

It begins with a Dream.
And ends with a Happy Ever After.



GSQUARE
ASPIRE
VILLA PLOTS AT
NANJUNDAPURAM



About **G**SQUARE GROUP

YOUR PLOT. YOUR HOME. YOUR WAY.



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



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



Spread across:
Chennai, Hyderabad, Mysuru,
Coimbatore, Ambur, Theni
Dindigul, Udumalpet, Pollachi
Tirupattur, Trichy, Bengaluru,
Hosur & Ballari

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

For those who dream to touch the sky

It is beauty, it is grace, it is your dream-home with ample space. Welcome to G Square Aspire, a place where dreams come true. Set in Nanjundapuram main road, G Square Aspire gives you supreme access to all major parts of the city, and a short 5 mins walk will get you all the essentials. It is strategically located in a fast-growing neighbourhood, with easy access to critical social infrastructures like hospitals, shopping centres and schools which makes life easier as you move in. Developed for the dreamer in you, and made for all your aspirations to come true.

Salient Features

-  Residential plots bang on Nanjundapuram main road
-  2 mins. from Gem Hospital, Ramanathapuram
-  4 mins. from Podanur Railway station
-  5 mins. from D-Mart, Podanur
-  10 mins. from Singanallur Jn.
-  12 mins. from Gandhipuram
-  G Square Build Assist for the post-purchase guidance of easy villa construction
-  58 plots spread across 4.05 acres.
Phase - 1: 26 plots in 1.99 acres
Phase - 2: 32 plots in 2.06 acres
-  2 years of free maintenance
-  24x7 CCTV surveillance
-  Ready-to-construct plot community
-  Perfect legal documentation
-  Well-laid blacktop internal roads with street lights



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 your 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

1. Freedom to build your own dream home

When it's your own plot you can design and build your own dream home according to your unique wish, taste, budget and timeline. If you purchase an apartment, you can never have your say in any manner.

2. Complete ownership

When you buy a plot every square feet of your plot is completely your own. No shared or common spaces with anyone else as opposed to having a UDS of up to only 35% in apartments.

3. Maximum carpet area

When you build your own dream home in your own plot, you have the right and the power to choose the maximum liveable space or carpet area in your home. There is no unnecessary wastage due to common areas which are high in apartments.

4. Faster appreciation

The value of plots has been, is and will always be a fast appreciating one. when compared to not just apartments, but to any form of investment.

5. Patta name transfer

The entire area of the plot is yours and is given as a registered Patta in your name. You can choose to build your dream home or sell the plot at a later date. When it comes to apartments, the land on which it is built is not registered in your name. You only get what is called UDS (undivided share of the land parcel)



G SQUARE

44 Reasons to buy **ASPIRE**

Locality

1. One of the fastest growing neighbourhoods in Coimbatore because of the presence of multiple ITES companies, Nanjundapuram is an important part of the smart city project of Coimbatore.
2. The locality has quickly emerged as Coimbatore's educational and financial center with international companies like CHIL IT SEZ, India Land Tech Park, KCT Tech Park, Mohan Business Park, malls, residences and various educational institutions close by.
3. The major access points to Nanjundapuram include Ramanathapuram, Podanur, Vellore, Singanallur and Kurichi.
4. A two-lane Nanjundapuram flyover is constructed over the two railway lines passing from Coimbatore Junction to Podanur Junction and from Podanur Junction to Irugur Junction.
5. Coimbatore Metro feasibility study is completed and one of the route planned is from Ukkadam to Coimbatore Integrated Bus Terminus and there are considerations for the corridor to pass through Nanjundapuram, since the availability of space is better.
6. Well-connected locality with fast access to Nanjundapuram Bus Stop (1 min), Podanur Railway Station (4 mins) & Coimbatore International Airport (25 mins away).
7. Approach road is 100 ft. wide.
8. Situated in a safe and secure neighborhood.
9. Educational institutions nearby are BVM Global School, Trinity Matriculation, Alverina Matriculation, Rajalakshmi Mills High School, Aditya College of Engineering and Technology, Coimbatore School of Business etc.

