



**LUXURY LIVING MADE
AFFORDABLE.**



G SQUARE
AURORA
VILLA PLOTS AT NAVALUR

About us



South India's largest plot promoter & Tamil Nadu's No.1 real estate developer



Committed to plot perfection by finding the perfect plot in the perfect location, size and price for you



1000+ acres of land delivered so far



6000+ happy customers



100% clear titles & transactions



Spread across Chennai, Coimbatore, Trichy, Bengaluru, Hosur, Ballari, Mysuru, Hyderabad & Pune

Awards & Recognition



Best Luxurious Plotted Developer



Best Luxurious Plotted Development - G Square BEACHWALK



Best Legal & Documentation Process



Excellence in Customer Satisfaction



The Best in Customer Satisfaction



The Best in Legal & Documentation Process





Modern living redefined

Announcing G Square Aurora, affordable plots with oodles of modernity. In the booming junction of Navalur, get set to build your dream home that's geared to appreciate with time. Away from the crowd yet close to the IT hubs, with great affinity to infinite growth - it's the lifestyle that your family deserves.

G Square Aurora is the shimmering light that brightens your life. Immensely appreciating value as there's an upcoming metro station, while reducing your stress on daily commute, as it is placed bang on OMR just 5 mins from Sholinganallur. Brighten your future with the guiding light of Aurora!



Salient Features



217 villa plots spread across 9.63 acres



2 mins from Siruseri SIPCOT



5 mins from Sholinganallur



5 mins from ECR link road



Close to the upcoming metro at Navalur



25+ World-class amenities



2 years of free maintenance



24x7 CCTV surveillance



Ready-to-construct villa plots



Perfect legal documentation



Well-laid blacktop internal roads with street lights



G Square Build Assist: Post-purchase guidance for easy villa construction

Why plots are better than apartments?

There are plenty of reasons why you should invest in a plot. Foremost being plots give you the option to design your dream home from scratch. Just the way you want it. Also, the freedom, space and an independent lifestyle a plot gives you, is truly matchless. Here, we give you few reasons why plots always make a wiser choice to invest in.



Freedom to build your dream home



Complete ownership



Maximum carpet area



Faster appreciation



Patta name transfer



Complete privacy



No waiting time



No wall sharing



No floor rise charges



Total control over build quality



NAVALUR

Why Navalur?

- **An ideal location for the perfect residential neighbourhood.**

Navalur is a prominent location in the city, which is considered to be the ideal residential neighbourhood because of the abundance of commercial buildings and industries. It comes with high connectivity to prime localities like Sholinganallur, Siruseri SIPCOT and Kovalam.

- **Prime location with high connectivity.**

Navalur's prime advantage is its connectivity to other parts of the city, be it the IT hub of Chennai - Siruseri and Sholinganallur or the beaches of ECR for a relaxing weekend. Close proximity to AGS Cinemas, The Marina Mall, Mohamed Sathak A.J. College of Engineering and SIPCOT IT park, the possibilities are limitless for a sustained and happy life at G Square Aurora.

- **Abundance of social amenities.**

With the onset of multiple IT and IT related opportunities along the OMR stretch, this region has seen a mass migration of Chennai population and has become the social hub where people hang out for entertainment. With multiple locational advantages like high-end schools, colleges, hospitals, restaurants, industries, malls and entertainment avenues, this is the ideal residential destination.

- **Higher appreciation potential.**

The upcoming metro project (Phase 2) has greenlit the rise of appreciation which is definitely going to sway some minds into investing in the location for the long term. High affinity to commercial and employment opportunities in league with excellent connectivity to multiple parts of the city, the potential of appreciation is truly steady.

- **Future ultra-modern industrial and residential zone.**

Navalur is a gem of a location that imbibes modern living while providing connectivity to IT hubs of the city and a gateway out of the city for long distance trips and travel. The unique combination of residential and industrial opportunities has been the key offering of the area amongst many others.

