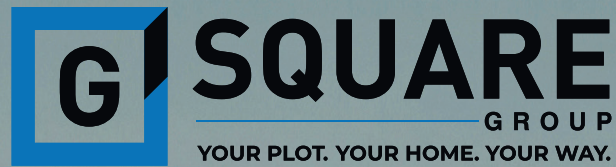


An Aura of peace in the

Perfect Plot

G SQUARE
AURA
Villa Plots at Vellakinar





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 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



A seamlessly calm and laid-back life in a tranquil setting. Life at G Square Aura is all that and more. G Square Aura is a rare find that is centrally located near Coimbatore's finest educational and lifestyle hubs but is also blissfully far away from the city's traffic, noise and pollution.

A world-class gated community spread across 4 acres, G Square Aura is located in Vellakinar, (Coimbatore) a prime location witnessing rapid growth. Boasting of luxury lifestyle features and everyday amenities, this smart plot amidst refreshing green environment is the perfect canvas to paint a beautiful picture of your dream home.

G SQUARE AURA

Salient Features



Gated plot
community on
Vellakinar Road



2 min from
Konganadu Arts &
Science college



5 min from
Mettupalayam
Road



92 plots
spread over a
4 acre extent



Plots from
1.26 to 9.80 cents.



15 World-class
amenities



2 years of free
maintenance



24x7 CCTV
surveillance



Perfect legal
documentation



Ready-to-
construct
villa plots



WellHaid blacktop
internal roads with
street lights



G-Square Build Assist
Post-purchase
guidance 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 invest in.



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

A large, white, stylized letter 'R' is positioned on the left side of the image, partially cut off by the edge. The background is a dense, green grass field.

Reasons
to buy

LOCATION

1. The only DTCP approved gated plot community project situated in Vellakinar with 92 plots spread across 4 acres
2. Situated in Vellakinar, it a safe and secure neighbourhood in the heart of the city, and has a lot of residential and commercial establishments nearby
3. Approach road width is 33 ft.
4. Educational institutions like Greenfields Matriculation School, The Camford International School, VCSM Matriculation Hr. Sec. School, etc. are near by
5. Close to hospitals like HS Hospital, Sathya Medical Centre & Hospital, Kalpana Medical Centre, Guru Hospital, etc
6. Entertainment avenues are in close proximity
7. Various religious centers of worship are also nearby

PRICE

8. The only aptly priced plots in Vellakinar
9. Unapproved plots are sold at the same price whereas G Square Aura is a DTCP approved plot community
10. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Aura, you can now completely own your own villa and the land it is on at a more reasonable price
11. Situated in a posh neighborhood for a reasonable price

FEATURES

12. 15 world-class amenities
13. 2 years of free maintenance
14. 24x7 CCTV security
15. State-of-the-art infrastructure like black top roads and LED street lights
16. Ready-to-construct villa plots
17. Expansive landscape

LEGALITIES

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

PRODUCT

26. 92 residential plots in a 4-acre community with 15 world-class amenities at Vellakinar, 5 mins from Mettupalayam road & Thudiyalur
27. Residential plots from 1.26 cents onwards
28. Road width within the property is 30 ft.

G SQUARE BUILD ASSIST: A POST PURCHASE PROGRAMME FOR EASY CONSTRUCTION

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

Site Plan



G SQUARE AURA



Plot No.	Area	
	Sq.ft.	Cents
1	1636.02	3.76
2	1999.74	4.59
3	3429.20	7.87
4	3622.30	8.32
5	4265.88	9.80
6	3280.01	7.53
7	2800.04	6.43
8	2800.04	6.43
9	2387.56	5.48
10	1387.91	3.19
11	1400.07	3.21
12	1400.07	3.21
13	1319.99	3.03
14	1245.18	2.86
15	1288.13	2.96
16	1319.99	3.03
17	1400.07	3.21
18	1400.07	3.21
19	1387.91	3.19
20	1387.91	3.19
21	1400.07	3.21
22	1400.07	3.21
23	1400.07	3.21
24	1525.90	3.50
25	1780.90	4.09
26	1400.07	3.21
27	1400.07	3.21
28	1400.07	3.21
29	1387.91	3.19
30	634.11	1.46
31	635.51	1.46
32	1387.48	3.19
33	601.60	1.38
34	555.10	1.27
35	568.99	1.31
36	615.70	1.41
37	619.58	1.42
38	625.17	1.44
39	1573.91	3.61
40	1557.34	3.58
41	1528.17	3.51
42	1499.10	3.44
43	1470.04	3.38
44	1440.98	3.31
45	1411.81	3.24
46	1382.74	3.17
47	1951.94	4.48

