

LUXURY

Redefined!

G SQUARE
MANCHESTER

BANG ON KAMARAJAR ROAD (ESI ROAD), SINGANALLUR
DTCP APPROVED COMMERCIAL & RESIDENTIAL PLOTS



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



4000+ Happy customers



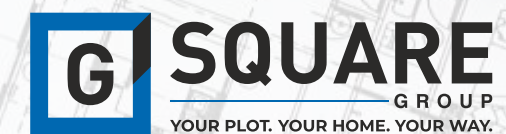
1000+ acres of land delivered so far



100% clear documentation & transactions



Operational across 6 Cities - Chennai, Bangalore,
Ballari, Coimbatore, Trichy & Hosur





Luxury isn't just a feature.

It's a lifestyle.

A home big enough for everyone's comfort and dreams. This is what a rewarding home looks like. And at G Square Manchester, you can build just that. A palatial 3 BHK, an uber-luxury 4 BHK or even a 5 BHK. With the plot sizes here, the possibilities are endless. Pride of ownership will be at an all-time high along with infectious joy and laughter.

Come build your villa and memories here...

SALIENT *Features*



Just 22 residential & 2 commercial plots spread across 4 acres



2 mins from Singanallur junction



Ready-to-construct villa community



Located bang on Kamarajar Road (ESI Road), Singanallur



5 years of free maintenance



DTCP approved & RERA registered plots



Perfect documentation



24x7 CCTV surveillance



Well-laid blacktop internal roads with street lights

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44 reasons why you shouldn't miss

G SQUARE MANCHESTER

LOCATION

1. The only DTCP approved project situated bang on Kamarajar Road, Singanallur
2. Situated right next to D-Mart and diagonally opp. to ESI Hospital
3. Strategically located between Avinashi Road and Trichy Road providing easy connectivity in and out of the city
4. Very close to the upcoming Ramanathapuram flyover
5. Secured neighbourhood inside the city
6. Well-established road suitable for commercial property, 2 mins from Singanallur Jn.
7. Approach road width of the property is 60 feet
8. Public transport access (Singanallur Mofussil Bus Stand is 1 min away)
9. Close to business hubs like Hopes College, Tidel Park and Singanallur Jn.
10. Educational institutions like PSG, GRD & CIT are nearby
11. Famous hospitals like PSG, ESI & KMCH are close by
12. Near entertainment avenues such as Fun Republic Mall
13. The new Vellalore Integrated bus stand is just 2 km away

PRICE

14. Unapproved plots are sold at the same price whereas G Square Manchester is a DTCP approved plot
15. Bang on the main road at a reasonable price
16. Nearby villa developers charge ₹6 Cr per ground for a villa, whereas at G-Square Manchester you could save ₹3 Cr including construction of the villa of your choice



FEATURES

- 17. 5 years of free maintenance
- 18. 24x7 CCTV surveillance
- 19. Ready-to-construct with infrastructure like internal roads, streetlights, etc.
- 20. Essential connections like EB, water, drainage, etc.
- 21. Extensive landscape
- 22. Potable bore water

