

G SQUARE Aranya

Plots, Villas & Apartments
at Porur





ABOUT **G SQUARE**
PLOTS | VILLAS | APTS



India's largest Real estate developer



100+ premium projects



4000+ acres of land delivered so far



12+ years of experience



15,000+ happy customers



100% clear titles & transactions



Commitment to plot perfection by finding you the perfect plot in the perfect location, size & price



Spread across:
Chennai, Hyderabad, Madurai, Mysuru, Tirunelveli, Tuticorin, Coimbatore, Anbur, Than, Dindigul, Udumalpet, Pollachi, Trichy, Hosur & Ballari

AWARDS & RECOGNITIONS



Top 100 Real Estate Brand



Most Promising Real Estate Company from South India



Prestigious Brand of India (Real Estate & Services)



The Best in Social Responsibility & Square



Brand of the Decade & Square



Best Integrated Township of the Year - Chennai (2010) & Square City (2010)



Most Successful Real Estate Developer of South India



The Best in Legal and Documentation Practices



The Best in Customer Satisfaction



The Best in Legal and Documentation Practices



Recognized in Global Business



Best in National Real Estate



Best in National Real Estate



G Square Aranya, located in the heart of Porur's vibrant growth zone, offers a unique opportunity for investors and homebuyers to capitalize on the rapid urbanization and infrastructure expansion. Situated along the Chennai Bypass and Mount Postmalai Road, the project enjoys seamless connectivity to major IT hubs like DLF IT Park and corporate campuses such as Cognizant and IBM. The upcoming Chennai Metro Phase 2 further enhances accessibility, linking Porur to key locations across Chennai, including Poonamallee and Vadapalani.

Educational and healthcare excellence in the vicinity, with institutions like Sri Ramachandra University and MDOT Hospital, makes this area ideal for families. Additionally, Porur's transformation driven by its burgeoning IT and corporate growth, ensures high demand for planned developments. The green spaces around Porur Lake and balanced urbanization add to the appeal, creating a serene yet connected lifestyle.

**WHY INVEST IN
G SQUARE
ARANYA AT
PORUR**



SALIENT FEATURES



Residential plots ranging from 800-1800 sq.ft onwards spread across 47.18 acres



Bang on Chennai Bypass Service Road



2 mins from Madha Arts & Science college



3 mins from St. Joseph's College of Arts & Science



20 mins from Porur Junction



20 mins from Pallavaram railway station



Close to Chennai International Airport



Close to major IT hubs and IT&S



Close to major localities like Kurlathur and Pallavaram



Plug and play plots with Underground DR, Storm water drainage & Domestic waterline



24x7 CCTV Surveillance



1 year free maintenance



Perfect legal documentation



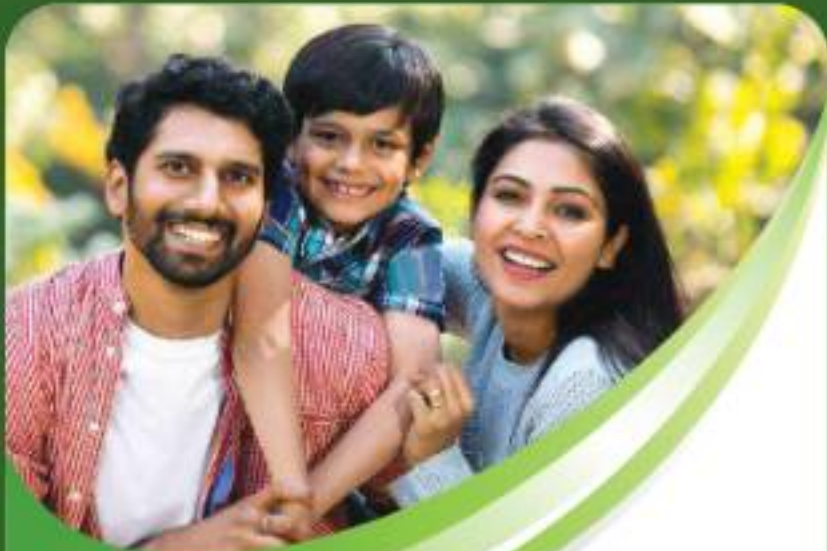
Well-laid blacktop internal roads with street lights



