G SQUARE GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.

G SQUARE Pavillion

VILLA PLOTS AT SINGAPERUMAL KOIL

TAMIL NADU'S BIGGEST SPORTS THEMED PLOT COMMUNITY

A HOME OF DYNAMIC LIVING!



ABOUT G 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
- 100+ premium projects
- 10,000+ happy customers
- 2000+ acres of land delivered so far
- 100% clear titles & transactions
- Commitment 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

- NDTV Award 2024 — Most Promising Real Estate Company from South India
- Economic Times Excellence Awards 2023 — Fastest Growing Real Estate Company
- Times Business Awards 2023 — Best in Social Responsibility - G Square
- BARC Award 2023 — Brand of the decade (Land Acquisition) - G Square
- BARC Award 2023 — Prestigious brands of India (Real Estate) - G Square
- ZEE National Achievers Awards 2023 — Most Trusted Real Estate Developer in South India
- REISA 2023 — Best Integrated Township of the Year Chennai & ROTN G Square City, Coimbatore
- News18 Awards 2022 — The Best in Legal & Documentation Process
- News18 Awards 2022 — Brand of the decade - G Square
- Times Business Awards 2022 — Excellence in Customer Satisfaction
- Times Business Awards 2022 — Best Legal & Documentation Process
- Times Business Awards 2021 — Best Luxurious Plotted Development - G Square BEACHWALK
- Times Business Awards 2021 — Best Luxurious Plotted Developer

G SQUARE
Pavillion

JUST PLOT IT



G Square Pavillion, Tamil Nadu's biggest sports-themed plotted community, redefines modern living with its emphasis on an active lifestyle. Featuring 49 world-class amenities tailored around sports and physical activity, residents can now indulge in cricket, football, basketball, beach volleyball, kabaddi, skating, and you name it, it's all within the community.

Beyond its impressive facilities, the community offers a refreshing escape from the mundane city life. Nestled amidst lush greenery, it promotes a healthy and active lifestyle, encouraging residents to rediscover the joy of movement and competition. In a world where sedentary habits prevail, this visionary project stands as a beacon of change, revitalizing both body and mind. This is where the ideal community for a dream home and the essence of modern living is going be redefined.

SALIENT FEATURES

- 1st Tamil Nadu's biggest sports-themed plot community
- 624 villa plots in an overall land area of 34.53 acres
- Residential plots from 345 Sq.ft. to 3216 Sq.ft.
- 1 min from Singaperumal Koil junction
- 1 min from Singaperumal Koil Railway Station
- Bang on Oragadam bypass
- 51 World-class amenities
- Lavish clubhouse
- 2 years of free maintenance
- G Square Build Assist: Post-purchase guidance for easy villa construction
- Well-laid blacktop internal roads with street lights
- 24X7 CCTV surveillance

WHY PLOTS ARE BETTER THAN APARTMENTS?



There are plenty of reasons why you should invest in plot. Foremost being plots give you the option to design you dream home from scratch. Just the way you want it. Also, the freedom, space and an independent lifestyle a plot give you, is truly matchless. Here, we give you few reasons why plots always make a wiser choice to live or to invest.

- Freedom to build your dream home
- Complete Ownership
- Maximum Carpet Area
- Faster Appreciation
- Patta Name Transfer

G SQUARE
Pavillion

47 REASONS TO BUY

Locality

1. The only DTCP approved sports-themed plot community with 51 world-class amenities situated at Singaperumal Koil spread across an overall land area of 34.53 acres comprising of 624 plots.

2. Located bang on Oragadam bypass, 1 min from Singaperumal Koil Jn, 1 min from Singaperumal Koil Railway station and 2 min from GST road.

3. Singaperumal Koil is connected to Tambaram through the Vandalur road and Singaperumal Koil is the 1st biggest gateway while entering the city making it a developmental hotspot.

4. Singaperumal Koil is well connected to major localities like Vandalur, Perungalathur, Tambaram, Chrompet, Chengalpattu, Kanchipuram etc.

5. Due to its proximity to the schools, colleges, hospitals, IT companies, Singaperumal Koil is witnessing growth in residential sector.

6. A clutch of industrial houses like Force, Mahindra, Renault, - Nissan, BMW, Lear Automotive and IT giants like Zoho, Capgemini, Wipro, Infosys have already set up their base here, generating around 50,000 jobs.

7. Singaperumal Koil is also considered as the auto-rail hub of the city.

8. Airport is just 45 min away via GST road.

9. Educational institutions like SRM university, Xavier Institute of Management & Entrepreneurship, Sancta maria school, Sivananda Saraswathi matriculation school, Thriveni Academy Sr. Sec school, ARM College of Engineering & Technology, Apollo Polytechnic, Pattammal Alagesan Arts & Science College, Crescent College, RRASE College of Engineering, PERI Education are near by.

