Chintamanis
JEWEL OF THE GODS

CHINTAMANIS

NORTH AVENUE

THE **FUTURE** BELONGS TO THE **NORTH**

There is a new direction the city is turning toward,
Beyond the bustle,
Beyond the known,
Lies a land waiting for its story to unfold.
A land untouched by noise, yet alive with potential.
A place where vision finds ground,
And where the horizon stretches just a little further.

The air is still,
But the promise is bold.
Every square foot holds the power to become something greater.

A HOME. A HAVEN. A LEGACY.

Here, you believe in a **future worth building..**
You invest in time.
In possibility. In permanence.

The canvas is open.
The future is calling.
The dream is yours to draw.

GURUGRAM IS RISING.
AND NORTH IS IN ITS HEART.

INTRODUCING

CHINTAMANIS

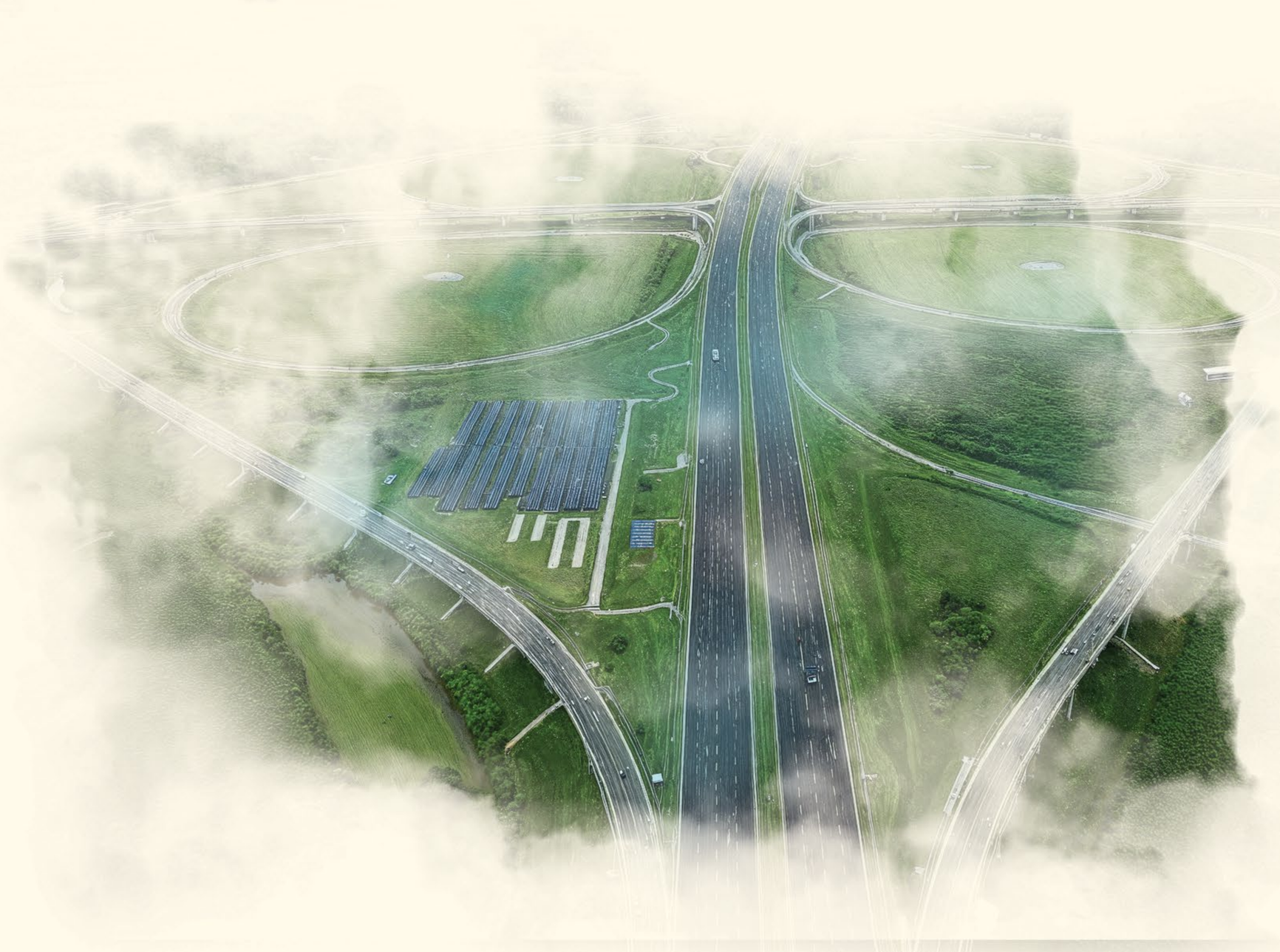
NORTH AVENUE

PREMIUM PLOTS IN NORTH GURUGRAM, WHERE TOMORROW IS DRAWN TODAY.