40+ inclusive residential township- Plots, Villas & Apartments



5 Square Build Area: Post-purchase guidance for Easy Villa Construction



REASONS TO BUY ARANYA- PORUR

LOCATION

1. CRDA-approved secured plot community situated in Porur spread across an overall land area of 47.18 Acres comprising 417 Residential plots, 20 Commercial plots
2. Bang on Chennai Bypass Service Road, 10 min from Porur Junction and 15 mins from DLF IT Park, Porur
3. The locality is well-known for residential development major industrial and IT hubs such as DLF IT Park and L&T
4. The area offers access to top healthcare facilities like Sri Samachandra Hospital and HQT International Hospital
5. Renowned schools in the area include Lalaj Memorial Omega International School and Vals Vidyalaya Matriculation School. Prominent colleges nearby include SEM Eastern Engineering College and Sri Samachandra Institute of Higher Education
6. Key IT & IT&S such as Cognizant Technology Solutions and Barclays Shared Services are located close by
7. The community enjoys excellent connectivity to major transit hubs, including Porur Junction, Pallavaram Railway Station and Chennai International Airport



PRICE

- Affordable plots, villas and apartments at a premium location that is easily accessible from major areas such as Kundrathur, Peras, Poornimalai, Madhavoyal, Ruyambada, etc. and a few minutes from Outer ring road junction
- One of the only rightly priced CMDA approved plot, villa and apartment community in Porur
- Unapproved plots are sold at high prices whereas G Square Aranya is a CMDA approved project sold at a reasonable price



FEATURES

- 1 year of free maintenance
- 24x7 CCTV Security
- State-of-the-art infrastructure like tarmac roads and LED street lights
- All inclusive residential township: Flats, Villas & Apartments
- Essential amenities like water, electricity etc. are available
- Plug and play plots



LEGALITIES

- 17. CMDA approved
- 18. Clear parent documents and titles
- 19. Plans after registration can be easily obtained
- 20. Leading banks have approved the property
- 21. Legal advice offered by leading lawyers
- 22. Road gift deed is available
- 23. Free from mortgages



PRODUCT

- 24. 4:17 Residential plots which includes Individual villas, Twin villas and Apartments spread across 43.18 acres
- 25. Road width within the property is 60ft, 40ft, 30ft and 24ft
- 26. Approach road width is 80 ft
- 27. Ready to construct Plot, Villa and Apartment community
- 28. Hotspot property with good appreciation



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

- | | |
|---|---|
| 29. Villa design and elevation consultants | 54. Consultants who specialize in landscape designing and execution |
| 30. Vastu compliance experts | 55. The best interior designers who will also execute the same |
| 31. Floor planner to plan your space as per your requirement | 56. Consultants to help buy home appliances for the best price |
| 32. Consultants who will help with all Bangalore construction related approvals | 57. Teams that will organize and execute your Grahapravesham |
| 33. Material procurement experts | |



WHY FORUR ?

1. Proximity to IT and Business Hubs

Forur, offers excellent connectivity to prominent IT hubs and other corporate zones in Chennai. Its strategic location makes it an ideal residential area for professionals working in these sectors.

2. Exceptional Connectivity

Forur is well-connected through major roads like Forur - Kandathur Road, HSRTP-Poonthalav High Road, making it easy to access other key parts of Chennai, including Gurgaon, T. Nagar, and Chennai Airport. The upcoming metro line extension in Forur further enhances its connectivity.

3. Presence of Educational Institutions

The area is home to reputed schools and colleges, such as PSBB Vidyalaya School and Sri Ramachandran Institute of Higher Education and Research, making it a preferred location for families.

