



# Connecting Destinations for a Serene —— Future!

**G SQUARE**  
*Alchemy*

VILLA PLOTS AT  
RAJARAJESWARI NAGAR, MYSURU

# ABOUT SQUARE

GROUP  
YOUR HOME. YOUR DREAM. YOUR CHOICE.

PLOTS | VILLAS | APTS.



South India's largest real estate developer



100+ premium projects



4000+ acres of land delivered so far



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



12+ years of experience



15,000+ happy customers



100% clear titles & transactions



Spread across:  
Chennai, Hyderabad, Mysuru,  
Coimbatore, Ambur, Theni  
Dindigul, Madurai, Tirunelveli,  
Tuticorin, Udumalpet, Pollachi  
Tirupattur, Trichy, Bengaluru,  
Hosur & Ballari

# AWARDS & RECOGNITIONS



Most Promising  
Real Estate Company  
from South India



Fastest Growing  
Real Estate  
Company



Best in Social  
Responsibility  
- G Square



Brand of the decade  
(Land Acquisition)  
- G Square



Prestigious brands  
of India (Real Estate)  
- G Square



Most Trusted  
Real Estate Developer  
in South India



Best Integrated  
Township of the Year  
Chennai & ROTN  
G Square City, Coimbatore



The Best in Legal  
& Documentation  
Process



Brand of the  
decade  
- G Square



Excellence in  
Customer  
Satisfaction



Best Legal  
& Documentation  
Process



Best Luxurious  
Plotted Development  
- G Square Beachwalk



Best Luxurious  
Plotted  
Developer

# G SQUARE *Alchemy*

## WHERE GREENERY BECOMES YOUR SANCTUARY

G Square Alchemy, Rajarajeshwari Nagar's inclusive township spans 41 acres with 478 residential plots ranging from 822 to 3875 sq.ft. This ready-to-construct community offers 44 World class amenities including Underground Drainage System, Underground electricity, Storm water drain, Blacktop roads, Streetlights, Overhead tank, Sewage treatment plant, Domestic water supply and 24x7 CCTV surveillance for a secure, luxurious lifestyle.

Enjoy excellent connectivity to transit hubs, schools, healthcare, and the 80-feet New kanthraj Urs Road. With G Square Build Assist and free maintenance, building your dream villa here is effortless, blending serenity and convenience seamlessly.





## SALIENT FEATURES



478 residential plots ranging from 838 to 3875 sq.ft. spread across 41 acres



Bang on  
Rajarajeshwari Nagar



1 min from Christ  
Public School



2 mins from  
Outer Ring Road



10 mins from  
Christ College



15 mins from  
Apollo BGS Hospital



20 mins from  
Bengaluru-Mysuru  
Expressway Junction



Bang on New  
Kantharaj Urs  
80 feet Road



All inclusive township -  
plots, villas and  
apartments



Easy access to  
Mysore Airport



24x7 CCTV  
Surveillance



1 year free  
maintenance



Ready to construct  
villa plot community  
with 44 world-class  
amenities



RERA and MUDA  
approved Project



Plug and Play plots with  
Underground electricity,  
Drainage system, Well-laid  
blacktop internal roads with  
street lights



G Square Build Assist:  
Post-purchase guidance  
for Easy Villa Construction

## WHY MYSURU IS THE UPCOMING REAL ESTATE HUB?

Mysuru is emerging as Karnataka's next real estate hub, offering an ideal blend of affordability, accessibility, and superior quality of life. Enhanced by transformative infrastructure like the Bengaluru-Mysuru Expressway, the city is attracting IT professionals and families seeking respite from Bengaluru's high costs and congestion. Mysuru's thriving IT sector, serene environment, and cost-effective lifestyle make it a preferred choice. Developers are capitalizing on this demand with plotted developments, offering better value and customization options. With a 53% rise in housing prices and unmatched livability, Mysuru is redefining itself as a competitive real estate destination and a promising investment hotspot.



# WHY IS RAJARAJESHWARI NAGAR, MYSURU THE PERFECT CHOICE FOR SERENE LIVING AND STRATEGIC INVESTMENT?



## PRIME LOCATION

Nestled in the serene surroundings of Rajarajeshwari Nagar, Mysuru, this area combines tranquility with excellent prospects for strategic investment.



## EXCEPTIONAL CONNECTIVITY

Located along the New Kantharaj Urs 80 ft road and well-connected to the Outer Ring Road, Rajarajeshwari Nagar offers seamless access to key transit hubs like the Mysuru Bus Stand, Railway Station, and Mysuru Airport.



## PROXIMITY TO KEY ZONES

The locality is close to major educational institutions, such as Christ Public School, and Christ College, along with leading healthcare facilities and corporate hubs.



