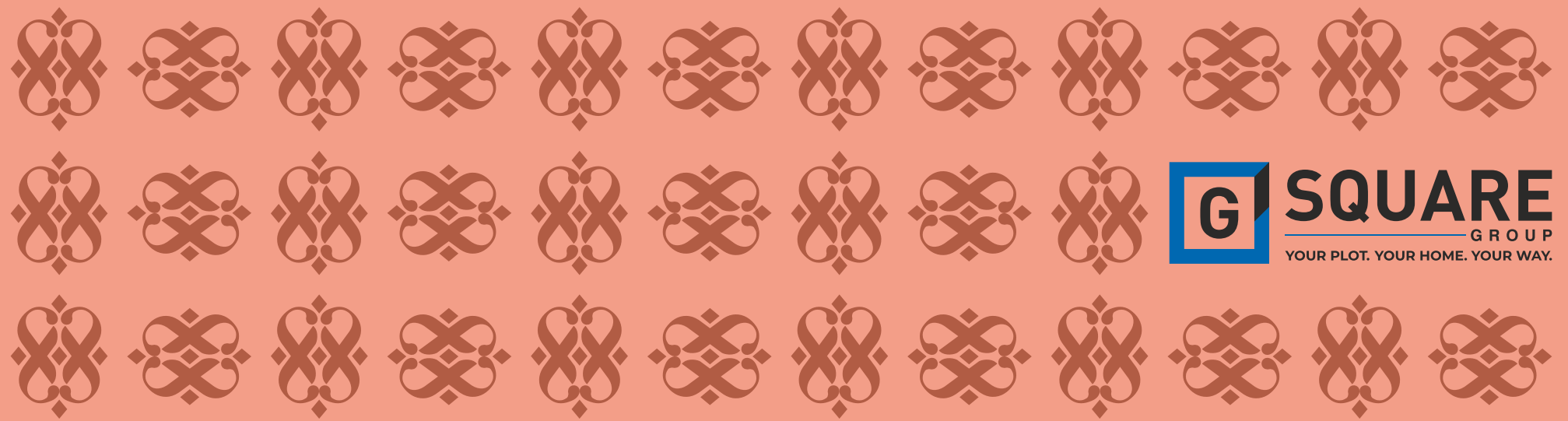
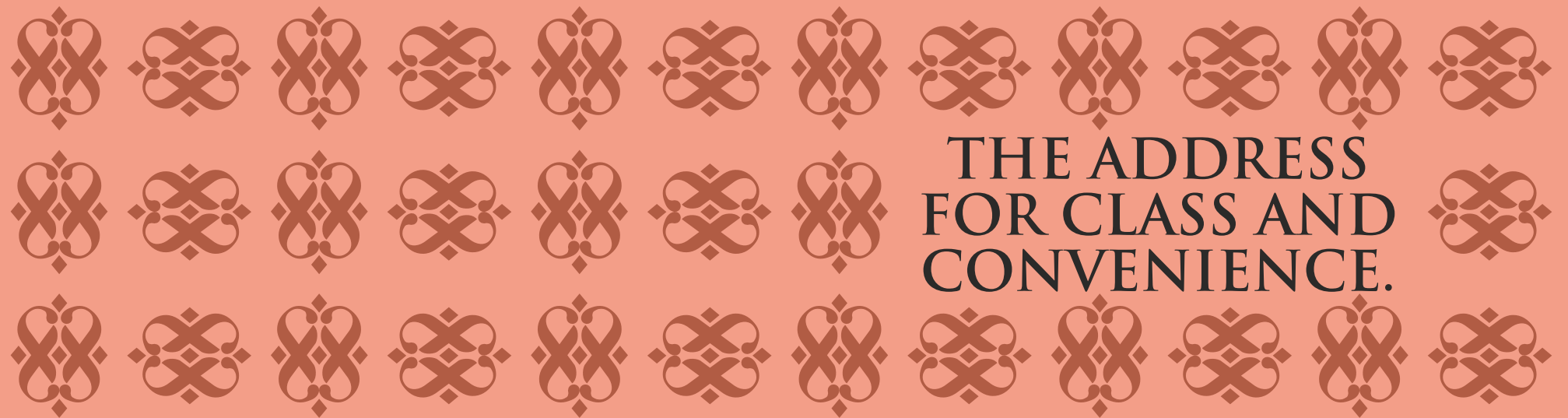
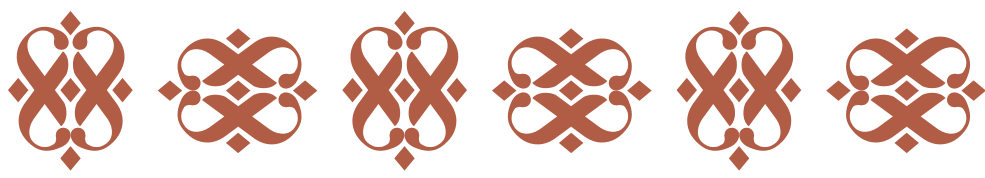




