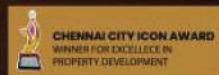


GTK FOUNDATIONS

Eutopia Smart City

[On Road | LUXURY GATED TOWNSHIP]

— The Future's most prestigious Address —



TNRERA/1/LO/0928/2026 dated 10.03.2026

www.rera.tn.gov.in



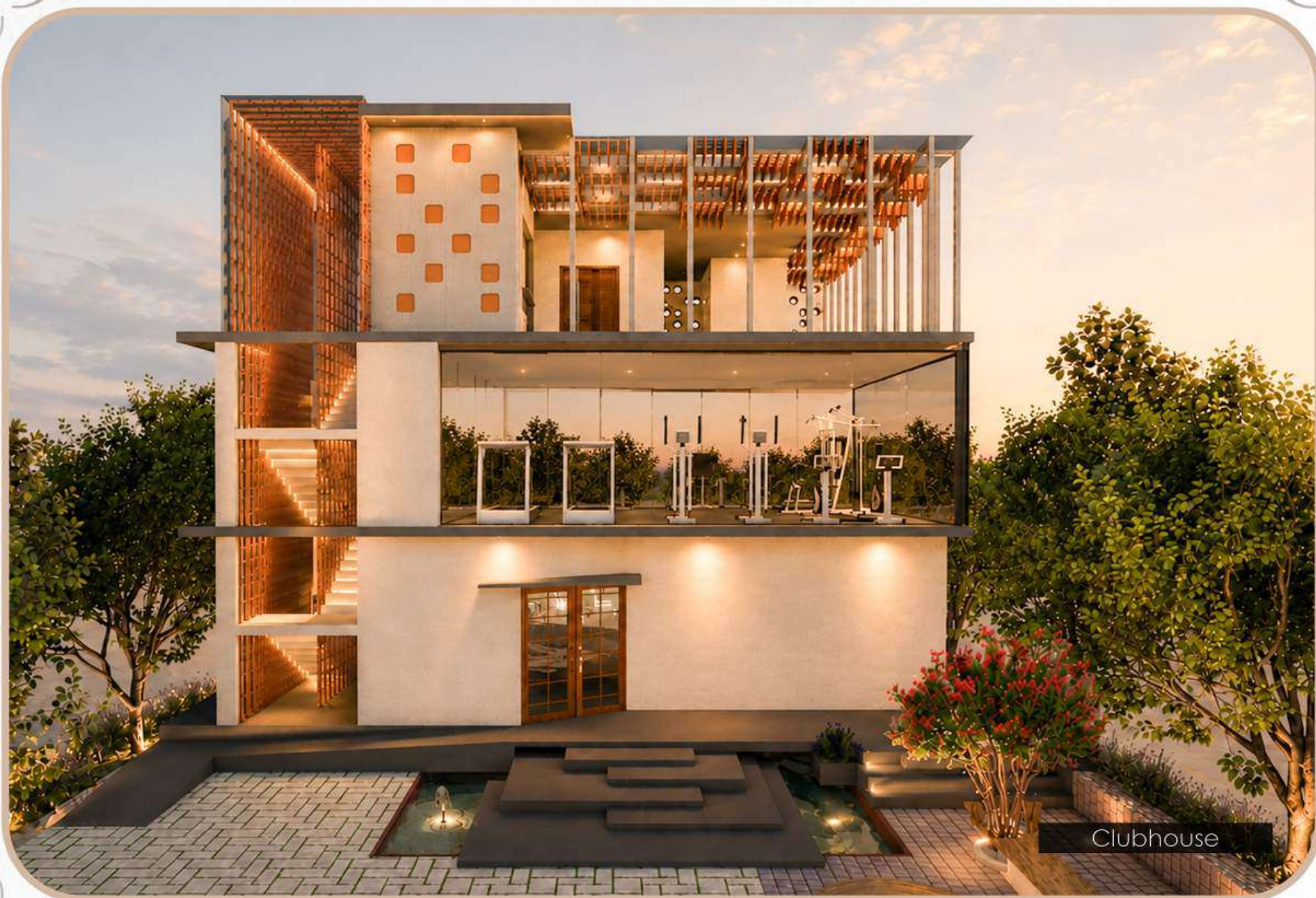
Bridge



Bridge



Clubhouse



Clubhouse



Office



Office

CHENNAI'S PREMIER SMART CITY LANDMARK

GTK Foundations is redefining urban living with the launch of **Eutopia Smart City**, Chennai's most ambitious residential township. Spanning an expansive **On Road** and integrated with 125+ world-class amenities, Eutopia is a marvel of future-ready urban planning. Designed as a sustainable sanctuary, this **Smart City** landmarks a perfect harmony between high-tech living and nature's tranquility.

Unlike traditional developments, **Eutopia Smart City** is inspired by the concept of a "perfected ecosystem." It is not just a place to reside; it is a symphony of digital innovation, architectural brilliance, and ecological balance. As you enter **EUTOPIA SMART CITY** you are greeted by, you are greeted by an atmosphere of refined sophistication, where Smart Infrastructure blended with Modern Urban Framework meets sparkling green landscape to provide a lifestyle that is truly ahead of its time.

SMART LIVING & GLOBAL AMENITIES

Eutopia Smart City brings a global standard of living to South Chennai, blending "Smart City" efficiency with the warmth of local hospitality. Residents can indulge in an unparalleled lifestyle featuring:

1. **Integrated Wellness:** Start your day with yoga in oxygen-rich zones or a swim in our temperature-controlled infinity pools.
