

G SQUARE
BLUE HILLS
Villa Plots at Ponnagaram



SQUARE
GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.

**DWELL IN
AN ABODE OF
HARMONY**



ABOUT SQUARE GROUP

YOUR PLOT. YOUR HOME. YOUR WAY.



Tamil Nadu's No.1 real estate developer & South India's largest plot promoter



11+ years of experience



2,000+ acres of land delivered so far



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



100+ Premium Projects



100% clear titles & transactions



10,000+ happy customers



Spread across Chennai, Coimbatore, Trichy, Theni, Udumalpet, Ambur, Tirupathur, Hosur, Dindigul, Ballari, Mysuru, Bengaluru & Hyderabad

AWARDS & RECOGNITION



Best Luxurious Plotted Developer



Prestigious Brands of India (Real Estate) - G Square



Brand of the Decade (Land Acquisition) - G Square



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



Most Trusted Real Estate Developer of South India



The Best in Customer Satisfaction



The Best in Legal & Documentation Process



Excellence in Customer Satisfaction



Best Legal & Documentation Process



Best Luxurious Plotted Development - G Square Beachwalk



Best Luxurious Plotted Developer

PONNAGARAM















**G SQUARE
BLUE HILLS**

Step into an effortless way of life

Explore the serene paradise of G Square Blue Hills, nestled in the heart of nature's abundance, just a stone's throw from Sirumalai Junction. This meticulously planned, DTCP approved residential plot embraces the essence of a tranquil mountain-view lifestyle, with 50 exclusive amenities that promise a life of comfort and convenience. Enveloped in lush, velvety greenery, this project is a mere 5-minute drive from Dindigul railway station and the bus stop, ensuring easy connectivity to the outside world. With 185 villa plots spread over 9.09 acres, it's the perfect choice for those seeking a secure and peaceful life, amidst the breathtaking beauty of the mountains.

SALIENT FEATURES

-  185 villa plots spread across 9.09 acres
-  Situated in a calm and serene environment
-  1 min from Sirumalai Jn on NH 383
-  2 min from Soundararaja Vidyalaya CBSE School
-  5 min from Dindigul Railway Station and Dindigul Bus Stop
-  50 world-class amenities
-  2 years of free maintenance
-  24x7 CCTV surveillance
-  Perfect legal documentation
-  Ready-to-construct villa community
-  Well-laid blacktop internal roads with street lights
-  G Square Build Assist: Post-Purchase Guidance for easy villa construction



41 REASONS TO BUY BLUE HILLS

Location

- 1. A DTCP approved secured plot community with 50 world-class amenities situated at Udumalpet spread across an overall land area of 9.09 acres comprising 185 plots
- 2. Just 1 min from Sirumalai Junction on NH 383
- 3. Consist of 50 world-class amenities spread across 2 parks
- 4. Dindigul is the second largest district in Tamil Nadu and one of the most sought-after developing areas bound by Tiruppur district in the North West, Karur district in the North, Tiruchirappalli district in the North East, Madurai and Theni districts in the South, and Idukki district of Kerala to the West by National highways, State highways and major district roads
- 5. Situated in a safe and secure neighbourhood, the location is close to major residential and commercial business hubs like Nagal Nagar, Ponnagaram, Valakapatti, Sirumalai pirivu and Rettiyapatti
- 6. Due to its proximity to the scenic and mesmerizing view points, waterfalls and landmarks, Dindigul is considered a notable tourist location witnessing constant growth
- 7. Educational institutions like St.Anthony's Convent School, Soundararaja Vidyalaya CBSE School, Parvathy's Anugrahaa International School, Green Valley Public School, Sacred Heart College, St. Joseph's Polytechnic College, Government Medical College, Parvathy's Arts and Science College and SBM College of Engineering & Technology are nearby

- 8. Close to hospitals such as Bharathi Mission Hospital, Government Medical College, JCB Hospitals, Dharshini Hospital, Aravind Eye Hospital, Vijaya Hospital, Sai Hospital and Vadamalayan Hospitals Pvt. Ltd.
- 9. Entertainment avenues, heritage sites and tourist viewpoints such as Umaa Rajendra Cinemas, Lakshmi & Naga Cinemas, Sirumalai Reserved Forest, Aarthi Grand Cineplex, Hidden Gem Waterfalls and Hanumantharayan kottai falls are also nearby

