



CS Green Valley

OWN A HOME THAT REFLECTS
YOUR LIFESTYLE IN OMR



CS Green Valley



Discover the Elegance

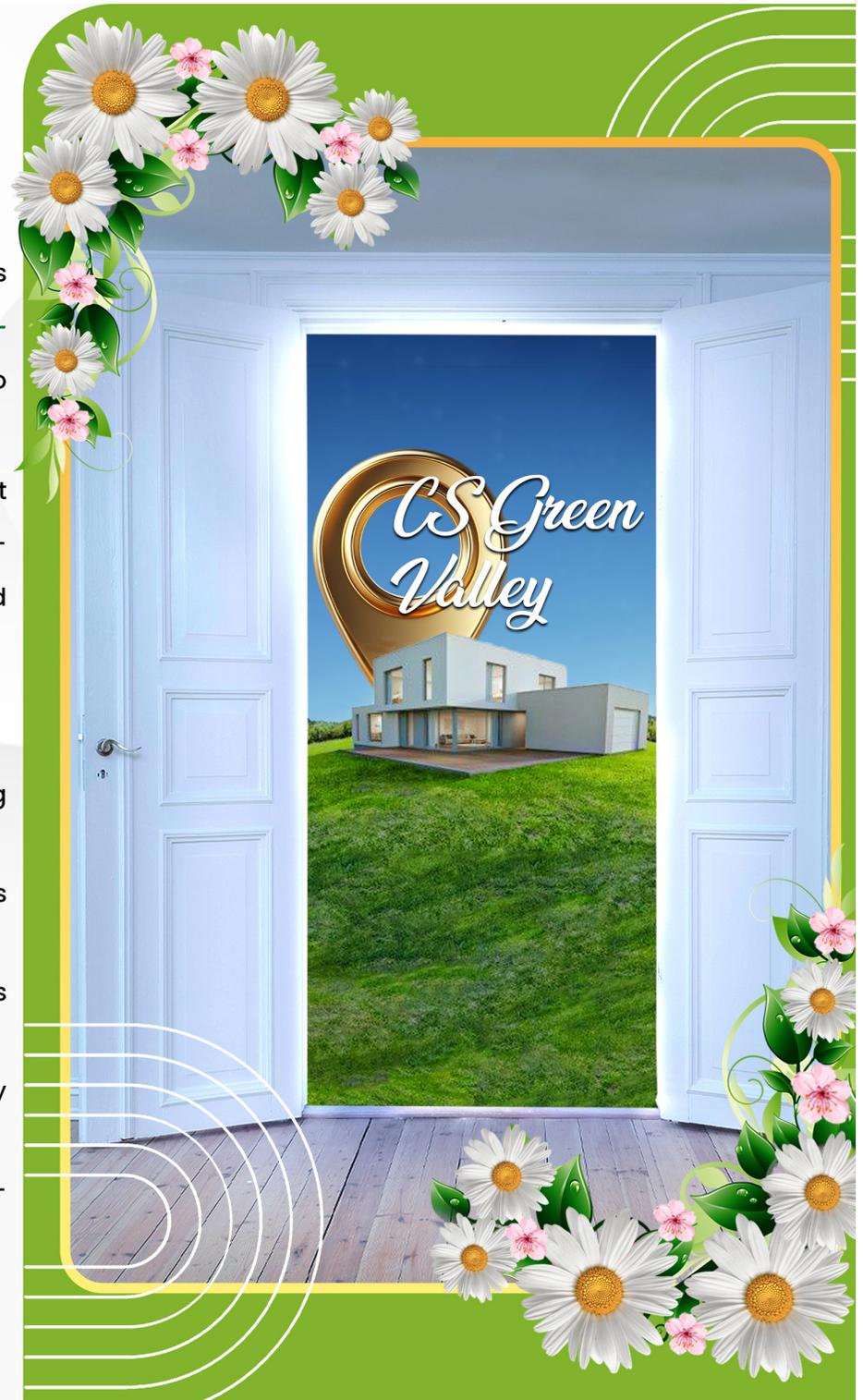
Residential Plots by GTK Foundations

GTK Foundations, a renowned name in Chennai's real estate landscape, proudly presents a series of elegant residential plot developments. These *projects are meticulously designed to offer a harmonious blend of modern living and natural serenity*, catering to discerning homeowners and astute investors alike.

