



RIO GRANDE
PROPERTIES

Presents

NEW TOWN



Madurai – Chennai Highway

**A Premium Gated Community Crafted for
those who see tomorrow before others do**

About NEW TOWN

NEW TOWN is an exclusive residential plotted development strategically positioned along the rapidly transforming **Madurai – Melur Highway corridor**. Designed for those who seek a balance between modern living and smart financial growth, NEW TOWN offers more than just a piece of land—it offers a **foundation for your future**. As Madurai expands, this growth corridor has become one of the most sought-after locations for homeowners and investors alike, blending seamless connectivity with the promise of long-term value appreciation.

The project's location is its greatest asset, situated in a high-appreciation potential zone with immediate proximity to the **Outer Ring Road**, ensuring effortless transit across the city. Furthermore, its value is set to soar with the **upcoming proposed bus stand nearby**, making it a focal point for future transport and commerce. Residents will enjoy smooth road infrastructure and easy access to reputed schools, colleges, and hospitals, providing a perfect synergy of convenience and lifestyle.

At **NEW TOWN**, we don't just sell plots; we provide the canvas for your dream home in a rapidly developing growth corridor. Whether you are looking to build immediately or hold for future gains, this project represents the perfect alignment of the right location and the

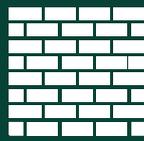
Right Location | Right Time | Right Investment



10+ LIFESTYLE AMENITIES



**GRAND ENTRANCE
ARCH**



**FULLY COMPOUND
WALL**



**UNDERGROUND
TRENCH**



**ROADSIDE
PLANTATION**



**KIDS PLAY
PARK**



**33FT/30FT/23FT
ROADS**



**BLACK TOP
ROADS**



**SOLAR STREET
LIGHTS**



**LANDSCAPED
AREAS**



**DEDICATED
PLAY AREA**



**CONSTRUCTION
READY**



**1 YEAR FREE
MAINTENANCE**

**A community designed for
comfort and peace of mind**

MADURAI - CHENNAI NH ROAD

PLAN SHOWING THE LAYOUT OF HOUSE SITES AT S.No.117/5,7,8,9,10,11,12
118/4,5A,5B,8, 119/12 IN THERKKU THERU VILLAGE IN MELUR TALUK,
MADURAI DISTRICT.



NORTH FACING

S.NO	PLOT NO	PLOT AREA	ROAD AREA	TOTAL AREA	TOTAL	
					CENT	Sqft
1.	2	1567	356	1923	4	181
2.	3	1511	356	1867	4	125
3.	4	1470	356	1826	4	084
4.	5	1421	356	1777	4	035
5.	6	1376	356	1732	3	425
6.	9	1053	318	1371	3	064
7.	25	1230	443	1673	3	366
8.	26	1230	443	1673	3	366
9.	27	1230	443	1673	3	366
10	28	1230	443	1673	3	366
11.	29	1230	443	1673	3	366
12.	30	1230	443	1673	3	366
13.	33	1230	443	1673	3	366
14.	34	1230	443	1673	3	366
15.	35	943	339	1282	2	411
16.	36	943	339	1282	2	411
17.	37	943	339	1282	2	411
18.	38	1445	951	2396	5	218
19.	56	984	354	1338	3	031
20.	57	1230	443	1673	3	366
21.	58	1230	443	1673	3	366
22.	59	1230	443	1673	3	366
23.	60	1230	443	1673	3	366
24.	61	1230	443	1673	3	366
25.	64	1230	443	1673	3	366
26.	65	1230	443	1673	3	366
27.	66	1230	443	1673	3	366
28.	67	1230	443	1673	3	366
29.	68	1230	443	1673	3	366
30.	69	1230	443	1673	3	366
31.	70	1230	443	1673	3	366
32.	71	979	502	1481	3	174
33.	90	2162	590	2752	6	138
34.	91	1230	443	1673	3	366
35.	92	1230	443	1673	3	366
36.	95	1230	443	1673	3	366
37.	96	1230	443	1673	3	366
38.	97	1230	443	1673	3	366
39.	98	1230	443	1673	3	366
40.	99	1230	443	1673	3	366
41.	100	1230	443	1673	3	366
42.	101	1230	443	1673	3	366
43.	102	1230	443	1673	3	366
44.	103	1230	443	1673	3	366
45.	104	923	516	1439	3	132
46.	120	2046	573	2619	6	005
47.	121	1050	356	1406	3	099
48.	124	525	178	703	1	267
49.	125	525	178	703	1	267
50.	126	525	178	703	1	267
51.	127	525	178	703	1	267
52.	128	525	178	703	1	267
53.	128	525	178	703	1	267
54.	130	525	178	703	1	267
55.	131	525	178	703	1	267
56.	132	525	178	703	1	267
57.	133	525	178	703	1	267
58.	134	525	178	703	1	267
59.	135	525	178	703	1	267
60.	136	525	178	703	1	267
61.	137	525	178	703	1	267
62.	138	525	178	703	1	267
63.	139	525	178	703	1	267
64.	140	525	178	703	1	267
65.	141	525	178	703	1	267
66.	142	525	178	703	1	267
67.	143	499	178	677	1	241

