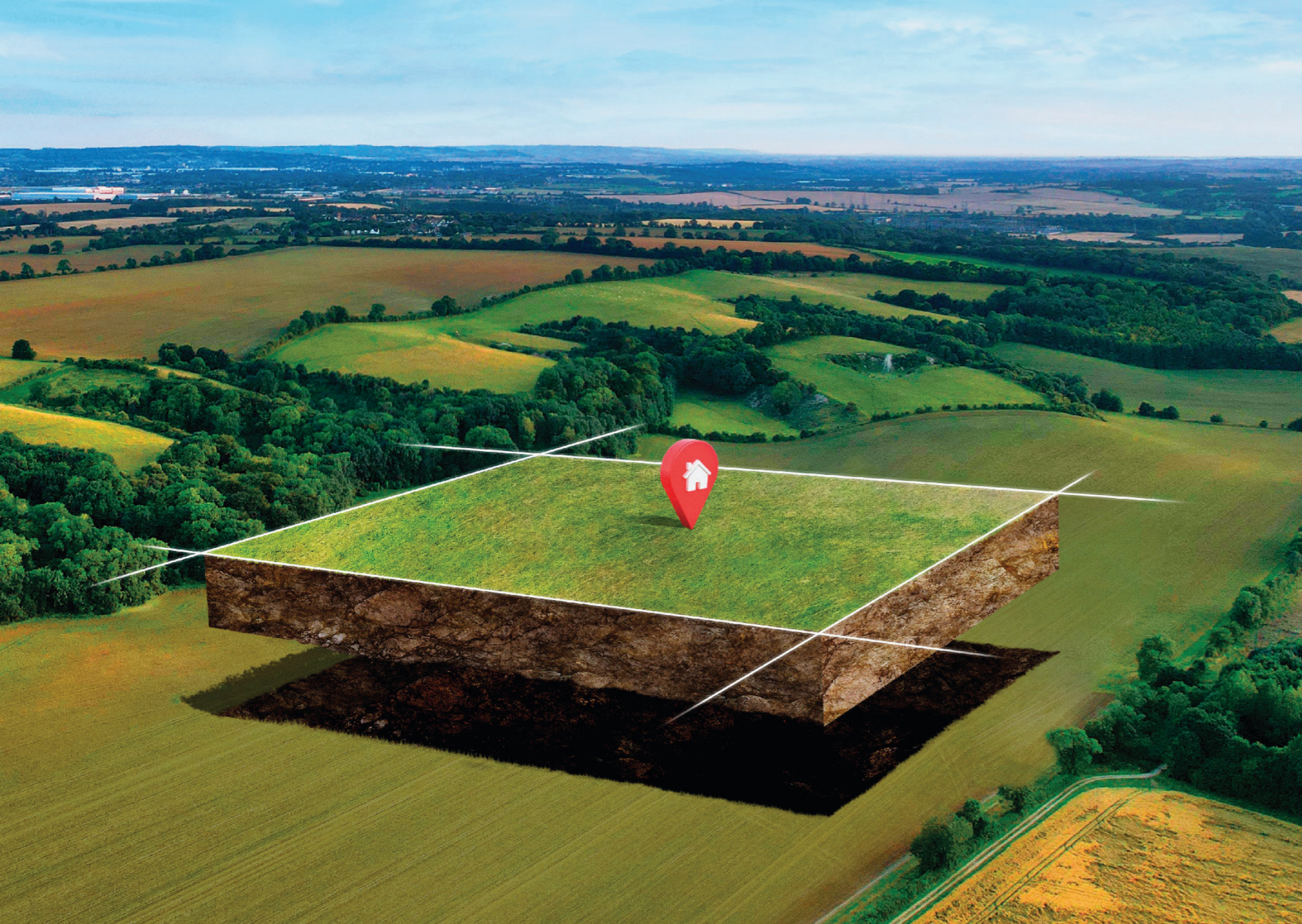




**CROWN YOURSELF
THE ARCHITECT
OF A LEGENDARY LIFE!**

G SQUARE
DYNASTY

VILLA PLOTS AT POONJERI
MAHABALIPURAM
(2 MINS FROM OMR-ECR JUNCTION)



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



EXPERIENCE OPULENCE AND SERENITY

Welcome to the realm of G Square Dynasty! Discover a world where luxury and tranquility intertwine, where your dreams of an idyllic lifestyle come to life. Nestled in the breathtaking location of Mahabalipuram, this extraordinary villa plot community spans across a vast expanse of approximately 28.3 acres, inviting you to immerse yourself in a realm of unparalleled beauty. Indulge in the art of refined living with our thoughtfully designed villa plots, starting at a spacious 2400 sq.ft. and beyond.

Each dwelling is meticulously crafted to offer a harmonious blend of elegance and functionality, ensuring a sanctuary that resonates with your unique family's preferences. As you step into G Square Dynasty, be prepared to be captivated by a multitude of exquisite amenities that exceed your expectations. Immerse yourself in the blissful serenity of lush, landscaped gardens, where the gentle breeze whispers through the foliage, creating a haven of peace and tranquility. Dive into the refreshing embrace of our swimming pools, where you can rejuvenate your senses and escape the worries of the world.





