

**Connecting you  
to the city and its  
suburbs, always.**

G SQUARE  
**AURIS**  
VILLA PLOTS AT PERUNGALATHUR



## About G SQUARE



Tamil Nadu's No. 1 real estate developer



Best luxurious plotted developer - G Square  
(Times Business Award - 2021)



Commitment to plot perfection by finding you the  
perfect plot in the perfect location, size and price



4500+ Happy customers



1000+ acres of land delivered so far



100% clear documentation & transactions



Spread across Chennai, Coimbatore, Trichy,  
Hosur, Bengaluru, Ballari, Hyderabad & Mysuru



## BE CONNECTED ALWAYS

Welcome to G Square Auris. Strategically located at the gateway to Chennai, Perungalathur, G Square Auris is a haven for connectivity. With Perungalathur Railway Station and Bus Stand within its vicinity, G Square Auris is just a hop away to reach the city on one side and to its southern suburbs on the other end. Come, build your own dream villa at G Square Auris. Be connected, always.

G SQUARE  
**AURIS**

### SALIENT FEATURES

-  Just 231 residential plots spread across 9.73 acres
-  Plots ranging from 588 sq.ft - 2622 sq.ft.
-  2 min from Zion International School
-  5 min from Velachery Road
-  10 min from MCC College
-  10 min from Tambaram Railway Station
-  5 years of free maintenance
-  24x7 CCTV surveillance
-  Ready-to-construct villa plots
-  Perfect legal documentation
-  Well-laid blacktop internal roads with street lights
-  Post-purchase guidance for villa construction

**RESIDENTIAL PLOTS: 231**  
**SPREAD ACROSS: 9.73 ACRES**



A photograph of two men walking along a paved path in a park. The man on the left is wearing a dark blazer over a light shirt and dark trousers, carrying a briefcase. The man on the right is wearing a light blazer over a white shirt and khaki trousers, holding a coffee cup. They are both smiling and looking towards the right. The background is filled with lush green trees and park benches.

# 41 REASONS TO BUY

G SQUARE  
**AURIS**

## LOCATION

1. The only CMDA approved gated plot community project situated at Perungalathur spanning for 9.73 acres with 231 plots
2. Premium land in a prime location with essentials and transit connectivity available in close proximity.
3. Situated in a safe and secure neighbourhood
4. Approach road width is 30 ft.
5. Close to major business hubs in Selaiyur, Shollinganallur, Thoraipakkam, Tambaram & Perungalathur
6. Public transport access nearby (Alapakkam bus stop is 5 min away)
7. Educational institutions like Srimathi Sundaravalli Memorial, GKM Vidyashram, Zion international School, Velammal New Gen school, St. John's Matriculation Higher Secondary School, Madras Christian College, Crescent College, Apollo Group of Institutions, etc. are near by
8. Close to hospitals like Sudar Multispecialty Hospital, Bethesda Hospital and Child Care, AJ Hospital, etc.
9. Entertainment avenues are in close proximity
10. Various religious centers of worship are also nearby.

## PRICE

11. Affordable plots easily accessible from major areas like Tambaram, Kelambakkam, Vandalur, etc.
12. Unapproved plots are sold at that price whereas G Square Auris is a CMDA approved plot
13. Situated in a posh neighbourhood for a reasonable price

## FEATURES

14. 5 years of free maintenance
15. 24x7 CCTV security
16. State-of-the-art infrastructure like black top roads and LED street lights



17. Ready-to-construct
18. Essential amenities like water, electricity, drainage, etc, can be easily obtained
19. Expansive landscape
20. Potable bore water

#### **LEGALITIES**

21. CMDA approved
22. RERA registered
23. Clear parent documents and titles
24. Free patta after registration
25. Leading banks have approved the property
26. Legal advice offered by leading lawyers
27. Road gift deed is available
28. Free from mortgages

#### **PRODUCT**

29. Only 231 plots spread over a 9.73 acre community consisting of residential spaces in a very posh neighbourhood in the city.
30. Close to many major IT parks
31. Residential plots from 588 sq ft. onwards
32. Road width within the property is 30 ft.