47 REASONS TO BUY G SQUARE AURORA

G SQUARE
AURORA

LOCATION

1. The only DTCP approved secured plot community with 25+ world-class amenities situated at Navalur, spread across an overall land area of 9.63 acres comprising 217 plots.
2. Just 500m from OMR.
3. 5 mins from Sholinganallur Jn and 2 mins from Siruseri SIPCOT.
4. Consist of 25+ world-class amenities spread across 2 parks.
5. Navalur, one of the well-developed areas in Chennai city, is located along Old Mahabalipuram Road (OMR) and offers good connectivity to the southern parts of Chennai.
6. Close to major business hubs like Siruseri, Sholinganallur, Karapakkam and Thoraipakkam.
7. Due to its proximity to the IT companies, Navalur is witnessing a growth in residential sector.
8. Situated in a safe and secure neighborhood close to IT & ITeS establishments like SIPCOT Siruseri IT park, Elcot IT park, Chennai One IT SEZ at Thoraipakkam, Ramannujam IT park in Tidel park, International Techpark in Taramani.
9. Navalur bus stop is just 1 min away.
10. Very close to upcoming metro at Navalur
11. Airport is 45 mins away.
12. Educational institutions like Agni College Of Technology, St. Josephs

College of Engineering, Sathyabama University, Jeppiaar Engineering College, Mohamed Sathak A.J. College of Engineering, Anand Institute of Higher Technology, Hindustan Institute of Technology & Science are nearby.

13. Close to hospitals such as Sathyabama General Hospital, Good Life Hospital, ASTRA Speciality Hospital, Swaram Hospital & Specialty Clinic, Supreme Speciality Hospitals, Gleneagles Global Health City, etc.
14. Entertainment avenues such as AGS Cinemas Navalur, Vivira Mall, VGP Universal Kingdom, PVR Heritage ECR Chennai, MGM Dizzee World Amusement Park, Mayajaal Multiplex are in close proximity.
15. Various religious centers like Iskon Chennai and heritage center like Dakshina Chitra Heritage Museum are also nearby.

PRICE

16. Affordable plots at a premium location that is easily accessible from major areas such as Adyar, Thiruvanmiyur, Thoraipakkam, Shollinganallur, Tambaram, Velachery etc.
17. The only rightly priced DTCP approved plot community just 5 mins from Sholinganallur Jn. at Navalur.
18. Unapproved plots are sold at a different price whereas G Square Aurora is a DTCP approved plot.
19. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Aurora, you can now completely own your villa and the land it is on at a more reasonable price.

FEATURES

20. 2 years of free maintenance.
21. 24x7 CCTV security.
22. State-of-the-art infrastructure like blacktop roads and LED street lights.
23. Ready-to-construct villa plots.
24. Essential amenities like water, electricity etc. can easily be obtained.
25. Expansive landscape.

LEGALITIES

26. DTCP approved.
27. RERA registered.
28. Clear parent documents and titles.
29. Patta after registration can be easily obtained.
30. Leading banks have approved the property.
31. Legal advice offered by leading lawyers.
32. Road gift deed is available.
33. Free from mortgages.

PRODUCT

34. Only 217 plots spread across in an overall land area of 9.6 acres.
35. Road width within the property is 40 ft.
36. Approach road width is 60 ft.
37. 217 residential plots ranging from 466.30 Sq.ft. to 2257.64 Sq.ft.
38. Hotspot property with good appreciation.

G SQUARE BUILD ASSIST: A POST-PURCHASE PROGRAMME FOR EASY CONSTRUCTION

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

PAYMENT TERMS

Rs.1 lakh on booking

- 10%** Within 7 days from the date of booking
- 40%** Within 10 days from the date of booking
- 50%** Within 15 days from the date of booking or registration of UDS, whichever is earlier

Why Navalur is the developmental hotspot.

THE TIMES OF INDIA

Chennai Metro Rail plans to start train services along IT Corridor by 2027

The 20-km stretch between Nehru Nagar and SIPCOT in Siruseri is part of corridor 3 (Madhavaram to SIPCOT – 45.4 km) and will have several stations providing connectivity for employees working in software companies

May 30, 2023 12:10 am | Updated 12:46 pm IST - CHENNAI



In a move that could transform the public transport system for thousands of people residing and commuting from Old Mahabalipuram Road, Chennai Metro Rail Ltd. (CMRL) plans to start operating train services as part of phase II project from Nehru Nagar in Perungudi till Siruseri by 2027.

The 116-km phase II project has been planned at a cost of ₹61,843 crore and this near 20-km stretch is part of corridor 3 (Madhavaram to SIPCOT – 45.4 km). It will have stations at Nehru Nagar, Kandhanchavadi, Perungudi, Thoraipakkam, Mettukuppam, PTC Colony, Okkiyampet, Karapakkam, Okkiyam Thoraipakkam, Sholinganallur, Sholinganallur Lake I Metro, Sholinganallur Lake II Metro, Semmancheri I Metro, Semmancheri II Metro, Gandhi Nagar, Navalur, Siruseri, Siruseri SIPCOT I Metro and Siruseri SIPCOT II Metro.