2. **Tech-Enabled Security:** 24/7 smart surveillance and automated community management for complete peace of mind.
3. **Recreational Hubs:** From elite sports facilities and digital gaming zones to serene community parks, every corner is designed to cater to diverse interests.
4. **Sustainable Infrastructure:** Living in a community that prioritizes eco-friendly practices, including smart waste management and solar-integrated common areas.

In every corner of Eutopia, the essence of modern innovation is woven into the fabric of everyday living. It is a sanctuary where technology simplifies life, and nature restores the soul.

OUR COMMITMENT TO A GREENER TOMORROW

At **GTK Foundations**, we don't just build for today; we engineer for a sustainable future. Our journey since 2008 has been defined by an unwavering commitment to excellence and customer satisfaction. **Eutopia Smart City** stands as our latest benchmark in the real estate industry—a space where families can thrive, technology flourishes, and dreams find a permanent home.

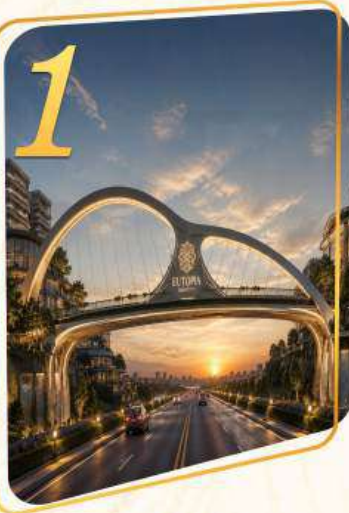


"Live Smart. Live Elevated. Live Eutopia."

SMARTER LIVING & SMARTER FUTURE in Eutopia Smart City

A Beautifully Located Address. Where Every View Feels Special

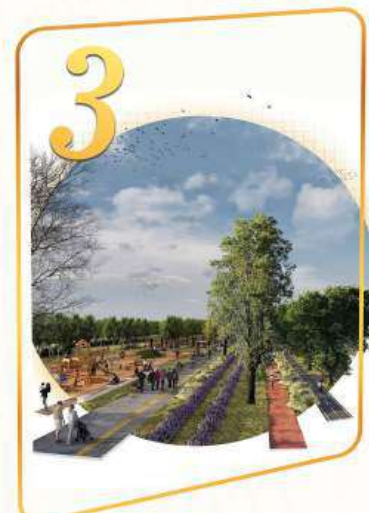
1



1. Elegant And Premium Style :

A beautifully designed architectural bridge gracefully connects two parcels of land, enhancing accessibility, a stunning architectural center piece and creating a striking visual identity for the project visual appeal, thus standing as a signature landmark of Eutopia Smart City.

