



G SQUARE
AMBROSIA

Villa Plots at Padur, OMR

**THE WORLD
AT YOUR
DOORSTEP NOW**



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 9 cities
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



G SQUARE AMBROSIA

Craft the lifestyle you desire....

Presenting **G Square Ambrosia**. Perfect residential plots on the much sought-after OMR at Padur. Imagine a life in tranquil environs with quick and easy access to the busy city and life's finest things. That's what **G Square Ambrosia** at Padur is all about.

Padur is a centre of perennial growth with a high standard of lifestyle and a burgeoning social infrastructure. A premium yet affordable location to build the dream home you've always wanted. And what better plot than G Square Ambrosia to start your dream home story?

Salient Features



120 Residential plots strategically located between OMR & ECR in Padur, OMR



2 mins from Siruseri Sipcot



3 mins from Kelambakkam - Kovalam link road



Plots ranging from 549 to 1830 sq.ft.



Underground EB provision & rain water collection channel



Ready-to-construct villa community



21 World-class amenities



2 years of free maintenance



24x7 CCTV surveillance



Perfect legal documentation



Well-laid blacktop internal roads with solar street lights



G Square Build assist 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 live or to invest.



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



44 Reasons to Buy

Location

1. The only DTCP approved gated plot community situated at Padur spanning 4.2 acres with 120 plots
2. Premium land in a prime location near the Muttukadu backwaters with essentials and transit connectivity available in proximity
3. Situated in a safe and secure neighbourhood
4. Approach road width is 30 ft.
5. Close to major IT areas like Siruseri, Navalur, Thoraipakkam, Sholinganallur, etc.
6. Public transport access nearby (Padur bus stop is 2 mins away)
7. Educational institutions like Gateway International School, Hindustan International School, Velammal Vidyashram, Padma Aadharsh Higher Secondary School, etc. are nearby
8. Close to hospitals like Supreme Specialty Hospital, Chettinad Health Centre, Praveena Hospital, Maheshwari Hospital, Annai Hospital, etc.
9. Entertainment avenues are close by
10. Various religious centres of worship are also nearby

Price:

11. Affordable, yet easily accessible from the city's IT corridor
12. The only right priced DTCP approved plot community at Padur, strategically placed between OMR and ECR
13. Unapproved plots are sold at that price whereas G Square Ambrosia is a DTCP approved plot
14. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Ambrosia, you can now build your villa and completely own the land it is on at a more reasonable price

Features:

15. 21 world-class amenities spread over 14500 sq.ft.
16. 2 years of free maintenance
17. 24x7 CCTV surveillance
18. State-of-the-art infrastructure like blacktop roads and LED street lights
19. Ready-to-construct villa plots
20. Essential amenities like water, electricity, etc. can be easily obtained
21. Expansive landscape

Legalities:

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

Product:

30. Only 120 plots spread over a 4.2 acre community consisting of residential spaces in a very posh neighbourhood in the city
31. Well-planned gated community with storm water drains
32. 2 mins from Padur bus stop
33. Residential plots from 549 to 1830 sq.ft.
34. Road width within the property is 30 ft.

G SQUARE BUILD ASSIST:

A POST PURCHASE GUIDANCE PROGRAMME FOR EASY VILLA CONSTRUCTION

35. From Bhoomi Pooja, villa design, elevation consultants, till grahapravesam we have specialized panel vendors who can give special discounts to G Square customers.

36. Vaastu compliance experts
37. Architects to plan your space as per your requirement
38. Villa plan approval consultants who can get you the plan approval hassle-free
39. Consultants who specialise in landscape designing and execution
40. The best interior designers who will also execute the same
41. Special discounts only for G Square customers from 60+ top brands
42. Once the customer registers a plot with G Square, they can get discount benefits using the vouchers/coupons at their favourite brand outlet/consultants
43. Consultants to help buy home appliances for the best price
44. Teams that will organise and execute your Grahapravesam

Press Releases

Chennai Metro Rail’s Phase II to roll to another 93 km

Corridors 3, 4 and 5 to be extended till **Kelambakkam**, Parandur and Avadi respectively.



Chennai Metro rail work in full swing at Kovilambakkam on the Madhavaram-Siruseri line, which is proposed to be extended till Kelambakkam.

The 118.9-km Phase II project of Chennai Metro Rail is set to cover another 93 km in the coming years and the plan is to extend it till Parandur, where a greenfield airport has been proposed. The ₹61,843-crore Phase II project has been planned with three corridors — Corridor 3 with 45.8-km Madhavaram-Siruseri line, Corridor 4 covering Lighthouse and Poonamallee (26.1 km) and Corridor 5 running from Madhavaram to Sholinganallur (47.0 km).