LEGALITIES

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

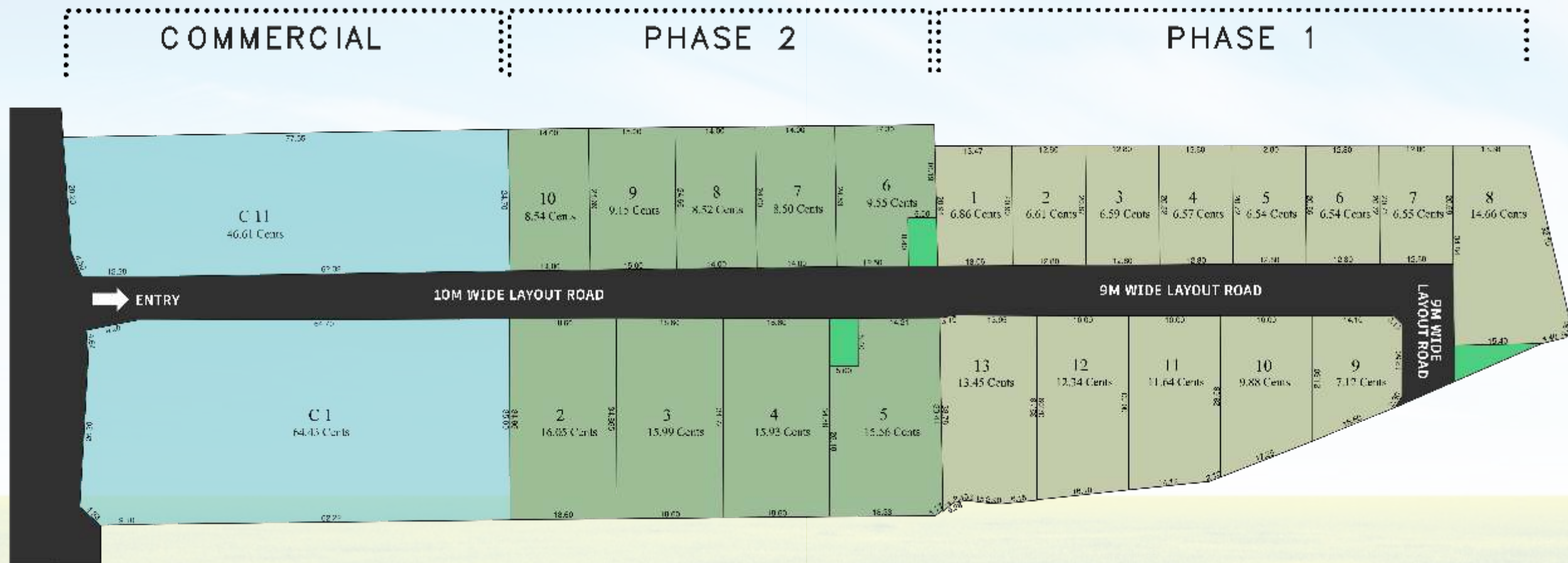
PRODUCT

- 31. Only 22 Residential plots and 2 Commercial plots spread across 4 acres
- 32. Situated bang on Kamarajar Road, Singanallur
- 33. Residential plots from 6 cents onwards
- 34. Commercial plots from 47 cents onwards
- 35. Road width within the property is 32 feet

POST PURCHASE GUIDANCE FOR VILLA CONSTRUCTION

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

SITE Plan



PHASE - 2

PLOT NO	AREA IN
	CENTS
2	16.05
3	15.99
4	15.93
5	15.56
6	9.55
7	8.50
8	8.52
9	9.15
10	8.54

COMMERCIAL

C1	64.43
C11	46.61

PHASE - 1

PLOT NO	AREA IN
	CENTS
1	6.86
2	6.61
3	6.59
4	6.57
5	6.54
6	6.54
7	6.55
8	14.66
9	7.12
10	9.88
11	11.64
12	12.34
13	13.45

AREA Statement

WHEN IT COMES TO BUSINESS, IT'S LOCATION, LOCATION, LOCATION...

Nothing boosts a business in a physical store like footfalls. The better the store experience, better the growth. That's why at G Square Manchester, the commercial space consists of just 2 exclusive plots with 250 ft frontage, so that your business does not compete for attention and enjoys every opportunity. Located in a residential neighbourhood, this would be one of the very few commercial spaces in the locality, making it highly opportune for your business to garner more eyeballs. Both plots have more store frontage facing the road. Being right next to D-Mart, just 2 minutes from Singanallur Junction and close to plenty of business hubs, this is a location that is sure to elevate your business.



WHY G SQUARE MANCHESTER IS THE RIGHT FOUNDATION FOR YOUR BUSINESS

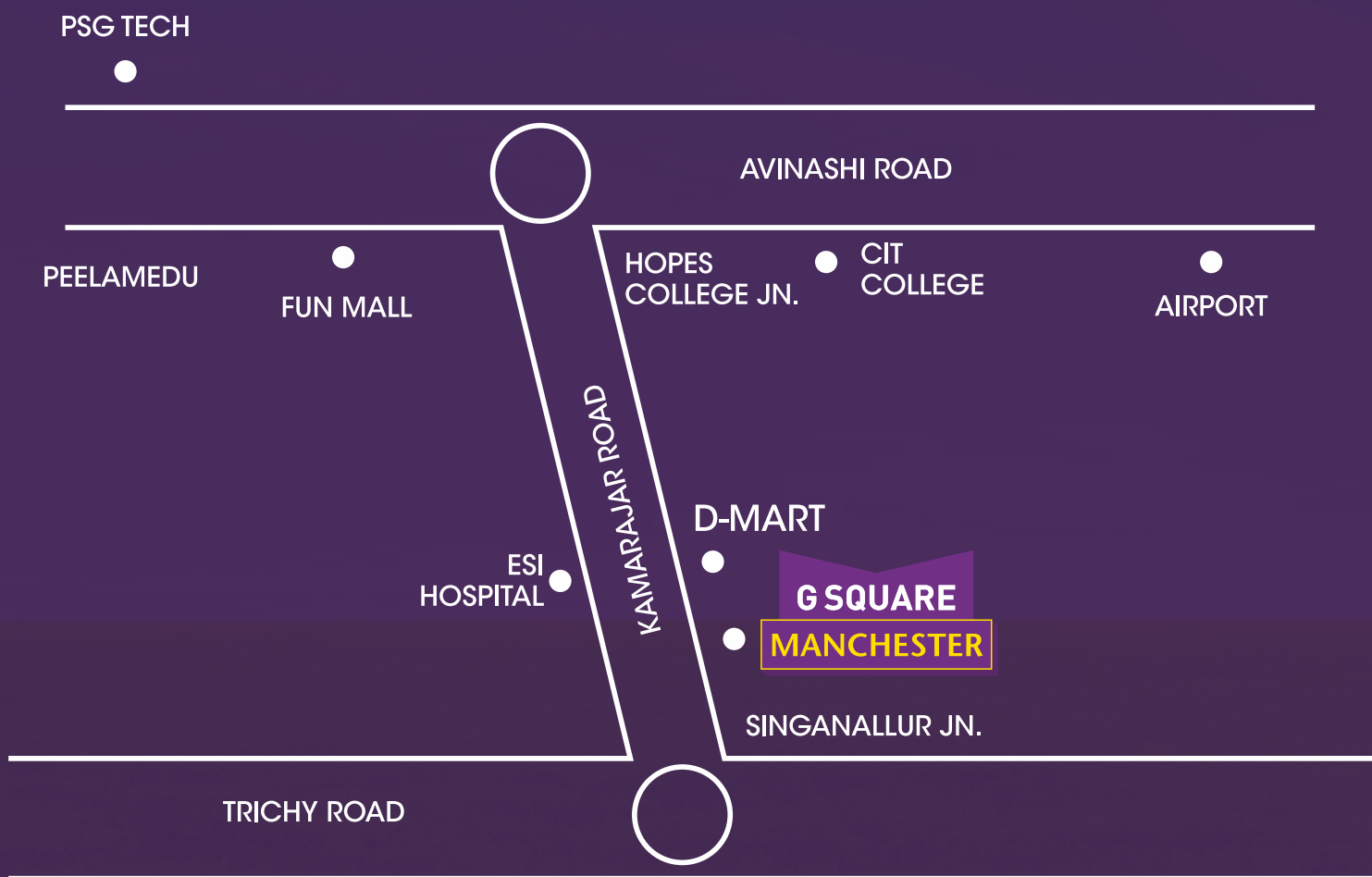
- 1. More than 250 ft frontage
- 2. Located bang on 60 ft main road
- 3. Just 2 mins from Singanallur Jn
- 4. The only plotted development in Kamarajar Road, Singanallur
- 5. Perfect fit for jewellery, textile and similar businesses
- 6. Commercial space situated in a residential neighbourhood; ensures more footfalls
- 7. Just 2 exclusive commercial plots
- 8. 2 and more sides facing the road ensuring frontage and display opportunities
 - Commercial Plot 1 has 3 road access
 - Commercial Plot 2 has 2 road access

