

HAPPY OWNERS OF G SQUARE PLOTS

Mr Balakrishnan ★★★★★
G Square

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 generations.

Vinisha ★★★★★
G Square

Over the past two years, I have visited several plot schemes (near Coimbatore). I've spoken to the salespeople and have some background in this. I'll do my best to inform you that Real estate agents charge extremely expensive commissions, so I would advise against using them. Regarding brand names, if you want to invest in plots, I'd recommend G Square. They are a fantastic group of skilled sales representatives who treat you respectfully and are very quick to respond. They have helped me every step since I registered to buy a house in G Square. A year ago, I purchased a plot, built the house, and I have been really happy with the result. I have completely enjoyed the journey.



GET YOUR FRIENDS AS YOUR NEIGHBOURS AND GET REWARDED TOO!



To refer: 89393 40002 or
referral@gsquarehousing.com

Get 0.5% referral bonus with every booking.



REGISTERED ADDRESS:

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

CORPORATE OFFICE:

8th Floor, Menon Eternity, 1st Main Rd, Austin Nagar, Alwarpet, Chennai, Tamil Nadu - 600028

REGIONAL OFFICE:

1B, Floor, Krishnamal, Bus Stop, 348, Avinashi - Coimbatore Rd, Peelamedu, Coimbatore, Tamil Nadu 641004

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

Disclaimer: Plans are subject to change as per actual site


G SQUARE
REGAL PARK

WITH
EXCEPTIONAL CONNECTIVITY &
50+ AMENITIES,

Don't think twice, just invest!



About G Square



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



12+ years of experience



100+ premium projects



12,000+ happy customers



2000+ acres of land delivered so far



100% clear titles & transactions



Committed 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



Transparent
Real Estate Brand



Most Promising
Real Estate Company
from South India



Brand of the
Decade G Square



The Best in
Social Responsibility
G Square



Brand of the
Decade G Square



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



Most Developed
Real Estate
Developer
of South India



The Best in
Legal and
Documentation
Process



The Best in
Customer
Satisfaction



The Best in
Legal and
Documentatin
Process



Excellence in
Customer
Satisfaction



Best Luxurious
Plot Developer



Best Luxurious
Plotted Development
G Squafre-Beach walk



About the Project

Introducing **G Square Regal Park**, Mannivakkam's finest villa and plot community, spread across 23.53 acres with 386 meticulously planned units ranging from 550 to 4600 sq.ft. This ready-to-construct villa community offers over 50+ world-class amenities, perfect legal documentation, well-laid internal roads, and 24x7 surveillance, ensuring a secure and luxurious lifestyle.

Strategically located, G Square Regal Park provides unmatched connectivity. It is minutes away from key transit hubs. The community is surrounded by top educational institutions along with easy access to leading healthcare facilities and major IT hubs makes it an ideal choice for fine living.

With exclusive post-purchase guidance through G Square Build Assist and 1 year of free maintenance, G Square Regal Park is designed to help you effortlessly build your dream villa while enjoying a serene and well-connected lifestyle.



50+ world-class amenities,



23.53 acres

24x7 CCTV



Salient Features

- Plots spread across 23.53 Acres
- Ranging from 550 to 4600 Sq.ft
- Total No. of 386 units.
- 50+ World class Amenities
- Very close to Peri Institute
- 1 from Outer ring road and Vandalur Junction
- 4 mins from St Joseph Nursery and primary school
- 7 mins from Crescent College
- 13 mins from Madras Christian College
- 10 mins from Major IT hubs
- 15 mins from Oragadam Industrial corridor
- 5 mins from Kilambakkam Bus Terminus
- 7 mins from Vandalur Railway Station
- 13 mins from Tambaram railway station
- 15 mins from SRM Institutions
- 5 mins from Vandalur Zoological park.
- 22 mins from Chennai Airport
- 24x7 CCTV Surveillance
- 1 year free maintenance
- 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 Are Villas and Plots Better Investments Than Apartments?