## URBAN CONVENIENCE

With easy access to prominent shopping centers, entertainment spots, and dining options, the area provides a balanced lifestyle for residents.



## INFRASTRUCTURE GROWTH

Rapid development in infrastructure, such as improved roads and essential utilities, adds significant value to the area, making it a promising choice for long-term investment.

Rajarajeshwari Nagar, Mysuru, offers a unique blend of serene living and **strategic growth, making it an ideal destination for families and investors alike.**

## PRESS ARTICLES

### **Why Bengalureans Are Choosing Mysuru: A Real Estate Boom Driven by Connectivity and Quality of Life**



Mysuru (Karnataka) [India], November 28: As Bengaluru grapples with rising property prices, relentless traffic, and urban congestion, many Bengalureans are shifting their preference to Mysuru's booming real estate market. Enhanced by key infrastructure developments like the Bengaluru-Mysuru Expressway and NICE Road, Mysuru is now offering a unique blend of affordability, accessibility, and a superior quality of life. With commute times from Mysuru to Bengaluru often shorter than navigating within Bengaluru itself, the city is fast becoming the preferred choice for IT professionals and families alike.

### **Bengaluru-Mysuru Expressway: 119-Km Stretch Allows Travel In Just 75 Mins | Full Details**



Bengaluru-Mysuru Expressway Project: The travel time from Bengaluru to Mysuru has been reduced to just 75 minutes. Earlier, the journey used to take around three hours. This improvement is due to upgraded infrastructure and better connectivity. In 2023, Prime Minister Narendra Modi inaugurated the much-awaited Bengaluru-Mysuru Expressway at a public meeting in Mandya district. He dedicated the 119-kilometre fully access-controlled road to the nation, calling it a gift to the people of Karnataka...



# REASONS TO BUY **G SQUARE** *Alchemy*

## LOCATION

- A MUDA and RERA approved secured plot community situated at Rajarajeshwari Nagar, spread across an overall land area of 41 acres comprising 478 residential plots.
- 1 min from Christ Public School.
- Bang on the 80 feet New Kanthraj Urs Road
- A serene plot community located in a prime and rapidly developing area, blending peaceful living with exceptional connectivity
- Well-laid internal blacktop roads with streetlights, ensuring a modern and comfortable lifestyle
- Easy access to public transport and major roadways,
- Proximity to top educational institutions like Christ Public School, Sharda Public School, Christ College, and Sri Jayachamarajendra College of Engineering
- Close to leading healthcare facilities such as Apollo BGS Hospitals, JSS Hospital, and Nayana Kumar Multi-Speciality Hospital

## PRICE

- G Square Alchemy offers an affordable villa and plot community with excellent connectivity and a serene living environment. Unlike unapproved plots that are often sold at high prices, G Square Alchemy provides approved plots at a reasonable rates
- While apartment buyers typically settle for a 65% carpet area and 30% UDS, G Square Alchemy allows you to build your home and own the land entirely at offering greater value for your investment
- Located in a rapidly developing, prime neighborhood, G Square Alchemy ensures premium living at a reasonable price, making it an ideal choice for those seeking long-term value and quality

## FEATURES

- 1 year of free maintenance
- 24x7 CCTV surveillance for enhanced security
- Plug-and-play setup with Underground Drainage System, Underground Electricity, Storm water drain, Blacktop roads, Streetlights, Overhead tank, Sewage treatment plant, Domestic water supply
- Ready-to-construct villa and plot community, offering hassle-free development
- State-of-the-art infrastructure, including blacktop roads and LED street lights

## LEGALITIES

- MUDA and RERA registered
- Clear parent documents and titles
- Projects approved by Leading Nationalized and Private banks
- Legal advice offered by leading lawyers
- Road gift deed is available
- Free from mortgages

## PRODUCT

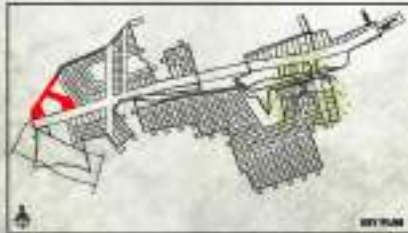
- 478 premium residential plots spread across a sprawling 41-acre community in Rajarajeshwari Nagar, Mysuru
- Ready-to-construct villa and plot community with 44 world-class amenities, strategically located with excellent connectivity to major roads
- Residential plots ranging from 838 sq.ft. to 3875 sq.ft.
- Well-laid internal blacktop roads and street light for easy access and convenience
- With essential amenities like water, electricity, and drainage for hassle-free development
- Safe and secure environment with 24x7 CCTV surveillance, ensuring peace of mind for residents

