



WHAT WE MEAN BY...

THE GOLD STANDARD

Urbando presents Paulsn Gardens, an exquisite plotted development just off GST Road that redefines premium living through meticulous planning and unmatched quality. This landmark project perfectly synthesizes security, strategic location, and high growth potential to offer an investment that is truly a cut above the rest... Gold Standard Indeed!

THE PILLARS THAT MAKE THE GOLD STANDARD



WHY URBANDO PAULSN GARDENS

Multi-Industry Job Flow

Next Wave Appreciation

Rental & Resale Demand

Continuous housing demand from auto, electronics and logistics sectors with high-income workforce

Airport, metro & Bharatmala infrastructure driving unprecedented value growth in the corridor

Work remains visible to all stakeholders for trust, clarity, better decision-making, and shared accountability

Reasonably priced, professionally planned, at the beginning of the growth cycle with maximum upside potential



LOCATION ADVANTAGE

★ Padappai	14 kms	★ Tambaram	30 kms
★ Sriperumbudur	20 kms	★ Thandalam	38 kms
★ Mudichur	25 kms	★ Kanchipuram	38 kms

TRANSPORTATION

★ Singaperumal Koil Railway Station	9 kms
★ Perungalathur Railway Station	24 kms
★ Chennai International Airport	38 kms

SCHOOLS & COLLEGES

★ Triveni Academy	5 kms
★ AMR College of Engineering	6 kms
★ Xavier Institute of Management	10 kms
★ P.S. Temple Green Vidyashram	11 kms
★ Sri Krishna Engineering College	12 kms
★ Apollo Polutechnic College	13 kms
★ Dhaanish Ahmed Engg. College	14 kms
★ RRASE College of Engineering	14 kms
★ Mahindra World School	14 kms
★ SRM University	18 kms

COMPANIES

★ Tenneco Automotive India Pvt. Ltd.	4.5 kms
★ Daimler India Commercial Vehicles Pvt. Ltd.	4.6 kms
★ Unipres India Pvt. Ltd.	4.9 kms
★ Autoneum Nittoku Sound-Proof Products	5.4 kms
★ Renault Nissan Automotive India Pvt. Ltd.	5.5 kms
★ Calsonic Kansei Motherson	7.2 kms
★ MB Metallic Bellows Pvt. Ltd.	7.4 kms
★ Bosch Electrical Drives India Pvt. Ltd.	7.4 kms
★ Motherson Polymer Solutions	8.6 kms
★ Rico Auto (Chennai plant)	8.7 kms
★ Apollo Tyres Ltd.	9.1 kms
★ Delphi Automotive Systems Pvt. Ltd.	10 kms
★ Nokia Solutions & Networks India	11 kms
★ Sandhar Technologies Ltd.	12 kms
★ Royal Enfield (Manufacturing)	12 kms
★ India Yamaha Motor Pvt. Ltd.	15 kms
★ Dell International Services / Flextronics	19 kms
★ Samsung India Electronics Pvt. Ltd.	20 kms
★ Foxconn India Pvt. Ltd.	22 kms
★ Hyundai Motor India Ltd.	28 kms



KEYPLAN NOT TO SCALE



Marketed By



Head office :

Nirvana - No. 1693, 1st Floor, H - Block , 15 th Street ,
13 th Main Road, Anna Nagar West, Chennai - 600 040

Branch office :

4-B, Al Waaris Avenue, No.151, East 5th Street,
K.K. Nagar, Madurai - 625 020

Email: info@jhlglobal.in | website: www.jhlglobal.in

Contact:

04

GROWTH ENGINES
Automobiles, Electronics,
Suppliers, Logistics

05

CONVERGENCE POINTS
Airport, Metro, Road
N/W, Logistics, Industrial

12%

MINIMUM APPRECIATION
Price Growth in Recent Years

25%

MAXIMUM APPRECIATION
Top-end Value Increase



Paulsn Gardens

OFF GST ROAD

9kms From SINGAPERUMAL KOIL
196 PREMIUM VILLA PLOTS



Actual Shot of Development at Site

RERA No: TNRERA/1/LO/0981/2026
www.rera.tn.gov.in



Paulsn Gardens

LANDSCAPE

Gated community with tree-lined streets & landscaped walkways for a fresh, breathable living experience.

