

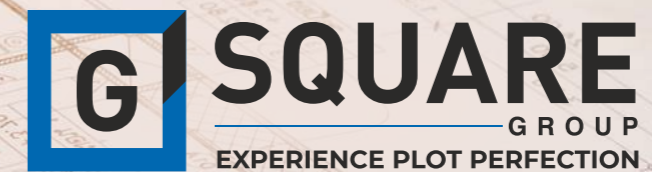
TECHNOLOGY, LIFESTYLE AND THE
BEST OF NATURE INBETWEEN!

G SQUARE
OMR ONE

BANG ON OMR, SIRUSERI
DTCP APPROVED RESIDENTIAL PLOTS

About us

- South India's largest and highly experienced land promoter & aggregator
- 1000 acres of land delivered so far
- Committed to plot perfection by finding you the perfect plot in the perfect location, size and price.
- Prestigious clientele including Murugappa Group, Ceat, JK Tyres, India Bulls
- 100% clear titles & transactions
- Best Luxurious Plotted Developer - G Square (Times Business Award-2021)



G SQUARE OMR ONE

The right balance of a great neighbourhood & promising returns

Be it location, appreciation or lifestyle, G Square OMR One has it all! It is a collection of 98 residential plots, bang on OMR Main Road. Strategically located on the Vandalur-Kelambakkam Road, the project is situated right next to the famous Siruseri SIPCOT IT Park. Presence of MNC giants like Infosys, WIPRO, TCS, Accenture, and Cognizant make this a popular investment location as well as a residential area. With strong infrastructure support like schools and colleges, it's the perfect choice not only for IT employees but also for those seeking steady appreciation returns and looking to build a great lifestyle.

Salient Features



Just 98 Residential plots on 3.85 Acres located in Siruseri, Bang on OMR Main Road.



24x7 CCTV Surveillance



Situated right next to Siruseri SIPCOT



Ready to construct Villa community



2 mins from Navalur Junction



Perfect Documentation



7 mins from Sholinganallur Junction



Well laid Blacktop internal roads with Street Lights



5 Years free maintenance



DTCP Approved and RERA Registered Plots



G SQUARE **OMR ONE**

43 reasons why you won't stop thinking about

LOCATION

- 01 The only approved plot project situated bang on OMR
- 02 Right next to Siruseri Sipcot
- 03 7 mins from Sholinganallur Jn.
- 04 Just 1 min from Navalur Jn.
- 05 Secured neighbourhood
- 06 Approach road width of the property is 25 feet
- 07 Nearby public transport access (Vaniyanchavadi bus stop -1 min away)
- 08 Close to business hubs like Navalur & Sholinganallur
- 09 Educational institutions like Hiranandani Upscale, St. John's Public School, etc., are nearby
- 10 Hospitals like LIMAT, Madhura Hospital in proximity
- 11 Close to entertainment avenues such as BMR Mall, Vivira Mall & The Marina Mall
- 12 Religious centres, churches and temples are nearby

PRICE

- 13 7 mins from Sholinganallur Jn. at half the cost of 1 ground plot in Sholinganallur Jn.
- 14 Unapproved plots are sold at the same price whereas G Square OMR One is a DTCP approved plot
- 15 Bang on the main road at a reasonable price
- 16 Nearby developers charge ₹1 Cr for a 1200 sft. apartment with carpet area of 800 sft, but at G Square OMR One you can construct your villa upto 2400 sft for the same cost with the Patta in your name

