
G SQUARE
GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.
At nature, feel at home.
G SQUARE
FLORA
VILLA PLOTS AT POLLACHI
(OPP. P A ENGINEERING COLLEGE)

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

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
FLORA

Unlocking the Secrets to Inner Peace - Serene Living

Located in the up-and-coming town of Pollachi, G Square Flora is the portal to a rich, luxurious lifestyle, being centrally located near Coimbatore Public School and within 15 minutes of reach to social attractions, advanced facilities and essential landmarks.

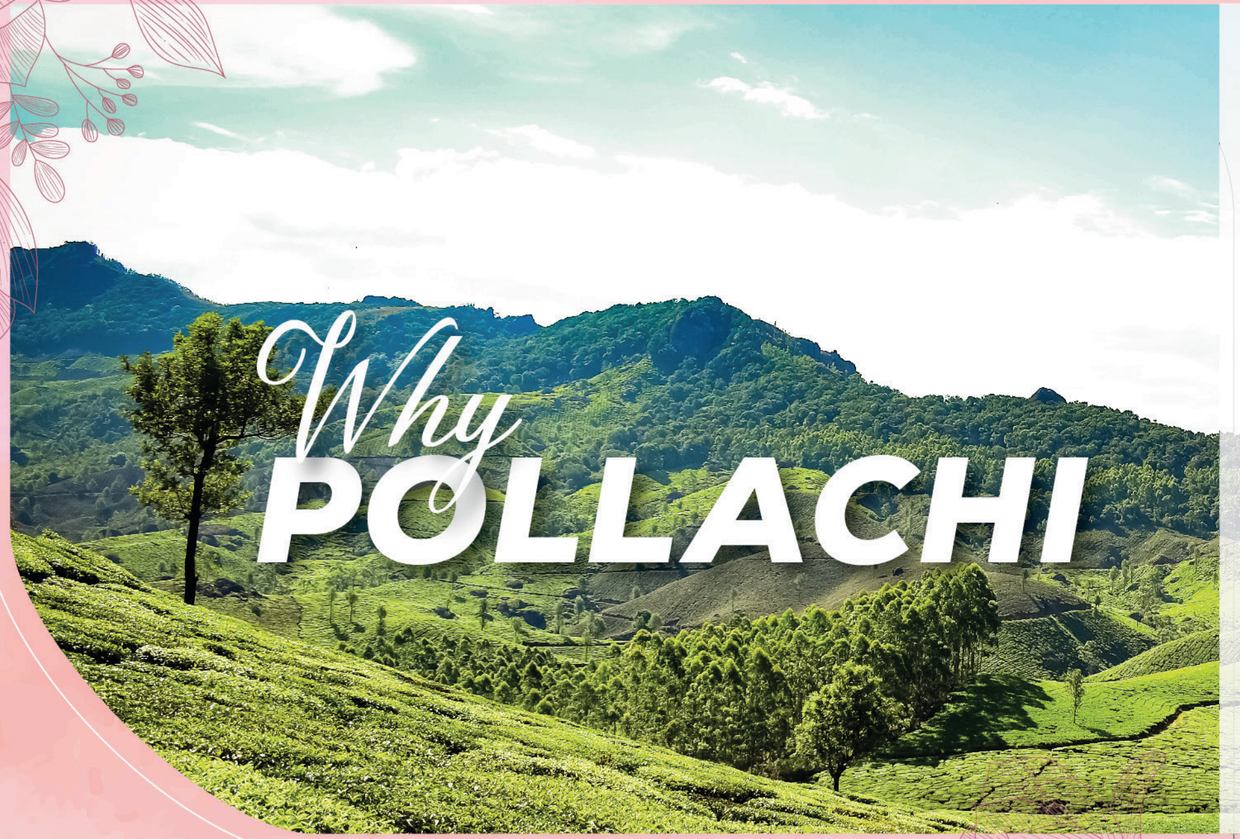
G SQUARE
FLORA *Salient Features*

- Plots ranging from 3 to 5 cents
- Smart and Secured Villa plots spread across 15.75 acres with 364 plots
- 100m from PA Engineering College
- 40+ World-class amenities
- 24×7 CCTV Surveillance
- 2 years of free maintenance
- Perfect legal document
- Ready-to-construct plot community
- Well-laid blacktop internal roads with street lights
- G Square Build Assist: Post-purchase guidance for easy villa construction

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



Why POLLACHI

Residential Haven
It is the Second largest town in the Coimbatore district. Surrounded by serene landscapes and plentiful flora and fauna. The city is known for its vegetables and cattle. This place has a number of schools, colleges and plentiful employment opportunities for jobseekers.