SALIENT FEATURES **GSQUARE DYNASTY**



296 plots in a 28.3-acre secure community



2 Mins from ECR-OMR Link road



5 mins from Gateway International School



10 mins from Great Lakes Institute of Management



40+ world-class amenities spread over 1.6 acres of park



Close to upcoming sports city in Mahabalipuram



Upcoming ring road will ease connectivity all the way to Ennore



Mahabalipuram is proposed to be one of the 6 satellite cities around Chennai



2 years of free maintenance



24x7 CCTV surveillance



Ready-to-construct villa community



Perfect legal documentation



Well-laid blacktop internal roads with street lights



G Square Build Assist: Post-purchase guidance for easy villa construction



WHY MAHABALIPURAM?

Nestled along the picturesque Coromandel Coast of the Bay of Bengal. Dynasty, a quaint plot community located in Mahabalipuram is rapidly emerging as the future hub for both residential and commercial development.

Known for its rich cultural heritage, stunning coastal beauty, and historical significance, Mahabalipuram with its strategic location, serene environment, historical significance and development prospects is undoubtedly emerging as the future of residential and commercial living in Chennai.



Proximity to the City

Mahabalipuram's prime advantage is its close proximity to the city. The well-connected East Coast Road (ECR) ensures a smooth commute to the city, making it an ideal choice for individuals working in the city. Along its route, you will find Old Madras Road (OMR) with a mix of residential areas, commercial establishments, and educational institutions. OMR continues to witness growth and development, making it an attractive location for investments in various sectors. The Chennai International Airport is just an hour's drive away, ensuring convenient connectivity both domestically and internationally.



Serene Coastal Living

Mahabalipuram offers a tranquil coastal environment that is a stark contrast to the bustling city life of Chennai. The calming sound of waves and the gentle sea breeze make it an ideal location for residential living, providing a peaceful retreat from the city's chaos.



Tourism and Hospitality Industry

The town's growing popularity as a tourist destination has led to a thriving hospitality industry. This presents excellent opportunities for those interested in investing in hotels, resorts, and other tourism-related businesses. The influx of tourists can boost the local economy and create jobs.



Infrastructure Development

The government's commitment to developing the infrastructure in Mahabalipuram is evident through various ongoing projects, including improved roads, sewage systems, and connectivity enhancements. These initiatives will further enhance the town's appeal for residential and commercial purposes.



Educational and Healthcare Facilities

Mahabalipuram is not just about leisure; it also caters to the educational and healthcare needs of its residents. Several reputed educational institutions and healthcare facilities are within reach, making it an ideal location for families.



Investment Opportunities

As Mahabalipuram evolves into a desirable living and business destination, real estate prices are likely to appreciate, making it an attractive investment option. Savvy investors can benefit from this anticipated growth in property values.





41 REASONS TO BUY



LOCATION

1. The only DTCP approved secured plot community with 40+ world-class amenities situated at Mahabalipuram spread across an overall land area of 28.3 acres comprising 296 plots
2. Just 2 Mins from ECR-OMR Junction
3. Consists of 40+ world-class amenities in a park spanning 1.6 acres.
4. Mahabalipuram, one of the most upcoming residential localities in Chennai City and representative city of the UNESCO World Heritage Site is located along Old Mahabalipuram Road (OMR) that offers good connectivity to the southern parts of Chennai.
5. Close to cultural heritage sites and refreshing coastal hubs like Kalpakkam, Kelambakkam and Meiyur.
6. Due to its proximity to the tourist and heritage centers, Mahabalipuram is witnessing a growth in residential sector.
7. Situated in a safe and secure neighborhood close to numerous luxury resorts and private beaches.
8. Mahabalipuram bus stop is just 5 mins away.
9. Educational institutions like Maamallan Public School, St. Joseph High School, SRS Vidya Mandir, Gateway International School, GSS Jain Gurukul, Dhanalakshmi Srinivasan Arts and Science College, GSS Jain college, Aarupadai Veedu Institute of Technology, Prist College of Engineering, Great Lakes Institute of Management and PRIMs College.

10. Close to hospitals such as Moorthy Hospital, D.A.E Hospital and Shri Sathya Sai Hospital.
11. Entertainment avenues and Various religious centers such as Marutham Village Resort, India Sea Shell Museum, Shri Dharmaraja Cave Temple, Bodhiwoods Resort, Mahabalipuram Beach, Chariot Beach Resort, Tiger Cave, Esthell Village Resort, Shore Temple and Arjuna's Penance are also nearby.

PRICE

12. Affordable plots at a premium location that is easily accessible from major areas such as Mahabalipuram- 5 Mins
Kalpakkam - 17 Mins
Thiruporur - 17 Mins
Kovalam - 23 Mins
Kelambakkam - 25 Mins
13. Unapproved plots are sold at high prices while G Square Dynasty is a rightly priced DTCP approved plot community just 2 Mins from ECR-OMR Junction.
14. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Dynasty, you can now completely own your own villa and the land it is on at a more reasonable price.