FEATURES

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

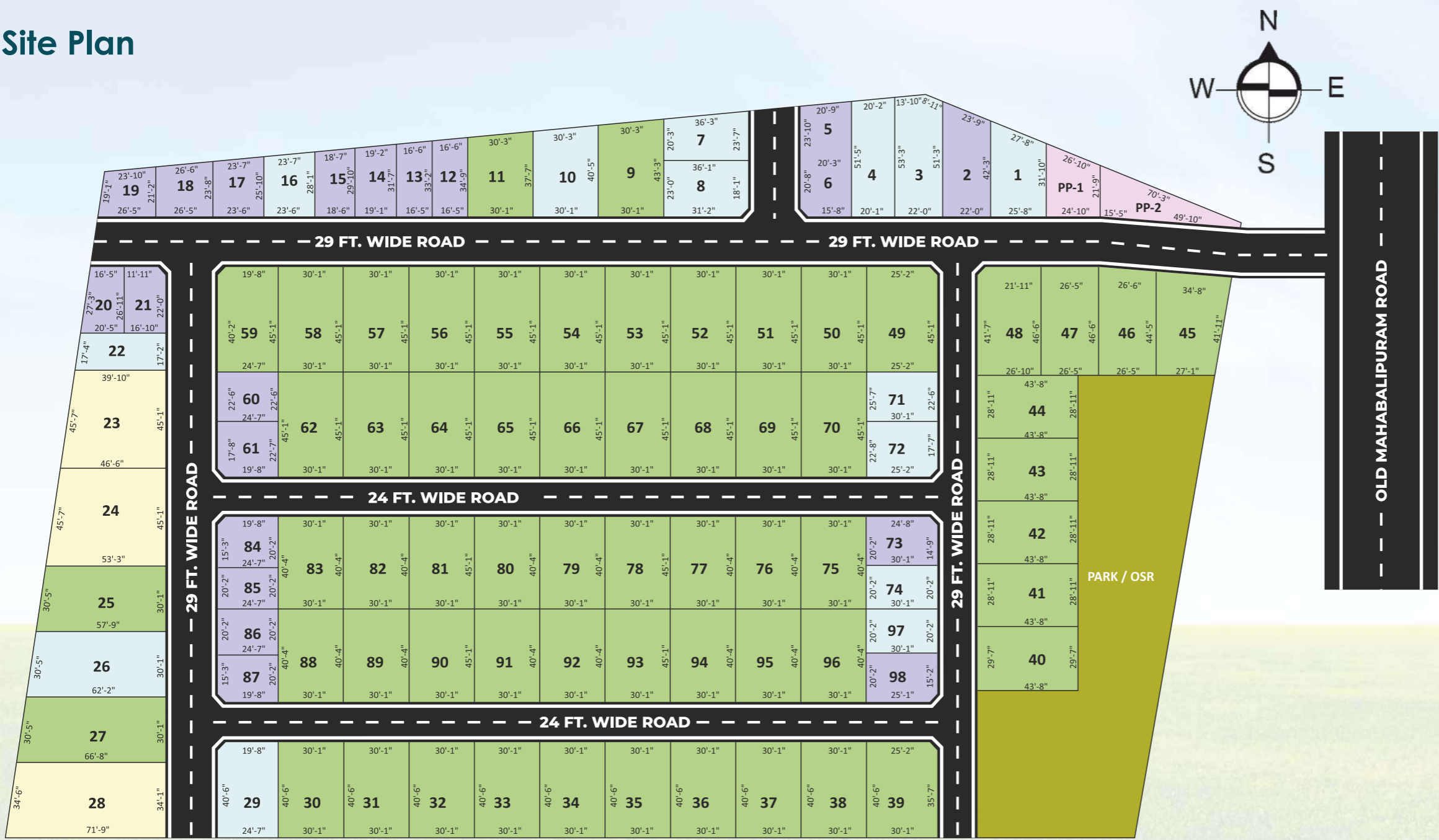
PRODUCT

- 31 98 residential plots spread across 3.75 acres
- 32 Situated bang on OMR
- 33 Residential plots from 600 sft
- 34 Road width within the property is 30 feet

