G SQUARE GROUP

YOUR PLOT. YOUR HOME. YOUR WAY.

LUXURY LIVING MADE AFFORDABLE.

G SQUARE

AURORA

VILLA PLOTS AT NAVALUR

G SQUARE GROUP

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About us

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

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

1000+ acres of land delivered so far

6000+ happy customers

100% clear titles & transactions

Spread across Chennai, Coimbatore, Trichy, Bengaluru, Hosur, Ballari, Mysuru, Hyderabad & Pune

Awards & Recognition

TIMES BUSINESS AWARDS 2021 — Best Luxurious Plotted Developer

TIMES BUSINESS AWARDS 2021 — Best Luxurious Plotted Development - G Square BEACHWALK

TIMES BUSINESS AWARDS 2022 — Best Legal & Documentation Process

TIMES BUSINESS AWARDS 2022 — Excellence in Customer Satisfaction

NEWS18 AWARDS 2022 — The Best in Customer Satisfaction

NEWS18 AWARDS 2022 — The Best in Legal & Documentation Process



G SQUARE
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Modern living redefined

Announcing G Square Aurora, affordable plots with oodles of modernity. In the booming junction of Navalur, get set to build your dream home that's geared to appreciate with time. Away from the crowd yet close to the IT hubs, with great affinity to infinite growth - it's the lifestyle that your family deserves.

G Square Aurora is the shimmering light that brightens your life. Immensely appreciating value as there's an upcoming metro station, while reducing your stress on daily commute, as it is placed bang on OMR just 5 mins from Sholinganallur. Brighten your future with the guiding light of Aurora!

Salient Features

- 217 villa plots spread across 9.63 acres
- 2 mins from Siruseri SIPCOT
- 5 mins from Sholinganallur
- 5 mins from ECR link road
- Close to the upcoming metro at Navalur
- 25+ World-class amenities
- 2 years of free maintenance
- 24x7 CCTV surveillance
- Ready-to-construct villa plots
- Perfect legal documentation
- Well-laid blacktop internal roads with street lights
- G Square Build Assist: Post-purchase guidance for easy villa construction



SQUARE GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.

Why plots are better than apartments?

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

- Freedom to build your dream home
- Complete ownership
- Maximum carpet area
- Faster appreciation
- Patta name transfer
- Complete privacy
- No waiting time
- No wall sharing
- No floor rise charges
- Total control over build quality



Why Navalur?

• An ideal location for the perfect residential neighbourhood.

Navalur is a prominent location in the city, which is considered to be the ideal residential neighbourhood because of the abundance of commercial buildings and industries. It comes with high connectivity to prime localities like Sholinganallur, Siruseri SIPCOT and Kovalam.

• Prime location with high connectivity.

Navalur's prime advantage is its connectivity to other parts of the city, be it the IT hub of Chennai - Siruseri and Sholinganallur or the beaches of ECR for a relaxing weekend. Close proximity to AGS Cinemas, The Marina Mall, Mohamed Sathak A.J. College of Engineering and SIPCOT IT park, the possibilities are limitless for a sustained and happy life at G Square Aurora.

• Abundance of social amenities.

With the onset of multiple IT and IT related opportunities along the OMR stretch, this region has seen a mass migration of Chennai population and has become the social hub where people hang out for entertainment. With multiple locational advantages like high-end schools, colleges, hospitals, restaurants, industries, malls and entertainment avenues, this is the ideal residential destination.

• Higher appreciation potential.

The upcoming metro project (Phase 2) has greenlit the rise of appreciation which is definitely going to sway some minds into investing in the location for the long term. High affinity to commercial and employment opportunities in league with excellent connectivity to multiple parts of the city, the potential of appreciation is truly steady.

• Future ultra-modern industrial and residential zone.

Navalur is a gem of a location that imbibes modern living while providing connectivity to IT hubs of the city and a gateway out of the city for long distance trips and travel. The unique combination of residential and industrial opportunities has been the key offering of the area amongst many others.

