

**IMAGINE BEING THE
CENTRE OF ATTENTION.
EVERY SINGLE DAY!**

Luxury plots in Poonamallee at the heart
of everything you would need.

— GSQUARE —
RoleX





About Us —



Tamil Nadu's No. 1
real estate developer



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



1000+ acres of land
delivered so far



Best Luxurious
Plotted Developer - G Square
(Times Business Award 2021)



4000+
Happy customers



100% clear documentation
& transactions















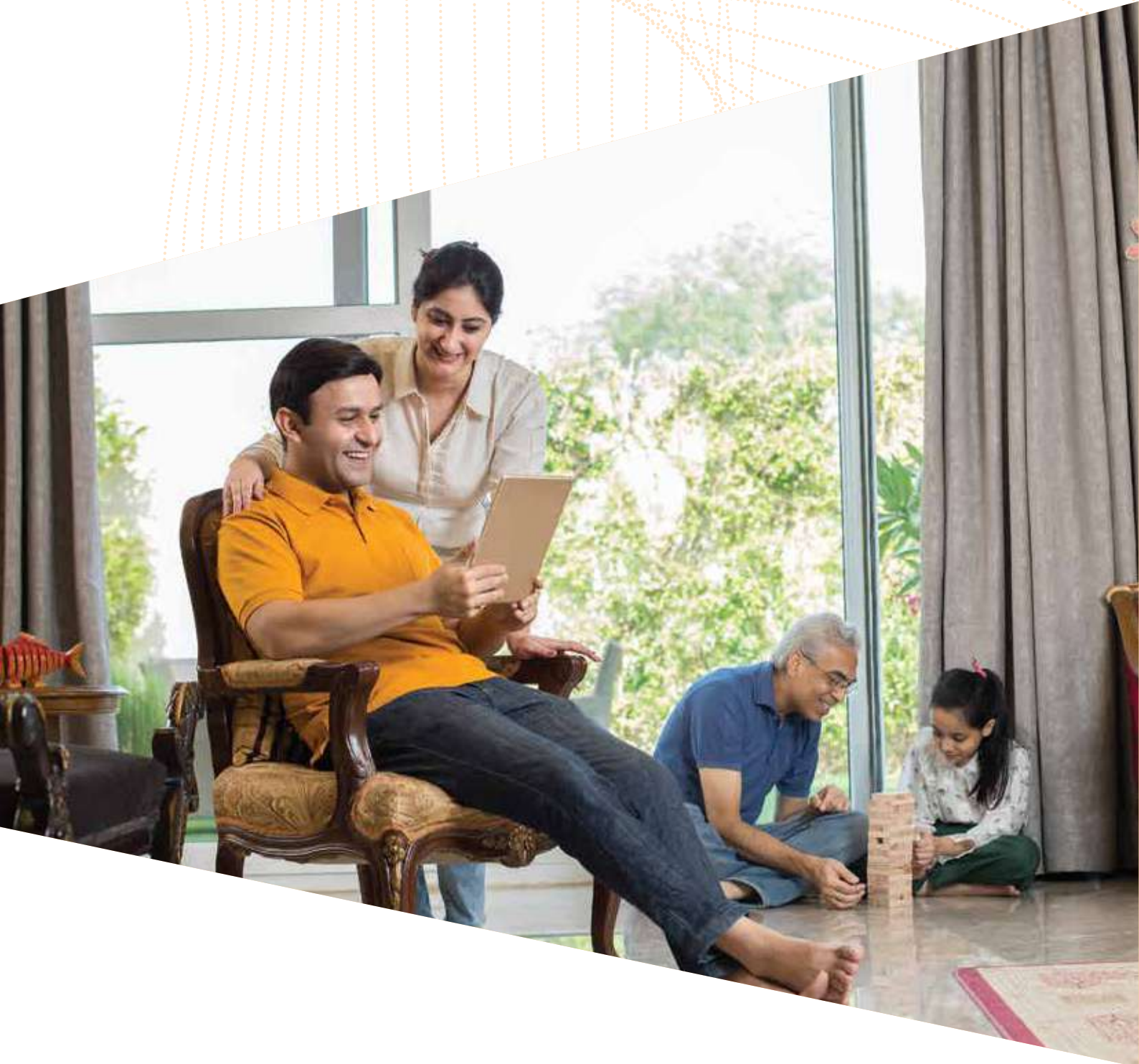
Operational across 6 cities -
Chennai, Bangalore, Ballari,
Coimbatore, Trichy & Hosur

Within your means. Beyond your expectations. —

Seldom do you find peace when there's commotion around. But, when you have a home that is perfectly located within everything you could ask for – easy access to educational and healthcare institutions, entertainment avenues nearby, and a proposed Metro station just minutes away – you're sure to have gotten the best deal. That's what G Square RoleX is; your hyper-connected property in Poonamallee, adjacent to the Outer Ring Road Junction. At highly affordable prices, we're certain you wouldn't want to be the last to get your hands on it.

