



*Close to work.*  
*Open to life.*

**G SQUARE**  
**PRIME**  
VILLA PLOTS AT THORAIPAKKAM

# About G Square



Tamil Nadu's No. 1 real estate developer



Best luxurious plotted developer - G Square  
(Times Business Award - 2021)



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



4500+ happy customers



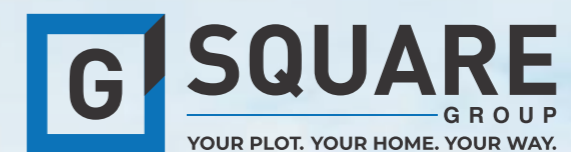
1000+ acres of land delivered so far



100% clear documentation & transactions



Spread across Chennai, Coimbatore, Trichy, Hosur,  
Bengaluru, Hyderabad & Ballari





## *Your own little haven in the midst of **IT** all.*

Thoraipakkam needs no introduction to any Chennaiite. And it's here that G Square Prime is strategically located. Spread across 3.68 acres, it is home to 44 villa plots. All 44 of them are carefully planned and laid out in sizes and price that suits your need and budget. The famed Cognizant Technologies campus is just 2 mins. away from G Square Prime. Welcome to G Square Prime, where work-life balance is a reality.

### *Salient Features*

-  Just 44 residential plots spread across 3.68 acres
-  Plots ranging from 951 sq.ft - 7269 sq.ft.
-  2 mins. from CTS Thoraipakkam
-  5 mins. from Sholinganallur & Thiruvanmiyur
-  24x7 CCTV surveillance
-  5 years of free maintenance
-  Ready-to-construct commercial plots
-  Perfect legal documentation
-  Well-laid blacktop internal roads with street lights
-  Post-purchase guidance for villa construction

**G SQUARE**  
**PRIME**  
VILLA PLOTS AT THORAIPAKKAM



# 46 *Reasons to choose Prime*

## **Location**

1. CMDA approved gated plot community project situated at Thoraipakkam spanning 3.68 acres with only 44 residential plots inside the city.
2. Upcoming Thoraipakkam - Neelankarai Link Road to make OMR and ECR more accessible to each other.
3. Premium plots in a prime location with proximity to employment opportunities, good asset appreciation, state of the art road Infrastructure, proximity to beaches at ECR and other entertainment venues.
4. Safest and the most secure plot community in the city.
5. Thoraipakkam's close proximity to the industrial zone of Chennai and IT/ITES hub is a major appreciation stimulator.
6. Strategically positioned in the heart of the rapidly developing IT corridor of Chennai close by areas including Shollinganallur, Perungudi, Adyar, Medavakkam, Perungudi, Velachery, etc.
7. Public transport access nearby (CTS Thoraipakkam bus stop is 2 mins. away)
8. Approach road width towards the property is 30ft.
9. Educational institutions like Sankara Matriculation, Akshara Matriculation, Sacred Hearts Matriculation, Hope Fountain School, Hindustan International School, etc. are near by.
10. Close to hospitals like SV Clinic, Primary Health Centre, Nanthini Hospitals, Apollo Cradle Hospitals, Swaram Hospitals, etc.
11. Entertainment avenues are in close proximity.
12. Various religious centers of worship are also nearby.
13. Upcoming metro station is 4 mins. away at Okkiyampet.

## **Price**

14. Situated in a posh neighbourhood for a reasonable price.
15. Affordable plots with easy access to major areas like Shollinganallur, Perungudi, Adyar, Medavakkam, Perungudi, Velachery, etc.
16. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Prime, you can now completely own your own villa and the land it is on at a more reasonable price.
17. Unapproved plots are sold at the same price whereas G Square Prime is a CMDA approved plot.



### **Features**

18. Smart Security features like AI-Based monitoring and Alerting system, License Number Plate Recorder, Visitor Management system, Building Management system & Surveillant app.
19. 5 years of free maintenance.
20. 24x7 CCTV surveillance.
21. State-of-the-art infrastructure like black top roads and LED street lights.
22. Ready-to-construct.
23. Essential amenities like water, EB, drainage, etc.
24. Expansive landscape.
25. Drinkable bore water.