Tourist town
This place is very well known because of its greenery and famous tourist places. Some of the famous tourist places which are easily accessible from here are Aliyar, Topslip, Munnar etc. Anamalai Wildlife Sanctuary and Parambikulam Wildlife Sanctuary are the major places of interest.

Infrastructure Development
Pollachi is majorly known for agricultural and cattle rearing. However, in recent advancements, there are many IT/ITeS providing employment opportunities.
The major roads leading to Pollachi include Tiruppur Road, Pollachi-Valparai Road, Pollachi-Dharapuram Road, Pollachi Main Road and Palakkad-Pollachi Road.

Well-Connected
All essentials amenities like schools, collages, hospitals and restaurants are just minutes away.
Easy access from other major areas in the district like Mettupalayam, Udumalpet, Kinathukadavu, Muthalamada and Vettaikaranpudur.

42 Reasons to buy G SQUARE FLORA

LOCATION

1. The only secured plot community bang on Tiruppur Road at Puliampatti with 40+ world-class amenities.
2. Just 2 mins from Mahalingapuram, 5 mins from Coimbatore-Pollachi Main road & 5 mins from Pollachi bus stand.
3. Pollachi, the second largest town in Coimbatore district, has easy access to Mettupalayam, Aliyar, Udumalpet, Kinathukadavu, Muthalamada and Vettaikaranpudur.
4. Premium land in a prime location with both essentials and transit connectivity available in close proximity.
5. Situated in a safe and secure neighbourhood.
6. Approach road width is 100 ft wide.
7. Public transport access is nearby (Pollachi Bus stop is 5 mins away)
8. Very close to educational institutions such as PA International School, Sri Lathangi Vidya Mandir Matriculation Higher Secondary School, Vriksham Nature's School, Pippins Play School, PA Engineering College, Dr. Mahalingam College of Engineering, Subash Arts and Science College.
9. Hopitals such as Sakthi Hospital, Government Headquarters Hospital, RR Hospital, etc. are also in close nearby in case of emergencies.
10. Various religious centres of worship are nearby.

PRICE

11. Affordable plots with easily access and amazing connectivity.
12. Unapproved plots are sold at that price whereas G Square Flora is a DTCP approved plot.
13. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Flora, you can now completely own your own villa and the land it is on at a more reasonable price.
14. Situated in a posh neighbourhood for a reasonable price.
15. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Flora, you can now completely own your own villa and the land it is on at a more reasonable price.

FEATURES

16. 2 years of free maintenance
17. 24x7 CCTV surveillance
18. State of the art infrastructure like black top roads and LED street lights
19. Ready-to-construct
20. Essential amenities like water, electricity, drainage, etc. can be easily obtained
21. Expansive landscape

42 Reasons to buy G SQUARE FLORA

LEGALITIES

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

PRODUCT

30. Only 364 plots spread over a 15.75 acre community consisting of residential spaces in a very posh neighbourhood in the city
31. 5 mins from Pollachi bus stop
32. Residential plots from 3 cents onwards
33. Road width within the property is 33 ft.

