

195 UNITS

1533 3533 50. FT.

4

MINS ELCOT IT PARK



PHASE-1

13 ACRES

EXPAND YOUR HORIZON









Happy customers





Spread across 9 cities Chennai, Coimbatore, Trichy, Hosur, Bengaluru, Mysuru, Ballari, Hyderabad & Pune



100% clear documentation & transactions

AWARDS

ABOUT



Best Luxurious - G Square



Best Luxurios Plotted Developer Plotted Development - Beachwalk



Best Legal & Documentation Satisfaction



Customer

The Best in Customer Satisfaction



The Best in Legal & Documentation



LIVING LIFE **IN YOUR OWN TERMS.**

community, G Square Synergy. Strategically located just 3 mins from the Elcot IT Park and 5 mins from Sholinganallur Jn, this serene plotted development project is designed for fine living. The gated community comes with plug and play facilities to start living as soon as you finish building your dream villa. Close to all the essential social infrastructure like schools, colleges, entertainment, shopping, healthcare and more. This is the perfect location to live life in your own terms.



SALIENT **FEATURES**



190 villa plots & 5 commercial plots in a Smart Featured gated community spread across 13 acres in an overall land area of 32 acres



20,000 Sq.ft lavish clubhouse



5 years of free maintenance



3 mins from Elcot IT Park, Sholinganallur



5 mins from Sholinganallur Jn.



100+ Proposed World-class amenities



Close to the IT Hub with companies around like HCL, Wipro, Tech Mahindra & Cognizant



800m from proposed Metro



30 mins to Airport via radial road



24x7 CCTV surveillance



Ready-to-construct plot community



With G Square Build Assist, your home construction is made easier



WHY PLOTS ARE

BETTER THAN APARTMENTS?

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



Freedom to build your dream home



Complete Ownership



Maximum Carpet Area



Faster Appreciation



Patta Name Transfer

WHY **PERUMBAKKAM**



Perumbakkam is the fast-growing neighborhood in Chennai which is 5 mins to the most happening Sholinganallur Jn.



Various IT Parks near Perumbakkam are Elcot IT park, Chennai One IT SEZ at Thoraipakkam, SIPCOT Siruseri IT park, Ramanujam IT park in Tidel park & International Techpark in Taramani.



Airport is just 30 mins away via radial road



Just 10 mins to Akkarai, ECR.



Perumbakkam's locality's proximity to the IT corridor makes it most after sought locality in Chennai.



Perumbakkam has easy access to Sholinganallur, Medavakkam, Karapakkam, Navalur, Velachery & Tambaram.



Upcoming Metro station at Perumbakkam.



Close to Schools, Colleges & Hospitals makes it a most desired residential hub.

PRESS **ARTICLES**

Rs 180 crore 'Kattipara' style flyover to connect OMR-ECR roads I eer omr connecting bridge like kathipara in chennai



Channel Chronel Mesopolita To relaying Consensat has desired at comment a recentled in facility or content (ISSE-NAE trade in the core of furtherms force).

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rolling or Re. De Card Thate personners has print performe to externe a resistance syn Resercial of Pr. (E) proc latered Obeyon, Develophico, Lampy Naga and Eustralishi at Alamahd. Inc. mant of The Street of the LAST.

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Consciousness, Verlandporter—I note that I transport that I Mandates that Managering and to instruction that I for the proposition of the Consciousness and t

Metro rail work to link Chennai's suburbs begins, to be completed by 2025

The Chemia Hebb Rail (Imited (DMH)) has commenced construction work on the 116 km long stratch between Purhuthivalisms and Sholingensilur which will link several souther suburban localities. Drock all the debals here.



constitution with in the 1/2 pri day investigation in Nation Puris-

By India Today Web Desic The construction work on the 11.6 km long stretch between Puzhuthivakkam and Sholinganaliur commenced recently in Channal with the alm of linking several southern suburben localities.