### **Legalities**

26. CMDA approved.
27. RERA registered.
28. Clear parent documents and titles.
29. Free patta after registration.
30. Leading banks have approved the property.
31. Legal advice offered by leading lawyers.
32. Road gift deed is available.
33. Free from mortgages.

### **Product**

34. Only 44 plots spread over a 3.68 acres community consisting of residential spaces in a very posh neighbourhood in the city.
35. 2 mins. from CTS Thoraipakkam bus stop.
36. Road width within the property is 30 ft.
37. Residential plots from 951 sq.ft. onwards.

### **Post Purchase Guidance for Villa**

38. Villa design and elevation consultants.
39. Vaasthu compliance experts.
40. Floor planner to plan your space as per your requirement.
41. Consultants who will help with all villa construction related approvals.
42. Material procurement experts.
43. Consultants who specialize in landscape designing and execution.
44. The best interior designers who will also execute the same.
45. Consultants to help buy home appliances for the best price.
46. Teams that will organize and execute your Grahapravesham.



## *Work, life and lifestyle now has a single destination.*

Ideal location can't get more ideal than this. G Square Prime, Located in Thoraipakkam, the hub of not just IT, but for entertainment, shopping and leisure too.

Your dream home here means just two things - convenience and more convenience. Be it hopping across to work or rushing back home within minutes, G Square Prime is the place for you. Come, start living here.



# Step in to the safest & secure community



## AI Based Monitoring and Alerting Solutions

- One of its kind in a gated plot community.
- Most advanced surveillance / warning solution for the entire property.
- Works 24 x 7 and easy to operate.
- People counter.
- Object detection.
- Intrusion detection.
- Face based attendance system.

## Licence Number Plate Recorder

- Cameras mounted on the entrance, exit and other specific areas of gated community monitor and record all incoming and outgoing vehicles, track them and keep a timely record.
- Vehicle traffic control, Parking analytics, duration prediction and much more analytics based data can be extracted.
- Alerts the security in case visitors vehicles are parked for more than the stipulated time.



## Visitor Management System

- A self-operating kiosk placed at the entrance and exit of the gated community to continuously monitor the visitors.
- Details of the visitor will be recorded.
- A pass will be printed as a label with the purpose of visit, photograph, duration of their visit and their details to identify the visitor easily.
- The live status of the visitor will be accurate and can be easily tracked.



## Building Management System

- An IoT-based control system that controls and monitors the activities such as visitor registry, in and out flow of vehicles.
- Also monitors the community's infrastructural entities like power systems, fire systems, and security systems.

## Surveillant App

- Surveillant is a unified management app for gated communities that digitally synchronises residents, securities, management committee members and visitors.
- It has easy-to-use and smart-working features like authorising visitor entry, automated maintenance bill payment, complaint registration, facility booking and much more reducing every time consuming task to a single click.



# Press Articles

## OMR-ECR link project: 1.4 km long bridge to soon be a reality

The State Highways Department is all set to take up the Old Mahabalipuram Road (OMR) and East Coast Road (ECR) link project by constructing a bridge over the Buckingham canal which runs parallel to the two highways.



Chennai:

The proposed link road would run a distance of 1.4 km from Neelankarai on ECR crossing Buckingham canal, and passes through Okkiyam Thoraipakkam to reach the OMR-Pallavaram Thoraipakkam Radial Road junction. The Highways Department has invited bids to construct 860 m of the link road along with a bridge across the canal from the OMR junction in the first phase.

According to a Senior Highways Department official, with the existing link roads are in Tiruvanmiyur and Akkarai nearly 10 km apart, the proposed link road would provide people living along ECR to reach the city easier and also ease traffic congestion at Sholinganallur and Tiruvanmiyur junctions.

When the link road works are completed, it would divert about 40 per cent of traffic from the OMR-Pallavaram Thoraipakkam radial road junction.