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

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

G SQUARE
FLORA *Site plan*

Area statement

PLOT NO	AREA	
	SQ.FT	CENTS
1	1331.72	3.06
2	1398.57	3.21
3	1534.84	3.52
4	1252.40	2.90
5	1155.62	2.65
6	1211.59	2.76
7	1211.59	2.76
8	1139.42	2.73
9	1139.42	2.73
10	1211.59	2.76
11	1211.59	2.76
12	1173.92	2.69
13	1145.27	2.72
14	1211.59	2.76
15	1211.59	2.76
16	1139.42	2.73
17	1488.88	3.42
18	1531.04	3.45
19	1531.04	3.45
20	1510.62	3.47
21	1202.04	2.81
22	1211.59	2.76
23	1211.59	2.76
24	1139.42	2.73
25	2055.92	4.73
26	1539.31	3.46
27	1487.96	3.30
28	1354.76	3.11
29	2237.58	5.07
30	1755.08	4.05
31	1238.17	2.82
32	1270.69	2.92
33	1211.60	2.78
34	1229.70	2.82
35	1231.59	2.76
36	1231.59	2.76
37	1624.07	3.73
38	1133.61	2.72
39	1058.65	2.45
40	1058.65	2.45
41	1058.65	2.45
42	1056.49	2.43
43	1056.49	2.43
44	1058.65	2.45
45	1058.65	2.45
46	1058.65	2.45
47	1152.08	2.67
48	1254.55	2.90
49	1231.59	2.76
50	1231.59	2.76
51	1231.59	2.76
52	1139.42	2.73
53	1139.42	2.73
54	1231.59	2.76
55	1231.59	2.76
56	1231.59	2.76
57	1237.32	2.84
58	1139.48	2.62
59	1126.96	2.59
60	1116.33	2.56
61	1106.00	2.54
62	1095.67	2.52
63	1085.44	2.49
64	1030.01	2.36
65	764.38	1.75
66	746.16	1.71
67	728.40	1.67
68	710.53	1.63
69	769.35	1.77
70	747.38	1.72
71	725.32	1.67
72	1803.83	4.14
73	534.12	1.23
74	535.31	1.23
75	524.53	1.20
76	513.15	1.18
77	513.34	1.18
78	553.59	1.27
79	597.31	1.37
80	641.13	1.47
81	685.34	1.57
82	729.26	1.67
83	1379.08	3.17
84	1156.16	2.65
85	1132.91	2.60
86	1050.57	2.41
87	1201.59	2.76
88	1201.59	2.76
89	1201.59	2.76
90	1201.59	2.76
91	1201.59	2.76
92	1201.59	2.76
93	1201.59	2.76
94	987.27	2.27
95	1357.99	3.12
96	1379.84	3.17
97	1201.59	2.76
98	1201.59	2.76
99	1201.59	2.76
100	1201.59	2.76
101	1201.59	2.76
102	1201.59	2.76
103	1201.59	2.76
104	1201.59	2.76
105	1201.59	2.76
106	1323.43	3.04
107	1323.43	3.04
108	1201.59	2.76
109	1201.59	2.76
110	1201.59	2.76
111	1201.59	2.76
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113	1201.59	2.76
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115	1201.59	2.76
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118	987.27	2.27
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125	1201.59	2.76
126	1201.59	2.76
127	1555.08	3.57
128	1392.32	3.20
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134	1201.59	2.76
135	1201.59	2.76
136	1201.59	2.76
137	1192.11	2.74
138	1357.99	3.12
139	1379.84	3.17
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146	1201.59	2.76
147	1201.59	2.76
148	1201.59	2.76
149	1323.43	3.04
150	1390.39	3.19
151	1201.59	2.76
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155	1201.59	2.76
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163	1201.59	2.76
164	1201.59	2.76
165	1201.59	2.76
166	1201.59	2.76
167	1390.39	3.19
168	1323.43	3.04
169	1201.59	2.76
170	1201.59	2.76
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175	1201.59	2.76
176	1201.59	2.76
177	1201.59	2.76
178	1379.84	3.17
179	1192.11	2.74
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190	1130.22	2.59
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236	741.32	1.70
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250	727.43	1.67
251	922.15	2.12
252	753.48	1.73
253	753.48	1.73
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259	1116.23	2.56
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262	1116.23	2.56
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270	1201.59	2.76
271	1201.58	2.76
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273	1201.59	2.76
274	1201.59	2.76
275	1403.52	3.22
276	1360.14	3.12
277	1201.59	2.76
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279	1201.59	2.76
280	1201.59	2.76
281	1201.59	2.76
282	1201.59	2.76
283	1201.59	2.76
284	1390.39	3.19
285	1739.89	3.99
286	1501.04	3.45
287	1501.04	3.45
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289	1501.04	3.45
290	1501.04	3.45
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292	1501.04	3.45
293	1702.11	3.91
294	1756.25	4.03
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299	1501.04	3.45
300	1501.04	3.45
301	1501.04	3.45
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303	1501.04	3.45
304	1481.99	3.40
305	1278.87	2.94
306	1394.37	3.20
307	1394.37	3.20
308	1394.37	3.20
309	1394.37	3.20
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311	1311.15	3.01
312	1410.41	3.24
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322	1410.41	3.24
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324	1410.41	3.24
325	1398.24	3.21
326	1509.10	3.46
327	1050.57	2.41
328	1050.57	2.41
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340	1201.59	2.76
341	1050.57	2.41
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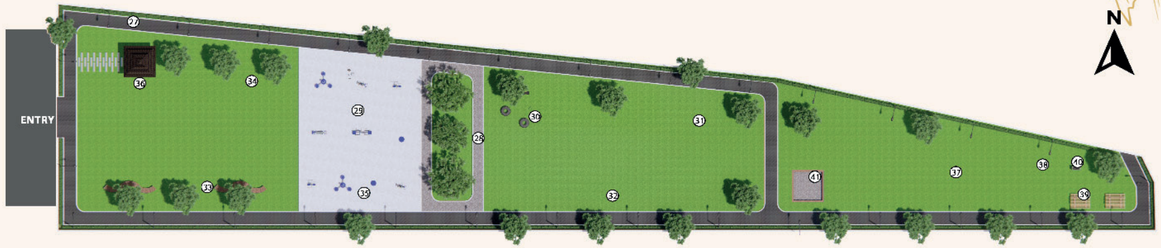
351	1201.59	2.76
352	1189.42	2.73
353	1703.73	3.91
354	1312.35	3.01
355	1312.35	3.01
356	1312.35	3.01
357	1312.35	3.01
358	1312.35	3.01
359	1312.35	3.01
360	1312.35	3.01
361	1312.35	3.01
362	1746.46	4.01
363	1453.14	3.34
364	2052.40	4.71

