

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

Get 0.5% referral bonus
with every booking.



REGISTERED ADDRESS:

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

CORPORATE OFFICE:

8th Floor, Menon Eternity, 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 - 641 004

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

Disclaimer: Plans are subject to change as per actual site

RERA: TN/35/Layout/0336/2025



PLOTS | VILLAS | APARTMENTS IN VANDALUR

EXCEPTIONAL
CONNECTIVITY

Don't think twice, just Own Yours



About G Square



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



12+ years of experience



100+ premium projects



15,000+ happy customers



4000+ acres of land delivered so far



100% clear titles & transactions



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



Spread across: Chennai, Hyderabad, Mysuru, Coimbatore, Ambur, Theni, Dindigul, Udumalpet, Pollachi, Trichy, Hosur & Ballari

Awards



Transparent Real Estate Brand



Most Promising Real Estate Company from South India



Brand of the Decade 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 Plotted Developer



Best Luxurious Plotted Development G Square-Beach walk

About the project

G SQUARE REGAL PARK

Vandalur's finest plot, apartment and villa community, spread across 23.53 acres with 393 meticulously planned units ranging from 523 to 4675 Sq.ft. including 16 individual villas (from 1150 - 1163 sq.ft), 6 twin villas (from 2313 - 2325 sq.ft), 52 apartments (from 534 - 1228 sq.ft) and offers 50+ world-class amenities, perfect legal documentation, well-laid internal roads, and 24x7 CCTV surveillance, ensuring a secure and luxurious lifestyle.

Strategically located, G Square Regal Park provides unmatched connectivity. It is minutes away from key transit hubs. The community is surrounded by top educational institutions along with easy access to leading healthcare facilities and major IT hubs making it an ideal choice for fine living.

With exclusive post-purchase guidance through G Square Build Assist and 1 year of free maintenance, G Square Regal Park is designed to help you effortlessly build your dream villa while enjoying a serene and well-connected lifestyle.





G SQUARE REGAL PARK

The Ultimate Destination to Live and Invest



Unbeatable Location Advantage

Prime Spot:

Just 2 minutes from Tambaram, right on the thriving Vandalur- Oragadam Road.

Seamless Connectivity:

Access everything with ease – Chennai International Airport, local trains, buses, and highways like NH4, NH5, NH45 and NH205.

Close to Everything That Matters:

Oragadam (Automobile Hub) – 10 minutes.

Gateway IT Park SEZ – 1 minute.

OMR IT Corridor – A smooth drive away through Vandalur- Kelambakkam Road.

Skyrocketing Appreciation Potential

Strategic Growth Location:

Rising property values fueled by upcoming infrastructure projects.

IT and Industrial Boom:

Surrounded by top companies like Zoho, Infosys and Accenture, ensuring constant demand.

Live the Best of Both Worlds

Urban Buzz Meets Serene Bliss:

Enjoy unmatched connectivity without compromising peace and tranquility.

Eco-Friendly Living:

Thoughtful development with green spaces, water conservation and balanced urbanisation.

Your Dream Lifestyle and Investment Start Here – G Square Regal Park, Vandalur. Don't Miss the Opportunity to live or invest in Chennai's Most Promising Location!



Why is Vandalur the Ideal Choice for Serene Living and Strategic Investment?



Prime Locations:

Vandalur is ideal for serene living and strategic investment.



Excellent Connectivity:

Close to Kilambakkam Bus Terminus, Vandalur Railway Station, Chennai Airport and the upcoming Metro corridors.



Proximity to Key Zones:

Near industrial corridors, IT hubs, and educational institutions like Vellore Institute of Technology (VIT), Madras Christian College, Crescent University and SRM Institutions.



Urban Convenience:

Easy access to healthcare facilities, shopping centers and recreational spots like Vandalur Zoological Park.





World-Class Amenities:

Residential communities with premium amenities enhance lifestyle and investment value.



Rapid Infrastructure Development:

Ongoing growth in infrastructure makes these areas attractive for long-term investment.



Salient Features



All inclusive plots, apartments and villas township spread across 23.53 acres



50+ World-class Amenities



393 premium residential plots including 16 individual villas (from 1150 - 1163 sq.ft), 6 twin villas (from 2313 - 2325 sq.ft), 52 apartments (from 534 - 1228 sq.ft)



Salient Features



1 min from Outer Ring Road & Vandalur Junction



1 min from Kilambakkam Bus Terminus



1 min from Vandalur Zoological park.



1 min from Vandalur Railway Station



2 mins from Tambaram



5 mins from Tambaram Railway Station



5 mins from Gateway IT Park



10 mins from Oragadam Industrial Corridor



10 mins from SRM University



15 mins from Chennai Airport



24x7 CCTV Surveillance



1 year free maintenance



The upcoming Mata Amritanandamayi Math to be located within the site.



Perfect legal documentation



Well-laid blacktop internal roads with street lights



G Square Build Assist: Post-purchase guidance for easy villa construction

Press Articles



KILAMBAKKAM BUS STAND: TRANSFORMING LOCALITIES LIKE SINGAPERUMAL KOIL, GUDUVANCHERI, VANDALUR, URAPAKKAM AND PERUNGALATHUR INTO DEVELOPMENT HOTSPOTS

Chennai (Tamil Nadu) [India], March 16: Kilambakkam Bus Stand, one of Chennai's most recent prominent development is currently making its mark as the epitome of progress within the city. The development in addition to being the city's top transit point and connecting node for public transport across the state is also aiding nearby locations such as Singaperumal Koil, Guduvancheri, Vandalur, Urapakkam, Perungalathur, and Tambaram in attaining major infrastructural developments. Spanning an impressive 88.52 acres, this state-of-the-art transportation hub stands as one of the largest bus stations in Asia. Positioned strategically along the Grand Southern Trunk Road (GST Road), the Kilambakkam Bus Stand serves as a vital link between Chennai and prominent cities across southern India, including Dindigul, Kanyakumari, and Madurai.

Strategic Location and Connectivity
Nestled along the arterial GST Road, the Kilambakkam Bus Stand enjoys unparalleled connectivity, serving as a gateway to southern districts while being intricately connected to Chennai. The burgeoning development has been prominently witnessed in nearby regions such as Pallavaram, Chrompet, and Tambaram up until Singaperumal Koil. Furthermore, industrial zones like Oragadam, Karamalai Nagar, and Mahindra City have played a pivotal role in fueling this rapid expansion.

Anticipated Growth and Development
The completion of the flyover near Singaperumal Koil is poised to usher into a new era of development, with projections indicating a surge in educational institutions, hospitals, IT parks, amusement parks, and residential and commercial shopping complexes. This anticipated growth will also receive an additional push from the Kilambakkam Bus Stand which has already necessary infrastructural developments coming around it to cater to the constant flow of travelers coming and going from the city.

Notable Real Estate Progress and Urban Expansion
Drawing parallels with the success story of the Koyambedu Bus Stand, the Kilambakkam Bus Station has rapidly garnered traction, signalling a promising outlook for Singaperumal Koil and its neighboring areas. The burgeoning real estate sector has actively embarked on land acquisition and development initiatives, reflecting a robust market sentiment among investors eyeing this burgeoning locale. Large parcels of land are already being acquired by organized real estate developers to establish residential living from ready-to-move-in buildings to secured plotted development communities. This is anticipated to catalyze a notable uptick in real estate prices, further underscoring the region's investment potential and appreciation rates.

The establishment of the Kilambakkam Bus Stand will serve as a beacon of major transformative growth, poised to elevate locations along the GST Road mainly Singaperumal Koil, Guduvancheri, Vandalur, Urapakkam, Perungalathur, and Tambaram, with Singaperumal Koil being the largely untapped market for development. With these strategic infrastructure undertakings and a buoyant real estate market, the regions around stand on a cusp of substantial urban expansion and enhanced connectivity

WHY MANNIVAKKAM NEAR VANDALUR IS BECOMING A HOMEBUYER'S HAVEN: REAL ESTATE SOARS WITH CONNECTIVITY AND IT GROWTH



VIEW OF THE NATIONAL HIGHWAY ROAD OF VANDALUR CLOSE TO MANNIVAKKAM, HIGHLIGHTING THE AREA'S RAPID URBANIZATION AND GROWTH AS A KEY REAL ESTATE HUB

Chennai (Tamil Nadu) [India], November 30: The localities around Vandalur are witnessing rapid growth in real estate, driven by significant developments in the IT sector and an enhanced road network. Among these, the nearby locality of Mannivakkam stands out as a prime beneficiary. Strategically situated at the node of Vandalur, Mannivakkam enjoys direct connectivity to major road networks such as GST Road, Outer Ring Road (ORR), Chennai Bypass Road, and the Vandalur-Kelambakkam Link Road, ensuring seamless travel in all directions. Additionally, the locality offers access to all major transit modes, including air, rail, and road, making it highly accessible. This advantageous location, coupled with ongoing infrastructure projects and proximity to key employment hubs, is fueling Mannivakkam's rapid development.

DPR FOR VANDALUR-VANDAVASI INDUSTRIAL CORRIDOR TO CHEYYAR SIPCOT UNDER DEVELOPMENT.

The Tamil Nadu Road Development Company (TNRDC) is preparing a Detailed Project Report (DPR) for the development of an industrial corridor connecting Mannivakkam near Vandalur to



Vandavasi in Tiruvannamalai district. This proposed corridor will enhance connectivity to the Cheyyar SIPCOT (State Industries Promotion Corporation of Tamil Nadu) Industrial Complex and

the Oragadam Industrial Hub, further strengthening the state's industrial growth.

TNRDC has suggested upgrading State Highway-116, which runs from Kancheepuram to Vandavasi, into a six-lane road. The Cheyyar SIPCOT complex, which spans across nearly 3,000 acres, comprises Phase I and II, established in 2006 and 2015, respectively. The state government has sanctioned the acquisition of 3,174 acres for Phase III of the complex, expected to cater to growing industrial demand.

The proposed upgrade will improve interconnectivity among several industrial parks in the region.

with SIPCOT requesting enhanced road access to handle the surge in traffic as industries expand.

Upon completion, the Cheyyar SIPCOT Phase III will strengthen the region's industrial infrastructure and attract more investments

KELAMBAKKAM-VANDALUR ROAD: CHENNAI'S EMERGING REAL ESTATE HUB..



The Kelambakkam-Vandalur road has emerged as a promising real estate destination in Chennai.

With its strategic location providing easy access to both the Old Mahabalipuram Road (OMR) and the GST road, this area has become increasingly attractive to homebuyers and investors alike. Developers are recognising the potential of this corridor and are actively investing in residential and commercial projects to meet the growing demand for housing and infrastructure.

The Kelambakkam-Vandalur road offers several advantages, including proximity to key employment hubs, educational institutions, and healthcare facilities. Additionally, its connectivity to major highways and transportation networks enhances accessibility and convenience for residents. The development of infrastructure such as roads, water supply, and sewage systems further adds to the appeal of this emerging real estate hub. As Chennai continues to expand and urbanize, areas like the Kelambakkam-Vandalur road are witnessing rapid growth and transformation. The availability of land parcels and the affordability of properties make it an attractive destination for homebuyers looking for quality housing options within their budget. With ongoing developments and infrastructure projects in the pipeline, the Kelambakkam-Vandalur road is poised to emerge as a thriving real estate hotspot in Chennai, offering both investment potential and a high quality of life for residents.

ORR DEVELOPMENT PLAN MOOTS MINJUR, RED HILLS, POONAMALLEE & VANDALUR AS GROWTH NODES



CHENNAI: Minjur, Red Hills, Poonamallee, and Vandalur would become nodes of economic growth, as the Chennai Metropolitan Development Authority (CMDA) has identified these localities for implementing tailored economic activities under the Outer Ring Road (ORR) development plan. The draft of the detailed development plan for a 62 km stretch of the ORR with one km width on either side of the corridor will be finalised by the end of October. Initially, the proposal was to prepare a plan for two km on either side.

To maximise the development potential of the ORR corridor, we have identified four specific nodes, each with its own distinct economic character: Minjur, Red Hills, Poonamallee, and Vandalur. We have also devised an economic activity mix tailored to these nodes.

