

G SQUARE
Pavillion
VILLA PLOTS AT SINGAPERUMAL KOIL

TAMIL NADU'S BIGGEST SPORTS THEMED
PLOT COMMUNITY

A HOME OF DYNAMIC LIVING!



ABOUT SQUARE GROUP

YOUR PLOT. YOUR HOME. YOUR WAY.



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



12+ years of experience



100+ premium projects



15,000+ happy customers



4000+ 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



ET Business
Award
2024

Transparent
Real Estate Brand



NDTV
Award
2024

Most Promising
Real Estate Company
from South India



BARC
Award
2023

Prestigious Brands
of India (Real Estate)
G Square



Times
Business
Awards
2023

The Best in
Social Responsibility
G Square



BARC
Award
2023

Brand of the
Decade G Square



REISA
2023

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



ZEE National
Achievers
Awards
2023

Most Developed
Real Estate Developer
of South India



News18
Awards
2022

The Best in Legal
and Documentation
Process



News18
Awards
2022

The Best in
Customer
Satisfaction



Times
Business
Awards
2022

The Best in Legal
and Documentation
Process



Times
Business
Awards
2022

Excellence in
Customer Satisfaction



Times
Business
Awards
2021

Best Luxurious
Plot Developer



Times
Business
Awards
2021

Best Luxurious
Plotted Development
G Square-Beachwalk



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 to be redefined.



SALIENT FEATURES



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



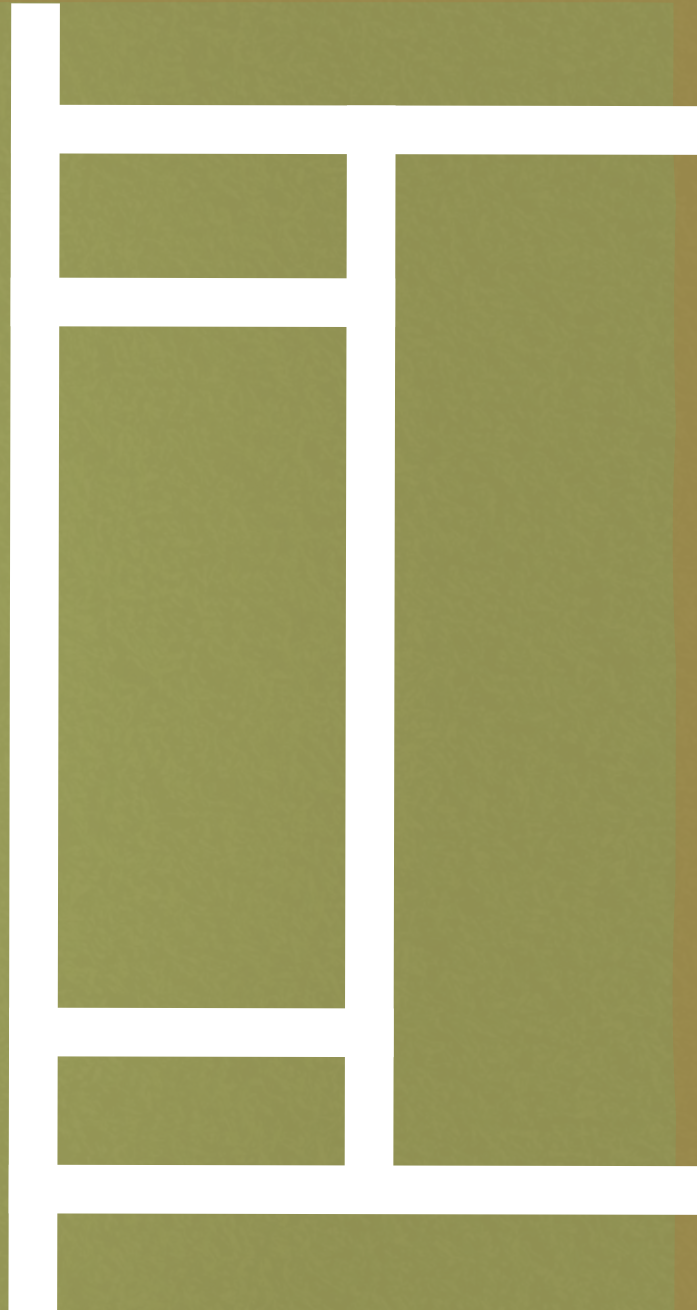
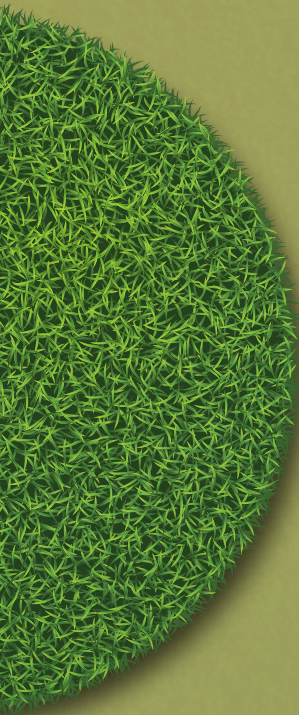
Maximum
Carpet Area



