



VILLA PLOTS AT MEDAVAKKAM



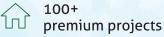


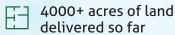
www.gsquarehousing.com

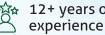


ABOUT G SQUARE

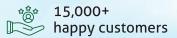








12+ years of





100% clear titles & transactions



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



Spread across: Chennai | Coimbatore | Trichy | Tanjore | Madurai | Dindigul | Tirunelveli | Tuticorin | Cumbum | Theni | Hosur | Krishnagiri | Dharmapuri | Salem | Mysuru | Bengaluru | Hyderabad

AWARDS & RECOGNITIONS



Real Estate Brand



Real Estate Company from South India



Prestigious Brands of India (Real Estate) G Square



The Best in Social Responsibilty 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 Squafre-Beach walk

WHY INVEST IN

GSQUARE GARDENIA AT MEDAVAKKAM

G Square Gardenia, strategically located in the heart of **Medavakkam**, offers premium CMDA-approved villa plots in one of South Chennai's most rapidly growing residential hubs. This 3.36-acre project comprises 81 exclusive residential units, combining affordability with location advantage.

Situated just 1 min. from Velachery–Tambaram Road and 1.2 km from Palm Shore Restaurant, the property is also within walking distance of Fantastic Jeyachandran (1.4 km) and Pallikaranai Bus Stand (1 km). Its location opposite the Govt. Hr. Sec. School lane ensures prime accessibility, while the upcoming Medavakkam Metro Station is expected to enhance connectivity further.

With plot sizes ranging from 913.86 - 2027.08 sq.ft. in a land area of 3.36 acres, Gardenia presents a compelling investment opportunity for those looking to build their dream villa in a well-connected yet serene locality.



SALIENT FEATURES

PHASE I



SOUTH CROWN

| ADEA | | |
|---------|---------|-------|
| PLOT NO | AREA | CENT |
| | SQFT | CENTS |
| 1 | 1833.54 | 4.21 |
| 2 | 2027.08 | 4.65 |
| 3 | 1968.41 | 4.52 |
| 4 | 1978.85 | 4.54 |
| 5 | 1424.94 | 3.27 |
| 6 | 1257.34 | 2.89 |
| 7 | 1108.69 | 2.55 |
| 8 | 1046.58 | 2.40 |
| 9 | 995.13 | 2.28 |
| 10 | 1205.03 | 2.77 |
| 11 | 1976.49 | 4.54 |
| 12 | 1330.32 | 3.05 |
| 13 | 1323.54 | 3.04 |
| 14 | 1274.24 | 2.93 |
| 15 | 1190.82 | 2.73 |
| 16 | 1228.17 | 2.82 |
| 17 | 1228.17 | 2.82 |
| 18 | 1276.83 | 2.93 |
| 19 | 1288.99 | 2.96 |
| 20 | 1276.83 | 2.93 |
| 21 | 1228.17 | 2.82 |
| 22 | 1228.17 | 2.82 |
| 23 | 1057.67 | 2.43 |
| 24 | 1628.92 | 3.74 |
| 25 | 1374.89 | 3.16 |
| 26 | 1415.57 | 3.25 |
| 27 | 1427.74 | 3.28 |
| 28 | 1415.57 | 3.25 |
| 29 | 1666.48 | 3.83 |
| 30 | 1666.48 | 3.83 |
| 31 | 1663.68 | 3.82 |
| 32 | 1234.52 | 2.83 |
| 33 | 1371.87 | 3.15 |
| 34 | 1393.51 | 3.20 |
| 35 | 1130.65 | 2.60 |
| 36 | 1557.34 | 3.57 |
| 37 | 1226.88 | 2.82 |
| 38 | 1177.80 | 2.70 |
| 39 | 1140.98 | 2.62 |
| 40 | 1093.08 | 2.51 |
| | | |

| PLOT NO | AREA | |
|---------|---------|-------|
| | SQFT | CENTS |
| 41 | 1162.19 | 2.67 |
| 42 | 1162.19 | 2.67 |
| 43 | 1452.39 | 3.33 |
| 44 | 1387.80 | 3.19 |
| 45 | 1110.95 | 2.55 |
| 46 | 1110.95 | 2.55 |
| 47 | 1683.38 | 3.86 |
| 48 | 1231.19 | 2.83 |
| 49 | 1201.69 | 2.76 |
| 50 | 1201.69 | 2.76 |
| 51 | 1343.56 | 3.08 |
| 52 | 1355.62 | 3.11 |
| 53 | 1343.56 | 3.08 |
| 54 | 1224.19 | 2.81 |
| 55 | 1224.19 | 2.81 |
| 56 | 1224.19 | 2.81 |
| 57 | 1126.24 | 2.59 |
| 58 | 1103.53 | 2.53 |
| 59 | 1084.80 | 2.49 |
| 60 | 1184.15 | 2.72 |
| 61 | 983.51 | 2.26 |
| 62 | 932.92 | 2.14 |
| 63 | 913.86 | 2.10 |
| 64 | 990.93 | 2.27 |
| 65 | 1024.95 | 2.35 |
| 66 | 1127.85 | 2.59 |
| 67 | 1126.45 | 2.59 |
| 68 | 1124.95 | 2.58 |
| 69 | 1110.41 | 2.55 |
| 70 | 1110.63 | 2.55 |
| 71 | 1122.79 | 2.58 |
| 72 | 1122.79 | 2.58 |
| 73 | 1830.10 | 4.20 |
| 74 | 1379.62 | 3.17 |
| 75 | 1201.59 | 2.76 |
| 76 | 1201.59 | 2.76 |
| 77 | 1247.22 | 2.86 |
| 78 | 1247.22 | 2.86 |
| 79 | 1201.59 | 2.76 |
| 80 | 1201.59 | 2.76 |
| 81 | 1023.55 | 2.35 |