10. Close to Hospitals such as SRM Hospital, JSP Hospital, Chengalpattu medical college Hospital, Annai Arul Hospital, Kasthuri Hospital, Sudar Hospitals etc.

11. Entertainment avenues like Sri Venkateswara Theater, SRK Cinemas, Lathaa Cinemas, C3 Cinemas, Laurel Mall, Kannappa Theater, MR Theatre, Ramadass Theatre, National Theatre, Vidya Theatre, Varadharaja Theatres are in close proximity.

Price

12. Affordable plots at 1/3rd of the price, at 15min from Urapakkam.

13. Villa plots at a premium location that is easily accessible from major areas such as Oragadam, Vandalur, Perungalathur, Tambaram, Chrompet, Chengalpattu, Kanchipuram.

14. The only rightly priced DTCP approved plot community just 1 min from Singaperumal Koil Jn.

15. Unapproved plots are sold at a high price whereas G Square Pavillion is a DTCP approved project which sells plots at a reasonable price.

Features

16. Tamil Nadu's Biggest Sports-Themed plot community

17. Lavish clubhouse

18. 2 years of free maintenance

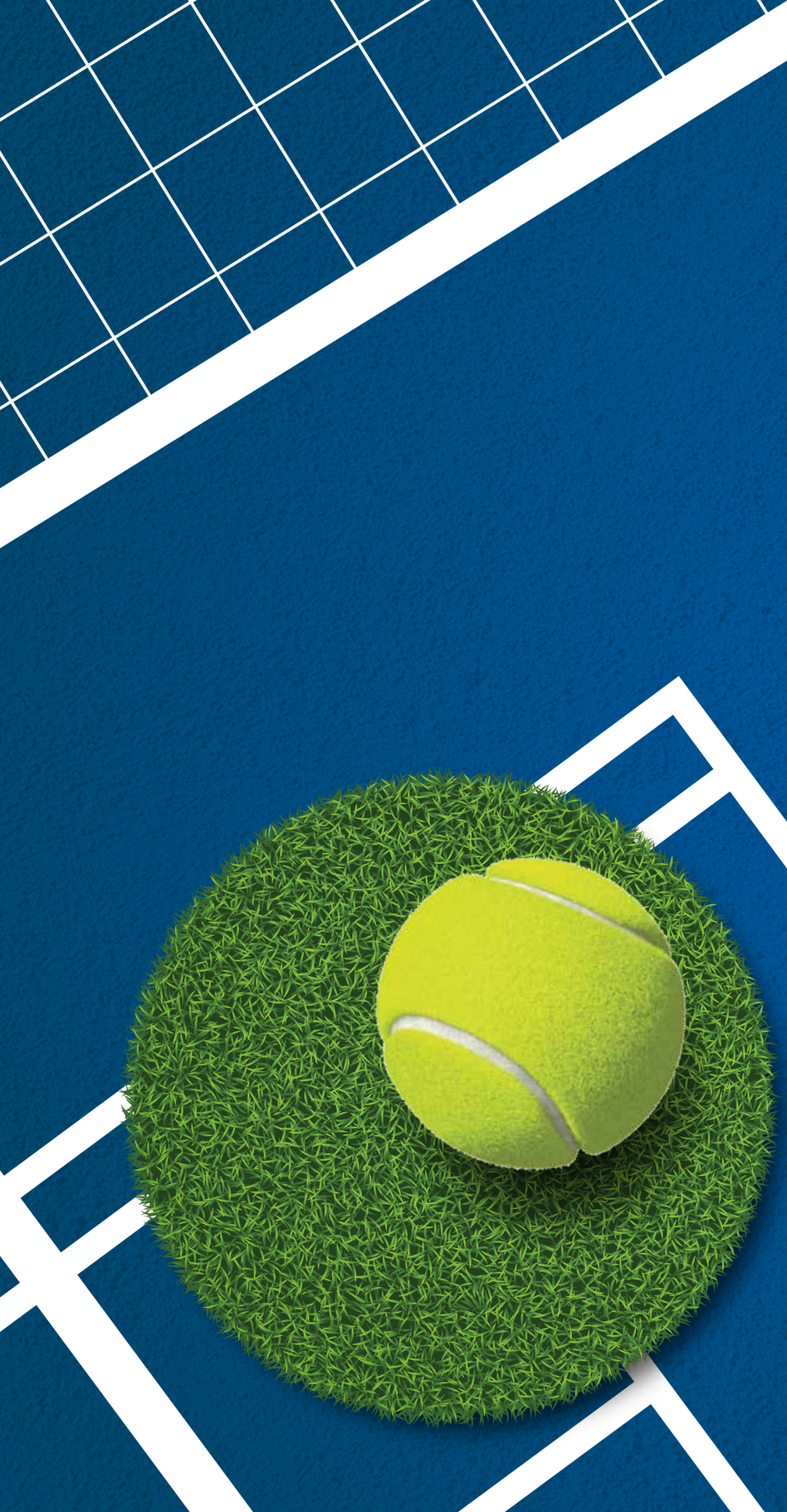
19. 24x7 CCTV Security

20. State-of-the-art infrastructure like black top roads and LED street lights

21. Ready-to-Construct Villa Plots

22. Essential amenities like water, electricity etc. can easily be obtained.

23. Expansive landscape



Legalities

24. DTCP approved
25. RERA registered
26. Clear parent documents and titles
27. Patta after registration can be easily obtained.
28. Leading banks have approved the property
29. Legal advice offered by leading lawyers
30. Road gift deed is available
31. Free from mortgages

Product

32. Tamilnadu's Biggest Sports-Themed plot community with 50 world-class amenities
33. Only plot community in Singaperumal Koil with a lavish clubhouse
34. Only 624 plots spread across in an overall land area of 34.53 acres.
35. Road width within the property is 60 ft, 40 ft, 33 ft, 30 ft, 24ft.
36. Approach road width is 40 ft.
37. 624 residential plots ranging from 345 Sq.ft. to 3216 Sq.ft.
38. Hotspot property with good appreciation
39. Villa design and elevation consultants

G Square Build Assist for Easy Villa Construction

40. Vaasthu compliance experts
41. Floor planner to plan your space as per your requirement
42. Consultants who will help with all bungalow construction related approvals
43. Material procurement experts
44. Consultants who specialize in landscape designing and execution
45. The best interior designers who will also execute the same
46. Consultants to help buy home appliances for the best price
47. Teams that will organize and execute your Grahapravesham

Payment Terms

₹ 1 Lakh at the time of booking.

10% - Within 7 days from the date of booking.

40% - Within 10 days from the date of booking.

50% - On registration/within 15 days from the date of booking whichever is earlier.

