

RIZSA HOMES

Land for live, future for family

Project catalogue 2026

11 approved plots & villas across 5 Chennai corridors

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All projects at a glance

Project	Approval	Rate / sq.ft	Sizes	Entry price	Loan
Vasantham Avenue Kayarambedu, Guduvanchery	DTCP & RERA	₹3,499	755–2,400 sq.ft	Plot from ₹28 lakh · house from ₹46 lakh	80–90%
GST Road Plots, Guduvanchery 1 km from GST Road, Guduvanchery	DTCP	₹4,999	900–2,400 sq.ft	Approx. ₹45 L for 900 sq.ft	80–90%
Kandigai Plots Opp. VIT Chennai, Vandalur–Kelambakkam Road	DTCP & RERA	₹3,750	600–1,200 sq.ft	Starting ₹24 lakh	80%
Green Park, Thaiyur Thaiyur, off OMR	DTCP & RERA	₹2,800	546–1,692 sq.ft	Approx. ₹15.3 L for 546 sq.ft	80%
Stellar City Ammaiyappar Nagar, Chengalpattu	DTCP	₹3,599	800–2,400 sq.ft	Approx. ₹28.8 L for 800 sq.ft	80%
Serasa Eminent Kattankulathur – Potheri	DTCP	₹3,799	776–1,404 sq.ft	Approx. ₹29.5 L for 776 sq.ft	80%
GR Platinum City Kovilanchery, East Tambaram	CMDA & RERA	₹5,499	768–1,600 sq.ft	Approx. ₹42.2 L for 768 sq.ft	80%
Aathira Garden CTO Colony, Tambaram	CMDA & RERA	₹6,099	900–5,000 sq.ft	Approx. ₹54.9 L for 900 sq.ft	80–90%
Vishwak Garden Sri Sai Nagar, CTO Colony, West Tambaram	CMDA & RERA	₹6,399	On request	Plot price on request	80–90%
Mannivakkam 2 BHK Villas Hemalatha Nagar, Mannivakkam, Vandalur	Owner	—	988 sq.ft land	₹65 lakh (negotiable)	80%
MG Nagar Extension 1 Guduvanchery	DTCP & RERA	₹3,799	756–1,600 sq.ft	Approx. ₹28.7 L for 756 sq.ft	80%

Prices are indicative and exclude stamp duty and registration. Confirm availability with our team.







DTCP RERA Guduvanchery & GST Road

Vasantham Avenue

Kayarambedu, Guduvanchery

₹3,499 / sq.ft

A residential pocket 500 m from Kayarambedu, already surrounded by occupied homes. Buy a plot, or a finished individual house on it.

Type	**Plots & individual houses**
Sizes	**755–2,400 sq.ft**
Entry	**Plot from ₹28 lakh · house from ₹46 lakh**
Loan	**80–90%**
On site	**Compound wall, Avenue trees, Black-top internal roads, EB connection, Street lights**

3 min Vellammal & SRM schools

5 min Guduvanchery GST Road & railway station

7 min SRM University & Zoho

10 min Kilambakkam bus terminus

Representative images.

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DTCP | Guduvanchery & GST Road

GST Road Plots, Guduvanchery

1 km from GST Road, Guduvanchery

₹4,999 / sq.ft

Plots one kilometre from GST Road and Guduvanchery station, with every civic convenience already in walking range.

Type	**Residential plots**
Sizes	**900–2,400 sq.ft**
Entry	**Approx. ₹45 L for 900 sq.ft**
Loan	**80–90%**
On site	**Compound wall, Avenue trees, Black-top internal roads, EB connection, Street lights**

1 km GST Road & Guduvanchery station

5 min SRM University & Zoho

3 min Vellammal & SRM schools

7 min Kilambakkam bus terminus

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DTCP RERA Vandalur & Kelambakkam Road

Kandigai Plots

Opp. VIT Chennai, Vandalur–Kelambakkam Road

₹3,750 / sq.ft

Thirteen compact plots, including corners, one kilometre from Kandigai junction and opposite VIT Chennai.