FEATURES

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

LEGALITIES

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

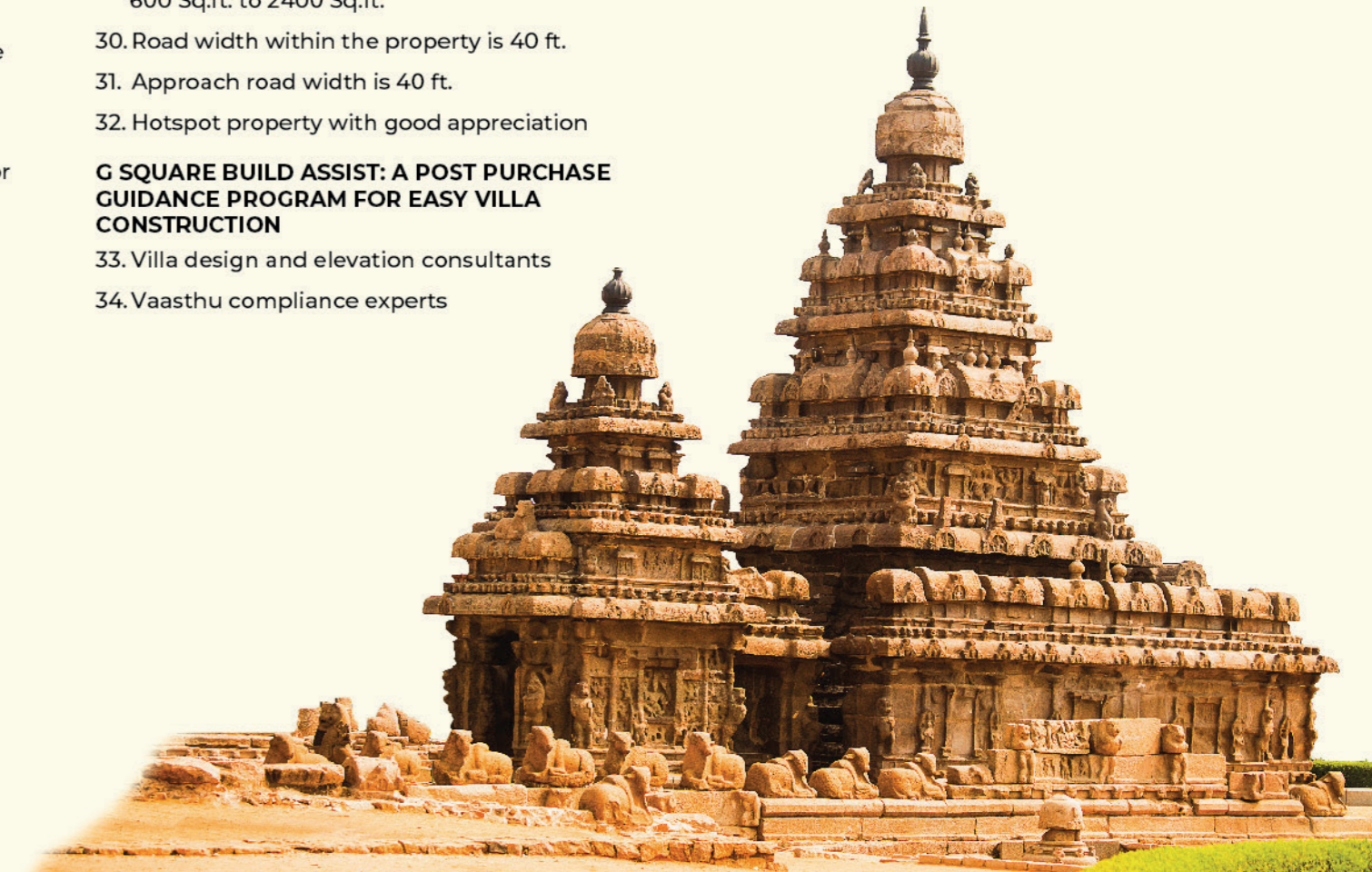
PRODUCT

29. Around 296 plots spread across in an overall land area of 28.3 acres, with plots ranging from 600 Sq.ft. to 2400 Sq.ft.
30. Road width within the property is 40 ft.
31. Approach road width is 40 ft.
32. Hotspot property with good appreciation

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

33. Villa design and elevation consultants
34. Vaasthu compliance experts

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





FUTURE CITY & DEVELOPMENT

In an era marked by dynamic urban transformations, the promise of progress looms large on the horizon for Mahabalipuram. As we stand on the cusp of a new decade, this vibrant and evolving locality is poised to undergo a series of groundbreaking developments that will shape its landscape and redefine the way residents live, work and play.



The Tamil Nadu State government has proposed to create a satellite town along ECR (East Coast Road) near Mahabalipuram, in the lines of Madampakkam, making it a revolutionary area in-terms of technological advancement.



Demand for Residential Homes and Commercial Investments on OMR. Several companies are now calling their employees back to work, due to which the demand for residential homes and PG stays is increasing in the Old Mahabalipuram Region (OMR) in Tamil Nadu.



Well-developed infrastructure: OMR is one of the well-developed localities in Chennai. The locality has broad lanes that are extensive and well-maintained.



OMR (Old Mahabalipuram Road) is set to become a metro-rail hub with lines crossing the main road at major junctions - Okkiam, Thoraipakkam, and Shollinganallur - enabling people to switch trains to different lines to reach different parts of the city and also access ECR.