#SWARAJYA

Chennai All Set To Get Massive Infra Upgrade With Multi-Deck Elevated Corridor On Its IT Hub OMR

Thursday, September 5, 2019 05:59 PM IST



In a bid to provide a massive infrastructure upgrade for Chennai, Tamil Nadu government will develop a Rs 3,088 crore multi-deck elevated transport corridor in Old Mahabalipuram Road (OMR) under two phases to de-congest the road, The New Indian Express reported.

The State government will develop the elevated corridor under two phases - from Taramani to Siruseri in Phase-I and Siruseri to Mahabalipuram in Phase-II along OMR.

THE HINDU

Larsen and Toubro bags two contracts worth nearly ₹770 crore for Chennai Metro Rail's phase II project

The firm will be in-charge of manufacturing and installing vital overhead equipment and electrical, remote monitoring and controlling systems for portions of corridors 3 and 5

May 24, 2023 10:06 pm | Updated May 25, 2023 01:03 am IST - CHENNAI



Chennai Metro Rail Limited (CMRL) has awarded two contracts worth nearly ₹770 crore to Larsen and Toubro to manufacture and install vital overhead equipment and electrical, remote monitoring and controlling systems for operations in the phase II project.

The phase II project is being built at a cost of ₹61,843 crore over a length of around 116 km across the city with three corridors — Madhavaram to SIPCOT (corridor 3), Light House to Poonamallee (corridor 4) and Madhavaram to Sholinganallur (corridor 5) — and both elevated and underground work has taken off in full swing at various parts of the city. Meanwhile, CMRL has also been simultaneously awarding contracts and beginning work for supply of trains and signalling, telecom, electrical systems, among others for the project.

THE TIMES OF INDIA

U-shaped flyover on OMR to be completed by May end

It will allow vehicles moving from Siruseri towards Madhya Kailash to make a U-turn at the elevated level and then take the Indira Nagar 2nd Avenue and other roads leading from there to reach their destination

April 13, 2023 06:28 pm | Updated 06:28 pm IST - CHENNAI



The unidirectional U-shaped flyover coming up near the Indira Nagar MRTS station on Rajiv Gandhi Salai (Old Mahabalipuram Road) is likely to be completed in two months. This will allow vehicles moving from Siruseri towards Madhya Kailash to make a U-turn at the elevated level. They can then use Indira Nagar Second Avenue and other roads leading from there to reach their destinations.

Sources in the Tamil Nadu Road Development Company (TNRDC), which is implementing the project, said the contractor had been given a deadline of May 31 to complete the work. "The deck slabs that form the main body of the flyover have been completed and now work to construct the approach ramps is under way," said an official.

The State government, in July 2019, announced that two U-shaped flyovers will be constructed at the Tidel Park and Indira Nagar junctions. Administrative sanction of ₹108.13 crore was accorded for this in November 2019.