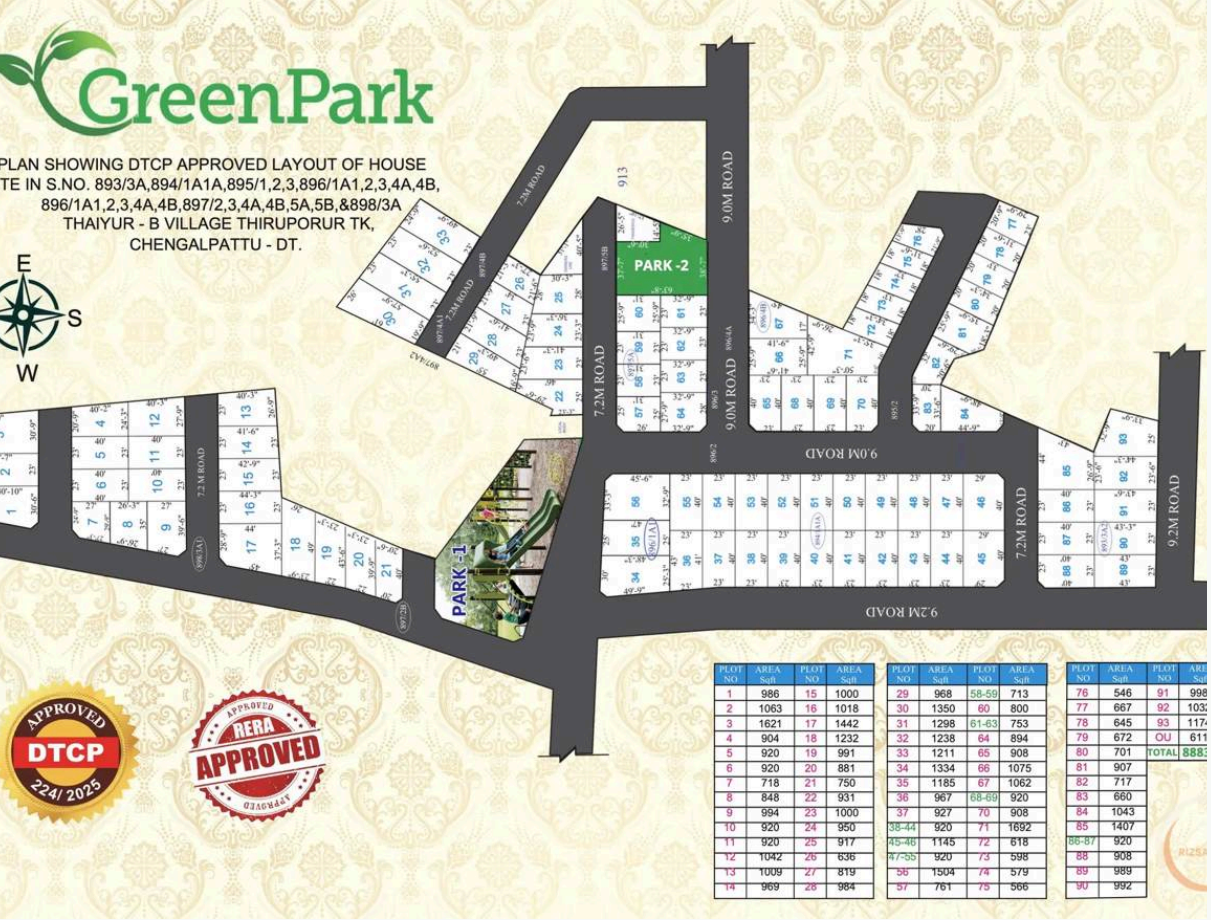
Type	**Residential plots**
Sizes	**600–1,200 sq.ft**
Entry	**Starting ₹24 lakh**
Plots available	**13**
Title	**100% clear title**
Loan	**80%**
On site	**Corner plots available, Clear title, Black-top approach**

