

G SQUARE
ATLANTIS

VILLA PLOTS AT AMBATTUR
**ABODE OF
LIFESTYLE, LEISURE
AND LUXURY**



ABOUT



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



100+ Premium projects



2000+ acres of land delivered so far



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



11+ Years of expertise



10,000+ Happy Customers



100% clear documentation & transactions



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

AWARDS & RECOGNITIONS



Brand of the decade
- G Square



Prestigious brands of India (Real Estate)
- G Square



Most trusted real estate developer of South India



Best Integrated Township of the Year
Chennai & Rtn
G Square City,
Coimbatore



Best in Social Responsibility
- G Square



Fastest Growing Real Estate Company



The Best in Legal & Documentation Process



Best Legal & Documentation Process



Excellence in Customer Satisfaction



The Best in Customer Satisfaction



Best Luxurious Plotted Developer



Best Luxurious Plotted Development
- G Square
BEACHWALK

A HAPPY LIFESTYLE AT THE MOST HAPPENING COMMUNITY!

G Square Atlantis is in a bustling and ever-growing location. Villa plots in a Secured community spread across 5.5 acres at Ambattur. Designed to perfection, these plots are ideal for building your dream home or villa inside the city. Create your own luxury haven closer to work, leisure, and endless possibilities.



SALIENT FEATURES



121 Villa plots in a Secured Plot community spread across 5.28 acres at Ambattur



1 min from Chennai-bypass road



4 mins from Mogappair road Jn.



Plots ranging from 704-2183 sq.ft.



22 World-class amenities



RERA & CMDA Approved



24x7 CCTV surveillance



Perfect legal documentation



Ready-to-construct villa 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?



Plots offer you an independent lifestyle with complete ownership of the land. You can design your dream home as per your likes and preferences. Moreover, you don't need to wait to own your property, unlike apartments.



Freedom To Build Your Own 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

40 REASONS TO BUY G SQUARE ATLANTIS



LOCATION

1. A CMDA approved secured plot community with 22 world-class amenities situated at Ambattur spread across an overall land area of 5.28 Acres comprising 121 plots.
2. Bang on Chennai-Bengaluru Highway at Ambattur
3. Consist of 22 world-class amenities spread across 2 parks.
4. Ambattur, one of the fastest-growing suburbs in the city, located specifically in the northwestern neighbourhood of Chennai surrounded by prominent locations such as Avadi, Anna Nagar, Padi, Mogappair, Kallikuppam, Surapet, Korattur, Ayappakkam, Athipet and Thiruverkadu.
5. The locality is very well-known for housing some of the state's top industrial, commercial and IT parks.
6. Educational institutions like Ambattur Municipal Higher Secondary School, Dr.Mehta's International Smart School, Sri Chaitanya Techno School, Velammal Vidyalaya, Aachi Global International School, Maharishi Vidya Mandir CBSE School, SBOA School & Junior College, DOT School of Design, St. Thomas College of Arts and Science, Saveetha Dental College And Hospitals, Murugappa Polytechnic College and S. A. College of Arts & Science are nearby.
7. Close to hospitals such as SIMS Hospital, Raja Superspeciality Clinic, ICMR-National Institute of Epidemiology, Apollo Hospitals, New Life Hospitals, The Madras Medical Mission Hospital, Varamm Healthcare Pvt Ltd - Multispecialty Hospital and Meenakshi Ammal Dental College and Hospital
8. Entertainment avenues, heritage sites and tourist viewpoints such as Decathlon Sports India, Ambit IT Park, Ambattur Police Station, AGS Cinemas Maduravoyal, Rakki Cinemas, VR Chennai Mall, Rohini Silver Screens and Chennai Rail Museum are also nearby.



PRICE

9. Affordable plots at a premium location that is easily accessible from major areas such as Avadi, Anna Nagar, Padi, Mogappair, Kallikuppam, Surapet, Korattur, Ayappakkam, Athipet and Thiruverkadu, etc
10. One of the only rightly priced CMDA approved plot community in Ambattur just 2 min from Chennai Bypass.
11. Unapproved plots are sold at high prices whereas G Square Atlantis is a CMDA approved plot sold at a reasonable price.
12. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Atlantis, you can now completely own your own villa and the land it is on at a more reasonable price.



