



# Where Your Dream Home Finds Its Perfect Address

 **THANDALAM, CHENNAI**  
(Behind Saveetha Medical College)



RERA NO: TNRERA/1/LO/3907/2025



# SUSTAINABLE REASONS



13 Years  
Of Trust



India's Largest  
Plotted Developer



100%  
Appreciation



20,000+  
Happy Customers



4000+ Acres  
Delivered



5 Lakh+ Trees  
Across Our Sites



100% Solar  
Powered Sites

# AWARDS & RECOGNITIONS



Real Estate  
Game-Changing  
Revolutionary



Promising Investment  
Residential  
Layout of the Year



Transparent  
Real Estate Brand



Most Promising  
Real Estate Company  
from South India



Prestigious  
Brands of India  
(Real Estate) G Square



The Best in  
Social Responsibility  
G Square



Brand of the  
Decade G Square



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



Most Developed  
Real Estate  
Developer  
of South India



The Best in  
Legal and  
Documentation  
Process



The Best in  
Customer  
Satisfaction



The Best in  
Legal and  
Documentation  
Process



Excellence in  
Customer  
Satisfaction



Best Luxurious  
Plot Developer



Best Luxurious  
Plotted Development  
G Square-Beach walk

# WELCOME TO **G SQUARE ETERNA** AT THANDALAM

Strategically located in Thandalam, Chennai these one-of-a-kind, approximately 154 units of residential plots make the most of this prime location. Perfect location for those seeking an evolved lifestyle and convenience.

## **Why choose G Square Eterna?**

- Plots ranging from 523 sq. ft Onwards.
- 24 world-class amenities and 154 villa plots, approx.
- DTCP & RERA Approved Project
- Perfect legal documentation.
- G Square Build Assist for easy villa construction.
- Status: Ready to construct a villa plot community.