PRESS RELEASE

Singaperumal Koil in the Spotlight!

Humble town emerges as Chennai's next hottest attraction for real estate development

Once a sparsely populated hamlet, renowned for ancient cave shrines, Singaperumal Koil is today an upcoming and fast emerging auto-rail hub of the city. A clutch of industrial houses like Force, Mahindra, Renault-Nissan, BMW, Lear, etc. and IT giants like Zoho, Capgemini, Wipro, Infosys, etc., have already set up their base here, generating around 50,000 jobs in the region.



A BOOST TO REAL ESTATE

Located in the Tambaram-Chengalpattu section, the town is poised to be the third automobile-rail hub in the Chennai region after Walajabad and Melpakkam, and is emerging a gold mine for real estate developers. Large tracts of vacant land in the region are attracting the attention of numerous builders and real-estate developers, who intend to build a standard community society, that can encapsulate accommodation for the population that will reside here in the coming years.

THE CONVENIENCE OF CONNECTIVITY

Further, excellent rail and road connectivity and emerging infrastructure make Singaperumal Koil a favoured real estate destination.

Eight-laning work at Guduvanchery-Chettipuniyam stretch of Chennai's GST Road gains pace



By Express News Service

CHENNAI: Around 25 per cent of the eight-laning of the Grand Southern Trunk (GST) road's 13.5-km stretch between Guduvanchery and Chettipunniyam (Mahindra City) has been completed, said sources in the National Highways wing of the State government. The work began in November last.

Widening of the four-lane GST road (Tambaram-Tiruchy NH) from four to eight lanes was necessitated to facilitate the proposed construction of elevated corridor from Tambaram and Chengalpattu.

The Hon'ble Minister laid the foundation stone for the construction of the railway flyover at Guduvancheri and Singaperumal koil



Guduvanchery-Chettipunyam stretch of GST Road to be widened by May 2023

The National Highways wing of the State Highways Department is carrying out the work at an estimated budget of ₹213.77 crore, with the NHAI bearing the cost

Work to widen the stretch of GST Road between Guduvanchery and Chettipunniyam to eight lanes is likely to be completed by May 2023. The Tambaram-Guduvanchery stretch has already been widened.

According to sources in the National Highways Authority of India (NHAI), under whose control the road is, around 50% of the work has been completed so far. The National Highways wing of the State Highways Department is carrying out the work at an estimated budget of ₹213.77 crore, with the NHAI bearing the cost. The road was four lanes, and now the width is being doubled in addition to the construction of service lanes and stormwater drains and extension of culverts.