Reasons to Buy

- All-inclusive plot, apartment and villa community in Vandalur, offering 50+ world-class amenities.
- Just 1 minute from Kilambakkam Bus Terminus and 1 minute from Vandalur Railway Station, with excellent access to Chennai Airport.
- A serene plot, apartment and villa community in a prime location, blending peaceful living with exceptional connectivity.
- Located in a safe and rapidly developing neighborhood.
- Well-laid internal blacktop roads with widths of 40 ft, 33 ft, 30 ft, and 24 ft.
- Easy access to public transport and major roadways, including Outer Ring Road and GST Road.
- Proximity to top educational institutions like PERI Institute, Crescent University, Madras Christian College and SRM Institutions.
- The upcoming Mata Amritanandamayi Math to be located within the site.
- Close to leading healthcare facilities such as Annai Arul Hospital, Hindu Mission Hospital and Rela Hospital.
- Nearby entertainment hubs, including Vandalur Zoo, shopping centers and dining options, offering a vibrant lifestyle.



₹ Price

- Affordable plot, apartment and villa community offering excellent connectivity and a serene environment.
- G Square Regal Park provides plots, apartments and villas at competitive rates compared to its competitors.
- Located in a rapidly developing, prime neighborhood, G Square Regal Park ensures premium living at a reasonable price.

★ Features

- 1 year of free maintenance
- 24x7 CCTV surveillance
- State-of-the-art infrastructure like black top roads and LED street lights
- Ready-to-construct plot, apartment and villa community
- Essential amenities like water, electricity, drainage, etc., can be easily obtained



⚖ Legalities

- RERA registered
- Clear parent documents and titles
- Patta after registration can be easily obtained
- Leading banks have approved the property
- Legal advice offered by leading lawyers
- Road gift deed is available
- Free from mortgages

🏠 Product

- 393 premium residential plots ranging from 523 to 4675 Sq.ft., which includes 16 individual villas (from 1150 - 1163 sq.ft), 6 twin villas (from 2313 - 2325 sq.ft), 52 apartments (from 534 - 1228 sq.ft) spread across a sprawling 23.53-acre community.
- Ready-to-construct plot, apartment and villa community, strategically located in Vandalur.
- Just 1 minute from PERI Institute and 1 minute from Kilambakkam Bus Terminus.
- Well-laid internal blacktop roads of 40 ft, 33 ft, 30 ft, and 24 ft.

🔧 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
- Teams that will organize and execute your Grahapravesham

Site Plan



AREA STATEMENT

PLOT NO.	AREA IN	PLOT NO.	AREA IN	PLOT NO.	AREA IN
SQ. FT.	CENTS.	SQ. FT.	CENTS.	SQ. FT.	CENTS.
129	1038	202	1150	339	686
124	2028	202	2313	340	679
125	2184	203	2325	341	646
126	1025	204	2325	342	646
127	1038	205	2325	343	646
128	1925	206	2325	344	646
129	2325	207	2313	345	646
130	2325	208	1453	346	646
131	2325	209	1441	347	646
132	2325	210	2325	348	646
133	1441	211	2325	349	646
134	1453	212	2325	350	646
135	1406	213	2325	351	646
136	1354	214	1925	352	646
137	1138	215	1938	353	646
138	1163	216	1925	354	646
139	1163	217	1163	355	646
140	1163	218	1163	356	646
141	1163	219	1163	357	646
142	843	220	1163	358	646
143	2170	221	1163	359	646
144	1038	222	1163	360	646
145	1925	223	1150	361	646
146	4675	224	1150	362	646
147	4272	225	1163	363	646
148	1114	226	1163	364	646
149	2832	227	1163	365	646
150	1441	228	1163	366	646
151	1441	229	1163	367	646
152	2299	230	1163	368	646
153	2169	231	2119	369	646
154	1602	232	2119	370	646
155	1615	233	1602	371	646
156	1602	234	1602	372	646
157	1249	235	1925	373	646
158	919	236	1925	374	646
159	1764	237	1602	375	646
160	1764	238	1643	376	646
161	798	239	2047	377	646
162	940	240	2014	378	646
163	1118	241	1925	379	646
164	1118	242	1925	380	646
165	798	243	1925	381	646
166	1485	244	700	382	646
167	1422	245	700	383	646
168	1273	246	700	384	646
169	1273	247	742	385	646
170	1273	248	795	386	547
171	1147	249	621	387	557
172	1060	250	591	388	566
173	1699	251	635	389	576
174	1415	252	730	390	586
175	1754	253	646	391	595
176	1058	254	646	392	605
177	976	255	646	393	698
178	1313	256	646		
179	1742	257	646		
180	1602	258	646		
181	1602	259	646		
182	1602	260	646		
183	1602	261	646		
184	1602	262	646		
185	1602	263	646		
186	1150	264	646		
187	1163	265	646		
188	1163	266	523		
189	1163	267	675		
190	1163	268	675		
191	1163	269	675		
192	1163	270	675		
193	1150	271	675		
194	1150	272	675		
195	1163	273	686		
196	1163	274	686		
197	1163	275	686		
198	1163	276	686		
199	1163	277	686		
200	1163	278	686		

