



**Home.
Happiness.
Holistic Living.**

G SQUARE
Omega

**PLOTS IN A
WELLNESS THEMED
GATED COMMUNITY AT
PADUR, OMR**



G Square Advantages



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



Healthy living, the natural choice.

Your home and its entire neighbourhood, planned and crafted for a healthy, happy life. That's precisely what G Square Omega is all about. Spread across more than 6 acres in Padur, OMR, G Square Omega has a host of amenities, specifically built for healthy living. From aroma garden to jogging track, and from aerobics lawn to reflexology pathway, the health based amenities are its core. Welcome to G Square Omega. Welcome to holistic, healthy and happy living.

Salient Features



Just 119 residential plots spread across 6.4 acres



Strategically located between OMR and ECR in Padur



Just 100 mts. off the new 200 ft. road



25+ world-class health & wellness amenities



2 mins. from Siruseri Sipcot



3 mins. from Kelambakkam - Kovalam link road



5 mins. from Kovalam Jn, ECR



9 mins. from Sholinganallur



5 years free maintenance



24x7 CCTV surveillance



Ready to construct villa community



Perfect documentation



Well-laid blacktop internal roads with street lights



Post-purchase guidance for easy villa construction



45 Reasons to buy...

LOCATION

1. The only DTCP approved gated plot community project situated at Padur spanning for 6.4 acres with 119 plots
2. Premium land in a prime location overlooking the Muttukadu back waters with essentials and transit connectivity available in close proximity
3. Situated in a safe and secure neighborhood
4. Approach road width is 30 ft.
5. Close to major IT areas like Siruseri, Navalur, Thorapakkam, Sholinganallur, etc.
6. Public transport access nearby (Padur bus stop is 2 mins. away)
7. Educational institutions like Gateway International School, Hindustan International School, Velammal Vidyashram, Padma Aadharsh Higher Secondary School, etc. are near by
8. Close to hospitals Supreme Specialty Hospital, Chettinad Health Centre, Praveena Hospital, Maheshwari Hospital, Annai Hospital, etc.
9. Entertainment avenues are in close proximity
10. Various religious centers of worship are also nearby