10. Hospitals nearby are GEM Hospital, St. Mary's Hospital, VGM Hospital, Coimbatore Child Trust, Hindustan Hospital, Deepam Hospital etc.

11. Various religious centers of worship are present in close proximity.

Price

12. Easily accessible from major areas of Coimbatore like Ramanathapuram, Podanur, Vellore, Singanallur yet more pocket friendly than the rest.
13. 5 mins from Race course at 1/3rd the price.
14. The only perfectly priced RERA and DTCP approved plots at Nanjundapuram.
15. Unapproved plots are sold at the same rate whereas G Square Aspire is a DTCP approved plot.
16. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Aspire, you can now completely own your own villa and the land it is on at a more reasonable price.



Features

17. Free maintenance for 2 years
18. 24x7 CCTV security
19. State-of-the-art infrastructure like blacktop roads and LED street lights
20. Ready-to-construct villa plots
21. Essential amenities like water, electricity can be easily obtained.
22. Smart featured community

Legalities

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

Product

31. A total of 58 villa plots spread across 4.05 acres with phase-1 consisting of 26 plots in 1.99 acres and phase-2 consisting of 32 plots in 2.06 acres
32. Road width within the property is 33ft.
33. Easy access to all major parts of the city.
34. Nanjundapuram Bus stop is 2 min away, Podanur Railway station is 4 min away & Coimbatore International Airport is only 25 mins away from the property.
35. Residential plots from 3.56 cents onwards.

G Square Build Assist: Post-Purchase Guidance for easy Villa construction

36. Villa design and elevation consultants
37. Vaastu compliance experts
38. Floor planner to plan your space as per your requirement
39. Consultants who will help with all villa construction related approvals
40. Material procurement experts
41. Consultants who specialize in landscape designing and execution
42. The best interior designers who will also execute the same
43. Consultants to help buy home appliances for the best price
44. Teams that will organize and execute your Grahapravesam

Payment Terms

10% - At the time of booking & plot allotment.

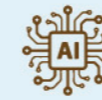
90% - On registration/within 15 days from the date of booking whichever is earlier.



SMART LIVING STARTS HERE

G Square Aspire is an integrated plot community, with smart & secured villa plots powered by the right mix of technology & innovation, making it the smartest living space in Tamil Nadu.

AN AI-BASED MONITORING AND ALERTING SOLUTION



- One of its kind in a gated plot community
- Most advanced surveillance / warning solution for the entire property
- Works 24x7 and easy to operate
- People counter
- Object detection
- Intrusion detection
- Facial attendance system

LICENCE NUMBER PLATE RECORDER



- Cameras mounted on the entrance, exits and other specific areas of the gated community to monitor and record all incoming and outgoing vehicles.
- Vehicle traffic control, parking analytics, duration prediction and much more.
- Our data alerts security in case visitor's vehicles are parked for more than the stipulated time.

VISITOR MANAGEMENT SYSTEM



- A self-operating kiosk placed at the entrance and exit of the gated community to continuously monitor the visitors.
- Details of the visitor will be recorded.
- A pass will be printed as a label with the purpose-of-visit, photograph, duration of their visit and their details to identify the visitor easily.
- The live-status of the visitor will be accurate and can be easily tracked.

BUILDING MANAGEMENT SYSTEM



- An lot-based control system that controls and monitors the activities such as visitor registry, In and out-flow of vehicles.
- It also monitors the community's infrastructural entities like power systems, fire systems and security systems.

SURVEILLANT APP



- Surveillant is a unified management app for secured communities that digitally synchronises residents, securities, management committee members and visitors.
- It has an easy-to-use and smart-working feature, like authorising visitor-entry, automated maintenance bill payment, complaint registration, facility booking and much more reducing every time consuming task to a single click.