Many IT hubs are located close to Old Mahabalipuram Road, including the big IT companies. Being located close to the IT Hubs, people living in the properties in OMR commute easily to their workplace and save a lot of their time traveling.



PRESS RELEASES

Mahabalipuram: The Next Sholinganallur in the Making with the Chennai Peripheral Ring Road



New Delhi [India], September 7: Mahabalipuram, a town steeped in cultural heritage and nestled along the serene coast, is on the brink of a remarkable transformation, reminiscent of Sholinganallur's journey. Central to this transformation is the highly anticipated Chennai Peripheral Ring Road (CPRR), poised to reshape Mahabalipuram's landscape and open doors to newfound economic opportunities.

The proposed Chennai Peripheral Ring Road, spanning an impressive 133.38 kilometers with an estimated budget of Rs 12,301 crore, stands as a pivotal turning point for Mahabalipuram. This ambitious project, commencing at Ennore Port, Chennai, is designed to connect several key towns including Singaperumalkoil, Sriperumbudur, Tiruvallur, Tamaraisakkam, Periyapalayam, Pudukoyal, and Kattupalli, ultimately culminating in Mahabalipuram. The stretch will aim to re-establish Mahabalipuram as a major goods transport hub with a new uncongested route as a preferable alternate to the widely used busy Old Mahabalipuram Road and East Coast Road route. Upon completion, the CPRR will be the most ideal route for goods container trucks to avoid the busy city traffic and carry cargo to the Chennai-Ennore port.

- ANI NEWS

TN to build sixth satellite town near Mamallapuram

This will be the sixth satellite town said an official of the Chennai Metropolitan Development Authority (CMDA).



A view of the Shore temple in Mamallapuram | Martin Louis

CHENNAI: The state government is planning to build a satellite town near Mamallapuram along the East Coast Road, according to the Governor RN Ravi's address tabled in the Legislative Assembly on Monday.

"The upgradation of East Coast Road as a four-lane road coupled with the development of this satellite town will anchor future growth of the Chennai Metropolitan Area," said the Governor.

This will be the sixth satellite town said an official of the Chennai Metropolitan Development Authority (CMDA). This will make the area more vibrant and the focus will also be on promoting tourism. The idea to have a new satellite town comes as Mamallapuram has a separate development authority, said the official. The other five proposed satellite towns are Thirumazhisai, Chengalpattu, Minjur, Kancheepuram and Thiruvallur. A Government Order is yet to be issued notifying Minjur, Kancheepuram and Thiruvallur.

- INDIAN EXPRESS

Mamallapuram: Tourist Spot Transformed Into A Live-Work-Play Destination



The state government's ambitious satellite town development initiative is set to catapult Mamallapuram from a heritage spot to a mini city of the future

Imagine peeping out from your office window and seeing the majestic Shore Temple. Maybe it's too good to be true now, but dear old Mahabs can soon be closer to this if the Mamallapuram Satellite Town project of the Chennai government is fulfilled as planned. It will be the sixth satellite town and will join the league of five other satellite towns of Chengalpattu, Kancheepuram, Minjur, Thirumazhisai, and Thiruvallur. We share a few details.

Mamallapuram's mega mettle

Chennaiites have a certain fondness for Mahabs (Mahabalipuram), which regained its old moniker Mamallapuram decades ago. Primarily a favourite picnic spot for locals and a must-see destination for tourists, this seventh-century heritage port resplendent with rock-cut caves and temples, remained in the shadow of the hectic development along the ECR.

Now, the government plans to turn the two-lane state highway of ECR—officially known as Mudamizh Arignar Kalaignar Road—partially into a four-lane highway from Chennai to Mamallapuram. Giving the project a sure shot in the arm, the National Green Tribunal (NGT) approved the National Highways Authority of India's new road route, which is a Greenfield one sparing the trees and water bodies close to Puducherry and hence clearing the way for the East Coast Road (ECR) development project (without harming the ecological balance in the region). This improved infrastructure connectivity and the proposed satellite town project will catapult the areas around ECR into a bigger real estate hotspot than it is now.

- TIMES PROPERTY



Development Of Iconic Tourist Sites In India - Mahabalipuram

Mahabalipuram, Tamil Nadu, India

INI Design Studio was appointed by Ministry of Tourism, Government of India, to provide services for the "Preparation of Development Plan for Iconic Sites in India - Mahabalipuram".

The project has a three-pronged approach. At the first level, it involves analysis of issues related to connectivity at the destination, improved tourist experience at the site, and creation of a holistic tourist experience through identification of hard interventions. Along with these, the project also involves identification of soft interventions that will enhance skill development, employment generation through involvement of local community, and overall improved socio-economic parameters. At the third level, the project looks into promotion and branding strategy and by bringing in private investment, it works towards the development of a sustainable management framework.

- INI DESIGN STUDIO



CHENNAI: Chengalpattu and Mahabalipuram will have new bus stands as the Chennai Metropolitan Development Authority (CMDA) has decided to study feasibility and prepare designs.

According to a CMDA document, the two bus stands will be constructed after necessary consultations with transport department and under public private partnership.

These bus stands will have facilities such as commercial spaces, terminal buildings, bus bays, public vehicle parking, city bus parking, idle parking and others. "Around 15.67 acres of land that belong to the Government Medical College, Chengalpattu has been identified for Chengalpattu," the document said.