Salient Features —

-  Villa plots in a gated community with world-class amenities at Poonamallee
-  40+ World-class amenities
-  227 Villa plots spread across 8.3 acres
-  2 minutes from Chennai outer ring road, Nazrathpet junction
3 minutes from Poonamallee bus stand
-  Close to upcoming metro station at Poonamallee
-  CMDA approved and RERA registered
-  5 years of free maintenance
-  24x7 CCTV surveillance
-  Ready-to-construct villa community
-  Perfect documentation
-  Well-laid blacktop internal roads with street lights
-  Post-purchase guidance for easy villa construction



ARIEL VIEW



ENTRANCE VIEW



STREET VIEW



PLOT VIEW



Press Release

Work on Chennai's second airport to start by September: Scindia

Centre to hold high-level meeting on June 16 to chalk out an initial strategy; Stalin proposes tripartite solution with TIDCO, a foreign investor and 8 public sector banks



The state government has informed the AAI to soon delegate a team of officials for inspecting the proposed sites and carry out a feasibility study. Representative photo

In a mega infrastructural push for Tamil Nadu, the Centre has green signalled the construction of a second airport in Chennai at a whopping investment of ₹40,000 crore.

As proposed by the Tamil Nadu government, the airport may come up at Pannur in Thiruvallur district or Parandur, in Kancheepuram district.

Civil Aviation Minister Jyotiraditya Scindia has called for a high-level meeting in New Delhi on June 16 (Thursday) to chalk out an initial strategy for the airport. The meeting will be attended by Tamil Nadu Industries Minister Thangam Thennarasu besides senior officials of the Civil Aviation Ministry.

Chennai: Under-constructed Kilambakkam, Kuthambakkam bus terminuses to be solar power hubs

Both the bus terminuses will be the first public buildings in Chennai to be using renewable energy resources.

ANI | Updated Sunday, January 03, 2021 09:24 PM IST



The solar power generated from these terminuses will also be used to charge e-vehicles. / Representative image

Two under-construction bus terminuses - at Kilambakkam and Kuthambakkam - in Chennai will be solar power hubs generating renewable energy, according to Chennai Metropolitan Development Authority (CMDA) officials.

These bus terminuses will be the first public buildings in Chennai to be using renewable energy resources. The solar power generated from these terminuses will also be used to charge e-vehicles, sources said.

The two bus terminuses will be completed by the end of 2022 and the terminus at Kilambakkam will be able to generate 19,200 units of electricity on a daily basis.

This sprawling 60-acre bus terminus will cater to buses servicing the southern districts of Tamil Nadu.

Kodambakkam to Poonamallee Chennai Metro stretch to be operational by June 2024



For representational purposes (File photo | EPS)

By Express News Service

CHENNAI: As Chennai Metro Rail has started work on the second phase, Finance Minister Palanivel Thiagarajan said that the stretch Kodambakkam to Poonamallee stretch (under Corridor-4) will be put into operation by June 2024.

Metro Rail Project Phase II will span 118.9 km from the northern end to the southern end of the city with three corridors — Madhavaram to SIPCOT, Madhavaram to Sholinganallur and Light House to Poonamallee.

The Corridor-4 stretch was from CMBT to the Light House. But it has been extended till Poonamallee considering the increasing traffic congestion on Arcot Road along Virugambakkam and Valasaravakkam.

TAMIL NADU TN Govt. to speed up Thirumazhisai satellite township project

SPECIAL CORRESPONDENT

CHENNAI, SEPTEMBER 01, 2021 16:59 IST
UPDATED: SEPTEMBER 01, 2021 16:59 IST

DMK legislator V.G. Raajendran also urged the government to ensure the efficient functioning of Chennai Metropolitan Development Authority

The Tamil Nadu government will take steps to speed up its project to develop a satellite township at Thirumazhisai, Minister for Housing and Urban Development S. Muthusamy said in the State Legislative Assembly on Wednesday.

The Minister's comments came as a response to DMK legislator V.G. Raajendran (Tiruvallur), who suggested that the State government should develop satellite townships instead of expanding the Chennai Metropolitan Area (CMA) to new areas without developing civic infrastructure facilities there.

