



GTK FOUNDATIONS

Building Landmarks

THE ORR GATEWAY

(10 Acres Gated Community)

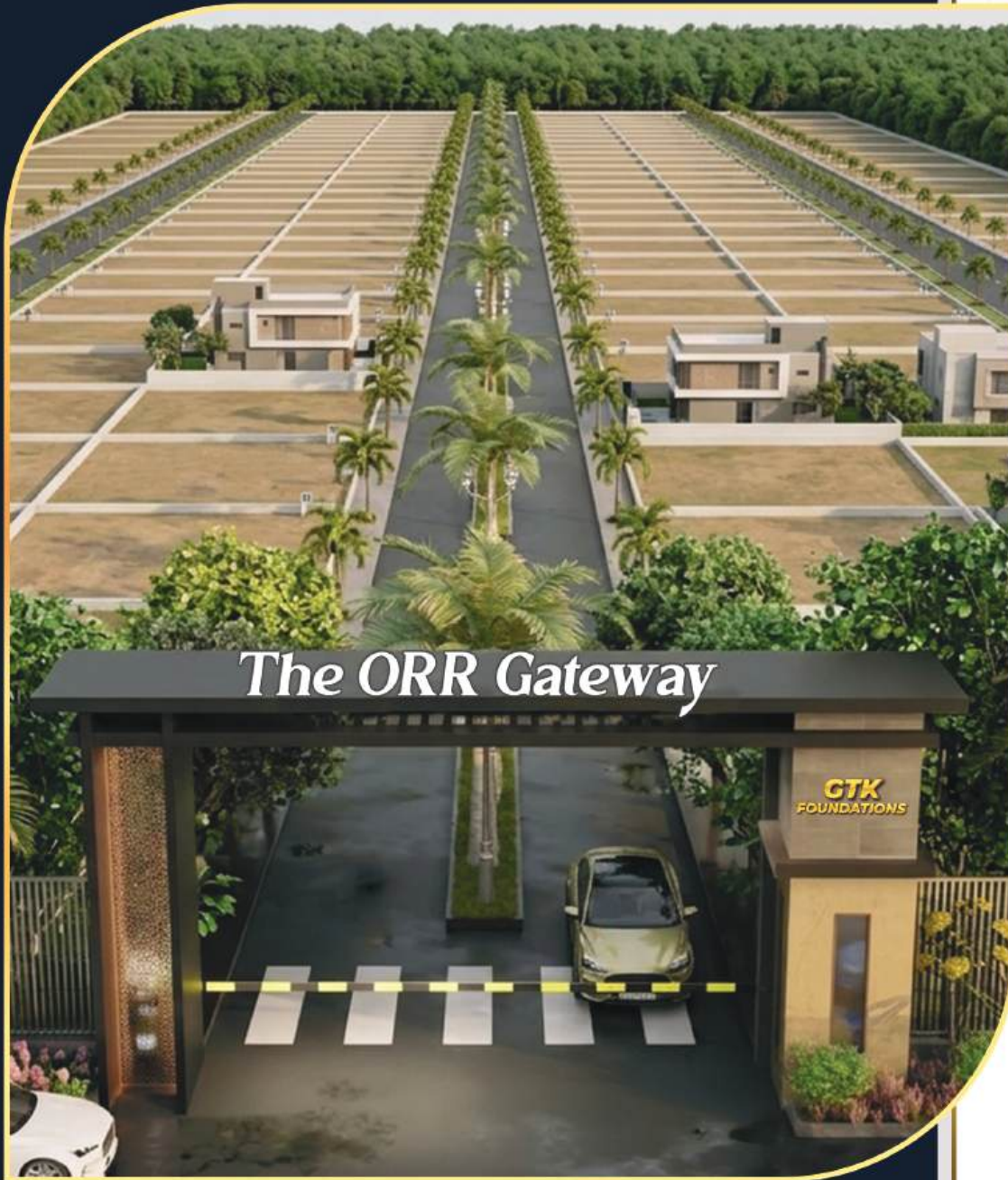
An Exclusive Landmark Address
Where Luxury Finds Its True Expression



The ORR Gateway

**GTK
FOUNDATIONS**





The ORR Gateway

A Life Beyond the Ordinary

"This is not merely where you live — it is where your life reaches its finest form."