Around 6.79 acres, including ASI's 1.61 acres (Archaeological Survey of India) at Tirukazhukundram Taluk has been identified for building

the bus stand at Mahabalipuram. Sources in the planning authority said that no-objection certificate (NOC) will be availed from the ASI before construction begins.

The CMDA received a NOC from the ASI before building the bus stand near Vandalur as the site is close to an archaeological dig. Decision to

construct Mahabalipuram bus stand was taken in a meeting held in 2021.

- DT NEXT

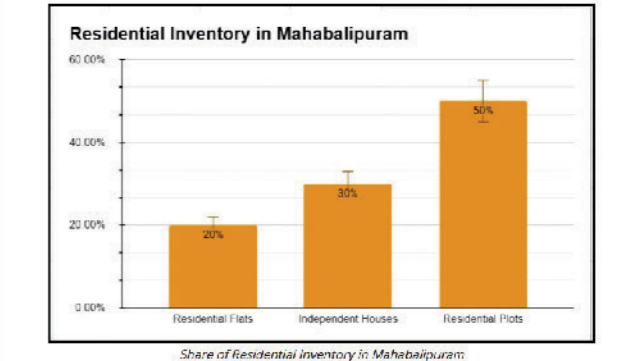
Mahabalipuram: A Promising Real Estate Locality off Chennai

Being a popular tourist destination, the influx of tourists has resulted in the connectivity nodes along Mahabalipuram. In fact, the popular East Coast Road or ECR passes through Mamallapuram. The development of real estate is mainly driven by the religious importance and commercial potential of the region.

In terms of real estate potential, most of the properties near Mahabalipuram are villas and residential plots. Being a little away from a metro city like Chennai, the apartment culture is still not popular in Mahabalipuram.

According to property listings in Mamallapuram, over 50 percent of the properties are plots. In addition to this, over 25 percent of properties for sale are independent houses or villas. The remaining 25 percent of properties for sale in Mahabalipuram are residential apartments.

The share of residential inventory in Mamallapuram can be depicted using the following chart.



