



**Villa Plots
for a great life.
And lifestyle.**

— G SQUARE —
INFINITI

CMDA APPROVED VILLA PLOTS AT
KUNDRATHUR

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, Hyderabad & Ballari





Here to there and everywhere.

G Square Infiniti is strategically located for easy access to the nerve centres Porur, Sriperumbudur, Perungalathur and Tambaram. This unique connectivity feature makes it one of the most sought after villa plots in the area. Added to the connectivity factor, is the presence of popular schools, colleges, hospitals, shopping hubs, etc., all in close proximity. It's time to connect with us.

Salient Features



Only 370 plots spread across 17.76 acres



City's most sought after neighbourhood



15 mins. from Ramachandra Hospital, Porur



Major connecting roads to all parts of the city



State-of-the-art rainwater harvesting & Stormwater drains



5 years of free maintenance



24x7 CCTV surveillance



Ready-to-construct villa plots



Perfect legal documentation



Post-purchase guidance



CMDA approved and RERA registered plots



Well-laid blacktop internal roads with street lights

— G SQUARE —
INFINITI

CMDA APPROVED VILLA PLOTS AT
KUNDRATHUR



— G SQUARE — INFINITI

4 | Reasons to buy...

LOCATION

1. CMDA approved gated plot community project situated at Kundrathur spanning over 17.76 acres with 370 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 40 ft.
5. In the midst of multiple major areas including Porur, Tambaram, Sriperambudur, Chromepet, Pallavaram, Perungalathur, etc.
6. Chennai airport is just 15 mins. & ORR is 5 mins. away
7. Public transport access nearby (Kundrathur Pillayar Kovil bus stop is 1 min. away)
8. Educational institutions like Sivanthi Public School, Little Flower Matric School, Kidzee Kundrathur, Shakthi Vidyashram, Mukkala Nammalwar Chetty Vivekananda Vidyalaya, etc. are nearby
9. Close to hospitals like Ramachandra Hospital, Sri Jaya Hospital, Confidant Care Centre, Madha 24 Hrs, Saveetha Hospital, etc.
10. Entertainment avenues are in close proximity
11. Various religious centres of worship are also nearby

PRICE

12. Easily accessible from all major areas like Porur, Tambaram, Sriperambadur, Chromepet, Pallavaram, Perungalathur, etc. but cheaper than the rest of the areas
13. RERA and CMDA approved plots at Kundrathur at very affordable prices
14. Unapproved plots are sold at the same price whereas G Square Infiniti is a CMDA approved plot



FEATURES

- 15. Free maintenance for 5 years
- 16. 24x7 CCTV security
- 17. State-of-the-art infrastructure like blacktop roads and LED street lights
- 18. State-of-the-art rainwater harvesting & Stormwater drains
- 19. Essential amenities like water, electricity and drainage connections, etc.
- 20. Expansive landscape
- 21. Potable bore water

LEGALITIES

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

PRODUCT

- 30. 370 plots spread over a 17.76 acres community consisting of residential spaces in a homely neighbourhood in the city
- 31. Road width within the property is 40 ft.
- 32. Residential plots from 1200 sq. ft.

POST-PURCHASE GUIDANCE FOR VILLA

- 33. Villa design and elevation consultants
- 34. Vaastu 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 Grahapravesam

