

# G SQUARE NORTHERN CROWN

PLOTS, VILLAS & APARTMENTS AT PUZHAL  
(BANG ON AMBATTUR - RED HILLS ROAD)



**INSIDE THE CITY,  
YOUR STORY FINDS ITS PULSE.**



# ABOUT **G**SQUARE

GROUP  
YOUR HOME. YOUR DREAM. YOUR CHOICE.  
PLOTS | VILLAS | APTS.



South India's largest  
real estate developer



100+  
premium projects



4000+ acres of land  
delivered so far



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



12+ years of  
experience



15,000+  
happy customers



100% clear titles  
& transactions



Our Presences: Chennai, Coimbatore, Trichy,  
Tanjore, Madurai, Dindigul, Cumbum,  
Ambur, Tirunelveli, Tuticorin, Theni | Hosur,  
Krishnagiri, Dharmapuri, Salem,  
Bengaluru, Mysuru & Hyderabad

## AWARDS



Most Promising  
Real Estate Company  
from South India



Fastest Growing  
Real Estate  
Company



Best in Social  
Responsibility  
- G Square



Brand of the decade  
(Land Acquisition)  
- G Square



Prestigious brands  
of India (Real Estate)  
- G Square



Most Trusted  
Real Estate Developer  
in South India



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



The Best in Legal  
& Documentation  
Process



Brand of the  
decade  
- G Square



Excellence in  
Customer  
Satisfaction



Best Legal  
& Documentation  
Process



Best Luxurious  
Plotted Development  
- G Square Beachwalk



Best Luxurious  
Plotted  
Developer



## WHY INVEST IN G SQUARE NORTHERN CROWN AT PUZHAI

G Square Northern Crown is a premium plotted development located in Puzhal, right on the Ambattur–Red Hills Road, at the epicentre of rapid growth in North Chennai. This CMDA and RERA-approved project spreads across 4.38 acres and features 94 residential and 2 commercial plots, making it an ideal investment opportunity.

Strategically situated next to the Velammal Global School and Omayal Achi Nursing College, and just minutes from Madhavaram Mofussil Bus Terminus (MMBT) and the upcoming Madhavaram Metro Station, this project ensures unmatched connectivity and value appreciation..





# G SQUARE NORTHERN CROWN

## SALIENT FEATURES



Villa plots ranging  
from 650 to 1700 sq.ft.  
across 4.38 acres



Located in Puzhal,  
on Ambattur-Red  
Hills Road



Just 2 mins from  
Velammal Engineering  
College



Next to Velammal  
Global School and Omayal  
Achi Nursing College



5 mins to Madhavaram  
Junction & MMBT



10 mins to D Mart,  
Madhavaram



20 mins to Korattur  
Railway Station



Easy access to Red Hills,  
Ambattur, Madhavaram  
& Perambur



24x7 CCTV  
surveillance



1-year free  
maintenance



All inclusive residential  
township - plots,  
villas and apartments



Perfect legal  
documentation



Well-laid blacktop  
internal roads  
with street lights



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



## REASONS TO BUY

### Location

- Strategically located in Puzhal, one of North Chennai's most promising residential corridors
- Just 5 mins to MMBT and the proposed Madhavaram Metro Station
- Close to top schools, colleges, and healthcare facilities
- Seamless connectivity to Red Hills, Perambur, Ambattur, Madhavaram and Padi
- Strong industrial and IT hub access
- 30 mins to Chennai Central, 35 mins to Chennai International Airport

### Price

- Affordable CMDA-approved plots in a fast-growing, well-connected location
- Better value compared to other overpriced or unapproved layouts in the area
- High ROI and appreciation potential

### Features

- 24x7 CCTV surveillance
- Blacktop internal roads with street lights
- Provision for individual water and electricity
- Beautifully planned township layout
- G Square Build Assist for smooth villa construction
- 1-year free maintenance

