	79	942 SQ.FT.	119	1656 SQ.FT.	159	1470 SQ.FT.		
40	1236 SQ.FT.	80	1202 SQ.FT.	120	1574 SQ.FT.	160	1498 SQ.FT.		

# TERMINAL III



DTCP/LAYOUT NO - 4/2024  
RERA - TN/01/LAYOUT/2460/2024



**TERMINAL III  
PANDIAN AVENUE**

1	878 SQ.FT.	41	1034 SQ.FT.	81	1201 SQ.FT.	121	1461 SQ.FT.	161	1500 SQ.FT.
2	801 SQ.FT.	42	1451 SQ.FT.	82	1201 SQ.FT.	122	870 SQ.FT.	162	1646 SQ.FT.
3	801 SQ.FT.	43	1201 SQ.FT.	83	1201 SQ.FT.	123	1069 SQ.FT.	163	697 SQ.FT.
4	1752 SQ.FT.	44	1201 SQ.FT.	84	1201 SQ.FT.	124	1482 SQ.FT.	164	709 SQ.FT.
5	1581 SQ.FT.	45	1201 SQ.FT.	85	1515 SQ.FT.	125	2128 SQ.FT.	165	709 SQ.FT.
6	1515 SQ.FT.	46	2401 SQ.FT.	86	1137 SQ.FT.	126	1965 SQ.FT.	166	660 SQ.FT.
7	1483 SQ.FT.	47	2390 SQ.FT.	87	1201 SQ.FT.	127	1816 SQ.FT.	167	660 SQ.FT.
8	1345 SQ.FT.	48	1201 SQ.FT.	88	1201 SQ.FT.	128	1702 SQ.FT.	168	660 SQ.FT.
9	1489 SQ.FT.	49	1201 SQ.FT.	89	1201 SQ.FT.	129	1588 SQ.FT.	169	660 SQ.FT.
10	1279 SQ.FT.	50	1201 SQ.FT.	90	1201 SQ.FT.	130	1473 SQ.FT.	170	722 SQ.FT.
11	1286 SQ.FT.	51	1619 SQ.FT.	91	1201 SQ.FT.	131	1080 SQ.FT.	171	720 SQ.FT.
12	1293 SQ.FT.	52	1015 SQ.FT.	92	1201 SQ.FT.	132	1062 SQ.FT.	172	658 SQ.FT.
13	1300 SQ.FT.	53	1201 SQ.FT.	93	1201 SQ.FT.	133	1538 SQ.FT.	173	658 SQ.FT.
14	1746 SQ.FT.	54	1201 SQ.FT.	94	1201 SQ.FT.	134	1461 SQ.FT.	174	657 SQ.FT.
15	1311 SQ.FT.	55	1201 SQ.FT.	95	1201 SQ.FT.	135	1384 SQ.FT.	175	697 SQ.FT.
16	1330 SQ.FT.	56	1201 SQ.FT.	96	1201 SQ.FT.	136	1307 SQ.FT.	176	739 SQ.FT.
17	2263 SQ.FT.	57	2096 SQ.FT.	97	1201 SQ.FT.	137	1265 SQ.FT.	177	731 SQ.FT.
18	5498 SQ.FT.	58	2096 SQ.FT.	98	1201 SQ.FT.	138	1500 SQ.FT.	178	708 SQ.FT.
19	648 SQ.FT.	59	1201 SQ.FT.	99	1469 SQ.FT.	139	1500 SQ.FT.	179	583 SQ.FT.
20	660 SQ.FT.	60	1201 SQ.FT.	100	1469 SQ.FT.	140	1500 SQ.FT.	180	589 SQ.FT.
21	676 SQ.FT.	61	1201 SQ.FT.	101	1201 SQ.FT.	141	1500 SQ.FT.	181	582 SQ.FT.
22	635 SQ.FT.	62	1201 SQ.FT.	102	1201 SQ.FT.	142	1800 SQ.FT.	182	1865 SQ.FT.
23	710 SQ.FT.	63	1185 SQ.FT.	103	1201 SQ.FT.	143	697 SQ.FT.	183	1610 SQ.FT.
24	631 SQ.FT.	64	1515 SQ.FT.	104	1201 SQ.FT.	144	660 SQ.FT.	184	1579 SQ.FT.
25	2763 SQ.FT.	65	1201 SQ.FT.	105	1201 SQ.FT.	145	660 SQ.FT.	185	655 SQ.FT.
26	2342 SQ.FT.	66	1201 SQ.FT.	106	1201 SQ.FT.	146	660 SQ.FT.	186	661 SQ.FT.
27	2117 SQ.FT.	67	1201 SQ.FT.	107	1201 SQ.FT.	147	660 SQ.FT.	187	665 SQ.FT.
28	1750 SQ.FT.	68	1201 SQ.FT.	108	1201 SQ.FT.	148	660 SQ.FT.	188	669 SQ.FT.
29	2736 SQ.FT.	69	1201 SQ.FT.	109	1201 SQ.FT.	149	743 SQ.FT.	189	675 SQ.FT.
30	3408 SQ.FT.	70	1201 SQ.FT.	110	1201 SQ.FT.	150	621 SQ.FT.	190	679 SQ.FT.
31	3403 SQ.FT.	71	1201 SQ.FT.	111	1201 SQ.FT.	151	658 SQ.FT.	191	683 SQ.FT.
32	1459 SQ.FT.	72	1201 SQ.FT.	112	1201 SQ.FT.	152	658 SQ.FT.	192	582 SQ.FT.
33	1461 SQ.FT.	73	1201 SQ.FT.	113	1015 SQ.FT.	153	658 SQ.FT.	193	588 SQ.FT.
34	1461 SQ.FT.	74	2096 SQ.FT.	114	1349 SQ.FT.	154	658 SQ.FT.	194	804 SQ.FT.
35	1461 SQ.FT.	75	2096 SQ.FT.	115	1304 SQ.FT.	155	658 SQ.FT.	195	855 SQ.FT.
36	1461 SQ.FT.	76	1201 SQ.FT.	116	1086 SQ.FT.	156	695 SQ.FT.	196	1207 SQ.FT.
37	1459 SQ.FT.	77	1201 SQ.FT.	117	1020 SQ.FT.	157	1489 SQ.FT.	197	1152 SQ.FT.
38	1444 SQ.FT.	78	1201 SQ.FT.	118	868 SQ.FT.	158	1500 SQ.FT.	198	1097 SQ.FT.
39	1424 SQ.FT.	79	1201 SQ.FT.	119	863 SQ.FT.	159	1500 SQ.FT.	199	1042 SQ.FT.
40	1402 SQ.FT.	80	1201 SQ.FT.	120	1200 SQ.FT.	160	1500 SQ.FT.	200	986 SQ.FT.