The official said that the sanctioned project cost for the link road was revised downwards to Rs 180 crore from Rs 204 crore originally sanctioned in 2014 due to the decision to take up the work in two phases. The project cost includes land acquisition cost.

As per the new proposal, the official said that it was decided to proceed with the formation of a link road from OMR to Buckingham Canal and improve the parallel road to the canal as it would provide connectivity to ECR through existing roads beyond the canal to ease the traffic congestion at OMR, Sholinganallur and Tiruvanmiyur junction.

"Remaining stretches from the canal to Neelankarai as per the original sanction will be taken up after completion of land acquisition in Neelankarai. Hence the proposed link road will be 860 metres," the official said, adding that the decision to split the project into two phases was taken following the trouble they faced in acquiring land on the Neelankarai side.

The link road would be six-lane with central median.

The Highways Department official noted that the width of the existing canal road, which is perpendicular to the link road alignment, is 3.5 m. "Considering the volume of traffic, we will improve the existing canal road to intermediate lane standard of 5.5 m width. Hence the canal road will be widened for additional 2 m width," the official added.

Meanwhile, the Tamil Nadu Road Development Corporation, which built both the OMR and ECR, has proposed to construct a rotary-type grade separator at the OMR-Pallavaram Thoraipakkam Radial Road junction to ease traffic congestion on the busy junction.

## 1.4 km proposed link road between OMR and ECR soon

Posted on : 09/Nov/2020 9:12:33 AM



The latest news is that the TN state Highways Department would be taking up the OMR, ECR link project. This would be done by constructing a bridge over the Buckingham Canal that runs parallel to the two highways. Sounds fantastic right!!

It must be taken into account that the proposed link road would be for 1.4 kilometres from Neelankarai and ECR crossing Buckingham Canal and it would pass through Okkiyam-Thoraipakkam to reach the OMR-Pallavaram-Thoraipakkam Radial road junction.

For constructing 860m of the link road along with a bridge across the canal from the OMR junction in phase-1, the state Highways Department had invited bids.

The existing link roads are located in Thiruvanmiyur and Akkarai that are nearly 10km apart from each other. By means of the proposed link road, the people living along ECR would be able to reach the Chennai city much easier and traffic congestion at Sholinganallur and Thiruvanmiyur junctions would be eased.

It is now said that when the link road gets completed fully then it would divert atleast 40% of the traffic from OMR- Pallavaram Thoraipakkam radial road junction. This was pointed out by a senior official belonging to the Highways Department. In 2014, an amount of Rs 204 crores was sanctioned for the link road project and it was revised down to Rs 180 crores now. The reason for this was due to the highways department's decision to take up the work in two phases. Point is the project cost also included land acquisition costs.

The senior official later spoke about how as per the new proposal the highways department has decided to proceed with the formation of a link road from OMR to Buckingham Canal and improve the parallel road to the canal. This would provide connectivity to ECR through the existing roads beyond the canal to ease the traffic congestion at OMR, Sholinganallur and Thiruvanmiyur junctions.

Information collected is that the remaining stretches from Canal to Neelankarai would be taken up as per the sanction and this would be after the acquisition of land in Neelankarai. The senior officer concluded that the proposed link road would be of 860 metres.

OMR, the 45 km arterial road that connects Adyar to Mahabalipuram, is popularly known as Chennai's IT Corridor. Over the last few years it has become a buzzing location and an aspirational residential destination.

The OMR stretch is a haven for not just the IT Parks but also the best of social infrastructure. The OMR-ECR connectivity is another boon to the residents, giving easy access to the beaches nearby.

The best shopping experience, entertainment, hospitality, hospitals, educational institutions, restaurants and more makes OMR the most sought after lifestyle destination for the young and aspiring professionals. Closer to beaches and closer to the best of everything, your home on OMR is now a holiday home!



The project constitutes phase I of a plan to connect East Coast Road with Rajiv Gandhi Salai, says official

Work to lay a new road from Thoraipakkam to Canal Bank road is progressing at a brisk pace. Nearly 50% of the construction for the 750-m stretch is complete.