However, Mr. Muthusamy said it would not be possible to not include more areas within the CMA waiting for infrastructure to be developed in the newly-included areas.

Mr. Raajendran also urged the government to ensure the efficient functioning of Chennai Metropolitan Development Authority (CMDA) so as to ensure the quality of constructions by builders.

Why Poonamallee? —



An Appreciating Area

With a cost advantage of 50%, Poonamallee stands out as an affordable locale for real estate investments; guaranteed to appreciate with proposed developments like Chennai Metro Rail, infrastructure-upgrades and more.



Unmatched Connectivity

Poonamallee is undoubtedly a hyper-connected locale, with easy access to the city, the industrial hubs of Ambattur & Avadi, the IT cluster at Manapakkam and the Chennai International Airport. Connectivity goes a notch further with the proposed Metro Rail. Areas like Porur, Thiruverkadu, Kattupakkam, Koyambedu, Chrompet, Perungalathur & Guindy are easily accessible.



Development-Driven

Development is aplenty in and around Poonamallee, with 5 million sq. ft. of proposed Grade A office space, a fully-functional airport terminal in 2024 at Thiruvallur, a 25-acre solar-powered bus stop, and the government's upcoming Satellite Township.



Uninterrupted Water

A lake not farther than 4 km makes Poonamallee a prime location for 24x7 fresh water supply.

*Source - Internet



44 Reasons to buy ^{GSQUARE} **RoleX**

LOCATION

1. The only CMDA approved gated plot community project situated at Poonamallee spanning for 8.3 acres with 227 plots.
2. Premium land in a prime location overlooking the Chennai outer ring road with essentials and transit connectivity available in close proximity.
3. Located adjacent to ORR-Poonamallee Junction.
4. Situated in a safe and secure neighborhood
5. Close to upcoming metro station at Poonamallee.
6. Public transport access nearby (Nazarathpet bus stop is 3 mins. away)
7. Educational institutions such as Alpha College of Engineering, Panimalar Engineering College, Saveetha Dental College are near by.
8. Close to hospitals such as Apollo Speciality Hospitals, Be Well Hospital, ACS Hospital, Saveetha Hospital, Aravind Eye Hospital etc.
9. Entertainment avenues are in close proximity.
10. Various religious centers of worship are also nearby.

PRICE

11. Affordable and this location being the upcoming residential area is easily accessible from the city.
12. The only right priced CMDA approved plot community at Poonamallee, strategically placed adjacent to ORR-Poonamallee junction.
13. Unapproved plots are sold at that price whereas G Square RoleX is a CMDA approved plot.
14. Situated in a posh neighborhood for a very reasonable price.
15. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square RoleX, you can now completely own your own villa and the land it is on at a more reasonable price.



FEATURES

16. 40+ World-class amenities
17. 5 years of free maintenance
18. 24x7 CCTV surveillance
19. State of the art infrastructure like black top roads and LED street lights
20. Ready-to-construct plots
21. Essential amenities like water, electricity, drainage, etc.
22. Expansive landscape
23. Potable bore water

LEGALITIES

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

PRODUCT

32. Only 227 plots spread over an 8.3 acres community consisting of residential spaces in a very posh neighborhood in the city.
33. Gated plot community with 40+ world class amenities at Poonamallee.
34. Only community close to ORR-Poonamallee Junction.
35. Residential plots from 656 sq ft. to 2059 sq ft.

POST PURCHASE GUIDANCE FOR VILLA CONSTRUCTION

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

AMPHITHEATRE



PETS PARK



40+ World-class amenities

1. GIANT BOARD GAMES
2. HOPSCOTCH
3. KIDS PLAY AREA
4. SPRING RIDER
5. MONKEY BARS
6. HIIT WORKOUT
7. OUTDOOR GYM
8. PLAY MOUND
9. SANDPIT WITH CASTLE
10. KIDS VOICE TUBE
11. TREE HOUSE
12. ROPE BRIDGE
13. SKATING TRACK
14. SHADOW PARK
15. NET WALL
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17. TODDLERS ZONE
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21. FUTSAL COURT
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23. BADMINTON COURT
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27. READING ZONE
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34. AMPHITHEATRE WITH PROJECTOR
35. YOGA / MEDITATION
36. REFLEXOLOGY PATHWAY
37. PETS PARK
38. LAUGHING PARK
39. AROMA GARDEN
40. THERAPEUTIC GARDEN
41. AEROBIC LAWN