### Legalities

- CMDA Approved
- RERA Registered
- 100% verified titles
- Clear parent documents
- Patta issued post-registration
- Approved by leading banks
- Road gift deed available
- Free from encumbrances or mortgages



### **Product**

- Only 94 premium plots on 4.38 acres
- Internal road width: 30 ft, 24 ft and 20 ft.
- Approach road width: 30ft.
- Residential plot sizes: 650 to 1700 sq.ft.
- Excellent future appreciation

### **G Square Build Assist:**

#### **A Post-Purchase Guidance Program for Easy Villa Construction**

- Villa design & elevation consultants
- Vaasthu experts
- Floor plan optimizers
- Bungalow construction approval consultants
- Material procurement support
- Landscaping team
- Interior designers
- Home appliances guidance
- Grahapravesham event planning



## WHY PUZHAL?



### North Chennai's Next Growth Destination

Puzhal, with its proximity to major roads and educational institutions, is emerging as a top residential investment zone.



### Strategic Connectivity

Quick access to **Ambattur–Red Hills Road, Madhavaram Junction**, and **MMBT**, with metro and rail nearby.



### Educational Belt

Surrounded by institutions like **Velammal Group Schools, Omayal Achi Nursing College**, and more than 10 reputed schools.



### IT & Industrial Hub Access

Close to **Ambattur Industrial Estate, TATA Communications, Prince Info Park**, and **HCL Tech zones**.



### Healthcare Proximity

Near top hospitals like **St. Antony's, Prashanth, KVT**, and **DRJ Multispeciality**.



### Affordability + Appreciation

Well-priced CMDA-approved plots in a locality poised for growth and infrastructure development.



## — SITE PLAN —







## AREA STATEMENT

PLOT NO	AREA IN	
	SQFT	CENT
1	1477.79	3.39
2	1476.71	3.39
3	1477.25	3.39
4	1477.68	3.39
5	1478.22	3.39
6	1478.65	3.40
7A	1479.19	3.40
7B	1479.62	3.40
9	1480.16	3.40
10	1480.59	3.40
11	1230.22	2.82
12A	1230.54	2.83
12B	1230.86	2.83
14	1231.19	2.83
15	1231.51	2.83
16	1231.83	2.83
17	1232.16	2.83
18	1232.48	2.83
19	1232.80	2.83
20	1233.12	2.83
21	1233.45	2.83
22	1233.88	2.83
23	1396.52	3.21
24	1396.95	3.21
25	1410.19	3.24
26	1243.46	2.86
27	1243.46	2.86
28	1243.46	2.86
29	1243.46	2.86
30	1243.46	2.86
31	1243.46	2.86
32	1243.46	2.86

PLOT NO	AREA IN	
	SQFT	CENT
33	1243.46	2.86
34	1243.46	2.86
35	1026.78	2.36
36	1038.94	2.39
37	1038.94	2.39
38	1026.78	2.36
39	1243.46	2.86
40	1243.46	2.86
41	1243.46	2.86
42	1243.46	2.86
43	1243.46	2.86
44	1243.46	2.86
45	1243.46	2.86
46	1243.46	2.86
47	1243.46	2.86
48	594.28	1.36
49	564.36	1.30
50	617.96	1.42
51	643.79	1.48
52	645.84	1.48
53	755.96	1.74
54	658.11	1.51
55	755.96	1.74
56	645.84	1.48
57	643.26	1.48
58	648.75	1.49
59	645.84	1.48
60	751.65	1.73
61	654.88	1.50
62	751.65	1.73
63	645.84	1.48
64	648.32	1.49