DELHI
HARYANA
GURUGRAM
Towards Kundli
Najafgarh Lake Delhi
CHINTAMANIS
NORTH AVENUE
AIIMS
Reliance
MET City
SGT University
Basai Rd.
KUNDLI MANESAR EXPRESSWAY
Towards Manesar
Sultanpur
National Park
UPPER DXP
DWARKA EXPRESSWAY
UER-II
AIRPORT
Chintamanis
JEWEL OF THE GODS
Sector-103
Sector-104
Sector-102
Sector-99
Sector-37 D
NH-8
Hero Honda
Chowk
Gurugram Rd.
GLOBAL CITY
Manesar
Towards Jaipur
N
W
E
S
MAP NOT TO SCALE

KMP
THE LIFELINE OF MODERN HARYANA

Just 150 metres from North Avenue, the Kundli–Manesar–Palwal (KMP) Expressway stretches across 136 km, a high-speed, six-lane corridor that reshapes Haryana's future. It connects four national highways, NH-1, NH-2, NH-8 and NH-10 seamlessly linking you to Delhi, Gurugram, Sonipat, Faridabad and Palwal. Surrounded by upcoming economic hubs, industrial clusters and next-gen infrastructure, North Avenue rises at the intersection of ease and elevation.



CARE THAT'S CLOSER THAN YOU THINK

A 36 km dedicated metro corridor is set to connect AIIMS Jhajjar, Haryana directly with Delhi, linking Basai or Dwarka to Sector 56, Gurugram, with 28 elevated stations thoughtfully planned for smooth and convenient travel.

Plans for an innovative double-decker viaduct are also in motion, enhancing connectivity between Faridabad and Gurugram. With effortless access through Vatika Chowk and the upcoming metro link, reaching the 300-acre AIIMS campus becomes simpler than ever.

This campus is home to the prestigious National Cancer Institute, under the Ministry of Health and Family Welfare, bringing advanced healthcare within easy reach. At North Avenue, you don't just invest in land, you invest in life, health and lasting peace of mind.

RIGHT NEXT TO A MEGA **INDUSTRIAL CITY**

When an industrial giant like Reliance MET City rises, spanning a massive 8,250 acres, it doesn't just build factories. It builds futures.

For North Avenue, this means:

Major industries and warehouses, attracting global companies.

Thousands of new jobs, boosting the local economy.

Better roads and highways are improving regional connectivity.

Upgraded infrastructure, utilities and public services. A growing ecosystem of business, innovation and commerce.

Yet, while Reliance MET City hums with industrial energy, North Avenue remains an oasis, enjoying all the advantages of being next to such progress without the congestion or chaos. Here, you're close to opportunity, but surrounded by peace, space and lasting value.

QUALITY LEARNING
THAT'S JUST A WALK AWAY..

North Avenue is surrounded by a strong network of educational institutions. With a wide spectrum of schools, colleges and universities within minutes, education here is not a commute, it's a convenience.

Nearby Schools

D P S School

Nearby Universities & Institutes

SGT Institute of Engineering & Technology – 5.5 km

SGT University – 5.5 km

SGT College of Hotel Management – 5.6 km

From early education to higher learning, every stage of your child's academic journey is well-connected, well-supported and right around the corner.

EVERY PLOT, A PROMISE OF PERMANENCE.

PLOT THE BEGINNING OF SOMETHING **TIMELESS**

At North Avenue, the foundation is yours to shape, with premium plots ranging from 111 – 170 sq. yards, designed to offer you the freedom of space, the joy of custom living and the security of a well-planned township.

Here, you also have the provision to build Stilt + 4 floors, giving your family more room to grow and thrive across generations.

But it doesn't end at your doorstep. Life here is enriched by a luxury clubhouse, curated for leisure, wellness and community. From sport to serenity, every amenity is crafted to complement your lifestyle. Because when your home begins with land, it should grow into something exceptional.

THE FOUNDATION OF **BETTER CONNECTIVITY**

A 60-metre wide entry welcomes you into North Avenue offering scale, ease and distinction. Thoughtfully designed for seamless flow and a sense of arrival, it sets the tone for a life well laid out.

A **GATED COMMUNITY.** A SAFER TOMORROW.

