


*Live within the city
and closer to the beach.*



G SQUARE
 **ORCHID VILLE**

RESIDENTIAL & COMMERCIAL PLOTS
AT NEELANKARAI, BANG ON ECR

About G Square



South India's largest and highly experienced land promoter & aggregator.



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.



Prestigious clientele including Murugappa Group, CEAT, JK Tyres and India Bulls.



1000+ acres of land delivered so far.



100% clear documentation & transactions.



Access to the city and to the beach. Equally easy.

Welcome to G Square Orchid Ville. Strategically located at Neelankarai, these premium villa plots are ideal for those who seek both city and beach life, within easy access. Perfect villa plots that ensure your weekday and your weekend are just a short drive apart. Come, live both the lives you desire, at your very own villa plot.

Salient Features

-  Just 27 Residential plots & 1 Commercial plot spread across 2.4 acres in a gated community
-  5 mins. from Thiruvanniyur
-  Plots from 2400 sq.ft.
-  24x7 CCTV Surveillance
-  5 years free maintenance
-  Ready to construct Plot Community
-  Perfect Legal Documentation
-  Well laid blacktop internal roads with street lights
-  Post-purchase guidance for easy construction
-  CMDA Approved Plots

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45 Reasons to choose Orchid ville

Location

1. A CMDA approved gated plot community project situated bang on ECR at Neelankarai spanning for 2.4 acres with 27 residential & 1 commercial plot
2. Premium land in a prime location, bang on ECR close to the beach with essentials and transit connectivity available in close proximity.
3. Situated in a safe and secure neighborhood very close to the beach
4. Approach road width is 24 ft.
5. 5 mins. from Thiruvannamipur
6. 290 m from Casuarina Drive
7. Close to major business hubs in Thiruvannamipur, Adyar, Sholinganallur, Thoraiakkam, Kelambakkam, etc.
8. Public transport access nearby (Neelankarai bus stop is 2 mins. away)
9. Educational institutions like St. Joseph's, Narayana e Techno School, GTA Vidya Mandir, Gateway International School, Sunbeam Matric Hr Sec School, Hindustan University, Agni College of Technology, etc. are near by
10. Close to hospitals KL Hospital, Sukan Hospital, VHS Hospital, etc.
11. Entertainment avenues are in close proximity
12. Various religious centers of worship are also nearby
13. Close to many major IT parks
14. 1 min, 200m, from Buhari hotel bus stop & 2 mins, 700 m, from Neelankarai bus stop

Price

15. The only right priced CMDA approved plot community, bang on ECR at Neelankarai
16. 2 mins. from Casuarina drive at half the price of Casuarina (3.5 Cr/Ground)
17. Situated in a posh neighborhood for a reasonable price
18. Nearby developers charge Rs. 6crores for a villa, whereas at G Square Orchid Ville, you would save Rs. 2 crores including construction of the Villa of your choice



Features

19. 5 years maintenance free
20. 24x7 CCTV Security
21. State of the art infrastructure like black top roads and LED street lights
22. Ready-to-Construct
23. Essential amenities like water, electricity, drainage, etc.
24. Expansive landscape
25. Potable bore water

Legalities

26. CMDA approved
27. RERA approved
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. 27 plots spread over a 2.4 acres community consisting of residential spaces and only 1 commercial plot in a very posh neighborhood in the city.
35. Residential plots from 2400 sq. ft. onwards
36. Road within the property is 30 ft.