Expected to be completed by 2025, the elevated stretch is a part of the 47 km corridor between Madhavaram and Sholingansifur and will benefit several localibles including Madipakkam, Kovilambakkam, Medavakkam and Perumbakkam

Chennai: OMR streams to flow in new avtar



Secretal Annual Control Secretaria Annual Acon

The know-deep injuriations witnessed in Semmenthery CMR and Parameterists as soon as it were could soon be a thing of the past.

These incaffine are largely built around water bodies and are prote to evere flooding as served streams left pray to report uttains about in this post and occade, forms themer including hashare about an observable and wrogation and observable and occade and occade

The Wilder Resources Department (WOD) has mapped the missing disease through old oppographical maps. The caralty are being built on the same route a the streams. The shares would be built in a sout and some famus concrets adde and top distributed. Once completely whellow synchrolide adde to paint over the disease, and three would be no inscribution, an efficial claimed.

Under the geoport, the water resources obportment is estimated the making Brist of Mastungoldsom laber from (ILF IT area to the Philippine inventible of Smiller), is that deviated of the Object laber have been precised and somewhat to the object laber have been when a third object from from historizations as also being restored. O Manishbarrow, WBD other engineers used the project would be not fit build only a property of the project would be not fit build only a property of the project would be not fit build only a property of the project would be not fit build only a property of the project would be not fit build only a project would be not fit build being the project would be not be not only to the project would be not be not being the not being the notion of the notion of

One U-shaped flyover on OMR nearing completio



Diennis Of the two U-shaped Novers being combinated of VB save on Dd.

Mihabalpuran Road (ONE) in Tananas, the one new India Magazyunstonia

As per the approved design, this showed obscitute, built between Healthys Kelland and white Wage I select all fallow. This is to be 117 deck below CPPers. Territ Media float Development Company (PuBDC) has already built 16 sales and communities of this XDs balls a indexway. "Partical length of this two larne underections."

Once it a transportation. The assembly or bound with bits from Exhaust will not be abbond for take a right hum at 100K. This is agreed or an indireal larger purchase middless from will confirm to to best on OHB and use that Sports name a building and human the without in high stages Section Announce of East Closes Read (\$20% to seach The confirmation).

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CMDA plans Rs 100-crore lakefront projects at nine places in Chennai



CHENSAL: The Chemical Metropolition Development Authority (CMDA) plans to take up later from development to rate major later as an estimated cost of to 190 over. The store is ser Personal behavior. Berrum, Nodichias, Nadambulikam, Sembalikam, Aparambulikam, Ndasharis, Adminikalkam and Paulial.

Sources told TME that these pains likes require interventions in memo of protection, conservation and revisionation along with improvements of access and public facilities. The detailors to take judentions development convex after Rousing Minister's accountment in the loops accommoding

the State Assemblity
Officials told TNIX that some of the lakes not only sorre as a succes of detaking water but also
play a key rate in multitaking the city's hydrological balance and flood mitigation. The take
have laten identified after consulting with the Water Bassacress Tepartment and other has

It is learn that CMIA has sent the proposed GO for the project to the government, "The department is avoiding orders to incline work," and a CMIA springerson. While officials did not provide decisis about the nature of haldows development, it is issued that the project would also include improving greeney and band strengthening.



51 REASONS TO BUY G SQUARE SYNERGY

Location

- The only CMDA approved gated plot community with world-class amenities situated at Perumbakkam spread across an overall land area of 32 acres with phase-1 of 13 acres comprising 195 plots.
- 2. Just 5 mins from Sholinganallur Jn.
- 3. Perumbakkam is connected to Tambaram through the Velachery-Tambaram road and to Sholinganallur through the Medavakkam-Sholinganallur road making it connected to all parts of the city.
- Due to its proximity to the IT companies, Perumbakkam is witnessing growth in residential sector.
- 5. Perumbakkam is one of the well-developed areas in Chennai city.
- Situated in a safe and secure neighborhood close to IT Θ ITeS establishments
- 7. Close to major business hubs like Adyar, Thiruvanmyur, Thoraipakkam, Shollinganallur, Siruseri, Tambaram, Velachery etc.
- 8. Perumbakkam bus stop is just 3 mins away
- 9. Upcoming metro is 800m away from this project
- 10. Airport is just 30 mins via radial road.
- 11. Close to many major IT companies such as Cognizant, HCL, TCS, Wipro, Infosys & Accenture etc.