Plot No.	Area	
	Sq.ft.	Cents
48	1539.14	3.53
49	1400.07	3.21
50	1199.32	2.75
51	1199.32	2.75
52	1199.32	2.75
53	1199.32	2.75
54	1199.32	2.75
55	1199.32	2.75
56	1187.48	2.73
57	1187.48	2.73
58	1199.32	2.75
59	1199.32	2.75
60	1199.32	2.75
61	1199.32	2.75
62	1199.32	2.75
63	1199.32	2.75
64	1400.07	3.21
65	1954.74	4.49
66	619.15	1.42
67	644.76	1.48
68	640.35	1.47
69	640.35	1.47
70	640.35	1.47
71	640.35	1.47
72	640.35	1.47
73	640.35	1.47
74	595.14	1.37
75	549.83	1.26
76	549.83	1.26
77	595.14	1.37
78	640.35	1.47
79	640.35	1.47
80	640.35	1.47
81	640.35	1.47
82	640.35	1.47
83	1363.37	3.13
84	1456.91	3.35
85	1499.32	3.44
86	1499.32	3.44
87	1422.46	3.27
88	1925.68	4.42
89	1757.55	4.04
90	1794.79	4.12
91	1968.74	4.52
92	2777.87	6.38
93	2834.16	6.51

PRESS ARTICLES

THE TIMES OF INDIA

UGD system for Veerakeralam, Vadavalli & Kavundampalayam

TNN / Oct 16, 2022, 08:33 IST



Coimbatore: The municipal corporation plans to execute the underground drainage project at Vadavalli, Veerakeralam and Kavundampalayam soon as the Union government has given nod to carry out the work at a cost of 300 crore under the Atal Mission for Rejuvenation and Urban Transformation (Amrut) 2.0 scheme.

While the areas added to the city corporation in 2011 have been witnessing speedy growth, absence of underground drainage facilities is taking a toll on the environment as sewage water enters water bodies and canals.

THE HINDU

HOME / NEWS / CITIES / COIMBATORE

Two flyovers thrown open for vehicle movement in Coimbatore

June 11, 2022 09:14 pm | Updated 09:14 pm IST - COIMBATORE

SPECIAL CORRESPONDENT

COMMENTS SHARE

READ LATER



Two flyovers in Coimbatore city, which were waiting for inauguration, were thrown open for vehicle movement on Saturday after Chief Minister MK Stalin inaugurated the flyovers through video conference.

Minister V. Senthil Balaji flagged off the vehicle movement here.

The flyover on Trichy Road is constructed at a total cost of ₹230 crore and the one at Koundampalayam for ₹60 crore.

The State Highways Department (NH wing) has constructed a four-lane flyover for 3.1 km, covering Sungam and Ramanathapuram junctions on Trichy Road and a 1.17 km flyover at Koundampalayam junction.

THE HINDU

HOME / NEWS / CITIES / CHENNAI

Coimbatore city to get its own Metrolite

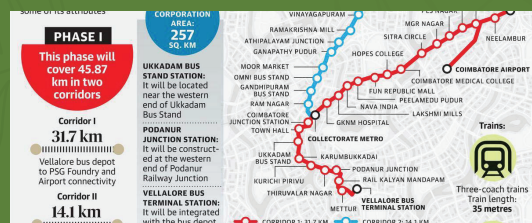
Coimbatore Metrolite system that will cover 45.87 km with 40 stations, making a halt at several important landmarks of the city, including Coimbatore Airport

April 05, 2022 11:38 pm | Updated April 07, 2022 09:19 am IST - CHENNAI

SUNITHA SEKAR

COMMENTS SHARE

READ LATER



Coimbatore city may be the first city in the State to have a Metrolite system that will cover 45.87 km with 40 stations, making a halt at several important landmarks of the city, including Coimbatore Airport.

The detailed project report says there will be a total of three phases for Coimbatore. In the first phase, two corridors have been planned, with the first one connecting Vellalore Bus Terminal with PSG Foundry through Ukkadam Bus Stand and also providing airport line connectivity from Park Plaza (totally covering 31.73 km). The second corridor will link the Collectorate Metro with Valliyampalayam Pirivu (length: 14.13 km). The Collectorate Metro will be the common station for these corridors and the station is likely to be built in the eastern end of the Collectorate.