North Avenue is a gated community with round-the-clock security, controlled entry and a private, well-maintained environment. A place where families feel protected and every day begins with peace of mind.

UNDERGROUND UTILITIES FOR A SMARTER LIVING EXPERIENCE

At North Avenue, infrastructure is designed with long-term comfort and functionality in mind. All essential utilities, including electrical cabling, water supply lines and drainage systems, are strategically laid underground. This not only enhances the aesthetic appeal of the community by eliminating visual clutter but also improves safety and system durability. With clearly mapped underground networks, maintenance is seamless and future upgrades can be carried out without disruption. It's a thoughtful, future-forward approach that reflects the North Avenue commitment to smart planning and elevated living.

VASTU ALIGNED. FUTURE READY.

At North Avenue, we offer **East and West-facing plots** in harmony with vastu principles welcoming positivity, balance and well-being.

Thoughtfully oriented to harness natural light and energy, these plots are designed to build homes that invite prosperity and peace.

APPROVED.
S+4 FLOORS
FOR YOUR
PLOT.

North Avenue offers the rare privilege of Stilt+4 floor construction, a forward-looking opportunity now permitted under Haryana's evolving urban landscape. This isn't just a regulation change. It's a new dimension of freedom. Now, your plot can rise higher, making space for extended families, welcoming rental possibilities or simply giving form to your vision of legacy living.

Whether you're building for today or planning for generations to come, this is your chance to design with scale, to live with intention and to elevate what home truly means.

At North Avenue, it's more than land.

It's space for your dreams to rise.

GREEN ISN’T JUST A VIEW, IT’S A WAY OF LIFE.

Set amidst lush farmland and natural landscapes,

Badsa offers a daily rhythm that’s slower, softer and deeply grounding.

Wake to the hush of trees, not traffic. Breathe air untouched by the city’s rush.

Live where every walk feels like a retreat and every sunset finds room to stretch its light.

Here, nature isn’t next to you, it surrounds you.

THE CLUBHOUSE. LIFE, SLOWED TO PERFECTION.

WHERE **LIVING FEELS** WHOLE

At North Avenue, the Clubhouse makes life feel whole.

Mornings here begin with quiet moments or energising workouts that set the tone for the day.

Afternoons are filled with games, laughter and time spent with neighbours who become friends.

Evenings unfold in warm gatherings, peaceful corners or simply watching the sunset in silence.

This is a space designed to renew your spirit, to blend wellness with leisure, to bring comfort through community and to give every day a deeper meaning.

Because true luxury is not just about how you live, but how deeply you feel at home.

SPLASH IN THE POOL

MORNING LAPS OR LAZY SUNDAY DIPS, YOUR CALL..

STRETCH INTO STILLNESS

A QUIET PAUSE BEFORE THE DAY BEGINS.

YOUR JOURNEY.
YOUR PACE. YOUR PRACTICE.

FIND CALM
IN THE CHAOS, STRENGTH IN STILLNESS AND CLARITY IN MOTION.

SERVE UP A MATCH

SERVE UP A CHALLENGE OR JUST A GOOD TIME.

