

BUILD A
HAPPY HOME
IN THE HUB
OF GROWTH

 G SQUARE
Mayflower

VILLA PLOTS AT MADHAVARAM



About **G** SQUARE

GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.



South India's Largest Plot Promoter & TN's No.1 Real Estate Developer



100+ Premium Projects



100% Clear Titles & Transactions



G Square Build Assist: Post Purchase Guidance for Easy Villa Construction



10,000+ Happy Customers



11 Years of Expertise



2000+ Acres of Land Delivered So Far



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





Awards & Recognitions



Best Luxurious Plotted
Development
- G Square
Beachwalk



Best Luxurious
Plotted
Developer



Best Legal &
Documentation
Process



Excellence in
Customer
Satisfaction



The Best in
Legal &
Documentation
Process



The Best in
Customer
Satisfaction



Prestigious Brands
of India
(Real Estate)
- G Square



Brand of the
Decade
(Land Acquisition)
- G Square



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



Most Trusted
Real Estate
Developer of
South India



Fastest Growing
Real Estate
Company



Build your forever home in the land of dreams & prosperity

Presenting G Square Mayflower. Residential plots in the fast-developing Madhavaram, the newest hotspot of immense growth. Madhavaram is rapidly gaining popularity for its ease of connectivity, transport network, good infrastructure, superior amenities and harmonious neighbourhoods.

G Square Mayflower residential plots are strategically positioned close to a plethora of schools, colleges, hospitals, IT companies, MNCs, shopping and lifestyle centres. It's the perfect place to start your dream life, where your children can live their best childhood years, where you can enjoy the ideal work-life balance, where your investment will maximize and where your every wish will be fulfilled.

Salient Features



90 villa plots in a secured community in an overall land area of 3.94 acres at Madhavaram



Plots ranging from 820 - 1798 sq.ft



Just 100m from Madhavaram and Manjampakkam upcoming Metro Jn.



Bang on Ennore Bypass



100m from MMBT



1 min from Madhavaram Jn.



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

Press Releases

Tamil Nadu govt likely to extend metro rail phase 2 lines, link Sriperumbudur



CHENNAI: The state government will carry out feasibility studies to extend three corridors of metro rail phase-2, which includes a proposal for a line to Sriperumbudur via Thirumazhisai.

The 118.9km phase-2 lines of metro rail estimated to cost ₹61,843 crore is currently under construction and is expected to be ready by 2025.

Finance minister PTR Palanivel Thiagarajan told the assembly that a feasibility study will be conducted to extend Light House to Poonamallee bypass corridor-4 of phase-2 to Sriperumbudur.

The extension of the line is to cater to the Thirumazhisai satellite town, intercity bus terminuses and the growing number of factories and companies along the Chennai-Bengaluru national highways. Already, preparation of a detailed project report is underway for a 4km stretch from Poonamallee bypass to Thirumazhisai satellite township. This stretch could be further extended into Sriperumbudur.

The metro line to Sriperumbudur may also be an advantage as the two sites now identified for a second airport for Chennai - Pannur and Parandur - are near Sriperumbudur. Southern Railway is also going to do the final location survey for a line from Avadi to Sriperumbudur.

The government has announced feasibility studies to extend metro rail's corridor-5 from Thirumangalam to Avadi via Mogappair and Ambattur. At present, the proposed corridor-5 links Madhavaram with Sholinganallur via Koyambedu, Alandur and Madipakkam. The extension is expected to ease traffic congestion in the densely populated northwest greater Chennai localities, the minister said in the assembly.

Metro rail's Madhavaram-Siruseri Sipcot via OMR corridor-3 will be extended from Siruseri to Kelambakkam for which a study will be conducted to assess the need for transport services for the growing residential complexes and commercial development along this stretch.

The government is also going to consider a link between GST Road (NH45) and Rajiv Gandhi Salai using a metro rail line by extending corridor-3 further from Kelambakkam to Kilambakkam bus terminus via Mambakkam and Vandalur. This is to cater to the transport needs arising from the developments happening in the stretch, the minister said.

CMRL has submitted a detailed project report to the government for an elevated extension from airport to Kilambakkam with 12 stations at an estimated ₹4,080 crore. This will link suburbs like Tambaram, Irumbulyur, Peerkankaranai, Perungalathur and Vandalur.

The existing Washermenpet-Wimco Nagar phase-1 extension line in north Chennai will get improved station access and an enhanced overall appearance at ₹30 crore to provide integrated multimodal transport services, he added.