FEATURES

13. 2 years of free maintenance
14. 24x7 CCTV Security
15. State-of-the-art infrastructure like blacktop roads and LED street lights
16. Ready-to-construct villa plots
17. Essential amenities like water, electricity etc. can easily be obtained.
18. Expansive landscape



LEGALITIES

- 19. CMDA approved
- 20. RERA registered
- 21. Clear parent documents and titles
- 22. Patta after registration
- 23. Leading banks have approved the property

- 24. Legal advice offered by leading lawyers
- 25. Road gift deed is available
- 26. Free from mortgages



PRODUCT

- 27. Only 121 plots spread across in an overall land area of 5.28 acres.
- 28. Road width within the property is 30 ft.
- 29. Approach road width is 30 ft.

- 30. 121 residential plots ranging from 704.50 Sq.ft onwards.
- 31. Hotspot property with good appreciation

G Square Build Assist:



A POST PURCHASE GUIDANCE PROGRAM FOR EASY VILLA CONSTRUCTION

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

PAYMENT TERMS:

- ₹1L - At time of booking
- 10% - Within 7 days from the date of booking
- 40% - Within 10 days from the date of booking
- 50% - With 15 days from the date of booking or registration of UDS, whichever is earlier

Why Ambattur is Development hotspot?



Ambattur, a prime residential spot in Chennai, offers a compelling living experience, driven by various factors that contribute to its allure:

1. **Thriving Industrial and IT Hub:** Ambattur is a cornerstone of Chennai's industrial and IT landscape, hosting some of the city's major industries and IT parks. This not only provides abundant job opportunities but also significantly contributes to the economy of both the city and the state.
2. **Educational Excellence:** Home to some of the city's top educational institutions, including schools and colleges, Ambattur ensures access to quality education. This educational ecosystem adds a valuable dimension to the locality, making it an ideal choice for families seeking educational excellence.
3. **Excellent Transit Connectivity:** Ambattur boasts seamless connectivity with the Ambattur Bus Stand, Ambattur Railway Station, and Mogappair Bus Stand. These transit options not only make commuting convenient but also enhance accessibility to various parts of the city.
4. **Strategic Location:** Ambattur's strategic position ensures easy access to prime locations such as Mogappair, Anna Nagar, Avadi, Koyembedu, and Madurvoyal. Proximity to major hubs enhances convenience and enriches the overall lifestyle for residents.
5. **Upcoming Residential Hub:** The construction of numerous residential homes in Ambattur is on the rise, driven by the availability of job opportunities in the surrounding industries. This burgeoning residential landscape reflects the area's growing popularity as a sought-after residential hub.

In essence, Ambattur seamlessly integrates economic prosperity, educational excellence, and upcoming residential developments, making it a dynamic and attractive choice for those seeking a well-rounded living experience in Chennai.