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47 REASONS TO BUY G SQUARE AURORA

LOCATION

1. The only DTCP approved secured plot community with 25+ world-class amenities situated at Navalur, spread across an overall land area of 9.63 acres comprising 217 plots.
2. Just 500m from OMR.
3. 5 mins from Sholinganallur Jn and 2 mins from Siruseri SIPCOT.
4. Consist of 25+ world-class amenities spread across 2 parks.
5. Navalur, one of the well-developed areas in Chennai city, is located along Old Mahabalipuram Road (OMR) and offers good connectivity to the southern parts of Chennai.
6. Close to major business hubs like Siruseri, Sholinganallur, Karapakkam and Thoraipakkam.
7. Due to its proximity to the IT companies, Navalur is witnessing a growth in residential sector.
8. Situated in a safe and secure neighborhood close to IT & ITeS establishments like SIPCOT Siruseri IT park, Elcot IT park, Chennai One IT SEZ at Thoraipakkam, Ramannujam IT park in Tidel park, International Techpark in Taramani.
9. Navalur bus stop is just 1 min away.
10. Very close to upcoming metro at Navalur
11. Airport is 45 mins away.
12. Educational institutions like Agni College Of Technology, St. Josephs College of Engineering, Sathyabama University, Jeppiaar Engineering College, Mohamed Sathak A.J. College of Engineering, Anand Institute of Higher Technology, Hindustan Institute of Technology & Science are nearby.
13. Close to hospitals such as Sathyabama General Hospital, Good Life Hospital, ASTRA Speciality Hospital, Swaram Hospital & Specialty Clinic, Supreme Speciality Hospitals, Gleneagles Global Health City, etc.
14. Entertainment avenues such as AGS Cinemas Navalur, Vivira Mall, VGP Universal Kingdom, PVR Heritage ECR Chennai, MGM Dizzee World Amusement Park, Mayajaal Multiplex are in close proximity.
15. Various religious centers like Iskon Chennai and heritage center like Dakshina Chitra Heritage Museum are also nearby.

PRICE

16. Affordable plots at a premium location that is easily accessible from major areas such as Adyar, Thiruvanmiyur, Thoraipakkam, Shollinganallur, Tambaram, Velachery etc.
17. The only rightly priced DTCP approved plot community just 5 mins from Sholinganallur Jn. at Navalur.
18. Unapproved plots are sold at a different price whereas G Square Aurora is a DTCP approved plot.
19. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Aurora, you can now completely own your villa and the land it is on at a more reasonable price.

FEATURES

20. 2 years of free maintenance.
21. 24x7 CCTV security.
22. State-of-the-art infrastructure like blacktop roads and LED street lights.
23. Ready-to-construct villa plots.
24. Essential amenities like water, electricity etc. can easily be obtained.
25. Expansive landscape.

LEGALITIES

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

PRODUCT

34. Only 217 plots spread across in an overall land area of 9.6 acres.
35. Road width within the property is 40 ft.
36. Approach road width is 60 ft.
37. 217 residential plots ranging from 466.30 Sq.ft. to 2257.64 Sq.ft.
38. Hotspot property with good appreciation.

G SQUARE BUILD ASSIST: A POST-PURCHASE PROGRAMME FOR EASY CONSTRUCTION

39. Villa design and elevation consultants.
40. Vaasthu compliance experts.
41. Floor planner to plan your space as per your requirement.
42. Consultants who will help with all villa construction related approvals.
43. Material procurement experts.
44. Consultants who specialise 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 organise and execute your Grahapravesam.

PAYMENT TERMS

Rs.1 lakh on booking

10%	Within 7 days from the date of booking
40%	Within 10 days from the date of booking
50%	Within 15 days from the date of booking or registration of UDS, whichever is earlier

Why Navalur is the developmental hotspot.