Faster
Appreciation

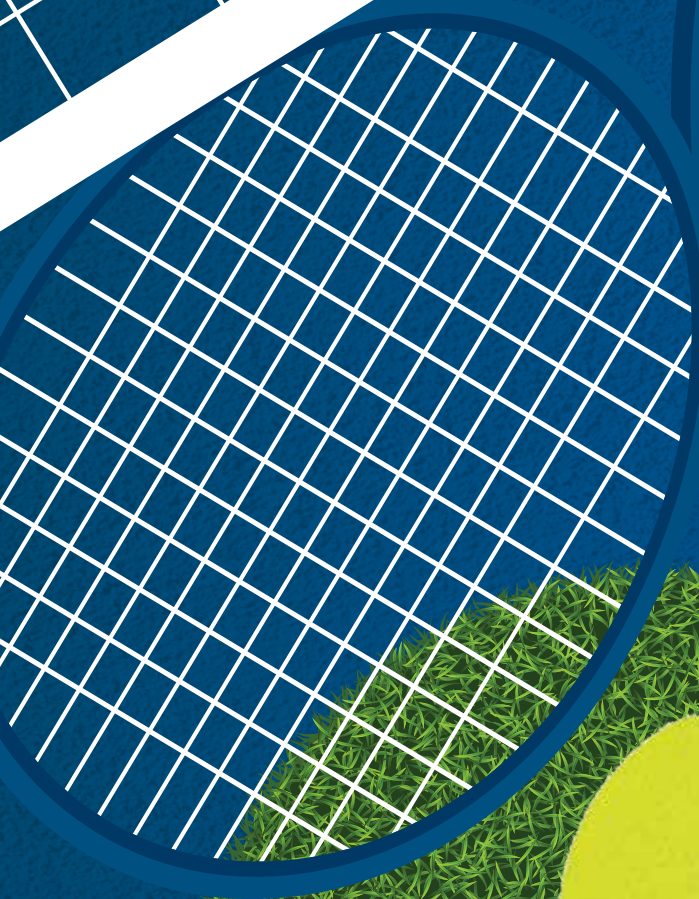


Patta Name
Transfer





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.