Investing in a villa or plot is a forward-thinking choice for both homebuyers and investors. Unlike apartments, villas and plots provide the unique advantage of customization, allowing you to design your dream home from scratch without the constraints of pre-defined layouts. This offers unparalleled freedom to create a space that reflects your personal style and functional needs.

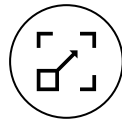
Moreover, the independent lifestyle associated with villas and plots ensures privacy and spacious living, enhancing your quality of life. Beyond lifestyle benefits, these properties come with significant financial advantages, such as higher appreciation value and complete ownership of both land and structure, making them a sound long-term investment.



Freedom to Build
Your Dream Home



Complete
Ownership



Maximum
Carpet Area



Faster
Appreciation



Hassle-Free
Patta Name Transfer

Choosing a villa or plot at G Square Regal Park means enjoying all these advantages in a prime, well-connected location with world-class amenities.

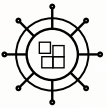


Why Are Mannivakkam and Vandalur the Ideal Choices for Serene Living and Strategic Investment?



Prime Locations:

Mannivakkam and Vandalur are ideal for serene living and strategic investment.



Excellent Connectivity:

Close to Kilambakkam Bus Terminus, Vandalur Railway Station, and Chennai Airport.



Proximity to Key Zones:

Near industrial corridors, IT hubs, and educational institutions like Madras Christian College, Crescent University, and SRM Institutions.



Urban Convenience:

Easy access to healthcare facilities, shopping centers, and recreational spots like Vandalur Zoological Park.



World-Class Amenities:

Residential communities with premium amenities enhance lifestyle and investment value.



Rapid Infrastructure Development:

Ongoing growth in infrastructure makes these areas attractive for long-term investment.



Press Articles

TAMIL NADU TOURISM DEPARTMENT ROLLS NEW PACKAGES FOR DESTINATIONS AROUND POLLACHI, VALPARAI

Charged at Rs 1,155 per person, the package includes breakfast, lunch and a snack and a visit to Aliyar dam, Monkey waterfalls, Solaiyar dam under among other places.



COIMBATORE: The state Tourism Department has introduced an one-day tour to various destinations in and around Pollachi and Valparai from Saturday.

The places include Aliyar dam, Monkey waterfalls near Pollachi and Balaji temple, Solaiyar dam, Nallamudi, Pooncholai and Koolangal river in Valparai. The department is charging Rs 1,155 per person and the package includes breakfast, lunch and a snack.

Coimbatore Forest Division District Forest Officer D Venkatesh who flagged off the vehicle from the Tamil Nadu hotel in Gandhipuram, said that the Tamil Nadu Tourism Development Corporation (TNTDC) with help from the state forest department is taking steps to make tourists aware of each and every tourist spot in the region since they are unique.

One such place is Baralikkadu where tribal people were given employment opportunities. It is also one of the best places for tourists to spend time leisurely. "Tamil Nadu is one of the leading States in the country when it comes to tourism as both domestic and international tourists visit the State frequently. People must know about adventure spots, eco-water, sports and mountaineering tourism and pay a visit along with their family," he said.

The tourism development corporation has also decided to introduce the one-day tour at Udagamandalam where people would be able to go to places such as the Pykara boat house, Baralikkadu, etc for Rs 1,200 per person, from Gandhipuram.

Apart from the tour to the neighbouring district, the corporation has also proposed to operate trips to Tamil Nadu Agriculture University (TNAU), gas forest museum, Courtallam, Isha yoga centre, Poondi Velliangiri temple for a cost of Rs 800.

District Tourist Officer T Aravinthakumar told TNIE that the new initiatives have been taken after receiving instructions from the tourism development corporation director who visited Coimbatore three months ago.

"We have implemented one-day tourism on a trial basis. If tourists unable to return within a day, we will extend the trip for another day. This will be done after getting suggestion from the tourists. We will start the next one-day tour if tourists approach us," he said.