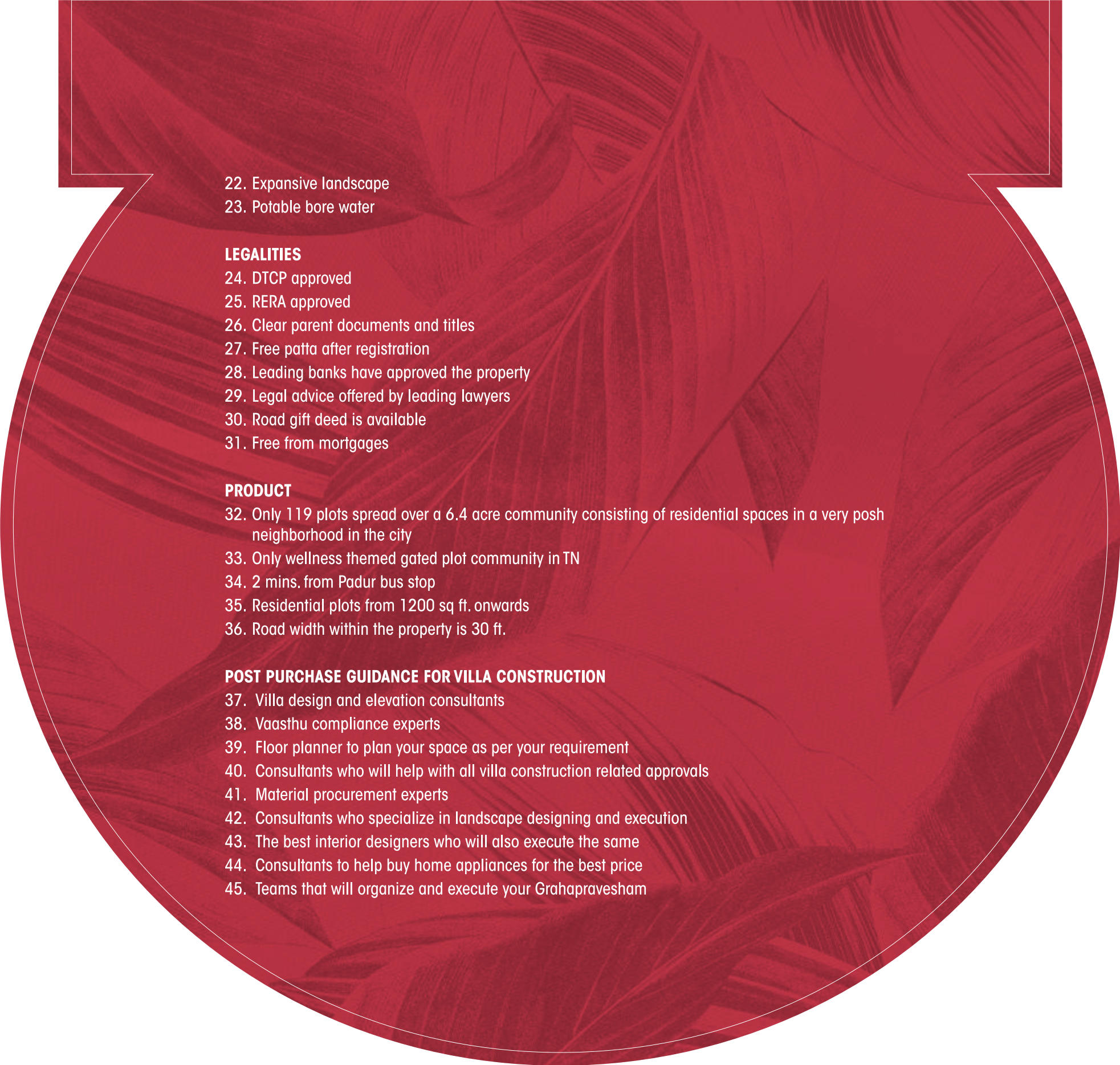
PRICE

11. Affordable, yet easily accessible from the city's IT corridor
12. The only right priced DTCP approved plot community at Padur, strategically placed between OMR and ECR
13. Unapproved plots are sold at that price whereas G Square Omega is a DTCP approved plot
14. Situated in a posh neighborhood for a very reasonable price
15. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Omega, you can now completely own your own villa and the land it is on at a more reasonable price

FEATURES

16. 25+ world-class health & wellness amenities
17. 5 years free maintenance
18. 24x7 CCTV surveillance
19. State of the art infrastructure like black top roads and LED street lights
20. Ready-to-construct
21. Essential amenities like water, electricity, drainage, etc.



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- 22. Expansive landscape
 - 23. Potable bore water

LEGALITIES

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

PRODUCT

- 32. Only 119 plots spread over a 6.4 acre community consisting of residential spaces in a very posh neighborhood in the city
- 33. Only wellness themed gated plot community in TN
- 34. 2 mins. from Padur bus stop
- 35. Residential plots from 1200 sq ft. onwards
- 36. Road width within the property is 30 ft.

POST PURCHASE GUIDANCE FOR VILLA CONSTRUCTION

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

G Square Omega – A haven of wellness and fine living.

G Square Omega has been thoughtfully conceived keeping the wellness quotient of its residents in mind. In today's fast paced world, health and wellness takes a backseat and it is often neglected. G Square Omega has packed the project with amenities and features that aids in the overall well-being of the people living in the community.

The project has over 25 specially curated health and wellness amenities. This includes physical, social, sensory, emotional and mental well-being. Making it the perfect choice for a contented and healthy living.