SOUTH FACING

S.NO	PLOT.NO	PLOT.AREA	ROAD.AREA	TOTAL AREA	TOTAL	
					CENT	Sqft
1.	10	943	273	1216	2	345
2.	11	943	273	1216	2	345
3.	12	943	273	1216	2	345
4.	13	1230	356	1586	3	279
5.	14	1230	356	1586	3	279
6.	17	1230	356	1586	3	279
7.	18	1230	356	1586	3	279
8.	19	1230	356	1586	3	279
9.	20	1230	356	1586	3	279
10.	21	1230	356	1586	3	279
11.	22	984	285	1269	2	398
12.	23	759	190	949	2	078
13.	39	1507	395	1902	4	180
14.	40	1107	398	1505	3	198
15.	41	1230	443	1673	3	366
16.	42	1230	443	1673	3	366
17.	43	1230	443	1673	3	366
18.	44	1230	443	1673	3	366
19.	45	1230	443	1673	3	366
20.	47	1218	1374	2592	5	414
21.	48	1230	443	1673	3	366
22.	49	1230	443	1673	3	366
23.	50	1230	443	1673	3	366
24.	51	1230	443	1673	3	366
25.	52	1230	443	1673	3	366
26.	53	984	354	1338	3	031
27.	54	898	450	1348	3	041
28.	72	1133	251	1384	3	077
29.	73	1230	443	1673	3	366
30.	74	1230	443	1673	3	366
31.	75	1230	443	1673	3	366
32.	76	1230	443	1673	3	366
33.	77	1230	443	1673	3	366
34.	78	1230	443	1673	3	366
35.	79	1230	443	1673	3	366
36.	80	1230	443	1673	3	366
37.	82	1218	1374	2592	5	414
38.	83	1230	443	1673	3	366
39.	84	1230	443	1673	3	366
40.	85	1230	443	1673	3	366
41.	86	1230	443	1673	3	366
42.	87	1609	443	2052	4	310
43.	88	1803	443	2246	5	068
44.	89	2223	645	2868	6	254
45.	106	1120	557	1677	3	370
46.	107	1050	443	1493	3	186
47.	108	1050	443	1493	3	186
48.	109	1050	443	1493	3	186
49.	110	1050	443	1493	3	186
50.	111	1050	443	1493	3	186
51.	112	1050	443	1493	3	186
52.	113	1050	443	1493	3	186
53.	114	1050	443	1493	3	186
54.	115	1050	443	1493	3	186
55.	118	1050	443	1493	3	186
56.	119	1743	789	2532	5	354
57.	145	540	166	706	1	270
58.	146	626	193	819	1	383
59.	147	778	238	1016	2	145
60.	148	795	238	1033	2	162
61.	149	800	238	1038	2	167
62.	150	778	238	1016	2	145
63.	151	768	238	1006	2	135
64.	152	760	238	998	2	127
65.	153	750	238	988	2	117
66.	154	762	238	1000	2	129
67.	155	702	238	940	2	069
68.	169	868	525	1393	3	086

COMMERCIAL

S.No	PLOT.No	PLOT AREA	ROAD AREA	TOTAL AREA	TOTAL	
					CENT	Sqft
1	15	1218	1241	2459	5	281
2	16	1218	1241	2459	5	281
3.	46	1218	1374	2592	5	414
4.	81	1218	1374	2592	5	414
5.	116	1038	1275	2313	5	135
6.	117	1038	1275	2313	5	135
7.	165	2618	1409	4027	9	107
8.	168	2218	1483	3701	8	216
9.	1	1769	439	2208	5	030
10.	7	1321	1278	2599	5	421
11.	8	1403	1302	2705	6	091
12.	24	743	313	1056	2	185
13.	31	1218	1374	2592	5	414
14.	32	1218	1374	2592	5	414
15.	55	1527	549	2076	4	334
16.	62	1218	1374	2592	5	414
17.	63	1218	1374	2592	5	414
18.	93	1218	1374	2592	5	414
19.	94	1218	1374	2592	5	414
20.	122	1038	1142	2180	5	002
21.	123	1038	1142	2180	5	002
22.	156	303	595	898	2	027
23.	166	1188	1039	2227	5	049

EAST FACING

S.No	PLOT.No	PLOT AREA	ROAD AREA	TOTAL AREA	TOTAL	
					CENT	Sqft
1	162	565	178	743	1	307
2	163	600	178	778	1	342
3	164	600	178	778	1	342
4	165	2618	1409	4027	9	107

WEST FACING

S.No	PLOT.No	PLOT AREA	ROAD AREA	TOTAL AREA	TOTAL	
					CENT	Sqft
1	167	2153	591	2744	5	130
2	166	1188	1039	2227	5	049

WHY INVEST IN NEW TOWN?

- Located in a high-growth highway corridor
- Strong future appreciation potential
- Ideal for home construction
- Perfect for long-term land investment



NEW TOWN IS THE BEST CHOICE FOR

- First-time land buyers
- Long-term investors
- Families planning to build a home
- NRIs looking for secure land investment
- Smart buyers who value location

Connected to Everything Minutes from Everywhere



NATHAM ROAD



ALAGAR KOVIL ROAD

Vadipatti - Chittampatti
New Outer Ring Road



Adyar Ananda
Bhavan - A2B



TNAU ACRU
College



Auxilium College Temple City



Tvs Chakra



KSM College



Melur



Theruku Theru

Chittampatti
Toll Plaza

MADURAI - CHENNAI HIGHWAY



Aruna Alloy Steels
Pvt.Ltd



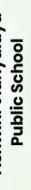
Ahana Hospital



Bharathi Infinity
Hospital



Vaigai College



Ashwini Vidhyalaya
Public School



Seventh Day



Arrahmaan International
School

Our New Town

WHY RIO GRANDE PROPERTIES

50+

Projects

20+

years of expertise

100%

Legal Transparency

500+

Trusted Families

Ready

To Construct Villa Plots

Lifetime

Support



RIO GRANDE PROPERTIES

“நிலமே எதிர்காலத்தின் நம்பிக்கை”

Pre-Bookings Started
Don't Miss the Early Bird Offer!

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SCAN FOR SITE LOCATION

SMART INVESTORS DON'T WAIT! THEY INVEST BEFORE THE PRICES RISE.

We Are Available -   