POST-PURCHASE GUIDANCE FOR YOUR VILLA CONSTRUCTION

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

Site Plan



AREA STATEMENT			
Plot 1	946.7	Plot 50	1352.0
Plot 2	1025.8	Plot 51	1352.0
Plot 3	1175.4	Plot 52	1352.0
Plot 4	1045.5	Plot 53	1352.0
Plot 5	510.2	Plot 54	1352.0
Plot 6	514.5	Plot 55	1352.0
Plot 7	788.4	Plot 56	1352.0
Plot 8	815.9	Plot 57	1352.0
Plot 9	1253.4	Plot 58	1352.0
Plot 10	1168.2	Plot 59	1091.7
Plot 11	1083.0	Plot 60	551.1
Plot 12	555.6	Plot 61	541.9
Plot 13	530.2	Plot 62	1353.1
Plot 14	583.4	Plot 63	1353.1
Plot 15	532.3	Plot 64	1353.1
Plot 16	630.2	Plot 65	1353.1
Plot 17	578.3	Plot 66	1353.1
Plot 18	589.2	Plot 67	1353.1
Plot 19	499.4	Plot 68	1353.1
Plot 20	495.1	Plot 69	1353.1
Plot 21	441.3	Plot 70	1353.1
Plot 22	659.5	Plot 71	674.9
Plot 23	1941.8	Plot 72	665.8
Plot 24	2243.2	Plot 73	590.1
Plot 25	1663.0	Plot 74	603.9
Plot 26	1175.4	Plot 75	1208.8
Plot 27	1797.6	Plot 76	1208.8
Plot 28	2351.3	Plot 77	1208.8
Plot 29	979.5	Plot 78	1208.8
Plot 30	1214.2	Plot 79	1208.8
Plot 31	1214.2	Plot 80	1208.8
Plot 32	1214.2	Plot 81	1208.8
Plot 33	1214.2	Plot 82	1208.8
Plot 34	1214.2	Plot 83	1208.8
Plot 35	1214.2	Plot 84	481.7
Plot 36	1214.2	Plot 85	493.0
Plot 37	1214.2	Plot 86	493.1
Plot 38	1214.2	Plot 87	481.2
Plot 39	1202.3	Plot 88	1207.8
Plot 40	1286.4	Plot 89	1207.8
Plot 41	1258.6	Plot 90	1207.8
Plot 42	1258.6	Plot 91	1207.8
Plot 43	1258.6	Plot 92	1207.8
Plot 44	1258.6	Plot 93	1207.8
Plot 45	1309.1	Plot 94	1207.8
Plot 46	1203.4	Plot 95	1207.8
Plot 47	1225.7	Plot 96	1207.8
Plot 48	1232.5	Plot 97	603.9
Plot 49	1339.6	Plot 98	591.4

Less than 600 sq.ft.

601 - 1200 sq.ft.

1201 - 1800 sq.ft.

1801+ sq.ft.