THE TIMES OF INDIA

Chennai Metro Rail plans to start train services along IT Corridor by 2027

The 20-km stretch between Nehru Nagar and SIPCOT in Siruseri is part of corridor 3 (Madhavaram to SIPCOT – 45.4 km) and will have several stations providing connectivity for employees working in software companies

May 30, 2023 12:10 am | Updated 12:46 pm IST – CHENNAI



In a move that could transform the public transport system for thousands of people residing and commuting from Old Mahabalipuram Road, Chennai Metro Rail Ltd. (CMRL) plans to start operating train services as part of phase II project from Nehru Nagar in Perungudi till Siruseri by 2027.

The 116-km phase II project has been planned at a cost of ₹61,843 crore and this near 20-km stretch is part of corridor 3 (Madhavaram to SIPCOT – 45.4 km). It will have stations at Nehru Nagar, Kandhanchavadi, Perungudi, Thoraipakkam, Mettukuppam, PTC Colony, Okkiyampet, Karapakkam, Okkiyam Thoraipakkam, Sholinganallur, Sholinganallur Lake I Metro, Sholinganallur Lake II Metro, Semmancheri I Metro, Semmencheri II Metro, Gandhi Nagar, Navalur, Siruseri, Siruseri SIPCOT I Metro and Siruseri SIPCOT II Metro.

#SWARAJYA

Chennai All Set To Get Massive Infra Upgrade With Multi-Deck Elevated Corridor On Its IT Hub OMR

Thursday, September 5, 2019 05:59 PM IST



In a bid to provide a massive infrastructure upgrade for Chennai, Tamil Nadu government will develop a Rs 3,088 crore multi-deck elevated transport corridor in Old Mahabalipuram Road (OMR) under two phases to de-congest the road, The New Indian Express reported.

The State government will develop the elevated corridor under two phases - from Taramani to Siruseri in Phase-I and Siruseri to Mahabalipuram in Phase-II along OMR.

THE HINDU

Larsen and Toubro bags two contracts worth nearly ₹770 crore for Chennai Metro Rail's phase II project

The firm will be in-charge of manufacturing and installing vital overhead equipment and electrical, remote monitoring and controlling systems for portions of corridors 3 and 5

May 24, 2023 10:06 pm | Updated May 25, 2023 01:03 am IST – CHENNAI



Chennai Metro Rail Limited (CMRL) has awarded two contracts worth nearly ₹770 crore to Larsen and Toubro to manufacture and install vital overhead equipment and electrical, remote monitoring and controlling systems for operations in the phase II project.

The phase II project is being built at a cost of ₹61,843 crore over a length of around 116 km across the city with three corridors — Madhavaram to SIPCOT (corridor 3), Light House to Poonamallee (corridor 4) and Madhavaram to Sholinganallur (corridor 5) – and both elevated and underground work has taken off in full swing at various parts of the city. Meanwhile, CMRL has also been simultaneously awarding contracts and beginning work for supply of trains and signalling, telecom, electrical systems, among others for the project.

THE TIMES OF INDIA

U-shaped flyover on OMR to be completed by May end

It will allow vehicles moving from Siruseri towards Madhya Kailash to make a U-turn at the elevated level and then take the Indira Nagar 2nd Avenue and other roads leading from there to reach their destination

April 13, 2023 06:25 pm | Updated 06:25 pm IST – CHENNAI



The unidirectional U-shaped flyover coming up near the Indira Nagar MRTS station on Rajiv Gandhi Salai (Old Mahabalipuram Road) is likely to be completed in two months. This will allow vehicles moving from Siruseri towards Madhya Kailash to make a U-turn at the elevated level. They can then use Indira Nagar Second Avenue and other roads leading from there to reach their destinations.

Sources in the Tamil Nadu Road Development Company (TNRDC), which is implementing the project, said the contractor had been given a deadline of May 31 to complete the work. "The deck slabs that form the main body of the flyover have been completed and now work to construct the approach ramps is under way," said an official.

The State government, in July 2019, announced that two U-shaped flyovers will be constructed at the Tidel Park and Indira Nagar junctions. Administrative sanction of ₹108.13 crore was accorded for this in November 2019.