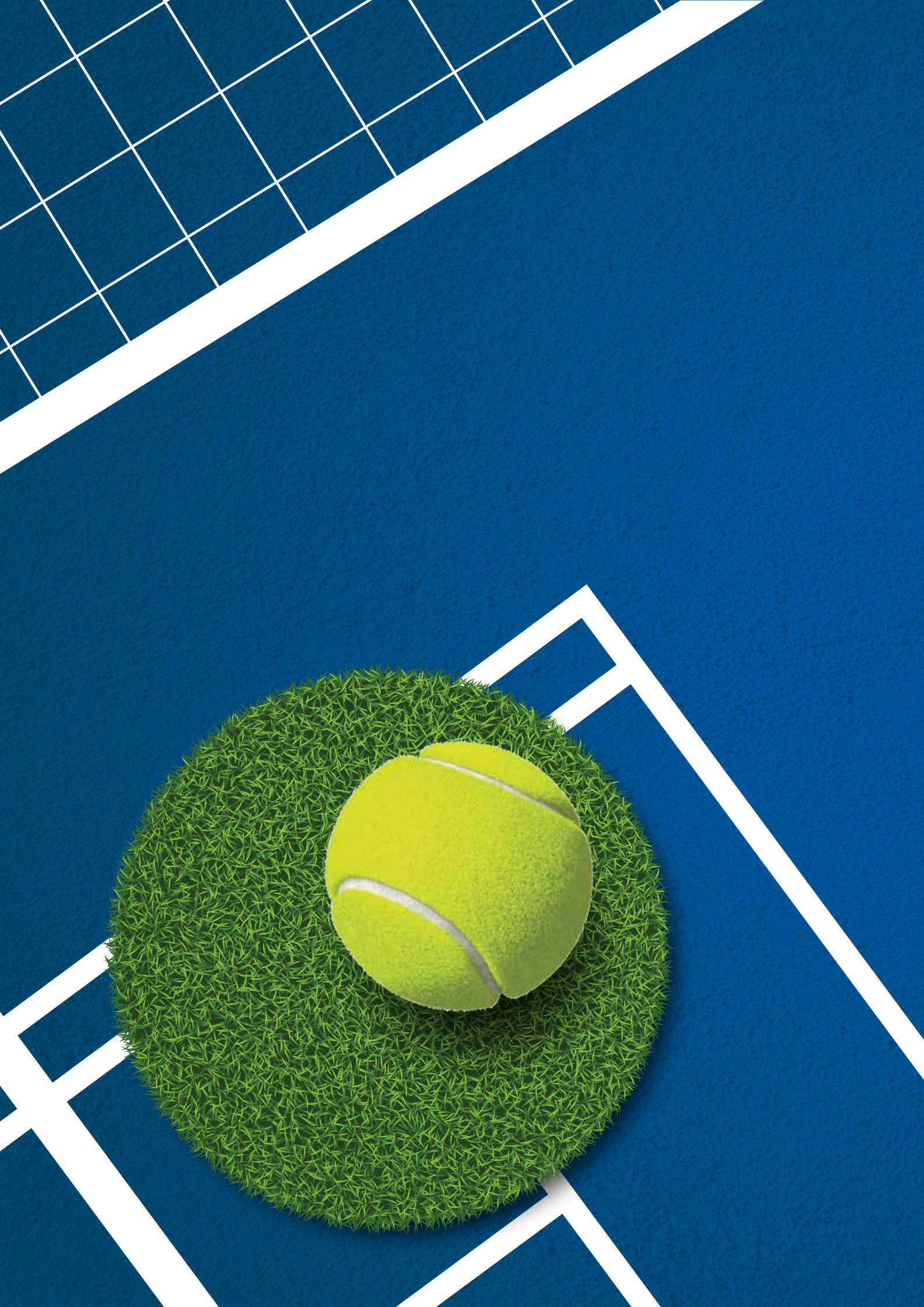
10. Close to Hospitals such as SRM Hospital, JSP Hospital, Chengalpattu medical college Hospital, Annai Arul Hospital, Kasthuri Hospital, Sudar Hospitals etc.
11. Entertainment avenues like Sri Venkateswara Theater, SRK Cinemas, Lathaa Cinemas, C3 Cinemas, Laurel Mall, Kannappa Theater, MR Theatre, Ramadass 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.

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.



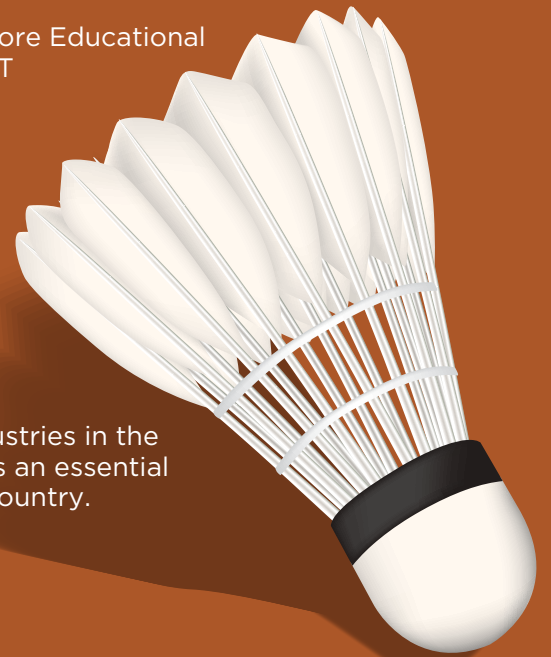
Industrial Hub

- Singaperumal Koil is surrounded by many automobile industries in the Chennai Chengalpattu-Kanchipuram sector. This location is an essential amenity provider for people living in different 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 Secured communities.