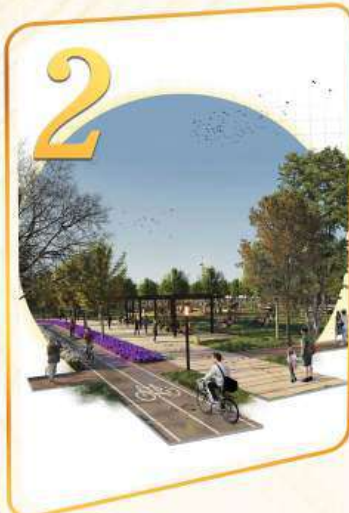
3



3. Peaceful Ambiance:

Nestled in a quiet neighbourhood, the project offers a peaceful ambience ideal for comfortable living. Surrounded by calm and greenery, it provides a refreshing escape from the city's hustle. A peaceful ambience surrounded by nature, offers the perfect retreat from the city while staying well-connected.

2



2. Accessibility:

Crafted with a focus on seamless accessibility, the layout ensures effortless movement through well-planned roads and thoughtfully designed spaces, enhancing everyday convenience. A layout that prioritizes accessibility and comfort, offering a smooth and user-friendly living experience for all residents.

4



4. Connectivity:

The location ensures hassle-free commuting to important areas of Chennai while offering a serene living environment. Positioned near Manimangalam, the project enjoys excellent connectivity through major road networks like Outer Ring Road and GST Road, offering easy access to Kolathur, Sriperumbudur, and Chennai's key business and lifestyle hubs.

Eutopia Smart City ensures, A Place You 'll Love to Call Home

EUTOPIA SMART CITY

Comprised In Survey Nos. 117/1, 2, 118/2,3, 119, 152/1,2, 153/1,2 of Kolathur Village, Sriperumbudur Taluk, Kancheepuram District.

At Eutopia Smart City, you don't just buy land—you invest in a Future-Ready Lifestyle



BLACKTOP ROAD



24X7 security



CLEAR TITLED DOCUMENT



GATED COMMUNITY



TNRERA/1/LO/0928/2026 dated 10.03.2026

DTCP APPROVED 137/2025N447MUOC/2025

AREA STATEMENT

PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT
1	1129	26	1056	51	880	76	990
2	884	27	893	52	880	77	990
3	913	28	851	53	880	78	1350
4	941	29	885	54	880	79	1338
5	855	30	919	55	880	80	1438
6	880	31	857	56	1200	81	1440
7	902	32	884	57	1188	82	1056
8	927	33	911	58	1188	83	1056
9	952	34	938	59	1200	84	1056
10	974	35	930	60	880	85	1056
11	942	36	1068	61	880	86	1056
12	778	37	1080	62	880	87	1056
13	778	38	798	63	880	88	1056
14	765	39	814	64	880	89	1056
15	740	40	836	65	880	90	1278
16	840	41	858	66	880	91	1189
17	868	42	880	67	880	92	1025
18	868	43	902	68	945	93	1025
19	840	44	919	69	1164	94	1025
20	780	45	898	70	990	95	1025
21	945	46	953	71	990	96	1025
22	945	47	895	72	990	97	1025
23	978	48	880	73	990	98	1025
24	1054	49	880	74	990	99	1230
25	1008	50	880	75	990	100	1218