25+ world-class wellness amenities

PHYSICAL



- Reflexology Pathway
- Aerobic lawn
- Gym
- Street climbing
- Basket Ball
- Badminton
- Net cricket
- Jogging track
- Cycling track
- Yoga lawn
- Ludo
- Tic Tac Toe
- Pedestrian
- Kids play area
- Organic farm
- Sun bath

SOCIAL



- Pergola with seating
- Senior citizen garden
- Gazebo
- Pedestrian

SENSORY



- Therapeutic garden
- Aroma garden
- Watch tower
- Barbeque lawn
- Fountain
- Birds Vocalization

EMOTIONAL



- Birds nest with feeding
- Laughing park
- Reading zone
- Zen garden

Park site plan



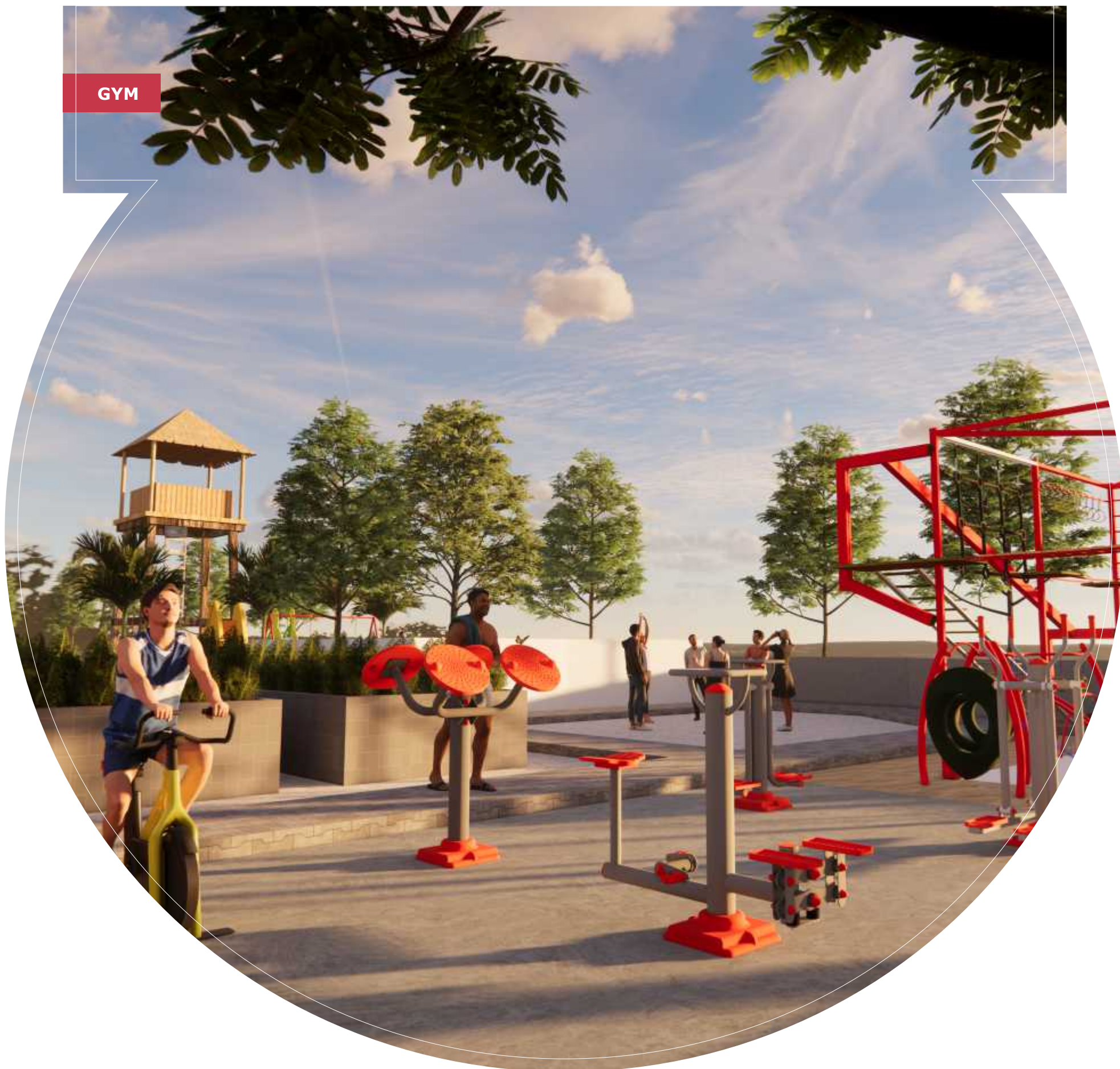
Legends

1. PERGOLA WITH SEATING
2. SENIOR CITIZEN GARDEN
3. READING ZONE
4. REFLEXOLOGY PATHWAY
5. YOGA LAWN
6. AEROBIC LAWN
7. THERAPEUTIC GARDEN
8. ZEN GARDEN
9. BIRDS NEST WITH FEEDING
10. WATCH TOWER
11. GAZEBO
12. BARBEQUE LAWN
13. LUDO
14. TIC TAC TOE
15. KIDS PLAY AREA
16. ORGANIC FARM
17. AROMA GARDEN
18. LAUGHING PARK
19. GYM
20. STREET CLIMBING
21. TENNIS
22. BADMINTON
23. NET PRACTICE (cricket)
24. PEDESTRIAN
25. JOGGING TRACK
26. FOUNTAIN
27. SUN BATH (Covered Vitamin D Zone)
28. BIRD VOCALIZATION