- MAGIC BRICKS



AREA STATEMENT

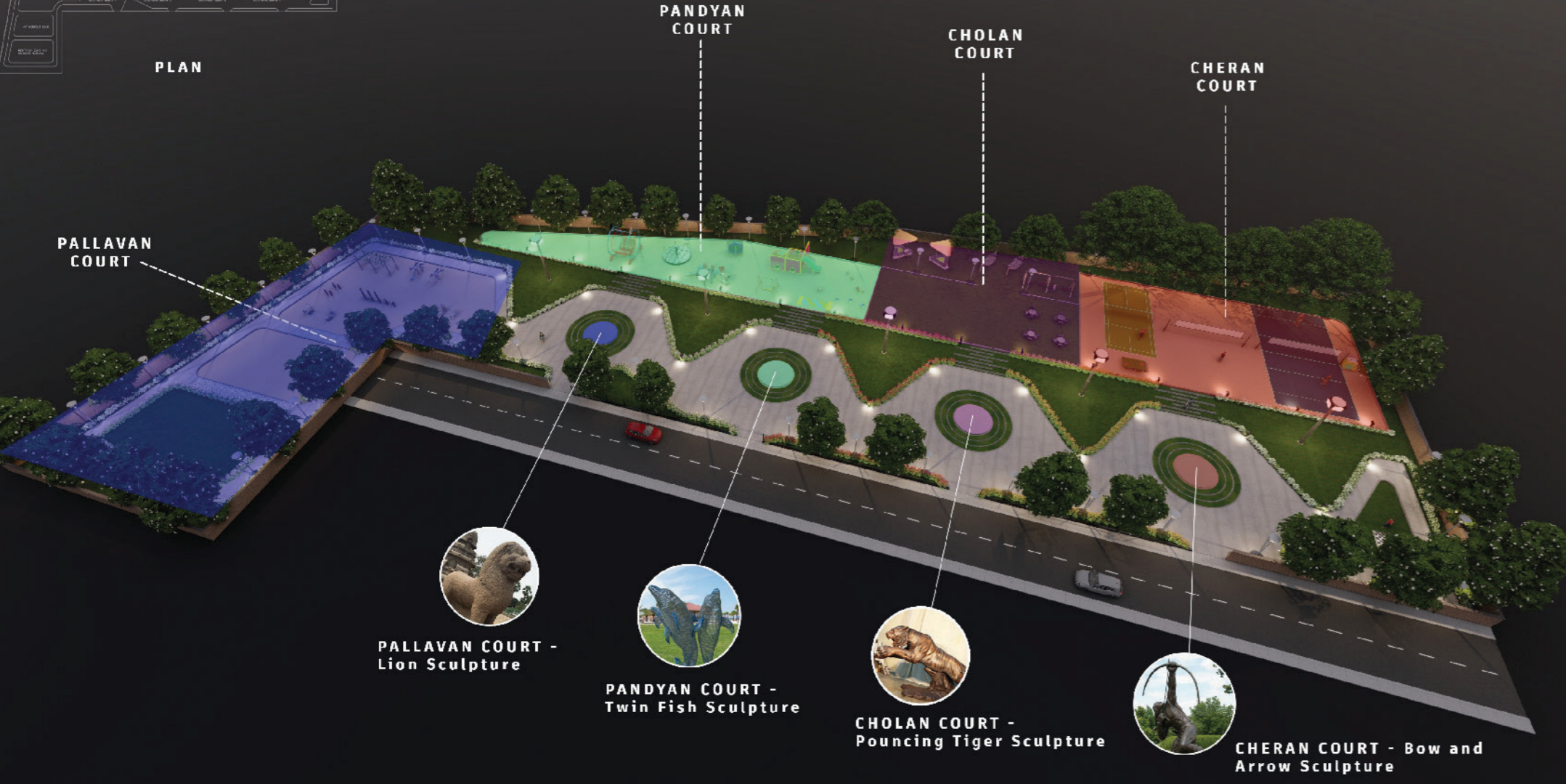
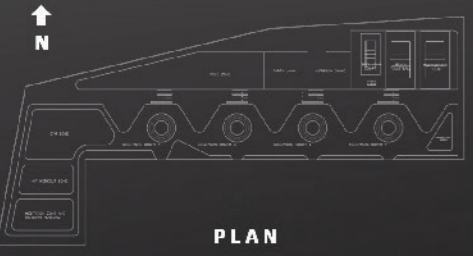
PLOT NO.	SQM	AREA	SQF
1	464.51	5000.00	
2	464.51	5000.00	
3	464.51	5000.00	
4	464.51	5000.00	
5	464.51	5000.00	
6	464.51	5000.00	
7	464.51	5000.00	
8	464.51	5000.00	
9	464.51	5000.00	
10	464.51	5000.00	
11	464.51	5000.00	
12	464.51	5000.00	
13	464.51	5000.00	
14	464.51	5000.00	
15	464.51	5000.00	
16	464.51	5000.00	
17	464.51	5000.00	
18	464.51	5000.00	
19	464.51	5000.00	
19A	392.51	4225.00	
20	464.51	5000.00	
21	464.51	5000.00	
22	464.51	5000.00	
23	464.51	5000.00	
24	464.51	5000.00	
25	464.51	5000.00	
26	464.51	5000.00	
27	464.51	5000.00	
28	464.51	5000.00	
29	464.51	5000.00	
30	464.51	5000.00	
31	464.51	5000.00	
32	464.51	5000.00	
33	464.51	5000.00	
34	464.51	5000.00	
35	464.51	5000.00	
36	464.51	5000.00	
37	464.51	5000.00	
38	464.51	5000.00	
39	464.51	5000.00	
40	371.61	4000.00	
40A	384.43	4138.00	
41	273.13	2940.00	
42	222.97	2400.00	
43	222.97	2400.00	
44	222.97	2400.00	
45	222.97	2400.00	
46	222.97	2400.00	
47	222.97	2400.00	
47A	222.97	2400.00	
48	222.97	2400.00	
48A	222.97	2400.00	
49	222.97	2400.00	
50	222.97	2400.00	
51	222.97	2400.00	
52	222.97	2400.00	
53	222.97	2400.00	
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55	222.97	2400.00	
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57	222.97	2400.00	
58	222.97	2400.00	
59	222.97	2400.00	
60	222.97	2400.00	
61	222.97	2400.00	
62	222.97	2400.00	
63	258.55	2783.00	
64	224.36	2415.00	
65	222.97	2400.00	
66	222.97	2400.00	
67	222.97	2400.00	
68	222.97	2400.00	
69	222.97	2400.00	
70	222.97	2400.00	
71	222.97	2400.00	
72	222.97	2400.00	
73	222.97	2400.00	
73A	222.97	2400.00	
74	222.97	2400.00	
75	222.97	2400.00	
76	222.97	2400.00	
77	222.97	2400.00	
78	222.97	2400.00	
79	222.97	2400.00	
79A	222.97	2400.00	
80	222.97	2400.00	
81	222.97	2400.00	
82	222.97	2400.00	
83	222.97	2400.00	
84	222.97	2400.00	
85	222.97	2400.00	
86	209.03	2250.00	

