



Rail Land Development Authority (RLDA)



Grant of Lease of Residential Development
on Plot of approx. area 4,296.83 sq.m of Railway Land
at Victoria Crescent Road, Egmore, Chennai (TN)
for 99 years



2019

Overview



JLL is appointed by Rail Land Development Authority as their Transaction Advisors for ***Development Grant of Lease of Residential Development on Plot of approx. area 4,296.83 sq.m of Railway Land at Victoria Crescent Road, Egmore, Chennai (TN) for 99 years*** through International Competitive Bidding under Single Stage Bid Process.

Salient features of the transaction:

- 4,296.83 sq.m OR 1.06 acre OR 0.43 hectares (approx.) in CBD of Chennai
- Located off Ethiraj Salai and easy access to Anna Salai
- Land Use - Primary Residential
- Lease Tenure – 99 years
- Neighbourhood - Surrounded by judicious mix of Residential, Commercial, Retail, Institutional & Entertainment activities

Site Location (Neighbourhood Map)



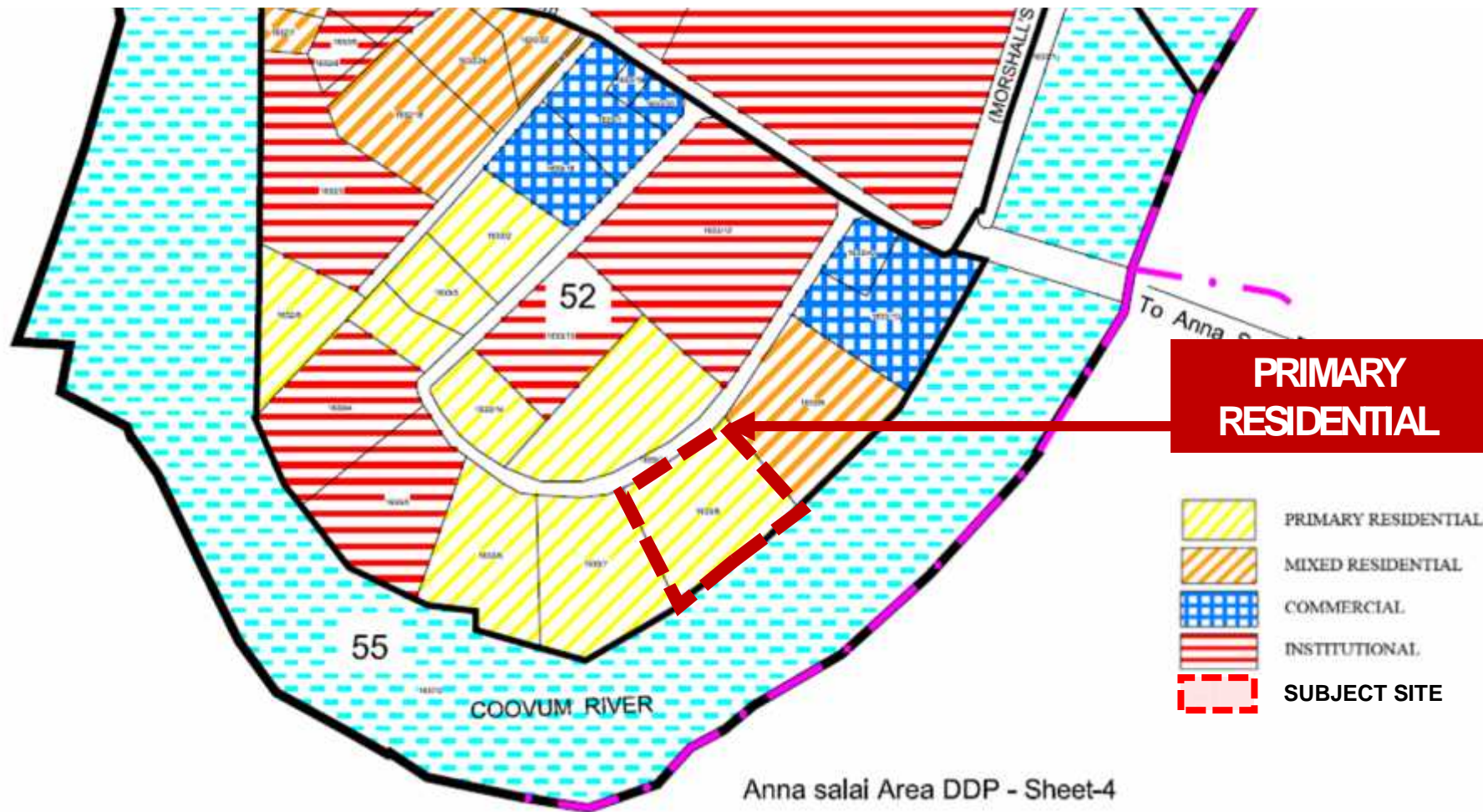
Site Sketch



PROJECT SITE
(1.062 ACRES)



Land Use Map



Anna salai Area DDP - Sheet-4

Source: As per the CMDA Master Plan 2026

Site Photos



Main Access Road (Victoria Crescent Road)



Site Photos



Site Neighbourhood



Site Photos



Site Neighbourhood



Site Photos



Site Views



Site Photos



Site Views



Site Photos



Site Views



Site Photos



Site Views



Site Photos



View of Cooum River towards south



Site Features



S. No.	Description	Details
1.	Plot Area	1.062 acres (4,296.83 sqm.)
2.	Lease Period	99 Years
3.	Existing Structures	Yes – Old Dilapidated Building
4.	Access to Site	The Existing road width abutting the site is 9.00 m wide, named as “Crescent Salai”
5.	Encroachment at Site	Nil
6.	Frontage on Major Roads	The site has 50 .6m along Crescent Salai
7.	Topography	The site is relatively flat terrain.

Site Features



S. No.	Description	Details
8.	Development in the Site	Compounded site with dilapidated buildings
9.	Jurisdiction of Site	Chennai Metropolitan Development Authority (CMDA)
10.	Land Plan & Title	Available
11.	FSI	1.5
12.	Existing Land Use	Primary Residential
13.	Zoning	Residential
14.	Proposed Development	Residential

Site Features



Adjacent Properties

S. No.	Direction	Description
1.	North	KCP Cement & Consulates
2.	South	RRB & RRC Offices
3.	East	Cooum River
4.	West	Crescent Salai (access Road) and Apartments (Cambrae East)

Site Features



Landmark Distances from Subject Property

S. No.	Description	Distance (km)
1.	Ethiraj College	0.1
2.	Spencers Plaza Mall	0.7
3.	Nehru Park Metro Station	2.7
4.	Gemini Flyover	2.5
5.	Anna Salai	3.8
6.	Chennai Central Railway Station	3.6
7.	Chennai International Airport	16.5



Thank you