AREA STATEMENT

PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT
101	1188	111	721	121	754	131	569	141	708	151	864	161	864	171	1000	181	1025	191	1025
102	1200	112	560	122	743	132	814	142	708	152	864	162	864	172	1000	182	1025	192	1025
103	1000	113	560	123	731	133	708	143	708	153	864	163	996	173	1000	183	1025	193	1025
104	1000	114	560	124	724	134	708	144	708	154	864	164	868	174	1000	184	1025	194	890
105	1000	115	560	125	713	135	708	145	708	155	864	165	1000	175	1000	185	1025	195	1516
106	1000	116	560	126	698	136	708	146	708	156	864	166	1000	176	1000	186	1025	196	1325
107	1000	117	721	127	683	137	708	147	696	157	864	167	1000	177	1000	187	1025	197	1269
108	1000	118	982	128	668	138	708	148	852	158	864	168	1000	178	988	188	1025	198	1213
109	1000	119	761	129	645	139	708	149	864	159	864	169	1000	179	1000	189	1025	199	1147
110	1288	120	761	130	532	140	708	150	864	160	864	170	1000	180	1228	190	1025	200	1263

Amenities

A Swiss Haven in South India:- Live in the Lap of Luxury

Well Planned 125+ amenities complement the Expected Lifestyle

Sports & Active Recreation

1. Basketball half-court
 2. Badminton court
 3. Cricket practice net
 4. Multipurpose sports court
 5. Table tennis deck
 6. Volleyball court
 7. Mini football turf
 8. Skating rink
 9. Cycling track
 10. Jogging track
 11. Reflexology walking path
 12. Outdoor climbing wall
 13. Archery range
 14. Disc golf lawn
 15. Giant outdoor chess board
- Fitness & Wellness**
16. Open-air gym stations
 17. Yoga deckn
 18. Meditation garden
 19. Calisthenics zone
 20. Zumba/aerobics plaza
 21. Tai chi lawn
 22. Aromatherapy/sensory garden
 23. Stretching pods
 24. Pranayama pavilion
 25. Acupressure foot path
- Kids & Family Play**
26. Sand pit
 27. Trampoline zone
 28. Splash pad
 29. Kids' climbing net
 30. Swing sets
 31. See-saw zone
 32. Maze garden
 33. Tree house
 34. Puppet/storytelling corner
 35. Toddler soft-play zone
 36. Adventure rope course
 37. Mini carousel
 38. Sensory play wall
 39. Shaded sandbox
 40. Kids' cycling track

Senior Citizens

41. Shaded gazebo seating
42. Senior walking loop with handrails
43. Outdoor carrom corner
44. Herb garden stroll path
45. Pergola swing seating
46. Shuffleboard court
47. Sunrise/sunset viewing deck
48. Quiet reading nook

Water Features

49. Lily pond
50. Fountain plaza
51. Cascading water wall
52. Koi pond
53. Reflective infinity-edge feature
54. Stepping-stone water crossing
55. Musical fountain
56. Rain curtain feature

Landscape & Gardens

57. Butterfly garden
58. Herb and spice garden
59. Rose garden
60. Bamboo grove
61. Sensory garden
62. Vertical garden wall
63. Bonsai display court
64. Orchard/fruit tree zone
65. Rain garden
66. Topiary garden
67. Cactus/succulent garden
68. Zen rock garden
69. Lawn amphitheater
70. Native tree arboretum
71. Flower meadow

Social & Community Spaces

72. Banquet lawn
73. BBQ/grill deck
74. Outdoor lounge with daybeds
75. Co-working pavilion with wifi
76. Library pavilion
77. Open-air amphitheater
78. Festival plaza
79. Picnic deck
80. Card-game pavilion

81. Board games corner
82. Community event board
83. Outdoor movie screening lawn
84. Bonfire pit
85. Hammock garden
86. Gazebo seating clusters