A source in the State Highways Department said of the five sections in the road, work on two had been completed and one more was nearing completion. Of the remaining 13.5 km, the work is in various stages with only the bituminous concrete layer to be laid in the stretch between Singaperumalkoil and Chettipunyam.

An engineer associated with the project said the project faced issues, including the shortage of aggregate material, which was necessary for formation of the road, shortage in availability of labourers, continuous traffic, shifting of utilities and waterlogging on the right side of the road due to rain.

Tamil Nadu: Construction of OMR bypasses gains momentum



CHENNAI: Traffic along Old Mahabalipuram Road (OMR) is all set to become better with the construction of Thiruporur and Kelambakkam bypasses gaining momentum. Tamil Nadu Road Development Corporation (TNRDC) plans to open both the roads for public use by the end of this year. OMR, which is a six-lane road till Seruseri, becomes four lane after that.

IT professionals, who work at the local IT Park and stay at Padur, Kelambakkam and Thiruporur, use this road to reach office and get back home.

Besides this, south-bound vehicles use this stretch to reach Mahabalipuram or Pondicherry via East Coast Road (ECR). This led to frequent traffic jams in this area, particularly during peak hours. So, the TNRDC in 2018 proposed to construct two bypasses after Siruseri -- Kelambakkam (4.67 km) and Thiruporur (7.45 km) -- at an estimated cost of Rs201.3 crore to decongest the stretch. But the cost escalated due to delays.

TNRDC started constructing Thiruporur bypass in 2018 and acquired land from 13 villages in Chengalpattu district including Kazhipattur, Thandalam and Kalvakkam.

Proposed heritage village at Singaperumal Koil under Rurban mission to boost tourism



The Centre's proposed plan to create a heritage village and boost tourism at Singaperumal Koil and nearby villages, about 40 km south of Chennai, is expected to give a much-needed fillip to the region's development.

The government has sanctioned ₹25 lakh under the Shyama Prasad Mukherji Rurban Mission based on the State government's suggestion to promote heritage villages and tourism in the region.

The 'Rurban Mission' covers Singaperumal Koil and six villages nearby — Appur, Chettipunyam, Guruvannedu, Kolathur, Reddipalayam, and Venkatapuram.

WHY SINGAPERUMAL KOIL?

Road Development Plans & Connectivity

- The area is well-connected to the city, with good public transport options through rail and roads.
- New Singaperumal Koil Overpass bridge enables easier connectivity between Oragadam and GST road.
- Easy connectivity to Vandalur, Chengalpattu, Padappai, Oragadam, OMR, ECR and other main locations in the city.
- The locality has easy access to the Chennai Peripheral Ring Road, connecting Singaperumal Koil to key towns and streamlining trade between Mahabalipuram and Ennore ports, making commuting to the city outskirts smoother and quicker.

Higher Appreciation potential

- The location being prominent residential & industrial hub, this makes Singaperumal Koil a higher appreciating location.
- Access to the Chennai Peripheral Ring Road connects Singaperumal Koil to key towns and streamlines trade between Mahabalipuram and Ennore ports, enhancing connectivity and commuting efficiency, and driving higher real estate appreciation and returns.

Price

- Price per sq.ft. is 1/3rd from Urapakkam which makes this location a great affordable one for living and investment too.

Location Advantages

- The area has all the amenities for a comfortable life, including Shopping malls, Restaurants, and Hospitals.
- Despite already existing facilities, there is also scope for more Educational Institutions, Healthcare centers, Entertainment zones and IT companies.

Job Opportunities & Companies

- Easy connectivity to IT companies & MNC's - Zoho International, Force, Mahindra, Renault-Nissan, BMW, Lear, Capgemini, Wipro, Infosys, etc.
- This location is currently generating around 50,000 job employment options.

Industrial Hub

- Singalperumal Koil is surrounded by many automobile industries in the Chennai Chengalpattu-Kanchipuram sector. This location is an essential amenity provider for people living in differnt parts of the country.
- Many industrial houses are expanding in the area.

Residential Haven

- Serene and fast developing locality.
- The development of the locality is pushing large crowds of people to move into Singaperumal Koil, thereby establishing numerous upscale residential neighborhoods and gated communities.



SINGAPERUMAL KOIL OVERPASS BRIDGE:

THE ULTIMATE GAMECHANGER FOR SINGAPERUMAL KOIL DEVELOPMENTAL FUTURE

Historically, development along GST Road, particularly after Tambaram, predominantly occurred on the left side due to the adjacent railway line on the right. This trend was reversed with the construction of bypass bridges, which facilitated growth on the previously underdeveloped right side. Notable examples include Urapakkam, Vandalur, Kilambakkam, Guduvanchery, and Kattankalathur, where bypass bridges spurred significant development.