Horticulture Park in Madhavaram will get nursery, exotic plant species



Plants under way to improve facilities for visitors at the botanical garden

The Horticulture Park at Madhavaram Milk Colony, one of the large urban lung spaces in north Chennai, may soon have exotic plant species and a nursery.

The 22-acre botanical garden has been one of the few recreational spaces for residents of several localities since 2018. Coracle rides in the 2.5-acre freshwater pond in the park resumed recently, bringing cheer to the regulars. The demand for these rides increase during the weekends, with nearly 100 visitors enjoying them on Sundays.

The Horticulture Department has proposed to add more greenery to the park and improve facilities for visitors. The botanical garden is home to about 800 Palmyra trees and nearly 700 species of various ornamental and medicinal plants.

Sources in the department noted that the pond was also a groundwater recharge source as the rainwater harvesting system of the park was linked to it. There are plans to add flowering beds to the 10 Palmyra tree islands in the pond. The waterbody will also be used for rearing ducks. A nursery has been proposed to encourage visitors to purchase medicinal/herbal plants that they see in the park.

Six CNG plants to make money out of waste in Chennai



Image used for representational purpose only.

CHENNAI: The city corporation is looking to generate revenue by recycling dry and wet waste through its 'Chetpet Bio-CNG' plant and sales of manure that will also ensure lesser garbage entering landfills. Chennai Corporation chief engineer (solid waste management) H Maheshwari said the civic body gets a royalty of ₹15 per kg of biogas generated. "About 4,000 kg of biogas is generated a day. We now plan to expand this to six locations including Madhavaram, Sriperumbudur and Koyambedu."

The plant at Chetpet can process 100 tonnes of waste a day. In addition, the corporation plans to set 50 tonnes of manure daily. "We propose to standardise the bags, and price of manure in all zones," corporation commissioner Gagandeep Singh Bedi said.

About 600 tonnes of wet garbage, kitchen and vegetable waste is collected and processed in the 208 micro-composting centres daily. "Ultimately, we get about 10% by weight as manure from the original voluminous garbage. Our aim is to set all the 50 tonnes a day to farmers and households," he said.

The corporation is teaching residents to create terrace gardens and is using the manure for medians and parks.

Mayor H Raja, in a meeting chaired this week on waste recycling, said in April the corporation had sold 15,534 kg of manure generated at its composting centres for ₹1,38,080. The corporation further collected ₹17,82,220 by selling 2,79,852 kg of dry waste this month. Sources at the meeting said officials were instructed to expand waste recycling work as potential source of revenue to reduce garbage at landfills.

Why Madhavaram is the developmental gold mine?



Best Price

Madhavaram's competitive real estate prices in comparison to South and Central Chennai offer a cost advantage of 20-30 percent. By investing relatively less, investors are guaranteed with proper appreciation and reduced risks.



Transport Hub

Madhavaram is the hub of leading transport companies. The 100 acres truck terminal was developed by CMDA in 1992, providing quick access to the city, port and railways.



Chennai's Largest Land Area

Not far away from Anna Nagar, Madhavaram has the largest land area in Chennai consisting of five revenue blocks, with residential & commercial spaces.



Flourishing Social Infrastructure

Madhavaram has experienced many new projects coming up with superior amenities such as gym, convention halls, etc. It is also becoming a favoured destination due to its high-quality groundwater and close proximity to areas like Perambur and Parry's Corner.



Ornamental Botanical Garden

Madhavaram has a sprawling botanical garden, spanning eight hectares. Spend your weekend here watching birds flying and children playing & dancing.



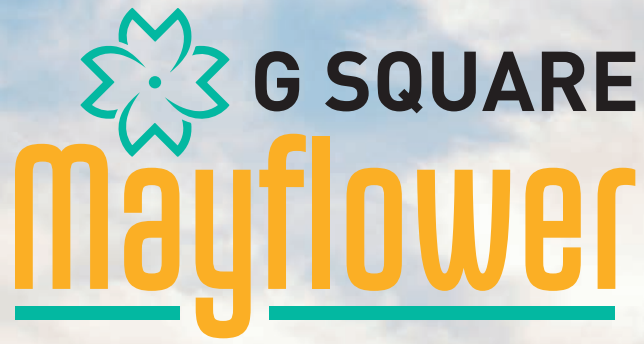
Metro Connectivity

With plans underway, and the government negotiating mergers between CMRL and MRTS at Chennai's Phase 2, the Chennai Metro at Madhavaram will be operational in the very near future.