PLAN TO DEVELOP TWO ROADS TO POLLACHI

The State Highways Department plans to widen the road between Zamin Uthukuli and Aachipatti and develop an alternative road from Coimbatore to Pollachi.

The Zamin Uthukuli to Aachipatti road is a rural road and it will be widened into a two-lane, straight one with paved shoulders. This is part of a ring road for Pollachi, according to officials in the Department



POLLACHI'S ASCENSION TO DISTRICT STATUS TO IGNITE UNPRECEDENTED DEVELOPMENT BOOM IN REAL ESTATE, INFRASTRUCTURE, TRADE, AND ECONOMY SECTORS

Coimbatore (Tamil Nadu) [India], January 24: In a significant move that is poised to reshape the landscape of southern Tamil Nadu, Pollachi, a prominent town in the Coimbatore district, is gearing up for a transformative journey as it is under discussion to be announced as a new district. This strategic development is expected to propel Pollachi into the ranks of major metropolitan cities, unlocking a plethora of opportunities and sparking a wave of advancements across various sectors.

1. Industrial and Trade Market Development: One of the primary catalysts for this transformation is Pollachi's dominance in agriculturally rich land, positioning it as an ideal hub for large to small-scale agro-based industries and goods markets. The region's strategic proximity to the Coimbatore International Airport will ensure seamless import and export trade, relieving nearby towns, including Madurai, Dindigul, Thiruvallur, Villupuram, and Chirappuram, from the necessity to travel to Coimbatore for business and trade management.

2. Social Infrastructural Development: The elevation of Pollachi to district status will herald a new era of social infrastructural development which is expected to initiate the establishment of newer roads, flyovers, transit points, and the installation of educational and healthcare facilities. This will not only enhance the quality of life for the residents but will also facilitate smoother connectivity within the district, fostering an environment conducive to growth and progress.

3. Commercial and Residential Realty Development: As the district will take shape, there will be a burgeoning anticipation of commercial and residential real estate development. Shopping complexes, cinema theatres, and various residential living spaces, including apartments and villas, are expected to dot the landscape. Notably, the rise of planned development communities will gain attention among real estate investors and potential home buyers. These communities which offer luxury amenities and secure community living, makes it an attractive option at comparable costs to ready-to-move-in residential properties. Such developments are also expected to contribute significantly to the appreciation of land values within the new district.

In conclusion, Pollachi's elevation to district status marks the dawn of a new era, promising multifaceted development that extends beyond economic realms, the fusion of industrial growth, enhanced social infrastructures, and dynamic real estate projects will position Pollachi as a beacon of progress in southern Tamil Nadu. As the district takes its place on the map, the ripples of change are set to redefine the region's trajectory, shaping a brighter and more prosperous future for Pollachi and its surrounding areas.

THE DINDIGUL-POLLACHI FOUR-LANE ROAD: TRANSFORMING POLLACHI'S REAL ESTATE LANDSCAPE



Coimbatore (Tamil Nadu) [India], January 20: Pollachi, a town on the brink of transformative development, is eagerly awaiting the completion of the Dindigul-Pollachi four-lane road (NH - 209), a project set to redefine both its infrastructure and real estate dynamics. With an estimated cost of Rs 3,649 crore and a total length of 131.9 km, the road is a beacon of progress, expected to be fully operational by 2024.

Phased Progress and Connectivity Boost
Divided into three phases-Kamalapuram to Oddanchatram, Oddanchatram to Madathukulam, and Madathukulam to Pollachi--the project is progressing at an impressive rate. While the first phase nears completion, the subsequent phases, each over 50% done, are poised for launch in late 2024. The road's strategic positioning is not only set to streamline the movement of trade container lorries but also promises enhanced accessibility for local tourists and travelers heading to Madurai and Rameswaran.

Impact on Commercial Developments:
The establishment of the Dindigul-Pollachi road is a harbinger of substantial growth in commercial developments along its route.

