

AN AFFORDABLY
DELIGHTFUL LIFESTYLE
IN A
WELL-CONNECTED LOCATION

G SQUARE
 **HERITAGE**

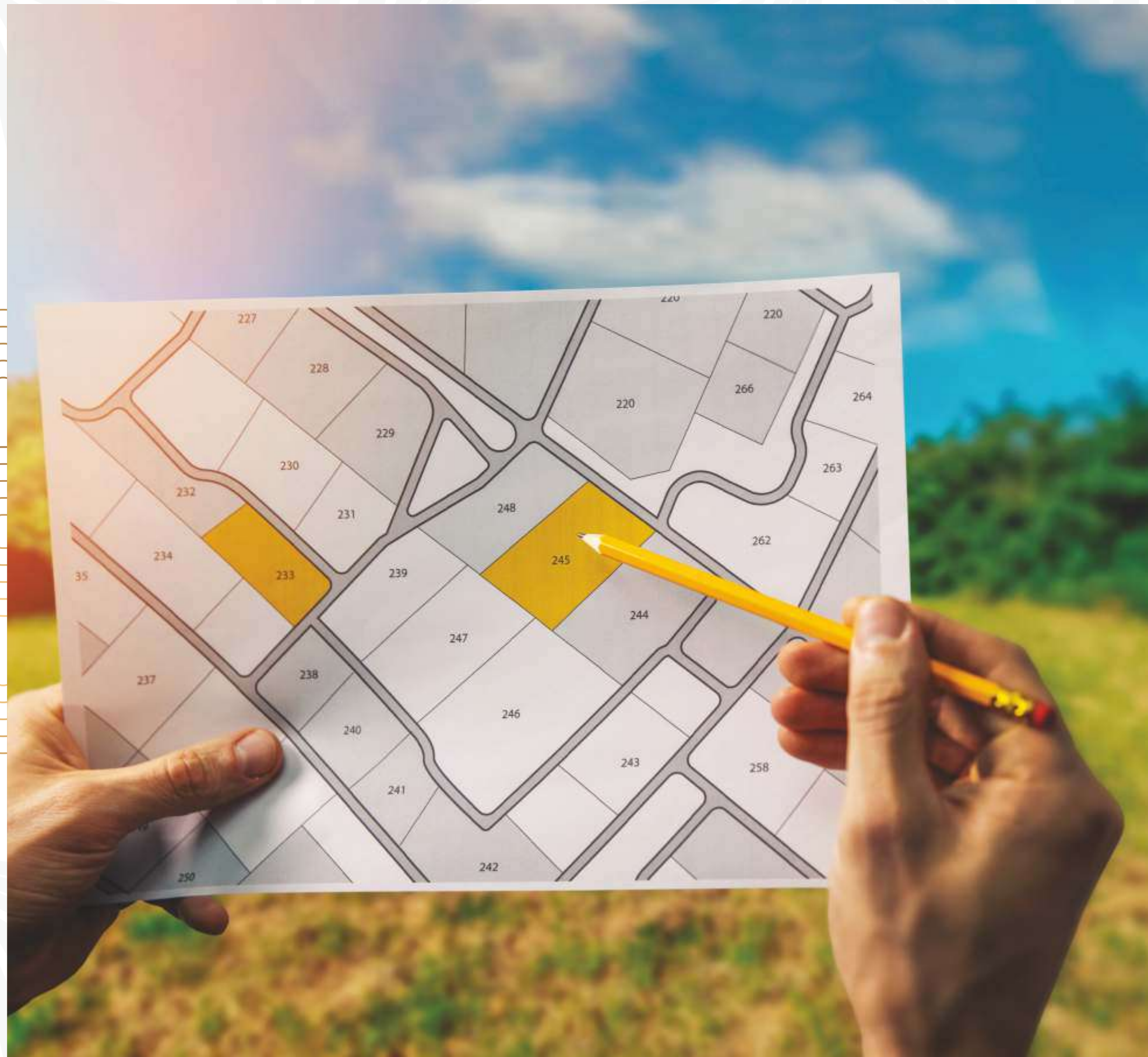
Villa plots at Othakalmandapam



G SQUARE
HERITAGE

PEACE AND PROSPERITY BEGIN HERE...

The project isn't just well-connected, but also enjoys peaceful surroundings. Building your home here would only mean unlimited peace of mind. Plenty of restaurants and entertainment options are in proximity as well so your weekends are set. The plots are perfectly priced to be affordable for you, so you don't burn a hole in your wallet and save plenty at the same time!