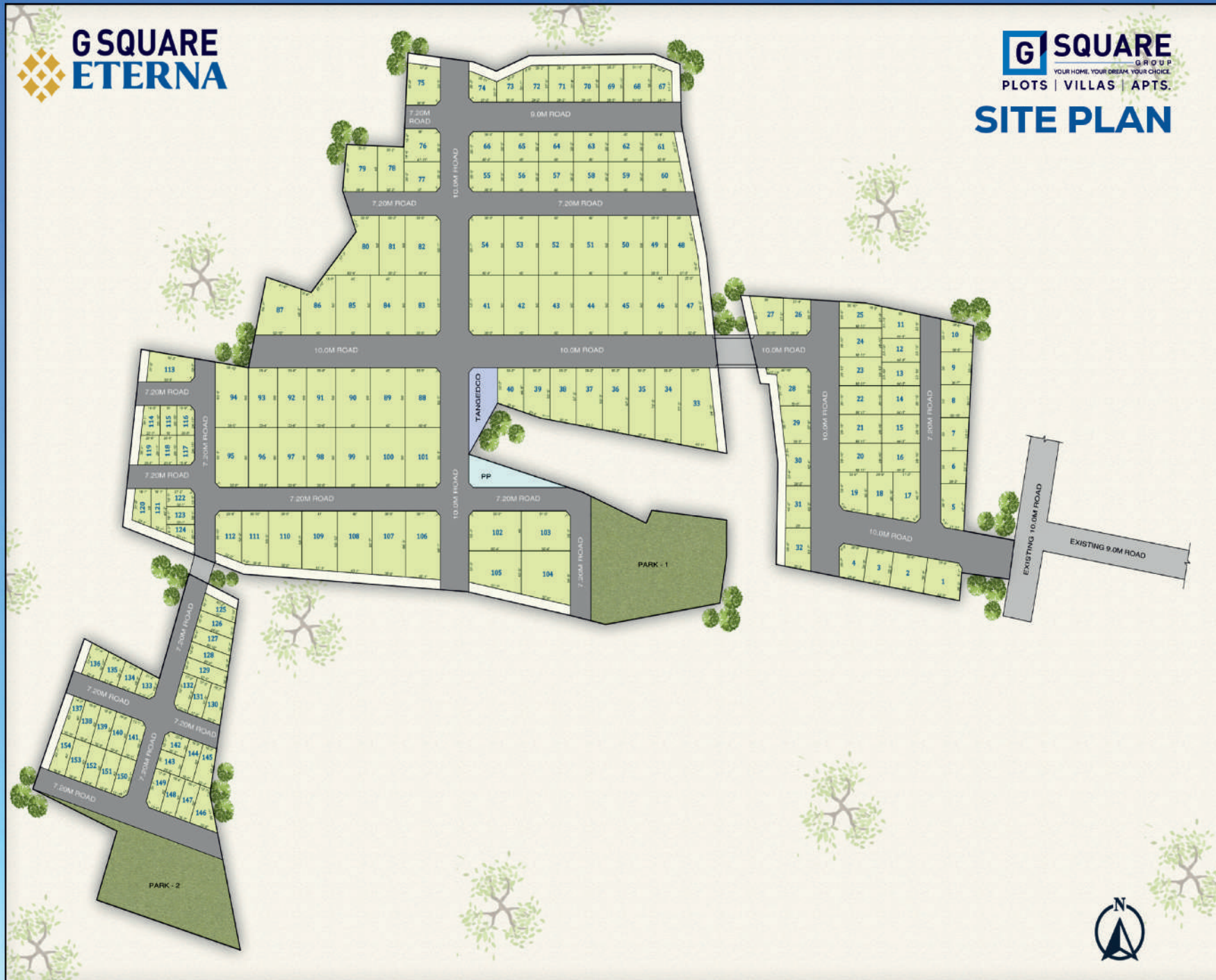




**GSQUARE**  
G R O U P  
YOUR HOME. YOUR DREAM. YOUR CHOICE.  
PLOTS | VILLAS | APTS.  
**SITE PLAN**

**AREA STATEMENT**

| PLOT NO | AREA IN<br>SQ.FT | PLOT NO | AREA IN<br>SQ.FT |
|---------|------------------|---------|------------------|
| 1       | 1505.02          | 81      | 1812.23          |
| 2       | 1414.82          | 82      | 2410.71          |
| 3       | 1058.10          | 83      | 2410.71          |
| 4       | 1050.90          | 84      | 2403.17          |
| 5       | 1257.67          | 85      | 2403.17          |
| 6       | 993.30           | 86      | 2090.37          |
| 7       | 1053.47          | 87      | 2453.12          |
| 8       | 1113.64          | 88      | 2410.71          |
| 9       | 1173.81          | 89      | 2403.17          |
| 10      | 1104.49          | 90      | 2403.17          |
| 11      | 1232.48          | 91      | 2009.21          |
| 12      | 1054.98          | 92      | 2009.21          |
| 13      | 1054.98          | 93      | 2003.29          |
| 14      | 1278.76          | 94      | 2414.90          |
| 15      | 1278.76          | 95      | 2292.52          |
| 16      | 1278.76          | 96      | 2003.29          |
| 17      | 1521.49          | 97      | 2009.21          |
| 18      | 1318.37          | 98      | 2009.21          |
| 19      | 1287.16          | 99      | 2403.17          |
| 20      | 1411.38          | 100     | 2403.17          |
| 21      | 1411.38          | 101     | 2410.71          |
| 22      | 1411.38          | 102     | 2404.14          |
| 23      | 1411.38          | 103     | 2243.97          |
| 24      | 1411.38          | 104     | 2766.03          |
| 25      | 1222.36          | 105     | 2254.41          |
| 26      | 1125.59          | 106     | 2693.69          |
| 27      | 1292.54          | 107     | 2491.76          |
| 28      | 1508.25          | 108     | 2490.68          |
| 29      | 1233.66          | 109     | 2438.05          |
| 30      | 1202.77          | 110     | 2177.56          |
| 31      | 1205.46          | 111     | 1673.91          |
| 32      | 1208.26          | 112     | 1415.68          |
| 33      | 3015.04          | 113     | 1454.54          |
| 34      | 2255.73          | 114     | 604.94           |
| 35      | 2105.04          | 115     | 568.12           |
| 36      | 1954.35          | 116     | 604.94           |
| 37      | 1803.67          | 117     | 604.94           |
| 38      | 1652.98          | 118     | 607.30           |
| 39      | 1476.62          | 119     | 673.18           |
| 40      | 1210.05          | 120     | 710.96           |
| 41      | 2410.71          | 121     | 759.83           |
| 42      | 2403.17          | 122     | 567.48           |
| 43      | 2403.17          | 123     | 579.53           |
| 44      | 2403.17          | 124     | 468.66           |
| 45      | 2403.17          | 125     | 647.02           |
| 46      | 2403.17          | 126     | 708.70           |
| 47      | 1740.32          | 127     | 748.64           |
| 48      | 1936.66          | 128     | 788.68           |
| 49      | 1694.04          | 129     | 813.22           |
| 50      | 2403.17          | 130     | 730.34           |
| 51      | 2403.17          | 131     | 655.53           |
| 52      | 2403.17          | 132     | 655.74           |
| 53      | 2403.17          | 133     | 523.78           |
| 54      | 2410.71          | 134     | 576.20           |
| 55      | 1205.89          | 135     | 630.45           |
| 56      | 1208.15          | 136     | 684.59           |
| 57      | 1208.15          | 137     | 622.48           |
| 58      | 1208.15          | 138     | 748.53           |
| 59      | 1208.15          | 139     | 748.53           |
| 60      | 1379.51          | 140     | 748.53           |
| 61      | 1179.95          | 141     | 708.81           |
| 62      | 1208.15          | 142     | 552.52           |
| 63      | 1208.15          | 143     | 564.68           |
| 64      | 1208.15          | 144     | 656.60           |
| 65      | 1208.15          | 145     | 766.50           |
| 66      | 1205.89          | 146     | 885.34           |
| 67      | 843.25           | 147     | 722.26           |
| 68      | 1217.89          | 148     | 722.26           |
| 69      | 1066.50          | 149     | 710.10           |
| 70      | 1082.64          | 150     | 708.81           |
| 71      | 1086.09          | 151     | 748.53           |
| 72      | 1060.58          | 152     | 748.53           |
| 73      | 813.22           | 153     | 748.53           |
| 74      | 828.18           | 154     | 728.18           |
| 75      | 1541.51          |         |                  |
| 76      | 1368.44          |         |                  |
| 77      | 1253.47          |         |                  |
| 78      | 1371.56          |         |                  |
| 79      | 1768.83          |         |                  |
| 80      | 2432.45          |         |                  |