G SQUARE ASPIRE Site Plan

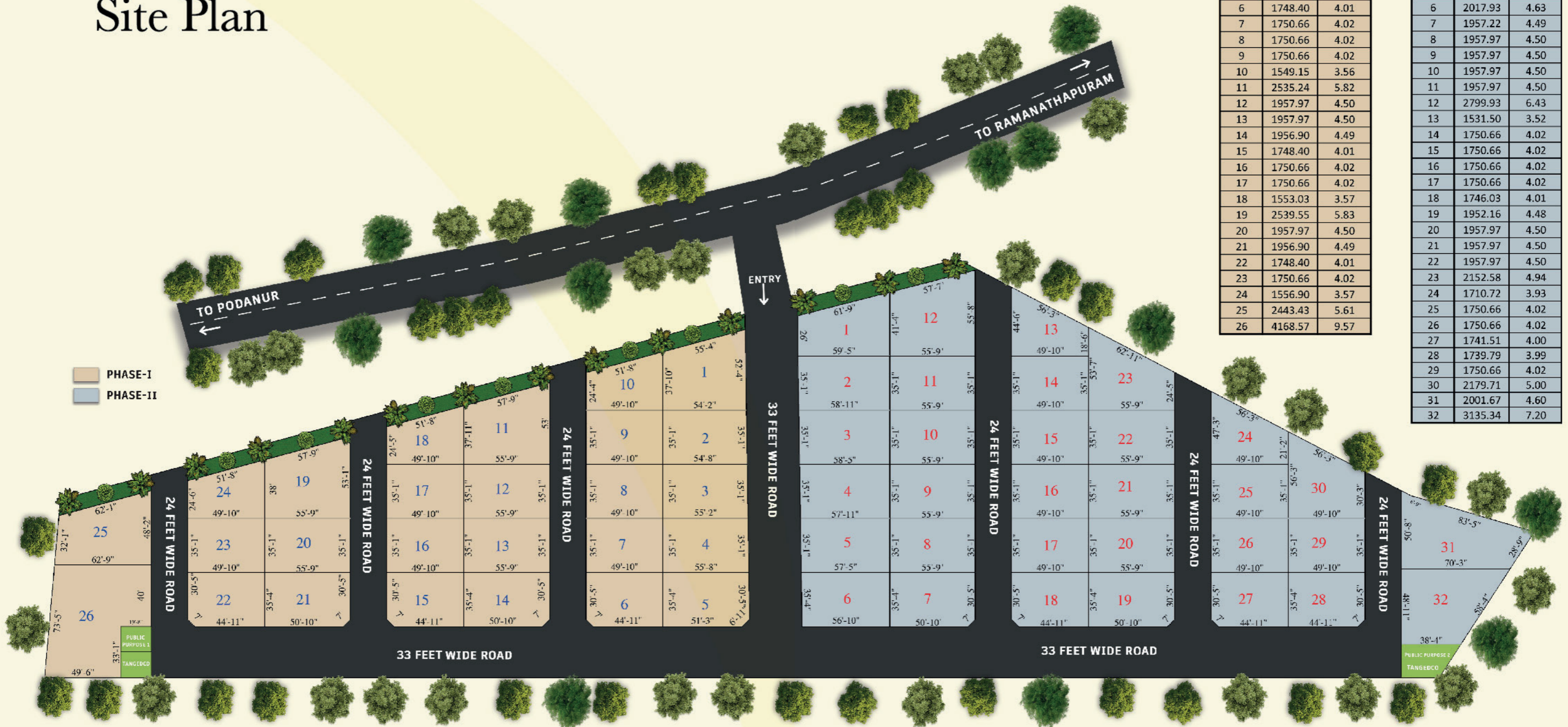
AREA STATEMENT

PHASE -1

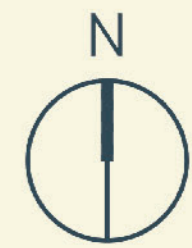
PLOT NO	AREA	
	SQFT	CENTS
1	2424.91	5.57
2	1909.75	4.39
3	1927.72	4.43
4	1945.81	4.47
5	1962.82	4.51
6	1748.40	4.01
7	1750.66	4.02
8	1750.66	4.02
9	1750.66	4.02
10	1549.15	3.56
11	2535.24	5.82
12	1957.97	4.50
13	1957.97	4.50
14	1956.90	4.49
15	1748.40	4.01
16	1750.66	4.02
17	1750.66	4.02
18	1553.03	3.57
19	2539.55	5.83
20	1957.97	4.50
21	1956.90	4.49
22	1748.40	4.01
23	1750.66	4.02
24	1556.90	3.57
25	2443.43	5.61
26	4168.57	9.57

PHASE -2

PLOT NO	AREA	
	SQFT	CENTS
1	2070.13	4.75
2	2178.20	5.00
3	2137.73	4.91
4	2097.26	4.82
5	2056.79	4.72
6	2017.93	4.63
7	1957.22	4.49
8	1957.97	4.50
9	1957.97	4.50
10	1957.97	4.50
11	1957.97	4.50
12	2799.93	6.43
13	1531.50	3.52
14	1750.66	4.02
15	1750.66	4.02
16	1750.66	4.02
17	1750.66	4.02
18	1746.03	4.01
19	1952.16	4.48
20	1957.97	4.50
21	1957.97	4.50
22	1957.97	4.50
23	2152.58	4.94
24	1710.72	3.93
25	1750.66	4.02
26	1750.66	4.02
27	1741.51	4.00
28	1739.79	3.99
29	1750.66	4.02
30	2179.71	5.00
31	2001.67	4.60
32	3135.34	7.20



PHASE-I
 PHASE-II



Press Releases on development in Nanjundapuram

After 4 years, Nanjundapuram flyover opens for public use



COIMBATORE: The Nanjundapuram flyover that was delayed for more than 4-and-a-half years is finally open to city residents. The 12.6cr project launched on March 3, 2013 was supposed to be completed within 18 months but had been delayed.

"It has been more than four years since a bus crossed this location. We are relieved that buses will finally be able to use the rail over bridge," said Natrajan, a resident. Apparently, it was mayor P Rajkumar who urged the officials to finish the patch work soon when he visited the bridge in the morning for an inspection. "There