



CHENGALPATTU

CONNECTIVITY

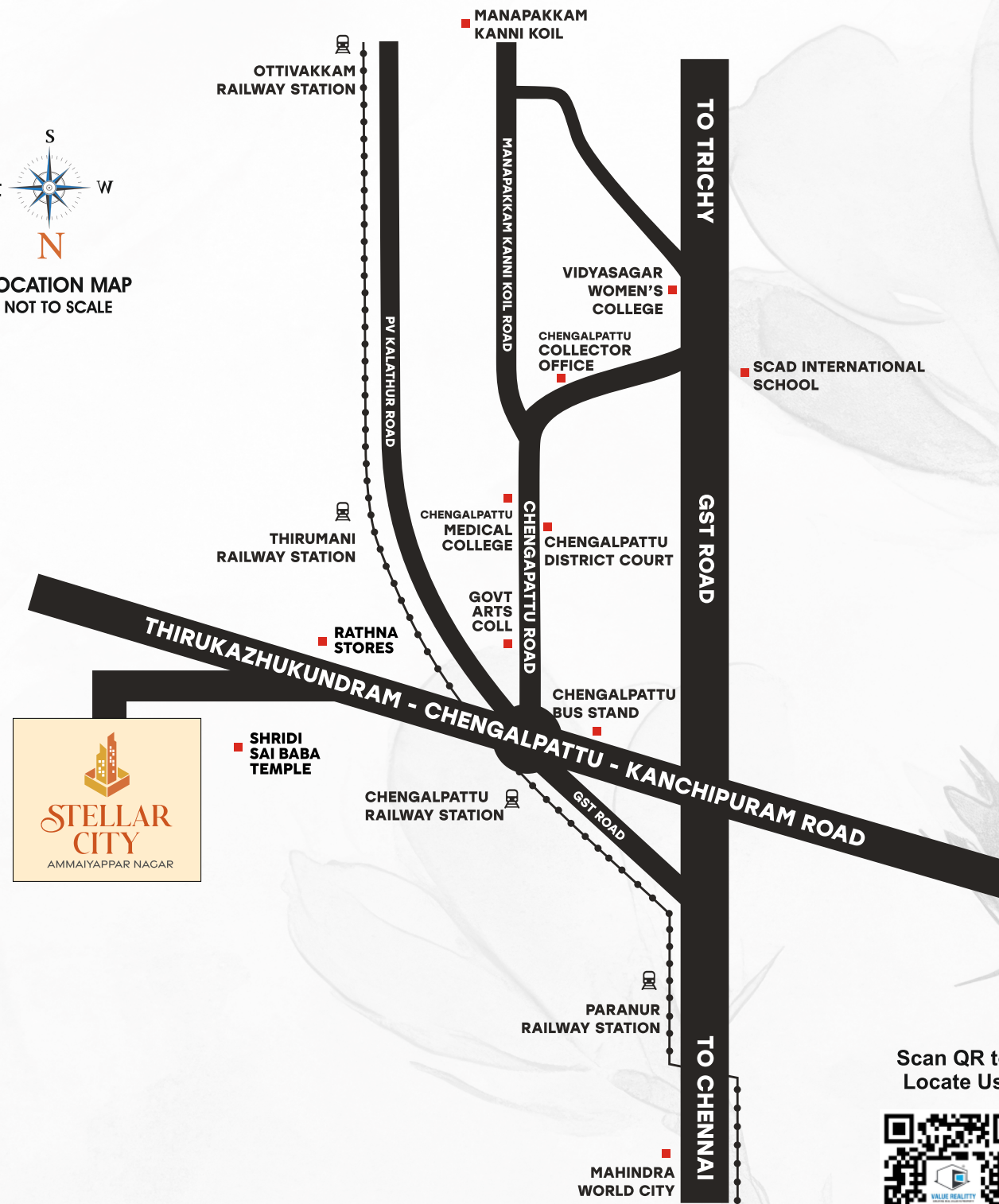
Perfectly connected, the location offers easy access to **GST Road (NH45) and Chengalpattu Railway Station**, with smooth links to Chennai, Trichy, and surrounding towns. Daily conveniences, schools, colleges, and lifestyle hubs are all just minutes away, making it an ideal choice for both living and investment. Where connectivity meets convenience perfect for living and investment.