COMMERCIAL ESTABLISHMENTS NEARBY

D-Mart Supermarket	-	1 min
Shri Arunai Arangam	-	1 min
Dindigul Thalappakatti Restaurant	-	1 min
Lakshmi Mills	-	1 min
Central Bank of India	-	2 mins
Indian Bank	-	2 mins
Manchester Honda Showroom	-	2 mins
Aloft Coimbatore	-	2 mins
Indian Overseas Bank	-	2 mins
Vijaya Bank	-	2 mins
Canara Bank	-	2 mins
HP Gas Station	-	2 mins
Manis Theatre	-	3 mins
RHR Hotels	-	3 mins

LOCATION

Map



PAYMENT

Terms

- 5%

At the time of booking
- 45%

7 days from booking after legal verification
- 50%

15 days from booking for registration

LOCATION

Advantages

Restaurants

Barbeque Nation	4 mins
Thandav's Multicuisine Restaurant	3 mins
Briyani Crush	1 min
Hotel Sooryas	1 min
Arabian Knights	3 mins
Sri Veg Restaurant	6 mins
Mom's Kitchen	3 mins
Aditi Restaurant	2 mins
Mc Donalds's	8 mins
KFC	8 mins
Pizza Love	8 mins
Dominos Pizza	9 mins
Hari Bhavanam	10 mins
Annapoorna	13 mins

Hotels

Aloft Coimbatore	1 min
Jenneys Residency	10 mins
Vivanta by Taj	10 mins
Ibis Commercial	10 mins

Schools

VIBGYOR High School	1 min
Bharath School	1 min
NM Matric Hr Sec School	2 mins
Oxford Matriculation School	2 mins
SSVM School of Excellence	4 mins
Gandhi Centenary Memorial School	2 mins
The Bridgewoods Public School	7 mins
National Model School	7 mins
PSG Public School	8 mins

Colleges

Govt Medical College	2 mins
KSG College of Arts and Science	3 mins
PSG Medical College	5 mins
PSG Tech	6 mins
PSG Krishnammal	7 mins
Hindusthan College of Arts and Science	8 mins
Coimbatore Institute of Technology	8 mins
GRD College of Science	9 mins
PSG College of Arts and Science	12 mins
Sri Ramakrishna College of Arts and Science	12 mins

Hospitals

ESI Hospital	1 min
NG Hospital	2 mins
Vela Hospital	2 mins
Shanthi Social Service Hospital	3 mins
Dr. Muthu's Hospital	3 mins
Coimbatore Child Trust NABH	4 mins
VGM Hospital	4 mins
PSG Hospital	5 mins
Deepam Hospital	5 mins
GEM Hospital	8 mins
Coimbatore Kidney Centre	8 mins
G Kuppaswamy Naidu	10 mins
Kovai Medical College	10 mins
Richmond Hospital	12 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

Disclaimer: Site plan and renders are subject to change