"Right now, the embankments are being formed and layers of blue metal of different sizes will be laid soon. This road is phase I of a plan to connect East Coast Road (ECR) with Rajiv Gandhi Salai," an official said.

The total cost of the six-lane road is Rs.176 crore, with Rs.146 crore having been allocated for land acquisition alone.

We will allow the material to settle for about six months after which the top layers will be laid. The work is expected to be completed by September," said an engineer associated with the project, which is expected to improve connectivity for motorists on Old Mahabalipuram Road. Though the road will end at Canal Bank Road for now, motorists will be able to cross the Buckingham Canal using small bridges and then use the internal roads, including Pandian Salai, VaidhyathanSalai and Bharathi Street, to reach ECR.

"There are some 86 structures that are encroaching upon the Public Works Department land, and we have written to them to remove the buildings. They have also in-principle agreed to that. In future, a bridge is likely to be constructed across the canal," the official added.

K. Natarajan, a resident of Kandanchavady, said steps should be taken to widen the existing bridges across the canal, which were constructed by the Greater Chennai Corporation several years ago.

"They are very narrow and can accommodate very small vehicles only. If a car uses it to go to the other side, vehicles have to wait to allow it to cross. On many days one can see traffic jams on these small bridges, he said.

Kamala, a resident of Thoraipakkam, said more such roads connecting ECR and Pallikarai and Medavakkam should be planned so that OMR's traffic can be made manageable.

"We are going to face five years of Metro Rail construction, during which only four lanes will be effectively be available. Ahead of the work, they should plan to ensure that people are not stuck in snarls," she added.



iStock

## Work Begins On 1.5km ECR-OMR Link Road

By : Ram Sundaram (@timesgroup.com) (rajitx) | 20 August, 2021

The Tamil Nadu highways department has finally started construction of the much-awaited road linking Old Mahabalipuram Road (OMR) and East Coast Road (ECR) at Thoraipakkam junction. The project with an estimated cost of Rs 204 crore was sanctioned in 2014.

The 1.45-km stretch is aimed at reducing traffic congestion along the IT corridor. It will connect Neelankarai directly with Thoraipakkam.

Existing link roads are at least 10km apart. Vehicles travelling along OMR primarily use Lattice Bridge (LB) Road to reach ECR via Thiruvanmiyur. Since this is a narrow stretch, traffic snarls are inevitable, particularly during peak hours. The other option is at Sholinganallur junction. Interior roads don't support two-way vehicular traffic. However, bikers use them to avoid traffic jams along the main roads. This led to frequent roadblocks even in residential areas along these interior roads.

So, ECR-bound vehicles, particularly four-wheelers, are forced to take a detour along OMR, wait for longer hours at traffic signals in Thoraipakkam and Sholinganallur junctions to move towards ECR. More importantly, motorists must pay a toll at the existing link road near Sholinganallur. Each car has to pay 730 for crossing the toll, which is maintained by IT Expressway Limited (ITEL). On average, 30,000 vehicles cross this toll every day. It was over a lakh during pre-Covid times.

The new link-road, adjacent to Okkiyam-Thoraipakkam Panchayat Union School, is equidistant between Sholinganallur and Thiruvanmiyur. "We have taken up construction works in two phases," said a highways department official. Work is ongoing at the 760m-stretch from Thoraipakkam to Buckingham Canal now. In the second phase, a road on the other side of the canal near Neelankarai and a bridge (over the canal) will be constructed. At Thoraipakkam junction, Tamil Nadu Road Development Corporation (TNRDC) has proposed to construct a rotary-

type flyover. One arm of this flyover will connect the new link road with Pallavaram-Thoraipakkam Radial Road. This allows vehicles to travel between Neelankarai and Airport (via Radial Road and GST Road) in less than 30-45 minutes, the official added.