PLOT NO.	SQM	AREA	SQF
87	337.24	3630.00	
88	222.97	2400.00	
89	222.97	2400.00	
90	222.97	2400.00	
91	222.97	2400.00	
92	222.97	2400.00	
93	222.97	2400.00	
94	222.97	2400.00	
95	222.97	2400.00	
96	222.97	2400.00	
97	222.97	2400.00	
98	222.97	2400.00	
99	222.97	2400.00	
100	222.97	2400.00	
101	222.97	2400.00	
102	222.97	2400.00	
103	222.97	2400.00	
104	222.97	2400.00	
105	222.97	2400.00	
106	222.97	2400.00	
107	222.97	2400.00	
108	222.97	2400.00	
109	222.97	2400.00	
110	394.37	4245.00	
111	358.14	3855.00	
112	222.97	2400.00	
113	222.97	2400.00	
114	222.97	2400.00	
115	222.97	2400.00	
116	222.97	2400.00	
117	222.97	2400.00	
118	222.97	2400.00	
119	222.97	2400.00	
120	222.97	2400.00	
121	222.97	2400.00	
122	222.97	2400.00	
123	222.97	2400.00	
124	222.97	2400.00	
125	222.97	2400.00	
126	222.97	2400.00	
127	222.97	2400.00	
128	222.97	2400.00	
129	222.97	2400.00	
130	222.97	2400.00	
131	222.97	2400.00	
132	222.97	2400.00	
133	222.97	2400.00	
134	274.53	2955.00	
135	136.94	1474.00	
135A	120.87	1301.00	
136	83.61	900.00	
136A	83.61	900.00	
137	83.61	900.00	
137A	83.61	900.00	
138	83.61	900.00	
139	83.61	900.00	
139A	83.61	900.00	
140	83.61	900.00	
140A	83.61	900.00	
141	83.61	900.00	
141A	83.61	900.00	
142	83.61	900.00	
143	222.97	2400.00	
144	222.97	2400.00	
145	222.97	2400.00	
146	222.97	2400.00	
146A	222.97	2400.00	
147	222.97	2400.00	
148	111.48	1200.00	
149	83.61	900.00	
149A	83.61	900.00	
150	83.61	900.00	
150A	83.61	900.00	
151	83.61	900.00	
151A	83.61	900.00	
152	83.61	900.00	
153	83.61	900.00	
153A	83.61	900.00	
154	83.61	900.00	
154A	83.61	900.00	
155	168.25	1811.00	
156	150.13	1616.00	
156A	141.12	1519.00	
157	83.61	900.00	
157A	83.61	900.00	
158	83.61	900.00	
158A	83.61	900.00	
159	83.61	900.00	
159A	83.61	900.00	

PLOT NO.	SQM	AREA	SQF
160	83.61	900.00	
161	83.61	900.00	
162	83.61	900.00	
163	83.61	900.00	
164	83.61	900.00	
165A	111.48	1200.00	
166	222.97	2400.00	
167A	222.97	2400.00	
168	222.97	2400.00	
169	222.97	2400.00	
170	222.97	2400.00	
171	83.61	900.00	
171A	83.61	900.00	
172	83.61	900.00	
173	83.61	900.00	
173A	83.61	900.00	
174	83.61	900.00	
174A	83.61	900.00	
175	83.61	900.00	
176	83.61	900.00	
177	83.61	900.00	
178	83.61	900.00	
179	83.61	900.00	
180	104.52	1125.00	
181	87.79	945.00	
182	296.92	3196.00	
183	167.22	1800.00	
184	167.22	1800.00	
185	167.22	1800.00	
186	167.22	1800.00	
187	167.22	1800.00	
188	167.22	1800.00	
189	167.22	1800.00	
190	167.22	1800.00	
191	128.21	1380.00	
192	128.21	1380.00	
193	222.97	2400.00	
194	222.97	2400.00	
195	222.97	2400.00	
196	222.97	2400.00	
197	167.22	1800.00	
198	167.22	1800.00	
199	167.22	1800.00	
200	167.22	1800.00	
201	167.22	1800.00	
202	167.22	1800.00	
203	167.22	1800.00	
204	167.22	1800.00	
205	167.22	1800.00	
206	167.22	1800.00	
207	167.22	1800.00	
208	167.22	1800.00	
209	167.22	1800.00	
210	167.22	1800.00	
211	222.97	2400.00	
212	222.97	2400.00	
213	222.97	2400.00	
214	222.97	2400.00	
215	128.21	1380.00	
216	128.21	1380.00	
217	167.22	1800.00	
218	167.22	1800.00	
219	167.22	1800.00	
220A	167.22	1800.00	
220	167.22	1800.00	
221A	167.22	1800.00	
222	235.60	2536.00	
223	248.05	2670.00	
224A	222.97	2400.00	
224	167.22	1800.00	
225A	167.22	1800.00	
226	167.22	1800.00	
227A	139.35	1500.00	
227	139.35	1500.00	
228	156.08	1680.00	
229	156.08	1680.00	
230	167.22	1800.00	
231	167.22	1800.00	
232	167.22	1800.00	
233	167.22	1800.00	
234	167.22	1800.00	
235	167.22	1800.00	
236	167.22	1800.00	
237	167.22	1800.00	
238	167.22	1800.00	
239	167.22	1800.00	

PLOT NO.	SQM	AREA	SQF
240	167.22	1800.00	
241	167.22	1800.00	
242	167.22	1800.00	
243	167.22	1800.00	
244	167.22	1800.00	
245	167.22	1800.00	
246	167.22	1800.00	
247	167.22	1800.00	
248	167.22	1800.00	
249	167.22	1800.00	
250	250.84	2700.00	
251	216.00	2325.00	
252	167.22	1800.00	
253	167.22	1800.00	
254	222.97	2400.00	
255	270.35	2910.00	
256	235.51	2535.00	
257	222.97	2400.00	
258	167.22	1800.00	
259	167.22	1800.00	
260	167.22	1800.00	
261	167.22	1800.00	
262	167.22	1800.00	
263	222.97	2400.00	
264	222.97	2400.00	
265	222.97	2400.00	
266	167.22	1800.00	
268	167.22	1800.00	
269	167.22	1800.00	
270	167.22	1800.00	
271	156.08	1680.00	
272			

G SQUARE DYNASTY PARK PLAN



PALLAVAN COURT - Lion Sculpture

PANDYAN COURT - Twin Fish Sculpture





CHOLAN COURT - Pouncing Tiger Sculpture

CHERAN COURT - Bow and Arrow Sculpture

A THROWBACK TO OUR HISTORY

In context to the location, the park has been divided into four zones. Each zone will have specific sculpture courts which acts as a focal point represents the four dynasties of south India like Chera, Chola, Pandya and Pallava dynasties which are represented by sculptures in each zones by their emblems like bow and arrow for Cheran, pouncing tiger for Cholan, twin fish for Pandyan and bull & lion for the pallavan dynasty which are represented in the courts of the specific region. All the basic amenities are placed around these courts respectively.