# Propshell's PLAEROCITY

Pannur, Sunguvachatram

CHENNAI - BENGALURU EXPRESS HIGHWAY

CHENNAI PERIPHERAL RING ROAD

INT  
KINGS  
ENGINEERING  
COLLEGE

SUNGUVARCHATRAM

SRIPERUMBUDUR  
BUS STOP

CAPARO

CHENNAI

ST. JO

TO ORAGADAM

Propshell's  
ARCADIA  
AEROCITY

MAHARISHI  
SCHOOL

DATA  
CENTRE

MOTOROLA

FAIRFIELD  
MARRIOTT

SRIPERUMBUDUR

PENNALU

FOXCONN

DELL

SAMSUNG

SRIPERUMBUDUR  
SIPCOT

ORAGADAM



CHENNAI GREENFIELD  
INTERNATIONAL AIRPORT - PARANDUR

MEENAKSHI  
MEDICAL  
COLLEGE

NH - 4

SUNGUVARCHATIRAM

NEEVALLUR

TO BENGALURU

KANCHIPURAM TOWN

PARANDUR



KANCHI MEENAKSHI AMMAN TEMPLE



**Propshell's  
BRINDAVAN  
OFFICER'S ENCLAVE**

THIRUVALLUR

THIRUMAZHISAI  
SATELLITE  
TOWNSHIP

THIRUMAZHISAI

POONAMALLEE

KUTHAMBAKKAM  
BUS TERMINUS



QUEENSLAND  
AMUSEMENT PARK

SAVEETHA MEDICAL &  
ENGINEERING COLLEGE



MOTEL  
HIGHWAY

Propshell's  
**THE PARK  
ORIGIN**



MADRAS  
INTERNATIONAL  
CIRCUIT

BENGALURU HIGHWAY

**THANDALAM  
METRO STATION**



EVP  
FILM CITY

NAZARATHPET

CHEMBARAMBAKKAM

PAPPANCHATIRAM

CHETTIPEDU

RAJALAKSHMI  
ENGINEERING  
COLLEGE



IRUNGATTUKOTTAI SIPCOT

IRUNGATTUKOTTAI



JOSEPH COLLEGE



PHASE 4 ELEVATED  
METRO LINE  
OVER NH 4



**What is Property Guideline value?**

The estimated market value of the property that is according to the records maintained by the Government is called the Property Guideline value. Under ideal circumstances, the property guideline value should reflect the true market value of the property.