G SQUARE
Jewel
Residential & Commercial Plots
Bang on OMR at Padur



THE ADDRESS
FOR CLASS AND
CONVENIENCE.



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

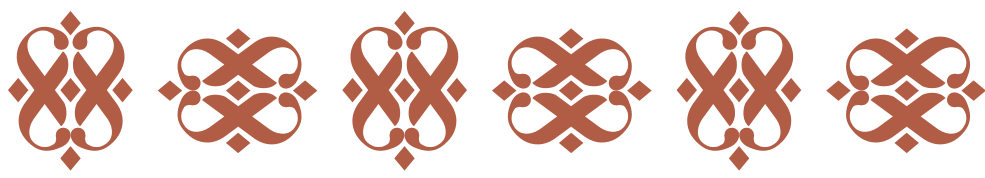


100% clear documentation & transactions



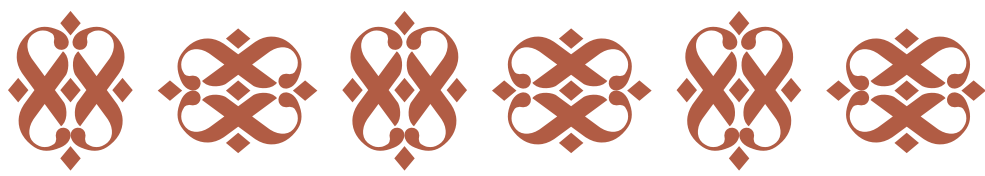
Spread across Chennai, Coimbatore, Trichy,
Hosur, Bengaluru, Ballari, Hyderabad & Mysuru





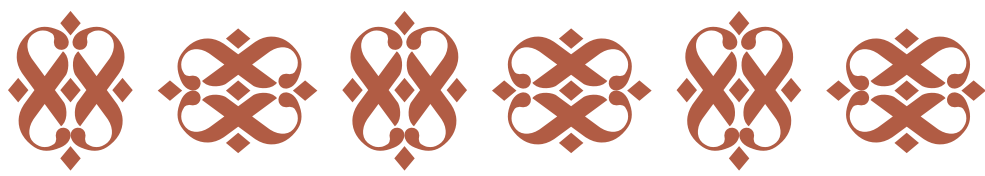
ALL THE GOODNESS OF OMR, NOW IN ONE LOCATION.

Welcome to G Square Jewel. A dream come true for many, especially IT professionals. Strategically located in Padur, OMR and being within close distance from Siruseri Sipcot premises, work for many is as easy as a short brisk walk. The place and the moment to craft your dream villa has arrived. It's time for you to make the decision. It's time for you to live a convenient life and an evolved lifestyle.



SALIENT FEATURES

-  54 residential and 4 commercial plots bang on OMR, at Padur
-  2 mins. from Siruseri Sipcot
-  3 mins. from Kelambakkam - Kovalam link road
-  5 mins. from Kovalam Jn, ECR
-  9 mins. from Sholinganallur
-  17 world-class amenities
-  5 years of free maintenance
-  24x7 CCTV surveillance
-  Ready-to-construct villa community
-  Perfect legal documentation
-  Well-laid blacktop internal roads with street lights
-  Post-purchase guidance for easy villa construction