SINGAPERUMAL KOIL OVERPASS BRIDGE:

THE ULTIMATE GAMECHANGER FOR
SINGAPERUMAL KOIL
DEVELOPMENTAL FUTURE



G SQUARE

Pavillion

15 MINS



URAPAKKAM
~~₹6500/SQ.FT.~~

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.

15 MINS

SP KOIL

OWN LAND, OWN PATTA
₹2799/SQ.FT.

M CITY THIRUTHERI
LEASE LAND ONLY
₹3700/SQ.FT.



COMMON AMENITIES

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

PARK PLAN - 1



PARK AMENITIES

PARK - 01

01. JOGGING TRACK

02. BASKETBALL COURT

03. ADULT SWING

04. TENNIS COURT

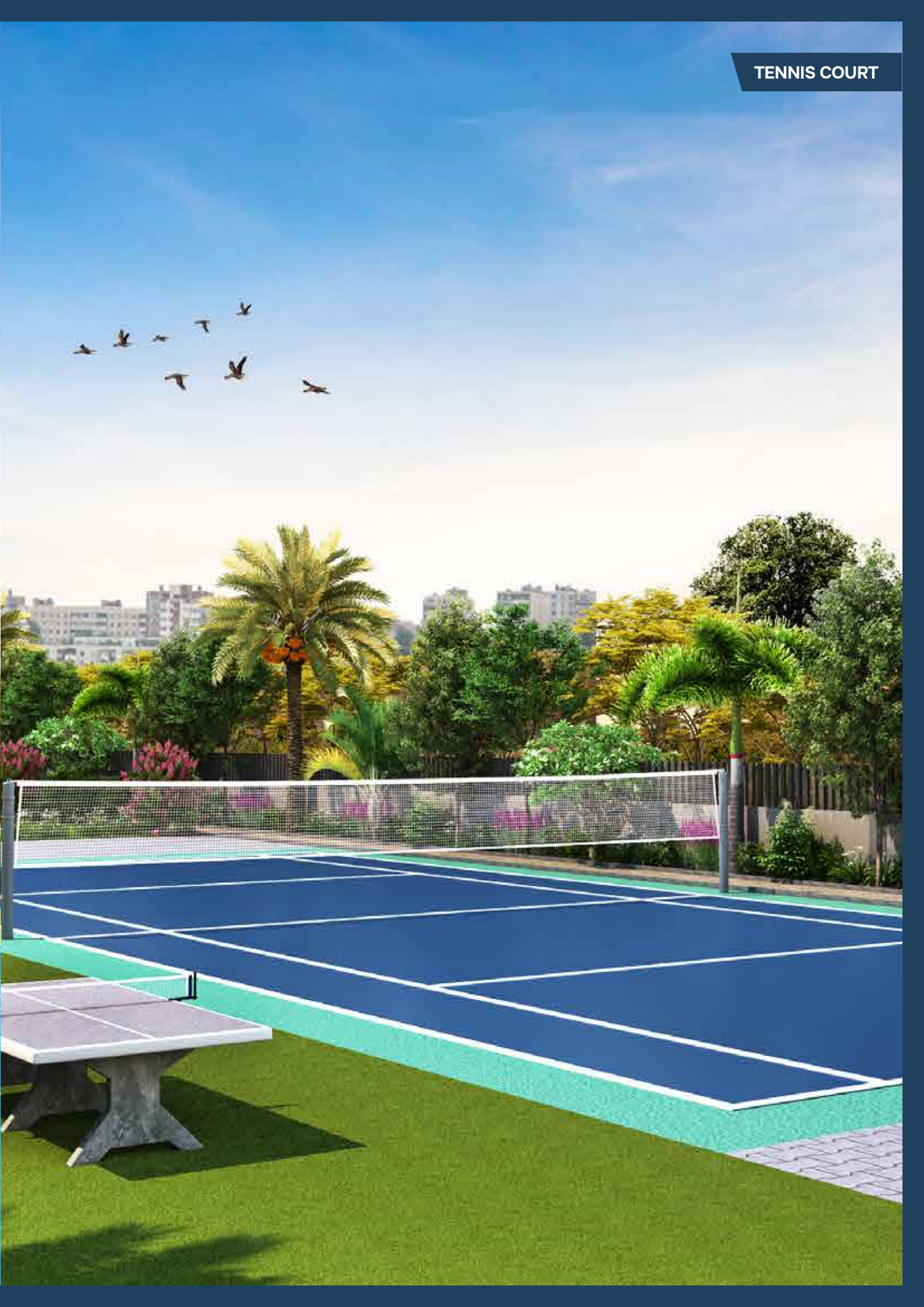
05. VIEWING GALLERY

06. OUTDOOR TABLE TENNIS

07. GIANT CHESS

BASKETBALL COURT







BADMINTON
COURT

REFRESHMENT