* **Malls and Shopping Complexes:** Proximity to the road is expected to attract the establishment of malls and shopping complexes, catering to the increased footfall from improved connectivity.

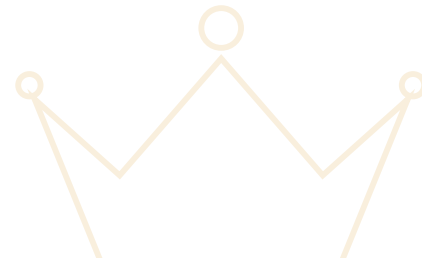
* **Educational Institutions:** The surge in population and accessibility will likely prompt the development of schools and colleges, addressing the educational needs of the growing community.

* **Healthcare Facilities:** Hospitals and healthcare centers are anticipated to emerge, ensuring the well-being of the expanding population.

Residential Developments and Land Appreciation
As commercial developments thrive, the residential real estate market in Pollachi is also poised for a significant upswing. Areas connected to the road network are expected to become prime locations for residential developments due to enhanced accessibility and upcoming improved infrastructure. The trend which has already seen massive success and prominence in Coimbatore is now seeing a spread in Pollachi as well.

In conclusion, the completion of the Dindigul-Pollachi four-lane road is not merely a transportation milestone but a catalyst for holistic development. The burgeoning commercial establishments, coupled with flourishing residential developments, are set to redefine Pollachi's real estate landscape. As organized plotted developments gain momentum, the town is poised for significant growth, offering a harmonious blend of modern living spaces and enhanced infrastructure. Pollachi, with its strategic road network, is on the cusp of becoming a real estate hub, beckoning investors and residents alike to be a part of its promising future.

(ADVERTORIAL DISCLAIMER: The above press release has been provided by NewsVair. ANI will not be responsible in any way for the content of the same)



Reasons To Buy

Location

- CMDA-approved villa and plot community in Mannivakkam, offering 50+ world-class amenities.
- Just 5 minutes from Kilambakkam Bus Terminus and 7 minutes from Vandalur Railway Station, with excellent access to Chennai Airport.
- A serene villa community in a prime location, blending peaceful living with exceptional connectivity.
- Located in a safe and rapidly developing neighborhood.
- Well-laid internal blacktop roads with widths of 60 ft, 30 ft, and 24 ft.
- Easy access to public transport and major roadways, including Outer Ring Road and GST Road.
- Proximity to top educational institutions like PERI Institute, Crescent University, Madras Christian College, and SRM Institutions.
- Close to leading healthcare facilities such as Annai Arul Hospital, Hindu Mission Hospital, and Rela Hospital.
- Nearby entertainment hubs, including Vandalur Zoo, shopping centers, and dining options, offering a vibrant lifestyle.

Price

- Affordable villa and plot community offering excellent connectivity and a serene environment.
- Unlike unapproved plots often sold at high prices, G Square Regal Park provides CMDA-approved plots at competitive rates.

- While apartment buyers typically compromise with 65% carpet area and 30% UDS, G Square Regal Park allows you to own both the villa and the land fully, offering greater value for your investment.
- Located in a rapidly developing, prime neighborhood, G Square Regal Park ensures premium living at a reasonable price.

Features

- 1 years of free maintenance
- 24x7 CCTV surveillance
- State of the art infrastructure like black top roads and LED street lights
- Ready-to-construct villa and plot community
- Essential amenities like water, electricity, drainage, etc. can be easily obtained

Legalities

- DTCP approved
- RERA approved
- Clear parent documents and titles
- Free patta after registration can be easily obtained
- Leading banks have approved the property
- Legal advice offered by leading lawyers
- Road gift deed is available
- Free from mortgages