NEARBY COLLEGES

- Chengalpattu Medical College
- Chengalpattu Govt. Arts College
- Vidyasagar Women's College
- Indira Gandhi College
- Chengalpattu Law College
- Shri Andal Alagar College of Engg

NEARBY SCHOOLS

- Vidyasagar Global School
- Prasan Vidya Mandir School
- SCAD World School
- Chengalpattu Ramakrishna Mission
- Brindavan Public School
- RLT Academy CBSE School



Live the Future,
Today in **Chengalpattu**



Scan QR to
Locate Us



For Booking & Enquiries

Corporate Office : #144, Bharatha Matha Street, East Tambaram, Chennai 600059

DTCP
APPROVED
NO:1097/94



PLAN SHOWING THE DTCP APPROVED LAYOUT OF HOUSE SITE IN S.Nos:88/2A,88/2B,89/2A, 89/2B,89/5A & 89/5B1 OF MELAMAIYUR VILLAGE, KATTANKULATHUR PANCHAYAT UNION, CHENGALPATTU DISTRICT



PLOT	SQ.FT	SURVEY NO
12A	1200	88/3
12B	1350	88/3
13A	1944	88/3
13B	1794	88/3
14A	1210	88/3
14B	1125	88/3
15A	1200	88/3
15B	1200	88/3
16	2400	88/3
17A & 18A	895	89/5A & 89/5B1
17B & 18B	1085	89/5A & 89/5B1
17C & 18C	1320	89/5A & 89/5B1
18D	1522	89/5A
19A	1240	89/5A
19B	780	89/5A
20A	1385	89/5A & 89/5B1
20B & 21A	800	89/5A

PLOT	SQ.FT	SURVEY NO
26A	1200	88/2A
26B	1200	88/2A
27A	800	88/2A
27B	800	88/2A
27C	800	88/2A
32	4531	88/2A
33	3520	88/2A
34A	1259	88/2A
34B & 35A	1302	88/2A
35B	1404	88/2A
36	1417	88/2A
37A	1517	88/2A
37B & 38A	1455	88/2A
38B	1367	88/2A
39A	1285	88/2A
39B & 40A	1311	88/2A
40B	1395	88/2A

Welcome to “**Stellar City**” – also known as **Ammaiyappar Nagar**, a premium DTCP-approved residential layout by **Value Realitty**, located at **Chengalpattu**. Spread across **4 acres** in the peaceful locality of Melamaiyur, under the Kattankulathur Panchayat Union, this well-planned community offers residential plots ranging from **664 sq. ft. to 4,531 sq. ft.** Designed for smart investors and aspiring homeowners, the layout features wide roads, landscaped parks, and open community spaces to ensure a comfortable and connected lifestyle.

Just 5 minutes from **Chengalpattu Railway Station** and GST Road, 20 minutes from **Mahindra World City**, and 25 minutes from **SRM University & Medical College**, Stellar City offers the perfect blend of connectivity and peaceful living. With a prime location, thoughtfully planned infrastructure, and excellent potential for value appreciation, Ammaiappar Nagar is more than just a place — it’s where your future begins.

PROJECT FEATURES



READY FOR CONSTRUCTION



30 & 23 FT BLACK TOP WIDE ROADS



GATED COMMUNITY



LANDSCAPED PARK



STREET LIGHTS



FULLY COMPOUNDED

LOCATION ADVANTAGES

- Chengalpattu Railway Station - 5 mins

Chengalpattu New Bus Stand - 5 mins

Thirumani Railway Station - 7 mins

Chengalpattu New Collector Office - 9 mins

Manapakkam Kanni Koil - 13 mins

Paranur Railway Station - 15 mins
- Ottivakkam Railway Station - 15 mins

Singaperumal Koil - 19 mins

Mahindra World City - 20 mins

Guduvancheri - 25 mins

Perungalathur - 30 mins

Tambaram - 45 mins

AREA STATEMENT

PLOT	SQ.FT	SURVEY NO
1A	911	88/2B
1B	810	88/2B
2A	820	88/2B & 88/2A
2B	800	88/2B & 88/2A
3A	800	88/2B & 88/2A
3B	800	88/2B & 88/2A
3C	800	88/2B & 88/2A
4A	1200	88/2B

PLOT	SQ.FT	SURVEY NO
4B	1485	88/2B
5A	1395	88/2B
5B	1500	88/2B
6A	800	88/2B & 88/2A
6B	800	88/2B & 88/2A
6C	800	88/2B & 88/2A
7A	800	88/2B
7B	800	88/2B

PLOT	SQ.FT	SURVEY NO
7C	800	88/2B & 88/2A
8A	1500	88/2B
8B	1470	88/2B
9A	1358	88/2B & 88/2A & 88/3
9B	1440	88/2A & 88/3
10A	1200	88/2A
10B	1200	88/2A & 88/3
11	2400	88/3

20C & 21D	989	89/5A & 89/5B1
21B	943	89/5A & 89/5B1
21C	753	89/5A
22A	1260	88/2A & 88/3
22B	1120	88/2A & 88/3
22C	800	88/2A & 88/3
23A	1200	88/2A
23B	1200	88/2A
24A	1200	88/2A
24B	1200	88/2A
25A	1200	88/2A
25B	1200	88/2A

41A	1366	88/2A
41B & 42A	1394	88/2A
42B	1464	88/2A
43A	1389	88/2A
43B & 44A	1374	88/2A
44B	2390	88/2A
SHOP-A	1065	88/2A & 88/3
SHOP-B	664	88/2A & 88/3