Price

- 10. Affordable plots at a premium location that is easily accessible from major areas such as Nagal Nagar, Ponnagaram, Valakapatti, Sirumalai pirivu and Rettiyapatti, Vedapatti and Valakkaipatti, etc.
- 11. One of the only rightly priced DTCP approved plot community just 1 min from Sirumalai Junction and 5 mins from Dindigul Railway Station
- 12. Unapproved plots are sold at high prices whereas **G Square Blue Hills** is a DTCP approved plot sold at a reasonable price
- 13. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with **G Square Blue Hills**, you can now completely own your own villa and the land it is on at a more reasonable price



Features

- 14. 2 years of free maintenance
- 15. 24x7 CCTV Security
- 16. State-of-the-art infrastructure like blacktop roads and LED street lights
- 17. Ready-to-construct villa plots
- 18. Essential amenities like water, electricity etc. can easily be obtained.
- 19. Expansive landscape

Legalities

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

Product

- 28. Only 185 plots spread across in an overall land area of 9.09 acres.
- 29. Road width within the property is 40 ft.
- 30. Approach road width is 30 ft.
- 31. 185 residential plots ranging from 248 Sq.ft onwards
- 32. Hotspot property with good appreciation

G Square Build Assist

- 33. A Post Purchase Guidance Program for Easy Villa Construction
- 34. Villa design and elevation consultants
- 35. Vaasthu compliance experts
- 36. Floor planner to plan your space as per your requirement
- 37. Consultants who will help with all bungalow construction related approvals
- 38. Material procurement experts
- 39. Consultants who specialize in landscape designing and execution
- 40. The best interior designers who will also execute the same
- 41. Consultants to help buy home appliances for the best price
- 42. Teams that will organize and execute your Grahapravesham



G SQUARE BLUE HILLS



AREA STATEMENT

PLOT NO	AREA	
	SQ.FT	CENT
1	1400.72	3.22
2	1624.18	3.73
3	2192.73	5.03
4	2157.32	4.95
5	2122.45	4.87
6	2103.93	4.83
7	2094.24	4.81
8	2080.68	4.78
9	1780.04	4.09
10	1499.32	3.44
11	1499.32	3.44
12	1499.32	3.44
13	1499.32	3.44
14	1943.87	4.46
15	1885.31	4.33
16	1499.32	3.44
17	1499.32	3.44
18	1499.32	3.44
19	1499.32	3.44
20	3592.38	8.25
21	1200.29	2.76
22	1200.29	2.76
23	1200.29	2.76
24	1200.29	2.76
25	1817.18	4.17
26	1588.66	3.65
27	1200.29	2.76
28	1213.32	2.79
29	1244.53	2.86
30	1271.66	2.92
31	1298.78	2.98
32	1325.91	3.04
33	1353.03	3.11
34	1368.00	3.14
35	1658.41	3.81
36	1473.59	3.38
37	1517.40	3.48
38	1571.33	3.61
39	1626.01	3.73
40	1049.60	2.41
41	1389.63	3.19
42	1485.65	3.41
43	2014.05	4.62
44	1487.26	3.41
45	1499.32	3.44
46	1499.32	3.44
47	1499.32	3.44
48	1499.32	3.44

PLOT NO	AREA	
	SQ.FT	CENT
93	1200.29	2.76
94	1200.29	2.76
95	1200.29	2.76
96	1200.29	2.76
97	1200.29	2.76
98	1200.29	2.76
99	1200.29	2.76
100	1200.29	2.76
101	2657.95	6.10
102	2102.32	4.83
103	1499.32	3.44
104	1499.32	3.44
105	1499.32	3.44
106	1499.32	3.44
107	1499.32	3.44
108	1499.32	3.44
109	1499.32	3.44
110	1499.32	3.44
111	1499.32	3.44
112	2487.88	5.71
113	1987.57	4.56
114	1499.32	3.44
115	1499.32	3.44
116	1499.32	3.44
117	1499.32	3.44
118	1499.32	3.44
119	1499.32	3.44
120	1499.32	3.44
121	1487.26	3.41
122	1564.12	3.59
123	1286.94	2.96
124	1319.34	3.03
125	1319.34	3.03
126	1319.34	3.03
127	1319.34	3.03
128	1319.34	3.03
129	1748.93	4.02
130	2238.59	5.14
131	674.90	1.55
132	674.90	1.55
133	674.90	1.55
134	674.90	1.55
135	674.90	1.55
136	674.90	1.55
137	674.90	1.55
138	674.90	1.55
139	674.90	1.55
140	674.90	1.55