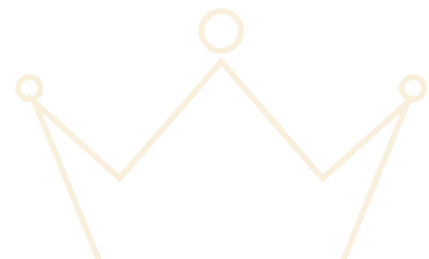


Product

- 386 premium residential plots spread across a sprawling 23.53-acre community.
- Ready-to-construct villa and plot community, strategically located in Mannivakkam, near Vandalur.
- Just 1 minute from PERI Institute and 5 minutes from Kilambakkam Bus Terminus.
- Residential plots ranging from 550 sq.ft. to 4600 sq.ft.
- Well-laid internal blacktop roads. of 60 ft, 30 ft, and 24 ft.

Build Assist : A Post Purchase Programme For Villa Construction

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G SQUARE EMERALD ENCLAVE

SITE PLAN

PHASE II

PLOT NO	AREA IN		PLOT NO	AREA IN	
	SQ.FT	CENTS		SQ.FT	CENTS
PLOT 1	1416.54	3.25	PLOT 58	602.78	1.38
PLOT 2	1948.82	4.47	PLOT 59	590.62	1.36
PLOT 3	2506.72	5.75	PLOT 60	775.01	1.78
PLOT 4	2527.28	5.80	PLOT 61	775.01	1.78
PLOT 5	2547.84	5.85	PLOT 62	775.01	1.78
PLOT 6	2568.40	5.90	PLOT 63	678.13	1.56
PLOT 7	2950.41	6.77	PLOT 64	679.42	1.56
PLOT 8	2065.40	4.74	PLOT 65	679.42	1.56
PLOT 9	1805.98	4.15	PLOT 66	804.18	1.85
PLOT 10	1648.72	3.78	PLOT 67	692.88	1.59
PLOT 11	1673.48	3.84	PLOT 68	773.72	1.78
PLOT 12	1719.55	3.95	PLOT 69	754.77	1.73
PLOT 13	1765.51	4.05	PLOT 70	735.72	1.69
PLOT 14	1811.58	4.16	PLOT 71	716.77	1.65
PLOT 15	1857.54	4.26	PLOT 72	699.12	1.60
PLOT 16	1903.61	4.37	PLOT 73	568.12	1.30
PLOT 17	1949.58	4.48	PLOT 74	537.34	1.23
PLOT 18	2380.03	5.46	PLOT 75	957.78	2.20
PLOT 19	2417.92	5.55	PLOT 76	754.45	1.73
PLOT 20	2107.81	4.84	PLOT 77	737.87	1.69
PLOT 21	2139.02	4.91	PLOT 78	760.91	1.75
PLOT 22	2170.13	4.98	PLOT 79	1482.42	3.40
PLOT 23	2201.67	5.05	PLOT 80	1635.81	3.76
PLOT 24	2229.22	5.12	PLOT 81	1665.19	3.82
PLOT 25	1525.80	3.50	PLOT 82	1665.19	3.82
PLOT 26	1665.19	3.82	PLOT 83	1665.19	3.82
PLOT 27	1665.19	3.82	PLOT 84	1665.19	3.82
PLOT 28	1665.19	3.82	PLOT 85	1665.19	3.82
PLOT 29	1665.19	3.82	PLOT 86	1665.19	3.82
PLOT 30	1665.19	3.82	PLOT 87	1665.19	3.82
PLOT 31	1629.35	3.74	PLOT 88	1665.19	3.82
PLOT 32	1614.60	3.71	PLOT 89	1665.19	3.82
PLOT 33	1629.35	3.74	PLOT 90	1432.37	3.29
PLOT 34	1665.19	3.82	PLOT 91	1420.85	3.26
PLOT 35	1665.19	3.82	PLOT 92	1432.37	3.29
PLOT 36	1665.19	3.82	PLOT 93	1665.19	3.82
PLOT 37	1665.19	3.82	PLOT 94	1665.19	3.82
PLOT 38	2501.98	5.74	PLOT 95	1665.19	3.82
PLOT 39	1668.31	3.83	PLOT 96	1665.19	3.82
PLOT 40	1670.25	3.83	PLOT 97	1665.19	3.82
PLOT 41	1670.25	3.83	PLOT 98	1665.19	3.82
PLOT 42	1670.25	3.83	PLOT 99	1665.19	3.82
PLOT 43	1673.48	3.84	PLOT 100	2057.00	4.72
PLOT 44	1677.78	3.85	PLOT 101	2708.55	6.22
PLOT 45	1659.49	3.81	PLOT 102	1450.45	3.33
PLOT 46	1529.56	3.51	PLOT 103	1450.45	3.33
PLOT 47	1529.56	3.51	PLOT 104	1450.45	3.33
PLOT 48	1529.56	3.51	PLOT 105	1450.45	3.33
PLOT 49	763.92	1.75	PLOT 106	1450.45	3.33
PLOT 50	703.21	1.61	PLOT 107	1438.29	3.30
PLOT 51	775.01	1.78	PLOT 108	1679.72	3.86
PLOT 52	775.01	1.78	PLOT 109	1679.72	3.86
PLOT 53	775.01	1.78	PLOT 110	1679.72	3.86
PLOT 54	775.01	1.78	PLOT 111	1679.72	3.86
PLOT 55	775.01	1.78	PLOT 112	1668.96	3.83
PLOT 56	775.01	1.78	PLOT 113	1665.51	3.82
PLOT 57	590.62	1.36			