4. Affordable Investment Opportunity

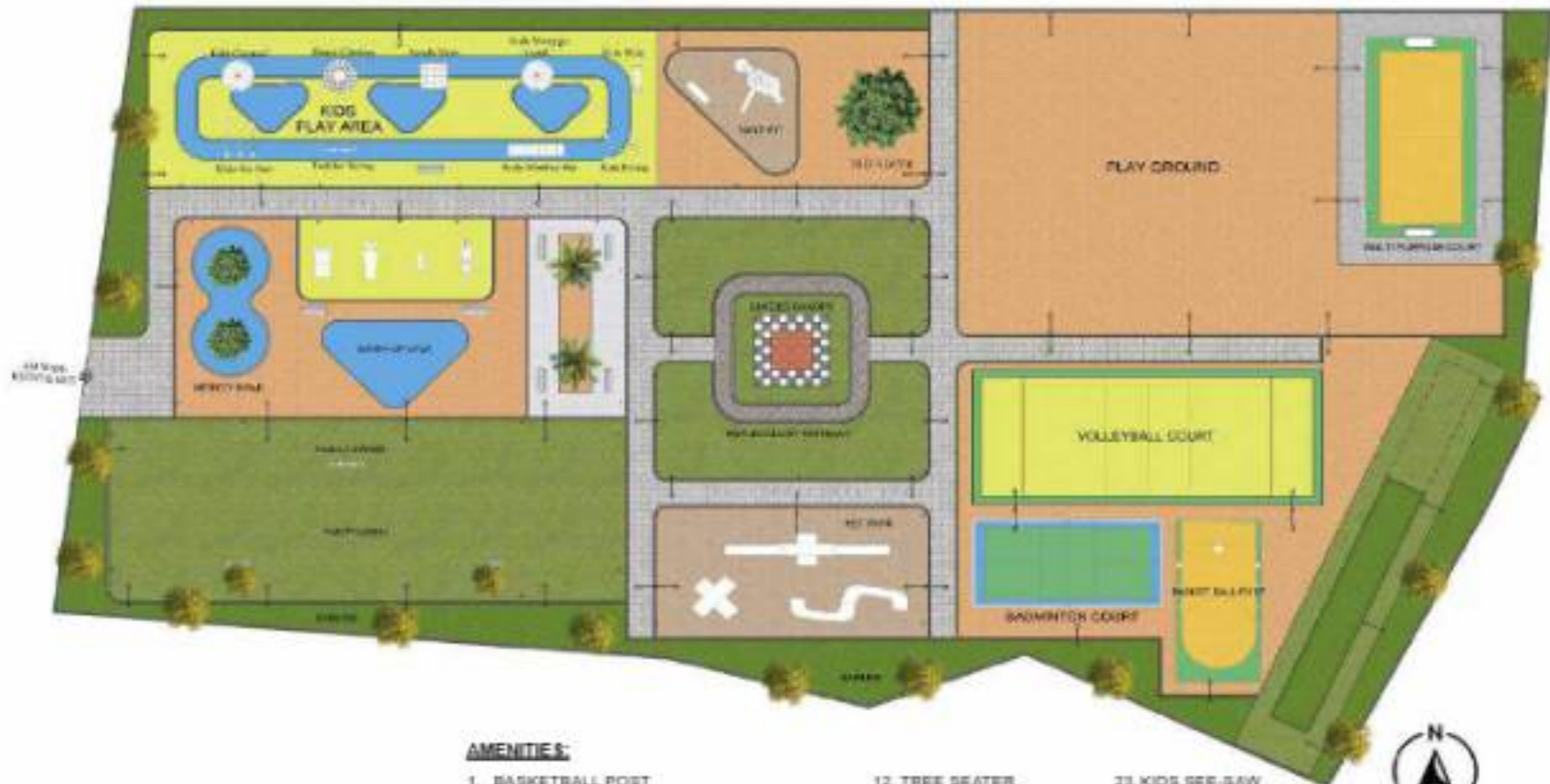
Forur offers more affordable land prices, making it a lucrative option for investors and homebuyers looking for value-for-money investments.

5. Rapid Infrastructure Development

The locality has witnessed significant growth in infrastructure, including improved roads, water facilities, and the presence of essential services like healthcare centers and shopping areas. This rapid development is expected to further boost property values in the area.

6. Serene Environment

Forur offers a tranquil living experience with its green surroundings and less congested environment, making it a perfect retreat from the hustle of city life while still being well-connected.



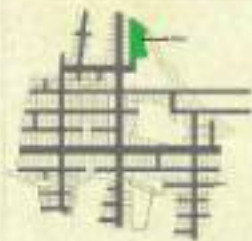
AMENITIES:

- | | | |
|-----------------------------|-------------------------|-------------------------|
| 1. BASKETBALL POST | 12. TREE SEATER | 23. KIDS SEE-SAW |
| 2. BADMINTON COURT | 13. INFINITY WALK | 24. KIDS SLIDE |
| 3. VOLLEYBALL COURT | 14. YOGA LAWN | 25. KIDS SWING |
| 4. CRICKET NETS | 15. PET PARK | 26. KIDS MONKEY BARS |
| 5. MULTI PURPOSE PLAYGROUND | 16. SHADED CANOPY | 27. KIDS MERRY GO ROUND |
| 6. SITUP BOARD | 17. PARTY LAWN | 28. KIDS SPRING RIDER |
| 7. LEG PRESS | 18. REFLEXOLOGY PATH | 29. KIDS HOPSCOTCH |
| 8. SKY WALKER | 19. PAVED WALKWAY | 30. KIDS CAROUSEL |
| 9. CHEST PRESS | 20. SANDPIT (PLAY ZONE) | 31. KIDS DOME CLIMBER |
| 10. JOGGING TRACK | 21. TODDLERS SWING | 32. KIDS JUNGLE GYM |
| 11. FAMILY SWING | 22. TODDLERS TOT LOT | 33. HOPE CLIMBER |