The Corridor 4 will be extended till Parandur (50 km), Corridor 5 to Avadi through Thirumangalam and Mogappair (17 km) and Corridor 3 from Siruseri to Kilambakkam Bus Terminus via Kelambakkam (26 km). A consultant will soon be hired to do a detailed feasibility study for these extensions and submit a report with recommendations, CMRL officials said.

Two bypass roads coming at Kelambakkam and Thiruporur

Project to ease congestion at two key OMR junctions, reduce travel time to Mahabalipuram.



CHENNAI: Even as widening of the Old Mahabalipuram Road into six-lane from Siruseri to Poonjeri yet to take off owing to issues in land acquisition, to reduce traffic congestion, Tamil Nadu Road Development Company (TNRDC) has decided to build two bypass roads along OMR at Kelambakkam and Thiruporur at a total cost of `201 crore. Though the two bypass roads were proposed as part of Phase II widening of OMR road into six-lane from Siruseri to Poonjeri, TNRDC decided to build the bypass roads even before completing the Phase II. This was done as vehicles pile up at Kelambakkam and Tiruporur junctions on OMR.

Site Plan



AREA STATEMENT

PLOT NO	AREA IN SQFT	PLOT NO	AREA IN SQFT	PLOT NO	AREA IN SQFT
1	1050.685	31	882.476	61	600.663
2	1120.931	32	882.476	62	600.663
3	1218.334	33	882.476	63	600.663
4	1145.128	34	1064.721	64	586.843
5	1156.786	35	1050.566	65	600.136
6	1256.891	36	1064.721	66	588.027
7	1233.479	37	882.476	67	600.136
8	1165.063	38	882.476	68	600.136
9	1371.904	39	882.476	69	600.136
10	1349.806	40	882.476	70	544.928
11	1349.806	41	882.476	71	862.519
12	1384.756	42	882.476	72	600.394
13	1191.295	43	919.246	73	600.394
14	1174.858	44	853.585	74	586.444
15	1174.858	45	800.852	75	600.136
16	1174.858	46	825.836	76	588.091
17	1174.858	47	1039.049	77	600.136
18	1042.095	48	1098.886	78	600.136
19	1042.095	49	1078.757	79	719.423
20	1042.095	50	1099.833	80	1034.022
21	1042.095	51	1200.272	81	600.136
22	1042.095	52	1200.272	82	600.136
23	1004.927	53	1200.272	83	588.027
24	886.469	54	1188.163	84	258.358
25	919.246	55	1037.628	85	639.382
26	919.246	56	1049.748	86	639.382
27	1281.691	57	735.052	87	639.382
28	882.476	58	735.052	88	973.991
29	882.476	59	692.954	89	973.991
30	882.476	60	688.024	90	760.864