KIDS JUNGLE



YOGA ZONE



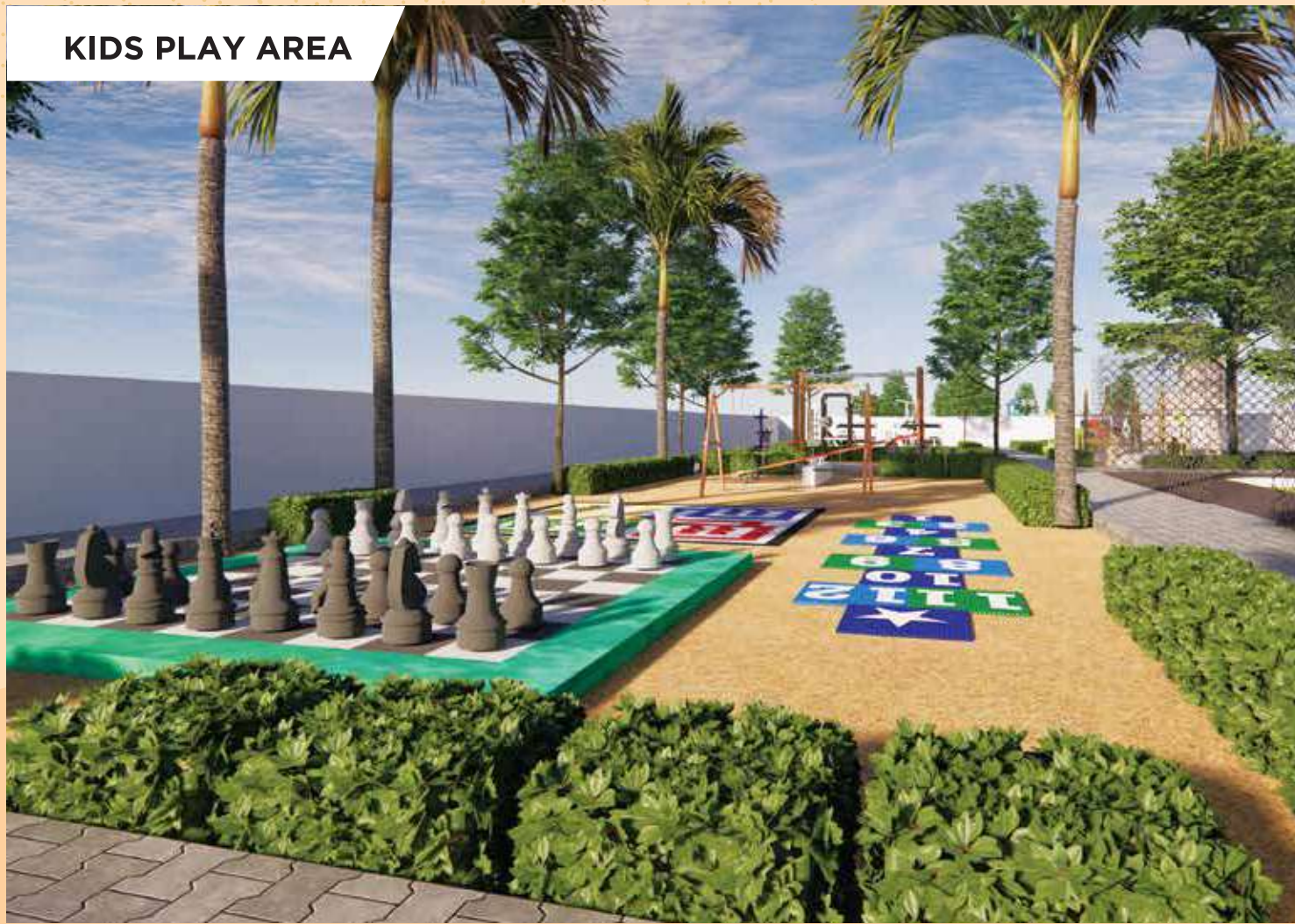
MULTIPURPOSE COURT



TODDLERS PLAY AREA



KIDS PLAY AREA



LAUGHING PARK

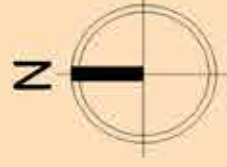


PERGOLA WITH SEATING



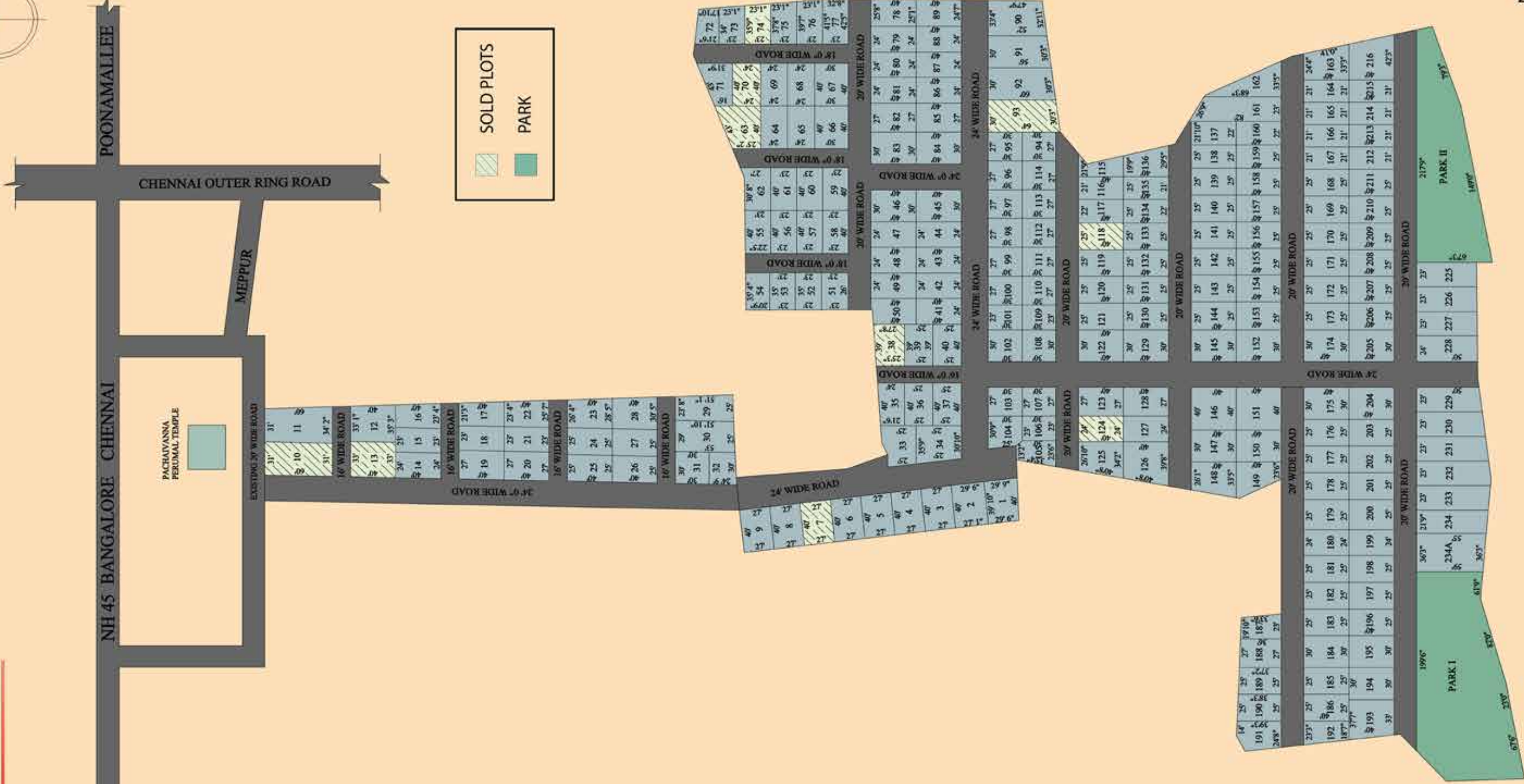
SENIOR CITIZEN PARK





AREA STATEMENT

| Plot No. | SQ.FT | Plot No. | SQ.FT | Plot No. | SQ.FT |
|----------|---------|----------|---------|----------|---------|
| 1 | 1133.00 | 95 | 810.00 | 189 | 943.00 |
| 2 | 1178.00 | 96 | 810.00 | 190 | 970.00 |
| 3 | 1080.00 | 97 | 810.00 | 191 | 982.00 |
| 4 | 1080.00 | 98 | 810.00 | 192 | 840.00 |
| 5 | 1080.00 | 99 | 810.00 | 193 | 1303.00 |
| 6 | 1080.00 | 100 | 810.00 | 194 | 1200.00 |
| 7 | 1080.00 | 101 | 690.00 | 195 | 1200.00 |
| 8 | 1080.00 | 102 | 900.00 | 196 | 1000.00 |
| 9 | 1080.00 | 103 | 810.00 | 197 | 1000.00 |
| 10 | 1860.00 | 104 | 1667.00 | 198 | 1000.00 |
| 11 | 1970.00 | 105 | 714.00 | 199 | 960.00 |
| 12 | 1367.00 | 106 | 690.00 | 200 | 1000.00 |
| 13 | 1320.00 | 107 | 810.00 | 201 | 1000.00 |
| 14 | 960.00 | 108 | 900.00 | 202 | 1000.00 |
| 15 | 920.00 | 109 | 690.00 | 203 | 1000.00 |
| 16 | 920.00 | 110 | 810.00 | 204 | 1200.00 |
| 17 | 892.00 | 111 | 810.00 | 205 | 1200.00 |
| 18 | 920.00 | 112 | 810.00 | 206 | 1000.00 |
| 19 | 1080.00 | 113 | 810.00 | 207 | 1000.00 |
| 20 | 1080.00 | 114 | 810.00 | 208 | 1000.00 |
| 21 | 920.00 | 115 | 760.00 | 209 | 1000.00 |