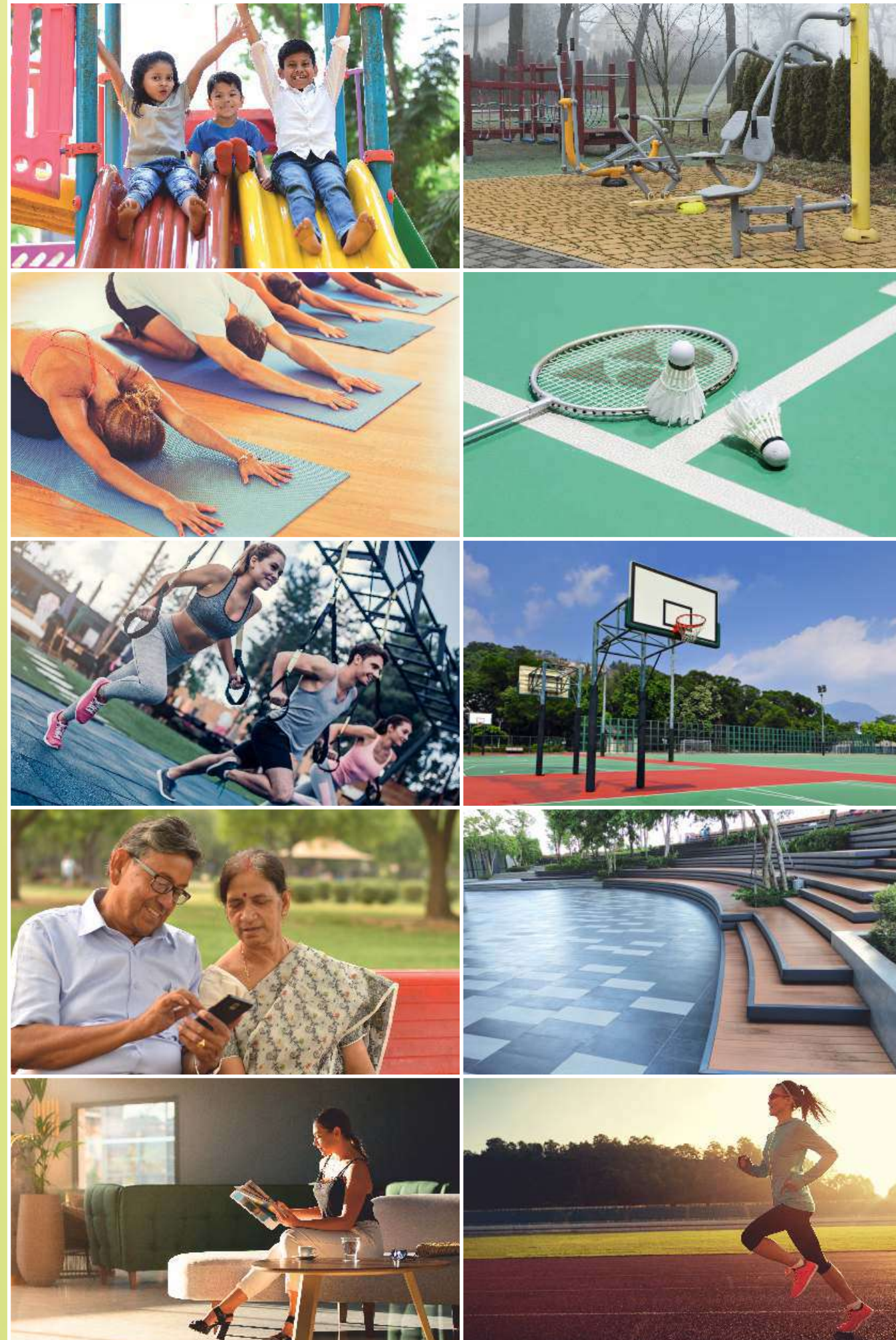
SITE PLAN



AREA STATEMENT

Plot No.	Area in sq.ft.	Plot No.	Area in sq.ft.	Plot No.	Area in sq.ft.	Plot No.	Area in sq.ft.	Plot No.	Area in sq.ft.
1	2104.36	126	1234.63	195	1092.55	258	1811.58	325	742.72
2	1364.88	127	1234.63	196	1843.87	259	1194.80	326	664.14
3	1445.61	128	1578.00	197	1191.57	260	1194.80	327	585.56
4	1481.13	129	1541.40	206	1495.12	261	1194.80	328	506.98
5	1515.57	130	1234.63	207	1488.66	262	1194.80	329	581.26
6	1548.94	131	1234.63	208	1484.36	263	1194.80	330	575.87
7	1566.16	132	1234.63	210	3921.33	264	1194.80	331	596.33
8	1578.00	133	1234.63	211	3584.41	265	1194.80	332	604.94
9	1588.77	134	1234.63	212	3246.42	266	1182.96	333	613.55
10	1599.53	135	1234.63	213	2330.41	267	1428.38	334	646.92
11	2083.91	136	1488.66	214	2145.27	268	1305.67	335	720.11
35	2715.76	137	1407.93	220	1838.49	269	2388.53	336	711.50
36	1856.79	138	1504.81	221	1762.07	270	2728.67	337	701.81
37	1616.75	139	1342.27	222	2174.33	271	1495.12	338	693.20
38	1608.14	140	1342.27	223	2686.69	272	1700.71	339	681.36
39	1654.43	141	1342.27	224	1065.64	273	1700.71	340	666.29
40	1700.71	142	1342.27	225	1194.80	274	1495.12	341	652.30
41	1735.16	143	1342.27	226	1194.80	275	1667.34	342	743.79
42	1560.78	144	1342.27	227	1194.80	276	1397.17	343	668.44
43	2039.78	145	1342.27	228	1194.80	277	2241.06	344	645.84
44	2360.55	146	1342.27	229	1194.80	278	1667.34	345	645.84
45	2495.10	147	1922.45	230	1194.80	279	1495.12	346	645.84
46	2232.45	148	1331.51	231	1194.80	280	1694.25	347	645.84
47	2215.23	150	1342.27	232	1194.80	281	1664.11	348	645.84
48	2206.62	151	1342.27	233	1194.80	282	1495.12	349	645.84
49	2189.40	152	1342.27	234	1194.80	283	1495.12	350	645.84
50	1976.27	153	1342.27	235	1146.37	284	1495.12	351	645.84
51	1677.03	155	1342.27	236	1182.96	285	1480.05	352	645.84
52	2165.72	156	1342.27	237	1194.80	286	645.84	353	645.84
89	1342.27	157	1342.27	238	1194.80	287	645.84	354	645.84
90	1327.20	158	1342.27	239	1194.80	288	634.00	355	645.84
91	1356.26	159	1342.27	240	1194.80	305	645.84	356	634.00
92	1341.19	161	1283.07	241	1194.80	307	645.84	357	634.00
93	1342.27	163	1342.27	242	1194.80	308	645.84	358	645.84
94	1341.19	167	1342.27	243	1194.80	310	645.84	359	645.84
95	1017.20	174	1342.27	244	1194.80	311	645.84	360	645.84
96	1248.62	175	1342.27	245	969.84	312	645.84	361	645.84
97	1342.27	176	1342.27	246	2134.50	313	645.84	362	645.84
98	1342.27	177	1342.27	247	2050.54	314	645.84	363	645.84
99	1342.27	178	1342.27	248	1686.72	315	645.84	364	645.84
100	1356.26	179	1342.27	249	1194.80	316	643.69	365	645.84
101	1327.20	180	1342.27	250	1194.80	317	515.60	366	645.84
117	1235.71	181	1342.27	251	1194.80	318	971.99	367	645.84
118	1235.71	182	1739.46	252	1194.80	319	864.35	368	645.84
121	1221.71	183	1463.90	253	1194.80	320	781.47	369	645.84
122	1234.63	188	1230.33	254	1194.80	321	791.15	370	668.44
123	1234.63	192	1278.76	255	1194.80	322	809.45		
124	1234.63	193	1278.76	256	1194.80	323	827.75		
125	1234.63	194	1273.38	257	1847.10	324	818.06		