#### **POST PURCHASE GUIDANCE**

33. Villa design and elevation consultants
34. Vaasthu compliance experts
35. Floor planner to plan your space as per your requirement
36. Consultants who will help with all villa construction related approvals
37. Material procurement experts
38. Consultants who specialize in landscape designing and execution
39. The best interior designers who will also execute the same
40. Consultants to help buy home appliances for the best price
41. Teams that will organize and execute your Grahapravesham





# AURIS PARK PLAN

1. KIDS PLAY AREA

2. TODDLERS PLAY ZONE

3. ROPE CLIMBER

4. FAMILY LAWN AND OUTDOOR PARTY AREA

5. THERAPEUTIC GARDEN

6. AROMA GARDEN

7. BARBEQUE AND BONFIRE PIT

8. BADMINTON COURT

9. BASKETBALL HOOP

10. TENNIS COURT

11. VOLLEYBALL COURT

12. KIDS FOOTBALL COURT

13. BASKETBALL COURT

14. REFLEXOLOGY PATHWAY

15. PERGOLA WITH SEATING
16. YOGA AND MEDITATION

17. ORGANIC FARMING

18. GATHERING ZONE

19. SENIOR CITIZEN ZONE

20. FOUNTAIN

21. OUTDOOR GYM

22. HIIT WORKOUT

23. AEROBIC SPACE

24. CORE BODY WORKOUT

25. AMPHITHEATER

26. HAMMOCK GARDEN

27. INFINITY PATHWAY

28. CHIME GARDEN

29. KIDS JUNGLE GYM

30. CAMPING SITE AND MINI FOREST

31. PATHWAY / JOGGING TRACK







Infinity pathway



Camping site



Basketball, tennis & kids football court



Barbeque lawn & pergola with seating





Kids play



Reflexology pathway



Senior citizen zone



Yoga lawn



# G SQUARE AURIS

## AREA STATEMENT

G SQUARE - AURIS		
PLOT NO	AREA IN SQMT	AREA IN SQFT
1	162.01	1743.92
2	92.65	997.28
3	92.65	997.28
4	92.65	997.28
5	92.65	997.28
6	92.65	997.28
7	92.65	997.28
8	92.65	997.28
9	92.65	997.28
10	92.65	997.28
11	92.65	997.28
12	92.65	997.28
13	87.14	938.00
14	152.02	1636.35
15	141.62	1524.40
16	100.57	1082.54
17	101.70	1094.70
18	150.64	1621.48
19	112.25	1208.26
20	101.70	1094.70
21	101.70	1094.70
22	100.57	1082.54
23	100.57	1082.54
24	101.70	1094.70
25	101.70	1094.70
26	101.70	1094.70
27	114.20	1229.25
28	177.52	1910.78
29	101.70	1094.70
30	101.70	1094.70
31	101.70	1094.70
32	100.57	1082.54
33	243.60	2622.11
34	150.43	1619.22
35	142.57	1534.62
36	138.06	1486.08
37	133.55	1437.52
38	129.04	1388.97
39	124.53	1340.41
40	120.02	1291.85
41	115.50	1243.24
42	110.99	1194.70
43	113.71	1223.97
44	199.61	2148.59
45	105.58	1136.46
46	106.71	1148.59
47	231.67	2493.65
48	119.81	1289.68
49	115.00	1237.86
50	113.87	1225.70
51	113.87	1225.70
52	115.00	1237.86
53	113.03	1216.65
54	100.94	1086.49
55	115.00	1237.86
56	113.87	1225.70
57	113.87	1225.70
58	115.00	1237.86
59	94.15	1013.43
60	104.68	1126.78
61	146.28	1574.56
62	144.94	1560.12
63	135.47	1458.20
64	118.32	1273.60
65	118.32	1273.60
66	118.32	1273.60
67	117.19	1261.43
68	117.19	1261.43
69	118.32	1273.60
70	118.32	1273.60
71	118.32	1273.60
72	135.07	1453.89
73	103.57	1114.81
74	116.32	1252.07
75	127.95	1377.23
76	139.58	1502.40
77	151.98	1635.91