was a big hole in between and even though two-wheelers managed to ride over it, I instructed the engineer to finish repair work soon by laying gravel and making it available for public use at the earliest," said Rajkumar. This railway over bridge project was launched mainly to decongest the traffic on Podanur and Ramnathapuram main roads. "I had to travel an extra 3km every day to get to work. I'm glad the bridge will now reduce some of my travel time," said another resident. However, the share auto drivers were a bit disappointed because they will not have many passengers now to ferry to the other side with the opening of the bridge for public use.

Rs 6,683cr allocated for city metro rail project



Coimbatore: In a huge pre-poll bonanza for the district, deputy chief minister O Panneerselvam allocated Rs 6,683 crore for the metro rail project in the interim budget that was tabled on Tuesday. The fund allocation comes almost three years after he announced the metro rail project for the district in the assembly.

He said a detailed feasibility report for setting up the metro rail for about 44km at a cost of Rs 6,683 crore in the first phase was already prepared and the same was under scrutiny.

A source privy to the project said five corridors, covering a total distance of 144km, have been proposed and preparation of a detailed project report was underway.

The first corridor, the source said, would cover 26km between Ukkadam and Keniyur, the second 24km between Ukkadam and Biichi near Karamadai on Mettupalayam Road, the third 42km between Thanneerpandal on Thadagam Road and Keranampettai on Trichy Road, the fourth 44km between Karunya Nagar and Ganeshapuram, and the fifth corridor would cover 8km between Ukkadam and Vellore, where the integrated bus terminus would come up.