G SQUARE
Aranya
 PHASE 1
 PARK



G SQUARE
Aranya
 PHASE 2
 PARK-1



SITE PLAN

AMENITIES

1. SKATING RINK
2. SHADED POOL
3. KIDS' SHADE
4. KIDS' SHADE/SHED
5. KIDS' MOUND
6. KIDS' SWING
7. KIDS' SWING CLUSTER
8. KIDS' SWING CLUSTER
9. KIDS' SWING CLUSTER
10. KIDS' SWING CLUSTER
11. KIDS' SWING CLUSTER
12. KIDS' SWING CLUSTER
13. KIDS' SWING CLUSTER
14. KIDS' SWING CLUSTER
15. KIDS' SWING CLUSTER
16. KIDS' SWING CLUSTER
17. KIDS' SWING CLUSTER
18. KIDS' SWING CLUSTER
19. KIDS' SWING CLUSTER
20. KIDS' SWING CLUSTER



G SQUARE
Aranya
 PHASE 2
 PARK-3



SITE PLAN

AMENITIES

1. BOWLING ALLEY
2. CYCLING TRACK
3. PAVILION
4. SHOOTING RANGE
5. BASKETBALL COURT
6. BASKETBALL COURT
7. CHECKER BOARD
8. LONG JUMP PIT
9. GOLF COURSE
10. AMPHITHEATRE



G SQUARE
Aranya
PHASE 2
PARK-2



KEY PLAN



AMENITIES:

1. REFLEXOLOGY
2. PARTY LAWN
3. ALFRESCO
4. BONFIRE PIT
5. GAZEBO
6. HAMMOCK GARDEN
7. PLUMERIA GARDEN
8. PALM COURT
9. GARDEN SEAT



BASKETBALL POST



KIDS MERRY GO ROUND



JOGGING TRACK



KIDS SWING



REFLEXOLOGY PATH



TODDLERS TOT LOT



TODDLERS SLIDE



YOGA LAWN



ELEVATION MODULE - 2 BHK



PLAN MODULE - 2 BHK (6M X 10M)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION MODULE - 3 BHK



PLAN MODULE - 3 BHK (9M X 22M)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION MODULE - 4 BHK



PLAN MODULE - 4 BHK 9M X 15M



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION MODULE - 4.5 BHK



VILLA MODULE - 4.5 BHK 02M X 15M



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION MODULE - 5 BHK



VILLA MODULE - 5 BHK (12M X 18M)



ELEVATION MODULE - 5.5BHK 68M X 15M



VILLA MODULE - 5.5BHK (88M X 15M)



APARTMENTS ICON OF DUSK VIEW



ICON OF BLOCK PLAN



SITE PLAN

BRUNNEN
Aranya
ICON-01

LOT AREA	10.07 ACFT
NO. OF BUILDING BLOCK	01
NO. OF UNITS	20
TOTAL SQ. METERS	3,234.00
NO. OF FLOORS	0 (GROUND)

ICON OF STILT FLOOR PLAN



STILT FLOOR PLAN

BRUNNEN
Aranya
ICON-01

STAIRWAY TYPE	NO.	TOTALING STAIRWAY
STAIR	02	02 (STAIRWAY - 02)
STAIR	02	02 (STAIRWAY - 02)
TOTAL	04	

ICON OF TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN - 1ST, 2ND, 3RD, 4TH

BRUNNEN
Aranya
ICON-01

NO. OF UNITS PER FLOOR	05
TOTAL NO. OF UNITS	20
TOTAL SQ. METERS	3,234.00

BRUNNEN
Aranya
ICON-01



FIFTH FLOOR PLAN

NO. OF UNITS PER FLOOR	05
TOTAL NO. OF UNITS	20
TOTAL SQ. METERS	3,234.00

ICON 4 UNIT 01



SECTION

UNIT PLAN - 01
 (101, 201, 301,
 401 & 501)