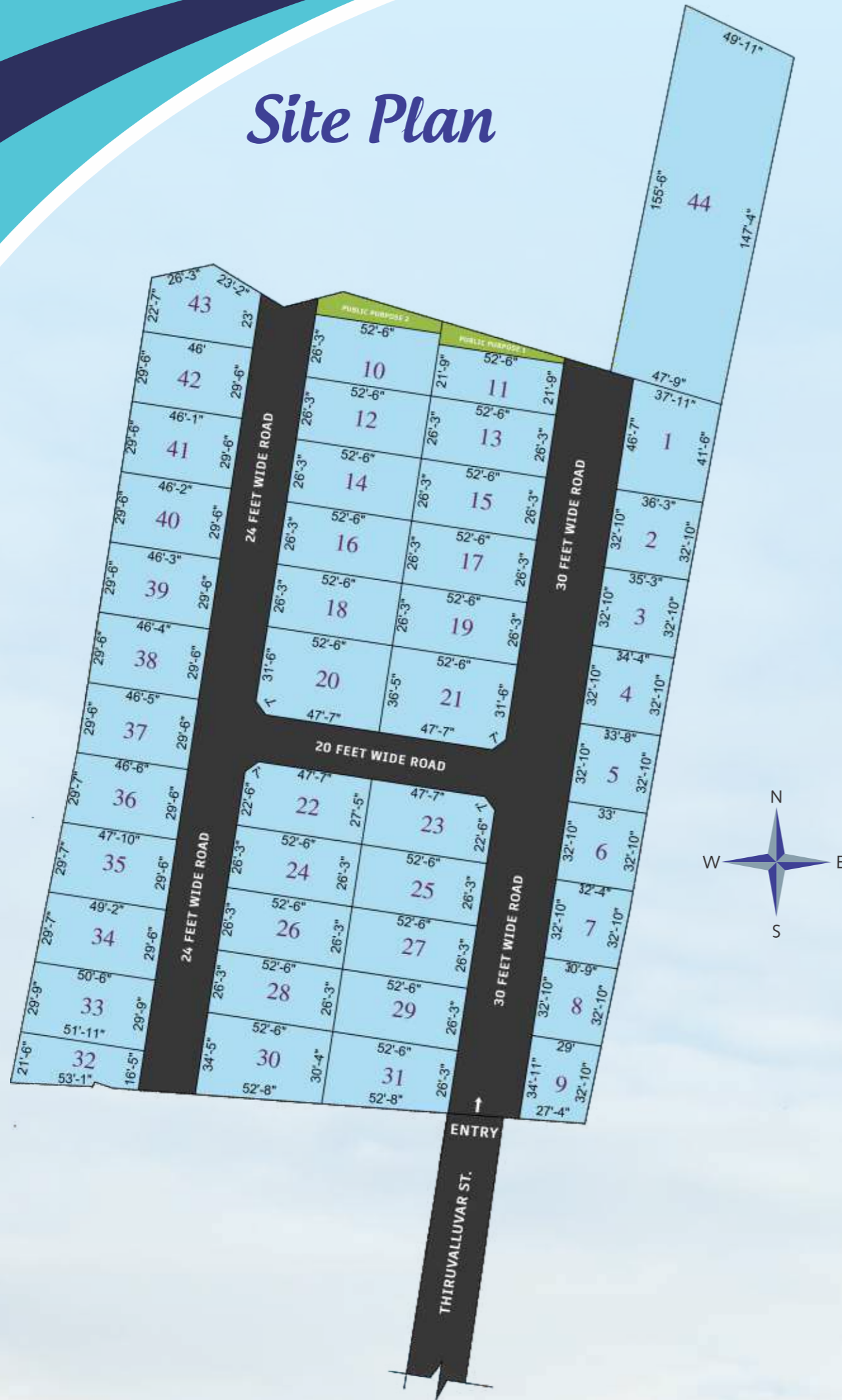
G Satish, a resident-activist from OMR, said the new link-road project will improve traffic conditions. "We have been requesting for a similar link road between Sholinganallur and Kelambakkam along OMR. We hope the government sanctions funds for that too," he said.