G SQUARE
ATLANTIS
 SITE PLAN

AREA STATMENT



Plot No.	Area SQ. M.	Area SQ. FT.	Plot No.	Area SQ. M.	Area SQ. FT.
1	158.83	1492.21	61	101.32	1090.41
2	109.71	1180.92	62	100.87	1085.76
3	106.37	1144.97	63	100.41	1080.81
4	114.99	1237.75	64	99.95	1075.90
5	92.04	990.72	65	99.50	1071.02
6	88.73	955.09	66	110.53	1189.53
7	94.18	1015.28	67	71.82	773.07
8	82.91	892.44	68	81.08	863.51
9	112.60	1212.03	69	95.90	1027.75
10	100.80	1076.40	70	92.21	992.55
11	84.81	906.17	71	80.97	871.54
12	111.88	1195.67	72	34.22	368.90
13	128.85	1384.79	73	77.00	828.83
14	135.06	1451.79	74	71.73	772.30
15	118.81	1268.42	75	99.68	1072.96
16	115.23	1240.32	76	77.38	831.84
17	78.87	848.96	77	76.43	822.69
18	80.00	851.12	78	99.17	1067.47
19	80.00	851.12	79	104.40	1123.76
20	80.00	851.12	80	104.40	1123.76
21	113.27	1219.24	81	104.40	1123.76
22	113.27	1219.24	82	110.67	1191.24
23	80.00	851.12	83	110.67	1191.24
24	80.00	851.12	84	104.40	1124.62
25	80.00	851.12	85	104.40	1124.62
26	78.87	848.96	86	104.40	1124.62
27	71.12	765.54	87	107.54	1157.56
28	68.66	739.66	88	118.12	1271.44
29	73.56	795.38	89	99.04	1066.07
30	90.46	973.71	90	99.04	1066.07
31	99.21	1067.90	91	99.04	1066.07
32	104.61	1119.67	92	103.27	1111.60
33	166.83	1795.76	93	80.29	864.24
34	181.92	1958.19	94	112.17	1207.40
35	111.86	1195.48	95	124.80	1343.33
36	112.72	1213.32	96	120.58	1294.80
37	132.33	1424.18	97	202.85	2183.48
38	110.89	1191.47	98	131.41	1406.86
39	181.04	1948.71	99	134.89	1453.03
40	139.28	1499.21	100	85.45	914.50
41	110.93	1194.05	101	85.45	914.50
42	189.09	2035.36	102	85.45	914.50
43	201.69	2170.99	103	85.45	914.50
44	147.85	1591.46	104	85.45	914.50
45	97.93	1047.66	105	85.56	918.89
46	87.52	942.07	106	84.30	903.87
47	87.52	942.07	107	75.32	810.87
48	87.52	942.07	108	84.30	903.87
49	87.52	942.07	109	84.30	903.87
50	87.52	942.07	110	84.30	903.87
51	87.52	942.07	111	84.30	903.87
52	112.52	1211.17	112	84.30	903.87
53	81.34	874.47	113	58.50	629.68
54	82.71	890.51	114	57.38	617.58
55	84.22	906.54	115	34.15	366.13
56	85.70	922.47	116	84.73	911.30
57	96.77	1037.92	117	84.73	911.30
58	101.70	1094.70	118	84.73	911.30
59	102.24	1100.51	119	84.73	911.30
60	101.78	1095.54	120	84.73	911.30
			121	84.80	912.87



Park Plan - 1



LIST OF AMENITIES

OSR PARK – 01 – RECREATION PARK

01. JOGGING TRACK
02. OUTDOOR GYM
03. HIIT WORKOUT ZONE
04. OUTDOOR AEROBICS
05. GROOVE SEATING AREA
06. BADMINTON COURT
07. BASKET BALL POST
08. KIDS SWING
09. KIDS SLIDE
10. KIDS SEESAW
11. KIDS MERRY GO
12. KIDS SANDPIT
13. KIDS TOTLOT (FUNSTATION)
14. KIDS JUNGLE GYM
15. KIDS MONKEY BARS
16. KIDS TRAMPOLINE
17. KIDS ROPE BRIDGE
18. KIDS BALANCING BEAM
19. KIDS ROCK CLIMBING WALL
20. KIDS GIANT BOARD GAME

Park Plan - 2



LIST OF AMENITIES

OSR PARK – 02 – LEISURE PARK

21. WALKING TRACK
22. LEISURE SEATING

Badminton Court



Outdoor Aerobics



Kids Play Area



Kids Play Area



Walking Track



Outdoor Gym



LOCATION MAP



LOCATION ADVANTAGES

SCHOOLS



1. Ambattur Municipal Higher Secondary School- 2 Mins
2. Dr.Mehta's International Smart School- 2 Mins
3. St. Mary's Matriculation Higher Secondary School- 3 Mins
4. New Century Secondary School- 3 Mins
5. Pretty Dolls Vidyalaya- 3 Mins
6. Sri Chaitanya Techno School- 5 Mins
7. Green Valley Central School- 5 Mins
8. Velammal Vidyalaya Annexure- 5 Mins
9. Aachi Global International School- 7 Mins
10. Maharishi Vidya Mandir CBSE School- 10 Mins
11. SBOA School & Junior College- 12 Mins
12. The Pupil Saveetha Eco School- 15 Mins