PLOT NO	AREA IN	
	SQFT	CENT
65	647.56	1.49
66	645.84	1.48
67	751.65	1.73
68	654.88	1.50
69	751.65	1.73
70	645.84	1.48
71	647.02	1.49
72	1365.52	3.14
73	1319.88	3.03
74	1269.29	2.91
75	1218.70	2.80
76	1168.11	2.68
77	1120.96	2.57
78	936.90	2.15
79	1118.49	2.57
80	1658.73	3.81
81	1373.81	3.15
82	1369.93	3.15
83	1365.95	3.14
84	1361.97	3.13
85	1357.99	3.12
86	1354.00	3.11
87	1624.93	3.73
88	1619.12	3.72
89	1613.42	3.70
90	1611.37	3.70
91	1620.84	3.72
92	1630.96	3.74
93	1643.99	3.77
94	1660.13	3.81
Shop-1	11327.71	26.01
Shop-2	8360.08	19.20



# PARK PLAN







## WORLD-CLASS AMENITIES

- Pedestrian Walkway
- Multipurpose Court
- Kids Sandpit
- Reflexology Pathway
- Outdoor Fitness Gym
- Kids Play Mound
- Basketball Post
- Kids Swing
- Kids Fun Station
- Kids Dome Climber
- Kids Monkey Bar
- Kids Carousel
- Tree Seating



# BASKETBALL COURT





# KIDS PLAY AREA





## LOCATION MAP





## LOCATION ADVANTAGE

### SCHOOL

• Velammal Global School	2 Mins	600 m
• Velammal NewGen School	2 Mins	750 m
• Velammal Vidyashram CBSE	9 Mins	800 m
• Boppili Raja Hr. Sec. School	4 Mins	1.4 km
• St. Pauls Matric Hr. Sec. School	5 Mins	2 km
• Narayana e-Techno, Puzhal	5 Mins	2.5 km
• More than 10+ reputed schools within		10 Mins

### COLLEGES

• Omayal Achi College of Nursing	1 Mins
• Velammal Engineering College	2 Mins
• Narayana Junior College	6 Mins
• Sri Nallalaghu Nadar Polytechnic	10 Mins
• Annai Violet Arts and Science College	14 Mins
• Bakthavatchalam College	19 Mins
Multiple Arts, Science & Engineering Colleges nearby	

### TRANSIT POINTS

• Madhavaram Mofussil Bus Terminus (MMBT)	5 Mins
• Madhavaram Rountana	5 Mins
• Upcoming Madhavaram Metro Station	5 Mins
• Korattur Railway Station	20 Mins
• Chennai Central	30 Mins
• Chennai Airport	35 Mins

### IT / INDUSTRIAL HUBS

• TATA Communications	– 5 Mins
• SIDCO Industrial Estate	– 5 Mins
• Lucas TVS, Brakes India, TI Cycles	– 10 Mins
• Kosmo One, Ambit IT Park, Prince Info Park	– 15 Mins
• TCS, HCL, TVS	– 15–20 Mins

### HOSPITALS

• Urban Community Health Centre	– 5 Mins
• St. Antony's Hospital	– 5 Mins
• Prashant Super Speciality	– 10 Mins
• DRJ Hospital & KVT Multi Speciality	– 15 Mins

## HAPPY OWNERS OF G SQUARE PLOTS



**Mr. Senthil Kumar**  
G SQUARE CITY, Plot No - 1309

★ ★ ★ ★ ★

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.

**Mr. Parameshwar**  
G SQUARE CITY, Plot No - 628

★ ★ ★ ★ ★

The site is vast like an ocean with so many parks and amenities. The area developed itself is extremely nice and has been developed to look like a full-scale city. The location is beautiful and perfect. It is indeed an asset for my family & future generation.



**Get your  
friends  
as your  
neighbours  
and get  
rewarded  
too!**

**Get exciting rewards  
for each referral.**



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

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



## G SQUARE GROUP

CORPORATE OFFICE: Menon Eternity 8<sup>th</sup> Floor, 1<sup>st</sup> Main Rd, Austin Nagar, Alwarpet, Chennai - 600 028

REGISTERED OFFICE: Flat No. 14, 3<sup>rd</sup> Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600 031

REGIONAL OFFICE: 1B Floor, Caledon Square - Pricol, #348, Avinashi, Krishnamal Bus Stop, Peelamedu, Tamil Nadu - 641 004

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.