UNITS	TYPE	SUPERBUILT-UP AREA	CARPET AREA
101, 201, 301, 401, 501	2 BR + TB	1084.92 SQ FT	871.01 SQ FT

ICON-01



ICON 4 UNIT 02



SECTION

UNIT PLAN - 02
 (102, 202, 302,
 402 & 502)



UNITS	TYPE	SUPERBUILT-UP AREA	CARPET AREA
102, 202, 302, 402, 502	2 BR + TB	1188.91 SQ FT	844.01 SQ FT

ICON-01



ICON 4 UNIT 03



SEMIPLAN

UNIT PLAN - 03
 (103, 203, 303
 403 & 503)



UNITS	TYPE	SUPERBUILT-UP AREA	CARPET AREA
103, 203, 303, 403, 503	2 BHK + 2B	942.00 SQFT	724.00 SQFT

ICON-01



ICON 4 UNIT 04



SEMIPLAN

UNIT PLAN - 03
 (104, 204, 304
 & 404)



UNITS	TYPE	SUPERBUILT-UP AREA	CARPET AREA
104, 204, 304, 404	2 BHK + 2B	1130.00 SQFT	896.00 SQFT

ICON-01



ICON 4_UNIT 05



SE PLAN

UNIT PLAN - 03
 (105, 205, 305
 & 405)



UNITS	TYPE	SUPERBUILT-UP AREA	CARPET AREA
105, 205, 305, 405	2 BRK + TB	1067.00 SQFT	807.00 SQFT

ICON-01



ICON 4_UNIT 06



SE PLAN

UNIT PLAN - 03
 (106, 206, 306,
 406 & 506)



UNITS	TYPE	SUPERBUILT-UP AREA	CARPET AREA
106, 206, 306, 406, 506	2 BRK + TB	946.00 SQFT	702.00 SQFT

ICON-01



APARTMENTS ICON 02

6000 SQ. FT.
Aranysa
Icon-02



ICON 02_BLOCK PLAN

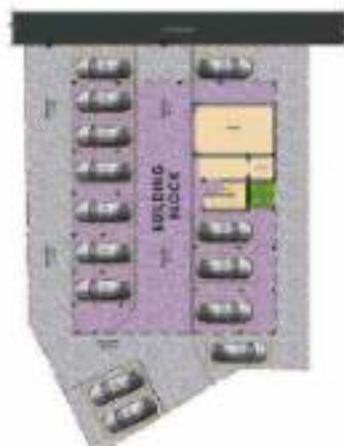


SITE PLAN

STORY	4 (G+3)
NO. OF BUILDINGS	10
NO. OF PLOTS	10
AREA OF PLOT	12.228
NO. OF FLORS	4 (G+3)

Aranya
ICON-02

ICON 02_STILT FLOOR PLAN



STILT FLOOR PLAN

LEVEL	NO.	TYPING
G+1	01	DRIVEWAY
G+2	02	PARKING
G+3	03	14

Aranya
ICON-02

ICON 02_TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN- 1ST, 2ND, 3RD, 4TH

NO. OF UNITS PER FLOOR	04
IDEAL NO. OF UNITS	16
TYPE OF UNITS	1, 2, 3 BHK

ICON 2_UNIT 01

UNIT PLAN - 01
(101, 201, 301 & 401)



MEZAS



UNITS	TYPE	SUPPERBUILT-UP AREA	CARPET AREA
101, 201, 301, 401	2 BHK (3)	943.00 sqft	713.00 sqft

ICON-02



ICON 2_UNIT 02

UNIT PLAN - 02
(102, 202, 302 & 402)



MEZAS



UNITS	TYPE	SUPPERBUILT-UP AREA	CARPET AREA
102, 202, 302, 402	3 BHK (3)	1249.00 sqft	940.00 sqft

ICON-02



ICON 2_UNIT 03

UNIT PLAN - 03
(103, 203, 303 & 403)



MEZCLAR



UNITS	TYPE	SUPPLEMENT AREA	CARPET AREA
103, 203, 303, 403	2 BHK + ST	841.00 Sqft	500.00 Sqft

ICON-02



ICON 2_UNIT 04

UNIT PLAN - 04
(104, 204, 304 & 404)