SALIENT FEATURES



81 residential plots spread across 3.36 acres



Villa plots ranging from 913.86 - 2027.08 sq.ft.



Located very close to the upcoming Medavakkam Metro Station



Easy access to Velachery - Tambaram Main Road and OMR



Just 5 mins from Fantastic Jeyachandran, Pallikaranai



Only 7 mins from Pallikaranai Bus Stand



10 mins to the National Institute of Ocean Technology



15 mins from Velachery Railway Station



35 mins from Chennai International Airport



Located in proximity to major IT hubs, ITeS companies, schools, and colleges



24x7 CCTV Surveillance



Well-laid blacktop internal roads with street lights



Free maintenance



All inclusive Residential Township - Plots, Villas and Apartments



Perfect legal documentation



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

REASONS TO BUY

LOCATION

- CMDA-approved secure plot community in Medavakkam spread across 3.36 acres, comprising 81 residential plots.
- Situated close to the upcoming Medavakkam Metro Station and just 10-15 mins from Velachery and OMR IT corridors.
- Excellent access to OMR, Velachery, Perumbakkam, Medavakkam, and major IT parks and commercial areas.
- Proximity to top educational institutions and healthcare facilities like Global Hospitals and Bharathi Vidyalaya.
- Excellent public transport access with nearby bus stands and railway stations.
- Located just 35 minutes from Chennai International Airport.





PRICE

- Affordable yet premium plots in a highly strategic location.
- One of the only rightly priced, CMDA-approved plot communities in the Pallikaranai–Velachery corridor.
- 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

- Only 81 plots spread across 3.36 acres
- Road width within the property: 30ft, 24ft, 20ft
- Approach road width: 30ft
- Residential plot sizes: 913.86 to 2027.08 sq.ft.
- Hotspot property with strong appreciation potential



- 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
- Material procurement specialists
- 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 MEDAVAKKAM?

1. Proximity to IT and Business Hubs

Medavakkam is well connected to Chennai's IT corridors such as OMR, Velachery, and Perungudi. It's a top residential choice for professionals working in these hubs.

2. Excellent Connectivity

Enjoy quick access to Velachery Main Road, OMR, and the upcoming Medavakkam Metro. It's just 15 mins to Velachery Railway Station and 35 mins to Chennai Airport.

3. Access to Reputed Educational Institutions

Home to institutions like Bharathi Vidyalaya, Sree Balaji Dental College, and many CBSE and matriculation schools.

4. Affordable Investment Zone

Compared to other developed parts of South Chennai, Medavakkam still offers competitively priced CMDA-approved plots with high appreciation potential.

5. Growing Infrastructure

Improved roads, metro connectivity, and proximity to top hospitals and shopping zones make this a prime real estate destination.

6. Peaceful Environment

Despite being well-connected, Medavakkam still offers a green, less congested living experience ideal for families and retirees.



(LOCATION ADVANTAGE)

SCHOOLS

St. John's Public School - 12 mins

AGS School - 10 mins

DAV School - 15 mins

SAN Academy - 15 mins

Velammal New Gen School - 20 mins



IT PARKS / ITES COMPANIES

Tidel Park - 25 mins

Ramanujam IT Park - 25 mins

Elcot SEZ - 20 mins

Chennai One IT SEZ - 20 mins

SIPCOT IT Park, Siruseri - 30 mins

COLLEGES

National Institute of Ocean Technology

Vels Institute of Science, - 15 mins Technology & Advanced Studies

Jerusalem College of Engineering - 20 mins Mohamed Sathak College of - 25 mins Arts and Science





(LOCATION ADVANTAGE)

TRANSIT POINTS

Medavakkam Metro Station (Upcoming) - 5 mins

Pallikaranai Bus Stand - 7 mins

Velachery Railway Station - 15 mins

Chennai International Airport - 35 mins



HOSPITALS

V Cure Hospital - 10 mins

Apollo Cradle & Children's Hospital - 15 mins

Global Hospital - 20 mins

Dr. Kamakshi Memorial Hospital - 25 mins



RESTAURANTS

Thimil Unlimited - 5 mins

Midnight Biryani - 7 mins

Geetham Veg Restaurant - 10 mins

Palmshore Restaurant - 12 mins



HAPPY OWNERS OF G SQUARE PLOTS

66

Ganika Jain

G Square Symphony

 $\star\star\star\star\star$

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.



SQUARE ROOTS
YOUR LOYALTY, OUR PRIVILEGE

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G SQUARE GROUP

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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.