

Divinity & Peace. In~built here!



G SQUARE
RIVERSIDE

VILLA PLOTS AT
THIRUVANAICAVAI, SRIRANGAM



ABOUT US



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



G SQUARE RIVERSIDE

LIVE A BLESSED LIFE!

Imagine waking up to the divine ringing of the temple bells everyday. Welcome to G Square Riverside, villa plots at Thiruvanaikaval, Srirangam. Located just 10 mins. from the world-famous Ranganatha Swamy Temple, this plot project is a haven for peace and tranquility. Come, experience what it means to live divine.

SALIENT FEATURES

-  Residential plots bang on Chennai-Trichy Highway in Srirangam, Trichy
-  Centrally located between Kollidam and Kaveri
-  5 mins from Trichy-Salem Highway
-  10 mins from the world-famous Ranganatha Swamy Temple
-  23 world-class amenities
-  5 years of free maintenance
-  24x7 CCTV surveillance
-  Ready-to-construct gated community
-  Perfect documentation
-  Well-laid blacktop internal roads with street lights
-  Post-purchase guidance for easy construction





42 REASONS TO BUY **G SQUARE RIVERSIDE**

Location

1. The only DTCP approved gated plot community project situated in Thiruvanaikaval, Srirangam with 84 plots over 5.53 acre with 23 world-class amenities
2. Thiruvanaikaval is a beautiful urban city in Tiruchirappalli which is on the banks of the river Kaveri and its distributary Kollidam
3. Premium plots in a prime location with good asset appreciation, state of the art road infrastructure, and proximity to historic locations, various educational institutions and plenty of entertainment venues as well
4. Safe and the secure plot community inside the city
5. Situated bang on the Trichy - Chennai Highway ensures high appreciation stimulators
6. Strategically positioned in one of the famous residential zones of Trichy
7. Approach road width towards the property is 30 ft.
8. Educational institutions like Annai Erica Higher Secondary School, Brindavan Vidyalaya ICSE, Sri Savitri Vidyalaya, Sacred Heart, Chinmaya Vidyalaya, etc. are nearby
9. Close to hospitals like Dr. G. Viswanathan Speciality Hospitals, GVN Riverside Hospital, Rajendra Hospital, Frontline Hospital, MMM Multi Specialty, Assured Best Care Hospital, etc.
10. Entertainment avenues are in close proximity
11. Various religious centers of worship are also nearby

Price

12. Situated in a posh, secure neighbourhood for a reasonable price
13. Affordable plots less than a kilometer away from Kaveri and Kollidam
14. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Riverside, you can now completely own your own villa and the land it is on at a more reasonable price
15. Unapproved plots are sold at the same price whereas G Square Riverside is a DTCP approved plot

Features

16. 5 years of free maintenance
17. 24x7 CCTV security
18. State of the art infrastructure like black top roads and LED street lights
19. Ready-to-construct



42 REASONS TO BUY **GS SQUARE RIVERSIDE**

- 20. Essential amenities like water, electricity, etc.
- 21. Expansive landscape
- 22. Potable bore water

Legalities

- 23. DTCP 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 84 plots spread over a 5.53 acre community consisting of residential spaces in a very posh neighbourhood in the city
- 32. Road width within the property is 30 ft.
- 33. Residential plots from 362 - 2987 sq. ft. onwards

Post Purchase Guidance for Villa

- 34. Villa design and elevation consultants
- 35. Vaasthu 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 specialize 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 organize and execute your Grahapravesham

AREA STATEMENT

PLOT NO	AREA IN SQMT	AREA IN SQFT	PLOT NO	AREA IN SQMT	AREA IN SQFT
1	106.21	1143.24	43	56.92	611.98
2	109.56	1179.20	44	60.50	652.22
3	108.96	1173.30	45	61.25	659.30
4	108.44	1167.25	46	61.25	659.30
5	108.80	1171.12	47	61.29	659.30
6	81.63	878.67	48	53.61	578.78
7	82.77	890.94	49	41.03	441.65
8	129.81	1397.27	50	48.46	521.62
9	109.17	1175.11	51	55.45	607.63
10	224.88	2420.39	52	53.32	573.94
11	170.83	1835.81	53	52.88	569.20
12	243.42	2616.64	54	48.81	524.10
13	202.32	2179.61	55	39.89	428.38
14	163.87	1763.90	56	34.32	369.42
15	150.00	1614.60	57	34.16	367.70
16	179.47	1931.82	58	68.40	736.26
17	277.49	2986.90	59	147.49	1587.58
18	79.68	856.09	60	116.46	1253.58
19	86.18	927.64	61	144.23	1552.49
20	88.47	950.76	62	152.91	1643.92
21	94.68	1018.37	63	152.91	1643.92
22	251.42	2706.29	64	152.91	1643.92
23	191.98	2066.47	65	148.05	1593.61
24	130.29	1402.44	66	149.45	1608.68
25	77.11	830.01	67	148.47	1598.13
26	75.77	815.59	68	139.29	1499.32
27	76.59	824.41	69	139.29	1499.32
28	77.88	838.30	70	139.29	1499.32
29	76.09	819.03	71	144.63	1558.80
30	125.68	1352.82	72	137.51	1476.34
31	71.99	774.90	73	158.74	1719.44
32	71.99	774.90	74	154.45	1662.50
33	91.96	989.86	75	154.45	1662.50
34	167.17	1799.42	76	154.45	1662.50
35	181.48	1958.17	77	141.04	1518.15
36	90.68	976.08	78	140.20	1509.11
37	69.89	752.30	79	138.23	1487.91
38	41.30	441.55	80	120.48	1296.85
39	47.83	514.84	81	120.48	1296.85
40	60.68	653.16	82	120.48	1296.85
41	60.68	653.16	83	117.34	1261.05
42	60.68	653.16	84	119.26	1283.71