Earlier, the Chennai Metro Rail Limited (CMRL) had selected the engineering and consulting firm, Systra, to conduct feasibility study for implementing the project in the city. It had in its report suggested four corridors. About a year ago, the CMRL had decided to create a fifth corridor, connecting Ukkadam and Vellore.

Why Nanjundapuram?



Heart of the City

Nanjundapuram is one of the fastest growing prime locality that lies in the Ramanathapuram, the heart of Coimbatore, giving it admission to major parts of the city.



Excellent Transport Connectivity

The central location of the Nanjundapuram gives it quick and easy access to major transportation points like

- Nanjundapuram Bus Stop - 2 Mins
- Podanur Railway Station - 4 Mins
- Ramanathapuram Bus Stand - 5 Mins
- Coimbatore Central Railway Station - 15 Mins
- Coimbatore L & T Bypass Road - 15 Mins &
- Coimbatore International Airport - 25 Mins



Abundance of Social Amenities

Nanjundapuram's posh neighborhood locality consists of the city's finest social amenities which include high-end schools, colleges, hospitals, restaurants, malls and IT parks.



Higher Appreciation Potential

The presence of the city around some of the finest social infrastructure ensures that land in Nanjundapuram is of high value and the appreciation potential it has is only upwards.



Residential haven

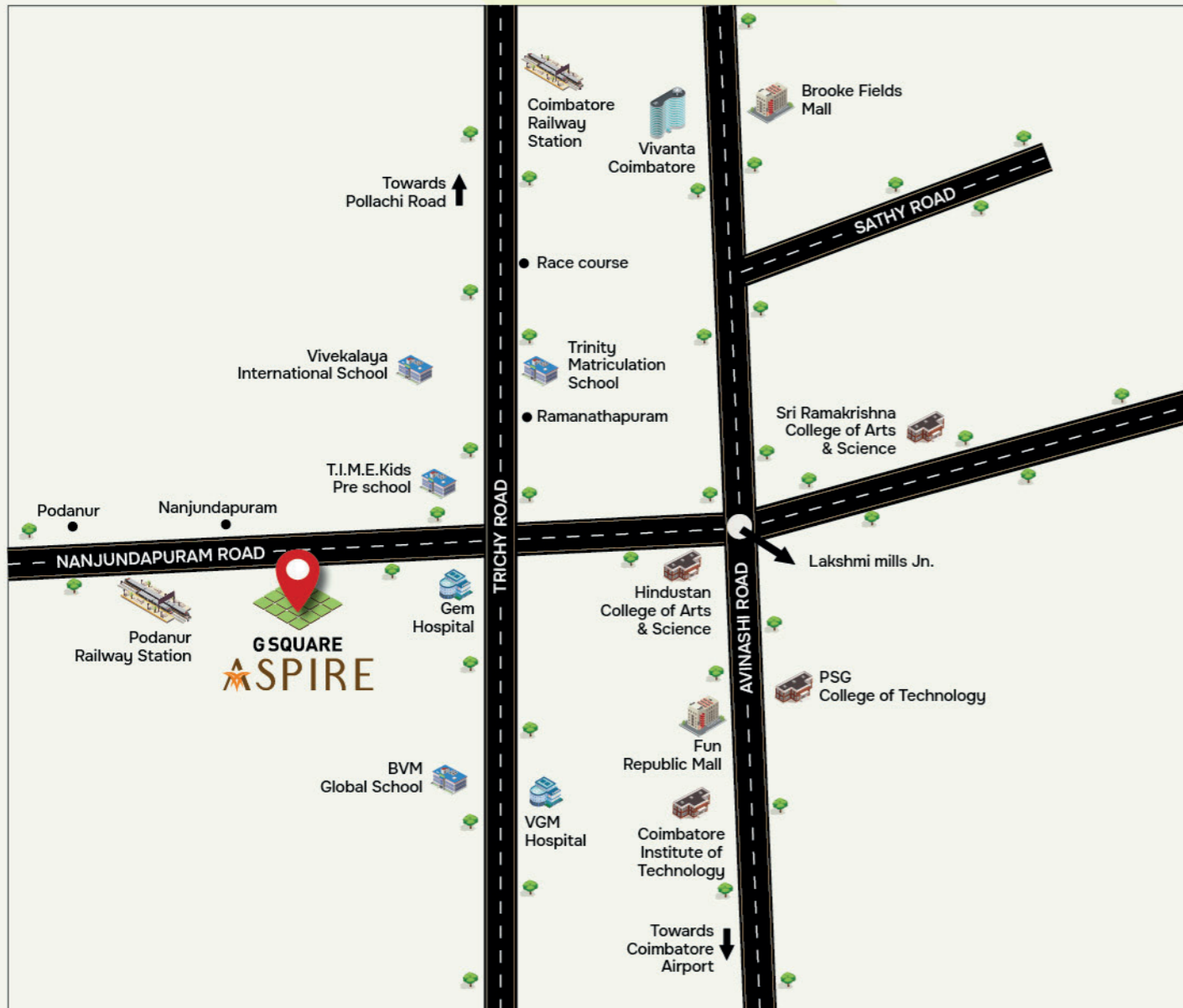
The development of the locality is pushing large crowds of people to move into Nanjundapuram, thereby establishing numerous upscale residential neighborhoods and secured community.