Singaperumal Koil is now experiencing a similar transformation with the emergence of the new Singaperumal Koil Overpass bridge. This crucial infrastructure upgrade has opened up access to the highly developed left side of Singaperumal Koil, which features ultra-modern developments like Mahindra World City, Ford, Zoho, and other major industries. The overpass bridge not only provides better connectivity but also enhances the potential for growth and development on both sides of the GST Road.

The Singaperumal Koil Overpass bridge offers a strategic advantage by linking GST Road with the Oragadam Bypass. This connection creates a point of convergence between the IT hub along GST Road and the automobile hub in the Oragadam-Sriperumbudur belt. Additionally, this stretch will have easy access to the Chennai Peripheral Ring Road, which promises to bring significant infrastructural, developmental, and appreciation benefits to the area. The enhanced connectivity is expected to drive significant economic activity and attract further investments in the region.

As a result, Singaperumal Koil is witnessing a surge in demand and is poised for substantial appreciation. The area's strategic location, combined with improved infrastructure and connectivity, makes it a prime candidate for future development. Singaperumal Koil stands out as a key area for growth, marking it as the ultimate gamechanger in the region's development trajectory.



PARK PLAN - 1





PLAN

COMMON AMENITIES

01. 24X7 SECURITY
02. CCTV SURVEILLANCE
03. BLACK TOP ROADS
04. STREET LIGHTS (SOLAR)
05. RAIN WATER HARVESTING PITS

PARK AMENITIES

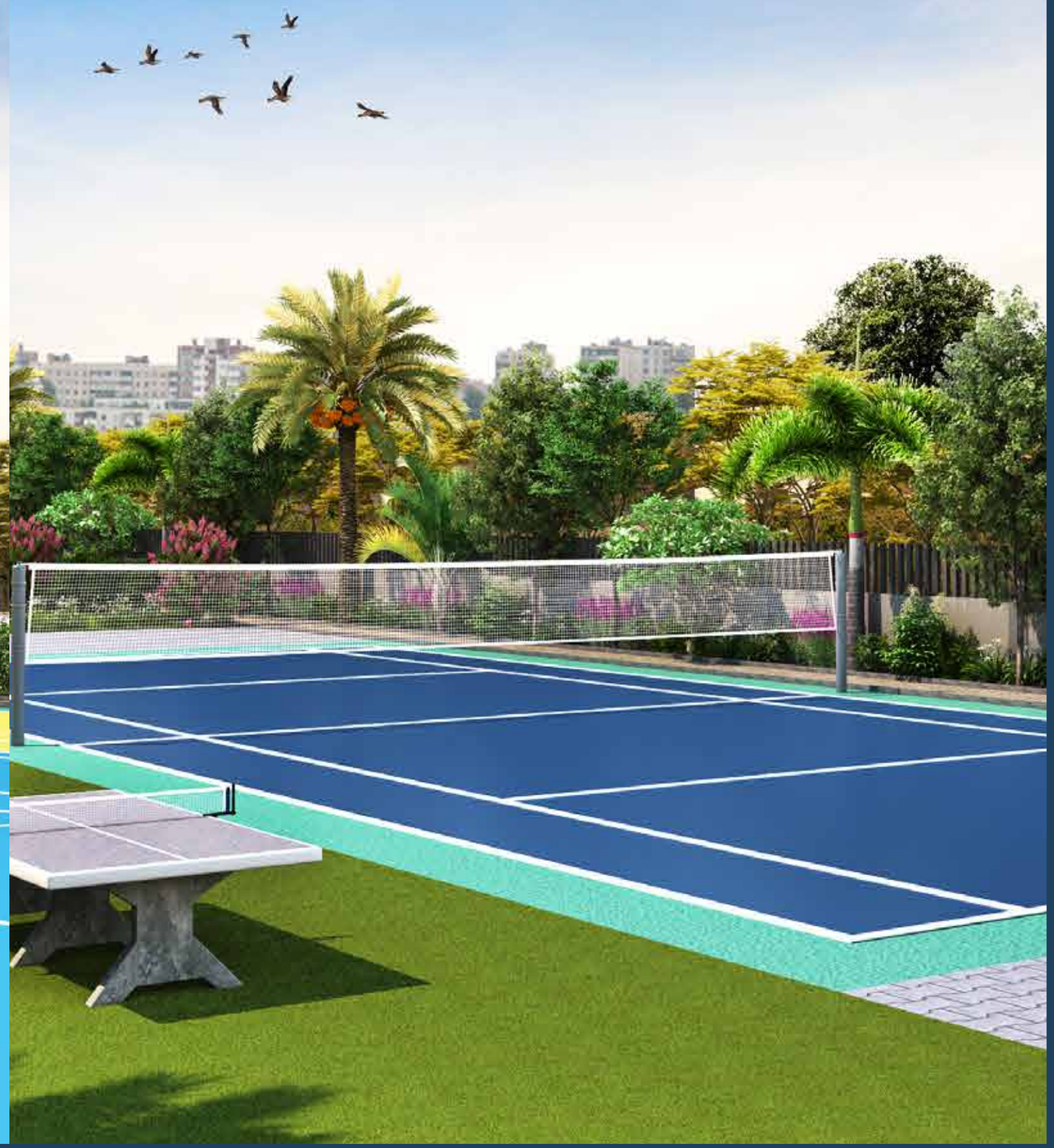
PARK – 01

01. JOGGING TRACK
02. BASKETBALL COURT
03. ADULT SWING
04. TENNIS COURT
05. VIEWING GALLERY
06. OUTDOOR TABLE TENNIS
07. GIANT CHESS

BASKETBALL COURT



TENNIS COURT



PARK PLAN - 3



PLAN

PARK AMENITIES

PARK – 03

09. 100 M RUNNING TRACK
10. REFRESHMENT KIOSK
11. BADMINTON COURT
12. OUTDOOR GYMNASTICS

BADMINTON COURT



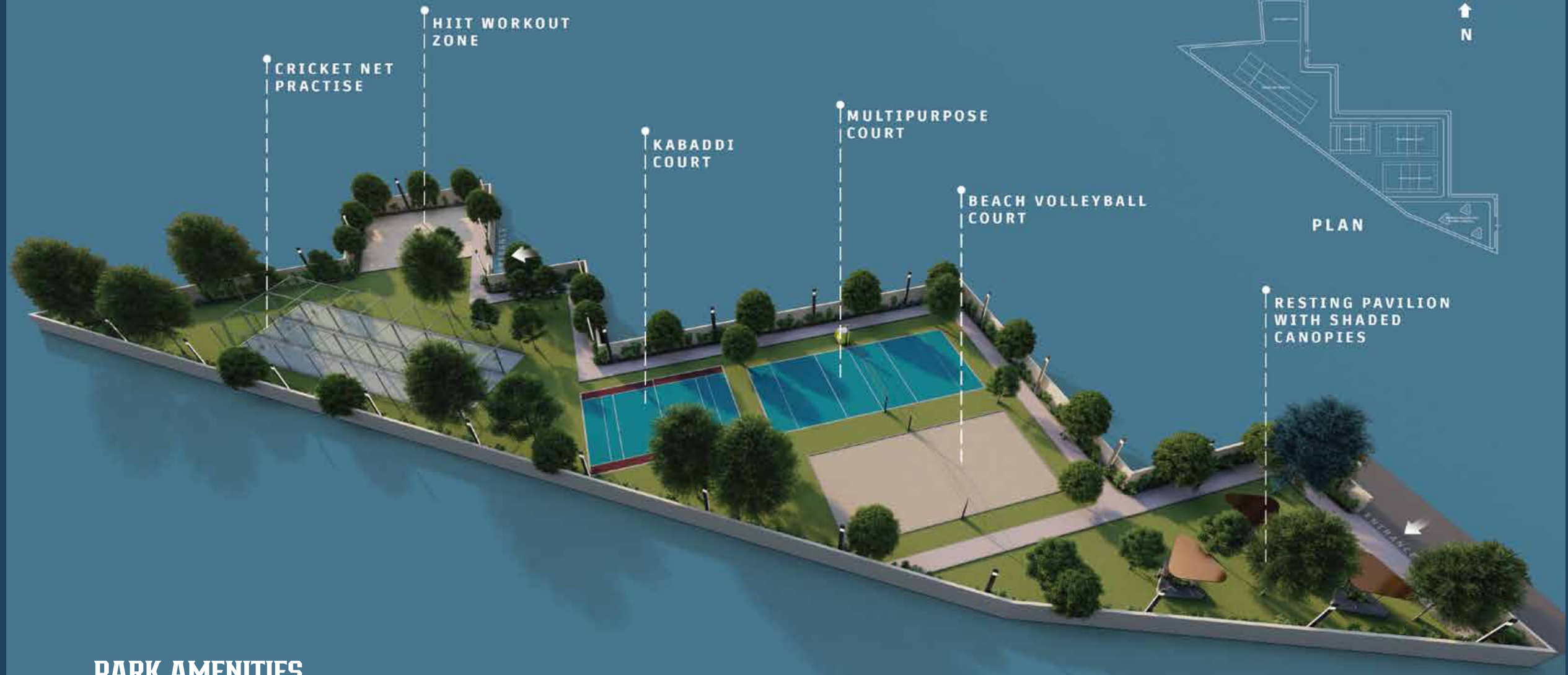
OUTDOOR GYM



RUNNING TRACK 1



PARK PLAN - 4



PARK AMENITIES

PARK – 04

13. CRICKET NET PRACTICE
14. MULTIPURPOSE COURT
    a. THROW BALL
    b. VOLLEY BALL
15. KABBADI COURT
16. BEACH VOLLEY BALL
17. HIIT WORKOUT ZONE
18. RESTING PAVILLION WITH SHADED CANOPIES