GTK Foundations introduces a landmark development along Chennai's most rapidly evolving address — the Outer Ring Road. Spanning a lush, curated 10-Acres enclave, this CMDA & RERA-approved residence is conceived for those who understand that true luxury lies not in excess, but in the art of impeccable design, serene surroundings, and effortless connectivity.

Every avenue, every plot, and every amenity has been thoughtfully orchestrated to create a community that resonates with sophistication — one that holds its value as gracefully as it holds your family.

Hallmarks of the project

◆ A Location of Distinction

Located on the iconic 400-ft Chennai ORR near Tambaram, this prime address offers seamless connectivity to GST Road, OMR, Pallavaram, and Perungalathur, along with easy access to the airport, metro, railway stations, IT corridors, and major industrial hubs.

◆ Refined Infrastructure & Design

A masterfully planned gated community featuring 50+ premium amenities, including grand entrance boulevards, wide internal roads, ambient street lighting, advanced CCTV surveillance, and beautifully landscaped green avenues—crafted to deliver an elevated living experience.

◆ Intelligently Crafted Pricing

A rare opportunity to own a premium address with thoughtfully structured pricing that perfectly balances luxury and value—ideal for discerning buyers seeking both lifestyle and long-term returns.

◆ Secure & Approved Investment

An exclusive CMDA & RERA approved development, reflecting trust, transparency, and regulatory excellence. Every aspect adheres to statutory norms, ensuring complete peace of mind for your investment.

◆ Expansive Plot Choices

Choose from a wide range of plot sizes designed to suit diverse aspirations—from elegant homes to expansive luxury residences.
(600 sq. ft. to 2400 sq. ft.)

◆ Seamless Financial Accessibility

Approved by leading financial institutions including ICICI, AXIS, HDFC, SBI, and LIC, ensuring a smooth, secure, and hassle-free home-buying experience.

◆ Luxury Impact

Step into a life where connectivity, comfort, and class come together—only at The ORR Gateway.

A Destination where Every Day reflects Progress, Prosperity and Premium Living



Connectivity

Perfectly located on Chennai's ORR, this address offers superior connectivity to major city hubs and IT zones, with future-ready access through upcoming Metro Rail corridors along GST Road and ORR.

Educational and Healthcare

Proximity to reputed schools, colleges, and healthcare centres enhances liveability and adds long-term value to your investment.



Affordable Housing

Tambaram presents a refined blend of residential offerings, from elegant apartments to premium land parcels, making it an ideal destination for discerning homebuyers and investors alike.



Shopping and Entertainment

Enjoy effortless access to Chennai's premier shopping destinations, including renowned outlets like Saravana Stores and Chennai Silks.



IT Hubs

Strategically located near key employment hubs such as Cognizant, MEPZ, Shriram Gateway, and Embassy Tech park making it an ideal choice for modern professionals.

Future Developments

Smart City developments and upcoming recreational infrastructure are set to boost liveability and long-term property value.



A STRATEGICALLY POSITIONED ADDRESS

Enjoy the benefit of living in a location that connects you effortlessly to work,
education, hospitals and lifestyle hubs.