**CHOOSE YOUR
PLOTS FROM THE
WIDE RANGE AVAILABLE**



AMENITIES

1. Outdoor Basketball Court
2. Tennis Court
3. Pergola with seating
4. Outdoor Badminton Court
5. Aroma Garden
6. Hammock Garden
7. Palm Promeade
8. Family Lawn
9. Giant Board Games
10. Hopscotch Games
11. Outdoor Gym
12. Seating Area
13. Senior Citizen Park
14. Children's Play Area
15. Acupuncture Pathway
16. Jogging Track
17. Yoga Pavillion
18. Meditation Deck
19. Reading Plaza
20. Fountain
21. Amphitheatre

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:

- Little Millenium Play School & Pre School - 5 mins
- Sivanthi Public School - 6 mins
- Kidzee Kundrathur - 6 mins
- Valluvar Middle School - 6 mins
- Green Earth Public School - 6 mins
- Little Flower Matric School - 8 mins
- Sri Krish International School - 8 mins
- Shakthi Vidyashram CBSE School - 8 mins
- Mukkala Nammalwar Chetty Vivekananda Vidyalaya - 9 mins

COLLEGES:

- Sivanthi College of Education - 6 mins
- Madha Engineering College - 8 mins
- UPR College of Education - 8 mins
- St. Joseph's Arts and Science College - 11 mins
- Sri Muthukumaran College of Education - 12 mins
- Meenakshi College of Nursing - 14 mins

HOSPITALS:

- Raja Clinic - 2 mins
- J J Clinic - 3 mins
- Sri Jaya Hospital - 4 mins
- Confident Care Center - 5 mins
- Seethalakshmi Clinic - 5 mins
- Lakshmi Child Care Center - 6 mins
- Vaishnavi Clinic - 6 mins
- Saveetha Hospital - 9 mins
- Sri Muthukumaran 24 hrs hospital - 10 mins
- Madha 24 hrs Hospital - 10 mins

RESTAURANTS:

- Time 2 Chat - 1 min
- Aram Burma Food Place - 1 min
- Black Box - 2 mins
- The Vintage - 2 mins
- Anandhan Hotel - 2 mins
- The Crunches - 3 mins
- Hotel Ambi-Anniyan - 3 mins
- New Anandha Bhavan - 4 mins
- Hotel Vasantha Bhavan - 4 mins
- Sree Gupta Bhavan - 5 mins
- Pandian Hotel - 5 mins
- Five Star Chicken - 5 mins
- Chick N Chill - 6 mins
- Gourmet Biryani - 6 mins
- Meat and Eat - 8 mins

TRANSIT:

- Pillayar Kovil Bus Stop - 1 min
- Thandalam - 3 mins
- Chennai Airport - 15 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.

”



Rera No: TN/01/Layout/0076/2021 | www.rera.tn.gov.in

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.

COIMBATORE OFFICE: 1B, 1st Floor, Pricol Caledon Square,
348 Avinashi Road, Peelamedu, Coimbatore - 641 004.

For more details: **89394 10004** | www.gsquarehousing.com