- 12. Educational institutions like Md. Sathak College of Arts and Science, New Prince Shri Bhavani College of Engineering & Technology, SIVET College, KCG College of Technology, Thangavelu Engineering College are near by
- 13. Close to hospitals such as Gleneagles Global Health City, Arun Hospital, C-DOT Hospital, Swaram Hospital & Specialty Clinic, Sholinganallur etc.
- 14. Entertainment avenues are in close proximity
- 15. Various religious centers of worship are also nearby.

Price

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



Features

- 20. 5 years of free maintenance
- 21. 24x7 CCTV Security
- 22. State of the art infrastructure like black top roads and LED Steet Lights
- 23. Ready-to-construct villa plots
- 24. Essential amenities like water, electricity etc. can easily be obtained.
- 25. Expansive landscape
- 26. Potable drinking water

Legalities

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

Product

- 35. Gated plot community with smart features.
- 36. Only 195 plots spread across 13 acres (phase 1) in an overall land area of 32 acres.

- 37. 20,000 Sq.ft lavish clubhouse.
- 38. 100+ Proposed World-class amenities
- 39. Road width within the property is 40 ft.
- 40. Approach road width is 60 ft.
- 41. 190 residential plots from 488 Sq.ft. to 3533 Sq.ft. and 5 commercial plots from 537 to 7820 Sq.ft.
- 42. Hotspot property with good appreciation

G Square Build Assist for Easy Villa Construction

- 43. Villa design and elevation consultants
- 44. Vaasthu compliance experts
- 45. Floor planner to plan your space as per your requirement
- 46. Consultants who will help with all bungalow construction related approvals
- 47. Material procurement experts
- 48. Consultants who specialize in landscape designing and execution
- 49. The best interior designers who will also execute the same
- 50. Consultants to help buy home appliances for the best price
- 51. Teams that will organize and execute your Grahapravesham





CLUBHOUSE **AMENITIES**

O1. Party hall
O2. Mini theatre
O3. Dance floor
O4. Reading lounge
Children Cognitive play area
Air Hockey table
Swimming pool
Kid's play pool

05. Gym 26. Pool viewing spa seaters

06. Senior Citizen's gym 27. Poolside refreshment counter

07. Spa / Massage room 28. Sunken seating

08. Salon 29. Tulip seaters

09. Snookers 30. Library

10. Table tennis 31. ATM

11. Smart tuition kiosks 32. CCTV

12. Ball pit 33. Convenience store

13. Simulation games 34. Emergency room

14. Kid's indoor games 35. 24/7 Security

15. Chess 36. Roof top party deck

16. Carrom 37. Cafeteria

17. Dart game 38. Package lockers

18. Fooseball table 39. VR room

19. Art and Craft room 40. Ludo

20. Virtual gaming 41. Obstacle maze

21. Gaming arcade 42. Banquet hall with kitchen

*Proposed amenities

SMART **FEATURES**



AN AI-BASED MONITORING AND ALERTING SOLUTION

- One of its kind in a gated plot community
- Most advanced surveillance / warning solution for the entire property
- Works 24x7 and easy to operate
- · People counter
- Object detection
- · Intrusion detection
- · Facial attendance system



LICENCE NUMBER PLATE RECORDER

- Cameras mounted on the entrance, exits and other specific areas of the gated community to monitor and record all incoming and outgoing vehicles.
- Vehicle traffic control, parking analytics, duration prediction and much more.
- Our data alerts security in case visitor's vehicles are parked for more than the stipulated time.

• A self-operating kiosk place



- A self-operating kiosk placed at the entrance and exit of the gated community to continuously monitor the visitors.
- Details of the visitor will be recorded.
- A pass will be printed as a label with the purpose-of-visit, photograph, duration of their visit and their details to identify the visitor easily.
- The live-status of the visitor will be accurate and can be easily tracked.