47 REASONS TO BUY **Jewel**

LOCATION

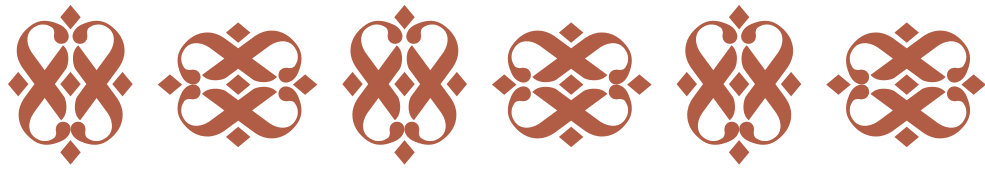
1. The only DTCP approved gated plot community project situated at Bang on OMR spanning for 3.5 acres with 58 plots
2. Premium land in a prime location in Padur with essentials and transit connectivity available in close proximity
3. Located 2 mins from Siruseri Sipcot
4. Situated in a safe and secure neighbourhood
5. Approach road width is 100 ft.
6. Close to Siruseri IT Park with major MNC companies such as TCS, Cognizant, Hexaware, etc.
7. Public transport access nearby (Siruseri bus stop is just 2 mins. away)
8. Educational institutions such as Hindustan Institute of Technology & Science, Chettinad Academy of Research and Education etc. are near by
9. Close to hospitals such as Chettinad Super Speciality Hospital, Supreme Speciality Hospitals, etc.
10. Entertainment avenues are in close proximity
11. Various religious centers of worship are also nearby

PRICE

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

FEATURES

17. 17 world-class amenities
18. 5 years of free maintenance
19. 24x7 CCTV surveillance
20. State-of-the-art infrastructure like black top roads and LED street lights
21. Ready-to-construct
22. Essential amenities like water, electricity can be easily obtained
23. Expansive landscape
24. Potable bore water



47 REASONS TO BUY

LEGALITIES

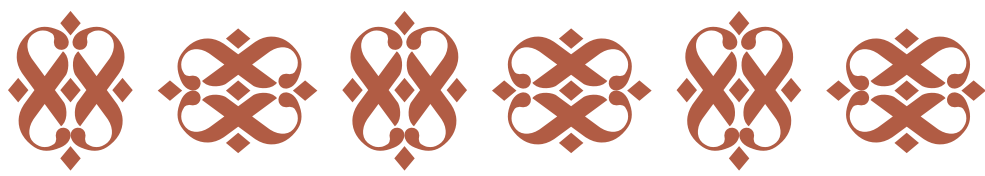
- 25. DTCF approved
- 26. RERA registered
- 27. Clear parent documents and titles
- 28. Free patta after registration
- 29. Leading banks have approved the property
- 30. Legal advice offered by leading lawyers
- 31. Road gift deed is available
- 32. Free from mortgages

PRODUCT

- 33. Only 58 plots spread over a 3.5 acre community consisting of residential spaces in a very posh neighbourhood in the city
- 34. Gated plot community with 17 world-class amenities at OMR
- 35. 2 mins from Siruseri SIPCOT, 3 mins from Kelambakkam-Kovalam link road, 9 mins from Sholingnallur
- 36. Residential plots between 391 sq ft to 1,400 Sq. ft.
- 37. Commercial plots from 5,001 Sq. ft. to 10,465 sq. ft.
- 38. Road width within the property is 33 ft

POST PURCHASE GUIDANCE FOR VILLA 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 specialize 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 organize and execute your Grahapravesham



PRESENTING THE PERFECT RECIPE FOR SUCCESS

Welcome to G Square Jewel, located bang on OMR at Padur. Being close to SIPCOT, large IT establishments and offices ensures constant footfalls and sales. Padur is fast becoming a sought after residential destination being close to SIPCOT and other large IT establishments. Thereby, giving your commercial establishment the perfect location advantage.

The commercial space consists of plots with 130 ft. frontage and a wide 100 ft. front-facing road, so that your business does not compete for attention and enjoys every opportunity. All in all the perfect recipe for prosperity.

NO OF COMMERCIAL PLOTS: 4

Land extent:

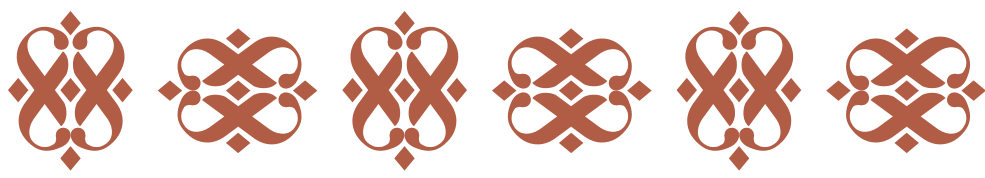
30,054 Sq.Ft.