ABOUT US



Tamil Nadu's No.1
Real Estate Developer



1000 acres of
land delivered
so far



Best Luxury Plotted
Developer - G Square
(Times Business
Awards - 2021)



4500+
happy customers



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



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



RIGHT INVESTMENT.
RIGHT LOCATION.
RIGHT PRICE.

The two key factors deciding any real estate investment is finally the location and price. Being located in a well-connected neighbourhood that's also priced right, is truly a blessing. And that's exactly what G Square Heritage is all about!

A collection of villa plots located in a serene area, bang on Arisipalayam Road, Othakalmandapam. Gated plot community, ready-to-build plots and 5 years of free maintenance are just some of the convenient features of this project. And the best part about it is that you get to own all of this at a truly competitive price!

G SQUARE HERITAGE

SALIENT FEATURES



Villa plots on Arisipalayam road, Othakalmandapam



Only 98 deluxe residential plots spread over a 6.91 acre community



3 mins from Pollachi main road



24x7 CCTV surveillance



9 mins from Salem-Kochi highway



Well-laid blacktop internal roads with street lights



10 mins from Karpagam College of Engineering



5 mins from Hindustan Institute of Technology



5 years of free maintenance



Ready-to-construct villa community



Perfect documentation



Post-purchase guidance for easy villa construction

40 REASONS TO BUY

G SQUARE HERITAGE



LOCATION

1. The only DTCP approved gated plot community project situated on Arisipalayam road, Othakalmandapam
2. Situated in a safe and secure neighborhood with huge development in a short period of time.
3. 3 mins from Pollachi main road, 9 mins from Salem Kochi Highway & 8 mins from Karpagam College of Engineering.
4. Approach road width is 33 ft.
5. Public transport access nearby Othakalmandapam bus stop is 2 min away
6. Educational institutions like Amrita Vidyalayam, Ravel Matriculation, Vivek Vidya Mandir, etc. are nearby
7. Close to hospitals like L&L Hospital, Sree Abirami Hospital, SS Hospital, etc.
8. Entertainment avenues are in close proximity
9. Various religious centres of worship are also nearby

PRICE

10. Aptly priced plots on Arisipalayam road, Othakalmandapam
11. Unapproved plots are sold at the same price whereas G Square Heritage is a DTCP approved plot community
12. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Heritage, you can now completely own your own villa and the land it is on at a more reasonable price.
13. Situated in a posh neighborhood for a reasonable price

FEATURES

14. 5 years of free maintenance
15. 24x7 CCTV security
16. State-of-the-art infrastructure like black top roads and LED street lights
17. Ready-to-construct
18. Essential amenities like water, electricity, drainage, etc.
19. Expansive landscape
20. Potable bore water

LEGALITIES

21. DTCP approved
22. RERA registered
23. Clear parent documents and titles
24. Free Patta after registration
25. Leading banks have approved the property
26. Legal advice offered by leading lawyers
27. Road gift deed is available
28. Free from mortgages

PRODUCT

29. Only 98 deluxe residential plots spread over a 6.8 acre community on Arisipalayam road at Othakalmandapam.
30. Residential plots from 2.72 cents
31. Road width within the property is 33 ft.

POST PURCHASE GUIDANCE FOR EASY CONSTRUCTION

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



SITE PLAN



AREA STATEMENT

PHASE - 01		PHASE - 02		PHASE - 03	
PLOT NO	AREA IN CENT	PLOT NO	AREA IN CENT	PLOT NO	AREA IN CENT
1	2.72	1	6.57	1	3.26
2	3.96	2	3.75	2	4.12
3	4.03	3	3.20	3	4.65
4	4.54	4	3.99	4	3.55
5	6.15	5	3.81	5	3.99
6	3.48	6	3.84	6	4.57
7	3.44	7	3.20	7	4.56
8	3.41	8	3.99	8	3.99
9	3.18	9	3.89	9	3.44
10	4.02	10	3.92	10	2.78
11	3.78	11	3.99	11	3.92
12	5.66	12	3.99	12	4.02
13	4.02	13	3.97	13	3.99
14	3.21	14	5.62	14	4.86
15	3.21	15	5.61	15	6.82
16	3.98	16	4.30	16	7.67
17	4.02	17	5.03	17	6.99
18	4.41	18	5.11	18	4.10
19	6.31	19	4.02	19	4.63
20	4.02	20	4.02	20	4.00
21	3.98	21	4.02	21	3.99
22	3.40	22	4.02	22	3.45
23	4.02	23	4.02	23	3.99
24	4.04	24	4.02	24	4.00
25	3.90	25	4.02	25	4.01
26	5.20	26	4.02	26	3.99
27	5.46	27	3.99	27	3.45
28	4.13	28	3.99	28	3.99
29	4.25	29	4.02	29	3.99
30	8.80	30	4.02	29	4.01
31	8.10	31	4.02	30	4.60
32	9.48	32	7.18	31	7.02
				32	7.53