KIOSK

PARK AMENITIES

PARK - 03

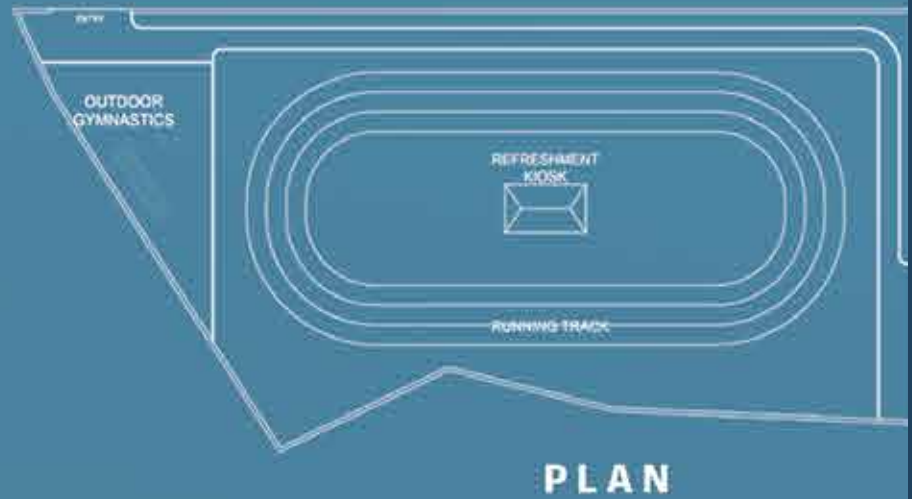
09. 100 M RUNNING TRACK

10. REFRESHMENT KIOSK

11. BADMINTON COURT

12. OUTDOOR GYMNASTICS

PARK PLAN - 3



RUNNING TRACK

OUTDOOR GYMNASTICS

ENTRANCE



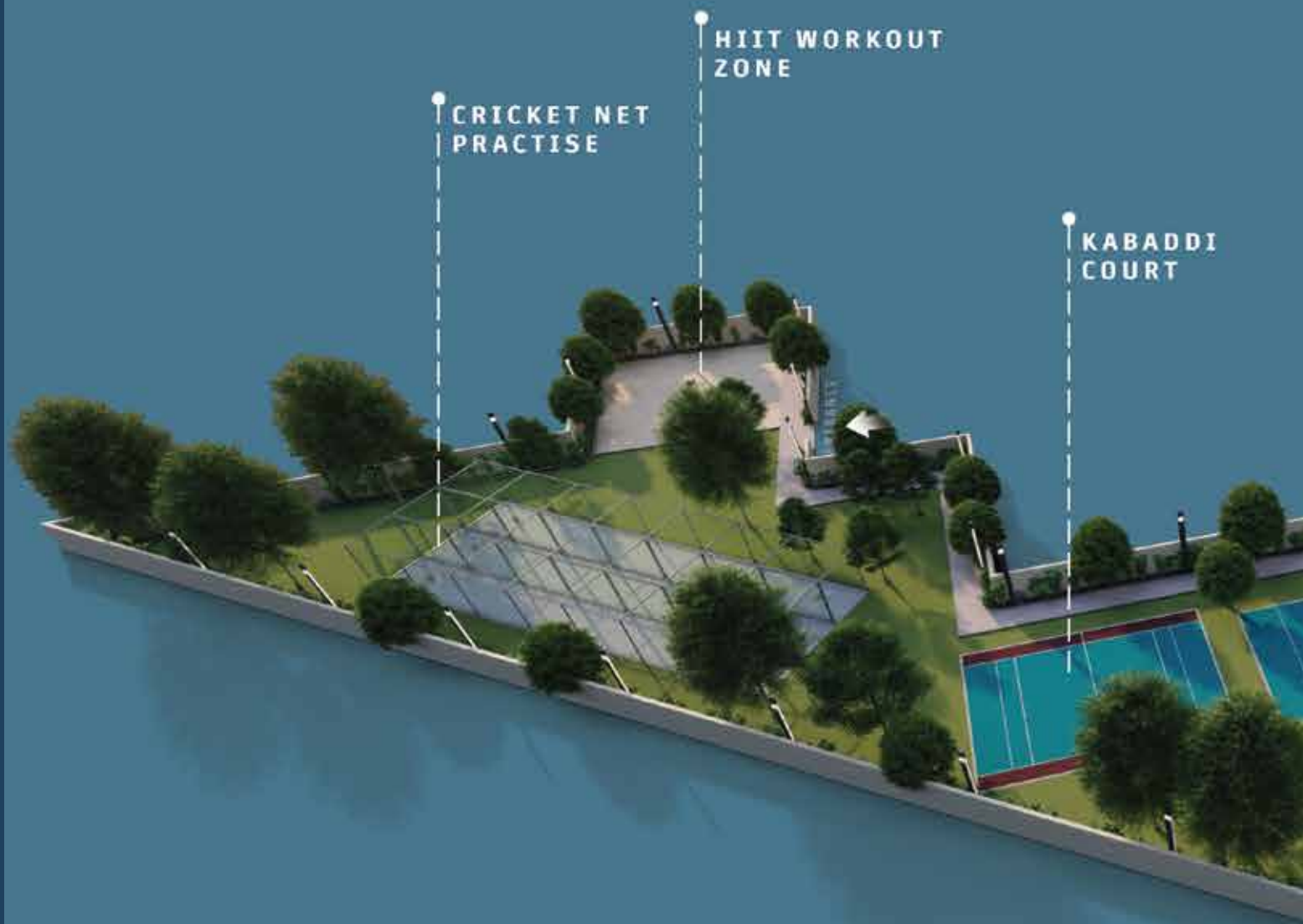
BADMINTON COURT



RUNNING TRACK 1





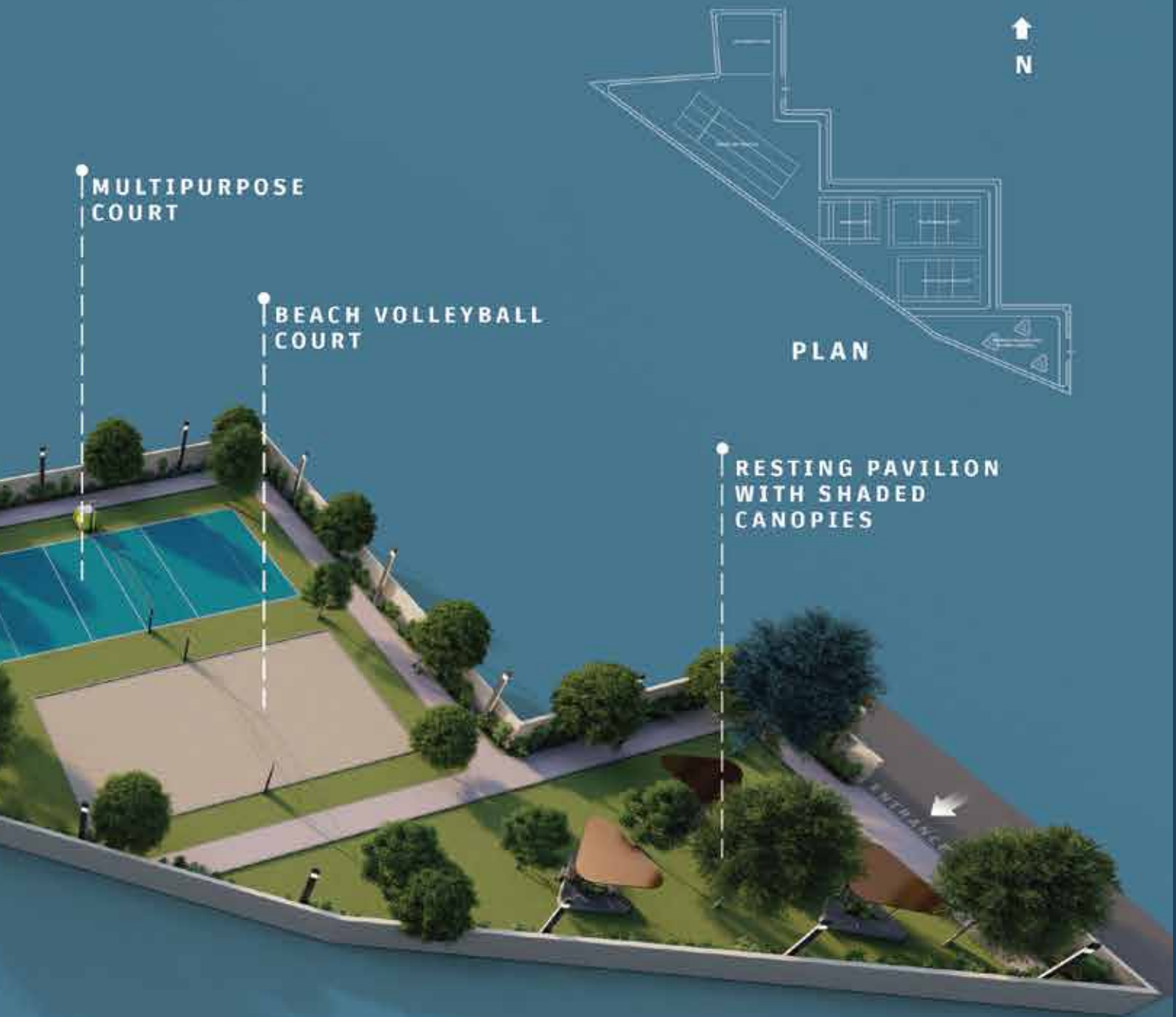


PARK AMENITIES

PARK - 04

13. CRICKET NET PRACTICE
14. MULTIPURPOSE COURT
 - a. THROW BALL
 - b. VOLLEY BALL

PARK PLAN - 4



15. KABBADI COURT

16. BEACH VOLLEY BALL

17. HIIT WORKOUT ZONE

18. RESTING PAVILLION WITH SHADED CANOPIES

BEACH VOLLEYBALL COURT



RESTING PAVILION





An aerial photograph of a park area. The top half shows a row of large, rounded trees on a slight rise. Below them is a paved walkway with several trees and a white car parked. To the left is a green lawn with two circular tables and chairs. The bottom half of the image is a large, light blue area, possibly a pool or a large paved plaza. The overall scene is bright and sunny.

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

PARK PLAN - 5



31. PARTY LAWN

32. ALFRESCO

33. AMPHITHEATRE

34. HAMMOCK GARDEN

AMPHITHEATRE



KIDS PLAY AREA



HAMMOCK GARDEN



PALM COURT



A modern building with a grey facade and a large glass wall with vertical blue and yellow panels. The building has a sign that reads "6 SQUARE Pavillion". A man and a child are walking on a paved path in front of the building. There are some green plants and a small tree in the foreground. The sky is blue with some clouds.

6 SQUARE
Pavillion

CLUBHOUSE AMENITIES

- 35. SWIMMING POOL
- 36. CHANGING ROOM WITH LOCKERS
- 37. PARTY HALL
- 38. GYM
- 39. YOGA
- 40. CHESS & CARROM
- 41. BILLIARDS



G SQUARE

- 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 4002 or referral@gsquarehousing.com

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



G SQUARE GROUP

Registered Office: 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 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.