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SITE PLAN



AREA STATEMENT

PLOT NO	AREA	
	SQ.M	SQ.FT
1	108.86	1171.77
2	106.78	1149.38
3	101.11	1088.35
4	94.33	1015.37
5	97.70	1046.26
6	98.32	1058.32
7	98.32	1058.32
8	102.48	1103.09
9	104.63	1126.24
10	121.20	1304.60
11	121.20	1304.60
12	91.79	988.03
13	91.79	988.03
14	121.20	1304.60
15	121.20	1304.60
16	112.31	1208.90
17	133.69	1439.04
18	128.88	1387.26
19	128.88	1387.26
20	97.68	1051.43
21	97.68	1051.43
22	128.88	1387.26
23	128.88	1387.26
24	142.37	1532.47
25	126.74	1364.23
26	120.00	1291.68
27	120.00	1291.68
28	120.00	1291.68
29	120.00	1291.68
30	120.00	1291.68
31	127.87	1376.39
32	127.87	1376.39
33	120.00	1291.68
34	120.00	1291.68
35	120.00	1291.68
36	120.00	1291.68
37	120.00	1291.68
38	133.00	1431.61
39	189.46	2039.35
40	179.20	1928.91
41	157.13	1691.35
42	117.64	1266.28
43	100.08	1077.26
44	96.00	1033.34
45	96.00	1033.34
46	94.87	1021.16
47	94.87	1021.16
48	96.00	1033.34
49	96.00	1033.34
50	95.04	1029.47
51	99.31	1068.97
52	108.00	1162.51
53	108.00	1162.51
54	106.87	1150.35
55	106.87	1150.35
56	108.00	1162.51
57	108.00	1162.51
58	94.38	1015.91
59	51.90	558.65
60	53.70	578.03
61	55.51	597.51
62	54.60	587.71
63	82.29	885.77
64	79.42	854.89
65	140.27	1509.87
66	79.61	856.92
67	120.45	1296.52
68	120.45	1296.52
69	93.88	1010.52
70	102.09	1099.00
71	109.50	1178.66
72	109.50	1178.66

PLOT NO	AREA	
	SQ.M	SQ.FT
73	109.50	1178.66
74	109.50	1178.66
75	109.50	1178.66
76	88.66	954.34
77	88.66	954.34
78	109.50	1178.66
79	109.50	1178.66
80	109.50	1178.66
81	109.50	1178.66
82	109.50	1178.66
83	74.14	798.04
84	121.83	1311.38
85	120.45	1296.52
86	136.89	1473.48
87	136.47	1468.96
88	149.00	1603.84
89	141.30	1520.95
90	125.49	1350.77
91	134.10	1443.45
92	134.10	1443.45
93	134.10	1443.45
94	134.10	1443.45
95	134.10	1443.45
96	134.10	1443.45
97	134.10	1443.45
98	134.10	1443.45
99	132.97	1431.29
100	144.89	1559.60
101	146.02	1571.76
102	146.02	1571.76
103	146.02	1571.76
104	134.89	1451.96
105	156.81	1687.90
106	146.02	1571.76
107	146.02	1571.76
108	146.02	1571.76
109	144.89	1559.60
110	132.97	1431.29
111	134.10	1443.45
112	134.10	1443.45
113	134.10	1443.45
114	134.10	1443.45
115	134.10	1443.45
116	134.10	1443.45
117	134.10	1443.45
118	209.74	2257.64
119	206.05	2217.92
120	77.33	832.38
121	122.55	1319.13
122	60.27	648.75
123	52.40	564.03
124	52.40	564.03
125	52.40	564.03
126	52.40	564.03
127	56.01	602.89
128	52.03	560.14
129	49.84	536.48
130	46.75	503.22
131	43.32	466.30
132	61.66	663.71
133	54.60	587.71
134	54.60	587.71
135	54.60	587.71
136	54.60	587.71
137	54.60	587.71
138	54.60	587.71
139	54.60	587.71
140	54.60	587.71
141	54.60	587.71
142	54.60	587.71
143	54.60	587.71
144	54.60	587.71