## G SQUARE BUILD ASSIST: A POST PURCHASE PROGRAMME FOR VILLA CONSTRUCTION

- Villa design and elevation consultants
- Vaasthu compliance experts
- Floor planner to plan your space as per your requirement
- Consultants who will help with all villa construction related approvals
- Material procurement experts Consultants who specialize in landscape designing and execution
- The best interior designers who will also execute the same Consultants to help buy home appliances for the best price

# PARK PLAN

## PARK - 1



### AMENITIES:

1. MEDITATION ZONE
2. SENIOR CITIZEN GAZEBO
3. PET ZONE
4. LAUGHING PARK
5. GARDEN WALK
6. PARTY LAWN





## PARK - 2

### AMENITIES:

- 7. GATHERING SPACE
- 8. SWING PARK

7. GATHERING SPACE

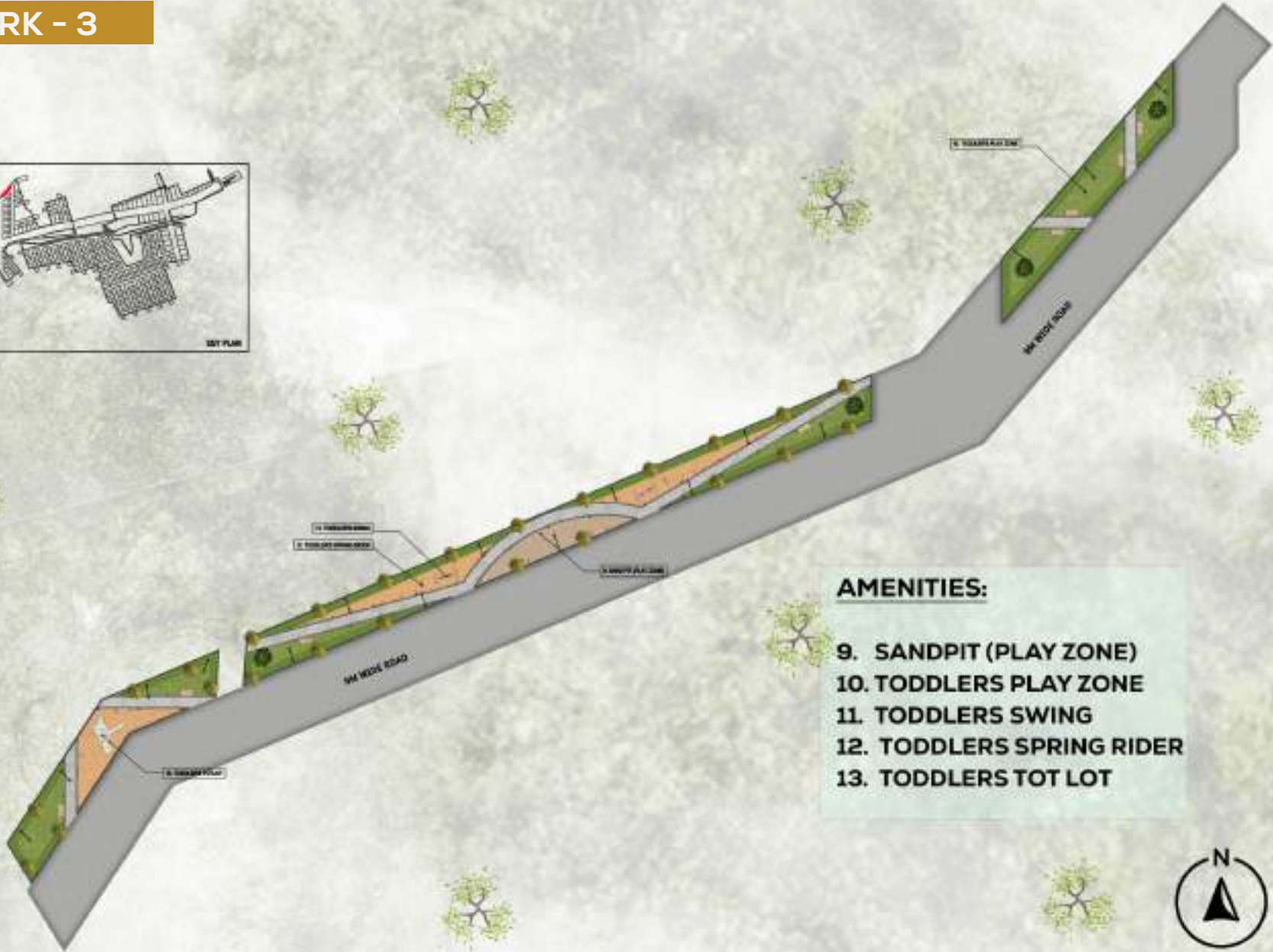
ENTRY & EXIT

8. SWING PARK





## PARK - 3



**AMENITIES:**

9. SANDPIT (PLAY ZONE)  
10. TODDLERS PLAY ZONE  
11. TODDLERS SWING  
12. TODDLERS SPRING RIDER  
13. TODDLERS TOT LOT



## PARK - 4



14. YOGA LAWN

ENTRY & EXIT

### AMENITIES:

14. YOGA LAWN





## PARK - 5



### AMENITIES:

- 15. JOGGING TRACK
- 16. OUTDOOR GYM
- 17. ACCUPUNCTURE WALKWAY



## PARK - 6



### AMENITIES:

- 18. KIDS SEE-SAW
- 19. DOME CLIMBERS
- 20. KIDS SLIDE
- 21. KIDS MONKEY BARS
- 22. KIDS DOODLE CORNER
- 23. KIDS JUNGLE GYM
- 24. KIDS MERRY GO
- 25. GAGA BALL PIT
- 26. KIDS TOTLOT
- 27. KIDS HOPSCOTCH
- 28. KIDS CLIMBING NET
- 29. KIDS ROCK CLIMBING WALL





## PARK - 7

### AMENITIES:

- 30. BASKETBALL COURT
- 31. BADMINTON COURT
- 32. VOLLEYBALL COURT
- 33. CRICKET NET
- 34. VIEWING GALLERY



## PARK - 8&9

### AMENITIES:

35. RESTING SPACE

36. REFLEXOLOGY PATH

37. PERGOLA WITH PICNIC TABLES





## LOCATION ADVANTAGES

### PARKS

Sports Park Mysuru	- 2.5 km
Niveditha Nagara Park	- 3.5 km
Lingambudhi Park	- 6.6 km
Javaregowda Park Saraswathipuram	- 7 km
kukkarahalli Park	- 7.5 km

### RESTAURANTS

Mysore Mylari Hotel	- 2.5 km
Bhadrachalam cafe	- 3.5 km
Hotel Nalapaka	- 3.5 km
Neelanjala Mahesh Prasad	- 3.5 km
Hotel Tathva Rasa	- 3.5 km