PLOT NO	AREA	
	SQ.FT	CENT
49	1499.32	3.44
50	1499.32	3.44
51	1499.32	3.44
52	1987.57	4.56
53	2487.88	5.71
54	1499.32	3.44
55	1499.32	3.44
56	1499.32	3.44
57	1499.32	3.44
58	1499.32	3.44
59	1499.32	3.44
60	1499.32	3.44
61	1499.32	3.44
62	1499.32	3.44
63	2019.33	4.64
64	3142.55	7.22
65	1499.32	3.44
66	1499.32	3.44
67	1499.32	3.44
68	1499.32	3.44
69	1499.32	3.44
70	1499.32	3.44
71	1499.32	3.44
72	1499.32	3.44
73	2487.88	5.71
74	1987.57	4.56
75	1499.32	3.44
76	1499.32	3.44
77	1499.32	3.44
78	1499.32	3.44
79	1499.32	3.44
80	1499.32	3.44
81	1499.32	3.44
82	1487.26	3.41
83	1188.13	2.73
84	1200.29	2.76
85	1200.29	2.76
86	1200.29	2.76
87	1200.29	2.76
88	1200.29	2.76
89	1200.29	2.76
90	1200.29	2.76
91	1588.66	3.65
92	1989.19	4.57

PLOT NO	AREA	
	SQ.FT	CENT
141	674.90	1.55
142	674.90	1.55
143	674.90	1.55
144	674.90	1.55
145	674.90	1.55
146	674.90	1.55
147	674.90	1.55
148	674.90	1.55
149	674.90	1.55
150	1645.39	3.78
151	1292.11	2.97
152	475.55	1.09
153	478.14	1.10
154	480.61	1.10
155	483.20	1.11
156	485.67	1.12
157	488.26	1.12
158	490.73	1.13
159	493.31	1.13
160	495.79	1.14
161	498.37	1.14
162	500.85	1.15
163	503.43	1.16
164	505.91	1.16
165	508.49	1.17
166	510.97	1.17
167	513.55	1.18
168	516.03	1.18
169	518.61	1.19
170	521.09	1.20
171	1744.09	4.00
172	720.97	1.66
173	748.64	1.72
174	284.28	0.65
175	497.51	1.14
176	487.50	1.12
177	477.60	1.10
178	467.70	1.07
179	457.69	1.05
180	447.78	1.03
181	437.88	1.01
182	427.98	0.98
183	417.97	0.96
184	408.06	0.94
185	435.40	1.00

PRESS ARTICLES

TIMES OF INDIA

Widening of NH-209 gains momentum

8 Ramen Kumar / This / updated: Jul 4, 2023, 10:21 AM

The work on the widening of National Highway (NH) 209, connecting Bengaluru in Karnataka to Dindigul in Tamil Nadu via Kanakapura, Malavalli, Kollegal and Chamarajanagar, which was delayed by three years, has resumed.



The highway also covers the development of bypass roads with a total length of 42km near major towns, including Kollegal, Agara, Mamballi, Santhamarahalli and Chamarajanagar.

MYSURU: The work on the widening of National Highway (NH) 209, connecting Bengaluru in Karnataka to Dindigul in Tamil Nadu via Kanakapura, Malavalli, Kollegal and Chamarajanagar, which was delayed by three years, has resumed.

The Union government, in August 2017, had sanctioned Rs 1,961 crore for the development of NH-209. Of the sanctioned amount, Rs 1,008 crore was spent on laying the road and Rs 953 crore on land acquisition.