| 22 | 980.00 | 116 | 840.00 | 210 | 1000.00 |
| 23 | 1095.00 | 117 | 880.00 | 211 | 1000.00 |
| 24 | 1000.00 | 118 | 1000.00 | 212 | 840.00 |
| 25 | 1000.00 | 119 | 1000.00 | 213 | 840.00 |
| 26 | 1000.00 | 120 | 1000.00 | 214 | 840.00 |
| 27 | 1000.00 | 121 | 1000.00 | 215 | 840.00 |
| 28 | 1177.00 | 122 | 1000.00 | 216 | 1530.00 |
| 29 | 1258.00 | 123 | 1080.00 | 225 | 1560.00 |
| 30 | 1510.00 | 124 | 960.00 | 226 | 1223.00 |
| 31 | 900.00 | 125 | 1230.00 | 227 | 1235.00 |
| 32 | 717.00 | 126 | 1490.00 | 228 | 1295.00 |
| 33 | 1064.00 | 127 | 960.00 | 229 | 1180.00 |
| 34 | 1320.00 | 128 | 1080.00 | 230 | 1225.00 |
| 35 | 910.00 | 129 | 1200.00 | 231 | 1305.00 |
| 36 | 1000.00 | 130 | 1000.00 | 232 | 1322.00 |
| 37 | 1000.00 | 131 | 1000.00 | 234 | 1213.00 |
| 38 | 1320.22 | 132 | 1000.00 | 234 A | 2058.84 |
| 39 | 975.00 | 133 | 1000.00 | | |
| 40 | 975.00 | 134 | 880.00 | | |
| 41 | 960.00 | 135 | 840.00 | | |
| 42 | 960.00 | 136 | 990.00 | | |
| 43 | 960.00 | 137 | 876.60 | | |
| 44 | 960.00 | 138 | 880.00 | | |
| 45 | 1200.00 | 139 | 1000.00 | | |
| 46 | 1200.00 | 140 | 1000.00 | | |
| 47 | 960.00 | 141 | 1000.00 | | |
| 48 | 960.00 | 142 | 1000.00 | | |
| 49 | 960.00 | 143 | 1000.00 | | |
| 50 | 935.02 | 144 | 1000.00 | | |
| 51 | 840.00 | 145 | 1200.00 | | |
| 52 | 805.00 | 146 | 1600.00 | | |
| 53 | 805.00 | 147 | 1200.00 | | |
| 54 | 737.00 | 148 | 1195.00 | | |