Educational Institutions

- ✿ Kendriya Vidyalaya School
- ✿ Lords' international School
- ✿ Velammal School
- ✿ Sri Chaitanya School
- ✿ Narayana E-Techno School
- ✿ Good Earth School
- ✿ Zion International Public School
- ✿ Alwin Memorial Public School
- ✿ San Academy School
- ✿ Sai Ram School and College
- ✿ Shree Niketan Patasala



Shopping Zones

- ✿ GRT Jewellers
- ✿ Tanishq Jewellery
- ✿ Prince Jewellery
- ✿ Saravana Stores
- ✿ The Chennai Silks
- ✿ Pothys
- ✿ Naidu Hall
- ✿ Trends
- ✿ Jeyachandran Textiles



Hospitals

- ✿ AG Hospital
- ✿ Hindu Mission Hospital
- ✿ Deepam Hospital
- ✿ Annai Arul Hospital
- ✿ Dr. Agarwal's Eye Hospital
- ✿ COSH Hospital
- ✿ UNITTAS Hospital
- ✿ Sudar Hospital



Work Places

- ✿ Shriram Gateway
- ✿ MEPZ
- ✿ Mahindra World City
- ✿ Embassy Tech Zone
- ✿ Oragadam Industrial Park
- ✿ DLF IT Park
- ✿ Cognizant

THE ORR GATEWAY

Comprised In Survey Nos.15/2,33/1B2,2A,2B,2D, 34, 35/2C,2D, 40/1A,1B,1C,1D, 41/2A, 2B, 2C, 2D, 42/1, 2, 4B, 43/1B, 2A1B, 2B, 3B, 44/1, 2, 3A2, 65/1B1 of Erumaiyur Village , Kundrathur Taluk, Kancheepuram District.



CMDA/PP/LAYOUT1/0226/2025

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	1160	52	1035	103	5435	154	846
2	852	53	1035	104	938	155	791
3	855	54	1035	105	1090	156	801
4	837	55	1035	106	1048	157	1113
5	816	56	990	107	1407	158	1095
6	836	57	990	108	1083	159	1074
7	1295	58	1158	109	1012	160	1053
8	804	59	1200	110	923	161	1035
9	960	60	1218	111	1091	162	871
10	960	61	990	112	1212	163	791
11	960	62	990	113	960	164	1322
12	960	63	1035	114	890	165	1248
13	1048	64	1035	115	860	166	1253
14	1110	65	1035	116	860	167	1261
15	1146	66	1035	117	860	168	1432
16	960	67	1080	118	860	169	827
17	960	68	1080	119	860	170	656
18	960	69	1080	120	860	171	659
19	960	70	1125	121	860	172	790
20	1096	71	1125	122	860	173	790
21	924	72	1125	123	860	174	740
22	924	73	1104	124	960	175	809
23	924	74	1097	125	960	176	851
24	970	75	1282	126	960	177	790
25	1037	76	1000	127	978	178	790
26	953	77	1000	128	1033	179	828
27	924	78	1000	129	960	180	745
28	924	79	960	130	960	181	660
29	924	80	960	131	960	182	676
30	990	81	960	132	1195	183	661
31	1401	82	920	133	840	184	655
32	788	83	920	134	861	185	646
33	903	84	920	135	853	186	640
34	903	85	880	136	888	187	625
35	957	86	880	137	870	188	837
36	957	87	880	138	947	189	760
37	1001	88	985	139	900	190	760
38	1001	89	1019	140	970	191	760
39	1044	90	1241	141	1053	192	693
40	1044	91	880	142	1020	193	699
41	1055	92	880	143	1267	194	702
42	1417	93	880	144	1274	195	635
43	1323	94	920	145	948	196	647
44	1305	95	920	146	951	197	647
45	1263	96	920	147	954	198	577
46	1125	97	960	148	1223	199	807
47	1125	98	960	149	1277	200	734
48	1125	99	960	150	1170	201	639
49	1080	100	1000	151	1236	CS	578
50	1080	101	1000	152	1369		
51	1080	102	1000	153	905		