Though the project envisages the development of a 171-km stretch from Bengaluru to Dindigul, this includes a 67-km stretch in Chamarajanagar district -from Satyagala in Kollegal taluk till Punajanur in Chamarajanagar on Karnataka-Tamil Nadu border.

The highway also covers the development of bypass roads with a total length of 42km near major towns, including Kollegal, Agara, Mamballi, Santhamarahalli and Chamarajanagar. Also, three major bridges and 12 minor bridges, besides a railway overbridge, are proposed to be built as part of the project.

Sadbhav Highway Engineer Bangalore Private Limited, which bagged the tender in the first week of January 2018, was expected to complete the works in two years. As the owner of the firm died, the initiated project works, including road widening works in Chamarajanagar, construction of three flyovers and other minor bridges, remained incomplete for the last three years. Another agency that has bagged the contract will now complete the pending works.

Speaking to STOI, Chamarajanagar additional deputy commissioner Katyayinidevi said that the works were delayed due to the death of the contractor who bagged the contract, non-availability of funds, technical and other reasons. "Now, another agency, Suvarna Buildcon, has resumed the works. Soon all the incomplete works, including the construction of three flyovers in Chamarajanagar, bypass, and others will be done," the official said.

THE INDIAN EXPRESS

NHAI proposes Tamil Nadu's first animal underpass in Dindigul district

Though 3 animal underpasses at Natham and Thuvankurichi on the same road in the district have already been approved, NHAI officials said the Alagarmalai pass will be the first one to be put to use.

Published: 20th June 2022 10:29 PM | Last updated: 20th June 2022 09:59 PM



National Highways Authority of India (NHAI) will soon send a proposal to the State Forest Department for constructing an animal underpass at a cost of Rs 3 crore between Alagarmalai and Usilampatti reserve forest area on NH 785 in Dindigul district within the next three to six months to reduce human-animal conflict.

DINDIGUL: The National Highways Authority of India (NHAI) will soon send a proposal to the State Forest Department for constructing an animal underpass at a cost of Rs 3 crore between Alagarmalai and Usilampatti reserve forest area on NH 785 in Dindigul district within the next three to six months to reduce human-animal conflict. Though three animal underpasses at Natham and Thuvankurichi on the same road in the district have already been approved, NHAI officials said the Alagarmalai pass will be the first one to be put to use in Tamil Nadu.

"Forest officials wanted a 250-metre-long dedicated animal passage when NHAI approached the department for laying roads within the forest area in 2017-18," NHAI officials said.

Though the Dindigul forest range is not home to large wild cats or elephants, it has hares, bison, slender loris, jackals, bores and snakes. The project will have solid fencing and natural habitat for these animals. "Sand, trees and grass will be part of the underpass structure and vehicles can use the road above," the official said.

District Forest Officer S Prabhu said the bridge would be a sustainable model of development for preventing man-animal conflict. "A 600-metre road stretch on NH 785 falls under reserve forest area. About 1.5 km-long animal-friendly fencings will be built by the forest department along the underpass. Water sprinklers and overhead tank will also be built. In order to provide fodder for animals, fruit-bearing trees and grasses will be grown. Other provisions include barriers for smell, noise and light and sign boards for vehicles," he added.

Prabhu also said about 628-metre stretch on Natham-Thuvankurichi road will come under reserve forest area and three underpasses will be built on the stretch following the same construction model. "Each underpass will be 150-metre long and three-and-a-half metre wide," he added. Earlier this year, NHAI had proposed to construct an animal overpass at Wavuthamalai reserve forest range that borders Madurai and Dindigul districts.

THE HINDU

Dindigul city to get mofussil bus stand soon: Minister



Minister for Rural Development I. Periyasamy on Tuesday announced that Dindigul city would soon get a mofussil bus stand.

Distributing ₹7.05 crore worth benefits under various welfare schemes here to mark the completion of two years of DMK Government in the State, Mr. Periyasamy said that developmental works, including drinking water and roads, and under the Department of Education had been taken up. Gold loan to the tune of ₹5,000 crore was waived off through the Cooperative Department for all eligible beneficiaries. Similarly, ₹12,410 crore worth farm loans were also waived off.