## SALIENT FEATURES



154 villa plots  
in 8.56 acres



2 mins away from Chennai  
– Bangalore Highway



2 mins from Saveetha  
Medical College



Rajalakshmi Engineering  
College (2.1 kms) – 06 mins



Mahrishi Vidhya Mandir School  
8mins



24x7 CCTV  
Surveillance



1 year of  
Free maintenance



Top-notch secured community  
infrastructure with black-top  
internal roads and street lights.



Located in proximity to  
supermarket, schools,  
colleges, Hospitals & Industries.



Ready to construct  
a villa plot community.



Perfect legal  
documentation



G Square Build Assist  
for easy villa construction.

# LOCATION ADVANTAGES

## Schools



Sree Paarvathy Vidhyalya  
School - 1.1 kms - 5mins

Maharishi Vidya Mandir  
School- 4 kms - 8 mins

Loyola International  
Residential School - 5 kms - 11 mins

SNM International School  
Chetipedu - 3.5 kms - 10 Mins

## Colleges



Saveetha Medical  
College - 2.5 kms - 7 mins

Rajalakshmi Engineering  
College - 2 kms - 6 mins

Apollo Engineering  
College - 3.9 kms - 11 mins

P.B. College of  
Engineering - 6.2 kms - 15 mins

## Hospitals



Be Well Hospitals  
Poonamallee - 12 kms - 20 mins

Panimalar Hospital -  
10.5 kms - 20 mins

Jaya Hospital -  
9.1 kms - 16 mins

SVCE Medical Centre -  
7.9 kms - 15 mins

## Industries



OMM Industries -  
600 m - 1 min

CCBM Industries Private  
Limited - 2.2 kms - 4mins

Tech Plaastic Industrie  
Pvt Ltd - 2.7 kms - 5 mins

HMA Industries  
Pvt Ltd - 3.8 kms - 9 mins



# PROJECT AMENITIES

## Common Amenities

1) Black top road    2) Street Light    3) CCTV    4) Security

## Park Amenities

|                       |                            |                        |
|-----------------------|----------------------------|------------------------|
| 1) Meandering Walkway | 7) Sandpit                 | 13) Kid's Hopscotch    |
| 2) Play Lawn          | 8) Fibre Umbrella          | 14) Kid's Spring Rider |
| 3) Tree Seater        | 9) Kid's See Saw           | 15) Kid's Fun Station  |
| 4) Gazebo             | 10) Kid's Monkey Bar       | 16) Bi Cycle Parking   |
| 5) Family Swing       | 11) Kid's Slide            |                        |
| 6) Basketball Post    | 12) Kid's Circular Climber |                        |



## PRICE

- Affordable yet premium plots in a highly strategic location.
- One of the the only rightly priced, CMDA approved plot communities.
- Offers better value than nearby unapproved layouts that are often overpriced.