BUILDING MANAGEMENT SYSTEM

- An lot-based control system that controls and monitors the activities such as visitor registry, In and out-flow of vehicles.
- It also monitors the community's infrastructural entities like power systems, fire systems and security systems.



SURVEILLANCE APP

- Surveillance is a unified management app for gated communities that digitally synchronises residents, securities, management committee members and visitors.
- It has an easy-to-use and smart-working feature, like authorising visitor-entry, automated maintenance bill payment, complaint registration, facility booking and much more reducing every time consuming task to a single click.

PARK **PLAN** PHASE - 1 **ENTRANCE**

LEGEND

01. Kid's play area 22. Pet park 02. Hopscotch 23. Arboretum 03. Trampoline 24. Family lawn 04. Adventure climbing wall 25. Rock garden 05. Toddler's play area 26. Mud pathway 06. Merry go round 27. Aroma garden 07. Giant board games 28. Cricket net practice 08. Sandpit with castle 29. Senior citizen zone 09. Kabaddi court 30. HIIT 10. Badminton court 31. Outdoor gym 11. Laughing park 32. Therapeutic garden 12. Aerobics 33. Reflexology pathway

13. Yoga 34. Hammock garden
14. Zumba 35. Gathering zone
15. Pilates 36. Boulevard

16. Sculpture court
17. Pottery
18. Bonfire pit
37. Bamboo drive
38. Meditation zone
39. Pergola with seating

19. Barbeque lawn20. Party lawn40. Reading zone41. Jogging track

21. Lawn mound





























LOCATION **MAP**



PAYMENT **PATTERN**

10% At the time of booking

40% 7 days from booking after legal verification

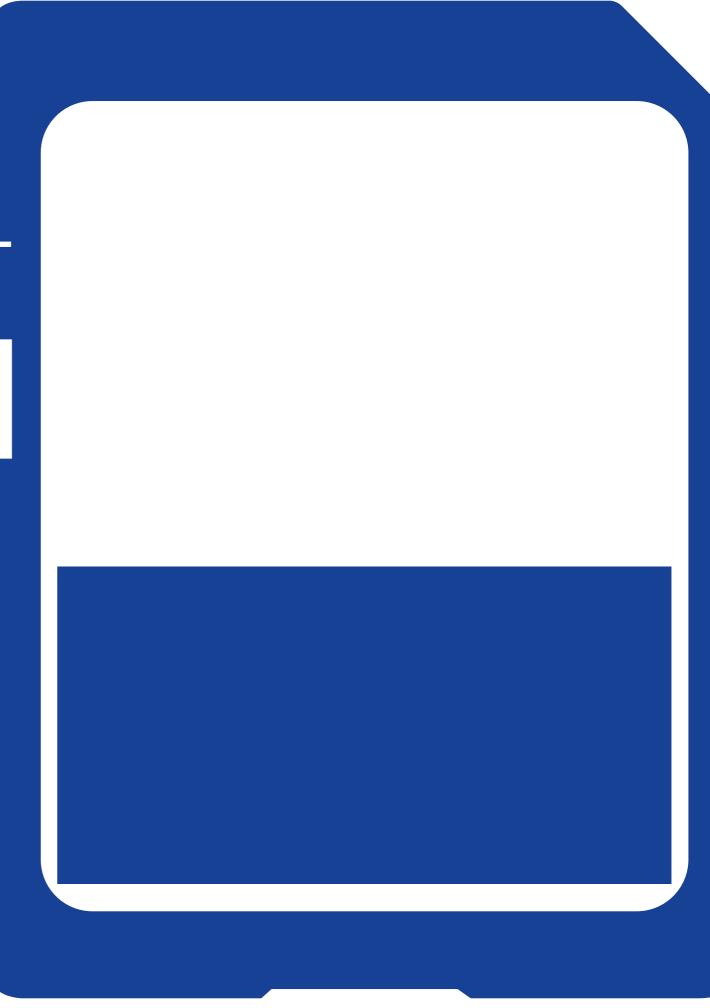
50% 15 days from booking for registration