WATER PIPE LINE PROVISION

- Underground water pipelines are pre-laid during development
- Designed to connect seamlessly to future common water supply
- Eliminates the need for road cutting

OSR INFRASTRUCTURE & UTILITIES:

- 25,000 litre precast underground sump at OSR-1
- Separate irrigation pipeline along pathways exclusively for Landscaped Areas
- One rainwater harvesting pit provided at each OSR
- Two dedicated borewells in OSR areas for landscape irrigation
- Two dedicated public purpose areas within the layout

COMPOUND WALL

A 6ft solid block compound wall with pile foundations extending upto 10ft below ground level on all sides

SOLAR POWER

Street lamps are powered by Solar for reliability & sustainability

STORM WATER DRAIN

- 600 x 600 mm underground storm water chambers provided at regular intervals along all main roads
- Chambers interconnected using flexible double-wall corrugated pipes for continuity
- Saucer drains along all branch roads
- Branch road drains connected to the nearest storm water chambers

WATER TABLE

Good quality groundwater availability at approximately 25-40 feet depth

POWER LINES

Overhead EB lines for power connection along all the road network



No of Plots
196
UNITS



Total Saleable Area
2,39,140
SQ.FT



OUTDOOR GYM



KIDS PLAY AREA



PARK



AMPHITHEATRE



CRICKET NET



SEATING AREA



CONNECTING ROAD



SOLAR STREET LIGHTS

PLOT	LAND EXTENT	FACING	PLOT	LAND EXTENT	FACING	PLOT	LAND EXTENT	FACING	PLOT	LAND EXTENT	FACING	PLOT	LAND EXTENT	FACING	PLOT	LAND EXTENT	FACING
1	1661	N&E	34	1472	N	67	1182	S	100	1598	W	133	1250	E	166	762	S
2	1676	N	35	1472	N	68	1182	S	101	1598	W	134	1250	E	167	762	S
3	1676	N	36	1440	N	69	1182	S	102	1612	S&W	135	1162	N	168	762	S
4	1676	N	37	1946	N & W	70	1182	S	103	1327	S	136	1249	N&E	169	762	S
5	1676	N	38	1694	W	71	1182	S	104	1317	S&E	137	1323	N&E	170	762	S
6	1676	N	39	1679	S&W	72	1821	S&E	105	1211	E	138	1356	N	171	762	S
7	1676	N	40	1155	S	73	1177	N&E	106	1211	E	139	1356	N	172	762	S
8	1676	N	41	1182	South	74	1182	N	107	1211	E	140	1356	N	173	762	S
9	1676	N	42	1182	S	75	1182	N	108	1211	E	141	1356	N	174	1083	E
10	1676	N	43	1182	S	76	1182	N	109	1211	E	142	1356	N	175	1141	S&E
11	1676	N	44	1182	S	77	1182	N	110	1211	E	143	1356	N	176	1139	N&E
12	2247	N & W	45	1182	S	78	1182	N	111	1211	E	144	1609	N&W	177	762	N
13	2257	W	46	1155	S	79	1182	N	112	1211	E	145	1137	S&W	178	762	N
14	2370	S & W	47	998	S	80	1182	N	113	1308	N	146	1182	S	179	762	N
15	1182	S	48	998	S	81	1182	N	114	1296	N&E	147	1182	S	180	762	N
16	1182	S	49	998	S	82	1313	N&W	115	1238	N&W	148	1182	S	181	762	N
17	1182	S	50	1347	S&E	83	1300	W	116	1211	W	149	1182	S	182	762	N
18	1182	S	51	1227	N&E	84	1318	S&W	117	1211	W	150	1182	S	183	762	N
19	1182	S	52	1077	N	85	1182	S	118	1211	W	151	1182	S	184	762	N
20	1182	S	53	1182	N	86	1182	S	119	1211	W	152	1200	S&E	185	762	N
21	1182	S	54	1182	N	87	1182	S	120	1211	W	153	1075	N&E	186	762	S
22	1182	S	55	1182	N	88	1182	S	121	1211	W	154	762	N	187	762	S
23	1182	S	56	1182	N	89	1182	S	122	1211	W	155	762	N	188	762	S
24	1182	S	57	1182	N	90	1182	S	123	1211	W	156	762	N	189	762	S
25	1182	S & E	58	1182	N	91	1182	S	124	1269	S&W	157	762	N	190	762	S
26	1667	N & E	59	1182	N	92	1715	S&E	125	1179	S	158	762	N	191	762	S
27	1472	N	60	1182	N	93	1577	N&W	126	1272	S&E	159	762	N	192	762	S
28	1472	N	61	1603	N&W	94	1598	W	127	1250	E	160	762	N	193	762	S
29	1472	N	62	1576	W	95	1598	W	128	1250	E	161	762	N	194	762	S
30	1440	N	63	1603	S&W	96	1598	W	129	1250	E	162	762	N	195	1203	E
31	1472	N	64	1182	S	97	1598	W	130	1250	E	163	825	N&W	196	1245	S&E
32	1472	N	65	1182	S	98	1598	W	131	1250	E	164	662	S&W			
33	1472	N	66	1182	S	99	1598	W	132	1250	E	165	762	S			

- 1576 - 1715 Sq.Ft
- 1821 - 2370 Sq.Ft
- 998 - 1296 Sq.Ft
- 1300 - 1472
- 662 - 825