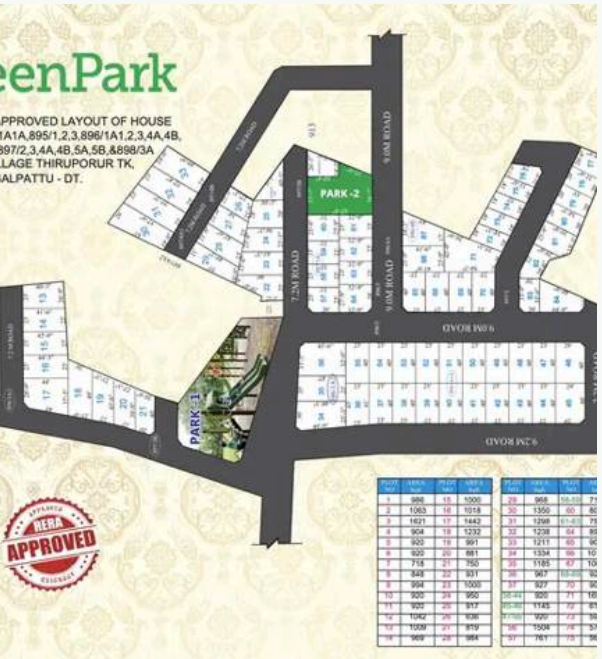
Opposite VIT Chennai

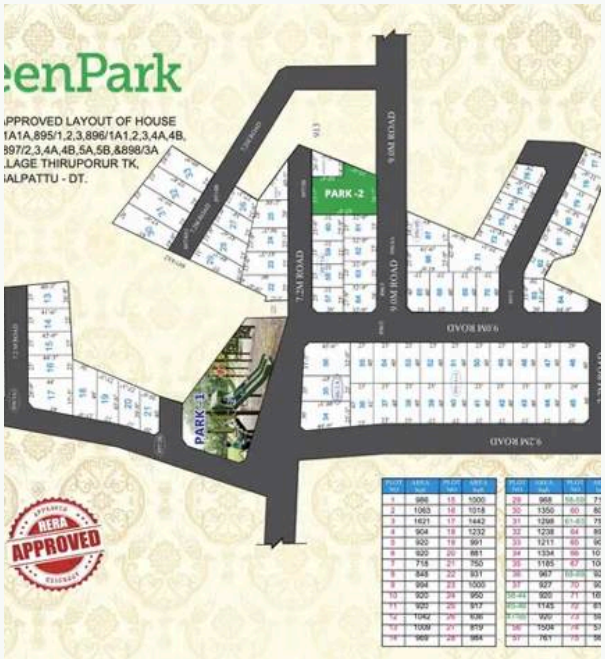
1 km Kandigai junction

10 min Kilambakkam bus terminus

rizsahomes.in/projects/kandigai-vandalur-kelambakkam-road.html







DTCP RERA OMR & Thaiyur

Green Park, Thaiyur

Thaiyur, off OMR

₹2,800 / sq.ft

A 93-plot DTCP layout two minutes from OMR, priced at ₹2,800 per sq.ft — our most accessible entry into the IT corridor.

Type	**Residential plots**
Sizes	**546–1,692 sq.ft**
Entry	**Approx. ₹15.3 L for 546 sq.ft**
Total plots	**93**
Roads	**30 ft & 24 ft**
Registration	**Thiruporur SRO**
Loan	**80%**
On site	**30 ft & 24 ft roads, Layout plan approved, Registration at Thiruporur**

2 min OMR

5 min Kelambakkam junction

5 min Thiruporur town

10 min Siruseri SIPCOT IT park

10 min Wonderla Chennai

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DTCP | Chengalpattu

Stellar City

Ammaiyappar Nagar, Chengalpattu

₹3,599 / sq.ft

A gated, arched-entrance layout with all facings and corner plots, ready for construction today.

Type	**Gated residential plots**
Sizes	**800–2,400 sq.ft**
Entry	**Approx. ₹28.8 L for 800 sq.ft**
Roads	**30 ft & 24 ft black-top**
Loan	**80%**
On site	**Grand entrance arch, Gated community, Street lights & EB poles, Good groundwater, Compound wall, Clear title**

Close Chengalpattu railway station

Walk Bus stops & public transport

Nearby Schools, colleges & hospitals

Nearby IT parks & industries

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DTCP | Guduvanchery & GST Road

Serasa Eminent

Kattankulathur – Potheri

₹3,799 / sq.ft

Ready-to-register plots 1.5 km from SRM University, in a gated, fully compounded layout with solar street lights.

Type	**Gated residential plots**
Sizes	**776–1,404 sq.ft**
Entry	**Approx. ₹29.5 L for 776 sq.ft**
Phase 1	**780–1,404 sq.ft**
Phase 2	**776–1,058 sq.ft**
Roads	**30 ft & 24 ft black-top**
Loan	**80%**
On site	**Gated community, Solar street lights, Avenue trees, Fully compounded, Black-top roads**

1.5 km SRM University

10 min Kilambakkam bus terminus

Nearby Potheri station & GST Road

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CMDA | RERA | Tambaram & Medavakkam

GR Platinum City

Kovilanchery, East Tambaram

₹5,499 / sq.ft

CMDA plots 100 metres from Kovilanchery bus stop, between Tambaram and Medavakkam.