AMENITIES

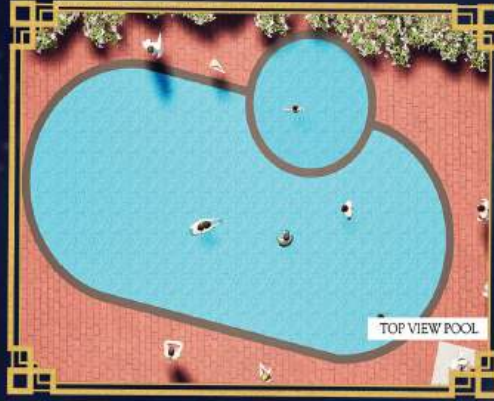
Thoughtfully Designed Essentials for Expected Designed Life Style

Well Planned 50+ Amenities you need for a Comfortable & Practical Living

1. Adult Swimming Pool
2. Tennis / Multipurpose Court
3. Basketball Court
4. Cricket Pitch
5. Kids Swimming Pool
6. Mini Golf
7. Gazebo
8. Entrance Fountain
9. Swing Set
10. Hopscotch
11. Umbrella Seating
12. Party Lawn
13. Entrance Flower Garden
14. Camp Fire
15. Lounge Seating
16. Outdoor Shower
17. Round About
18. Archery Range
19. Vegetable Garden
20. Dog Park
21. Mini Soccer
22. Elder's Walking Lawn
23. Outdoor Picnic
24. Jumbo XO
25. Hammock Seating
26. Outdoor Barbeque
27. Elder's Seating
28. Sandpit
29. See Saw
30. Outdoor Stone Bench
31. Chess Table
32. Rest Rooms
33. Reflexology
34. Bird Nest and Bird Feeding Zone
35. Acrylic Art Wall
36. Fragrance Garden
37. Battle Rope Station
38. Mini Lotus Pond
39. Trampoline
40. Water Volleyball
41. Pet Pool
42. Meditation Zone
43. Fully Compounded
44. Decorative Arch
45. Security Guard House
46. Solar Street Lights
47. Black Top Roads
48. CCTV Camera
49. Plantations/Landscaping
50. III - Phase Transformer / Power Supply