MEZCLAR



UNITS	TYPE	SUPPLEMENT AREA	CARPET AREA
104, 204, 304, 404	1 BHK + ST	573.00 Sqft	410.00 Sqft

ICON-02



GS ARANYA ICON 01

UNIT	TYPE	Calculable Area (In Sq.Ft.)	Carpet Area (In Sq.Ft.)
101	3 BHK(2T)	1086	827
102	3 BHK(2T)	1108	846
103	2 BHK(2T)	967	724
104	3 BHK(3T)	1130	850
105	3 BHK(2T)	1067	807
106	2 BHK(2T)	946	702
201	3 BHK(2T)	1086	827
202	3 BHK(2T)	1108	846
203	2 BHK(2T)	967	724
204	3 BHK(3T)	1130	850
205	3 BHK(2T)	1067	807
206	2 BHK(2T)	946	702
301	3 BHK(2T)	1086	827
302	3 BHK(2T)	1108	846
303	2 BHK(2T)	967	724
304	3 BHK(2T)	1130	850
305	3 BHK(2T)	1067	807
306	2 BHK(2T)	946	702
401	3 BHK(2T)	1086	827
402	3 BHK(2T)	1108	846
403	2 BHK(2T)	967	724
404	3 BHK(3T)	1130	850
405	3 BHK(2T)	1067	807
406	2 BHK(2T)	946	702
501	3 BHK(2T)	1086	827
502	3 BHK(2T)	1108	846
503	2 BHK(2T)	973	724
506	2 BHK(2T)	953	702

GS ARANYA ICON 02

UNIT	TYPE	Calculable Area (In Sq.Ft.)	Carpet Area (In Sq.Ft.)
101	2 BHK(2T)	963	717
102	3 BHK(2T)	1249	949
103	2 BHK(2T)	941	709
104	1 BHK	572	416
201	2 BHK(2T)	963	717
202	3 BHK(2T)	1249	949
203	2 BHK(2T)	941	709
204	1 BHK	572	416
301	2 BHK(2T)	963	717
302	3 BHK(2T)	1249	949
303	2 BHK(2T)	941	709
304	1 BHK	572	416
401	2 BHK(2T)	963	717
402	3 BHK(2T)	1249	949
403	2 BHK(2T)	941	709
404	1 BHK	572	416

LOCATION MAP

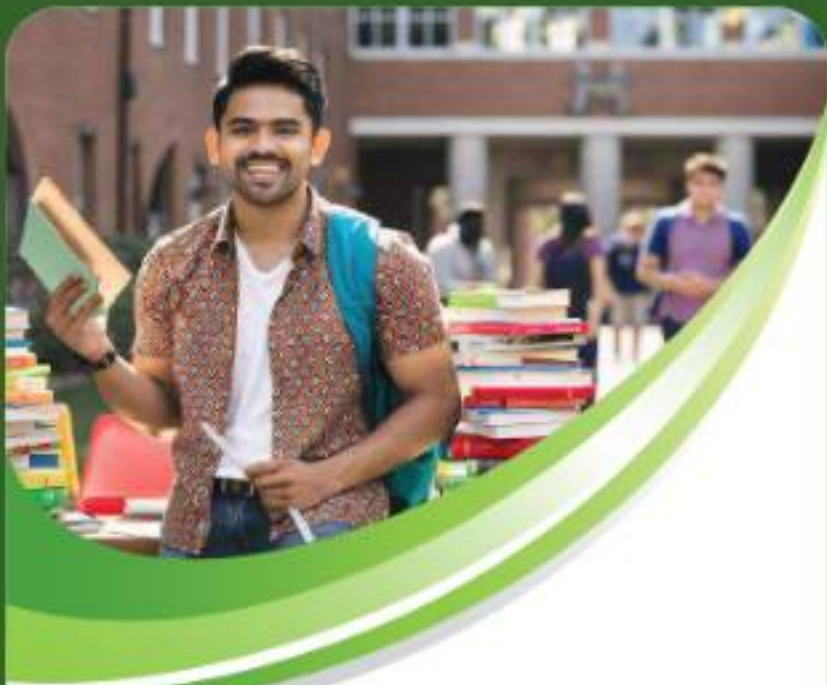




LOCATION ADVANTAGES

SCHOOLS

- | | |
|--|--------------------|
| 1. Srislay Beez | - 3 mins (1 km) |
| 2. Little Star Nursery and Primary School | - 6 mins (1.7 km) |
| 3. Vals Vidyalaya Matriculation School | - 8 mins (2.2 km) |
| 4. Minerva Wloch International School | - 8 mins (2.7 km) |
| 5. Kishore Preschool, Gungambakkam | - 8 mins (2.7 km) |
| 6. Pan Vidhyashram School | - 12 mins (3 km) |
| 7. Kalpalabika Memessori School | - 14 mins (3.2 km) |
| 8. Lalaji Memorial Orissa International School | - 15 mins (3.8 km) |
| 9. Sri Francis International School | - 18 mins (3.8 km) |
| 10. ORCHIDS The International School | - 17 mins (3.2 km) |