KIDS PLAY AREA

GYM





YOGA LAWN

WATCH TOWER

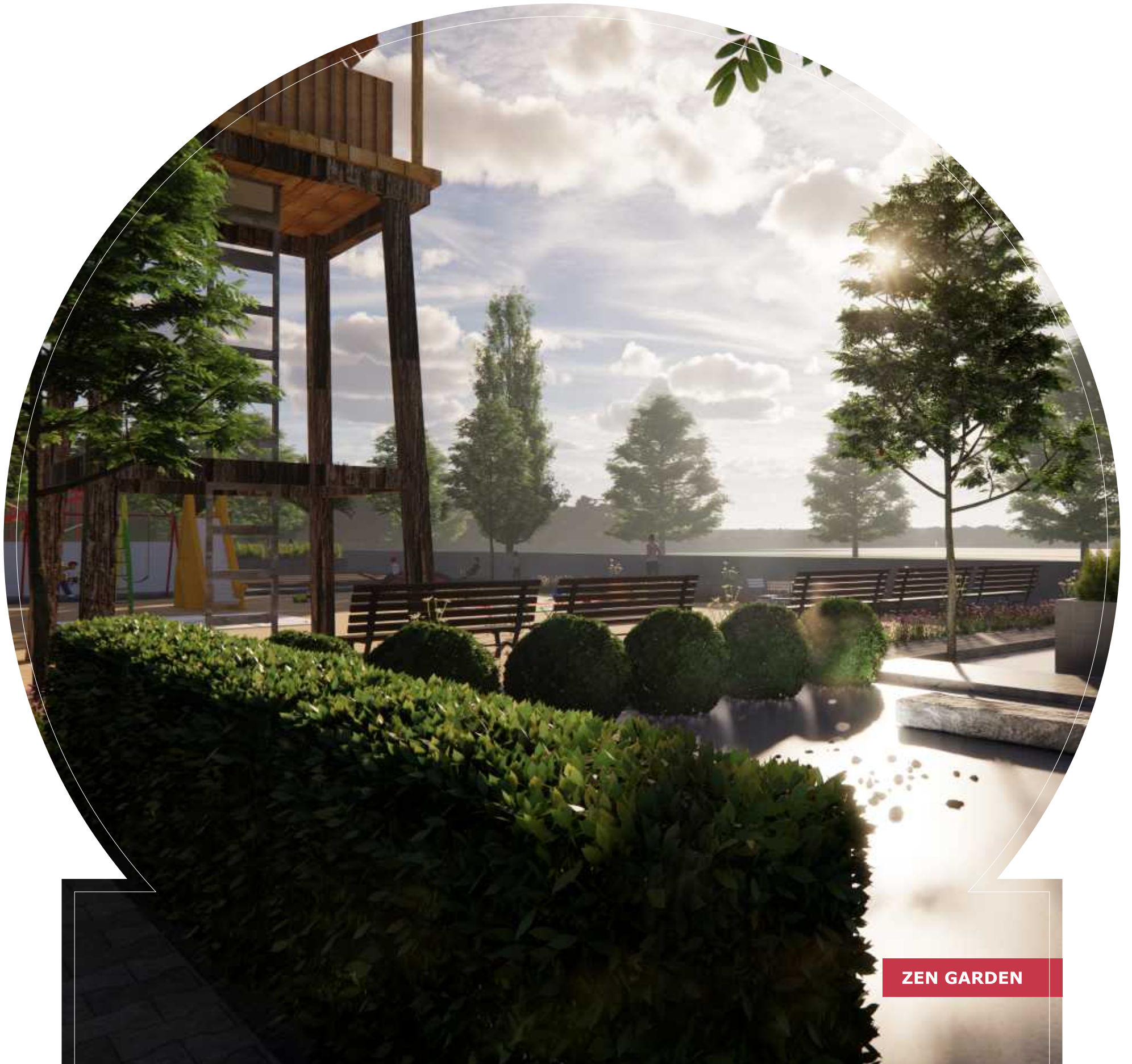




NET PRACTICE (CRICKET)