Developing Social Infrastructure

The progress of the area is witnessing constructions of huge infrastructural utilities such as IT parks, flyovers development, airport expansion and road widening which is ultimately going to propel the locality into an ultra-modern zone.

Location Map



Location Advantages

- Schools:**
 - Saradha Nursery & Primary School - 1 min
 - T.I.M.E. Kids Play School - 2 min
 - Peace Haven Christian School - 2 min
 - Little Millennium - 2 min
 - BVM Global School - 4 min
 - Trinity Matriculation Higher Secondary School - 4 min
 - Alverina Matriculation Higher Secondary School - 5 min
 - Rajalakshmi Mills High School - 6 min
 - CRR Matriculation Higher Secondary School - 6 min
 - ELGI Matriculation Higher Secondary School - 15 min
 - Nirmala Matha Matric Higher Secondary School - 15 min
- Colleges:**
 - Aditya College of Engineering and Technology - 3 min
 - Sree Gowri Commercial College - 4 min
 - NG Paramedical College - 6 min
 - JKKN College of Pharmacy - 6 min
 - Coimbatore School of Business - 7 min
- Hospitals:**
 - Sri Bala Medical Centre Hospital - 2 min
 - SLV Hospital - 2 min
 - GEM Hospital - 2 min
 - Arthy Hospital - 5 min
 - St. Mary's Hospital - 6 min
 - VGM Hospital - 6 min
 - Deepam Hospital - 7 min
 - Coimbatore Child Trust Hospital - 7 min
 - Hindustan Hospital - 13 min
 - PSG Medical College - 14 min
- Restaurants:**
 - Thinayamuthu Millet Restaurant - 2 min
 - Nanjai Restaurant - 2 min
 - Hotel Diner's Park - 2 min
 - Ambal Mess - 2 min
 - Cana Restaurant - 3 min
 - Kranky Kitchen - 4 min
 - Muhammed's Five Star Biryani - 4 min
 - Madurai Manam - 4 min
 - Domino's Pizza - 5 min
 - RHR Pure Veg Restaurant - 5 min
 - Junior Kuppanna - 6 min
 - Cockraco - 6 min
- Transit:**
 - Nanjundapuram Bus Stop - 2 min
 - Podhanur Railway Station - 4 min

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.



To refer: 89393 40002 or referral@gsquarehousing.com



G SQUARE GROUP

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

REGISTERED OFFICE: Flat No. 14, 3rd 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

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.