COLLEGES



1. DOT School of Design- 3 Mins
2. Mar Gregorios College- 5 Mins
3. K.A.R. Polytechnic College- 6 Mins
4. Velammal Vidyalaya- 7 Mins
5. Swami Vivekanada Arts and Science College- 10 Mins
6. Bhaktavatsalam Memorial College for Women- 10 Mins
7. Sindhi College- 10 Mins
8. Sri Lalithambigai Medical College- 10 Mins
9. Meenakshi Ammal Dental College and Hospital- 14 Mins
10. St. Thomas College of Arts and Science- 19 Mins
11. Saveetha Dental College And Hospitals- 20 Mins
12. Murugappa Polytechnic College- 20 Mins
13. S. A. College of Arts & Science- 20 Mins
14. Soka Ikeda College of Arts and Science for Women- 20 Mins
15. Avichi College Of Arts and Science- 25 Mins

LOCATION ADVANTAGES

RESTAURANTS

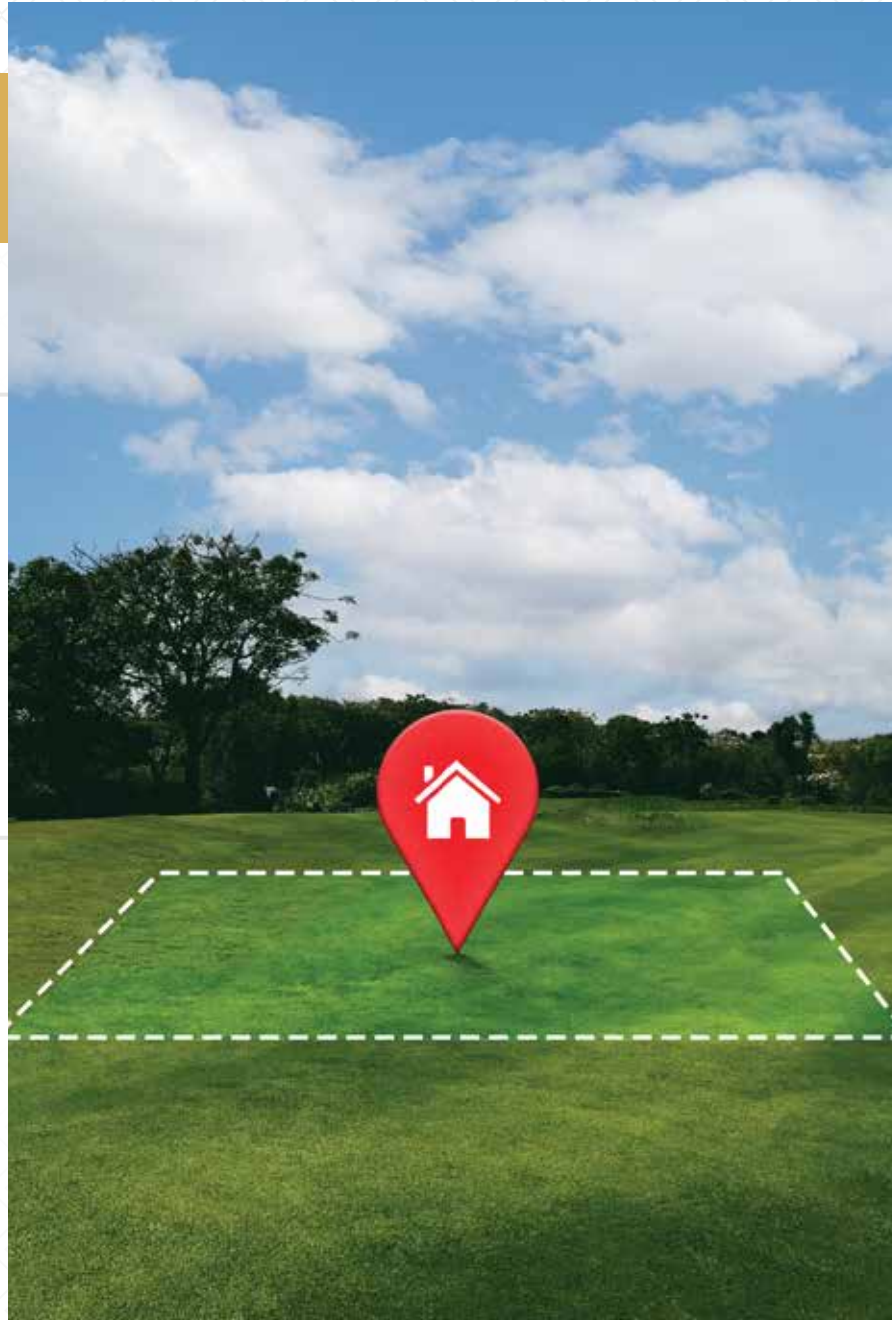


1. Saravana Restaurant- 2 Mins
2. Coffee And Recharge Ayyappakkam- 4 Mins
3. Adyar Ananda Bhavan Sweets & Snacks- 4 Mins
4. Krishna's Dosa Kadai- 5 Mins
5. Sree Gupta Bhavan- 5 Mins
6. Copper Kitchen- 5 Mins
7. AB's - Absolute Barbecues- 5 Mins
8. KDC Kitchens- 7 Mins
9. Palmshore Restaurant- 15 Mins

HOSPITALS



1. SIMS Hospital- 4 Mins
2. Raja Superspeciality Clinic- 5 Mins
3. Balaji Hospital- 5 Mins
4. ICMR-National Institute of Epidemiology- 7 Mins
5. Serene Life Hospital- 7 Mins
6. Apollo Hospitals-8 Mins
7. New Life Hospitals- 9 Mins
8. Chennai Hospital- 10 Mins
9. The Madras Medical Mission Hospital- 10 Mins
10. Varamm Healthcare Pvt Ltd - Multispecialty Hospital- 12 Mins
11. Sir Ivan Stedeford Hospital- 12 Mins