Maximum buildup area:

60,108 Sq.Ft.

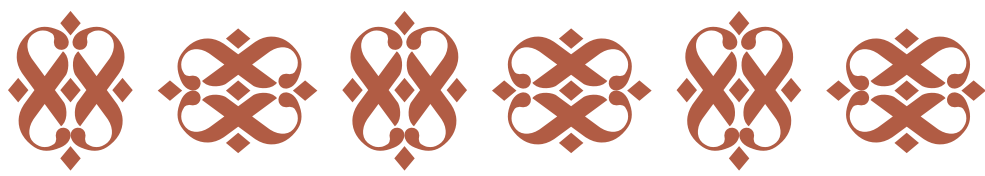
NEARBY COMMERCIAL ESTABLISHMENTS

1) More Super Market	- 1 min	13) KVR Shoppe	- 2 min
2) Nilgiri's	- 1 min	14) Canara Bank	- 2 min
3) A.P. Supermarket	- 1 min	15) Axis Bank	- 2 min
4) Sri Mutharamman Supermarket-	1 min	16) Sri Krishna Super Bazaar	- 3 min
5) State Bank of India	- 1 min	17) Mamtha Supermarket	- 3 min
6) Karur Vysya Bank	- 1 min	18) Azhagu Meenatchi Stores	- 3 min
7) HDFC Bank	- 1 min	19) Ramdev Shopping Centre	- 3 min
8) City Union Bank	- 1 min	20) Ambika Super Bazaar	- 5 min
9) Kotak Mahindra Bank	- 1 min	21) MAX	- 6 min
10) Indian Overseas Bank	- 1 min	22) OMR Bazar Street	- 7 min
11) Tamilnadu Mercantile Bank	- 1 min	23) Vivira Mall	- 8 min
12) V M Supermarket	- 2 min	24) BMR Mall	- 8 min



AERIAL VIEW





PARK PLAN

LEGEND:

1. WATER BUBBLER
2. JOGGING TRACK
3. PEBBLE WALK
4. KIDS PLAY AREA
5. TODDLER ZONE
6. HOPSCOTCH
7. YOGA PAVILION
8. MEDITATON KIOSK
9. AMPHITHEATER
10. SEATING PLAZA
11. PARTY LAWN
12. ALFRESCO
13. AROMA GARDEN
14. OUTDOOR TT
15. MULTI-PURPOSE COURT
16. BASKETBALL POST
17. OUTDOOR FITNESS AREA

