

*Live in the futuristic Community
Easy Access to the future!!!*

i5 KG Garden

THIRUMAZHISAI

i5 KG Garden



For More Details:
www.i5housing.com

About us

i5 Housing and Properties is a certified company of ISO 9001: 2015, having a vast experience in the real estate field for more than 16 years and successfully completed 85+ projects across Chennai city. The strategy that the company adopted was simple - operating with a high level of integrity even for the most basic of services such as choosing a location, and offering uniform pricing to clients.

We managed to build a wide portfolio of clients, from middle-class customers, professionals, businessmen and NRIs. So far, we have managed over 85+ projects of Farm Lands, DTCP, CMDA & RERA Approved projects in and around Chennai city and acquired 6000+ satisfied customers and set a personal record of selling 100 plots in a month. Our vision is to make all the customers to have plots in the developed area in and around Chennai city with the affordable price.



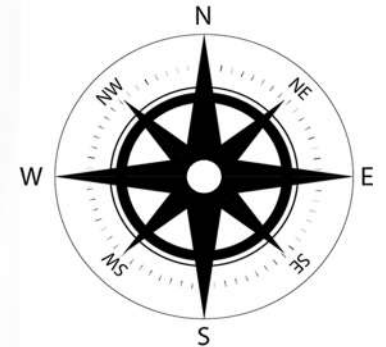
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LAYOUT MAP



AREA STATEMENT

PLOT No.	SQ.FT
1	981
2	1027
3	1053
4	1081
5	1108
6	1134
7	1160
8	1187
9	1672
10	1248
11	1349
12	1137
13	1098
14	1059
15	1019
16	979
17	939
18	953



Advantages of Thirumazhisai Satellite Township Near Our Villa Plot

- 1. Strategic Location** – Thirumazhisai Satellite Township is strategically located near Chennai's industrial and IT hubs, ensuring excellent connectivity and growth prospects.
- 2. Government-Backed Development** – This township is a TNHB (Tamil Nadu Housing Board) project, ensuring planned infrastructure, well-laid roads, and reliable civic amenities.
- 3. Excellent Connectivity** – Well-connected via Chennai-Bangalore Highway (NH48), Outer Ring Road (ORR), and Sriperumbudur Road, ensuring easy access to major city hubs.
- 4. Proximity to Industrial & IT Hubs** – Close to Irungattukottai, Sriperumbudur, and Poonamallee, home to major industries and MNCs, increasing employment opportunities and demand for residential properties.
- 5. Educational Institutions Nearby** – Leading schools and colleges like RMK School, Panimalar Engineering College, and Saveetha Medical College are within easy reach, making it ideal for families.
- 6. Upcoming Metro Connectivity** – The proposed Metro Rail Phase 2 extension will enhance accessibility and boost property appreciation.
- 7. Modern Infrastructure & Amenities** – The township includes parks, commercial complexes, hospitals, and recreational spaces, offering a self-sufficient and premium lifestyle.
- 8. Higher Property Appreciation** – With rapid urbanization and government-planned development, property values in this region are set to rise, ensuring high ROI.
- 9. Peaceful & Pollution-Free Environment** – Away from the congestion of central Chennai, it offers a serene, green, and eco-friendly atmosphere for a healthier lifestyle.
- 10. Ideal for Residential & Investment Purpose** – With increasing demand for quality housing near employment hubs, this location is perfect for both self-living and real estate investment.

Connectivity & Nearby Essentials

1. Seamless Road Connectivity – From Vellavedu Bus Stop, providing easy access to frequent bus services. It's well-connected via Chennai-Bangalore Highway (NH48) and Outer Ring Road (ORR), ensuring smooth travel to Chennai city, Sriperumbudur, Poonamallee, and Koyambedu.

2. Proximity to Metro & Railway Stations – The upcoming Chennai Metro Phase 2 extension near Poonamallee will enhance rapid transit options. Avadi Railway Station (15 km) and Tiruvallur Railway Station (18 km) provide excellent rail connectivity.

3. Nearby Major Educational Institutions – Renowned schools and colleges are within a short drive:

- o RMK CBSE School – 10 km
- o Panimalar Engineering College – 7 km
- o Saveetha Medical & Engineering College – 9 km
- o Sri Venkateswara College of Technology – 12 km

4. Access to Top Healthcare Facilities – Reputed hospitals and healthcare centers nearby ensure quick medical assistance:

- o Saveetha Medical College Hospital – 9 km
- o ACS Medical College & Hospital – 14 km
- o Apollo Hospital Vanagaram – 19 km
- o Sri Ramachandra Medical Centre (SRMC), Porur – 20 km

5. Easy Access to Employment & Industrial Hubs – The location is close to key industrial areas like Irungattukottai SIPCOT, Sriperumbudur Industrial Zone, and Poonamallee, making it ideal for working professionals.

This makes your villa plot perfectly positioned for convenience, growth, and investment potential!!!

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KEY PLAN NOT TO SCALE



EASY ACCESS TO

EDUCATION CENTRES

- CHENNAI PUBLIC SCHOOL
- CPS GLOBAL
- PANIMALAR MEDICAL COLLEGE
- PANIMALAR ENGINEERING COLLEGE
- ALPHA ENGINEERING COLLEGE
- SPARTAN SCHOOL

ROAD ACCESS

- THIRUVALLUR - TIRUPATI HIGHWAY
- CHENNAI - BANGALORE HIGHWAY
- CHENNAI OUTER RING ROAD

EMPLOYMENT ACCESS

- THIRUMAZHISAI SIDCO
- AMAZON WAREHOUSE
- TATA MOTORS

REFRESHMENT ZONE

- SANGEETHA VEG RESTAURANT
- KFC
- HIGHWAY MOTEL
- CHAI KINGS

NEARBY COMMUNITY

- PURVA RAAGAM
- GODREJ PALM GROOVE

ENTERTAINMENT ZONE

- EVP FILM CITY
- QUEEN'S LAND THEME PARK

i5 **KG Garden** **THIRUMAZHISAI**

*Be the best in Future
in Futuristic Community!!!*

Ready to Construct Plots to Built your Future life in Better Way.

ADMIN OFFICE

NO.4, 3rd Floor,
Pushpa Nagar Main Road,
Iyappanthangal,
Chennai - 600 056.

HEAD OFFICE

NO.10-B, Ekambaram
Naicker I.E, 1st Main Road
Valasaravakkam,
Chennai - 600 116.

CENTRAL OFFICE

NO.17/11, 1st Floor,
Siva Shanmugam Street,
Tambaram West,
Chennai - 600 045.

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