BEACH VOLLEYBALL COURT



CRICKET NET PRACTISE



RESTING PAVILION



PARK PLAN - 5

PARK AMENITIES

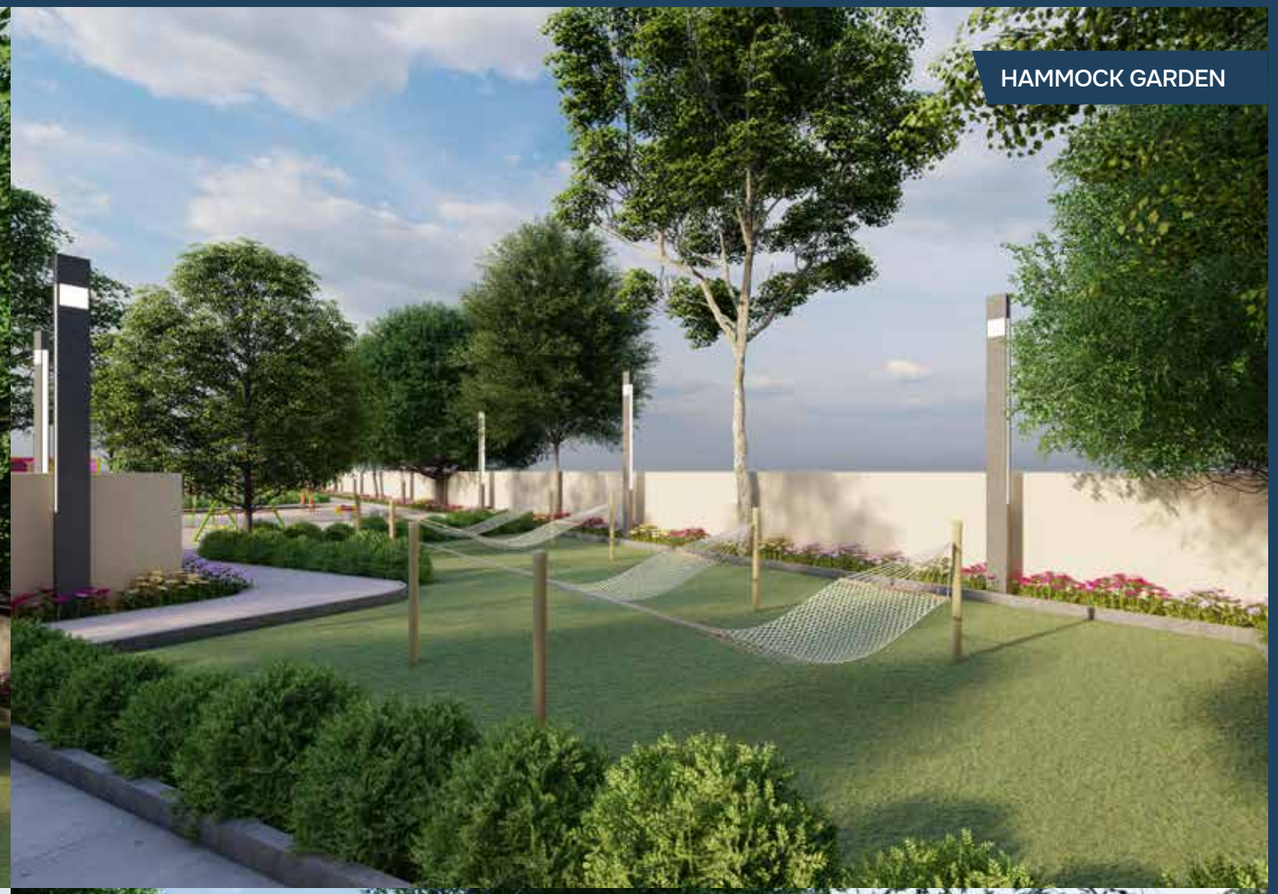
PARK – 05

19. TODDLER'S MERRY GO
20. TODDLER'S ROCKERS
21. TODDLER'S SWING
22. KID'S FUNSTATION
23. KID'S HOPSCOTC
24. KID'S TRAMPOLINE
25. KID'S MONKEY BARS
26. KID'S JUNGLE GYM
27. KID'S ROPE CLIMBER
28. KID'S ROCK CLIMBING WALL
29. KID'S DOUBLE SWING
30. PALM COURT
31. PARTY LAWN
32. ALFRESCO
33. AMPHITHEATRE
34. HAMMOCK GARDEN