LEGEND

- POTENTIAL
- SELECT
- PREMIUM
- ELITE
- ELITE +



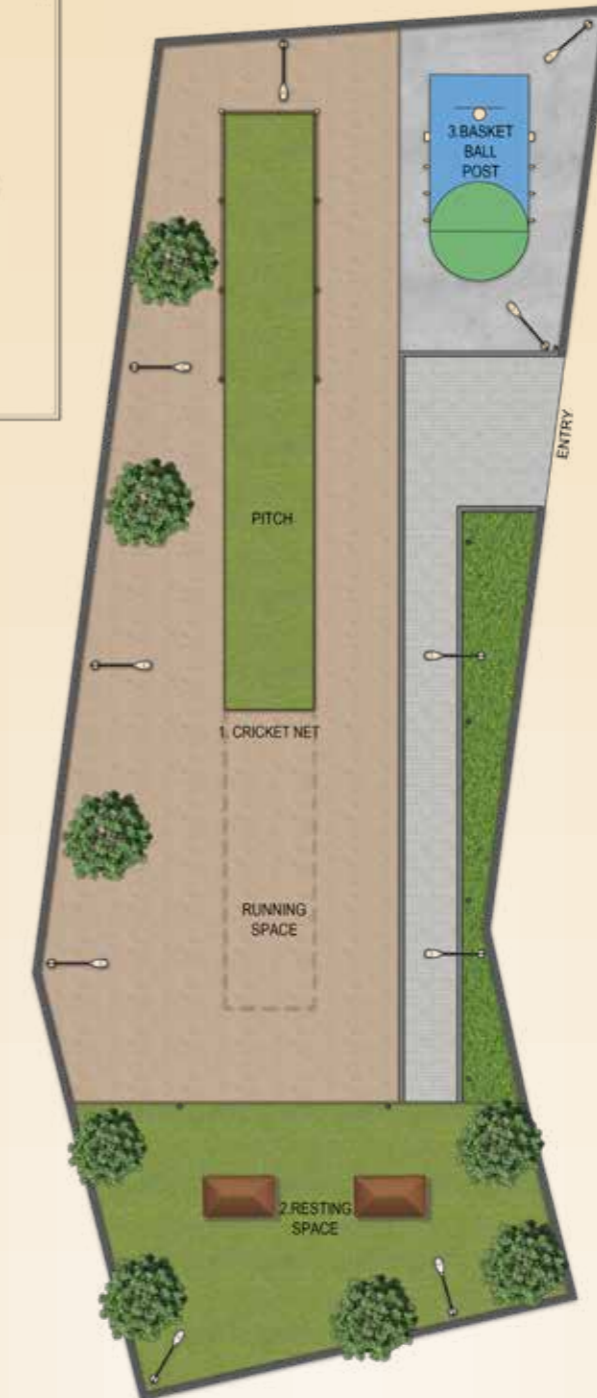
Park 1 Amenities



- Laughing Park
- Pet Zone
- Yoga Lawn



Park 2 Amenities



- Cricket Net
- Resting Space



Park 3 Amenities



Park 4 Amenities



Outdoor Gym



Infinity Walkway



Multipurpose Court



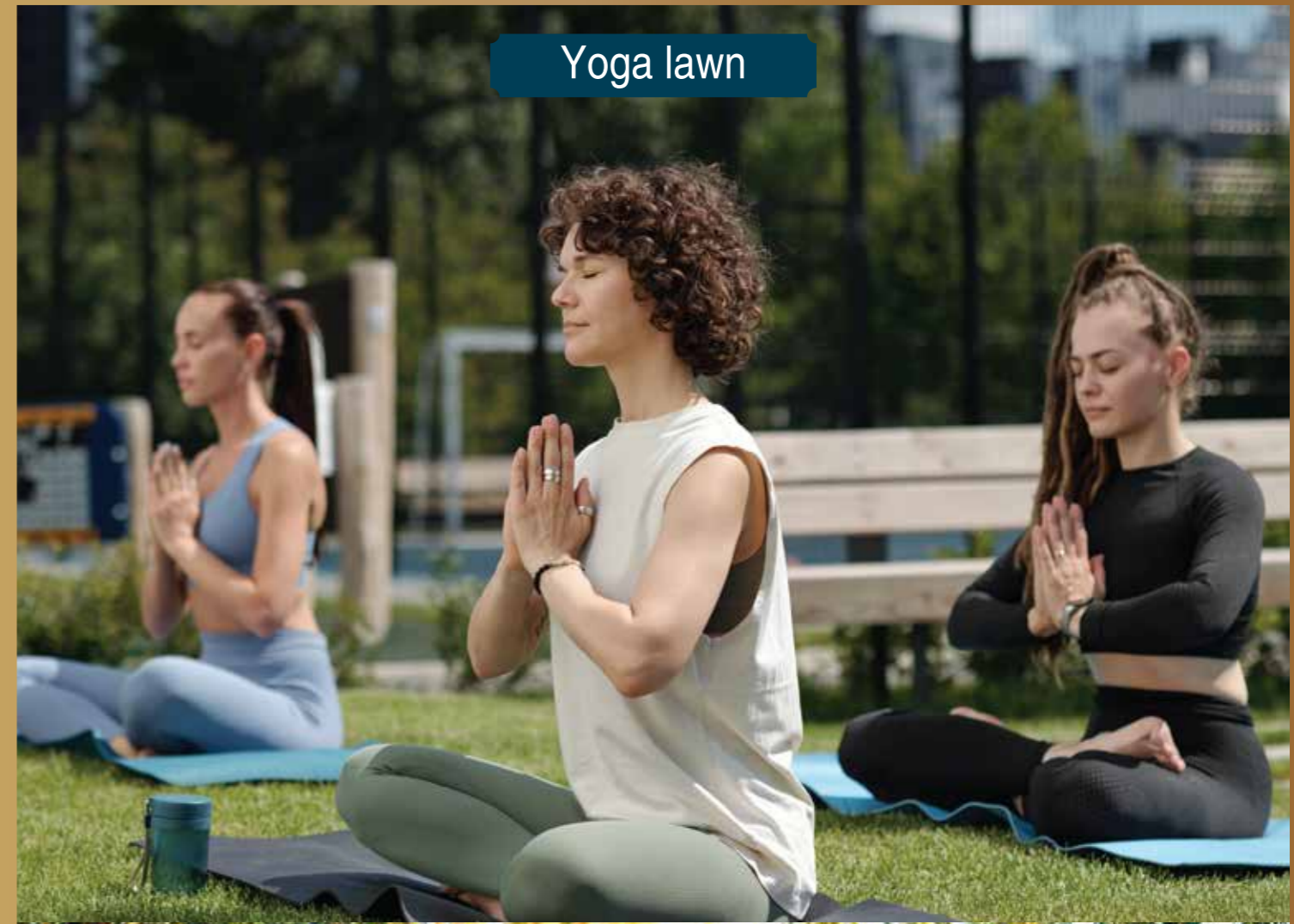
Kids Play Area



Cricket Nets



Yoga lawn



Pebble Garden



Jogging Track



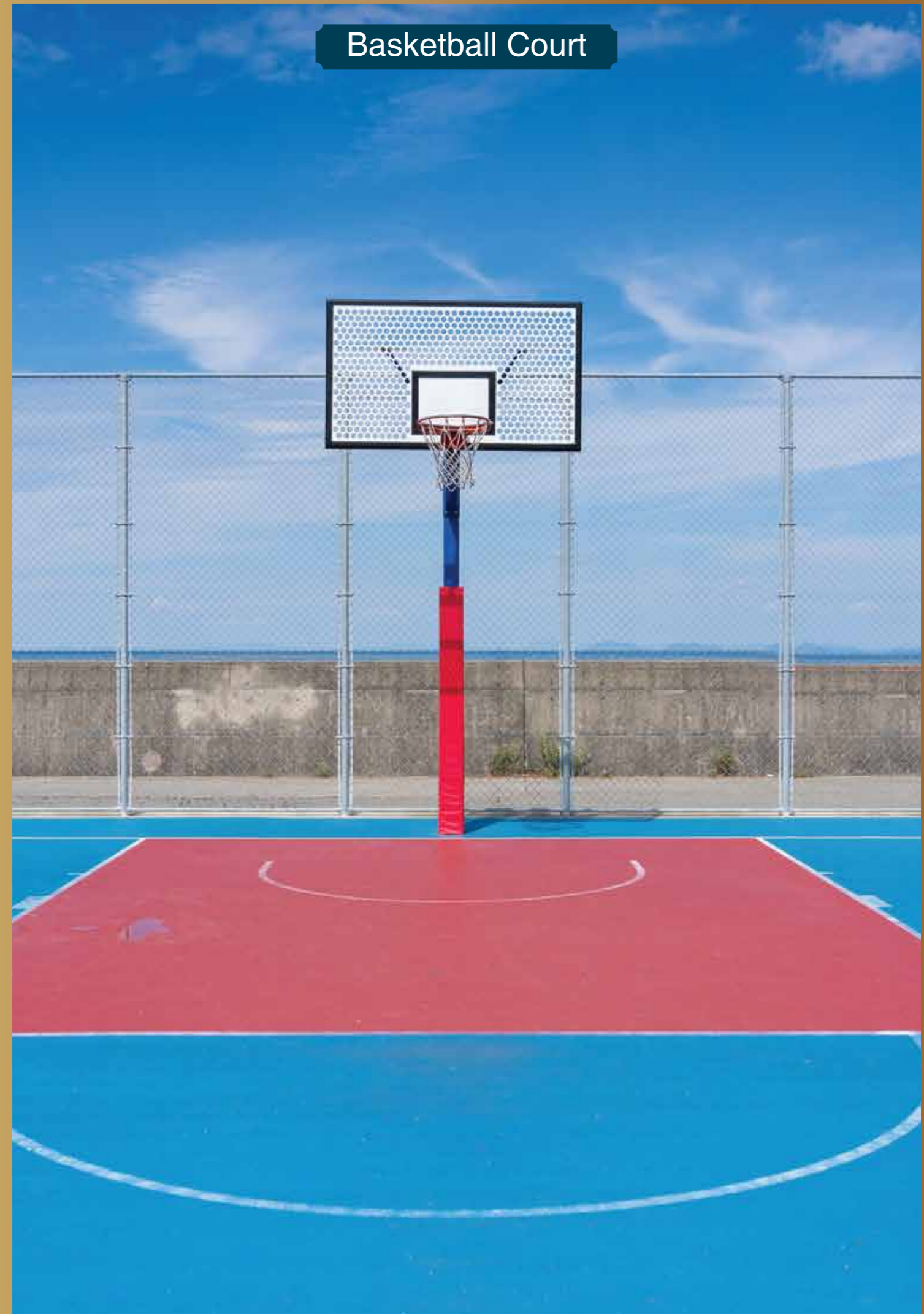
Kids Mount Climbing



Reflexology Park



Basketball Court



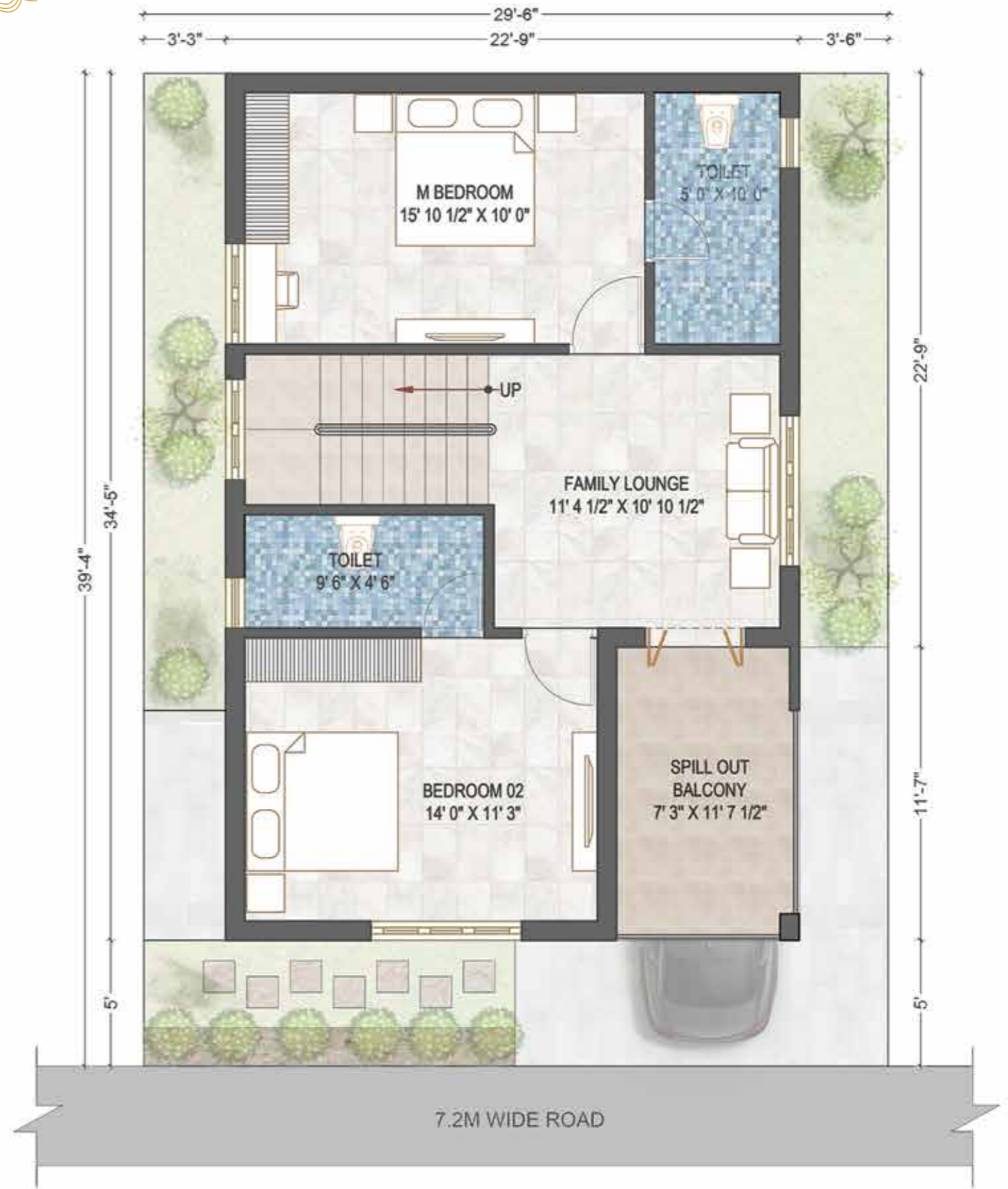
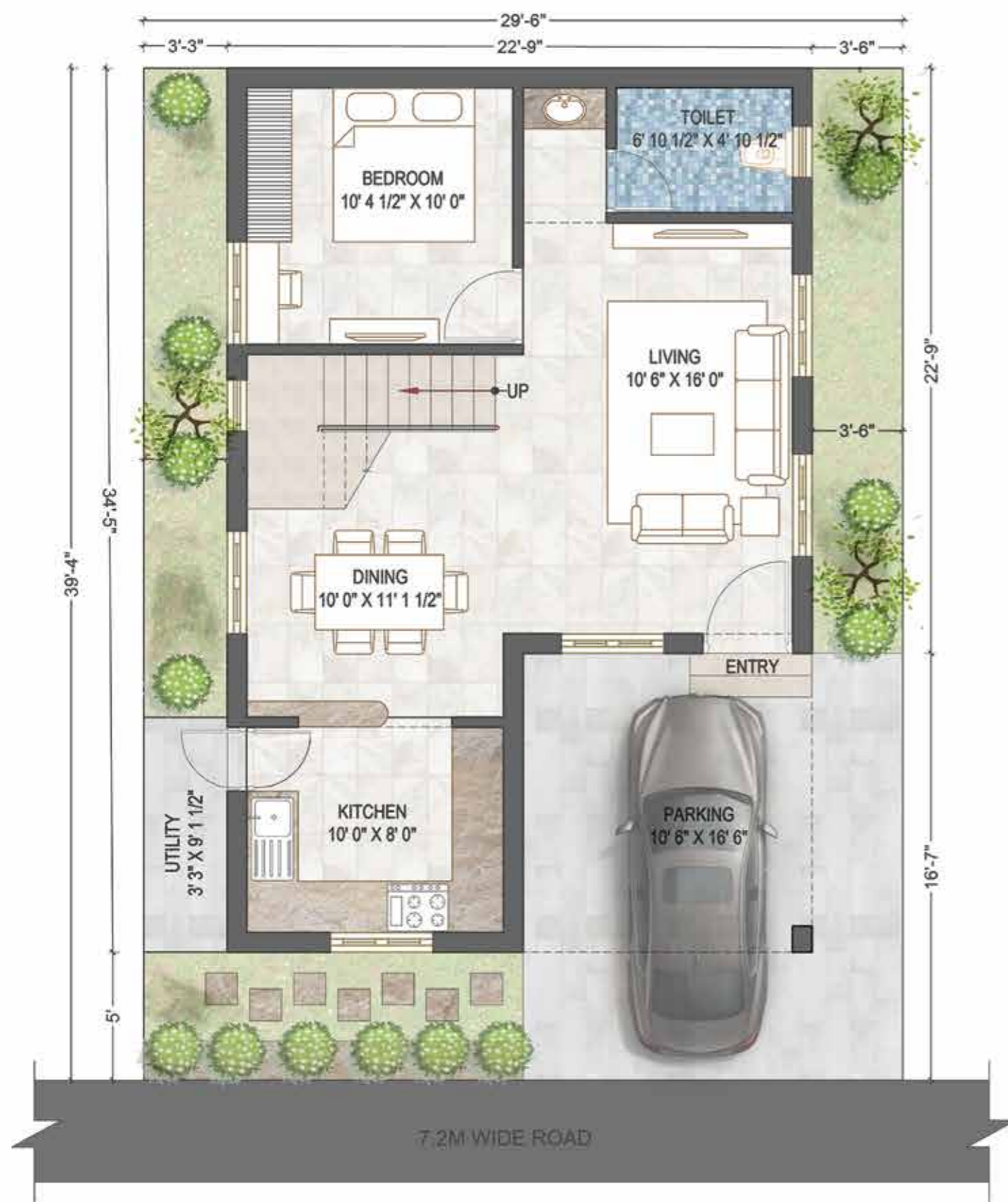
East Facing Villa