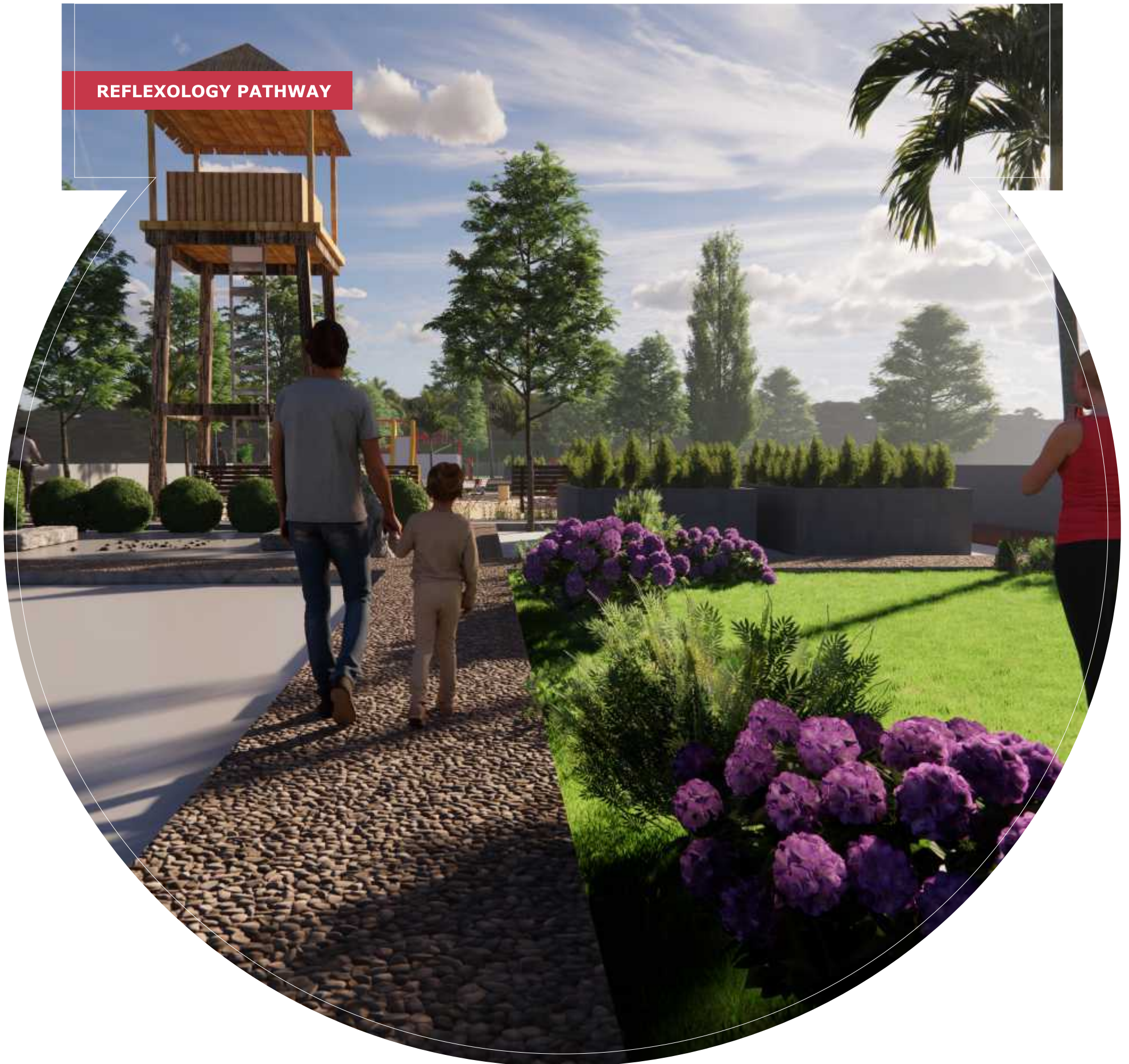
SENIOR CITIZEN GARDEN





ZEN GARDEN

REFLEXOLOGY PATHWAY



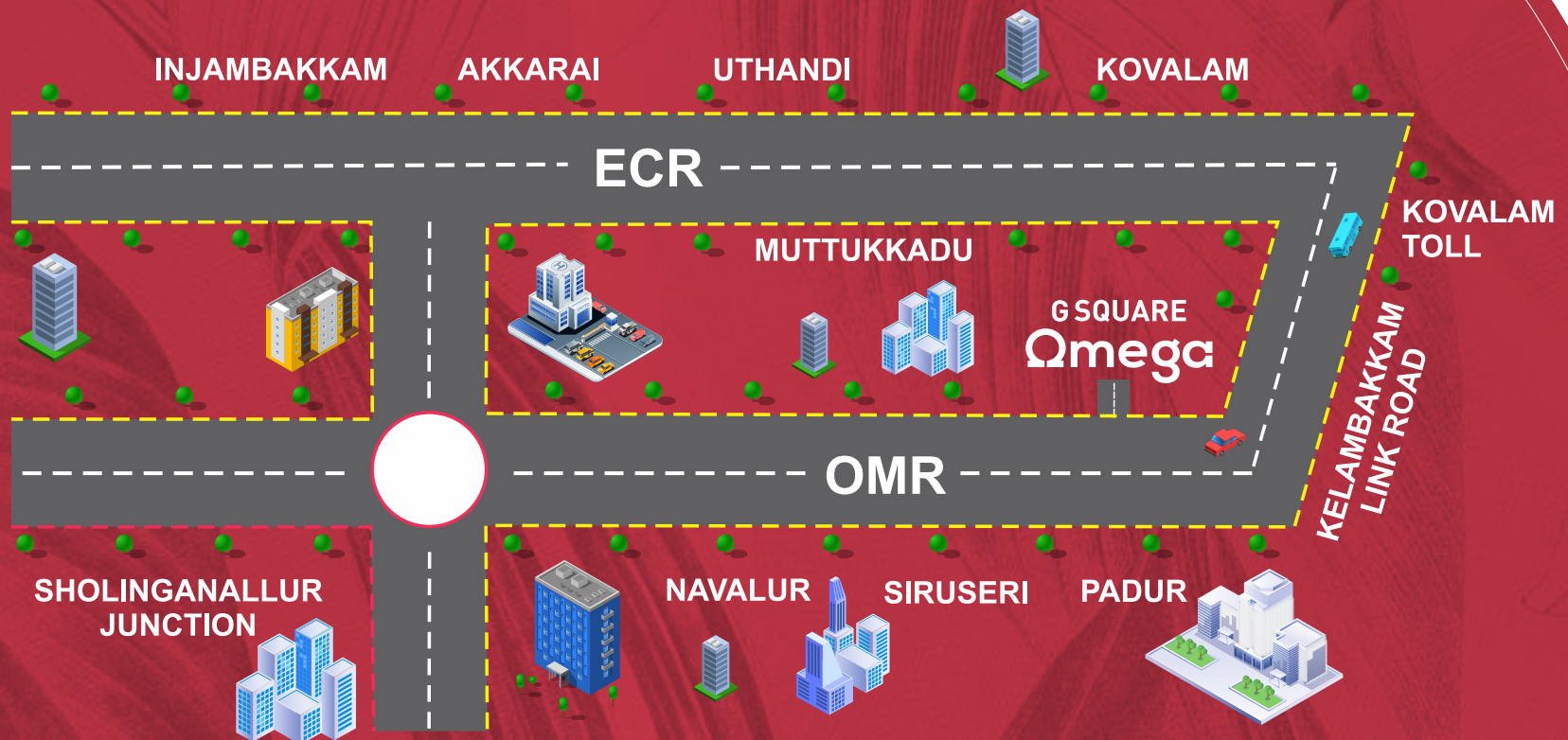


READING ZONE & FOUNTAIN

LAUGHING PARK & STREET CLIMBING



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

Schools

- Gateway International School – 5 mins.
- Hindustan International School – 7 mins.
- Velammal Vidyashram – 9 mins.
- Kidzee, Kelambakkam – 9 mins.
- Padma Aadharsh Higher Secondary School – 9 mins.
- Bhuvana Krishna Matriculation Higher Secondary School – 10 mins.
- Chettinad – Sarvalokaa Education – 12 mins.
- St. Francis de Sales Matriculation School – 12 mins.
- St. Mary's Matriculation Higher Secondary School – 13 mins.

College

- Hindustan University - 3 mins.
- Anand Institute of Higher Technology – 7 mins.