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AURORA
 SITE PLAN



AREA STATEMENT

PLOT NO. AREA			PLOT NO. AREA			PLOT NO. AREA		
PLOT NO.	SQ.M	SQ.FT	PLOT NO.	SQ.M	SQ.FT	PLOT NO.	SQ.M	SQ.FT
1	108.86	1171.77	73	109.50	1178.66	145	54.00	581.71
2	106.78	1149.38	74	109.50	1178.66	146	54.00	581.71
3	109.11	1168.35	75	109.50	1178.66	147	54.00	581.71
4	94.33	1017.37	76	88.66	954.34	148	54.00	581.71
5	97.26	1046.26	77	88.66	954.34	149	54.00	581.71
6	98.32	1058.32	78	109.50	1178.66	150	72.18	781.25
7	98.32	1058.32	79	109.50	1178.66	151	62.11	668.95
8	102.46	1103.09	80	109.50	1178.66	152	54.00	581.71
9	104.63	1126.24	81	109.50	1178.66	153	54.00	581.71
10	121.20	1304.60	82	109.50	1178.66	154	54.00	581.71
11	121.20	1304.60	83	74.14	798.04	155	54.00	581.71
12	91.79	988.03	84	121.83	1311.38	156	54.00	581.71
13	91.79	988.03	85	126.43	1366.52	157	54.00	581.71
14	121.20	1304.60	86	126.43	1366.52	158	54.00	581.71
15	121.20	1304.60	87	126.47	1368.96	159	54.00	581.71
16	112.31	1208.90	88	140.00	1503.84	160	54.00	581.71
17	123.60	1334.04	89	141.30	1520.95	161	54.00	581.71
18	128.88	1387.26	90	125.40	1356.72	162	54.00	581.71
19	128.88	1387.26	91	124.10	1342.45	163	54.00	581.71
20	97.68	1058.43	92	124.10	1342.45	164	54.00	581.71
21	97.68	1058.43	93	124.10	1342.45	165	54.00	581.71
22	128.88	1387.26	94	124.10	1342.45	166	54.00	581.71
23	128.88	1387.26	95	124.10	1342.45	167	54.00	581.71
24	142.37	1532.47	96	124.10	1342.45	168	54.00	581.71
25	128.74	1384.23	97	124.10	1342.45	169	61.86	668.71
26	120.00	1291.68	98	124.10	1342.45	170	28.27	305.77
27	120.00	1291.68	99	122.97	1331.29	171	124.90	1358.31
28	120.00	1291.68	100	144.89	1559.60	172	124.90	1358.31
29	120.00	1291.68	101	146.02	1571.76	173	124.90	1358.31
30	120.00	1291.68	102	146.02	1571.76	174	124.90	1358.31
31	127.87	1376.39	103	146.02	1571.76	175	124.90	1358.31
32	127.87	1376.39	104	124.80	1343.90	176	124.90	1358.31
33	120.00	1291.68	105	124.80	1343.90	177	124.90	1358.31
34	120.00	1291.68	106	146.02	1571.76	178	127.40	1377.31
35	120.00	1291.68	107	146.02	1571.76	179	127.40	1377.31
36	120.00	1291.68	108	146.02	1571.76	180	124.90	1358.31
37	120.00	1291.68	109	144.89	1559.60	181	124.90	1358.31
38	123.90	1334.04	110	122.97	1331.29	182	124.90	1358.31
39	109.46	1168.35	111	124.10	1342.45	183	124.90	1358.31
40	124.70	1342.91	112	124.10	1342.45	184	124.90	1358.31
41	124.70	1342.91	113	124.10	1342.45	185	124.90	1358.31
42	124.70	1342.91	114	124.10	1342.45	186	124.90	1358.31
43	124.70	1342.91	115	124.10	1342.45	187	124.70	1341.77
44	96.00	1033.34	116	124.10	1342.45	188	107.50	1157.70
45	96.00	1033.34	117	124.10	1342.45	189	108.00	1160.84
46	94.87	1021.18	118	124.10	1342.45	190	108.00	1160.84
47	94.87	1021.18	119	209.74	2267.44	191	108.00	1160.84
48	96.00	1033.34	120	209.74	2267.44	192	108.00	1160.84
49	96.00	1033.34	121	209.74	2267.44	193	108.00	1160.84
50	95.04	1029.47	122	209.74	2267.44	194	108.00	1160.84
51	99.31	1068.97	123	209.74	2267.44	195	108.00	1160.84
52	108.00	1160.84	124	209.74	2267.44	196	108.00	1160.84
53	108.00	1160.84	125	209.74	2267.44	197	108.00	1160.84
54	108.00	1160.84	126	209.74	2267.44	198	108.00	1160.84
55	108.00	1160.84	127	209.74	2267.44	199	108.00	1160.84
56	108.00	1160.84	128	209.74	2267.44	200	124.90	1358.31
57	108.00	1160.84	129	209.74	2267.44	201	124.90	1358.31
58	94.28	1015.91	130	209.74	2267.44	202	124.90	1358.31
59	51.90	558.63	131	209.74	2267.44	203	124.90	1358.31
60	52.70	569.63	132	209.74	2267.44	204	124.90	1358.31
61	55.51	597.51	133	209.74	2267.44	205	124.90	1358.31
62	54.60	587.51	134	209.74	2267.44	206	124.90	1358.31
63	52.29	561.71	135	209.74	2267.44	207	124.90	1358.31
64	74.42	804.88	136	209.74	2267.44	208	124.90	1358.31
65	140.27	1509.47	137	209.74	2267.44	209	124.90	1358.31
66	74.42	804.88	138	209.74	2267.44	210	124.90	1358.31
67	120.45	1296.52	139	209.74	2267.44	211	124.90	1358.31
68	120.45	1296.52	140	209.74	2267.44	212	124.90	1358.31
69	120.45	1296.52	141	209.74	2267.44	213	124.90	1358.31
70	102.00	1098.90	142	209.74	2267.44	214	124.90	1358.31
71	109.50	1178.66	143	209.74	2267.44	215	124.90	1358.31
72	109.50	1178.66	144	209.74	2267.44	216	124.90	1358.31