LOCATION ADVANTAGES

SCHOOLS

- 1. PMG Matric Higher Secondary School - 2 mins
- 2. Ravel Matriculation School - 2 mins
- 3. Dr. V. Gengusamy Naidu Matriculation Higher Secondary School - 2 mins
- 4. Vedanta Academy CBSE School - 4 mins
- 5. Vian Veenai Public School - 5 mins
- 6. Unit Matriculation School - 5 mins
- 7. Vivek Vidya Mandir CBSE School - 6 mins
- 8. Kalaivani Model Matriculation School - 7 mins
- 9. Amrita Vidyalayam, Ettimadai - 8 mins
- 10. Thaamarai World School - 12 mins

COLLEGES:

- 1. Angappa College of Arts & Science - 3 mins
- 2. Prishad College - 5 mins
- 3. Study World College of Engineering - 7 mins
- 4. VSB College of Engineering & Technical Campus, Coimbatore - 7 mins
- 5. Texcity Arts & Science College - 7 mins
- 6. Sri Kalaivani College of Education - 7 mins
- 7. Karpagam College of Engineering - 8 mins
- 8. ASL Pauls College of Engineering & Technology - 11 mins
- 9. Coimbatore Marine College - 12 mins
- 10. Sasi Creative School of Architecture - 12 mins
- 11. Muthus College of Allied Health Science - 12 mins
- 12. Firebird Institute of Research in Management - 15 mins

HOSPITALS:

- 1. L&L Hospital - 7 mins
- 2. Natraj Hospital - 9 mins
- 3. Rajam Medical Centre & Hospital Private Limited - 14 mins
- 4. Sree Abirami Hospital Private Limited - 14 mins
- 5. Koushika Hospital - 14 mins
- 6. SS Hospital - 15 mins
- 7. Abinand Hospital - 17 mins
- 8. Shree Meenakshi Hospitals - 22 mins

RESTAURANTS:

- 1. Miracle Restaurant - 1 min
- 2. Nano Tikka Barbecue Restaurant - 1 min
- 3. Hindustan Dhaba Restaurant - 2 mins
- 4. Panchavarnam Restaurant - 4 mins
- 5. Alagarsamy Vilas - 6 mins
- 6. Royal Kitchen Restaurant - 6 mins
- 7. Marhabaa Restaurant - 8 mins
- 8. New Cockarako - 8 mins
- 9. Salkara Family Restaurant - 10 mins
- 10. Al-Baari Restaurant - 10 mins
- 11. Taste of India - 11 mins
- 12. Grill Night Restaurant - 13 mins

TRANSIT:

- 1. Othakalmandapam Bus Stop - 2 mins
- 2. Madukkarai Raialway Station - 15 mins
- 3. Coimbatore Junction - 20 mins

LOCATION MAP



PAYMENT TERMS

- 10% At the time of booking
- 40% 7 days from booking after legal verification
- 50% Within 15 days of the booking for registration

HAPPY OWNERS OF G SQUARE PLOTS



**GET YOUR
FRIENDS AS YOUR
NEIGHBOURS
AND GET
REWARDED
TOO!**

**Get 0.5% referral benefit
as bonus with every booking**

To refer this project to your friends and family,
Call: 89393 40002 or
referral@gsquarehousing.com

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

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.

COIMBATORE OFFICE: 1B, 1st Floor, Pricol Caledon Square, 348 Avinashi Road, Peelamedu, Coimbatore - 641 004.

For more details: **89394 10004** | www.gsquarehousing.com

RERA: Phase 1 - TN/11/Layout/5223/2022 | Phase 2 - TN/11/Layout/5237/2022 | Phase 3 - TN/11/Layout/5354/2022 | www.rera.tn.gov.in