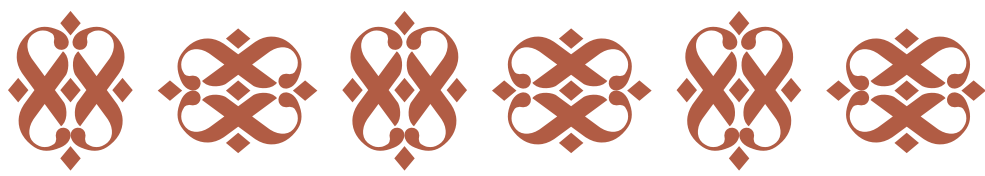


WATER BUBBLER



AROMA GARDEN





MEDITATION KIOSK



OUTDOOR FITNESS AREA



KIDS PLAY AREA



PARTY LAWN

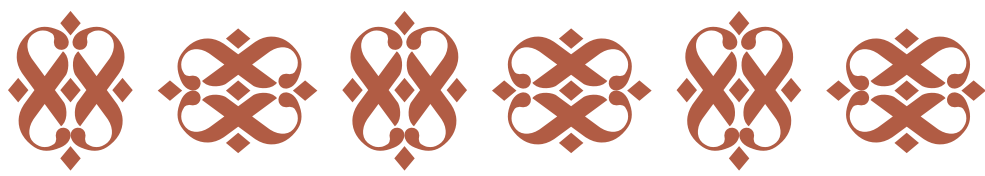


MULTI-PURPOSE COURT

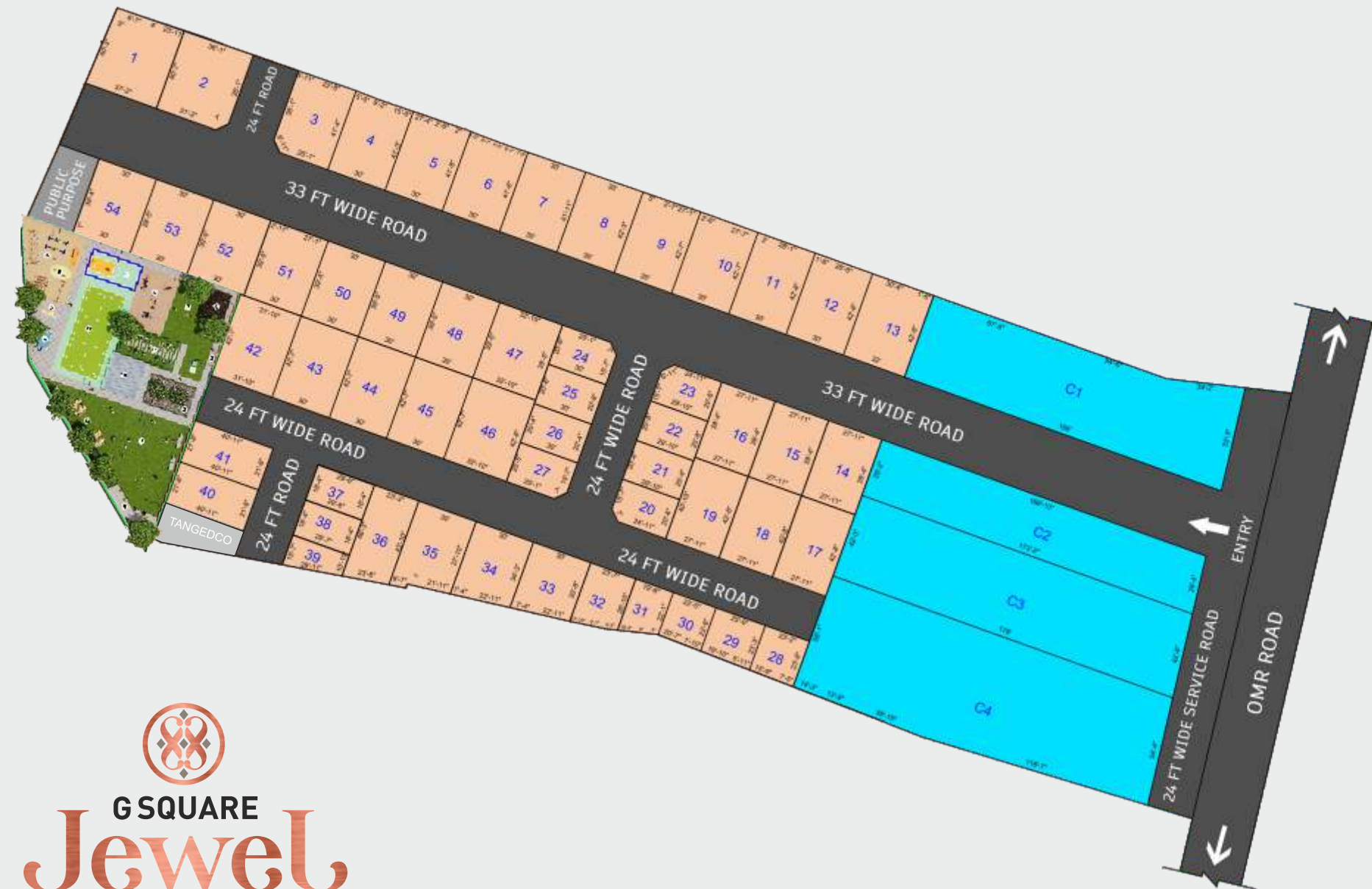


SEATING PLAZA





SITE PLAN



PLOT NO	AREA IN SQFT
1	1453.67
2	1459.05
3	1223.33
4	1236.70
5	1245.29
6	1242.32
7	1251.45
8	1263.19
9	1273.07
10	1278.92
11	1279.52
12	1280.01
13	1364.71
14	1100.04
15	1100.18
16	1100.32
17	1193.57
18	1193.18
19	1192.79
20	599.62
21	607.53
22	618.24
23	600.07
24	602.54
25	620.45
26	609.63
27	601.04
28	544.30
29	591.21
30	500.68
31	480.57
32	683.24
33	973.86
34	1082.66
35	1209.42
36	1062.07
37	542.55
38	542.71
39	390.77
40	886.07
41	886.49
42	1354.78
43	1276.61
44	1277.05
45	1277.49
46	1400.26
47	1293.42
48	1180.97
49	1181.17
50	1181.36
51	1182.27
52	1181.03
53	1181.95
54	1182.15
C1	7173.05
C2	5001.88
C3	7414.76
C4	10464.78