(Picture used for representational purposes only)

Source - The Times of India



# Site Plan

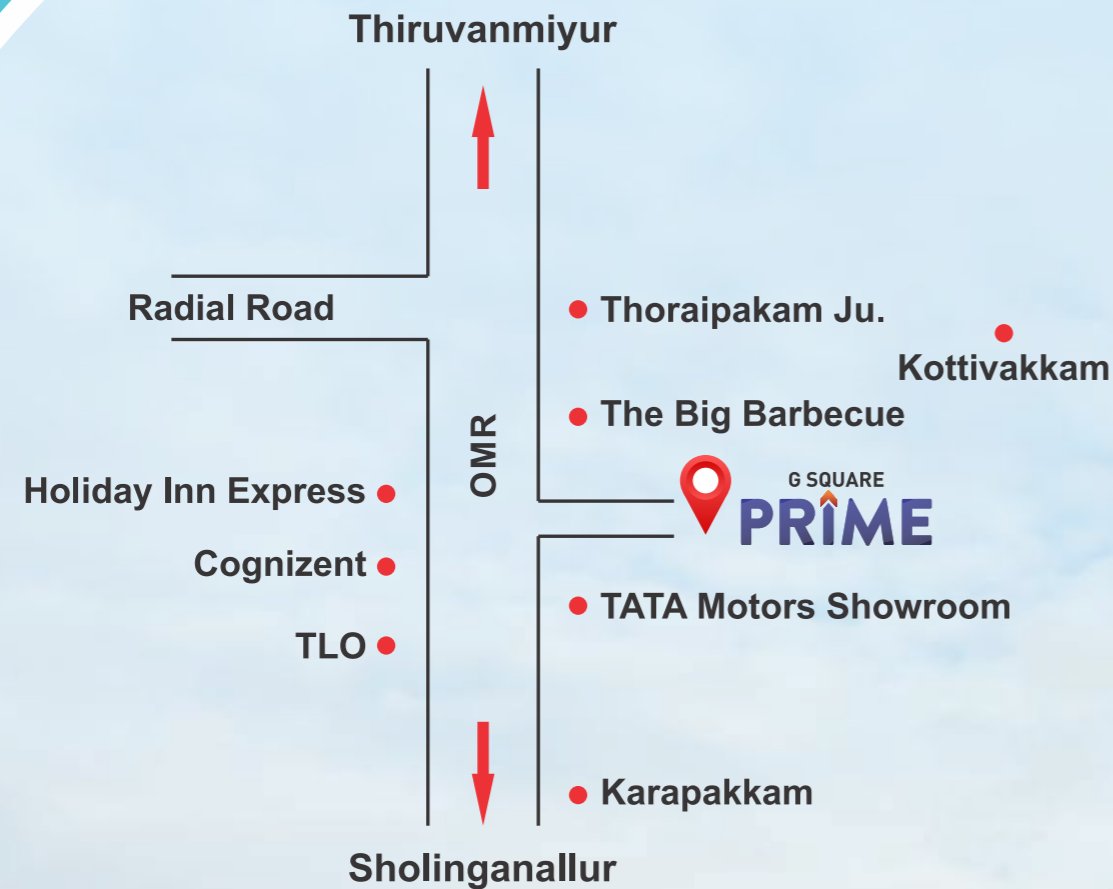


# Area Statement

PLOTNO	SQ.FT	PLOTNO	SQ.FT
1	1627.52	23	1426.45
2	1173.60	24	1377.79
3	1140.45	25	1377.79
4	1115.26	26	1377.79
5	1093.19	27	1377.79
6	1071.13	28	1377.79
7	1038.19	29	1377.79
8	981.03	30	1701.03
9	951.86	31	1485.54
10	1377.79	32	973.28
11	1140.12	33	1523.00
12	1377.79	34	1472.62
13	1377.79	35	1433.23
14	1377.79	36	1393.94
15	1377.79	37	1371.12
16	1377.79	38	1368.86
17	1377.79	39	1366.60
18	1377.79	40	1364.44
19	1377.79	41	1362.18
20	1899.63	42	1359.92
21	1899.63	43	1256.05
22	1426.45	44	7269.04