## FEATURES

- 24x7 CCTV surveillance and community safety.
- Well-developed internal roads with blacktop finish and LED street lighting.
- Infrastructure support including water and electricity access.
- Clean and expansive landscaping and township planning.
- All-inclusive residential township - Plots, Villas & Apartments.
- 1-year free maintenance.
- G Square Build Assist support for villa construction.

## PRODUCTS

- 154 villa plots spread across 8.56 acres.
- Residential plot sizes from 523 sq.ft onwards.
- Hotspot property with strong appreciation potential.

## LEGALITIES

- CMDA approved.
- RERA registered.
- Clear parent documents and 100% verified titles.
- Patta after registration can be easily obtained.
- Approved by leading banks.
- Legal Consultation from top lawyers.
- Road gift deed available.
- Free from any mortgages or encumbrances.

## G SQUARE BUILD ASSIST:

### A POST-PURCHASE GUIDANCE PROGRAM FOR EASY VILLA CONSTRUCTION

- Expert villa design and elevation consultants.
- Vaasthu compliance experts.
- Floor planners to help maximize space.
- Consultants for approvals related to bungalow construction.
- Landscape design and execution teams.
- Top interior designers to execute your home setup.
- Guidance on best deals for home appliances.
- Dedicated team to plan and execute your Grahapravesham ceremony

# WHY G SQUARE ETERNA?

G Square Eterna is more than just a piece of land it is the foundation for an elevated lifestyle and a secure, high-value investment in one of Chennai's most rapidly developing corridors. Located in the coveted Thandalam area, this premium project has been meticulously planned to offer residents the very best in connectivity, security, infrastructure, and legal assurance.

**Prime Location with Excellent Connectivity:** Your Gateway to Convenience

G Square Eterna is strategically located in Thandalam, ensuring you are always connected to the heart of Chennai's growth.

**Seamless Commute:** Its prime position places you in close proximity to major public transportation hubs and arterial roads, drastically cutting down on daily commute times.

**Corporate & Educational Proximity:** The location offers quick access to major corporate workplaces, IT parks, and numerous renowned educational institutions, making it an ideal choice for working professionals and families.



**Lifestyle & Leisure:** Weekend leisure and daily needs are just minutes away, with easy access to premier entertainment avenues, shopping centres, and essential services. Whether it's your daily commute or weekend leisure, everything you need is just minutes away.

**Secured Community, Secure Life:** Peace of Mind Guaranteed  
Experience true peace of mind within a community designed with your safety and comfort as the highest priority.

**Robust Security Framework:** We provide a fully secured, gated community layout featuring 24/7 CCTV surveillance across the entire project.

**Infrastructure for Confidence:** The well-planned design, combined with robust security systems and state-of-the-art infrastructure, ensures that your family begins a new chapter in life with unparalleled confidence, comfort, and a superior quality of living.

**Elevated Living Standards:** This premium land for sale in Thandalam, Chennai, has been developed to offer an elevated lifestyle that meets modern expectations in every aspect, providing a true sense of belonging and security.

**State-of-the-Art Infrastructure:** Built for Long-Term Value  
Every detail at G Square Eterna is designed for convenience, aesthetics, and long-term value, ensuring a hassle-free building and living experience.





**Clear Legal Title:** The dual approval status acts as a powerful safeguard, making this one of the most credible and protected real estate investments available.

**DTCP & RERA Approved:** Legal Assurance and Transparency Your investment is fully protected, credible, and aligned with all regulatory standards, giving you a completely hassle-free buying experience.

**Complete Transparency:** These approvals ensure complete transparency in land title, development plans, and transactional processes.

**Protected Investment:** The regulatory backing provides legal assurance, protecting your investment from future disputes and ensuring a smooth, secure purchase.

# 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 up to 1.5% Referral  
benefit as bonus  
with every booking.**



**G SQUARE ROOTS**  
YOUR LOYALTY. OUR PRIVILEGE

**To refer: 89393 40002 or  
referral@gsquarehousing.com**



## G SQUARE GROUP

Registered Office: Flat No. 14, 3rd Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600031

Corporate Office: 8th Floor, Menon Eternity, 1st Main Rd, Austin Nagar, Alwarpet, Chennai, Tamil Nadu - 600028

For more details: 89394 10004 | [www.gsquarehousing.com](http://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.