Pet Amenities

87. Dog park
88. Pet washing station
89. Pet agility course
90. Pet waste stations

Eco & Sustainability

91. Rainwater harvesting display pond
 92. Organic composting zone
 93. Solar-lit pathway plaza
 94. Community vegetable garden
 95. Pollinator garden
 96. Birdwatching deck with feeders
 97. Recycled-material art trail
 98. Tree canopy shade walk
- Smart & Safety Infrastructure**
99. CCTV-monitored central plaza
 100. Smart pathway lighting
 101. Emergency call points
 102. EV charging shaded bays
 103. Outdoor wifi zones
 104. Digital community noticeboard
 105. Smart irrigation display garden
 106. Accessible ramps throughout

Food & Leisure

107. Outdoor café kiosk
108. Juice/health bar pavilion
109. Community kitchen garden
110. Food truck plaza
111. Outdoor dining pods
112. Tea/coffee pergola corner

Art, Culture & Aesthetics

113. Sculpture garden
114. Mural wall
115. Wind chime garden
116. Musical instrument/sound garden
117. Art installation plaza
118. Cultural performance stage

Utility & Access

119. Visitor parking shaded bays
120. Cycle parking
121. Public restroom pavilion
122. Water kios
123. Lotus pond
124. Drop-off/pickup plaza
125. Way-finding signage plaza









Kids Round-About



Kids Swimming Pool



Outdoor Chess



Kids See - Saw



Location Advantages



It Parks

- Sriram Gateway
- MEPZ (Cognizant)
- Embassy Tech Zone
- Mahindra World City
- Olympia Tech Park



Employment Hubs

- Renault Nissan
- Royal Enfield and Ford
- Apollo Tyres
- SIPCOT Industrial Park
- Asian Paints Limited



Schools

- Tiaano Vidyashrm CBSE School
- Shree Niketan Patasala
- Good Earth School
- Shri Natesan Vidyasala School
- Sri Chaitanya Techno School
- Velammal Vidhyashram
- San Academy
- Alwin International Public School



Hospitals

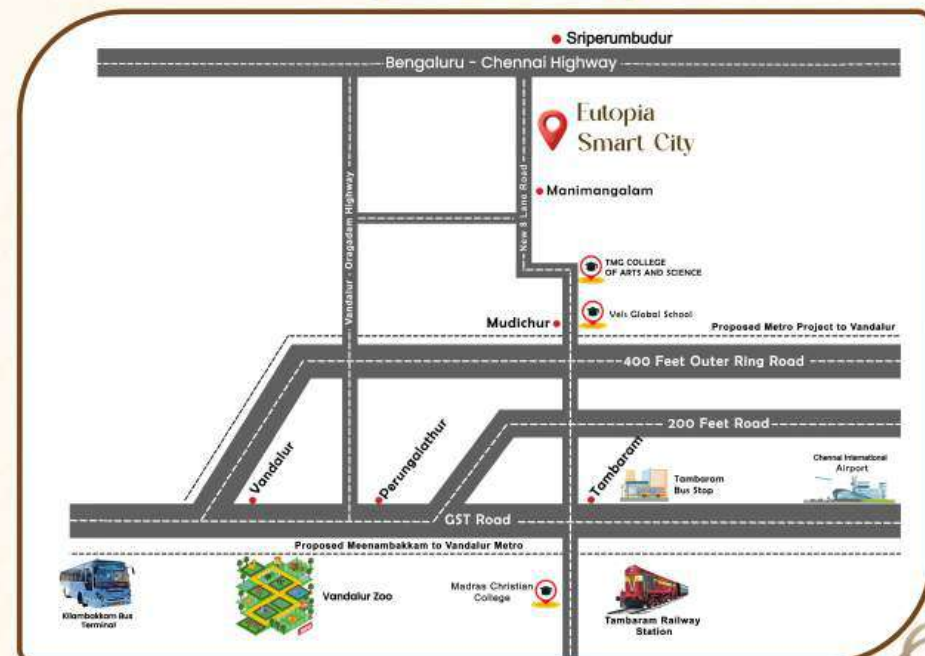
- Annai Arul Hospital
- A G Hospital
- Sudar Hospital
- Hindu Mission Hospital
- Deepam Hospital
- Government Hospital Somangalam



Colleges

- Madras Engineering College
- Dhanalakshmi College of Engineering
- Sri Sairam Engineering College
- Crescent College
- TMG College of Arts and Science
- PERI College of Arts and Science

Map To Swiss



LATEST DEVELOPMENTS IN & AROUND

Kilambakkam Bus Terminus

The new Kilambakkam Bus stop makes the City BETTER CHOICE, because of its connectivity by road to other Parts of North and South Tamilnadu.