PHASE I

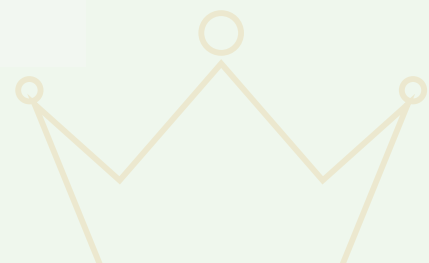
PLOT NO	AREA IN	
	SQ.FT	CENT
SHOP - 1	7036.64	16.15
SHOP - 2	6692.95	15.36
SHOP - 3	6689.83	15.36
SHOP - 4	6686.81	15.35
SHOP - 5	6683.69	15.34
SHOP - 6	8254.70	18.95

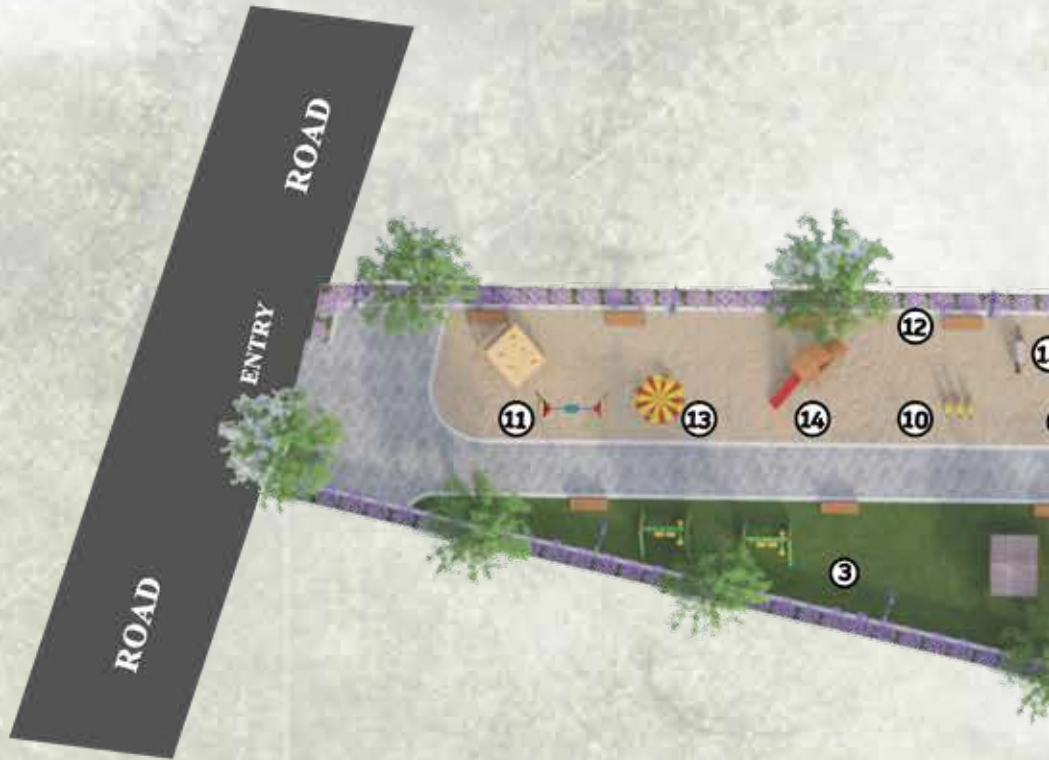
LEGEND:

- RESIDENTIAL PLOTS
- COMMERCIAL PLOTS



 PUBLIC PURPOSE





G SQUARE EMERALD ENCLAVE

PARK PLAN



LEGEND

1. OUTDOOR GYM
2. MULTIPURPOSE GARDEN
3. FAMILY SWING
4. PICNIC TABLES
5. SHADED CANOPY
6. PAVED WALK
7. GREEN LAWN
8. GARDEN BOLLARD LIGHTS
9. KIDS SAND PLAY AREA
10. TODDLERS RIDERS
11. KIDS SWING
12. DOUBLE SEESAW
13. TOT LOT (FUN STATION)
14. KIDS WALKING BARREL
15. KIDS ROCK CLIMBING WALL





Kids Play Area 1



LOCATION MAP



Location Advantages

Connectivity

Close to Outer ring road

Close to GST Road

Kilambakkam Bus Terminus

5 mins

Vandalur Railway Station

7 mins

Perungulathur Railway Station

10 mins

Perungalathur Bus Terminus

10 mins

Tambaram Railway Station

13 mins

Tambaram Bus Terminus

13 mins

Meenambakkam Airport

22 mins



Colleges

PERI Institute

1 min

Crescent University

7 mins

Kilakarai Bukhari Aalim Arabic College

8 mins

TMG College of Arts and Science

12 mins

Madras Christian College

13 mins

SRM University

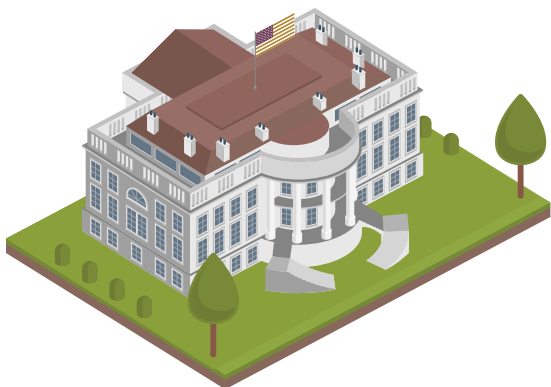
15 mins

Tagore Institution

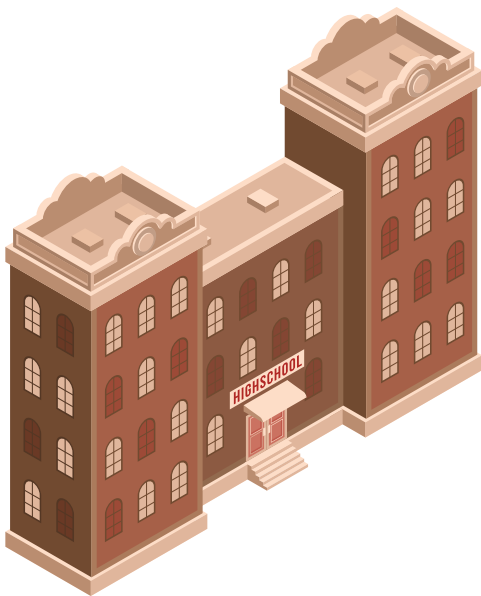
15 mins

VIT College

20 mins



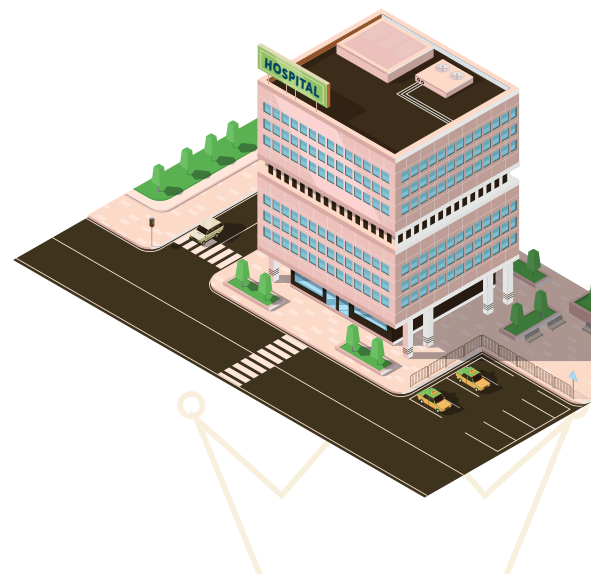
Schools



<i>AGAPE International Pre-School</i>	<i>1 min</i>
<i>Little limbs Pre - School</i>	<i>2 mins</i>
<i>St Joseph's Nursery and Primary School</i>	<i>4 mins</i>
<i>Shree Niketan Patasala</i>	<i>4 mins</i>