THE HINDU

HOME / NEWS / CITIES / COIMBATORE

Coimbatore Corporation to lay damaged roads in the city

September 15, 2022 06:40 pm | Updated September 16, 2022 08:22 am IST

STAFF REPORTER

COMMENTS SHARE

READ LATER



The civic body has received ₹26 crore from the State government to improve the road infrastructure in the city. Corporation Commissioner M. Prathap said Minister for Electricity, Prohibition and Excise V. Senthilbalaji requested the State government to release ₹200 crore to the Corporation for improving various infrastructure facilities in the city.

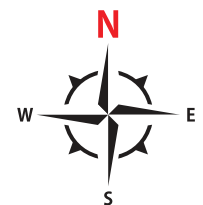
Based on this, the State government has released a tranche of ₹26 crore from the Tamil Nadu Urban Road Infrastructure Fund (TURIF) to improve 112 identified roads across the city. This included the restoration of roads that were damaged due to underground drainage and water supply works. Nava India Road, SNR Arts College Road, and Sanganoor - Nallampalayam road are among the list of roads.

G SQUARE AURA



15 WORLD-CLASS AMENITIES

1. Welcome art wall
2. Kids play sandpit
3. Kids merry go round
4. Kids see saw
5. Kids slide
6. Informal seating
7. Buddha statue
8. Rest room
9. Kids indoor game block
10. Family lawn
11. Amphitheatre
12. Senior citizen seating
13. Flower pond
14. Badminton court
15. Pathway / Jogging track