PLOT NO	AREA	
	SQ.M	SQ.FT
145	54.60	587.71
146	54.60	587.71
147	54.60	587.71
148	54.60	587.71
149	54.60	587.71
150	72.58	781.25
151	62.11	668.55
152	54.60	587.71
153	54.60	587.71
154	54.60	587.71
155	54.60	587.71
156	54.60	587.71
157	54.60	587.71
158	54.60	587.71
159	54.60	587.71
160	54.60	587.71
161	54.60	587.71
162	54.60	587.71
163	54.60	587.71
164	54.60	587.71
165	54.60	587.71
166	54.60	587.71
167	54.60	587.71
168	54.60	587.71
169	61.66	663.71
170	128.37	1381.77
171	116.90	1258.31
172	116.90	1258.31
173	116.90	1258.31
174	116.90	1258.31
175	116.90	1258.31
176	116.90	1258.31
177	116.90	1258.31
178	127.40	1371.33
179	127.40	1371.33
180	116.90	1258.31
181	116.90	1258.31
182	116.90	1258.31
183	116.90	1258.31
184	116.90	1258.31
185	116.90	1258.31
186	116.90	1258.31
187	128.37	1381.77
188	107.56	1157.78
189	108.69	1169.94
190	108.69	1169.94
191	108.69	1169.94
192	108.69	1169.94
193	101.28	1090.18
194	116.58	1254.87
195	108.69	1169.94
196	108.69	1169.94
197	108.69	1169.94
198	108.69	1169.94
199	107.56	1157.78
200	119.38	1285.01
201	120.51	1297.17
202	120.51	1297.17
203	120.51	1297.17
204	120.51	1297.17
205	112.29	1207.72
206	128.88	1387.26
207	120.51	1297.17
208	120.51	1297.17
209	120.51	1297.17
210	120.51	1297.17
211	119.38	1285.01
212	109.27	1176.18
213	110.40	1188.35
214	110.40	1188.35
215	110.40	1188.35
216	110.40	1188.35
217	117.08	1260.25