DT NEXT

Stalin reviews progress of welfare projects in 5 districts

The Chamber demanded the Chief Minister to set up an industrial park under SIDCO at Sakkimangalam, a bus port and also to expedite the expansion of the runway of Madurai airport.

DTNEXT Bureau, 14 May 2023 10:14 AM

MADURAL: Chief Minister MK Stalin on Sunday was in Madurai, where he reviewed the progress welfare projects launched by the state government for the development of people in Madurai Ramanatha puram Dindigul Sivaganga and Theni under Kala Aatul Muthalamachar programme

After reviewing various schemes, CM.Stalin said the government's attitude has changed now as the government is in pursuit of people, who once upon a time went behind the government for assistance

During the CM's schedule, the members of Tamil Nadu Chamber of Commerce and Industry, Madurai, thanked the Chief Minister for taking progressive steps to spar industrial development and adopt holistic approach to develop trade and

commerce to achieve the goal of Tamil Nadu becoming a trillion dollar economy by 2030

The Chamber demanded the Chief Minister to set up an industrial park under SIDCO at Sakkimangalam, a bus port and also to expedite the expansion of the runway of Madurai airport.

Meanwhile, indiqui Chamber of Commerce has sought the CM to upgrade Sirumala with necessary amenities to transform the hill station into a potential centre of tourism and demanded rope-car facility between Palani and Kodaikanal and create a market for Dindigul-fame locks

G SQUARE BLUE HILLS



PARK 01 - ADVENTURE PLAY PARK

- 01. JOGGING TRACK
- 02. BADMINTON COURT
- 03. BASKETBALL POST
- 04. OUTDOOR TABLE TENNIS
- 05. MEANDERING SEATING
- 06. HAMMOCK
- 07. WALKING TRACK
- 23. GAZEBO SEATING
- 24. KIDS SWING
- 25. KIDS SLIDE
- 26. KIDS MONKEY BARS
- 27. KIDS JUNGLE GYM
- 28. KIDS SEESAW
- 29. KIDS SPRING RIDER
- 30. KIDS MERRY GO
- 31. KIDS TRAMPOLINE
- 32. KIDS TOT LOT (FUN STATION)
- 33. KIDS OBSTACLE RINGS
- 34. KIDS DOODLE
- 35. KIDS LOOP RUNG
- 36. KIDS HOPSCOTCH
- 37. KIDS MUSHROOM STEPPING PODS
- 38. KIDS BALANCING BRIDGE
- 39. KIDS WALKING BARREL
- 40. KIDS BALANCING BEAM
- 41. KIDS ROPE CLIMBER
- 42. KIDS ROCK CLIMBING WALL
- 43. KIDS GIANT BOARD GAME (Tic-Tac-Toe)
- 44. KIDS GAGA BALL PIT
- 45. TODDLERS SANDPIT
- 46. TODDLERS SWING
- 47. TODDLERS SLIDE
- 48. TODDLERS SEESAW
- 49. TODDLERS MERRY GO
- 50. TODDLERS ROCKERS

Outdoor Play Area



Outdoor Park



Kids Play Area



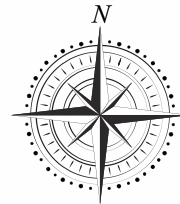
Badminton Court



PARK 02 - FITNESS PARK

- 08. SKI TRAINER
- 09. AIR WALKER
- 10. SPINNER
- 11. PENDULUM DOUBLE
- 12. STEP TRAINER
- 13. WORKOUT TWISTER
- 14. WORKOUT BICYCLE
- 15. ABS TRAINER

- 16. LEG PRESS
- 17. SHOULDER PRESS
- 18. HORIZONTAL BARS
- 19. REFLEXOLOGY
- 20. HIIT WORKOUT ZONE
- 21. OUTDOOR AEROBICS
- 22. OUTDOOR YOGA