12. Chennai Health Foundation- 13 Mins
13. Meenakshi Ammal Dental College and Hospital- 14 Mins



TRANSIT POINTS



1. Kosmo One Bus Stop- 3 Mins
2. Manthopu Bus Stand- 5 Mins
3. 1st Ave Bus station- 5 Mins
4. Mogappair Bus Stand- 5 Mins
5. Ambattur Train Station- 9 Mins
6. Ambattur OT Bus Stand- 11 Mins
7. Tirumullaivayil Train station- 15 Mins
8. Korattur Train station- 17 Mins
9. Koyambedu Metro Station- 17 Mins
10. CMBT Bus Stand- 20 Mins

ENTERTAINMENT



1. Decathlon Sports India- 5 Mins
2. Ambit IT Park- 5 Mins
3. Ambattur Police Station- 5 Mins
4. HCL Technologies Limited- 7 Mins
5. AGS Cinemas Maduravoyal- 10 Mins
6. Green Cinemas- 12 Mins
7. Rakki Cinemas- 12 Mins
8. VR Chennai Mall- 15 Mins
9. Rohini Silver Screens- 15 Mins
10. Chennai Rail Museum- 20 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 headache while buying the plot because of the support given by them.



Get your friends as your neighbours & get rewarded too!

Get 0.5%

Referral benefit as bonus with every booking.



To refer: 89393 40002 or referral@gsquarehousing.com

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



G SQUARE GROUP

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

Registered Office: Century Centre, No. 75, T.T.K. Road, Alwarpet, Chennai - 600 018.

Regional office: G Square Housing Menon Eternity, 8th Floor, 1st Main Rd, Austin Nagar Alwarpet, Chennai, Tamil Nadu - 600028

For more details: **89394 10004** | www.gsquarehousing.com