Traffic-Regulated Area

With relatively better traffic regulation, thanks to major residential projects, Madhavaram is ideal for peaceful living.



G SQUARE
Mayflower



42 Reasons to Buy

Location

1. The only CMDA approved secured plot community situated at Madhavaram comprising 90 plots spread across 3.94 acres with world-class amenities.
2. Located right within Madhavaram bang on Ennore bypass.
3. Madhavaram is closely connected to the established areas of Perambur, Kolathur, MKB Nagar, Ambattur and Anna Nagar.
4. One of the recently most transformed areas, Madhavaram which has the largest land area in Chennai houses some of the best residential communities.
5. Close to major industrial hubs like Ambattur, Perambur, Red Hills and Puzhal.
6. Madhavaram bus stop is just 1 min away.
7. Upcoming Madhavarm & Manjampakkam metro is 100 meters away making it more connected to other parts of the city.
8. Educational institutions like Jayagovind Harigopal Agarwal Agarsen College, St. Anne's Arts and Science College, Narayana Junior College, Omayal Achi College of Nursing, Chevalier T. Thomas Elizabeth College for Women, Sri Mittapalli College of Engineering, Velammal Engineering College, Thiruthangal Nadar College, Sree Muthukumaraswamy College, Apollo Arts & Science College and Annai Violet Arts and Science College are nearby.
9. Close to hospitals such as Prashanth Super Speciality Hospital, St. Anthony's Hospital, Lake View Hospital, Aishwarya Hospital, Madhavaram K.M.Multispeciality Hospital, Sathiya Multispeciality Hospital, KVT Speciality Hospital and The Madras Medical Mission Hospital etc.
10. Entertainment avenues are in close proximity.

Price

11. Affordable plots at a premium location that is easily accessible from major areas such as Ambattur, Perambur, Red Hills, Puzhal and Anna Nagar etc.
12. The only rightly priced CMDA approved plot community just 2 mins from Madhavaram Roundtana.
13. Unapproved plots are sold at that price whereas G Square Mayflower is a CMDA approved plot.
14. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Mayflower, 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 black top 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. CMDA 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. Only 90 plots spread across 3.94 acres.
30. Road width within the property are 20 and 24 ft.
31. Approach road width is 30 ft.
32. 90 residential plots ranging from 820 sq.ft to 1798 sq.ft
33. Hotspot property with good appreciation.

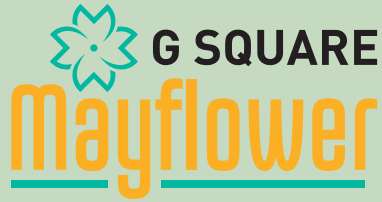
G Square Build Assist for Easy Villa Construction

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 bungalow 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.

Payment Terms

- ₹1L - At the time of booking
- 10% - Within 7 days from the date of booking
- 40% - Within 10 days from the of booking
- 50% - On registration / within 15 days from the date of booking whichever is earlier

Site Plan



LEGENDS:

- PHASE 1 - RESIDENTIAL PLOTS
- PHASE 2 - RESIDENTIAL PLOTS
- PUBLIC PURPOSE

PLOT NUMBER
1
2
3
4
5
6
7A
7B
9
10
11
12A
12B
14
15
16
17



Area Statement

PHASE 1

PLOT NO	SQ.M	SQ.FT
1	153.09	1647.86
2	108.48	1167.68
3	109.01	1173.38
4	112.01	1205.68
5	109.7	1180.81
6	130.74	1407.29
7A	111.82	1203.63
7B	111.33	1198.36
9	111.96	1205.14
10	112.45	1210.41
11	112.92	1215.47
12A	111.51	1200.29
12B	111.64	1201.69
14	140.35	1510.73
15	126.95	1366.49
16	140.17	1508.79
17	133	1431.61

PHASE 1

PLOT NO	SQ.M	SQ.FT
18	126	1356.26
19	126	1356.26
20	126	1356.26
21	126	1356.26
22	126	1356.26
23	141.62	1524.44
24	142.749	1536.55
25	145.875	1570.2
26	126.56	1362.29
27	140	1506.96
28	112	1205.57
29	112	1205.57
30	112	1205.57
31	120.64	1298.57