Type	**Residential plots**
Sizes	**768–1,600 sq.ft**
Entry	**Approx. ₹42.2 L for 768 sq.ft**
Loan	**80%**
On site	**Compound wall, Avenue trees, Black-top roads, EB connection, Street lights**

100 m Kovilanchery bus stop

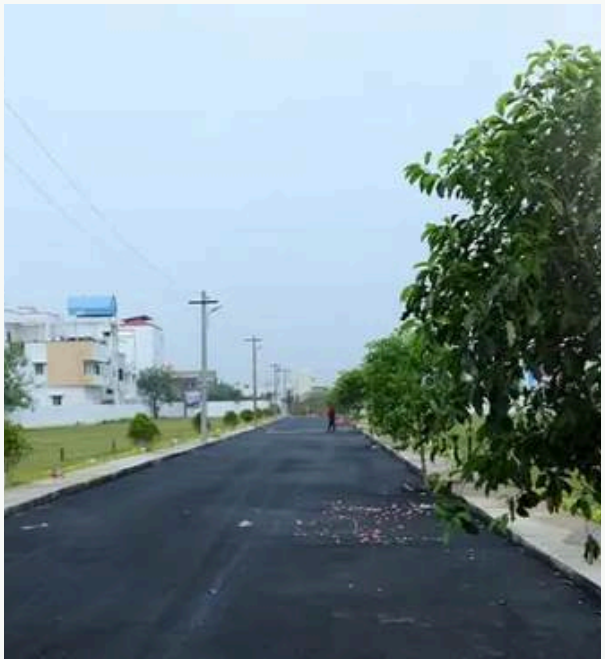
5 min Medavakkam & Perumbakkam junction

10 min Tambaram–Velachery main road

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CMDA RERA Tambaram & Medavakkam

Aathira Garden

CTO Colony, Tambaram

₹6,099 / sq.ft

Villa plots up to 5,000 sq.ft in a fully residential pocket inside the Tambaram Corporation limit.

Type	**Villa plots**
Sizes	**900–5,000 sq.ft**
Entry	**Approx. ₹54.9 L for 900 sq.ft**
Loan	**80–90%**
On site	**Corporation limit, Fully residential area, Ready to construct**

800 m Main road

1 km San Academy school

2 km Tambaram bazaar

3 km Tambaram junction

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CMDA RERA Tambaram & Medavakkam

Vishwak Garden

Sri Sai Nagar, CTO Colony, West Tambaram

₹6,399 / sq.ft

Villa plots 150 metres from the main road, inside Tambaram Corporation, ready for construction.

Type	**Villa plots**
Sizes	**On request**
Entry	**Plot price on request**
Guideline value	**₹3,500 per sq.ft**
Loan	**80–90%**
On site	**Corporation limit, Fully residential area, Ready to construct**

150 m Main road (walkable)

650 m San Academy school

1.3 km Tambaram bazaar

2.3 km Tambaram junction

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Vandalur & Kelambakkam Road

Mannivakkam 2 BHK Villas

Hemalatha Nagar, Mannivakkam, Vandalur

₹65 L

Independent 2 BHK villas on 988 sq.ft of land, sold directly by the owner in a fully residential street.

Type	**2 BHK individual villas**
Sizes	**988 sq.ft land**
Entry	**₹65 lakh (negotiable)**
Land area	**988 sq.ft**
Built-up area	**700 sq.ft**
Seller	**Direct owner**
Loan	**80%**
On site	**Individual villa, Immediate construction, Fully residential**

10 min Vandalur railway station

10 min Kilambakkam bus terminus

Nearby Velammal International School

Nearby Peri engineering & arts colleges

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DTCP RERA Guduvanchery & GST Road

MG Nagar Extension 1

Guduvanchery

₹3,799 / sq.ft

A DTCP and RERA approved layout five minutes from GST Road, fully surrounded by residents.