Kapoor's Cafe	- 4 km
Poojaris Fish Land	- 9 km

### MALLS

BM Habitat Mall	- 7.5 km
Garuda Mall	- 10 km
Centro Mall	- 12 km
Mall of Mysore	- 12 km
Nexus Mall	- 13 km

### HOSPITALS

Amruta Krupa	- 800 m
Nayana Kumar Multi-Speciality Hospital	- 3 km
Adithya Sanjeevini Multi-Speciality Hospital	- 3.5 km

Apollo BGS Hospitals	- 6.4 km
JSS Hospital	- 10 km
Manipal Hospital	- 12.2 km

### SUPER MARKET

G Mart	- 2 km
Triveni Super Market	- 3 km
More Super Market	- 3 km
Reliance Fresh	- 3.2 km
Vishal Mart	- 7 km

### SCHOOLS

Christ Public School & PU College	- 700 M
Sharda Public School	- 2 Km
Hari Vidyalaya School	- 2 Km
Chaitanya Techno School	- 3 Km
Nypunya School	- 4 Km
National Public School	- 4.5 Km

### COLLEGE

Amrita Vishwa Vidya Peetam	- 4 Km
Manasa Gangotri University	- 6 Km
Sri Jayachamarajendra College of Engineering	- 6 Km
St. Joseph First Grade College	- 7.5 Km
Christ College	- 7.6 Km
NIE Engineering College	- 8.2 Km
Maharaja College	- 9 Km

### INDUSTRIES & COMPANIES

Kirloskar Electric Co.	- 9 Km
L&T Technologies Service	- 10 Km
BEML Limited	- 10.2 Km
Infosys	- 11 Km
JK Tyre & Industries Ltd.	- 13 Km
Wipro Limited	- 14 Km

### CONVENTION CENTRES

Maangalya Sangama Hall	- 3.8 Km
Glan Convention Hall	- 4 Km
Saa Raa Convention Hall	- 4.2 Km
Nityotsava Convention	- 6.2 Km
Spectra Convention Centre	- 6.5 Km
Yashaswi Convention Centre	- 6.8 Km

### TRANSIT HUBS

Judicial Layout Bus Stop	- 300 m
City Bus Stand	- 11 Km
Railway Station	- 10 Km
Sub-Urban Bus Stand	- 12 Km
Airport	- 12 Km

# 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](mailto:referral@gsquarehousing.com)

**Get exciting rewards for each referral.**



**PLOTS | VILLAS | APTS.**

**G SQUARE GROUP**

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REGIONAL OFFICE: G Square Housing, #5669, Doddamane, Ground Floor, General Thimmaiah Road,  
Vijay Nagar 2<sup>nd</sup> Stage, Mysuru, Karnataka - 570 017.



**SCAN NOW FOR  
LOCATION**

**For more details: 89701 36000 | [www.gsquarehousing.com](http://www.gsquarehousing.com)**