GTK Foundations Launches New Premium Residential Plots "**CS Green Valley**" at Thaiyur near Kelambakkam, designed with a focus on modern urban planning, the project features well-laid plots, wide roads, landscaped green spaces, and a secure gated community environment.

Salient Features

- **Prime Locations:** Strategically situated in burgeoning areas like *Thiayur/ OMR* ensuring excellent connectivity and growth potential.
- **Varied Plot Sizes:** Offering a range of plot sizes to suit diverse needs, from compact plots of *739 Sq.Ft.* to expansive ones up to *1627 Sq.Ft.*
- **Competitive Pricing:** Plots are attractively priced, making them accessible for various budget ranges.
- **Regulatory Approvals:** Projects are *DTCP and RERA* approved, ensuring transparency and legal compliance.
- **Bank Financing:** Project is approved by *All the Major Banks* for financing with moderate rate of interest.



Strategically located in Thaiyur, Kellambakkam, Chennai, CS Green Valley benefits from a Wealth of Advantages

Here's an overview of the Enduring Evolution in the Area



Connectivity

Strategically located along Thiruporur-Kattur Road, connecting it to OMR provides convenient access to the rest of Chennai, including IT parks and other major areas.



IT Hubs

Close to Siruseri IT Park and the IT Discovery Campus, making it attractive for working professionals



Shopping and Entertainment

Easy reach to major shopping malls like Marina, BMR, and Vivira.



Future Developments

Upcoming projects like the Japanese Township, the proposed metro extension, and the proposed train connectivity from Puducherry to Chennai via Vandalur Bus Terminal



Affordable Housing

Thaiyur offers a mix of residential options, including apartments and land parcels, making it an affordable option for home buyers and investors.



Amenities and Recreation

The area boasts beautiful parks, including Venan Pond and Park and Amma Park Thaiyur, offering residents opportunities for outdoor activities and relaxation.



Educational and Healthcare

Surrounded by reputed schools, colleges, and hospitals, ensuring easy access to quality education and healthcare.

Layout Comprised In S.Nos.922/1,973/1C,1E1,1E2,1K1,1K2,1L,1M,1N & 1O of Thaiyur "B" Village, Thiruporur Taluk, Chengalpattu District.



| AREA STATEMENT | | | | | |
|----------------|---------------|---------|---------------|------------|---------------|
| PLOT NO | AREA IN SQ.FT | PLOT NO | AREA IN SQ.FT | PLOT NO | AREA IN SQ.FT |
| 1 | 1275 | 21 | 1018 | 41 | 1258 |
| 2 | 949 | 22 | 890 | 42 | 1291 |
| 3 | 930 | 23 | 890 | 43 | 1023 |
| 4 | 1439 | 24 | 890 | 44 | 1012 |
| 5 | 1528 | 25 | 900 | 45 | 1151 |
| 6 | 908 | 26 | 946 | 46 | 1145 |
| 7 | 880 | 27 | 946 | 47 | 1075 |
| 8 | 775 | 28 | 946 | 48 | 1003 |
| 9 | 1101 | 29 | 1120 | 49 | 1372 |
| 10 | 1070 | 30 | 1143 | 50 | 998 |
| 11 | 844 | 31 | 880 | 51 | 1007 |
| 12 | 986 | 32 | 803 | 52 | 1104 |
| 13 | 1568 | 33 | 923 | 53 | 739 |
| 14 | 1076 | 34 | 1627 | 54 | 803 |
| 15 | 1153 | 35 | 1238 | 55 | 1258 |
| 16 | 1108 | 36 | 1035 | 56 | 1169 |
| 17 | 1612 | 37 | 1035 | 57 | 1064 |
| 18 | 1359 | 38 | 1260 | 58 | 932 |
| 19 | 1018 | 39 | 1456 | OWNERS USE | 316 |
| 20 | 1018 | 40 | 1093 | | |