GS SQUARE
RIVERSIDE

PARK PLAN



G SQUARE RIVERSIDE

LEGENDS

- | | |
|---------------------------|-----------------------------|
| 1. SENIOR CITIZEN NOOK | 13. KIDS ROCK CLIMBER |
| 2. STONE BENCH SEATING | 14. KIDS PLAY ZONE |
| 3. PEBBLE WALK | 15. PETS ZONE |
| 4. COMMUNITY / PARTY LAWN | 16. BOX CRICKET |
| 5. BBQ SPACE | 17. BASKETBALL POST |
| 6. YOGA / AEROBICS | 18. BADMINTON COURT |
| 7. LAUGHING COURT | 19. BASKETBALL COURT |
| 8. HIIT | 20. FUTSAL COURT |
| 9. CORE BODY WORKOUT ZONE | 21. VOLLEYBALL COURT |
| 10. OUTDOOR FITNESS | 22. TENNIS COURT |
| 11. TODDLER ZONE | 23. PATHWAY / JOGGING TRACK |
| 12. CHESS TABLE | |

TODDLER ZONE



KIDS PLAY ZONE





BASKETBALL COURT



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

- Annai Erica Higher Secondary School - 1 min
- Brindavan Vidyalaya ICSE - 2 mins
- Kharjan M.E. School - 2 mins
- Thanthai Periyar Elementary School - 2 mins
- Sri Savithri Vidyalaya - 5 mins
- The High School - 7 mins
- ER Higher Secondary School - 8 mins
- Sri Balaji Nursery and Primary School - 8 mins
- Sam's School - 8 mins
- The Kalaivaani Matriculation School - 9 mins
- Sacred Heart Higher Secondary School - 10 mins
- St. Anthony Nursery and Primary School - 10 mins
- Kudos Play School - 10 mins
- Sri Akhilandeshwari Vidyalaya - 10 mins
- East Ranga High School - 10 mins
- Chinmaya Vidyalaya Matriculation School - 10 mins

College

- Mass College of Education - 3 mins
- Sri Adhishankar Group of Colleges - 3 mins
- Sri Adhisankara Group of Colleges - 3 mins
- Mookambigai College of Nursing - 4 mins
- Chettinad College of Engineering and Technology - 6 mins
- Annamalai Institute of Hotel Management - 6 mins
- GVN Institute of Medical Sciences - 7 mins
- Sri Sai Nursing and Catering College - 9 mins
- Srimad Andavan Arts and Science College - 10 mins
- St. Joseph's College - 12 mins
- University of Malaysia (NIMS Institute) - 14 mins
- Seethalakshmi Ramaswami College - 10 mins
- Indira Gandhi College - 11 mins
- Cauvery College for Women - 12 mins
- Holy Cross College of Education - 12 mins
- Divine College of Education - 12 mins
- Kurinji College of Arts and Science - 13 mins

Restaurants

- Jothi Fast Food - 2 mins
- Red Chicken - 3 mins
- TN48BBQ - 4 mins
- Ayse - 4 mins
- Hotel Famous Biryani - 4 mins
- Royal Arabian Restaurant - 4 mins
- Hotel Jallikattu - 4 mins
- Hotel Famous Biryani - 4 mins
- 90 Coffee Bar - 5 mins
- Partha Sarathy Vilas - 5 mins
- Sri Santhi Bhavan - 5 mins
- Srirangam Bhavan - 5 mins
- Sri Ambhai Chettinadu Mess - 5 mins
- Hotel Kanappa - 6 mins
- Sri Akhilandeshwari Hotel - 8 mins
- Mani's Café - 8 mins

Hospitals

- Dr. G. Viswanathan Speciality Hospitals - 5 mins
- GVN Riverside Hospital - 5 mins
- Rajendra Hospital - 6 mins
- Frontline Hospital - 7 mins
- MMM Multi Specialty Hospital - 10 mins
- GVN Multi Specialty - 10 mins
- ABC (Assured Best Care) Hospital - 10 mins
- Jayam Multi Specialty Hospital - 11 mins
- Maruthi Hospital - 15 mins
- Retna Global Hospital - 15 mins
- Kauvery Hospital - 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.

”



G SQUARE GROUP

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REGISTERED: Century Centre, No. 75, T.T.K. Road, Alwarpet, Chennai - 600 018.

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