

GS SQUARE SOUTH CROWN

EXPERIENCE THE PERFECT
BALANCE OF
COMFORT AND **NATURE!**

VILLA PLOTS AT **MEDAVAKKAM**

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



www.gsquarehousing.com

A serene outdoor scene featuring a wooden swing hanging from a tree branch. The swing is positioned on the right side of the frame. The ground is covered in lush green grass and numerous small, white wildflowers. The background is a soft-focus forest with warm, golden light filtering through the trees, creating a bokeh effect. The overall mood is peaceful and nostalgic.

**G SQUARE
SOUTH
CROWN**

**A WORLD
LARGER
THAN
LIFE
AWAITS
YOU.**

ABOUT G SQUARE



South India's largest
real estate developer



100+
premium projects



4000+ acres of land
delivered so far



12+ years of
experience



15,000+
happy customers



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



Transparent
Real Estate Brand



Most Promising
Real Estate Company
from South India



Prestigious
Brands of India
(Real Estate) 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
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.



PHASE I

SALIENT FEATURES

G SQUARE SOUTH CROWN



PLOT NO	AREA	
	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**



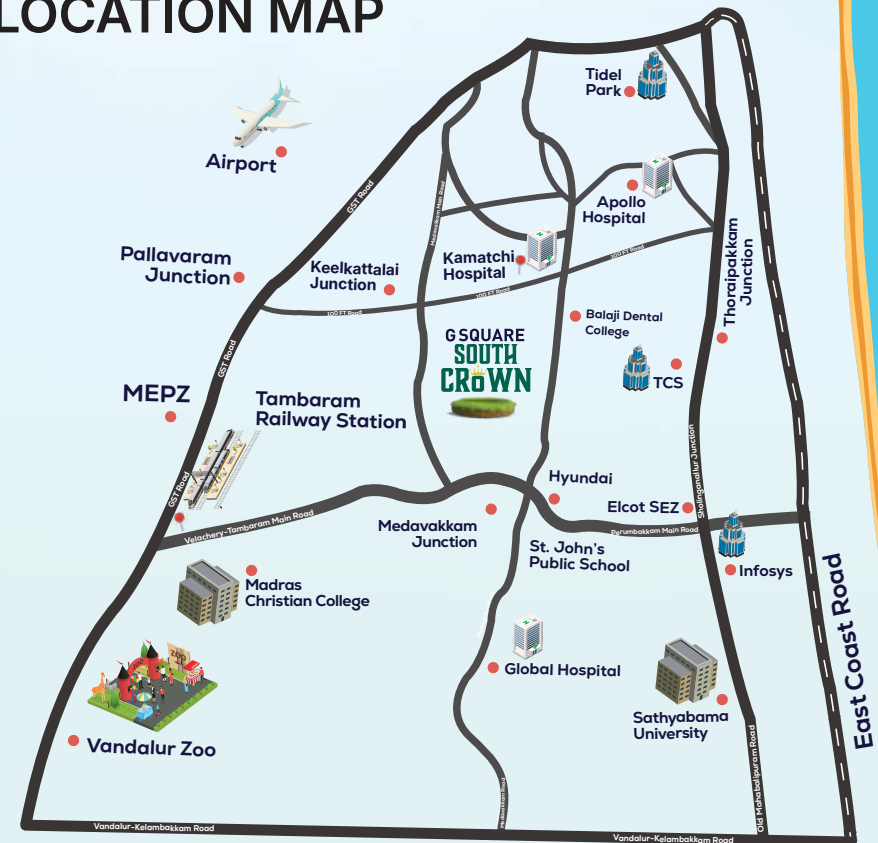
**G Square Build Assist:
Post-purchase guidance for
Easy Villa Construction**

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.

GS SQUARE SOUTH CROWN LOCATION MAP





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



LEGALITIES

- 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



COLLEGES

National Institute of Ocean Technology	- 10 mins
Vels Institute of Science, Technology & Advanced Studies	- 15 mins
Jerusalem College of Engineering	- 20 mins
Mohamed Sathak College of Arts and Science	- 25 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



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



RESTAURANTS

Thimil Unlimited	- 5 mins
Midnight Biryani	- 7 mins
Geetham Veg Restaurant	- 10 mins
Palmshore Restaurant	- 12 mins

HOSPITALS

V Cure Hospital	- 10 mins
Apollo Cradle & Children's Hospital	- 15 mins
Global Hospital	- 20 mins
Dr. Kamakshi Memorial Hospital	- 25 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!**

**Get up to 1.5% Referral
benefit as bonus
with every booking.**



G SQUARE ROOTS
YOUR LOYALTY, OUR PRIVILEGE

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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.