

**Build your own
Private Villa.**

**Walking distance
from the IT Corridor.**

**G SQUARE
FORTUNE**

**CMDA APPROVED
VILLA PLOTS AT PERUNGUDI, OMR**

About G SQUARE



South India's largest and highly experienced land promoter & aggregator.



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.



Prestigious clientele including Murugappa Group, CEAT, JK Tyres and India Bulls.



1000+ acres of land delivered so far.



100% clear documentation & transactions.





An Address to reckon with

Perungudi is an address to reckon with in Chennai. And now, a chosen few, 34 to be precise, can craft their own private villa within its vicinity. Spread across 1.5 acres, G Square Fortune is designed to give you city life to its fullest. Well connected by road and very soon by the upcoming Metro to most parts of the city, G Square Fortune is just 100 mts. away from the famed IT corridor on OMR. Come, build your private villa. Probably another address to reckon with in Perungudi.

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FORTUNE
CMDA APPROVED
VILLA PLOTS AT PERUNGUDI, OMR

100 mts. from OMR • 34 Villa Plots • Spread across 1.5 acres

Work-life balance. Guaranteed.

The daily grind of getting to work on the IT Corridor and back is a nightmare. Now, imagine living in your own private villa, and that too, just a stone's throw away from work. Isn't that a dream come true?

Welcome to G Square Fortune. A 1.5 acre plotted development that's just 100 mts. from OMR. Home to not just the big corporates and IT Companies, but also to the best of shopping, entertainment, education and healthcare. All ensuring, that you get to work more relaxed, and also spend quality time with your loved ones.

Step into G Square Fortune. Experience work-life balance in its truest form.

Salient Features



Just 34 Residential plots spread across 1.5 acres



Plots ranging from 1200 sq.ft. - 2400 sq.ft.



100 mts. from OMR, behind Decathlon, Perungudi



24x7 CCTV Surveillance



5 years free maintenance



Ready to construct Villa Plots



Perfect Legal Documentation



Well-laid Blacktop internal roads with Street Lights



Post purchase guidance for Villa construction

Payment Terms

5% At the time of booking **45%** 7 days from booking after legal verification

50% 15 days from booking for registration



42 Reasons to buy

G SQUARE FORTUNE

Location

1. The only gated plot community situated on OMR at Perungudi
2. 5 mins. from Thiruvanimiyur
3. Just 100 mts. from OMR
4. Upcoming metro station will give easy connectivity to all parts of the city
5. Centrally located with easy access to Thiruvanimiyur, Velachery, Taramani & Sholinganallur
6. Approach road width towards the property is 30 ft.
7. Close to business hubs like OMR, Adyar, Tidel Park, Thiruvanimiyur, etc.
8. Public transport access nearby (Perungudi bus stop is 2 mins. away)
9. Educational institutions like Sri Shankara, Montfort, Indian Public School, Hindustan University, etc. are nearby
10. Close to hospitals like Apollo Speciality Hospital, GEM Hospital, etc.
11. Entertainment avenues are in close proximity
12. Various religious centres are also nearby.

Price

13. Affordable plots right on the OMR main road
14. The only CMDA approved plots on OMR near Perungudi at a reasonable price.
15. Nearby developers provide 3BHK apartment for Rs.2 Crs, whereas with G Square Fortune you can construct your own villa with land in your name, and still save Rs.1 Cr.



Features

16. 5 years maintenance free
17. 24x7 CCTV Security
18. State-of-the-art infrastructure like black-top roads and street lights
19. Ready-to-Construct
20. Essential amenities like water, electricity, drainage, etc.
21. Abundant landscape
22. Potable bore water