G SQUARE  
**PRIME**

## Location Map



## Payment Terms

**5%** At the time of booking    **45%** 7 days from booking after legal verification

**50%** 15 days from booking for registration

## Location Advantages

### Schools

- Sankara Matriculation School – 04 mins
- Akshara Matriculation Higher Secondary School – 05 mins
- Sacred Heart Matriculation Higher Secondary School – 05 mins
- Hope Fountain School – 06 mins
- Kidzee Play school – 07 mins
- Eurokids Preschool – 07 mins
- Orchids – The International School – 08 mins
- Hindustan International School – 11 mins

### Colleges

- Hindustan University – 05 mins
- Agni College of Technology – 07 mins
- Metha College – 09 mins
- Chennai College of Arts and Science – 09 mins
- KCG College of Technology – 10 mins
- Thankgavelu Engineering College – 10 mins
- Md. Sathak College of Arts and Sciences – 10 mins
- Dhanraj Baid Jain College – 11 mins
- MNM Jain Engineering College – 12 mins

### Restaurant

- Anjappar Chettinad Restaurant – 04 mins
- DM Restaurant – 04 mins
- Domino's – 04 mins
- Fasoos – 04 mins
- The Flame Kitchen – 05 mins
- Dhonnai Biryani house – 05 mins
- Astoria Veg – 05 mins
- Flower Drum – 05 mins
- Shree kumaran restaurant – 05 mins
- Supriya Andhra Restaurant – 05 mins
- Delicacy dessert – 05 mins
- Masal Dabba Restaurant – 05 mins
- Donna Biryani House – 05 mins
- Manjula's Home made food Centre – 05 mins
- Aruna Bhavan – 05 mins
- The Big Barbecue – 05 mins
- Subway – 06 mins

### Hotels and Resorts

- Holiday Inn – 06 mins
- Venture Park OMR – 07 mins
- Citadines – 17 mins
- Cloud 7 – 20 mins
- Blue Lagoon – 17 mins
- Green Leaf Resort (Varsha Grand) – 18 mins
- VGP Golden Beach Resort – 25 mins

### Entertainment

- Aravind Theatre – 05 mins
- AKDR Golf Village – 07 mins
- Cinapolis – 10 mins
- Aaradhana – 19 mins
- Prarthana Drive in – 20 mins
- VGP Universal Kingdom – 25 mins

### Emergency

- SV Clinic – 05 mins
- Primary Health Centre – 05 mins
- Nanthini Hospitals – 07 mins
- Apollo Cradle Hospitals – 07 mins
- Dhanvantri Multispeciality – 09 mins
- Swaram Hospitals and Specialty Clinic – 09 mins
- Sugan Hospital – 15 mins
- Gleneagles Global Health City – 15 mins
- Dr. Kamakshi Memorial – 16 mins

### Transit

- Cognizant TCO bus stop – 03 mins
- TCS bus stop – 04 mins
- Okkiyampet Metro Station – 04 mins



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](mailto:referral@gsquarehousing.com)

## HAPPY OWNERS OF G SQUARE PLOTS



### Ganika Jain

G Square Symphony



G Square Housing is the only real estate developer we trust. They have a great track record and always deliver on their promises. We are very happy with our new land and can't wait to start building our dream home.

### Rupashree Srinivasan

G Square Seawoods



I was extremely impressed by the attention to detail paid by G Square Housing. The plot location has been chosen perfectly near the beach. Best part was that there was no headache while buying the plot because of the support given by them.



## G SQUARE GROUP

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

**REGISTERED:** Century Centre, No. 75, T.T.K. Road, Alwarpet, Chennai - 600 018.

**COIMBATORE OFFICE:** 1B, 1st Floor, Pricol Caledon Square,  
348 Avinashi Road, Peelamedu, Coimbatore - 641 004.

For more details: **89394 10004** | [www.gsquarehousing.com](http://www.gsquarehousing.com)

RERA No.: TN/29/Layout/5999/2022 [www.rera.tn.gov.in](http://www.rera.tn.gov.in)