**How to get a home loan without filing income tax?**

Elaborate on Your Income to the Lender's Representative  
 Keep a Check on your Savings  
 Opt for a Lower Loan to Value (LTV)  
 Consider Choosing Peer-to-Peer Lending  
 Apply With A Co-Applicant

**What's the present situation and future of the real estate market in Chennai? Should I invest in a property here?**

Real estate is considered as the most booming industry in Chennai and research and experts state that real estate is one of the safest investments to your future.

**How will I know if a plot purchased in Chennai is genuine and void of legal hassles?**

Verify patta  
 Verify encumbrance certificate  
 The seller should have a clear title of the land. Hire a property lawyer to check this.  
 Verify the identity of the seller.  
 The plot must have received CMDA approval and should be sanctioned by the local body. You can get the copy of the CMDA approved layout for a nominal fee.  
 Check if the plot has received the approval of the CMDA and is sanctioned by the local body. You can obtain a copy of the CMDA approved layout for a nominal fee.  
 If the plot is outside city limits: If your plot is within a layout, then it should have a District Town & Country Planning (DTCP) approval. Minimum standards for road width, public areas like parks, etc. will be followed in the DTCP approved layout.  
 Verify the land-use zone as per the master plan for the plot.  
 Verify land measurement. You can get it done with the help of a local village surveyor and get the official seal from him on the drawing in the Field Map Book.  
 Check if the roads and park area have been handed over to the local body.

**What is CREDAI?**

CREDAI which stands for Confederation of Real Estate Developers' Associations of India is the apex body for the Indian real estate industry.

**What actions can I take against a developer who is delaying possession?**

If the developer has included a warranty of any sorts in regards to the completion of the project in a signed contract, the buyer can take strict legal actions against the developer for delays caused by them. Also, as per the Consumer Protection Act 1986, a buyer can file a complaint against the developer stating "deficiency in service" in case of delayed possession.

**What does Planning Permission mean?**

You have to obtain Planning Permission from the CMDA before you undertake any development as per the Town & Country Planning Act. The permission is valid for 3 years from the date of issue. You can renew the Planning Permission for another period of 3 years after the date of issue by an application within the validity period of issued Planning Permission.

**What is CMDA?**

Chennai Metropolitan Development Authority is a statutory organization of the Tamil Nadu Government. Its responsibility, among others, is to regulate all physical developments within the Chennai Metropolitan Area on planned lines. For serving this purpose, a master plan to designate the land use permissible in the entire Chennai Metropolitan Area has been prepared by CMDA.

**What is TNRERA?**

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY. The Real Estate (Regulation and Development) Act, 2016 aims to regulate and promote the real estate sector by controlling the transactions between buyers and promoters of both residential and commercial projects. It also has provisions for establishing a regulatory authority at the state level called "Real Estate Regulatory Authority" (RERA) for monitoring the real estate sector and adjudicating disputes relating to Real Estate Projects. The main aim of the Act is to protect buyers and help investment in the Real Estate Sector.

**What are the functions of TNRERA ?**

It promotes the rights of homebuyers and developers  
 It aims to create transparency in the state's real estate sector  
 It has helped increase accountability in the sector and in the transactions  
 It offers speedy redressal for disputes  
 It aims to create a favourable environment for real estate investments  
 It encourages efficient and timely project execution  
 It standardizes the real estate development and construction process

**What are approved plots?**

An approved plot is one that has been verified by the CMDA. It basically means that the plot can be used for real estate transactions and the owner can modify the plot according to his/her wishes. The procedure for getting a plot approved is fairly simple.

**How can I calculate the stamp duty and registration fees in Chennai?**

The market value of the property refers to the guideline value that is decided by the government. This value depends on the zone where the said property lies.  
 General stamp duty and property registration charges are listed below.

Registration fee - 7%  
 Stamp duty - 2%

**Where can a consumer file a complaint against a developer listed in CREDAI?**

A consumer can file a complaint against developers by clicking on the below mentioned linked.  
<https://www.credaichennai.in/consumer-grievance/about-cgrf/>

**What is Property Tax?**

If you own a home, you will be expected to pay property tax to the urban local authority under which the property lies.





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