ADULT SWIMMING POOL



TOP VIEW POOL



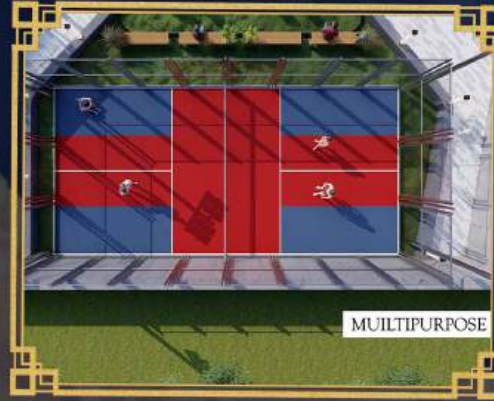
MODULAR PLAYSET



TENNIS / SHUTTLE



MINI GOLF



MULTIPURPOSE



KIDS SLIDE



BASKETBALL COURT



CRICKET PITCH



ROUNDABOUT



OUTDOOR BARBEQUE



KIDS SWING

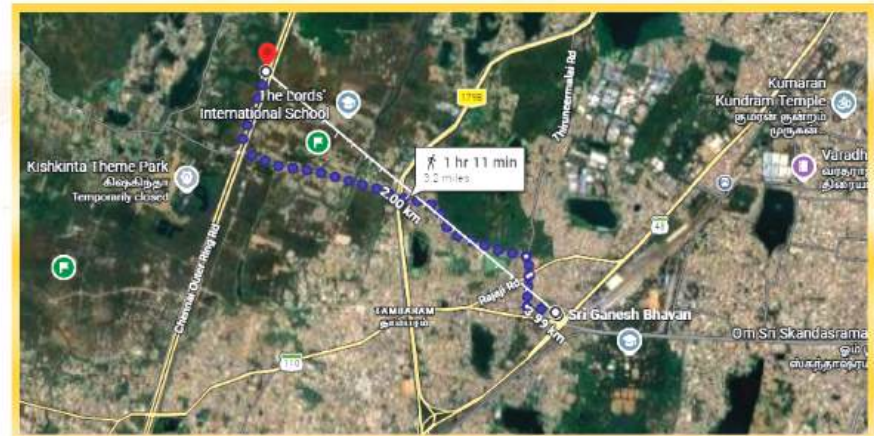


KEY PLAN



CONNECTIVITY

* Vandalur	-----	10 Min
* Perungalathur	-----	10 Min
* Tambaram	-----	5 Min
* Airport	-----	25 Min
* Railway Junction	-----	7 Min
* Kilambakkam New Bus Stand	-----	16 Min
* Sriram Gateway	-----	15 Min
* MEPZ	-----	10 Min
* Schools & Colleges	-----	5 Min
* Hospitals	-----	5 Min



PROJECT FINANCED BY



LATEST NEWS ABOUT THE DEVELOPMENTS IN OUTER RING ROAD.



Friday, March, 04, 2022 05:48:12 PM

62-km Outer Ring Road stretch to become Chennai's new commercial hub

A satellite commercial corridor is likely to be developed along the proposed Outer Ring Road (ORR), a 62-km six-lane state highway connecting Vandalur in the south with Minjur in the north. The first phase of the ORR, a distance of 30 km connecting Vandalur and Nemilichery (on Chennai-Tiruttani highway), is expected to be completed by year-end.

The Chennai Metropolitan Development Authority (CMDA), which is promoting the road along the periphery of the Chennai Metropolitan Area to decongest the city and facilitate even dispersal of urban growth, is set to engage a consultant to evaluate the commercial potential and suggest a road map for developing about 750 acres of land it holds along the ORR.



Outer Ring Road Gearing Up for Metro Rail Train

L&T Ramboll is preparing a viability report for likely hood of Outer Ring Road (ORR) to have a Metro Rail and a rail luggage corridor, CMDA sources revealed.

CMDA sources also notify the Express that, Currently L&T Ramboll is groping the probability of attaining both the freight corridor and passenger rail service on a single stretch. Also, CMDA have been conducting a study in the exploitation the 50 meter piece of land bordering ORR and feasibility report will be set ready in next three months.

Chennai Metropolitan Development Authority, alongside with the fringe of Chennai Metropolitan Area (CMA), has planned to develop the rail link along the ORR in the Ennore Port.



Chennai looks to the skies

Five years after the CMDA allowed buildings to go above 60 metres, Chennai's skyline finally begins to look up, finds Vishal Menon

Updated - November 27, 2021 04:54 pm IST - Chennai

VISHAL MENON



Chennai was once home to the tallest building in India — the 15-storied LIC building in 1959. But this record lasted for just two years, when the Usha Kiran building surpassed it at a height of 80 metres. In its 2nd Master Plan, 2008, the Chennai Metropolitan Development Authority (CMDA) allowed buildings to exceed the 60 metre height restriction, which had been in place for decades, thus allowing the city's skyline to reach higher.

With the relaxation of the rule, several skyscrapers started coming up, especially in south Chennai towards the Old Mahabalipuram Road, Egattur, Perumbakkam and the East Coast Road. According to data by realty portal Commonfloor.com, there are at present 96 completed skyscrapers (buildings above 10 storeys) and 148 ongoing and upcoming projects, due for completion in three to four years.

Chennai Realty: Is the Outer Ring Road the Next OMR Hotspot for Residential Projects?

by Sivagurunathan S, Executive Director, Navin's

The **Chennai realty space** has always been an end-user-driven market and the real estate developers have been catering to the altering demands of **homebuyers**, from time to time.