Park Plan

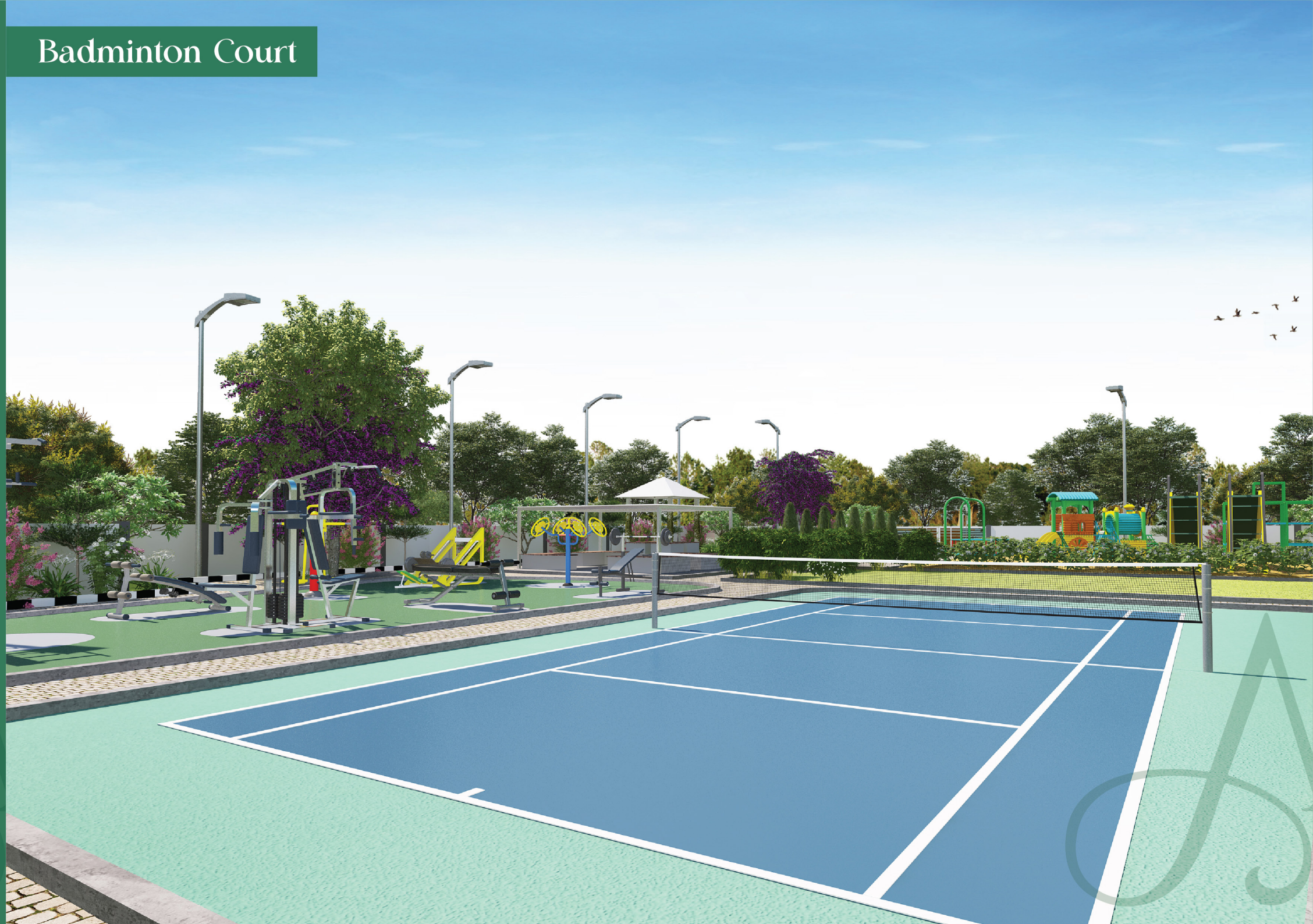
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AMBROSIA



LEGEND:

1. KIDS SWING
2. KIDS MERRY GO ROUND
3. SEE SAW
4. KIDS TOT LOT
5. SLIDES
6. KIDS JUNGLE GYM
7. FAMILY LAWN
8. BADMINTON COURT
9. DIPPING BAR
10. SITUP BOARD
11. PULL DOWN MACHINE
12. AIR SWING
13. LEG PRESS
14. ARM WHEEL
15. TRIPLE TWISTER
16. SKY WALKER
17. CHEST PRESS
18. PERGOLA SEATING
19. SENIOR CITIZEN CORNER
20. TREE SEATING
21. REFLEXOLOGY PATHWAY