Type	**Residential plots**
Sizes	**756–1,600 sq.ft**
Entry	**Approx. ₹28.7 L for 756 sq.ft**
Loan	**80%**
On site	**Compound wall, Avenue trees, Black-top roads, EB connection, Street lights**

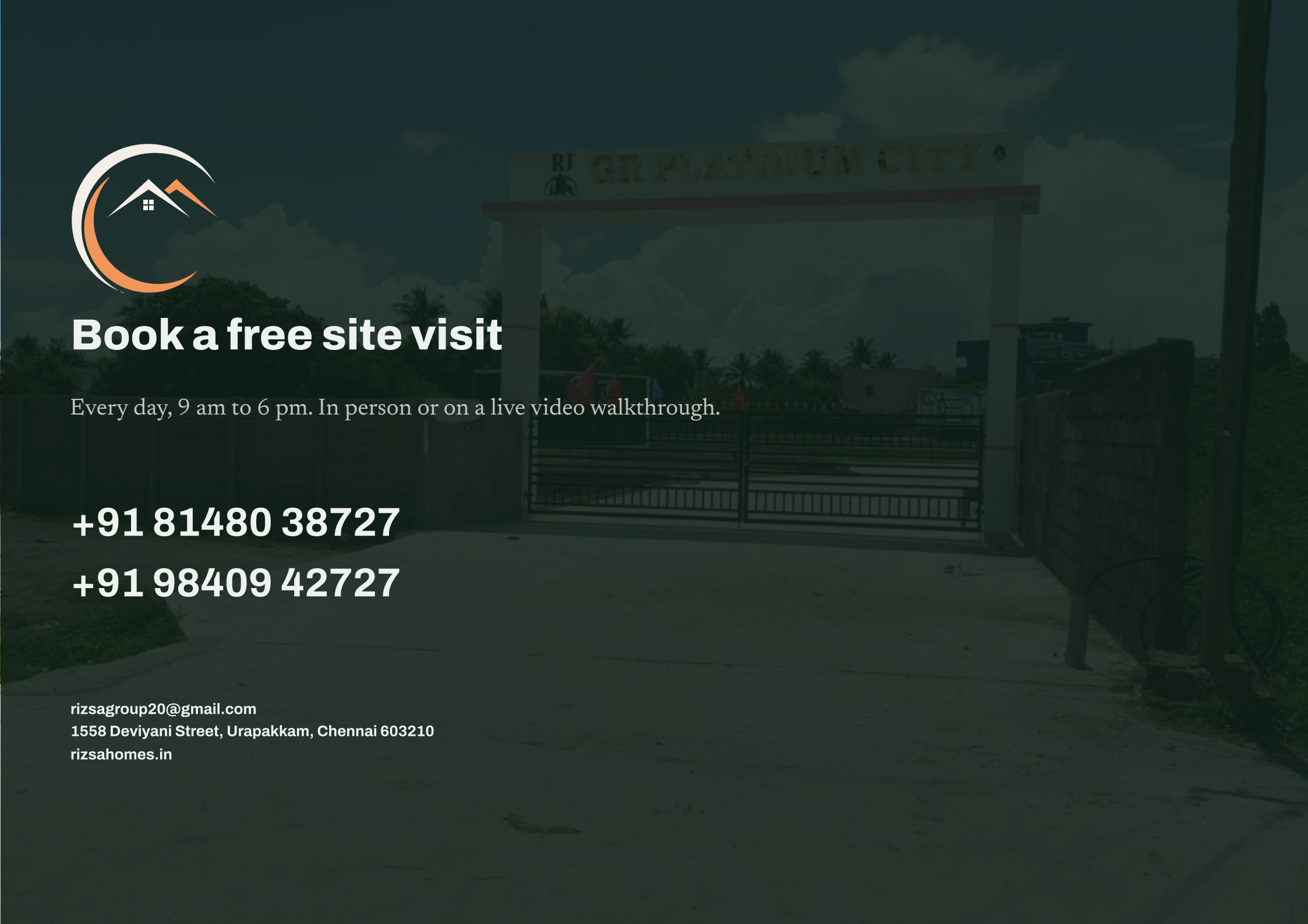
3 min Vellammal & SRM schools

5 min GST Road & railway station

7 min SRM University & Zoho

10 min Kilambakkam bus terminus

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Book a free site visit

Every day, 9 am to 6 pm. In person or on a live video walkthrough.

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