PARK PLAN - 1



25+ WORLD CLASS AMENITIES

- 01. ADVENTURE DINO SLIDE
- 02. ADVENTURE MERRY GO
- 03. ADVENTURE SWING
- 04. ADVENTURE LOOP RUNG
- 05. ADVENTURE WALKING BARREL
- 06. ADVENTURE BALANCING BRIDGE
- 07. ADVENTURE ROPE CLIMBER
- 08. ADVENTURE ROCK CLIMBING WALL
- 09. ADVENTURE ZIP LINE
- 10. ADVENTURE JUNGLE GYM
- 11. ADVENTURE MONKEY BARS
- 12. KIDS TOT LOT (FUN STATION)
- 13. MUSHROOM STEPPING PODS
- 14. KIDS SPRING RIDER
- 15. KIDS SAND PIT
- 16. GAGA BALL PIT
- 17. TODDLERS SWING
- 18. TODDLERS SLIDE
- 19. JOGGING TRACK
- 20. OUTDOOR TABLE TENNIS
- 21. FAMILY SWING
- 22. GIANT BOARD GAME - TIC TAC TOE

ENTRY



PARK PLAN - 2



25+ WORLD CLASS AMENITIES

- 23. SHADED GAZEBO
- 24. REFLEXOLOGY PATHWAY
- 25. OUTDOOR GYM
- 26. HIIT WORKOUT ZONE
- 27. MEDITATION LAWN

ENTRY



Adventure Play Park



Kids Play Area



Toddlers Park & Table Tennis



Meditation Lawn & Gazebo



Outdoor Gym



HIIT Workout Zone



LOCATION MAP



LOCATION ADVANTAGES

SCHOOLS

- Mount Litera Zee School, OMR, Chennai - 2 Mins
- Velammal New Gen School Navalur - 4 Mins
- WoodHills Special School - 5 Mins
- St. John's Public School, OMR - 6 Mins
- KC High International School - 7 Mins
- Hiranandani Upscale School - 8 Mins

COLLEGES

- Agni College Of Technology - 4 Mins
- St. Josephs College of Engineering - 5 Mins
- Sathyabama University - 4 Mins
- Jeppiaar Engineering College - 7 Mins
- Mohamed Sathak A.J. College of Engineering - 9 Mins
- Anand Institute of Higher Technology - 11 Mins
- Hindustan Institute of Technology & Science - 12 Mins

RESTAURANTS

- Coal Barbecues - 2 Mins
- BVK - Bai Veetu Kalyanam - 2 Mins
- Dindigul Thalappakatti Restaurant OMR - 5 Mins
- Sky Line - 4 Mins
- Salt 'n' Pepper - 4 Mins
- Noorus Restaurant - 4 Mins
- Ghumaghumalu Andhra Restaurant - 5 Mins
- Yaa Mohaideen Briyani - 6 Mins
- Punjabi Rasoi - 7 Mins
- Zaitoon Restaurant, Navalur - 6 Mins
- Novotel Chennai Sipcot - 7 Mins
- Four Points by Sheraton Chennai OMR - 7 Mins
- Hotel Parkway Inn - 10 Mins
- Days Hotel by Wyndham Chennai OMR - 12 Mins

HOSPITALS

- Sathyabama General Hospital - 4 Mins
- Good Life Hospital - 7 Mins
- ASTRA Speciality Hospital - Chennai | Sholinganallur | OMR - 8 Mins
- Swaram Hospital & Specialty Clinic Sholinganallur - 10 Mins
- Supreme Speciality Hospitals - 13 Mins
- Gleneagles Global Health City - 15 Mins

TRANSIT

- Navalur Bus Stop - 1 Mins
- Semmancheri Bus Stop - 3 Mins
- Navalur Tollgate - 4 Mins
- Siruseri Bus Stop - 7 Mins
- Thalambur Bus Stop - 7 Mins
- Kelambakkam Bus Stop - 15 Mins

ENTERTAINMENT

- AGS Cinemas Navalur - 2 Mins
- Vivira Mall - 2 Mins
- ISKCON Chennai - 15 Mins
- VGP Universal Kingdom - 17 Mins
- PVR Heritage ECR Chennai - 20 Mins
- MGM Dizee World Amusement Park - 22 Mins
- Mayajaal Multiplex - 22 Mins
- DakshinaChitra Heritage Museum - 24 Mins



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 headaches while buying the plot because of the support given by them.



Get your friends as your neighbours
and get rewarded too!



To refer: 89393 40002 or
referral@gsquarehousing.com



G SQUARE GROUP

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CORPORATE OFFICE: Menon Eternity, 8th Floor, 1st Main Rd, Austin Nagar, Alwarpet, Chennai, Tamil Nadu - 600 028

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Disclaimer: The park renders are an artistic representation of the proposed amenities and are subject to change as per the actual site. The amenities list in the agreement can be considered as final.