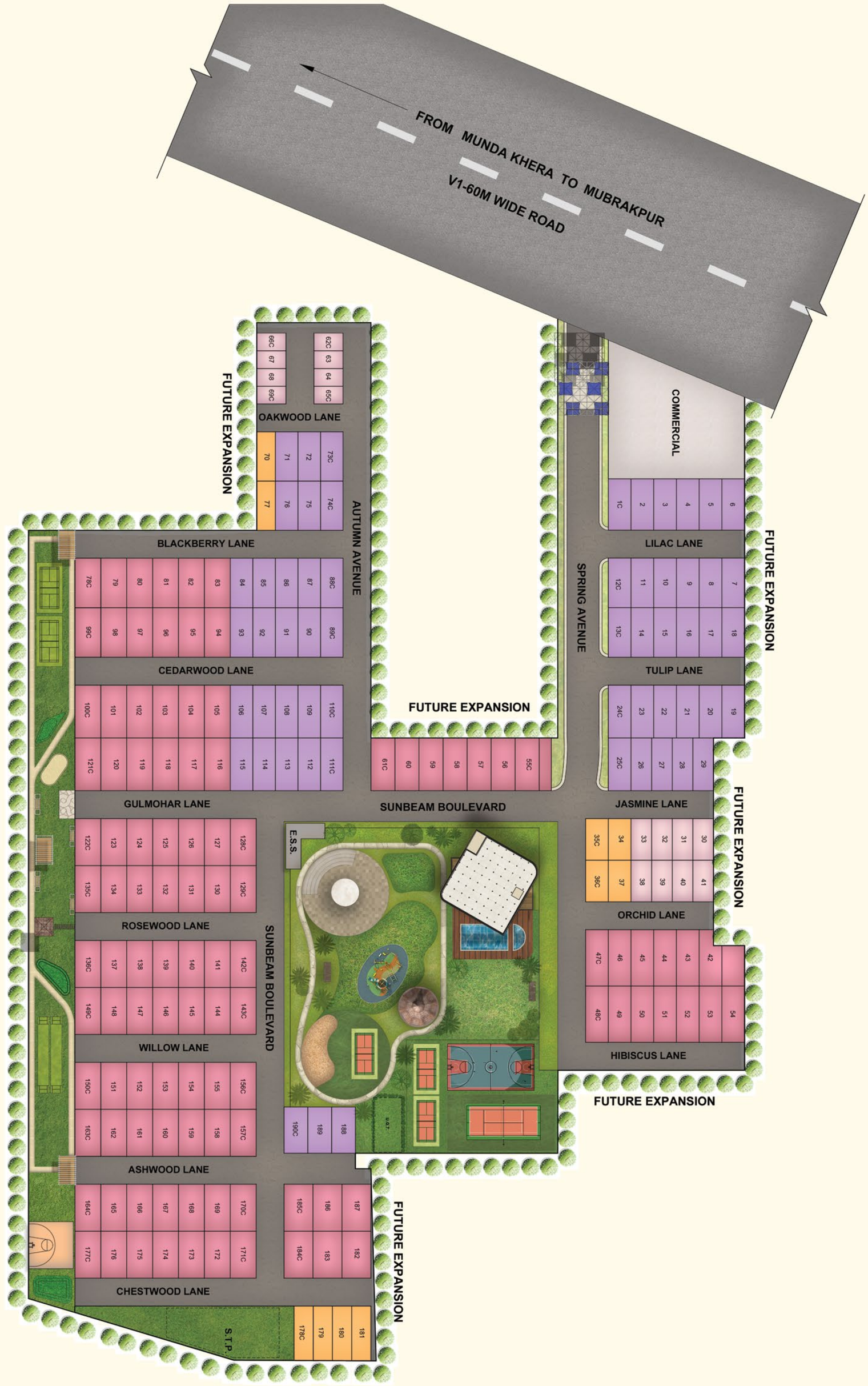
SWING INTO ACTION

JUST THE RIGHT MIX OF FUN & FOOTWORK.

LIVE. LAUGH.
UNDER OPEN SKIES.

WHERE STORIES ARE SHARED & SO ARE SUNSETS.

EVERY DETAIL DRAWN WITH INTENTION.


FROM MUNDA KHERA TO MUBRAKPUR
V1-60M WIDE ROAD
COMMERCIAL
FUTURE EXPANSION
LILAC LANE
SPRING AVENUE
TULIP LANE
JASMINE LANE
ORCHID LANE
HIBISCUS LANE
FUTURE EXPANSION
FUTURE EXPANSION
OAKWOOD LANE
AUTUMN AVENUE
BLACKBERRY LANE
CEDARWOOD LANE
GULMOHAR LANE
SUNBEAM BOULEVARD
ROSEWOOD LANE
WILLOW LANE
ASHWOOD LANE
CHESTWOOD LANE
E.S.S.
U.G.T.
S.T.P.
FUTURE EXPANSION

MASTERED BY EXPERTS. MARKED BY EXCELLENCE.

CHINTAMANIS BUILDING FUTURES WITH CONFIDENCE

Chintamanis is one of the fastest-growing real estate developers in Delhi-NCR, with over 20 years of delivering quality, innovation and trust. With 8 landmark projects covering 3 million sq. ft. delivered, 3.6 million sq. ft. under development and a 2.4 million sq. ft. land bank, the brand is built for sustained growth.

Known for timely delivery, zero litigation and customer-first thinking, Chintamanis blends global design sensibilities with enduring values. Its projects are defined by spacious layouts, eco-conscious planning and meticulous attention to detail.

With a strong presence across North India and a strategic focus on the Dwarka Expressway, Chintamanis is shaping the future of urban living, with purpose, precision and integrity.

20+
YEARS OF LEGACY

8
PROJECTS DELIVERED

5000+
HAPPY CUSTOMERS

Chintamanis

JEWEL OF THE GODS

Promoter Name: AVIANA GRREEN LLP

RERA Number: RERA-PKL-JJR-740-2025 dated 30.07.2025 | www.haryanarera.gov.in

LLP Identification Number: ACG-5662 PAN: ACFFA3926J

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