AMENITIES

CHERAN COURT 	CHOLAN COURT 	PANDIYAN COURT 	PALLAVAN COURT 
01. Sculpture court	08. Sculpture court	15. Sculpture court	28. Sculpture court
02. Joggers path	09. Party lawn	16. Circular swing	29. Ski trainer
03. Badminton court	10. Adult swing	17. Kids jungle gym	30. Air walker
04. Beach volley ball	11. Alfresco dining	18. Kids fun station	31. Workout spinner
05. Outdoor table tennis	12. Hammock garden	19. Kids merry go	32. Pendulum double
06. Outdoor chess garden	13. Shaded canopies	20. Kids trampoline	33. Step trainer
07. Multipurpose ground	14. Solar cycling	21. Kids doodle corner	34. Workout twister
		22. Kids mushroom stepping pods	35. Workout bicycle
		23. Kids rope climber	36. Abs trainer
		24. Kids rock climbing wall	37. Leg press
		25. Kids hopscotch	38. Shoulder press
		26. Toddlers rockers	39. Horizontal bars
		27. Toddlers spring rider	40. Meditation zone
			41. Outdoor aerobics
			42. HIIT workout zone
			43. Reflexology pathway

CHOLAN COURT



CHERAN COURT



KIDS ZONE



CONNECTING PATHWAY



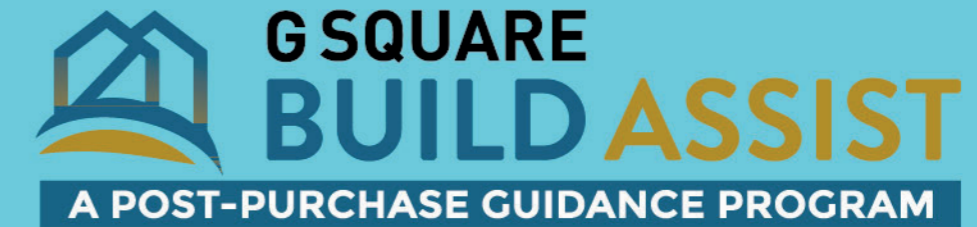
OUTDOOR GYM



OUTDOOR CHESS



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LOCATION ADVANTAGES



S C H O O L S

Maamallan Public School	4 Mins
St. Joseph High School, Koothavakkam	5 Mins
SRS Vidya Mandir	4 Mins
Gateway International School	5 Mins
GSS Jain Gurukul	15 Mins



R E S T A U R A N T S

Gossip Inn	5 Mins
Hotel four points	5 Mins
Hotel Mamalla Bhavan	6 Mins
Sri Ananda Bhavan	6 Mins
Wok To Dhaba Restaurant	8 Mins
Antony's Seafood Restaurant	8 Mins
Arabian Garden Seafood Restaurant	8 Mins
Le Yogi Restaurant	8 Mins
Radisson Blu Resort Temple Bay	8 Mins
Welcome hotel By ITC Hotels	10 Mins
Kaldan Samudhra Palace	10 Mins
Santana Beach Restaurant	12 Mins



E N T E R T A I N M E N T

Marutham Village Resort	4 Mins
India Sea Shell Museum	7 Mins
Shri Dharmaraja Cave Temple	7 Mins
Bodhiwoods Resort	7 Mins
Arjuna's Penance	7 Mins
Shore Temple	8 Mins
Mahabalipuram Beach	10 Mins
Chariot Beach Resort	10 Mins
Tiger Cave	10 Mins
Esthell Village Resort	15 Mins



C O L L E G E S

Dhanalakshmi Srinivasan Arts and Science College	5 Mins
GSS Jain college	9 Mins
Aarupadai Veedu Institute of Technology	9 Mins
Vinayaka Missions AVIT College	9 Mins
Prist College of Engineering	10 Mins
Great Lakes Institute of Management	10 Mins
PRIMS College	11 Mins



H O S P I T A L S

Moorthy Hospital	6 Mins
D.A.E Hospital	20 Mins
Shri Sathya Sai Hospital	25 Mins



T R A N S I T

Perumaleri Bus Stop	2 Mins
Ambal Nagar Bus Stop	2 Mins
Poonjeri Toll Gate	3 Mins
Paiyanoor Bus Stop	5 Mins
Mahabalipuram Bus Stop	8 Mins

LOCATION MAP



PAYMENT PATTERN

- ₹1L 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

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Ganika Jain
G Square Symphony



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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.



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as your neighbours
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too!

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for each referral.



To refer: 89393 40002 or
referral@gsquarehousing.com



G SQUARE GROUP

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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 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.

TN/01/Regularization-Layout/023/2023 | www.rera.tn.gov.in