LOCATION **ADVANTAGES**

12.KCG College of Technology

Schools				Hospitals		
	1.	St. John's Public School	- 3 mins	1.	C-DOT Hospital (Centre for Derma	itology
	2.	Tots House	- 3 mins		Orthopaedics & Traumatology)	- 3 mins
	3.	Saviour Nursery and Primary School	- 5 mins	2.	SV Hospital	- 4 mins
	4.	Kudos Play School	- 5 mins	3.	Gleneagles Global Health City	- 4 mins
	5.	Global Rabbee Play School		4.	Suraj Hospital	- 4 mins
		Perumbakkam	- 5 mins	5.	Arun Hospital	- 6 mins
	6.	Prim Buds Garden School	- 5 mins	6.	V Cure Hospital	- 6 mins
	7.	Advent Christian Primary School,		7.	Swaram Hospital & Specialty	
		Perumbakkam	-5 mins		Clinic Sholinganallur	- 8 mins
	8.	Bharathi Vidyalaya Senior		8.	V.S. Hospital	- 11 mins
	////	Secondary School	- 5 mins	9.	Deepam Medfirst Hospital	- 10 mins
	9.	SEED Play School Perumbakkam	- 6 mins		Dr. Kamakshi Memorial Hospital	- 14 mins
	10	. Sri Vidhya School Main Entrance	- 6 mins		•	
//	11	. Vidhya Matric Higher Secondary School	- 6 mins	Tra	ansit	
	12	. Padmam Nursery and Primary School	- 8 mins	1.	Perumbakkam Bus stop	- 3 mins
/	13	. KSBVR School	- 10 mins		Medavakkam Junction	- 6 mins
	14	. NPS International	- 10 mins	3.	Vengaivasal Road Junction	- 8 mins
	15	. Amethyst Buds International School,		4.	Mambakkam Junction	- 8 mins
		Pallikaranai	- 10 mins			
	16	. Kizzards Pre-school	- 10 mins	En	tertainment	
				1.	Kumaran Cinemas	- 6 mins
	Co	lleges		2.	Arvind Theatre	- 10 mins
	1.	New Prince Shri Bhavani Arts and		3.	Cinepolis, Thoraipakkam	- 14 mins
		Science College	- 8 mins	4.	PVR Grand Mall, Velachery	- 14 mins
		The Quaide Milleth College for Men	- 8 mins	5.	PVR Heritage Mall	- 16 mins
		Md. Sathak College of Arts and Science	- 10 mins	6.	AGS Cinemas Navalur	- 18 mins
	4.	New Prince Shri Bhavani College		7.	PVR Heritage RSL ECR Chennai	- 18 mins
		Of Engineering & Technology	- 10 mins	8.	Prarthana Beach Drive-in Theatre	- 18 mins
		SIVET College	- 12 mins	9.	Kumaran Cinemas, Madipakkam	- 25 mins
	6.	Prince Shri Venkateshwara Arts and		10	. Chaos Entertainment	- 25 mins
		Science College	- 12 mins			
		TJ Institute of Technology	- 13 mins			
		Chennai College of Arts and Science	- 14 mins			
		Thangavelu Engineering College	- 14 mins			
		.St. Josephs College of Engineering	- 16 mins			
	11	. Dhanraj Baid Jain College	- 18 mins			

- 18 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!

Get 0.5% Referral benefit as bonus with every booking.



To refer: 89393 40002 or referral@gsquarehousing.com



TN/29/Layout/9351/2022 | www.rera.tn.gov.in

G SQUARE GROUP

CORPORATE: Flat No. Century Centre, No. 75, T.T.K. Road, Alwarpet, Chennai - 600 018 REGISTERED: Flat No. 14, 3rd Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600 031

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

Disclaimer: Plans are subject to change as per actual site