West Facing Villa



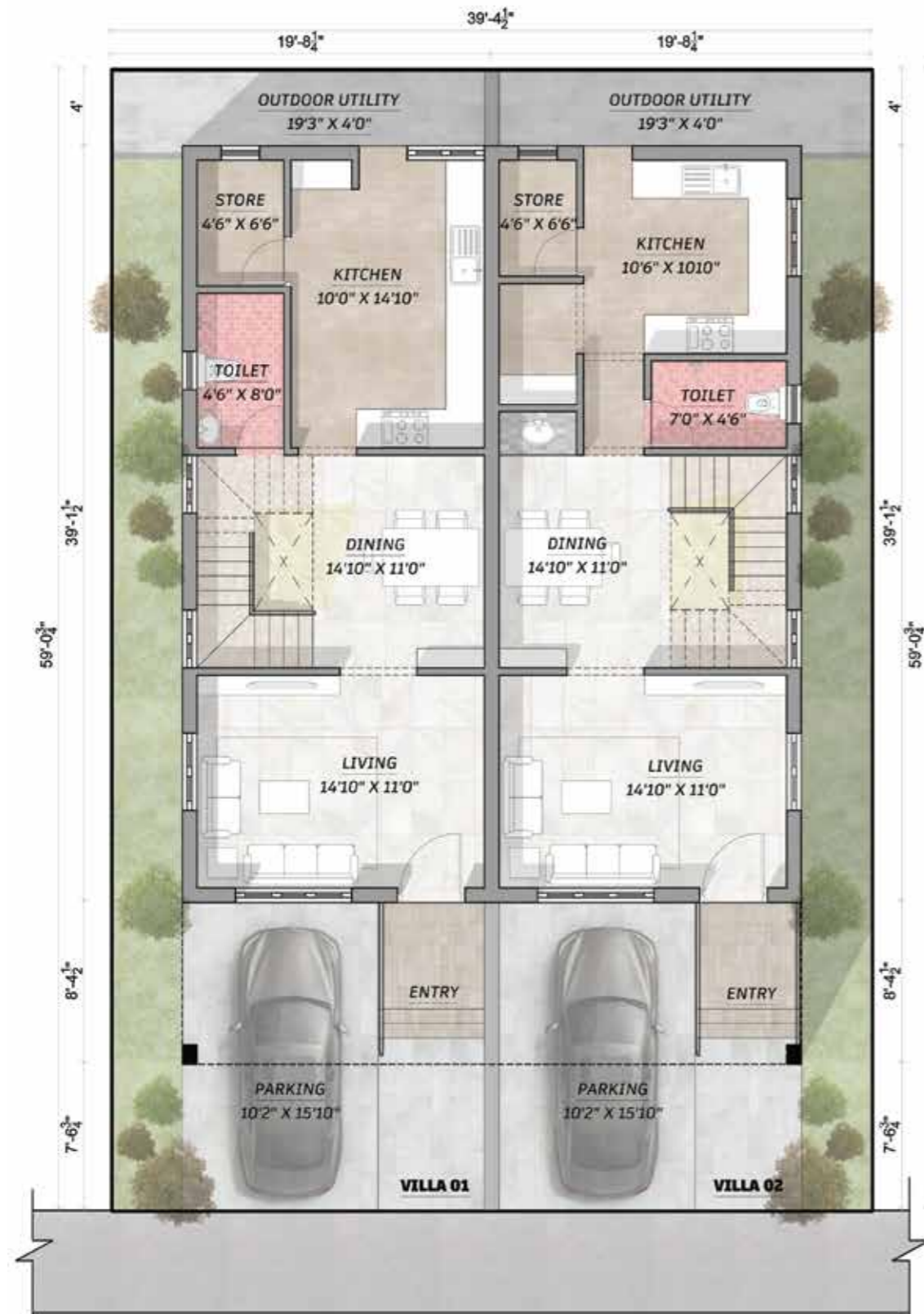
Villa Floor Plan



Twin Villa



Twin Villa Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENT FOR VILLAS

Individual Villa

East Facing

S No	Plot No	Plot Area(in Sqft)	BUA
1	186	1150	1700
2	187	1163	1700
3	188	1163	1700
4	189	1163	1700
5	190	1163	1700
6	191	1163	1700
7	192	1163	1700
8	193	1150	1700

West Facing

S No	Plot No	Plot Area(in Sqft)	BUA
1	194	1150	1700
2	195	1163	1700
3	196	1163	1700
4	197	1163	1700
5	198	1163	1700
6	199	1163	1700
7	200	1163	1700
8	201	1150	1700

Twin Villa

S No	Plot No	Plot Area(in Sqft)	BUA
1	202	2313	3500
2	203	2325	3500
3	204	2325	3500
4	205	2325	3500
5	206	2325	3500
6	207	2313	3500

Apartment





ICON 01 STILT FLOOR PLAN



PARKING TYPE	NOS.	PARKING NUMBERS
CCP	17	CARS 01 - CARS 17
OCP	07	CARS 18 - CARS 24
TOTAL	24	

ICON 01 BLOCK A TYPICAL FLOOR PLAN



KEY PLAN

NO. OF UNITS PER FLOOR	3 Nos.
TOTAL NO. OF UNITS	12 Nos.
TYPE OF UNITS :	2 , 3 BHK

ICON 01 BLOCK B TYPICAL FLOOR PLAN



KEY PLAN

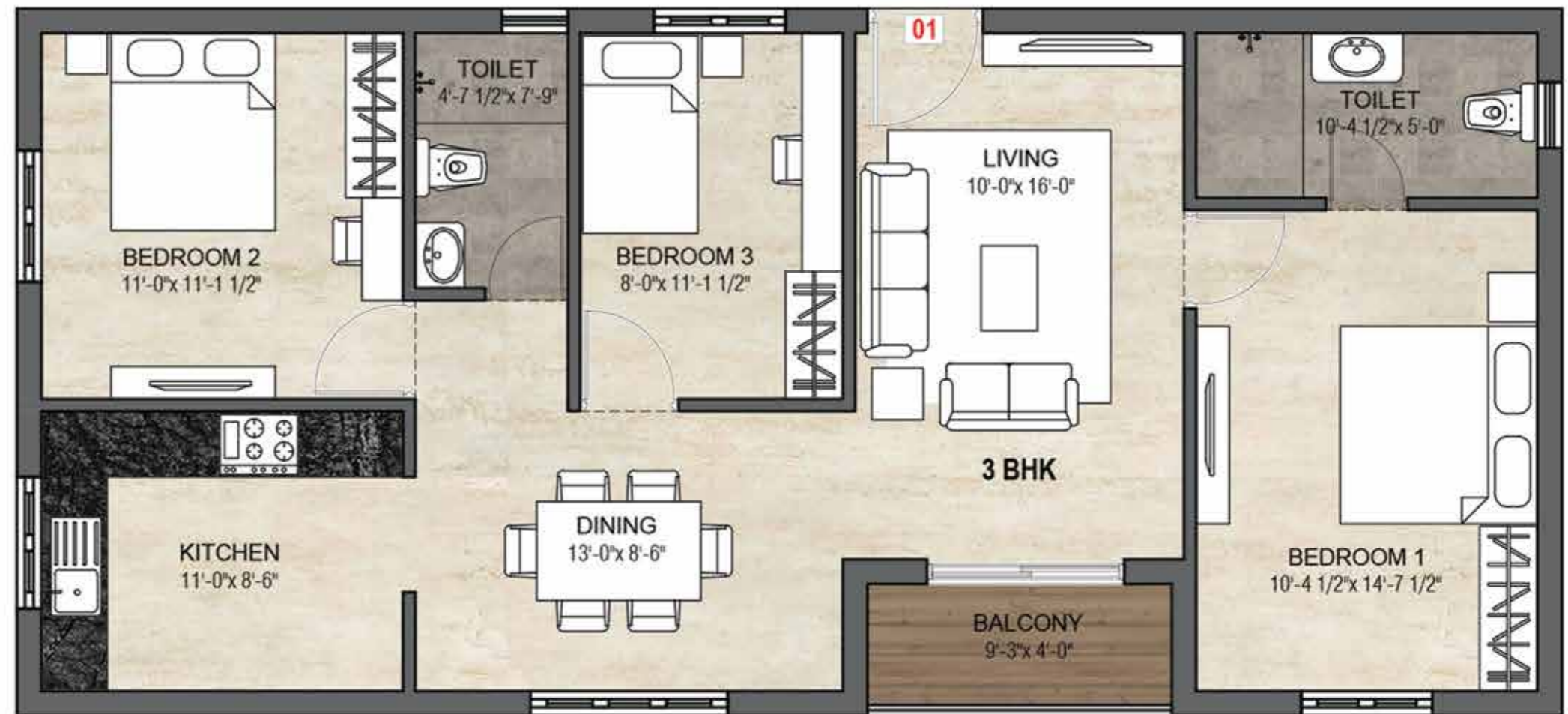
NO. OF UNITS PER FLOOR	5 Nos.
TOTAL NO. OF UNITS	20 Nos.
TYPE OF UNITS :	1, 2 , 3 BHK

ICON 1 - UNIT PLAN 01



KEYPLAN

BLOCK - A UNIT PLAN - 01 (101, 201, 301 & 401)



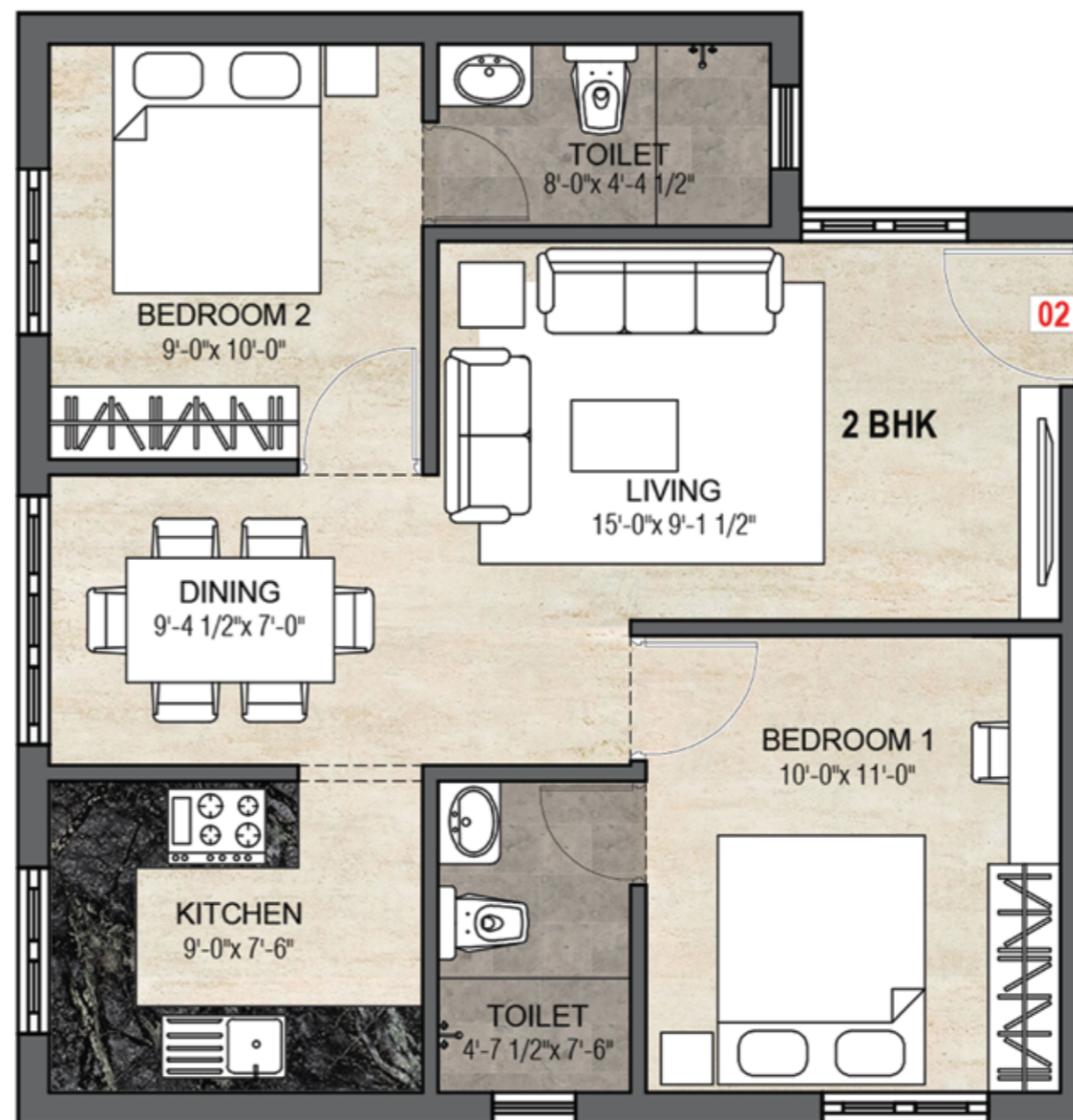
UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
101,201,301,401	3BHK+2T	1212.00 Sqft	883.00 Sqft



KEYPLAN

BLOCK - A
UNIT PLAN - 02
(102, 202, 302 & 402)

ICON 1 - UNIT PLAN 02



UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
102,202,302,402	2BHK	782.00 Sqft	564.00 Sqft



ICON 1 - UNIT PLAN 03



KEYPLAN

BLOCK - A UNIT PLAN - 03 (103, 203, 303 & 403)