Home is where we should feel Secure and Comfortable

Live Well Connected. Live Well-Placed



Schools Hub

- Vellore International School (VIS)
- Jagannath Vidyalaya CBSE School
- Vidhyakshara Montessori school
- Billabong High International School
- Chettinad - Sarvalokaa Education
- International School
- Chettinad School of Archite
- Shiv Nadar School
- Milton International School
- EuroKids Pre-School Chenganmal,
- YBee (Young Bees) Montessori Pre-school
- Velammal New Gen School



Colleges

- SSN University (250 Acre Campus)
- Jeppiaar College of Arts and Science
- IIT Madras - Scientific Discovery Capmus
- SMK Fomra Institute of Technology
- Vellore Institute of Technology
- Chettinad College & University



Hospitals

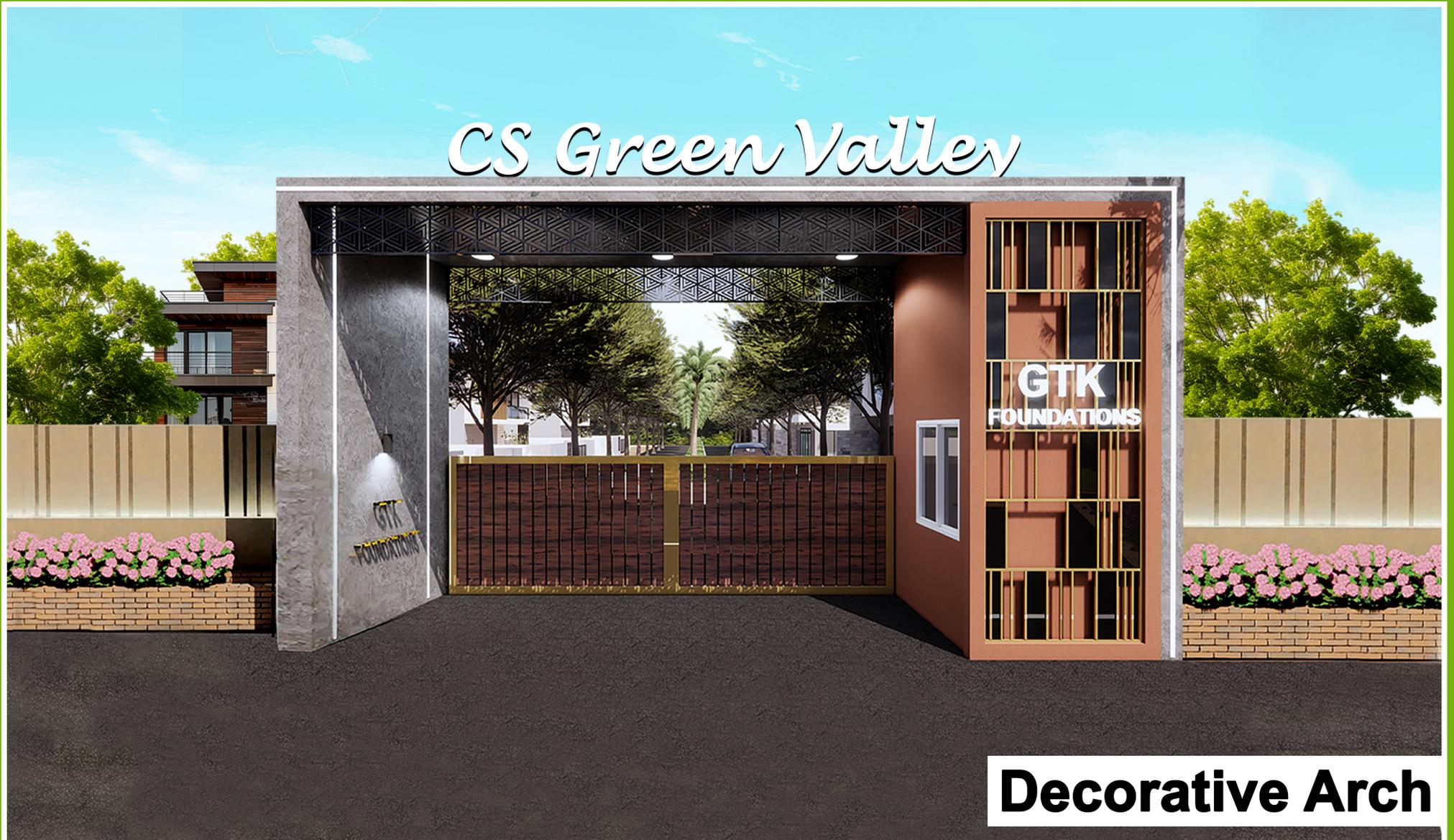
- Chettinad Super Speciality Hospital
- Supreme Hospitals
- Unittas Hospital