Badminton Court

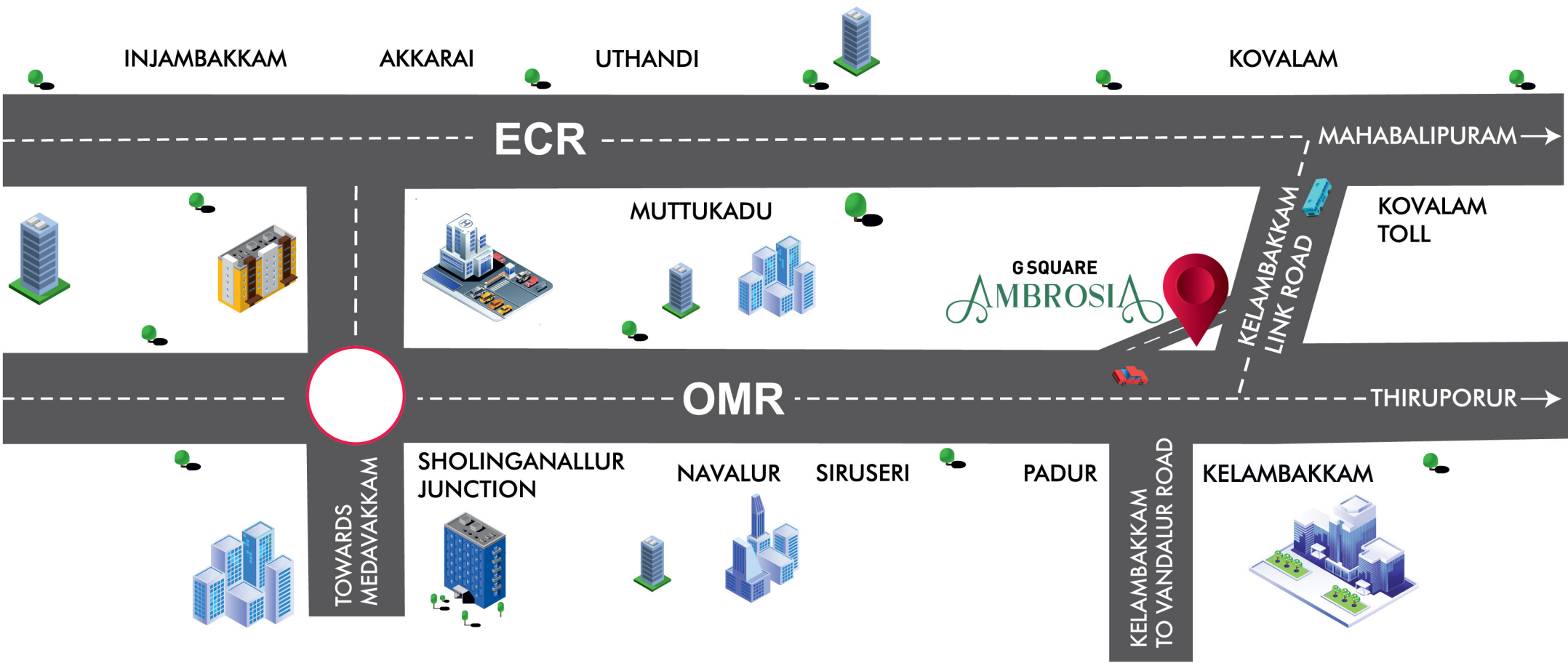




Outdoor Gym

Kids Play Area

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:

- Gateway International School – 5 min
- Hindustan International School – 7 min
- Velammal Vidyashram – 9 min
- Padma Aadharsh Higher Secondary School – 9 min
- Bhuvana Krishna Matriculation Higher Secondary School – 10 min
- Chettinad – Sarvalokaa Education – 12 min
- St. Francis de Sales Matriculation School – 12 min
- St. Mary's Matriculation Higher Secondary School – 13 min

Colleges:

- Hindustan University – 3 min
- Anand Institute of Higher Technology – 7 min
- Good Life Community College & Institute of Allied Health Sciences – 8 min
- Jeppiaar University – 9 min
- Saisha Institute of Management Studies and Technical Science – 9 min
- Professor Dhanapalan College of Arts and Science – 10 min
- SRR Engineering College – 10 min
- Chettinad Medical College – 10 min
- Chettinad School of Law – 11 min
- Chettinad College of Nursing – 12 min
- Chettinad Dental College and Research Institute – 12 min
- Chettinad School of Architecture – 12 min

Hotels:

- Days Hotel by Wyndham Chennai – 7 min
- Crossway Hotels and Resorts – 7 min
- ULO Green Apple – 8 min
- PP Residency – 9 min
- Red Karpet Inn – 9 min

- Taj Fisherman's Cove – 10 min
- Peninsula Holiday and Resort – 11 min
- Covelong Bay – 13 min
- Green Coconut – 13 min
- Casuarina Bay Beach Resort – 15 min

Restaurants:

- The Farmer Restaurant – 5 min
- Peerma Dindigul Biryani Restaurant – 6 min
- Hotel Hungry Choice – 6 min
- City Food Court – 6 min
- Hotel Ganga Veg Restaurant – 7 min
- Foodaholic Restaurant – 7 min
- Pepper Flame Restaurant – 7 min
- Baboons – 7 min
- Hotel Krishna Bhavan – 8 min
- Travancore Restaurant – 8 min
- Wang's Kitchen – 8 min
- New Murugan Idli – 9 min
- Sri Ganapathy Bhavan – 9 min
- Sahinsha's Biryani – 9 min
- Snapper Restaurant – 10 min
- Oyster Restaurant – 10 min
- Janani Hotel – 10 min
- Pearl Kitchen – 12 min

Hospitals:

- Supreme Specialty Hospital – 6 min
- Chettinad Super Specialty Hospital – 9 min
- Praveena Hospital – 9 min
- Maheshwari Hospital – 10 min
- Annai Hospital – 12 min

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 exciting rewards
for each referral



To refer: 89393 40002 or
referral@gsquarehousing.com



G SQUARE GROUP

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RERA: TN/01/Layout/0974/2023 | www.rera.tn.gov.in

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.