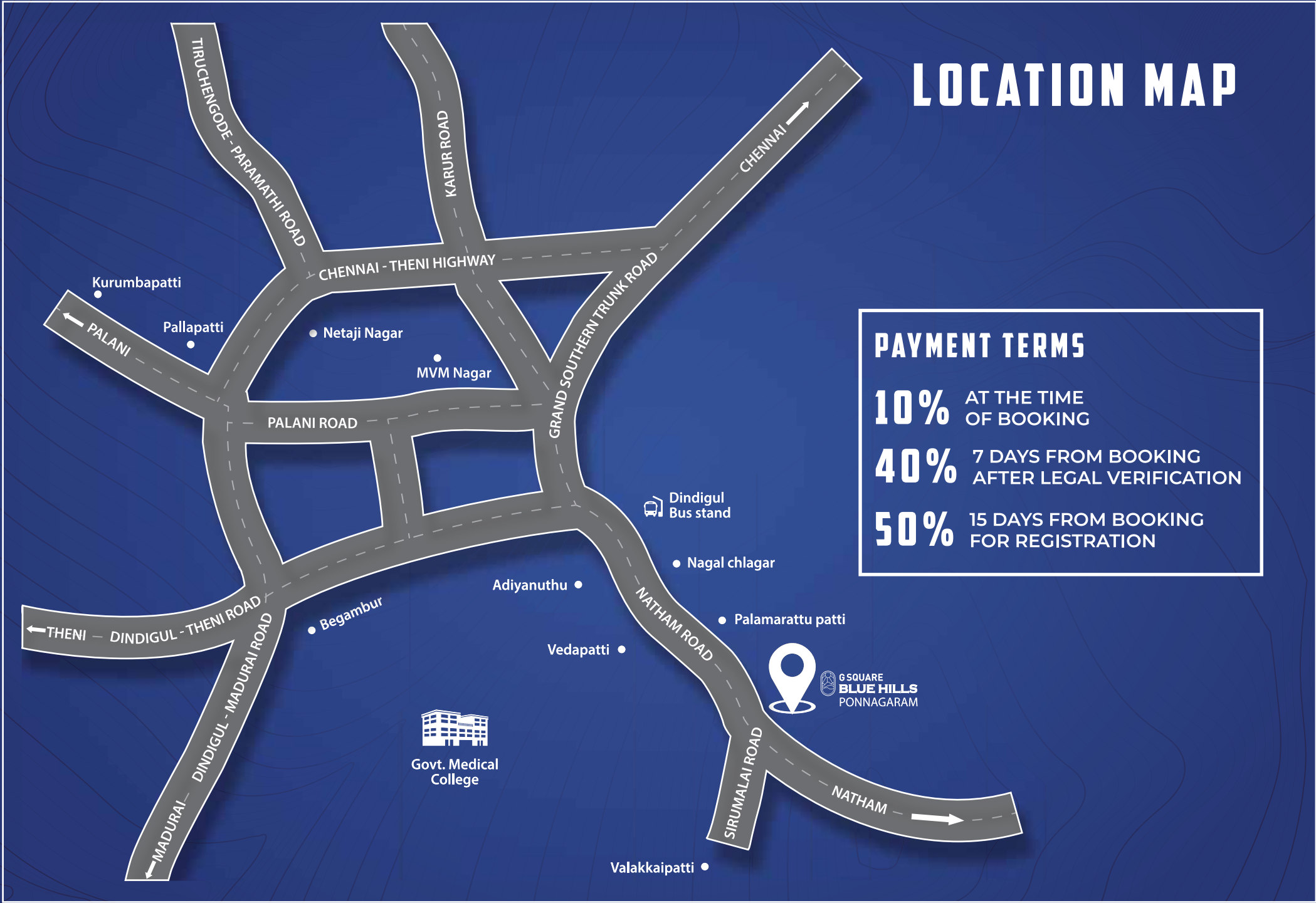


Outdoor Gym



Outdoor Aerobics





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 Blue Crest



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!**

**Get exciting referral
benefit as bonus
with every booking.**



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referral@gsquarehousing.com



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G SQUARE GROUP #165,8th Floor,
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Demonte Colony St,Alwarpet,
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11B, 1st Floor,Pricol Caledon Square,
Krishnamal, Bus Stop,
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Coimbatore - 641 004

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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.