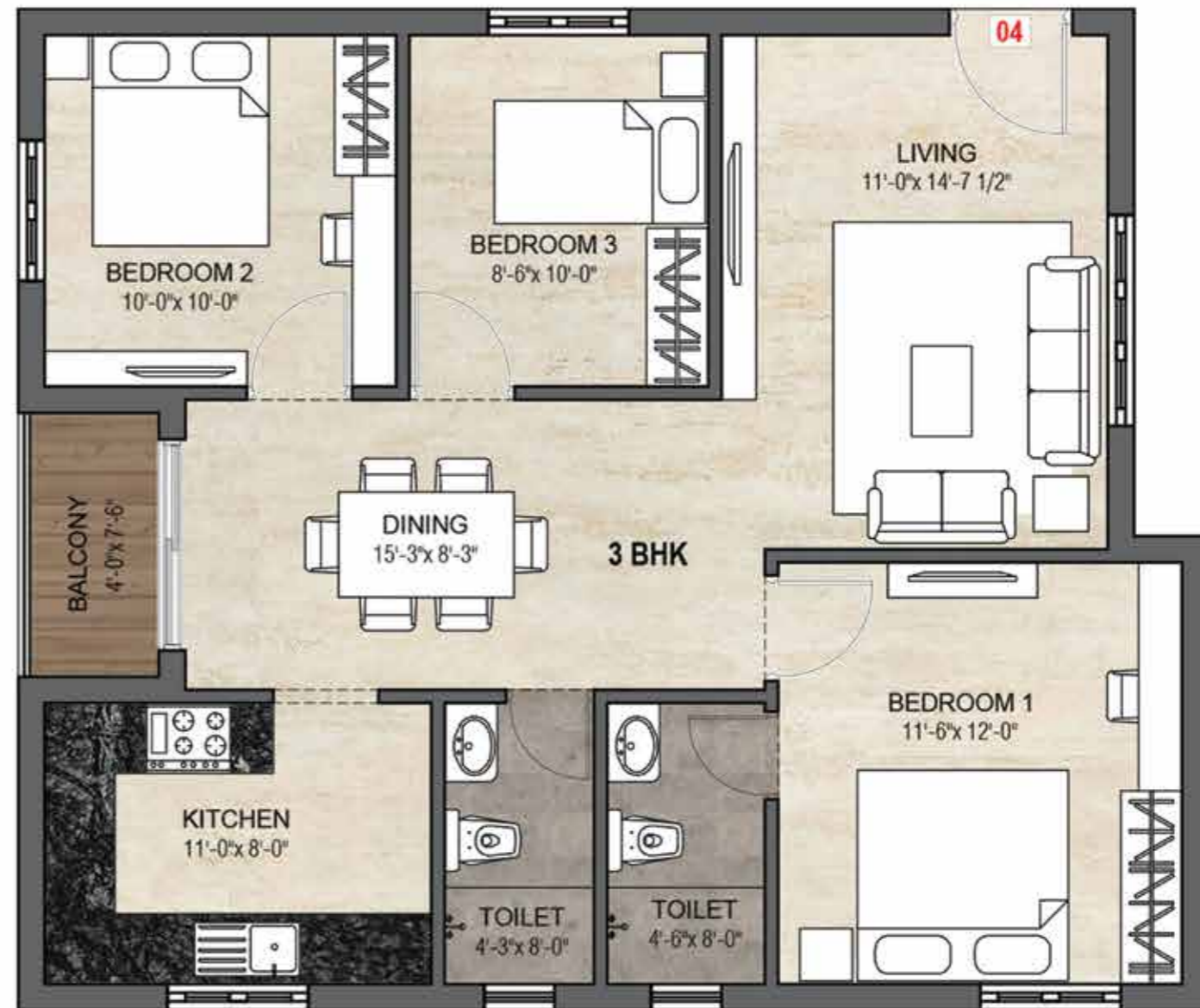
UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
103,203,303,403	3BHK+2T	1110.00 Sqft	808.00 Sqft

ICON 1 - UNIT PLAN 04



KEYPLAN

BLOCK -B UNIT PLAN - 04 (104, 204, 304 & 404)



UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
104,204,304,404	3BHK+2T	1120.00 Sqft	816.00 Sqft

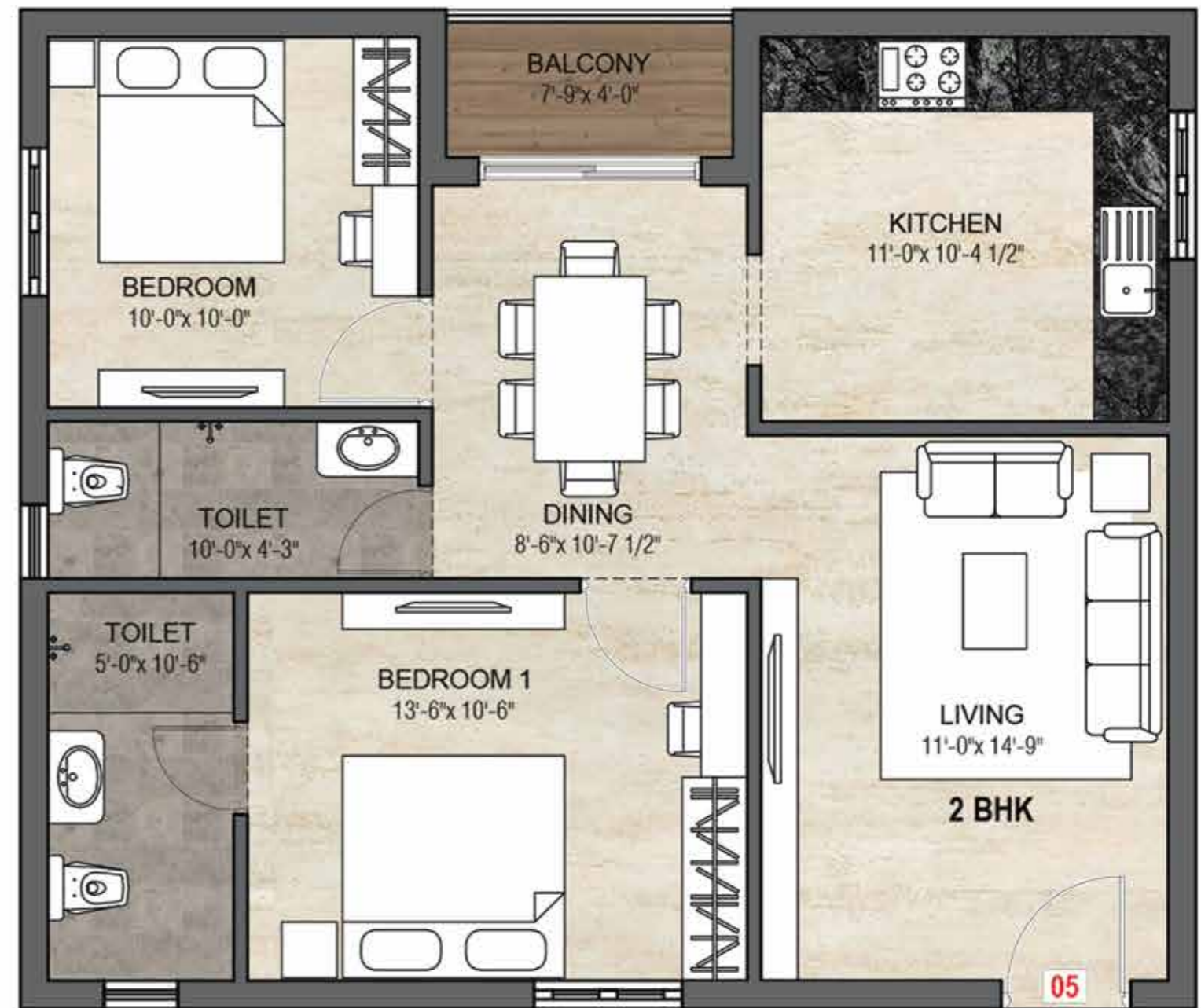
ICON 1 - UNIT PLAN 05



KEYPLAN

BLOCK -B
UNIT PLAN - 05
(105, 205, 305 & 405)

UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
105,205,305,405	2BHK	1019.00 Sqft	748.00 Sqft

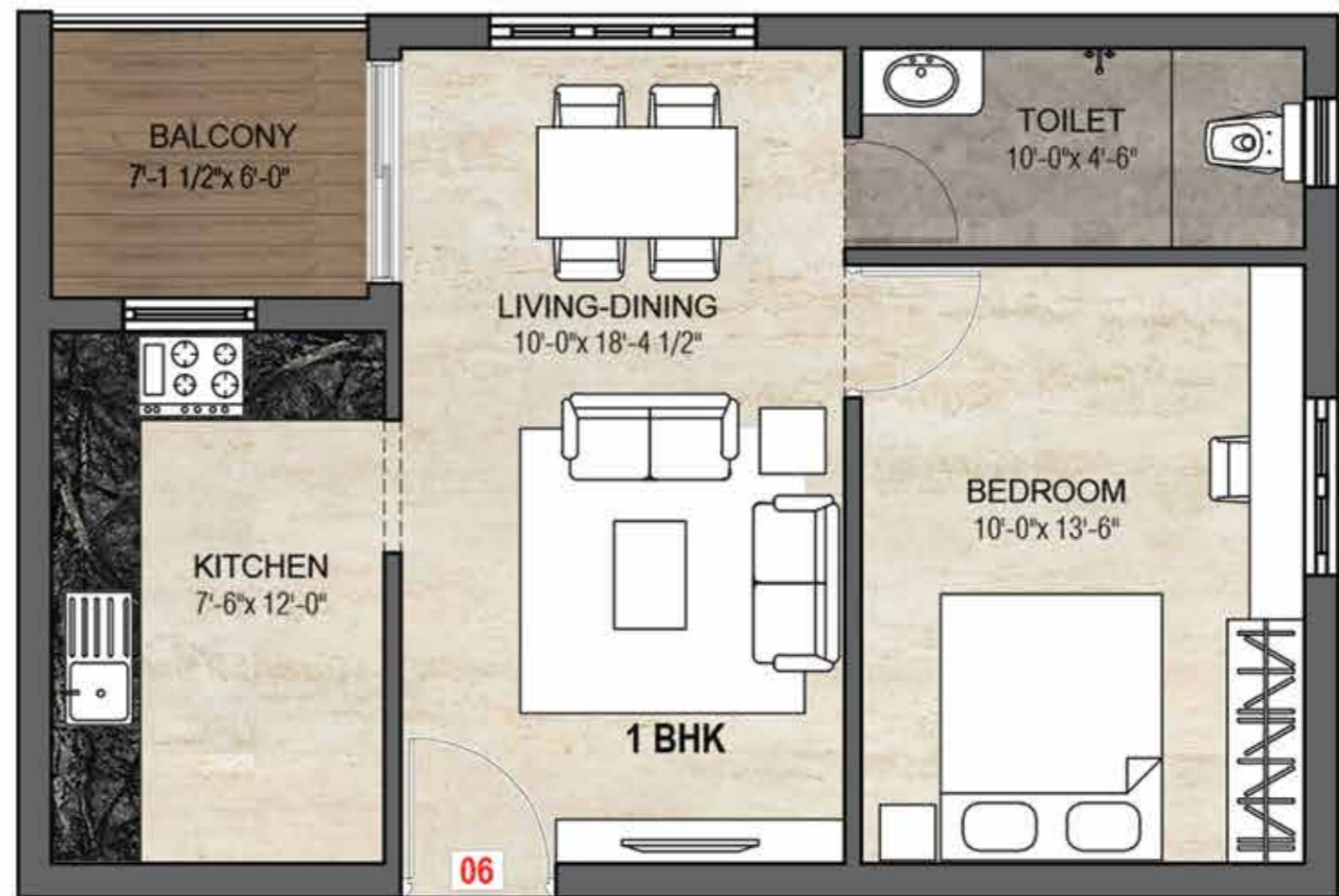


ICON 1 - UNIT PLAN 06



KEYPLAN

BLOCK -B UNIT PLAN - 06 (106, 206, 306 & 406)