Tambaram Rail Junction

It has significant Railway Station- TAMBARAM JUNCTION. It is one of the fastest-growing railway hubs outside Chennai Central in the southern direction.

Sriperumbudur

SIPCOT Sriperumbudur spans across several acres of land. It has big giants like Hyundai, Nokia, Samsung, Dell to name a few in the Sriperumbudur SIPCOT region.

Oragadam

Oragadam most popular industrial areas in Chennai, referred to as 'Detroit of India'. Oragadam Chennai's major automobile hubs is recognised as the biggest automobile destination in South Asia. Home to several A-List companies like Nissan, BMW, Bosch, Hutchinson, Lonbond, Kone, Nippon and more.

Mahindra World City

Known for MNCs and industrial companies like Mahindra, Renault-Nissan, Force, Lear, BMW, etc. And also for IT companies like Cognizant, Wipro, Infosys, Capgemini, Zoho, etc. This location is currently generating around 50,000 job employment options.

GTK FOUNDATIONS

Building Landmarks
(The FOUNDATION of your FUTURE)

Established in 2008, **GTK FOUNDATIONS** is an ISO Certified Property Developer with over **17+ years** of experience, driven by a vision to provide exquisite properties at equitable prices. Known for our commitment to **excellence, integrity and sustainable practices**, we have built a strong reputation in the real estate sector.

We have developed and completed over **95+ landmark projects** spanning **45 Lakhs+ Sq. Ft.** and have the pride of serving **4500+ happy customers**. With 6 premium projects in the pipeline, we continue our journey of creating value-rich communities in and around **Tambaram, OMR, Kelambakkam, Sholinganallur** and emerging growth corridors.



95+
LANDMARK PROJECTS
DELIVERED



45 LAKHS+
SQ. FT. DELIVERED



4500+
HAPPY CUSTOMERS



6
PROJECTS IN PIPELINE

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

GET IN TOUCH

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- ✉ [gkfoundations@hotmail.com](mailto:gtkfoundations@hotmail.com)
- 🌐 www.gtkfoundation.com
- 🏠 **78/10, Old State Bank Colony,
West Tambaram, Chennai - 600 045.**

PROUD MEMBERS OF



GTK FOUNDATIONS

BUILDING LANDMARKS CREATING LEGACY



ON ROAD
GATED TOWNSHIP



WORLD CLASS
AMENITIES



WIDE BLACKTOP
ROADS



PREMIUM
INFRASTRUCTURE



HIGH INVESTMENT
POTENTIAL

Eutopia Smart City

EUTOPIA SMART CITY THE FUTURE IS HERE

WHERE MODERN LIVING MEETS
TIMELESS VALUES. EXPERIENCE
A PERFECT BLEND OF LUXURY,
NATURE, AND INNOVATION
CRAFTED TO ELEVATE YOUR
LIFESTYLE AND SECURE YOUR
TOMORROW

PROJECT HIGHLIGHTS

- ON ROAD OF PRIME LAND
- PREMIUM GATED TOWNSHIP
- WIDE BLACKTOP ROADS
- UNDERGROUND UTILITIES
- PARKS & OPEN SPACES
- 24/7 SECURITY
- SMART INFRASTRUCTURE
- HIGH INVESTMENT VALUE



PERFECT FOR
YOUR FAMILY



DESIGNED FOR
LUXURY



PLANNED FOR
TOMORROW



SECURED FOR
PEACE OF MIND



BUILD FOR
PROSPERITY



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