| 55 | 908.20 | 149 | 1130.00 | | |
| 56 | 920.00 | 150 | 1200.00 | | |
| 57 | 920.00 | 151 | 1600.00 | | |
| 58 | 920.00 | 152 | 1200.00 | | |
| 59 | 920.00 | 153 | 1000.00 | | |
| 60 | 920.00 | 154 | 1000.00 | | |
| 61 | 920.00 | 155 | 1000.00 | | |
| 62 | 990.00 | 156 | 1000.00 | | |
| 63 | 1373.00 | 157 | 1000.00 | | |
| 64 | 960.00 | 158 | 1000.00 | | |
| 65 | 960.00 | 159 | 880.00 | | |
| 66 | 1200.00 | 160 | 800.00 | | |
| 67 | 1200.00 | 161 | 1870.00 | | |
| 68 | 960.00 | 162 | 1140.11 | | |
| 69 | 960.00 | 163 | 1166.00 | | |
| 70 | 1000.00 | 164 | 840.00 | | |
| 71 | 991.00 | 165 | 840.00 | | |
| 72 | 656.00 | 166 | 840.00 | | |
| 73 | 804.00 | 167 | 840.00 | | |
| 74 | 846.00 | 168 | 1000.00 | | |
| 75 | 890.00 | 169 | 1000.00 | | |
| 76 | 933.00 | 170 | 1000.00 | | |
| 77 | 905.00 | 171 | 1000.00 | | |
| 78 | 1015.00 | 172 | 1000.00 | | |
| 79 | 960.00 | 173 | 1000.00 | | |
| 80 | 960.00 | 174 | 1200.00 | | |
| 81 | 960.00 | 175 | 1200.00 | | |
| 82 | 1080.00 | 176 | 1000.00 | | |
| 83 | 1200.00 | 177 | 1000.00 | | |
| 84 | 1200.00 | 178 | 1000.00 | | |
| 85 | 1080.00 | 179 | 1000.00 | | |
| 86 | 960.00 | 180 | 960.00 | | |
| 88 | 960.00 | 182 | 1000.00 | | |
| 89 | 993.20 | 183 | 1000.00 | | |
| 90 | 1620.00 | 184 | 1000.00 | | |
| 91 | 1627.00 | 185 | 1000.00 | | |
| 92 | 1748.00 | 186 | 1000.00 | | |
| 93 | 1748.00 | 187 | 744.00 | | |
| 94 | 810.00 | 188 | 988.00 | | |