PEBBLE WALK



OUTDOOR TT





LOCATION MAP



Kovalam Beach

LOCATION ADVANTAGES

Schools

- | | |
|--|---------|
| 1) Hindustan International School Padur | - 1 min |
| 2) Kidzee Kelambakkam | - 1 min |
| 3) Padma Adarsh Matriculation Higher Secondary School | - 1 min |
| 4) Velammal Vidhyashram Padur | - 2 min |
| 5) Bhuvana Krishna Matriculation Higher Secondary School | - 2 min |
| 6) CK Innovative Public School | - 2 min |
| 7) EuroKids Preschool in Padur | - 2 min |
| 8) I2 Global School – Kelambakkam | - 2 min |
| 9) Gateway IB School- 3 min | |
| 10) Alpha to Omega Learning Centre, Senior School | - 3 min |
| 11) Chettinad - Sarvalokaa Education, International School | - 3 min |
| 12) St Mary's Matriculation Higher Secondary School | - 3 min |

Colleges

- | | |
|--|---------|
| 1) Hindustan Institute of Technology & Science | - 1 min |
| 2) Prof.Dhanapalan College of Arts & Science | - 1 min |
| 3) Chettinad School of Law | - 1 min |
| 4) Chettinad Dental College and Research Institute, Kancheepuram | - 1 min |
| 5) SRR Engineering College | - 2 min |
| 6) Chettinad Academy Of Research And Education | - 2 min |
| 7) Jeppiaar College of Arts and Science | - 2 min |
| 8) Hindustan College of Arts & Science | - 2 min |
| 9) Saisha Institute of Management Studies and Technical Science | - 2 min |
| 10) Chettinad School of Physiotherapy | - 2 min |
| 11) King's Cornerstone International College | - 8 min |

Hospitals

- | | |
|---|---------|
| 1) Supreme Speciality Hospitals | - 1 min |
| 2) Praveena Hospitals | - 2 min |
| 3) Chettinad Super Speciality Hospital, Chennai, Tamil Nadu | - 2 min |

- | | |
|--|----------|
| 4) Unittas Hospital Kelambakkam | - 2 min |
| 5) Sathyabama General Hospital | - 11 min |
| 6) ASTRA Speciality Hospital | - 14 min |
| 7) Chettinad Hospital | - 15 min |
| 8) Swaram Hospital & Specialty Clinic Sholinganallur | - 15 min |
| 9) Gleneagles Global Health City | - 20 min |
| 10) Sugan Hospital | - 30 min |
| 11) Dr.Kamakshi Memorial Hospital | - 30 min |

Restaurant

- | | |
|-------------------------------|---------|
| 1) The Farmer Restaurant | - 1 min |
| 2) Foodaholic Restaurant | - 1 min |
| 3) Jaza Restaurant | - 1 min |
| 4) Raaman Coffee Bar | - 1 min |
| 5) Baboons | - 1 min |
| 6) Meat and Eat | - 1 min |
| 7) Desi Dhaba | - 1 min |
| 8) Nellai Al Niyaz Restaurant | - 1 min |
| 9) Snapper Restaurant | - 2 min |
| 10) Wang's Kitchen | - 2 min |
| 11) Pearl Kitchen | - 2 min |
| 12) Oyster Restaurant | - 2 min |
| 13) Mirchi Kitchen | - 8 min |

Entertainment

- | | |
|---|----------|
| 1) HITS Tennis Court | - 2 min |
| 2) Moosaa Land | - 3 min |
| 3) Timezone Marina Mall-Arcade Games, Kids Birthday party Venue | - 5 min |
| 4) Mayajaal Multiplex | - 12 min |
| 5) VR Galaxy in Mayajaal - VR Games & Experience | - 14 min |

Transit

- | | |
|---|---------|
| 1) Chettinad Health City bus stand, Kelambakkam | - 1 min |
| 2) Siruseri bus stand | - 2 min |
| 3) Puthupakkam bus stop | - 3 min |
| 4) Kovalam bus stand | - 5 min |
| 5) Shollingnallur bus stand | - 9 min |





**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

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