PARK PLAN - 1

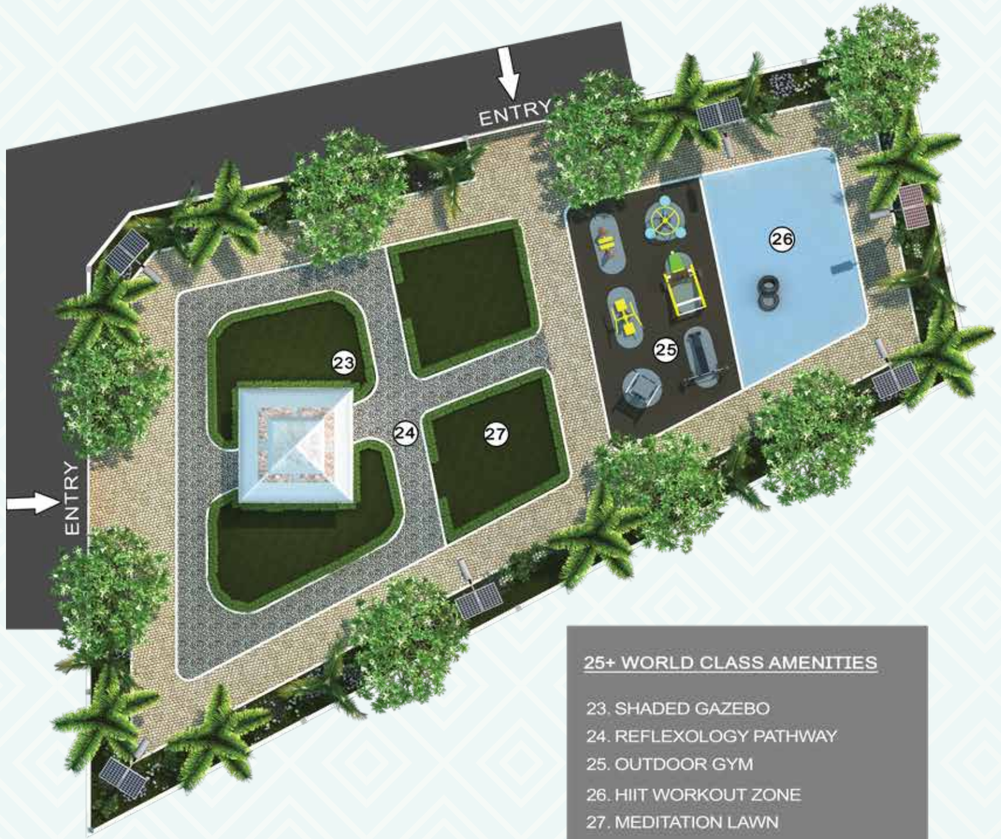


25+ WORLD CLASS AMENITIES

01. ADVENTURE DINO SLIDE
02. ADVENTURE MERRY GO
03. ADVENTURE SWING
04. ADVENTURE LOOP RUNG
05. ADVENTURE WALKING BARREL
06. ADVENTURE BALANCING BRIDGE
07. ADVENTURE ROPE CLIMBER
08. ADVENTURE ROCK CLIMBING WALL
09. ADVENTURE ZIP LINE
10. ADVENTURE JUNGLE GYM
11. ADVENTURE MONKEY BARS
12. KIDS TOT LOT (FUN STATION)
13. MUSHROOM STEPPING PODS
14. KIDS SPRING RIDER
15. KIDS SAND PIT
16. GAGA BALL PIT
17. TODDLERS SWING
18. TODDLERS SLIDE
19. JOGGING TRACK
20. OUTDOOR TABLE TENNIS
21. FAMILY SWING
22. GIANT BOARD GAME – TIC TAC TOE