Legalities

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

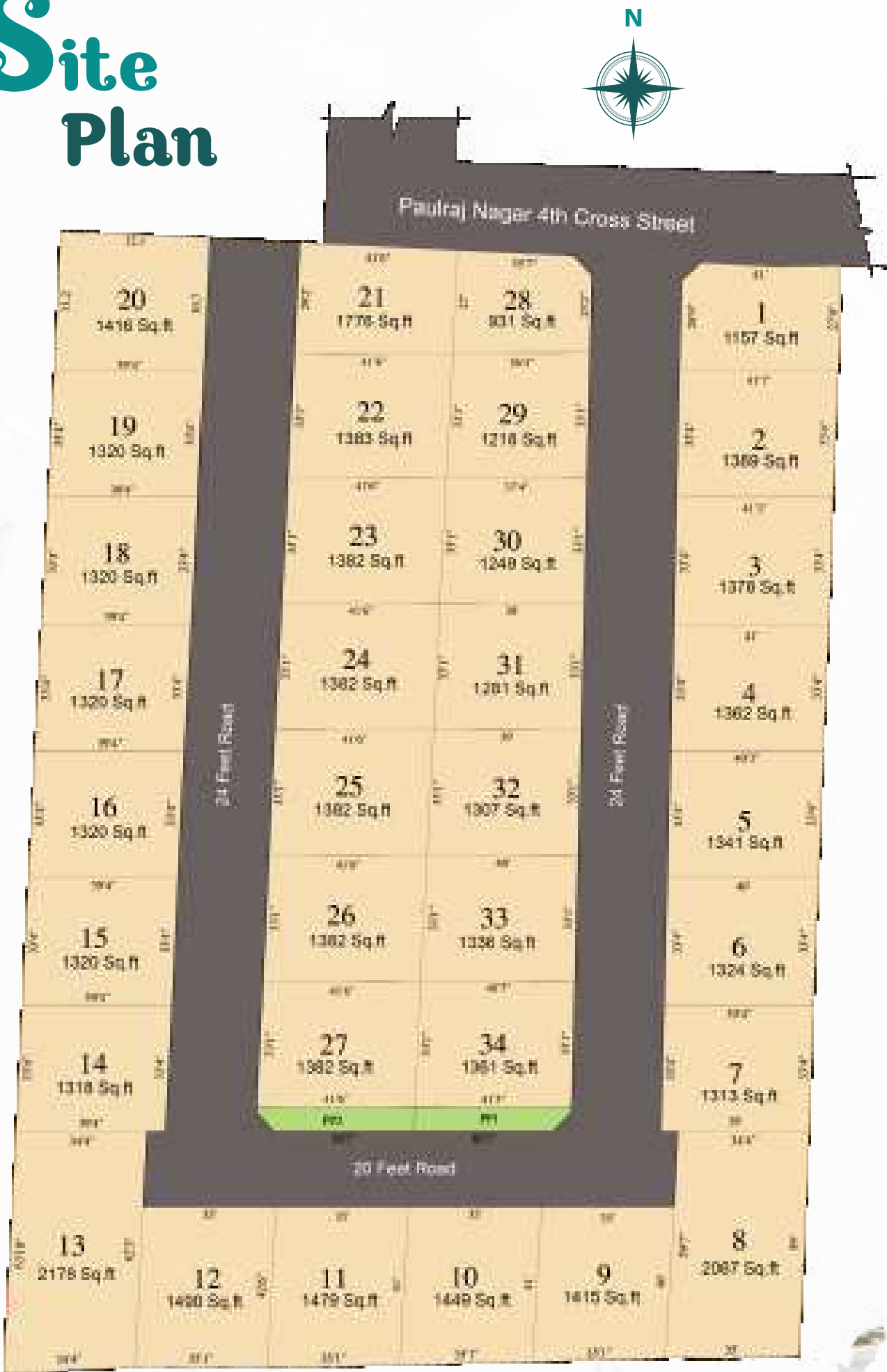
Product

31. Only 34 plots spread over 1.5 acre, consisting of residential plots inside the city at Perungudi
32. Residential plots from 1200 sq. ft. onwards
33. Road width within the property is 24 ft.