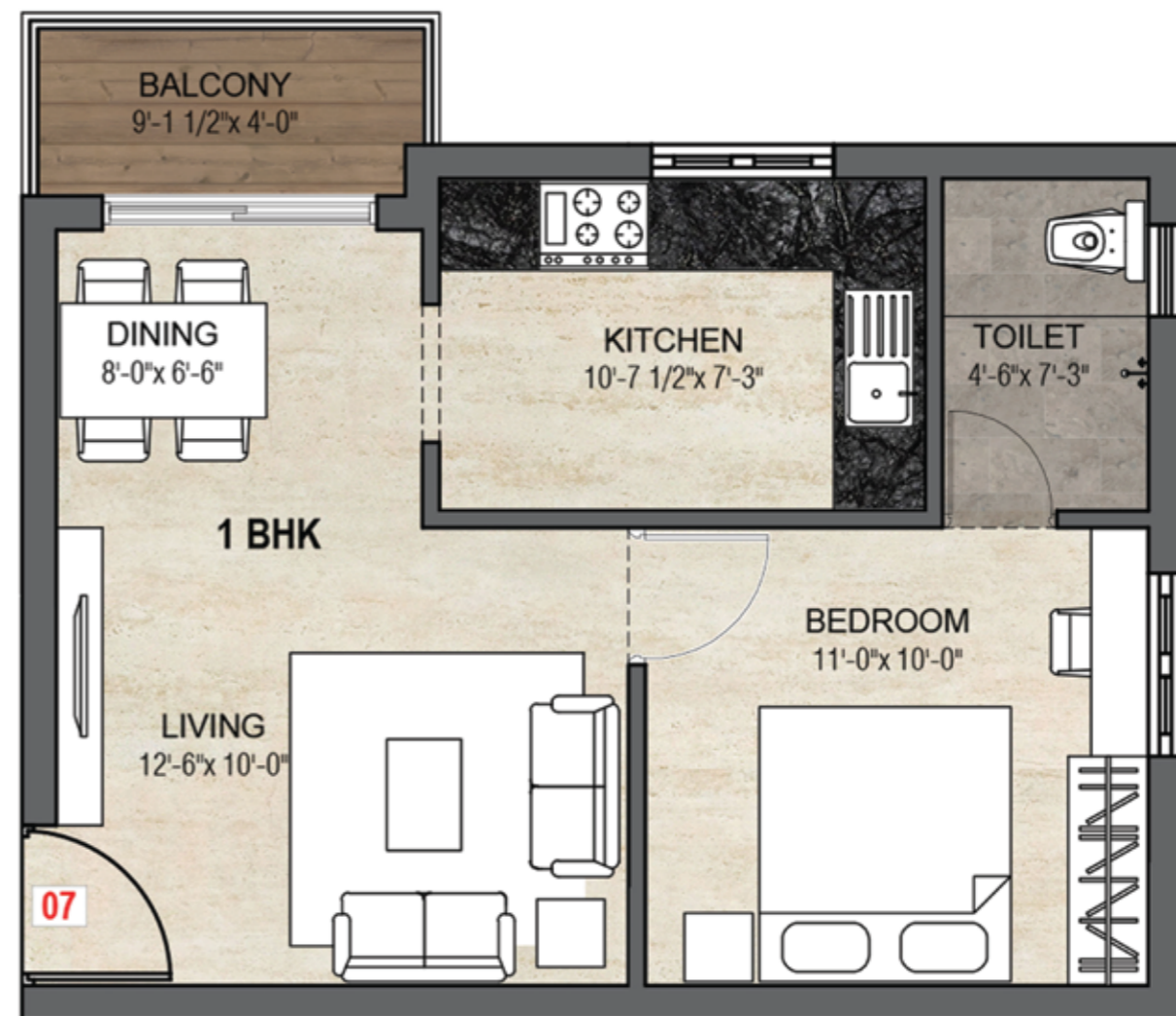
UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
106,206,306,406	1BHK	700.00 Sqft	507.00 Sqft

ICON 1-UNIT PLAN 07



KEYPLAN

BLOCK - B UNIT PLAN - 07 (107, 207, 307 & 407)



UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
107,207,307,407	1BHK	602.00 Sqft	443.00 Sqft

ICON 01 - UNIT PLAN 09



KEYPLAN

BLOCK - B
UNIT PLAN - 09
(109, 209, 309 & 409)

UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
109,209,309,409	3BHK+3T	1228.00 Sqft	906.00 Sqft



ICON 02 SITE PLAN



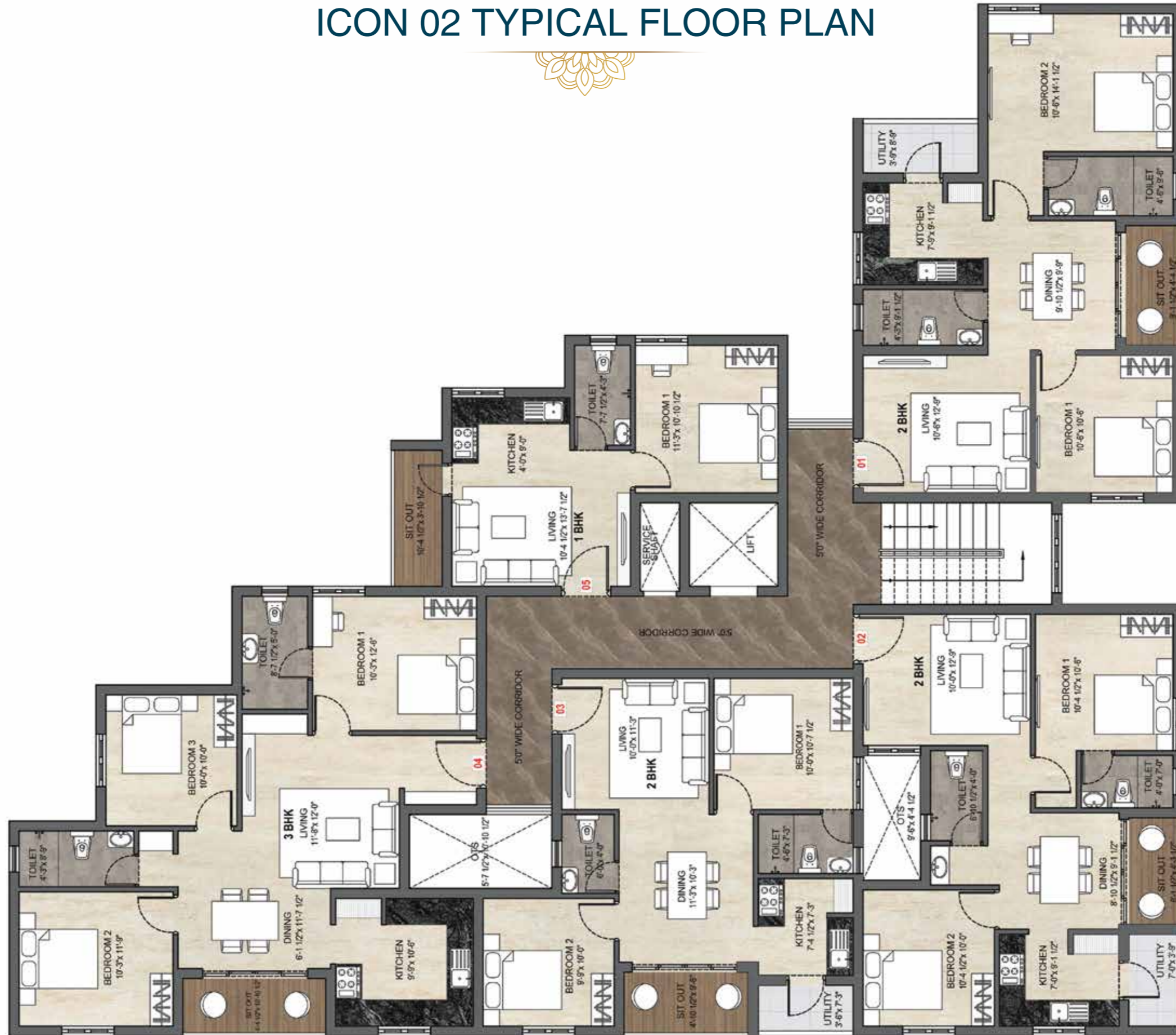
SITE PLAN

ICON 02 STILT FLOOR PLAN



STILT FLOOR PLAN

ICON 02 TYPICAL FLOOR PLAN

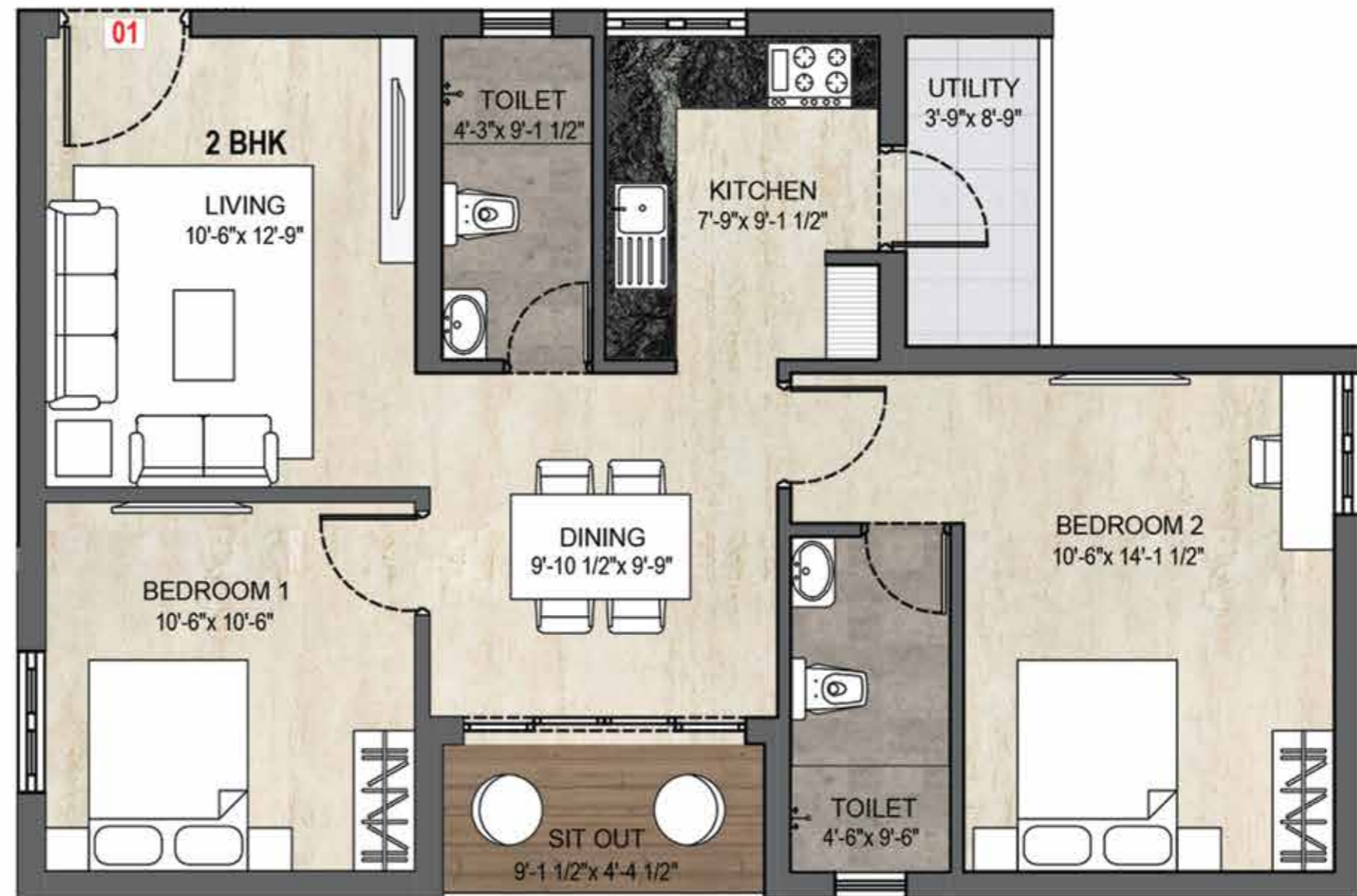


ICON 2-UNIT PLAN 01



KEYPLAN

UNIT PLAN - 01
(101, 201, 301 & 401)