KIDS PLAY AREA





BUDDHA STATUE



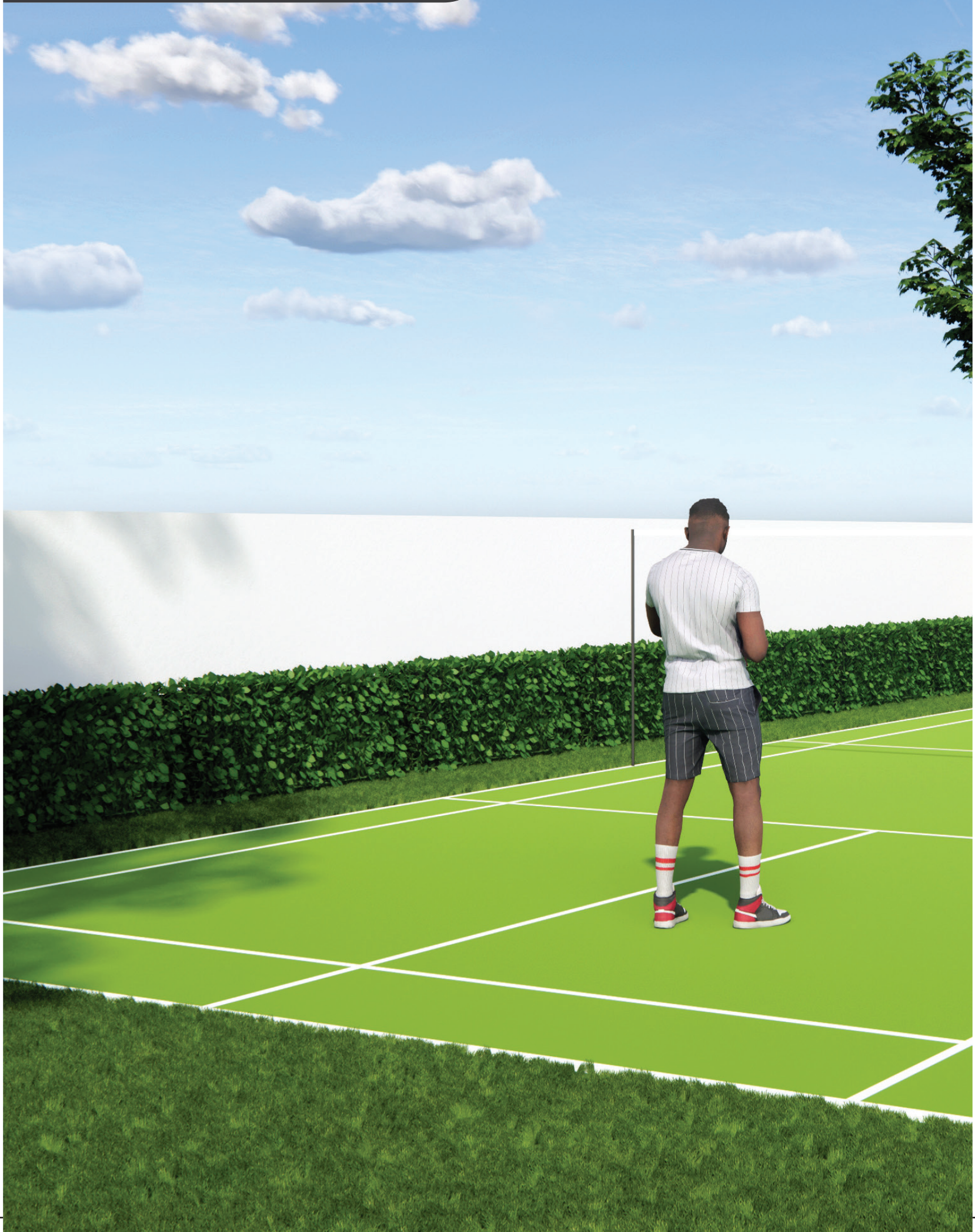


AMPHITHEATRE





BADMINTON COURT





LOCATION MAP



PAYMENT TERMS

- 10% - At the time of booking
- 90% - 15 days from booking for registration

LOCATION ADVANTAGES

SCHOOLS

- Greenfields Matriculation School - 4 mins
- VCSM Matriculation Hr. Sec. School - 4 mins
- The Camford International School - 6 mins
- St.Johns Bosco's Matriculation Higher Secondary School - 7 mins
- Amrita Vidyalayam, Nallampalayam - 8 mins
- Brilliant Matriculation School - 8 mins
- Vidya Vikasini - 8 mins
- Brindavan Vidhyalaya Matriculation Higher Secondary School - 9 mins
- CMS Vidya Mandir - 10 mins
- ILM Public School - 11 mins
- Chettinad Vidya Mandir - 12 mins
- Achariya Bala Siksha Mandir, Kavundampalayam - 12 mins

RESTAURANTS

- Hotel Aagaaram - 2 mins
- Hotel Junior Kuppanna - 5 mins
- Hotel Sri Lalithas - 5 mins
- Oyalo Pizza Shop - 8 mins
- Yummy Restaurant - 8 mins
- Jonah's Bistro - 9 mins
- Fiery-flamed grill restaurant - 12 mins
- Linda Restaurant - 12 mins
- Barbequeen restaurant - 12 mins
- Sree Annapoorna - 12 mins
- Amutha Surabhi - 14 mins
- Kadhambam Multi-cuisine Restaurant - 14 mins
- Aachi mess - 15 mins
- Taco Bell - 15 mins

COLLEGES

- Kongunadu Arts and Science College - 2 mins
- Dr. SNS. College of Education - 7 mins
- Sankara College of Science and Commerce - 7 mins
- CMS College of Science & Commerce - 9 mins
- Kumaraguru College of Liberal Arts & Science - 11 mins
- Sri Ramakrishna Engineering College - 12 mins
- St. Paul's College of Arts and Science for Women - 15 mins
- SNS College of Technology, Top Engineering College in Coimbatore - 20 mins

HOSPITALS

- Vanugopal Hospital - 4 mins
- Kalpana Medical Centre - 8 mins
- Mr. Universe Hospital - 9 mins
- Guru Hospital - 9 mins
- Sri Lakshmi Medical Centre and Hospital - 10 mins
- HS Hospital - 10 mins
- ESI Hospital - 10 mins
- Surya Hospital - 12 mins
- Coimbatore City Govt. Hospital - 15 mins

HAPPY OWNERS OF G SQUARE PLOTS



Balakrishnan Plot : 998/999/1000 and **Ramakrishnan** Plot : 359/360
G Square City

★★★★★

The people in the company are very professional. They took us to the site, briefed us about the amenities, and explained the nuances of the same.

They communicated all information very clearly before finalizing the plot itself. We discussed the process in detail in their office and they took us to the site as well.

Senthil Kumar Plot : 1
Plot : G Square Bluecrest

★★★★★

It is an excellent company and we had a fantastic experience doing business with them. They have covered all the aspects of transactions for plot purchases with 100% transparency.

The layout, detailing, and development by the company are unmatched in the Coimbatore real estate market



Get your friends as your neighbours
and get rewarded too!



To refer: 89393 40002 or
referral@gsquarehousing.com



G SQUARE GROUP

REGISTERED ADDRESS: Flat No. 14, 3rd Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600 031

CORPORATE OFFICE: Menon Eternity, 8th Floor, 1st Main Rd, Austin Nagar, Alwarpet, Chennai, Tamil Nadu - 600 028

REGIONAL OFFICE: 1B, Floor, Krishnamal, Bus Stop, 348, Avinashi - Coimbatore Rd, Peelamedu, Coimbatore, Tamil Nadu 641004

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

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.