Public Purpose

Payment Terms

5%

At the time of booking

45%

7 days from booking after legal verification

50%

Within 15 days of the booking for registration



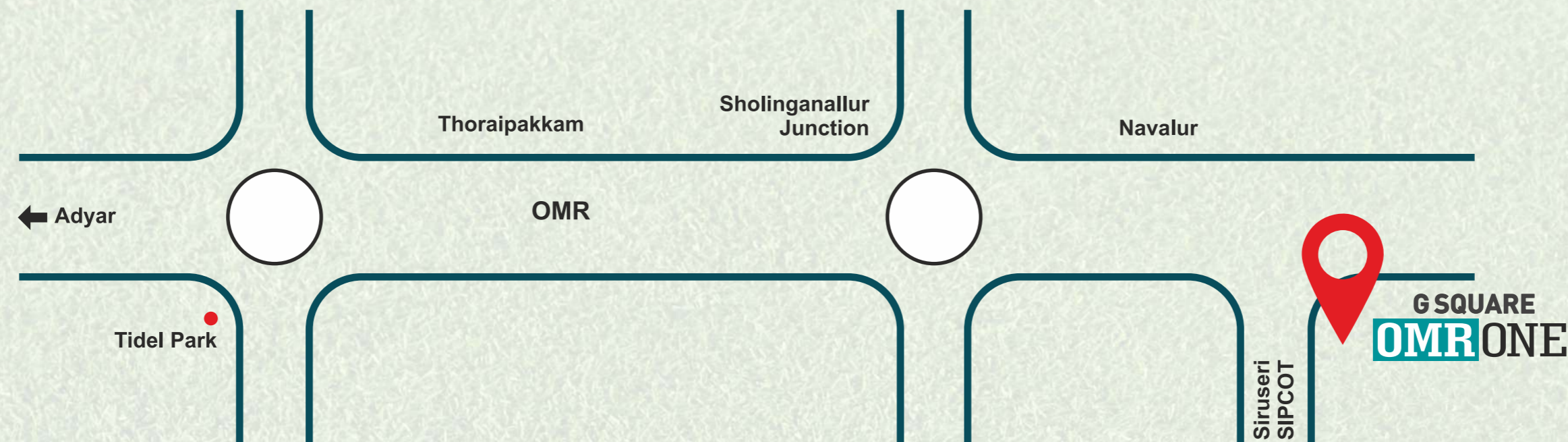
Make your home speak volumes about you...

It is believed that where you reside says a lot about your tastes and lifestyle. If that's right, then your life at G Square OMR One is nothing short of world-class living. With international companies next to you, great connectivity, best of infrastructure and a thriving residential society close by, you get to experience the best of OMR, right here in Siruseri.

The project comes with ready-to-construct villa plots and is just 1 minute from Navalur Junction, OMR's important hub.

Features like CCTV surveillance, perfect documentation and free maintenance, make this the right choice for your home.

LOCATION MAP



LOCATION ADVANTAGE

RESTAURANTS

Dominos	1 min
Kariyaki	1 min
Nivis Kitchen	1 min
Zaitoon	2 min
Clay Pot	2 min
Crescent's Lunchpad Restaurant	2 min
Bai VeetuKalyanam	3 min
Orange Wok	3 min
Taco Bell	3 min
Kafe 24	3 min
Burger King	3 min
27 Culinary Street (OMR)	3 min
Little Paanai	3 min
Coal Barbecues	4 min
Sangeetha Veg	4 min

McDonald's	5 min
KFC	5 min
Robot themed Restaurant	5 min
Hungry Cars	5 min
Chennai Spicy Kitchen	5 min
Inzy's Garden Restaurant	5 min
Old Madras Café	6 min
Ambur Star Briyani	7 min

HOTELS

Novotel Chennai Sipcot	3 min
Ilara Hotels & Spa	4 min
Ibis Chennai Sipcot	4 min
Beehive Candour	4 min
Hotel Parkway Inn	5 min
Wyndham Chennai	7 min

SCHOOLS

Hiranandani Upscale School	3 min
St. John's Public School	4 min
Padma Adarsh Hr Sec School	5 min
KC High International School	5 min
Vellamal New Gen School	5 min
Gateway International	8 min
Hindustan International School	8 min
PSBB School	8 min
Jeppiar School	8 min
The School, KFI	10 min

HOSPITALS

Sri IshariVelan Mission Hospital	8 min
Madhura Hospital	2 min
Annai Hospital	4 min

Chettinad Hospital	10 min
Swaram Hospital	13 min
Global Health City	15 min

COLLEGES

Md. Sathak A.J. College of Engineering	3 min
Jain College	5 min
SRR Engineering College	8 min
Hindustan College of Arts & Science	8 min
Anand Institute of Higher Technology	8 min
Prof. Dhanapalan College of Arts & Science	10 min



CHENNAI | COIMBATORE

G SQUARE GROUP

Registered: Century Centre, No.75, T.T.K. Road
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www.gsquarehousing.com

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To refer this project to your friends and family, write to
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