G SQUARE - AURIS		
PLOT NO	AREA IN SQMT	AREA IN SQFT
78	129.18	1390.49
79	217.34	2339.45
80	82.80	891.26
81	82.80	891.26
82	82.80	891.26
83	82.80	891.26
84	81.67	879.10
85	136.87	1473.27
86	103.50	1114.07
87	103.50	1114.07
88	103.50	1114.07
89	103.50	1114.07
90	103.50	1114.07
91	103.50	1114.07
92	103.50	1114.07
93	103.50	1114.07
94	103.50	1114.07
95	103.50	1114.07
96	103.50	1114.07
97	102.37	1101.91
98	102.37	1101.91
99	103.50	1114.07
100	103.50	1114.07
101	103.50	1114.07
102	103.50	1114.07
103	103.50	1114.07
104	103.50	1114.07
105	103.50	1114.07
106	103.50	1114.07
107	103.50	1114.07
108	103.50	1114.07
109	103.50	1114.07
110	136.87	1473.27
111	81.67	879.10
112	82.80	891.26
113	82.80	891.26
114	82.80	891.26
115	82.80	891.26
116	229.83	2473.86
117	74.46	801.49
118	82.80	891.26
119	103.50	1114.07
120	103.50	1114.07
121	102.37	1101.91
122	136.87	1473.27
123	103.50	1114.07
124	103.50	1114.07
125	103.50	1114.07
126	103.50	1114.07
127	103.50	1114.07
128	103.50	1114.07
129	103.50	1114.07
130	103.50	1114.07
131	103.50	1114.07
132	103.50	1114.07
133	103.50	1114.07
134	102.37	1101.91
135	102.37	1101.91
136	103.50	1114.07
137	103.50	1114.07
138	103.50	1114.07
139	103.50	1114.07
140	103.50	1114.07
141	103.50	1114.07
142	103.50	1114.07
143	103.50	1114.07
144	103.50	1114.07
145	103.50	1114.07
146	103.50	1114.07
147	136.87	1473.27
148	102.37	1101.91
149	103.50	1114.07
150	103.50	1114.07
151	82.80	891.26
152	87.88	945.94
153	89.00	957.97
154	103.50	1114.07

G SQUARE - AURIS		
PLOT NO	AREA IN SQMT	AREA IN SQFT
155	103.50	1114.07
156	103.50	1114.07
157	102.37	1101.91
158	136.87	1473.27
159	103.50	1114.07
160	103.50	1114.07
161	103.50	1114.07
162	103.50	1114.07
163	103.50	1114.07
164	103.50	1114.07
165	103.50	1114.07
166	103.50	1114.07
167	103.50	1114.07
168	103.50	1114.07
169	103.50	1114.07
170	102.37	1101.91
171	102.37	1101.91
172	103.50	1114.07
173	103.50	1114.07
174	103.50	1114.07
175	103.50	1114.07
176	103.50	1114.07
177	103.50	1114.07
178	103.50	1114.07
179	103.50	1114.07
180	103.50	1114.07
181	103.50	1114.07
182	103.50	1114.07
183	136.87	1473.27
184	102.37	1101.91
185	103.50	1114.07
186	103.50	1114.07
187	103.50	1114.07
188	102.41	1102.38
189	74.47	801.60
190	75.60	813.76
191	116.15	1250.24
192	86.05	926.20
193	134.78	1450.77
194	75.60	813.76
195	74.47	801.60
196	70.87	762.84
197	72.00	775.01
198	72.00	775.01
199	110.82	1192.82
200	64.34	692.52
201	72.00	775.01
202	72.00	775.01
203	72.00	775.01
204	70.87	762.84
205	68.47	737.01
206	69.60	749.17
207	69.60	749.17
208	69.60	749.17
209	101.25	1089.86
210	55.50	597.39
211	69.60	749.17
212	69.60	749.17
213	69.60	749.17
214	69.60	749.17
215	68.47	737.01
216	54.67	588.47
217	55.80	600.63
218	55.80	600.63
219	55.80	600.63
220	55.80	600.63
221	55.80	600.63
222	55.80	600.63
223	76.24	820.65
224	63.50	683.49
225	55.80	600.63
226	55.80	600.63
227	55.80	600.63
228	55.80	600.63
229	55.80	600.63
230	55.80	600.63
231	54.67	588.47