PARK PLAN - 2



25+ WORLD CLASS AMENITIES

23. SHADED GAZEBO
24. REFLEXOLOGY PATHWAY
25. OUTDOOR GYM
26. HIIT WORKOUT ZONE
27. MEDITATION LAWN



ENTRY

Adventure Play Park



Kids Play Area



Toddlers Park & Table Tennis



Meditation Lawn & Gazebo

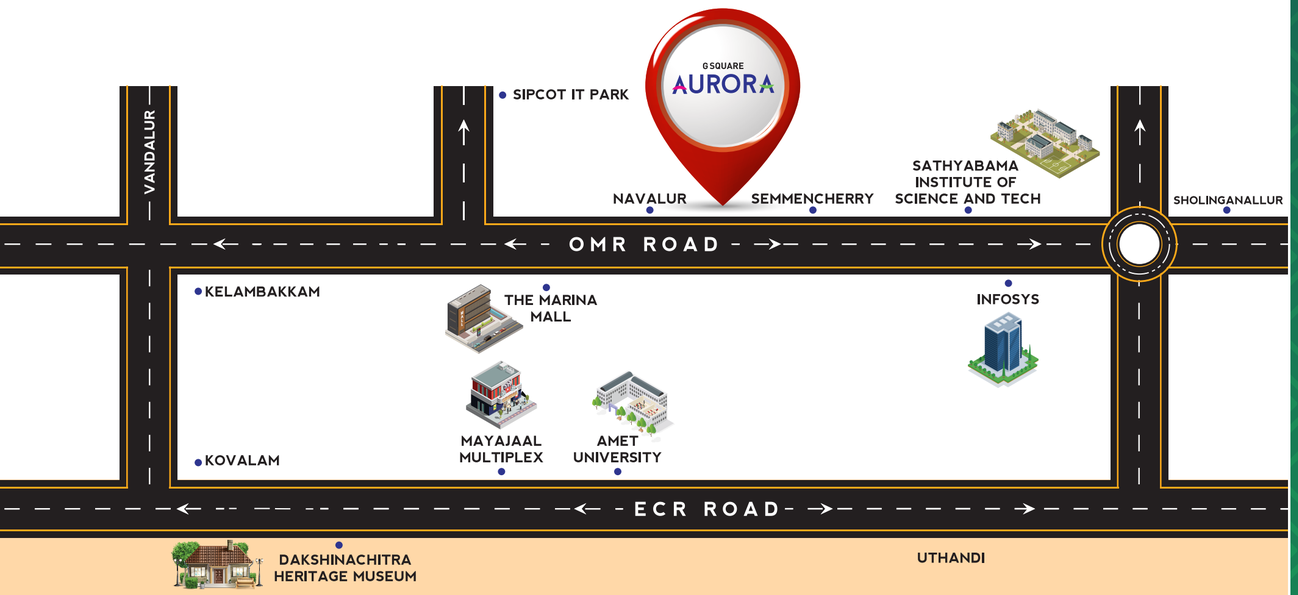


Outdoor Gym




HIIT Workout Zone

LOCATION MAP



LOCATION ADVANTAGES

SCHOOLS

- Mount Litera Zee School, OMR, Chennai - 2 Mins
- Velammal New Gen School Navalur - 4 Mins
- WoodHills Special School - 5 Mins
- St.John's Public School, OMR - 6 Mins
- KC High International School - 7 Mins
- Hiranandani Upscale School - 8 Mins

COLLEGES

- Agni College Of Technology - 4 Mins
- St. Josephs College of Engineering - 5 Mins
- Sathyabama University - 4 Mins
- Jeppiaar Engineering College - 7 Mins
- Mohamed Sathak A.J. College of Engineering - 9 Mins
- Anand Institute of Higher Technology - 11 Mins
- Hindustan Institute of Technology & Science - 12 Mins

RESTAURANTS

- Coal Barbecues - 2 Mins
- BVK - Bai Veetu Kalyanam - 2 Mins
- Dindigul Thalappakatti Restaurant OMR - 5 Mins
- Sky Line - 4 Mins
- Salt 'n' Pepper - 4 Mins
- Noorus Restaurant - 4 Mins
- Ghumaghumalu Andhra Restaurant - 5 Mins
- Yaa Mohaideen Briyani - 6 Mins
- Punjabi Rasoi - 7 Mins
- Zaitoon Restaurant, Navalur - 6 Mins
- Novotel Chennai Sipcot - 7 Mins
- Four Points by Sheraton Chennai OMR - 7 Mins
- Hotel Parkway Inn - 10 Mins
- Days Hotel by Wyndham Chennai OMR - 12 Mins

HOSPITALS

- Sathyabama General Hospital - 4 Mins
- Good Life Hospital - 7 Mins
- ASTRA Speciality Hospital - Chennai | Sholinganallur | OMR - 8 Mins
- Swaram Hospital & Specialty Clinic Sholinganallur - 10 Mins
- Supreme Speciality Hospitals - 13 Mins
- Gleneagles Global Health City - 15 Mins

TRANSIT

- Navalur Bus Stop - 1 Mins
- Semmancheri Bus Stop - 3 Mins
- Navalur Tollgate - 4 Mins
- Siruseri Bus Stop - 7 Mins
- Thalambur Bus Stop - 7 Mins
- Kelambakkam Bus Stop - 15 Mins

ENTERTAINMENT

- AGS Cinemas Navalur - 2 Mins
- Vivira Mall - 2 Mins
- ISKCON Chennai - 15 Mins
- VGP Universal Kingdom - 17 Mins
- PVR Heritage ECR Chennai - 20 Mins
- MGM Dizzee World Amusement Park - 22 Mins
- Mayajaal Multiplex - 22 Mins
- DakshinaChitra Heritage Museum - 24 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

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

G SQUARE GROUP

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

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 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.