<i>Narayana E - Techno School</i>	<i>5 mins</i>
<i>Velammal Newgen Kids (VNGK), Mannivakkam</i>	<i>5 mins</i>
<i>Shri Natesan Vidyasala Matriculation Higher Secondary School</i>	<i>6 mins</i>
<i>Sri Mahakrishna Nusery & Primary School</i>	<i>6 mins</i>
<i>Sacred heart School</i>	<i>8 mins</i>
<i>Glory Nursery and Primary School</i>	<i>8 mins</i>

Healthcare Facilities

<i>Yogana Hospital</i>	<i>8 mins</i>
<i>Annai Arul Hospital</i>	<i>10 mins</i>
<i>Hindu Mission</i>	<i>13 mins</i>
<i>Hosanna Hospital</i>	<i>14 mins</i>
<i>Tagore Medical Hospital</i>	<i>15 mins</i>
<i>SRM Medical Hospital</i>	<i>15 mins</i>
<i>Kasthuri Hospital</i>	<i>18 mins</i>
<i>Genome Siddha Hospital</i>	<i>18 mins</i>
<i>Rela Hospital</i>	<i>20 mins</i>
<i>Chettinad Hospital</i>	<i>30 mins</i>
<i>Apollo Hospital</i>	<i>20 mins</i>



IT Parks and Industrial Zones

Sriram Gateway:	10 mins
Estancia IT Park:	15 mins
Mahindra World City:	25 mins
Oragadam Industrial Corridor:	15 mins
MEPZ :	15 mins



Restaurants

Kumaran Cafe -	4 mins
Friends Pizza -	3 mins
Yaa Rahman Briyani -	4 mins
Sri Ganga Veg -	4 mins
Pandas Kitchen -	5 mins
Rolex Restaurant -	6 mins
AK Atho Shop -	5 mins
Noor Hotel -	5 mins
La Luna Rooftop Restaurant -	9 mins
Dindugal Thalapakati Restaurent -	9 mins
Ebenezer family Resaurent -	8 mins
Sangeetha Veg -	12 mins
Faruuzi Multi Cusine -	10 mins