G SQUARE
FLORA *Park plan* -1

List of amenities

01. BADMINTON COURT
02. BASKETBALL POST
03. OUTDOOR TABLE TENNIS
04. MULTIPURPOSE GROUND
05. ADULT SWING
06. KIDS JUNGLE GYM
07. KIDS SAND PIT
08. KIDS DOUBLE SWING
09. KIDS TOTLOT (FUN STATION)
10. KIDS HOPSCOTCH
11. KIDS MONKEY BARS
12. KIDS ADVENTURE SLIDE
13. KIDS SEESAW
14. KIDS MERRY GO
15. KIDS SPRING RIDER
16. KIDS TRAMPOLINE
17. KIDS CIRCULAR SWING
18. KIDS BALANCING BRIDGE
19. KIDS ROPE CLIMBER
20. KIDS WALL CLIMBER
21. KIDS WALKING BARREL
22. KIDS BALANCING BEAM
23. KIDS GIANT BOARD GAME
24. TODDLERS ROCKERS
25. TODDLERS SLIDE
26. TODDLERS SWING

G SQUARE
FLORA *Park plan* -2



List of amenities

27. JOGGING TRACK
28. REFLEXOLOGY
29. OUTDOOR GYM
30. HIIT WORKOUT ZONE
31. OUTDOOR AEROBICS
32. OUTDOOR YOGA
33. MEANDERING BENCH SEATING
34. MEDITATIONAL SPACE
35. SENIOR CITIZEN WORKOUT ZONE
36. GAZEBO SEATING
37. PARTY LAWN
38. DJ CONSOLE
39. ALFRESCO SEATING
40. BARBEQUE CORNER
41. BONFIRE PIT


KIDS PLAY AREA


BASKETBALL POST


MULTIPURPOSE GROUND


SEATING AREA


REFLEXOLOGY


GAZEBO SEATING


OUTDOOR GYM


PARTY LAWN

Press releases

CM launches new projects in Coimbatore

Chief Minister M.K Stalin inaugurated here on Wednesday a multi-level parking facility on D.B. Road, R.S. Puram that was constructed at ₹40.78 crore.