PHASE 1

PLOT NO	SQ.M	SQ.FT
32	111.8	1203.42
33	112	1205.57
34	112	1205.57
35	112	1205.57
36	140	1506.96
37	126.56	1362.29
38	145.875	1570.2
39	141.624	1524.44
40	142.8	1537.1
41	126	1356.26
42	126	1356.26
43	126	1356.26
44	126	1356.26
45	133	1431.61
46	127.83	1375.96
47	134.6	1448.83
48	167.04	1798.02
49	102.875	1107.35
50	93.6	1007.51
51	85.92	924.84
52	81.17	873.71
53	93.6	1007.51
54	102.875	1107.35
55	87.195	938.57
56	84	904.18
57	78.81	848.31
58	82.31	885.98
59	84	904.18
60	87.195	938.57
61	94.875	1021.23
62	86.4	930.01

PHASE 1

PLOT NO	SQ.M	SQ.FT
63	85.12	916.23
64	93.14	1002.56
65	86.4	930.01
66	94.875	1021.23
67	104.306	1122.75
68	105.76	1138.4
69	105.08	1131.08
70	104.306	1122.75
71	74.06	797.18
72	76.18	820

PHASE 2

PLOT NO	SQ.M	SQ.FT
1	124.36	1338.61
2	118.97	1280.59
3	120.84	1300.72
4	140.43	1511.59
5	144.06	1550.66
6	126	1356.26
7A	126	1356.26
7B	126	1356.26
9	126	1356.26
10	126	1356.26
11	126	1356.26
12A	144.06	1550.66
12B	128.1367	1379.26
14	103.9012	1118.39
15	107.59	1158.1
16	109.4	1177.58
17	114.05	1227.63
18	128.44	1382.53



Location Map



Location Advantages

Schools

- St. Joseph's Academy Matriculation School - 2 mins
- Sri Chaitanya School - 3 mins
- Greenfield Chennai International School - 6 mins
- Acharya Mahashraman Terapanth Jain Public School - 6 mins
- Godson Matric Higher Secondary School - 12 mins

Colleges

- Jayagovind Harigopal Agarwal Agarsen College - 7 mins
- St. Anne's Arts and Science College - 7 mins
- Narayana Junior College - 9 mins
- Omayal Achi College of Nursing - 10 mins
- Chevalier T. Thomas Elizabeth College for Women | Arts and Science College - 11 mins
- Sri Mittapalli College of Engineering - 11 mins
- Velammal Engineering College - 12 mins
- Thiruthangal Nadar College - 15 mins
- Sree Muthukumaraswamy College - 15 mins
- Apollo Arts & College - 15 mins
- Annai Violet Arts and Science College - 20 mins

Restaurants

- New Punjabi Dhaba - 3 mins
- Maruthi Restaurant North Indian - 3 mins
- Shri Vishnubhavan - 4 mins
- Turning Point Restaurant - 8 mins
- Arabian Nights Restaurant - 8 mins
- The Amour Restaurant Family Cuisine - 9 mins
- ChefMode - The Glocal Kitchen - 9 mins
- Aqua Green Hotels and Resorts - 13 mins
- Tasty Kitchen - 14 mins

Hospitals

- Prashanth Super Speciality Hospital - 6 mins
- St. Anthony's Hospital - 9 mins
- Lake View Hospital - 9 mins
- Aishwarya Hospital - 9 mins
- Madhavaram K.M. Multispeciality Hospital - 9 mins
- Sathiya Multispeciality Hospital - 10 mins
- KVT Speciality Hospital - 12 mins
- The Madras Medical Mission Hospital - 22 mins

Transit

• Madhavaram Inter - City Bus Terminus	-	1 min
• Madhavaram Mofussil Bus Terminus	-	1 min
• Vinayapuram Bus Depot	-	10 mins
• Puzhal Bus Stand	-	12 mins
• Surapattu Toll Plaza	-	12 mins
• Kumaran Nagar Bus Terminus	-	14 mins
• Villivakkam Railway Station	-	15 mins
• Perambur Railway Station	-	18 mins
• Korattur Railway Station	-	19 mins

Entertainment

• Sri Ganga Cinemas	-	10 mins
• Ayya Vaikundar Dharmapathi	-	16 mins
• Sivasakthi Cinemas	-	18 mins
• Spectrum The Grand Venus Mall	-	18 mins
• SKLS Galaxy Mall	-	18 mins
• SPI S2 Cinemas Perambur	-	20 mins
• Chennai Rail Museum	-	21 mins
• Bharathiyar Nagar Beach	-	24 mins
• VR Mall Chennai	-	25 mins
• Rakki Cinemas	-	25 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 headaches while buying the plot because of the support given by them.



Get your friends as your neighbours
and get rewarded too!



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 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.