# LOCATION MAP



## PAYMENT TERMS

**10%** At the time of booking    **40%** 7 days from booking after legal verification  
**50%** 15 days from booking for registration

# LOCATION ADVANTAGES

## SCHOOLS

- Srimathi Sundaravalli Memorial – 2 mins.
- GKM Vidyashram – 2 mins.
- Wisdom Nursery and Primary School – 7 mins.
- Velammal New Gen School – 7 mins.
- Santosh Vidyalaya Matriculation Higher Secondary School – 7 mins.
- Zion International Public School – 8 mins.
- Pleasant Valley Middle School – 9 mins.
- Lydia Matriculation – 9 mins.
- Rose Garden Play School – 11 mins.
- St. Xavier's School – 12 mins.
- Aalfa Matric Higher Secondary School – 13 mins.
- St. John's Matriculation Higher Secondary School – 20 mins.

## COLLEGES

- GKM College of Engineering and Technology – 2 mins.
- GKM Institute of Marine Sciences & Technology – 3 mins.
- SSM Medical College – 4 mins.
- Annai Velankani Nursing College – 7 mins.
- Annai Velankani College of Engineering – 7 mins.
- Crescent College – 15 mins.
- MCC Community College – 19 mins.
- Vellore Institute of Technology – 20 mins.
- Apollo Group of Colleges – 21 mins.
- Madras Christian College – 23 mins.
- New Prince Shri Bhavani College of Engineering & Technology – 26 mins.

## RESTAURANT

- Kumbakanam Mami Mess – 2 mins.
- GKMCET Marine Canteen – 3 mins.
- Nom Nom – 6 mins.
- VPB Hotel – 6 mins.
- Kovai Catering – 7 mins.

- Chennai Franly – 7 mins.
- Sri Hari Veg Hotel – 7 mins.
- Lulu Restaurant – 8 mins.
- Veetu Biriyani – 21 mins.

## HOTELS AND RESORTS

- Hotel Lions India – 19 mins.
- Shopper's Spot Resorts – 21 mins.
- Le Emerald Residency – 21 mins.
- Sugam Resort & convention center – 21 mins.
- Doctor's Resort – 23 mins.
- FabHotel Golden Swan – 23 mins.
- Vivanta Chennai – 38 mins.
- Grand Coconut Resort – 38 mins.
- Elsa Resorts and Hotels – 40 mins.

## ENTERTAINMENT

- Kolapakkam Cricket Ground – 12 mins.
- Gold Souk Grand Mall – 15 mins.
- MR Theatre – 18 mins.
- Lion's Club Library – 19 mins.
- Vidya Theatre – 20 mins.
- Fun 2 Play – 20 mins.
- Miller's Memorial Library – 24 mins.

## EMERGENCY

- AJ Hospital – 12 mins.
- Bethesda Hospital and Child Care Centre – 17 mins.
- Saradha Hospital – 19 mins.
- Sudar Multispeciality Hospitals – 20 mins.
- Annai Arul Hospital – 24 mins.

## TRANSIT

- Alapakkam bus stop – 5 mins.
- Perungalattur bus stop – 10 mins.
- Perungalattur railway station – 11 mins.





Get your  
friends as your  
neighbours  
and get  
rewarded  
too!

Get 0.5%  
Referral benefit  
as bonus with  
every booking.



To refer: 89393 40002 or  
referral@gsquarehousing.com

## HAPPY OWNERS OF G SQUARE PLOTS



**Ganika Jain**

G Square Symphony



G Square Housing is the only real estate developer we trust. They have a great track record and always deliver on their promises. We are very happy with our new land and can't wait to start building our dream home.

**Rupashree Srinivasan**

G Square Seawoods



I was extremely impressed by the attention to detail paid by G Square Housing. The plot location has been chosen perfectly near the beach. Best part was that there was no headache while buying the plot because of the support given by them.



### G SQUARE GROUP

CORPORATE: Flat No. 14, 3rd Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600 031.

REGISTERED: Century Centre, No. 75, T.T.K. Road, Alwarpet, Chennai - 600 018.

For more details: 89394 10004 | [www.gsquarehousing.com](http://www.gsquarehousing.com)

Disclaimer: Plans and renders are subject to change.

RERA: TN/01/LAYOUT/7689/2022 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)