The four-floor parking was built by the Coimbatore Corporation in October 2021 to hold 320 cars. The Chief Minister launched 18 Corporation projects worth ₹57.05 crore, including several city health centres and a drinking water supply project.

Mr. Stalin unveiled 228 completed projects worth ₹271.25 crore among which were new infrastructure facilities at the Government Medical College, reactivity-dependent PCR (RDPCR) at the Coimbatore Addiction Treatment Centre and Pollachi GH and other medical infrastructural work by the Public Works Department (PWD) amounting to ₹100.03 crore.

He commissioned new sub-stations and transformers for ₹24.33 crore, 33 projects in municipal areas worth ₹22.44 crore, including a high level bridge across the Noyyal river and five completed works under the Parambikulam Aliyar Project worth ₹17.81 crore.

- THE HINDU

L Murugan flags off Kovai-Pollachi passenger train

In a significant development for rail connectivity, Union Minister of State for Information and Broadcasting, L Murugan, flagged off the Coimbatore-Pollachi passenger train on Sunday, marking a positive step towards enhancing transportation services in the region. The newly inaugurated unreserved express special train, numbered 06421, is set to facilitate travel between Coimbatore and Pollachi. Departing from Coimbatore at 5.20 am, the train is scheduled to reach Pollachi at 6.25 am, providing a convenient and timely option for commuters. Beyond its direct route, the Coimbatore-Pollachi passenger train is designed to serve as a connecting link for passengers aiming to board the Tiruchendur unreserved passenger train. This additional service arrives at Pollachi station from Kerala at 7.10 am, creating a seamless travel experience for those embarking on more extended journeys. For travelers returning from Pollachi to Coimbatore, the train (06422) will depart at 8.55 pm, ensuring an evening travel option. The return journey is anticipated to conclude with the train reaching Coimbatore at 10.15 pm.

- NEWS TODAY

NHAI to convert two lane NH-209 into four lane

DINDIGUL: The National Highways Authority of India (NHAI) has decided to convert the two lane at Oddanchatram-Palani NH 209 into a four lane, with facilities such as footpath for pedestrians, toilets and water dispensers. The NH-209, popularly known as the Dindigul - Palani - Coimbatore road, starts from Dindigul and passes through Oddanchatram, Palani, Pollachi and Coimbatore before finishes at Mysore in Karnataka.

The total length of the highway is 456 km and the Oddanchatram - Palani NH-209 section is 25 km long, of which 17.175 km will be developed. The total project cost is estimated to be Rs 164.68 crore and the last date for receiving the tender is November 23. Work will commence in January 2023.

Sources said pedestrians also use the NH to reach the Thandayuthapani temple in Palani. "The traffic intensity is very high on this road during the Thaipusam festival in January and February. Hence, it is essential to widen the road from two lanes to four lanes to safeguard pedestrians and road users as well as to ease the traffic," they added.

- NEW INDIAN EXPRESS

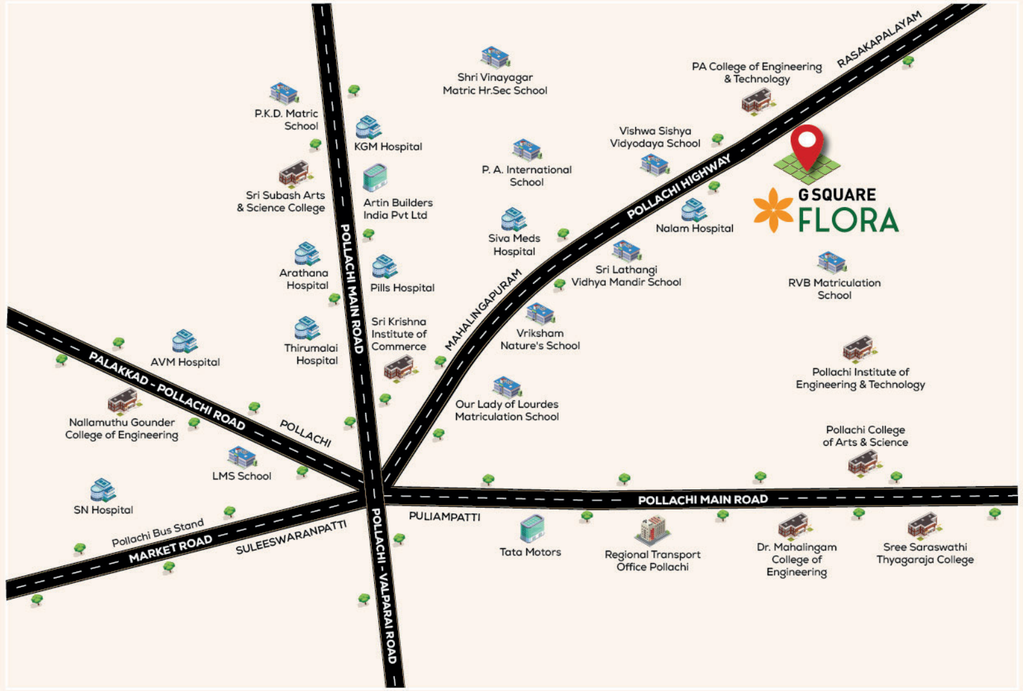
Amrit Bharat Station Scheme: 1,275 railway stations to undergo makeover – Check full list