NOTE: DIMENSIONS ARE SUBJECT TO CHANGE AS PER ACTUAL SITE.

PARK PLAN

Park - 1



LEGENDS

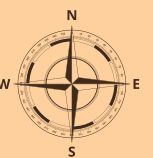
- | | |
|------------------------|----------------------|
| 1. GIANT BOARD GAMES | 13. SKATING TRACK |
| 2. HOPSCOTCH | 14. SHADOW PARK |
| 3. KIDS PLAY AREA | 15. NET WALL |
| 4. SPRING RIDER | 16. KIDS JUNGLE GYM |
| 5. MONKEY BARS | 17. TODDLERS ZONE |
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| 11. TREE HOUSE | 23. BADMINTON COURT |
| 12. ROPE BRIDGE | 24. JOGGING TRACK |



Park - 2



- | | |
|---------------------------------|------------------------|
| 25. SENIOR CITIZEN ZONE | 37. PETS PARK |
| 26. TREE WITH SEATING | 38. LAUGHING PARK |
| 27. READING ZONE | 39. AROMA GARDEN |
| 28. BIRDS NEST | 40. THERAPEUTIC GARDEN |
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| 33. WOODEN LOGS | |
| 34. AMPHITHEATRE WITH PROJECTOR | |
| 35. YOGA / MEDITATION | |
| 36. REFLEXOLOGY PATHWAY | |



Location Advantages

Schools

| | |
|---|----------|
| MSJM Matriculation School | - 2 min |
| Vivekananda Vidyalaya Agaramel | - 3 min |
| Bharath Madeena Matriculation School | - 6 min |
| Jaya Jaya Shankara International School | - 7 min |
| Holy Crescent Matriculation Higher Secondary School | - 7 min |
| St. Paul's Matriculation Higher Secondary School | - 10 min |
| Spartan International School | - 12 min |
| Hindu Primary School | - 12 min |
| S.B. School | - 12 min |
| CPS Global School | - 12 min |
| Chennai Public School | - 12 min |
| St. Dominic's Nursery and Primary School | - 13 min |

Colleges

| | |
|---|----------|
| SKR Engineering College | - 3 min |
| Sree Sastha Institute of Engineering Technology | - 5 min |
| Panimalar Engineering College | - 8 min |
| Alpha College of Engineering | - 11 min |
| Prathyusha Engineering College | - 14 min |
| Women's Christian College | - 17 min |

Hospitals

| | |
|--|----------|
| Be Well Hospital | - 10 min |
| Panimalar Medical College and Research Institute | - 10 min |
| Mangalam Hospital | - 12 min |
| ESI Hospital | - 14 min |
| Ramachandra Hospital | - 20 min |
| Apollo Speciality Hospital | - 23 min |