AMPHITHEATRE



HAMMOCK GARDEN



KIDS PLAY AREA



PALM COURT





CLUBHOUSE AMENITIES

35. SWIMMING POOL
36. CHANGING ROOM WITH LOCKERS
37. PARTY HALL
38. GYM
39. YOGA
40. CHESS & CARROM
41. BILLIARDS
42. TABLE TENNIS
43. KIDS PLAY ZONE
44. CAFETERIA SPACE
45. LAUNDRY ROOM
46. ASSOCIATION ROOM
47. TERRACE FUTSAL TURF

LOCATION MAP



LOCATION ADVANTAGES

Schools

Thriveni Academy Sr. Sec. School	– 10 min
Sivananda Saraswathi Matriculation School	– 10 min
Sivananda Rajaram School	– 10 min
St.Joseph's Matric. Hr. Sec. School	– 10 min
JRK Global School	– 12 min
Little Hungers	– 12 min
TMS Vidhyalaya Matriculation	– 12 min
Loyola Academy	– 12 min
Sancta Maria School	– 15 min

Colleges

ARM College of Engineering & Technology	– 11 min
SRM University	– 15 min
SRM institute of hotel Management	– 15 min
SRM College of Pharmacy	– 15 min
SRM College of Management	– 15 min
SRM Arts and Science College	– 15 min
SRM Polytechnic College	– 15 min
Apollo Polytechnic College	– 15 min
Pattammal Alagesan Arts & Science College	– 18 min
Xavier Institute of Management & Entrepreneurship	– 18 min
Crescent College	– 22 min
RRASE College of Engineering	– 22 min
PERI Education	– 30 min

Hospitals

SRM General Hospital	– 15 min
JSP Hospital	– 17 min
Chengalpattu Medical College Hospital	– 28 min
Annai Arul Hospital	– 30 min
Kasthuri Hospital	– 35 min
Sudar Hospitals	– 35 min

Companies

Zoho Corporations	– 15min
Mahindra World City	– 15min
Renault Nissan Technology	– 12 min
Infosys	– 12min
BMW Group Plant	– 15min
Mahindra Research Valley	– 18min
CyberVale, An Ascendas IT Park	– 12min
CAPGEMINI INDIA LTD (Mahindracity)	– 15 min

Entertainment

Sri Venkateswara Theater	- 18 min
SRK Cinemas	- 16 min
Lathaa Cinemas	- 22 min
C3 Cinemas, Laurel Mall	- 25 min
Kannappa Theater	- 25 min
MR Theatre	- 30 min
Ramadass Theatre	- 30 min
National Theatre	- 32 min
Vidya Theatre	- 35 min
Varadharaja Theatres	- 40 min

Transit

Singaperumal koil junction	- 2 min
Singaperumal koil bus stop	- 3 min
Vembakkam bus stand	- 7 min
Peramanur bus stand	- 8 min
Paranur bus stop	- 8 min
Mahendra World City bus stop Opp	- 8 min
Maraimalai Nagar Railway Station	- 9 min
Kattankulathur Railway Station	- 10 min
Potheri bus stop	- 11 min
Bharat Ratna Dr. MGR bus stand	- 11 min

Restaurants

Ohm Sakthi Restaurant	– 5 min
Meat & Eat	– 5 min
Yewon restaurant	– 8 min
Alsham BBQ Restaurant	– 8 min
Bakya Food Corner	– 10 min
Hi5 Restaurant	– 12 min
Al Sham	– 12 min
SINGH CHULHA - Punjabi Restaurant	– 13 min
V BBQ 4 YOU	– 13 min
Trivium Resto	– 16 min

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 headache while buying the plot because of the support given by them.

★★★★★

Get your friends as your neighbours & get rewarded too!



To refer: 89393 40002 or referral@gsquarehousing.com

Chennai, Coimbatore, Trichy, Hosur, Hyderabad, Ballari, Bengaluru, Mysuru, Ambur, Theni, Udumalpet, Thirupattur & Dindigul

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Corporate Office: Menon Eternity, 8th Floor, 1st Main Rd, Austin Nagar Alwarpet, Chennai, Tamil Nadu - 600 028.

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

Disclaimer: The park renders if any are an artistic representation of the proposed amenities and are subject to change as per the actual site. The amenities list in the agreement if any can be considered as final.
The following is a pre-launch brochure. Plans and details may vary as per the final approval.