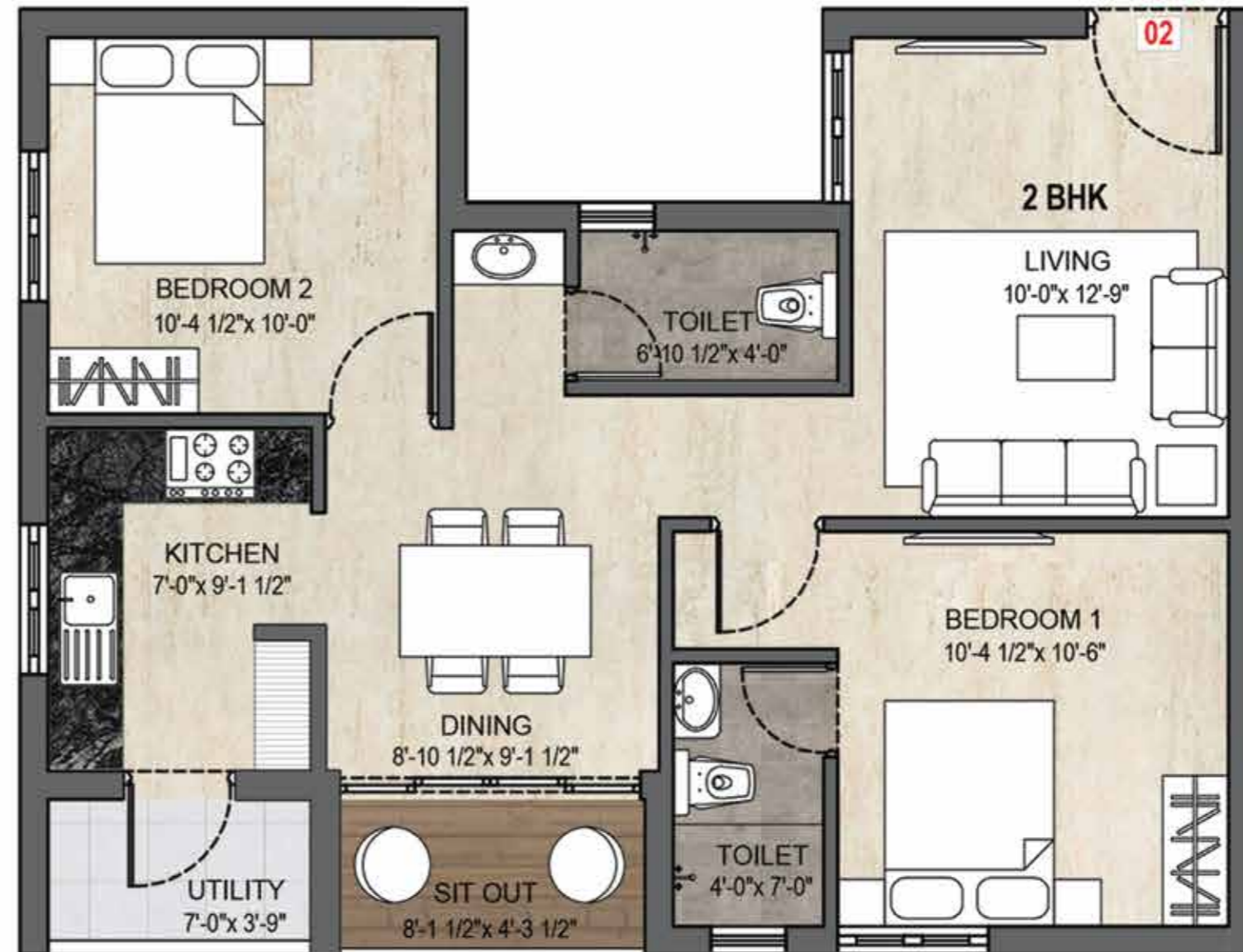
UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
101,201,301,401	2 BHK	1035.00 Sqft	756.00 Sqft

ICON 2-UNIT PLAN 02



KEYPLAN

UNIT PLAN - 02 (102, 202, 302 & 402)



UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
102,202,302,402	2 BHK	905.00 Sqft	654.00 Sqft

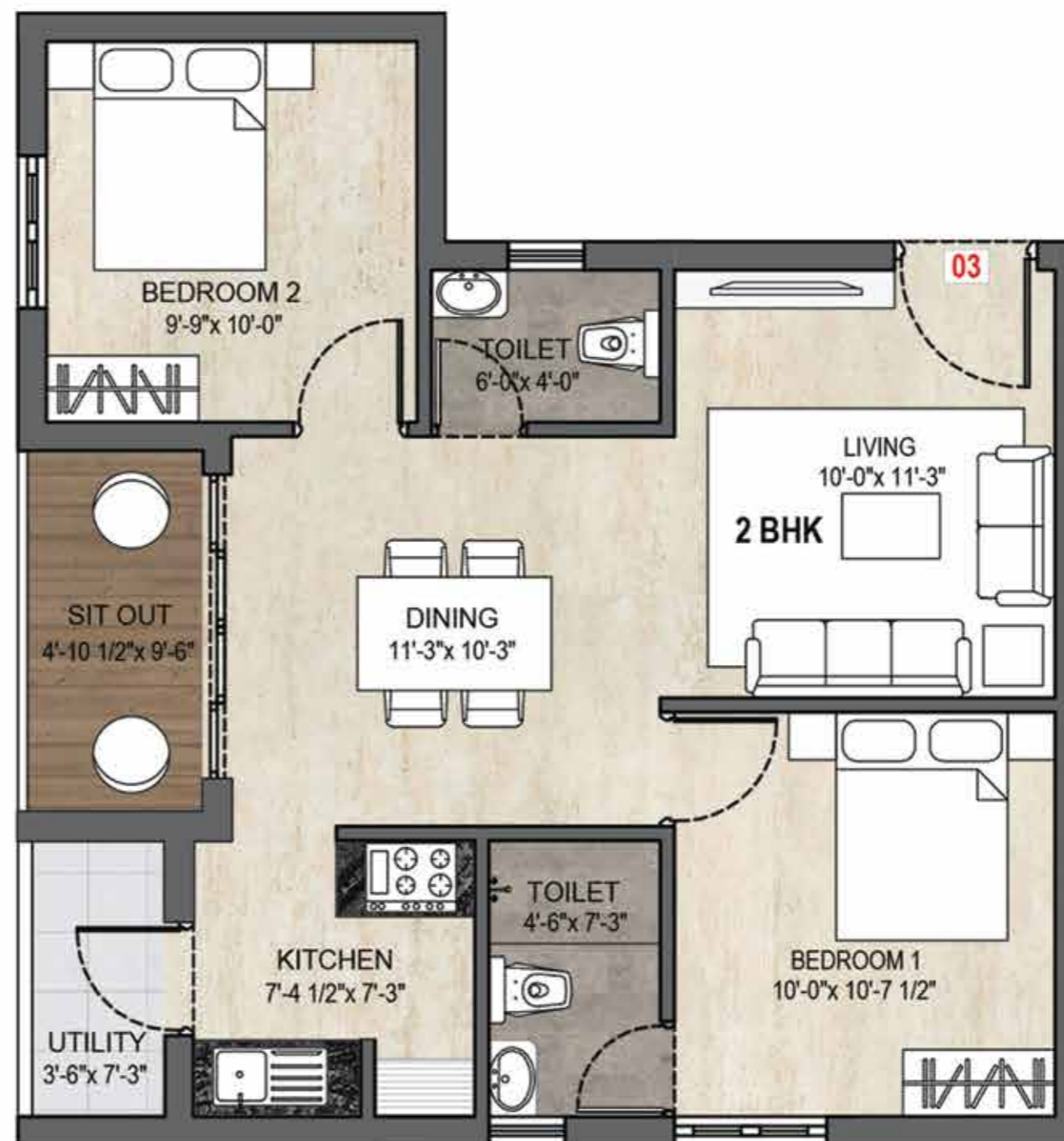


ICON 2-UNIT PLAN 03



KEYPLAN

UNIT PLAN - 03
(103, 203, 303 & 403)



UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
103,203,303,403	2 BHK	843.00 Sqft	627.00 Sqft



ICON 2-UNIT PLAN 04



KEYPLAN

UNIT PLAN - 04
(104, 204, 304 & 404)



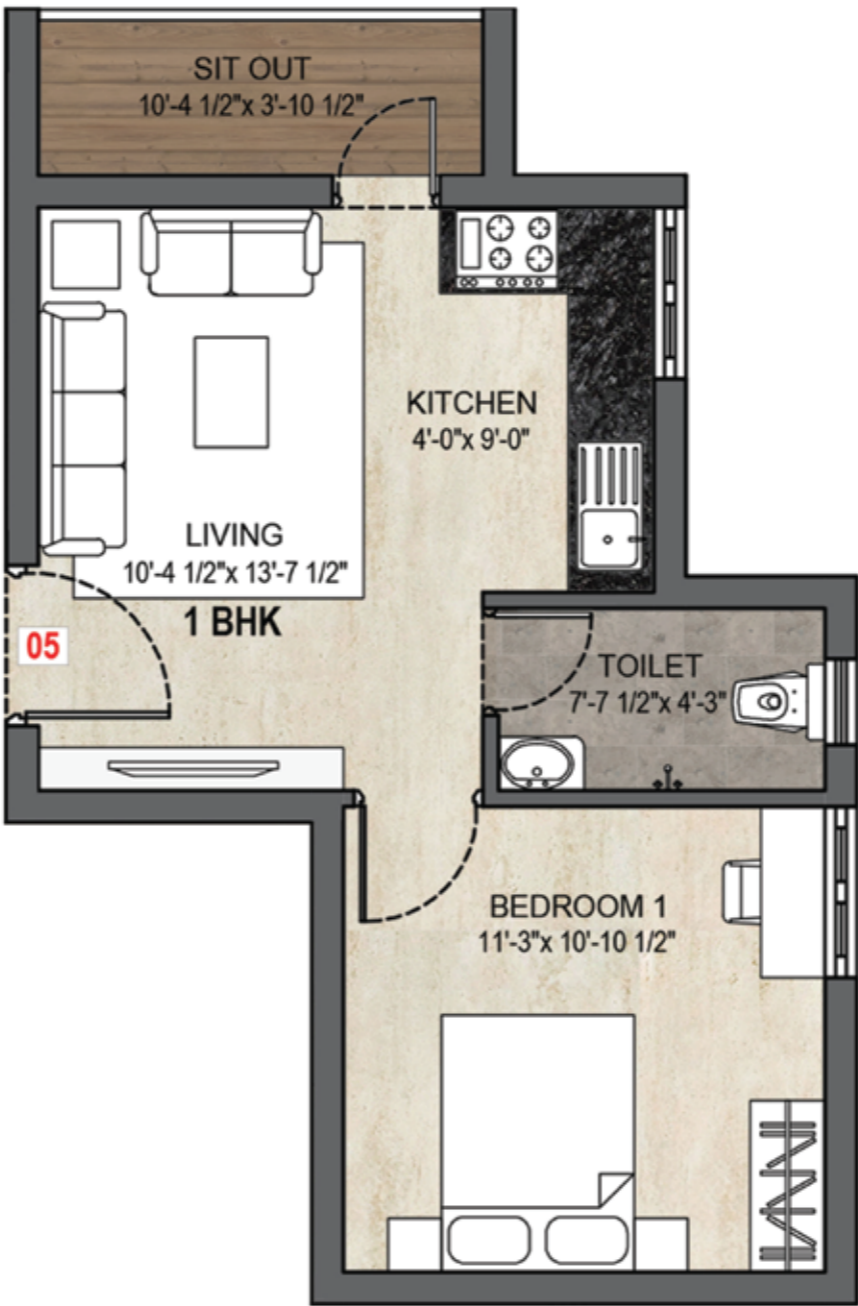
UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
104,204,304,404	3 BHK	1195.00 Sqft	878.00 Sqft

ICON 2-UNIT PLAN 05



KEYPLAN

UNIT PLAN - 05
(105, 205, 305 & 405)



UNITS	TYPE	SUPER BUILT-UP AREA	CARPET AREA
105,205,305,405	1 BHK	534.00 Sqft	384.00 Sqft



AREA STATEMENT FOR APARTMENTS



ICON - 1

Land Area(Sqft) : 14893 (Plot No. 146 to 149)
BUA(in Sqft) : 31091.04
Saleable Area : 31091.04

BLOCK - A

UNIT	TYPE	BUA(Sqft)	Saleable Area (Sqft)	UDS Area (Sqft)	% of UDS	Carpet Area (Sqft)
101	3 BHK(2T)	1011	1212	580	47.90	883
102	2 BHK	652	782	374	47.90	564
103	3 BHK(2T)	926	1110	532	47.90	808
201	3 BHK(2T)	1011	1212	580	47.90	883
202	2 BHK	652	782	374	47.90	564
203	3 BHK(2T)	926	1110	532	47.90	808
301	3 BHK(2T)	1011	1212	580	47.90	883
302	2 BHK	652	782	374	47.90	564
303	3 BHK(2T)	926	1110	532	47.90	808
401	3 BHK(2T)	1011	1212	580	47.90	883
402	2 BHK	652	782	374	47.90	564
403	3 BHK(2T)	926	1110	532	47.90	808