Shopping and Entertainment

- Marina Mall
- Vivira Mall
- BMR Mall

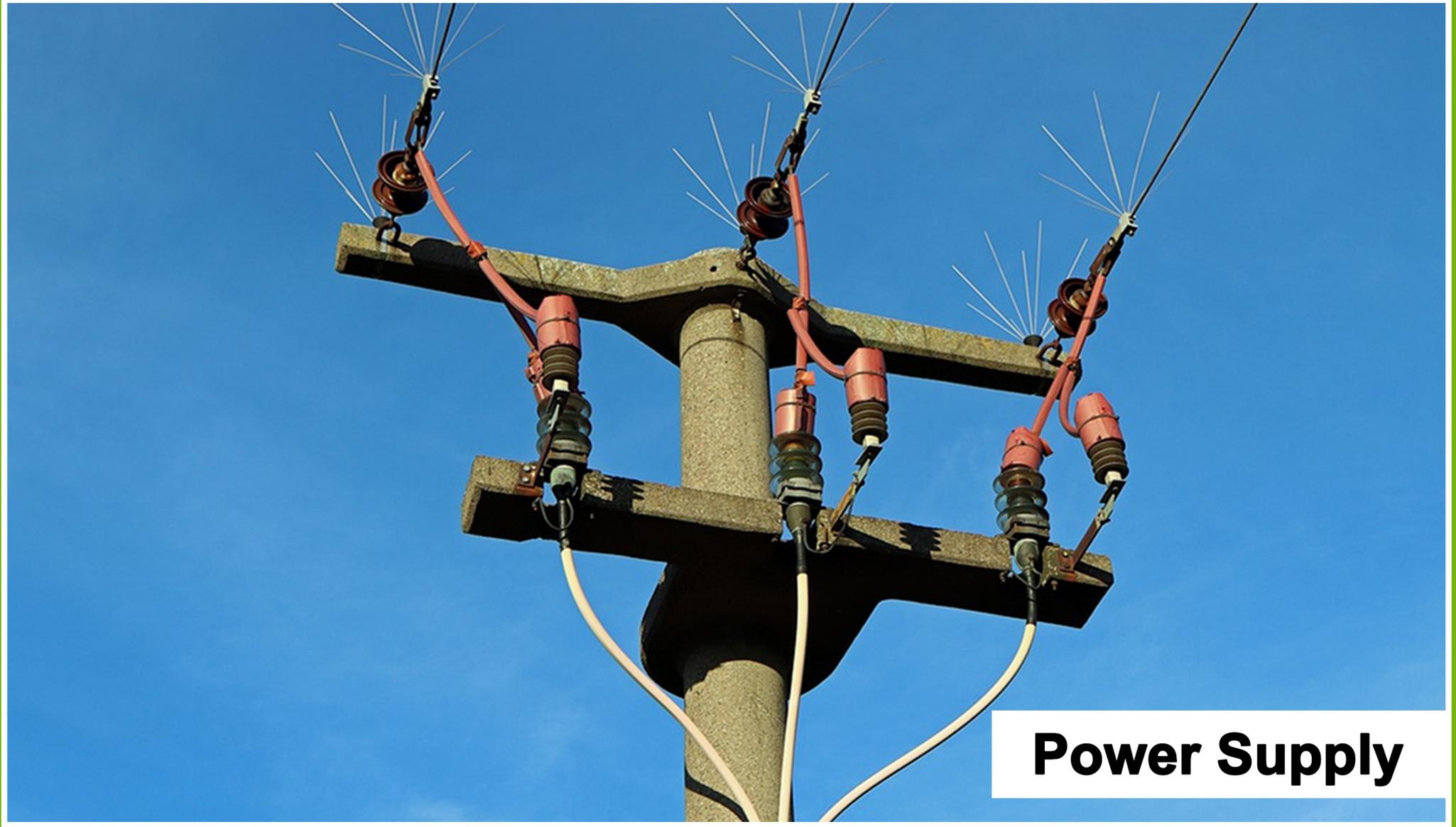
Project Highlights



Decorative Arch



Black top road



Power Supply



Street Light



Kerbwall



Fully Compounded



Walk Way



Fully Landscaped



Plantations



CCTV Camera



Meditation Zone



Security Guard House

CS Green Valley, Thaiyur – Where Life Meets Location

Nestled in the heart of Thaiyur, **CS Green Valley** offers a perfect blend of connectivity, serenity, and future potential. Just off OMR, the IT corridor of Chennai, it **brings you closer to where work and life seamlessly align**. Here's is an overview of the key developments shaping the region:

Employment Hub & IT Parks

15 minutes from SIPCOT **IT Park**, Siruseri, and within reach of institutions like SSN College of Engineering, **CS Green Valley** is surrounded by some of Chennai's most dynamic growth hubs. Whether you're an IT professional, academic, or entrepreneur, this is a location that fuels ambition. - *"Live near where the future is being built."*

Thaiyur Research Institute Project

The Tamil Nadu government has allocated 160 acres in Thaiyur for a major **Research Institute**, with an estimated investment of ₹600–800 crore. This facility is expected to house 10–15 research centers, and development work has already commenced. Corporates like Saint-Gobain are contributing to the project. - *"Innovation begins where knowledge is nurtured."*

IIT Madras Thaiyur Campus

A new campus for **IIT Madras** is under development in Thaiyur B village. Phase I includes the construction of a hostel block, with the project currently under implementation. - *"The IIT legacy expands—Thaiyur welcomes brilliance."*

Peripheral Ring Road (PRR)