Indian Railways is undergoing a major transformation to boost infrastructure and enhance the passenger experience and travelling comfort. In his post-budget announcement, Railway Minister Ashwini Vaishnaw stressed on the modernization of existing infrastructure. In this context, the redevelopment of railway stations is of immense importance.

The national transporter has identified 1,275 railway stations across the country including the border areas for redevelopment under the Amrit Bharat Station Scheme. The works of station upgradation are generally executed under Plan Head- 53 Customer Amenities. The allocation of funds for the development and maintenance of stations is done zonal Railway wise.

- FINANCIAL EXPRESS

Location map



Location advantages

Schools

1.	P A International School	– 2 min
2.	Vishwa Sishya Vidyodaya School	– 2 min
3.	Sree Sowdeswari Nursery Primary School	– 2 min
4.	Vriksham Nature's School	– 3 min
5.	Sri Kuppanda Gounder Elementary School	– 6 min
6.	Arokia Matha Primary School	– 6 min
7.	Shaanthi Montessori International Play School	– 5 min
8.	Bharathi Matriculation Higher Secondary School	– 6 min
9.	Shanthinikethan Matric School	– 7 min
10.	MHS School	– 9 min
11.	ARB International School	– 10 min
12.	Bharath Vidhya Nikkethan Matric Higher Secondary School	– 10 min
13.	Vinayaga Vidhyodhaya Matriculation School	– 11 min

Colleges

1.	P A College of Education	– 1 min
2.	Sri Subash Arts and Science College	– 8 min
3.	Nimalan Educational Academy	– 9 min
4.	Surabi College	– 9 min
5.	Nallamuthu Gounder Mahalingam College	– 10 min
6.	Sakthi Institute of Information and Management Studies	– 10 min
7.	Dr. Mahalingam College of Engineering and Technology	– 10 min
8.	PKD College of Education	– 12 min
9.	SELAH College	– 15 min

Hospitals

1.	Sakthi Hospital	– 7 min
2.	Government Head Quarters Hospital	– 8 min
3.	MCV ENT Trust Hospital	– 12 min
4.	RR Hospital	– 15 min
5.	IMMI Alva Hospital	– 15 min

Restaurants

1.	Ganapathy Mess	– 3 min
2.	Mad Grill Rooftop Restaurant	– 3 min
3.	Heatsquare Restaurant Pollachi	– 3 min
4.	Sakthi Cafe	– 4 min
5.	Cafe 41	– 5 min
6.	Mona Cafe	– 6 min
7.	Food Khalifa Restaurant	– 7 min
8.	The Slaves	– 7 min
9.	Ruchii Restaurant	– 7 min
10.	Madhava Multi Cuisine Veg Restaurant	– 7 min
11	Hotel SALT 'n' PEPPER	– 8 min
12.	Royal Restaurant and Family Dhaba	– 11 min

Transit

1.	Pollachi Bus stop	– 5 min

Payment Terms

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

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

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Mr. Senthil Kumar
G SQUARE BLUE CREST, Plot No - 1

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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.

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REGISTERED: 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

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Disclaimer: Plans are subject to change as per actual site

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