BLOCK - B

UNIT	TYPE	BUA(Sqft)	Saleable Area (Sqft)	UDS Area (Sqft)	% of UDS	Carpet Area (Sqft)
104	3 BHK(2T)	934	1120	536.27	47.90	816
105	2 BHK	850	1019	488.15	47.90	748
106	1 BHK	584	700	335.37	47.90	507
107	1 BHK	502	602	288.38	47.90	443
109	3 BHK(3T)	1024	1228	588.46	47.90	906
204	3 BHK(2T)	934	1120	536.27	47.90	816
205	2 BHK	850	1019	488.15	47.90	748
206	1 BHK	584	700	335.37	47.90	507
207	1 BHK	502	602	288.38	47.90	443
209	3 BHK(3T)	1024	1228	588.46	47.90	906
304	3 BHK(2T)	934	1120	536.27	47.90	816
305	2 BHK	850	1019	488.15	47.90	748
306	1 BHK	584	700	335.37	47.90	507
307	1 BHK	502	602	288.38	47.90	443
309	3 BHK(3T)	1024	1228	588.46	47.90	906
404	3 BHK(2T)	934	1120	536.27	47.90	816
405	2 BHK	850	1019	488.15	47.90	748
406	1 BHK	584	700	335.37	47.90	507
407	1 BHK	502	602	288.38	47.90	443
409	3 BHK(3T)	1024	1228	588.46	47.90	906

ICON - 2

Land Area(Sqft) : 8654 (Plot No. 123,124,125,141,142)
BUA(in Sqft) : 18048.29
Saleable Area : 18048.29

UNIT	TYPE	BUA(Sqft)	Saleable Area (Sqft)	UDS Area (Sqft)	% of UDS	Carpet Area (Sqft)
101	2 BHK	872	1035	496	47.95	756
102	2 BHK	762	905	434	47.95	654
103	2 BHK	710	843	404	47.95	627
104	3 BHK	1007	1195	573	47.95	878
105	1 BHK	450	534	256	47.95	384
201	2 BHK	872	1035	496	47.95	756
202	2 BHK	762	905	434	47.95	654
203	2 BHK	710	843	404	47.95	627
204	3 BHK	1007	1195	573	47.95	878
205	1 BHK	450	534	256	47.95	384
301	2 BHK	872	1035	496	47.95	756
302	2 BHK	762	905	434	47.95	654
303	2 BHK	710	843	404	47.95	627
304	3 BHK	1007	1195	573	47.95	878
305	1 BHK	450	534	256	47.95	384
401	2 BHK	872	1035	496	47.95	756
402	2 BHK	762	905	434	47.95	654
403	2 BHK	710	843	404	47.95	627
404	3 BHK	1007	1195	573	47.95	878
405	1 BHK	450	534	256	47.95	384



SITE PLAN - DEVELOPEMENT FEASIBILITY

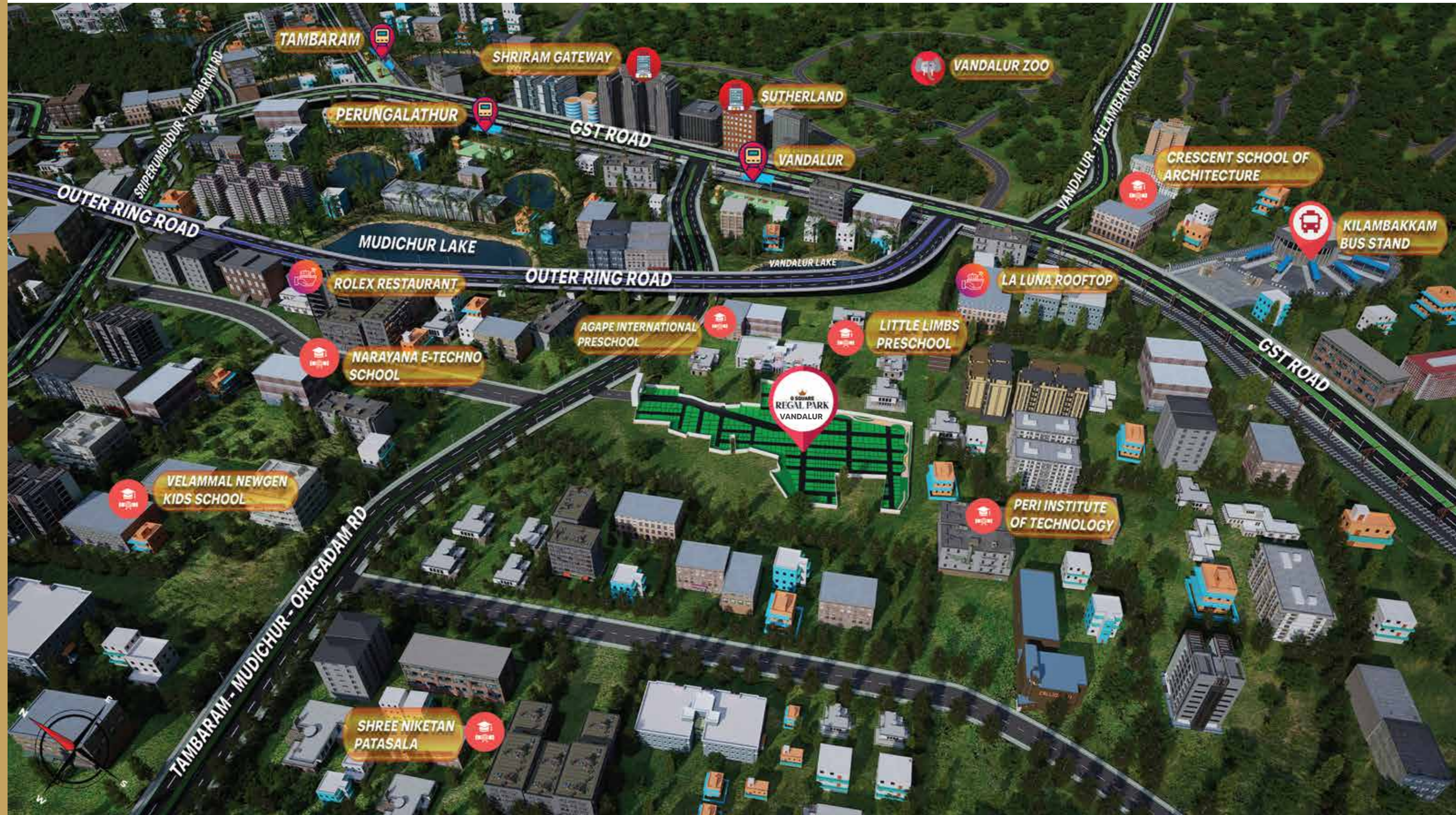


APARTMENT
ICON -02

Legend	Development	Floors	No. of Units (approx.)	Plot Nos
	APARTMENT - 1	Stilt +4	32	146, 147, 148 & 149
	APARTMENT - 2	Stilt +4	20	123, 124, 125, 141 & 142
	TWIN VILLA	G+1	6 Plots- 12 Units	202, 203, 204, 205, 206, & 207
	INDIVIDUAL VILLA	G+1	16 Plots- 16 Units	186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 & 201

APARTMENT
ICON -01

LOCATION MAP



Location Advantages

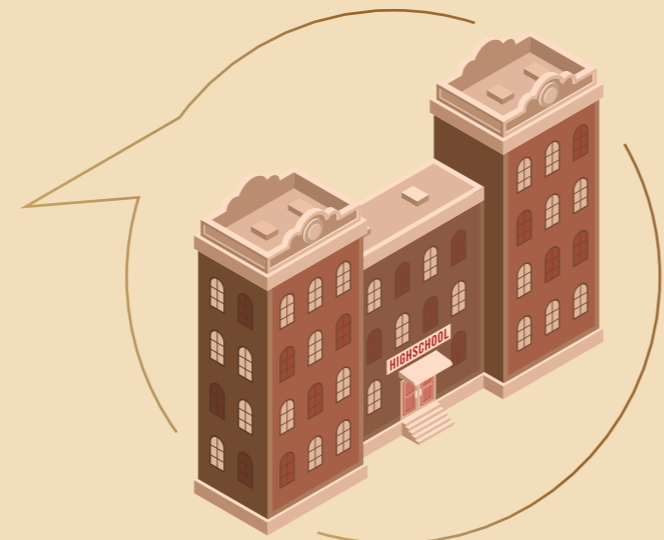
Connectivity

Close to Outer Ring Road	
Close to GST Road	
Kilambakkam Bus Terminus	1 min
Vandalur Railway Station	1 min
Perungulathur Railway Station	1 min
Perungalathur Bus Stand	1 min
Tambaram Railway Station	5 mins
Tambaram Bus Terminus	5 mins
Chennai International Airport	15 mins



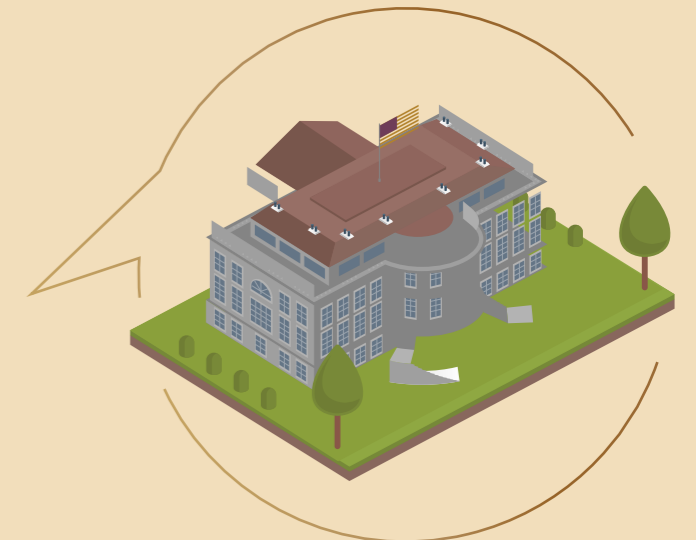
Colleges

PERI Institute	1 min
Crescent University	1 min
Kilakarai Bukhari	
Aalim Arabic College	3 mins
Madras Christian College	5 mins
SRM University	10 mins
Tagore Institution	15 mins
VIT College	15 mins



Schools

AGAPE International Pre-School	1 min
Little limbs Pre - School	1 min
St Joseph's Nursery and Primary School	1 min
Shree Niketan Patasala	1 min
Narayana E - Techno School	1 min
Velammal Newgen Kids (VNGK), Mannivakkam	2 mins
Shri Natesan Vidyasala Matriculation Higher Secondary School	2 mins
Sri Mahakrishna Nursery & Primary School	3 mins
Sacred Heart School	5 mins
Glory Nursery and Primary School	5 mins



IT Parks and Industrial Zones

Sriram Gateway	1 min
Estancia IT Park	5 mins
Mahindra World City	15 mins
Oragadam Industrial Corridor	10 mins
MEPZ	10 mins



Location Advantages

Healthcare Facilities

Yogana Hospital	1 min
Annai Arul Hospital	5 mins
Hindu Mission	5 mins
Hosanna Hospital	2 mins
SRM Medical Hospital	12 mins
Kasthuri Hospital	18 mins
Genome Siddha Hospital	18 mins
Rela Hospital	20 mins
Chettinadu Hospital	20 mins



Restaurants

Kumaran Café	2 mins
Friends Pizza	2 mins
Yaa Rahman Biryani	2 mins
Sri Ganga Veg	2 mins
Pandas Kitchen	3 mins
Rolex Restaurant	3 mins
Noor Hotel	3 mins
La Luna Rooftop Restaurant	6 mins
Dindugal Thalapakati Restaurant	6 mins
Ebenezer family Restaurant	7 mins
Sangeetha Veg	12 mins
Faruuzi Multi-Cuisine	10 mins



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

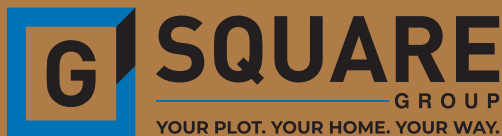
I was extremely impressed by the attention to detail paid by G Square Housing. The plot location has been chosen perfectly near the beach. Best part was that there was no headaches while buying the plot because of the support given by them.

GET YOUR FRIENDS AS YOUR NEIGHBOURS AND GET REWARDED TOO!



To refer: 89393 40002 or
referral@gsquarehousing.com

Get 0.5% referral bonus
with every booking.



REGISTERED ADDRESS:

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

CORPORATE OFFICE:

8th Floor, Menon Eternity, 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 - 641 004

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

Disclaimer: Plans are subject to change as per actual site

RERA: TN/35/Layout/0336/2025