The Tamil Nadu government has proposed the **Peripheral Ring Road (PRR)**, which will adjoin One Hub Chennai near Thaiyur. This development is expected to improve regional connectivity and support industrial growth. - *"Bypass today, progress tomorrow."*

Industrial and Commercial Developments

Plans are underway for three Japanese firms to establish facilities in the locality, promoting industrial diversification and henceforth, **Japanese Township**. Yamaha is set to establish a new 28-acre factory in OneHub Chennai, contributing to local employment and economic development. Work is expected to commence on a **Wonderla Amusement Park** along OMR, enhancing recreational options in the area. - *"From promise to progress—Thaiyur is transforming."*



GTK FOUNDATIONS

Building Landmarks

(The FOUNDATION of your FUTURE)

We, **GTK FOUNDATIONS**, established in **2008**, an ISO Certified Property Developer with over 17 years of experience started with a notion of serving people belonging to different tiers with **exquisite properties in equitable prices**. Known for its commitment to excellence, integrity and sustainable practices, **GTK FOUNDATIONS** has built a strong reputation in the real estate sector.

We have developed and completed over **90** distinct Projects selling over **45 Lakhs+** Sq. Ft. and satisfying **4000+** Customers. In our journey we have **6 more projects** in pipeline currently willing to satisfying more customers in and around Tambaram, OMR & Kelambakkam, Sholinganallur, etc., with lasting value, trust and transparency.

GTK Group Companies :

- Transworld International Exim Ltd., UK
- GGP Sunwood Manufacturing Pvt.Ltd., Chennai
- Sai Elastomer & Plastic Pvt.Ltd., Vizag
- Rub Metal Sdn.Bhd., Malaysia
- Global Green Polyol Sdn.Bhd., Malaysia

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