COLLEGES

- | | |
|--|-------------------|
| 1. Madhe Arts & Science College | - 2 mins (1.3 km) |
| 2. MIET College of Education | - 4 mins (2 km) |
| 3. St. Joseph's College of Arts & Science | - 5 mins (1.7 km) |
| 4. SRM Eswari Engineering College | - 15 mins (10 km) |
| 5. Sri Ramachandra Institute of Higher Education | - 14 mins (7 km) |
| 6. Chennai Animation College | - 15 mins (7 km) |
| 7. Vals Institute of Science and Technology | - 15 mins (8 km) |
| 8. Panimalar Engineering College | - 20 mins (12 km) |
| 9. Apollo College of Arts & Science | - 20 mins (10 km) |
| 10. A. M. Jain College | - 25 mins (14 km) |



IT PARKS / ITES

1. Cognizant Technology Solutions	- 15 mins (10 km)
2. IBM	- 15 mins (10 km)
3. DLF IT Park	- 15 mins (10 km)
4. Barclays Shared Services	- 15 mins (10.2 km)
5. L&T Infotech	- 18 mins (10 km)
6. HCL Technologies	- 18 mins (12 km)
7. Zoho Corporation	- 20 mins (10 km)
8. TCS Office	- 20 mins (10 km)
9. Olympia Tech Park	- 23 mins (12.7 km)
10. One Mall Chennai	- 25 mins (12 km)



TRANSIT POINTS

1. Poovamallee High Road	- 3 mins (2.5 km)
2. Panur Junction	- 10 mins (4 km)
3. Upstream Panur Metro Station	- 12 mins (5 km)
4. Outer Ring Road	- 12 mins (5 km)
5. Chennai International Airport	- 15 mins (8.7 km)
6. Palavaram Railway Station	- 15 mins (8.5 km)
7. Kottambakkam Bus Terminus	- 25 mins (12.7 km)



HOSPITALS

- | | |
|--|--------------------|
| 1. Psychlab Hospital | - 10 mins (4 km) |
| 2. Nalam Hospital | - 10 mins (4.5 km) |
| 3. Sri Ramachandra Medical Center (SRMC) | - 10 mins (5 km) |
| 4. Kanaga Hospital | - 8 mins (3.5 km) |
| 5. MIOT International Hospital | - 12 mins (6 km) |
| 6. Dr. Mahesh's Hospitals - Global Campus | - 15 mins (7.5 km) |
| 7. Apollo Specialty Hospital | - 15 mins (8 km) |
| 8. Sruasti Fertility Centre & Women's Hospital | - 15 mins (7.5 km) |
| 9. Deepam Hospitals | - 20 mins (10 km) |



RESTAURANTS

- | | |
|--------------------------|-----------|
| 4. The Fried Onion - TFO | - 10 mins |
| 2. My Shawarma Box | - 14 mins |
| 5. Arava Biryani | - 12 mins |
| 4. Kathas Bhavan | - 7 mins |
| 5. CJ Chicken | - 8 mins |
| 6. Hotel Arogya Bhavan | - 8 mins |
| 7. Hotel Gurumatha | - 4 mins |
| 8. Cloud kitchen | - 7 mins |

HAPPY OWNERS OF G SQUARE PLOTS



Canika 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!

Get 0.5% Referral benefit
as bonus with every booking.



To refer: 89393 40002 or
referral@gsquarehousing.com

G SQUARE
GROUP
YOUR HOME. YOUR DREAM. YOUR CHOICE.
PLOTS | VILLAS | APTS.

G SQUARE GROUP

Registered Office: Flat No. 14, 3rd Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600031
Corporate Office: 8th Floor, Menon Eternity, 1st Main Rd, Austin Nagar, Alwarpet, Chennai, Tamil Nadu - 600028

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

Disclaimer: The park renders other elevations, floor plans 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.