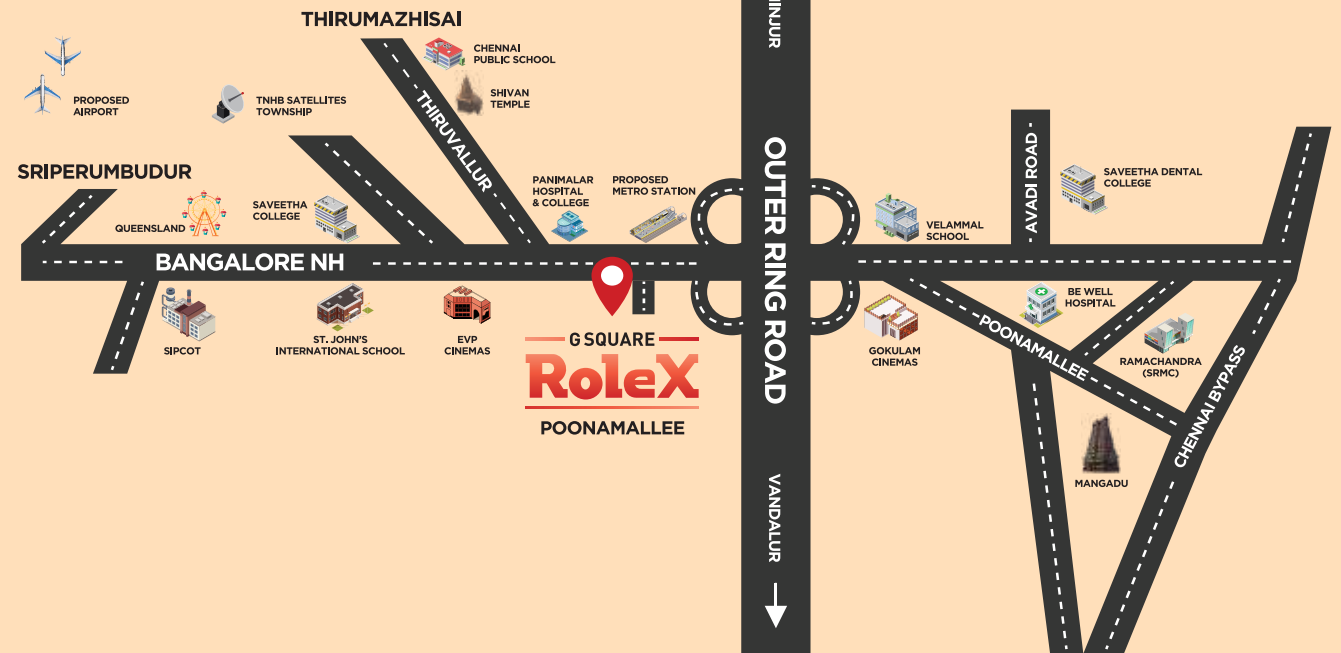
Restaurants

| | |
|--------------------------|---------|
| Velmani Chettinad Corner | - 1 min |
| Malini Food Corner | - 2 min |
| Guinness Record | - 2 min |
| Bad Boy Alps | - 4 min |
| Jothi's Kitchen | - 5 min |
| Subway | - 7 min |
| KFC | - 7 min |
| Sangeetha Veg Restaurant | - 8 min |
| Fishermen's Fare | - 8 min |
| Amaravathi Restaurant | - 8 min |

Transit

| | |
|-------------------------------|---------|
| Agaram Mel Bus Stop | - 1 min |
| Post Office Junction Bus Stop | - 2 min |
| Malayampakkam Bus Stop | - 3 min |
| Outer Ring Road | - 3 min |
| Poonamallee Jn | - 3 min |

Location Map



Payment Pattern

| | |
|-----|--|
| 10% | At the time of booking |
| 40% | 7 days from booking after legal verification |
| 50% | 15 days from booking for registration |

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.

Muthu Ganesh

G Square Pristine

I happened to visit Pristine on my way to Bangalore - was bowled over by the lush green expanse! I made up my mind right then! The experience of completing the purchase with G Square Housing was unbelievably smooth! Looking forward to the day when I will finally stay here with the family!

Abhishek Kumar

G Square Radial

G Square Housing is the best No.1 land developer in South India. I bought 2 acres of land in Padur from them the whole process was hassle free. The company takes pride in having an absolutely clean slate by analysing every aspect and compliance. I am very happy with my purchase and would definitely recommend G Square Housing to anyone looking to buy land in Tamil Nadu.

TN/02/REGULARISATION-LAYOUT/0377/2022 | www.rera.tn.gov.in



Disclaimer: All dimensions and renders are subject to change.

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.

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

To refer this project to your friends and family,
write to referral@gsquarehousing.com or call **89393 40002**