Over the years, there has been a shift in the demand with customers preferring **micro-markets**. This led to residential properties coming up in places like **Thirumudivakkam, Ambattur, Oragadam, OMR, Guduvanchery, Siruseri and Pallikarana**. The development of the Outer Ring Road has acted as a growth propeller in the micro-markets.

The Outer Ring Road or **State Highway 234** is a 62-km-stretch connecting GST road, **Perungalathur, Vandalur, Nazarethpettai, Pattabiram** and Minjur. It covers Avadi North, West and South, **Redhills, Minjur** and **Tambaram** neighbourhoods. Residential areas have been planned and are coming up in Thirumudivakkam, Minjur, Ponneri, Malayambakkam, Nazarethpettai, Agaramel and **Poonamallee**.

For example, the areas near **Thirumudivakkam Main Road** with its close proximity to **GST road** in **Pallavaram** and the 400-feet Outer Ring Road, are developing really fast. Thirumudivakkam has it all — close proximity to railway stations, important highways, outer ring road, schools, colleges and hospitals. The **SIPCOT industrial park** at Thirumudivakkam generates employment and aids in the further development of the region.

Thirumudivakkam started gaining prominence among developers and homebuyers 15 years back but now, with the development of the ORR, the area is truly turning into a hotspot with immense potential for exponential growth. Homebuyers get the advantage of best amenities at competitive prices.

Undoubtedly, the **Outer Ring Road** is emerging as a hotspot for residential projects mainly because of

- The push from the government which includes increased Floor Space Index (FSI)
- The Metro work happening across the city
- The IT parks and industries that are being developed.

With keen interest in developing it, the government is planning to come up with an increased **Floor Space Index (FSI) of 6 to 7** along the Outer Ring Road. It is 2 in MHRB and 3.25 in HRB.

Certain factors have to be reconsidered for achieving **increased FSI** in these areas. The prevailing norms like the setback norms and car park norms should be revisited and revised as per the new proposed FSI. The government is working on it and the announcement might come very soon. Once these things fall in place, ORR will surely emerge a competitor to OMR.

Another advantage is the **Metro work** which is happening in the city. In the next two years, the Metro line will connect various parts of the city extensively. When the second and third phase of the Metro line gets operational, there is sure to be a boom in residential markets. This is a much-needed one as the **Chennai real estate market** has seen a slump for the last 7 years. The infrastructural development and the government policies are helping the sector pick up its pieces.

Not just this, The **Tamil Nadu government** is planning to develop **IT parks** on three sites of the 50-metre strip of land along the eastern side of the Outer Ring Road. The **Chennai Metropolitan Development Authority (CMDA)** has issued 'enter upon' permission for three sites — Malayambakkam, Manivakkam and Vandalur, following the request of **Tidel Park Limited**. A total of **13 state departments** have come out with **59 projects covering 226 acres** across the stretch.

The government also plans to woo **Global Capability Centres (GCCs)** to set up bases in the state and that is sure to aid further development. Sectors like life sciences, automobiles and aviation are also expected to expand their **GCC operations in India**. The Outer Ring Road project will bring a notable change to Chennai's landscape and will contribute to the city's development in all aspects.

Tamil Nadu Budget: State approves massive development along Chennai's Outer Ring Road



CHENNAI: The 62-km Outer Ring Road project, which got over last year, will be opened for huge large scale commercial developments as the government gives its nod to development of 50 metres wide strip of land abutting outer Ring Road (ORR). This was announced in the budget presented by Finance Minister Palaniivel Thiagarajan.

An integrated township project is being proposed near Vandalur to Mudichur stretch, a recreational zone in the 3-10 acres of land Mudichur stretch and a cluster of industrial housing developments in 30 to 15 acres in the stretch between to Kundrathur which can drive growth in the region and meet the housing needs of blue collar work in the region is also being propose.



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 :

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- GGP Sunwood Manufacturing Pvt.Ltd., Chennai
- Sai Elastomer & Plastic Pvt.Ltd., Vizag
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