Post Purchase Guidance for Villa Construction

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

Site Plan

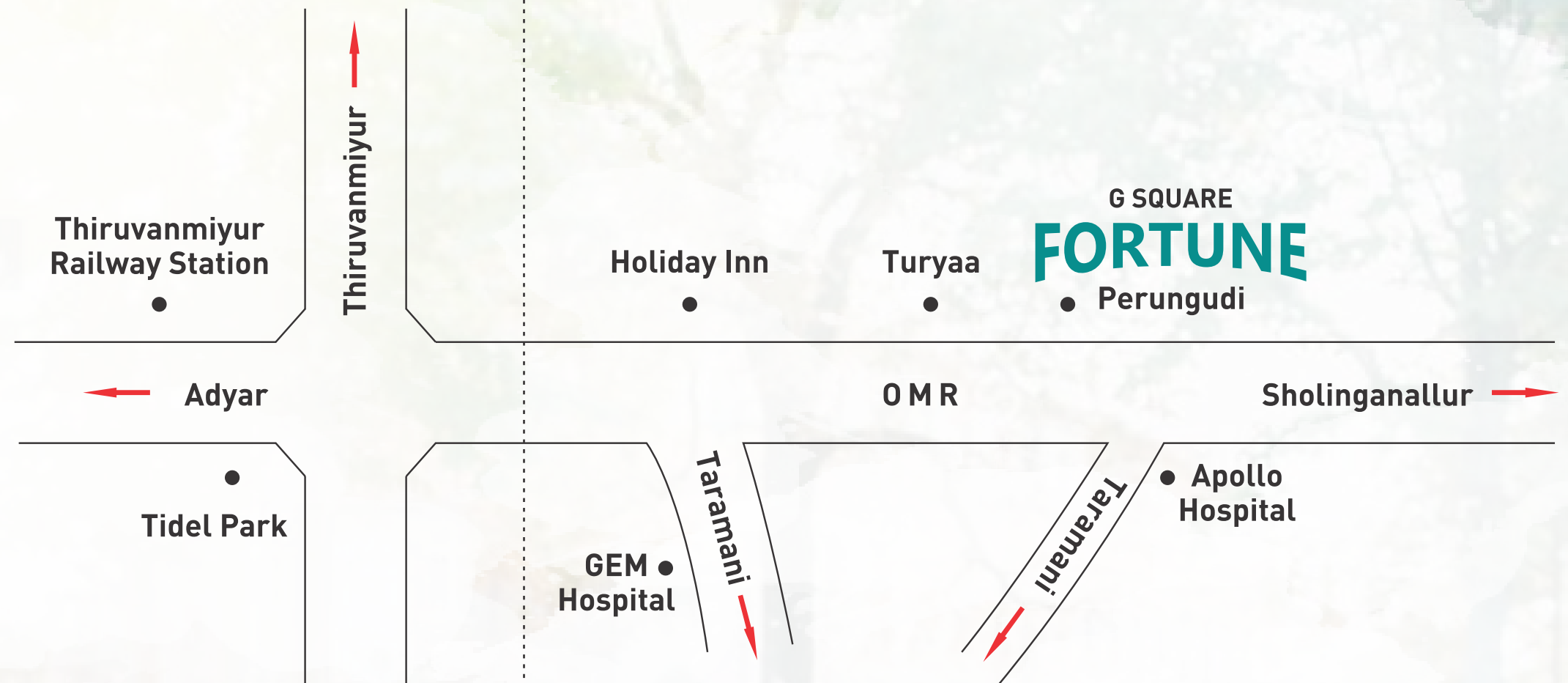


Area Statement

Plot No	Area in Sq.Ft.	Plot No	Area in Sq.Ft.
PLOT 1	1157	PLOT 18	1320
PLOT 2	1389	PLOT 19	1320
PLOT 3	1378	PLOT 20	1416
PLOT 4	1362	PLOT 21	1776
PLOT 5	1341	PLOT 22	1383
PLOT 6	1324	PLOT 23	1382
PLOT 7	1313	PLOT 24	1382
PLOT 8	2067	PLOT 25	1382
PLOT 9	1415	PLOT 26	1382
PLOT 10	1449	PLOT 27	1382
PLOT 11	1479	PLOT 28	931
PLOT 12	1490	PLOT 29	1218
PLOT 13	2178	PLOT 30	1249
PLOT 14	1318	PLOT 31	1281
PLOT 15	1320	PLOT 32	1307
PLOT 16	1320	PLOT 33	1336
PLOT 17	1320	PLOT 34	1361



Location Map



Location Advantages

Schools

Swamys School – 3 mins.
Klay Prep Schools and Day care – 4 mins.
Aathichudi International School – 1 min.
Laxmi Narayana Matric School – 2 mins.
Sri Shankara Primary and Secondary school – 3 mins.
Manuelmony Matriculation Higher Secondary School – 4 mins.
Sangford Schools – 4 mins.
Saint Pius School – 4 mins.
Indian Public School – 4 mins.
Montfort Matric Higher Secondary School – 5 mins.

Colleges

KCG College of Technology – 4 mins.
Misrimal Navajee Munoth Jain College – 8 mins.
Sacred Hearts College – 8 mins.
Dhanraj Baid Jain College – 8 mins.
Indian School of Science and Management – 7 mins.
School of Excellence in Law – 15 mins.

Patrician Arts College – 12 mins.
Hindustan University – 8 mins.
C L Baid Metha – 6 mins.
Rajiv Gandhi College – 7 mins.
Guru Nanak College – 17 mins.

Restaurants

Behrouz Biryani - Perungudi – 1 min.
ZamZam Hotel – 1 min.
Mymaa Restaurant – 1 min.
V3 Foods – 1 min.
Hotel Hi Light – 1 min.
Moonlight Takeaway and Delivery – 1 min.
Fasoos – 1 min.
Burger Point – 1 min.
Food by Night – 1 min.
Hotel Cornet – 1 min.
Zeeshan Restaurant – 3 mins.
Burger Paradise – 3 mins.

Great Moghul Biryani – 2 mins.
Cozee Box Out – 3 mins.
Coal Barbecue – 4 mins.
McDonald's – 6 mins.

Hotels and Resorts

Holiday Inn – 3 mins.
Grand Beach Resort – 5 mins.
Turyaa – 5 mins.
Green Meadows Resort – 6 mins.
Hotel Cinemascope Clubs and Resorts – 6 mins.
Baris Beach Resort – 8 mins.
Prestige Club and Resort – 8 mins.
The Green Leaf Resort – 9 mins.
The Oasis – 9 mins.
Cloud 7 Hotels and Resort – 10 mins.
Blue Lagoon Beach Resort – 11 mins.
Coastal Paradise Beach House – 11 mins.
Tangy Ocean Front Resort – 10 mins.

VGP Golden Beach Resort – 12 mins.

Entertainment

Decathlon – 1 min.
Fit Rock Arena – 2 mins.
Cinepolis – 7 mins.
S2 Thiyagaraya – 7 mins.
Guindy National Park – 10 mins.
Kartwheel – 12 mins.
VR World – 12 mins.
PVR Cinemas – 15 mins.

Hospitals

Apollo Speciality Hospital – 2 mins.
St. Pius Hospital – 4 mins.
GEM Hospital and Robotic Surgery Centre – 3 mins.
Hale and Healthy Hospitals – 6 mins.
Starlight Hospitals – 7 mins.
Lifeline Hospitals – 8 mins.



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

To refer this project to your friends and family,
write to referral@gsquarehousing.com or call: 89393 40002