- Good Life Community College & Institute of Allied Health Sciences – 8 mins.
- Jeippiaar University - 9 mins.
- Saisha Institute of Management Studies and Technical Science – 9 mins.
- Professor Dhanapalan College of Arts and Science - 10 mins.
- SRR Engineering College - 10 mins.
- Chettinad Medical College – 10 mins.
- Chettinad School of Law – 11 mins.
- Chettinad College of Nursing - 12 mins.
- Chettinad Dental College and Research Institute – 12 mins.
- Chettinad School of Architecture – 12 mins.

Restaurant

- The Farmer Restaurant – 5 mins.
- PeermaDindugal Biryani Restaurant – 6 mins.
- Hotel Hungry Choice – 6 mins.
- City Food Court – 6 mins.
- Hotel Ganga Veg Restaurant – 7 mins.

- Foodaholic Restaurant – 7 mins.
- Pepper Flame Restaurant – 7 mins.
- Baboons – 7 mins.
- Hotel Krishna Bhavan – 8 mins.
- Travancore Restaurant – 8 mins.
- Wang's Kitchen -8 mins.
- New MuruganIdli – 9 mins.
- Sri GanapathyBhavan – 9 mins.
- Sahinsha's Biryani – 9 mins.
- Snapper Restaurant -10 mins.
- Oyester Restaurant – 10 mins.
- Janani Hotel – 10 mins.
- Pearl Kitchen -12 mins.

Hotel

- Days Hotel by Wundham Chennai – 7 mins.
- Crossway Hotels and Resorts – 7 mins.
- ULO Green Apple – 8 mins.
- PP Residency – 9 mins.
- Red Karpet Inn – 9 mins.
- Taj Fisherman's Cove – 10 mins.
- Peninsula Holiday and Resort – 11 mins.
- Covelong bay – 13 mins.
- Green Coconut – 13 mins.
- Casurina bay beach resort – 15 mins.

Hospital

- Supreme Specialty Hospital – 6 mins.
- Chettinad Super Specialty Hospital – 9 mins.
- Praveena Hospital – 9 mins.
- Maheshwari Hospital – 10 mins.
- Annai 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