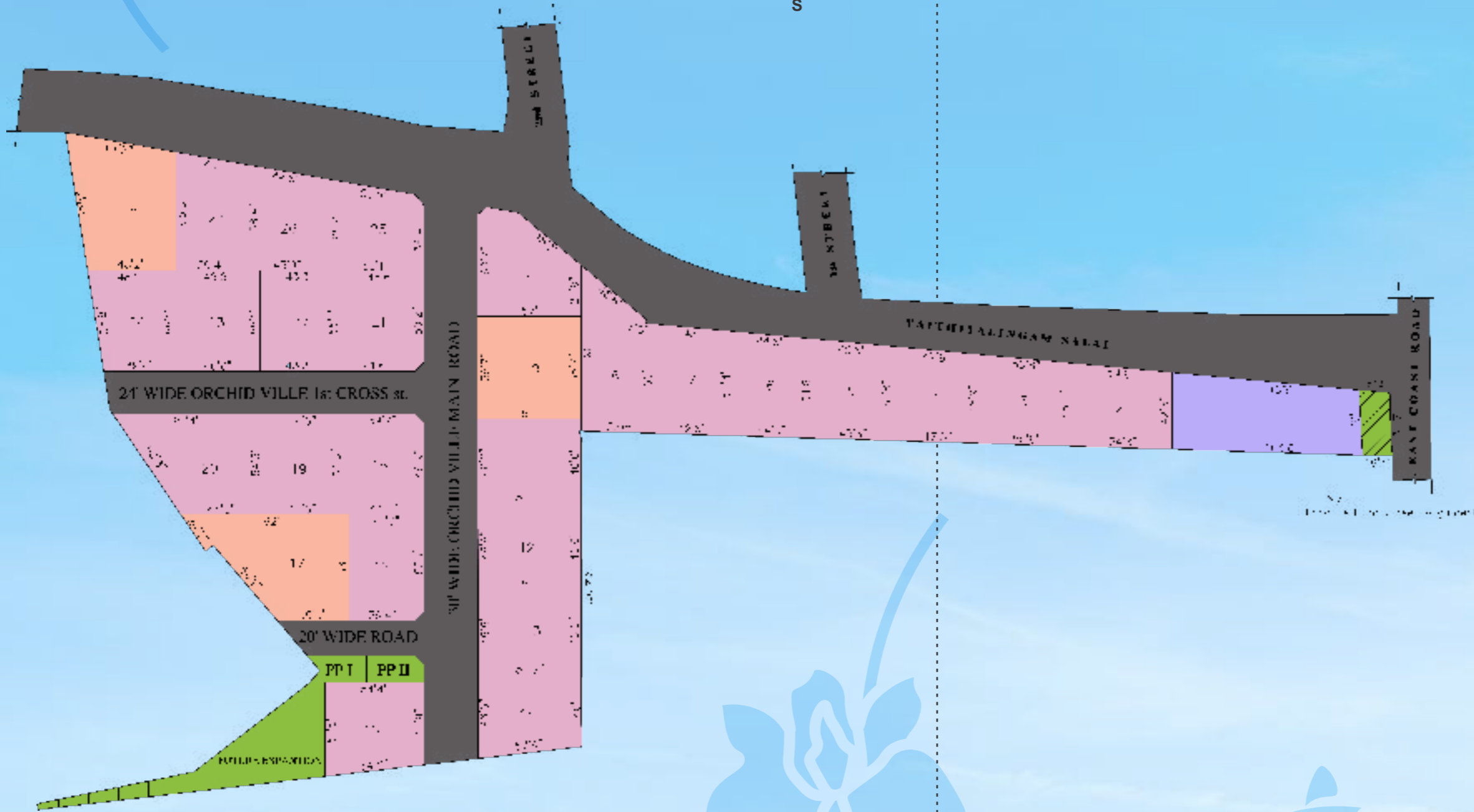
Post Purchase Guidance

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

Site Plan



Area Statement



PLOT NO	AREA IN Sq.ft.
1	4037
2	2400
3	2395
4	2394
5	2411
6	2482
7	2508
8	2960
9	2766
10	3230
11	2650
12	2651
13	2649
14	2463
15	2631
16	2396
17	3815
18	2445
19	2451
20	3455
21	2556
22	2386
23	2567
24	2413
25	2427
26	2397
27	2437
28	3810

Layout Legend	
	Commercial
	2395-3000 Sq.ft.
	3000 and Above



Maximise footfalls. Maximise profits.

G Square Orchid Ville is strategically located bang on ECR making it not just a residential haven, but also a dream destination for commercial establishments. With a sizeable portion earmarked for commercial purposes, retail businesses will soon make this landscape a buzzing one.

Commercial Establishments nearby

OMR Food Street - 3 mins.
Prarthana Drive - 3 mins.
Food Village - 4 mins.
McDonalds - 6 mins.
The Mayflower - 7 mins.
Pizza Hut - 8 mins.
KFC - 9 mins.
Cholamandalam Arts Village - 4 mins.
VGP Golden Beach - 8 mins.
VGP Aqua Marine Kingdom - 8 mins.
VGP Universal Kingdom - 8 mins.
ISKCON Temple - 8 mins.
Chennai Convention Centre - 3 mins.

Risa Banquets - 3 mins.
Kailash Convention Centre - 2 mins.
HP Petrol Bunk - 3 mins.
Indian Oil Petrol Bunk - 4 mins.
RBL Bank - 1 min.
ICICI Bank - 1 min.
City Union Bank - 1 min.
HDFC Bank - 2 mins.
Karur Vysya Bank - 3 mins.
South Indian Bank - 4 mins.
Indian Bank - 6 mins.
Indian Overseas Bank - 4 mins.




Trek the shores before you take on the day.

Imagine waking up everyday to the soothing sounds of the waves and starting your day with a stroll on the famed ECR beach. Breathe in the fresh air to rejuvenate yourself for an active day ahead. That's G Square Orchidville for you. Strategically located right opposite the sea stretch at Neelankarai, ECR.

G Square Orchidville residential plots come with all the wonderful things that life has to offer to live your life to the fullest. The prime location of the plots makes it easier for you to access convenience stores, healthcare, shopping, entertainment hubs, schools, colleges and more.

Come build your dream home here. Your dream location awaits you.

G SQUARE
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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 Thiruvanniyur 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 Thiruvanniyur 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 Thiruvanniyur junctions.

"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 10/06/2023 9:12:58 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 Thiruvanniyur 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 Thiruvanniyur 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 Thiruvanniyur 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.

It is a common perception that ECR is a well-known holiday / vacation destination. Now with the ECR-OMR Link Road and the fast developing IT Corridor, ECR is no more a vacation destination but a proper living destination with OMR in easy access.

THE HINDU

Thoraipakkam-Canal Bank Road link to be ready by September

SPECIAL CORRESPONDENT



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, Vaidyanathan Salai 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.

TIMESPROPERTY



Work Begins On 1.5km ECR-OMR Link Road

By Nam Sankaranarayanan | 21 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 Thiruvanniyur. 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 130 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 Thiruvanniyur. "We have taken up construction works in two phases," said a highways department official. Work is ongoing at the 750m 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.

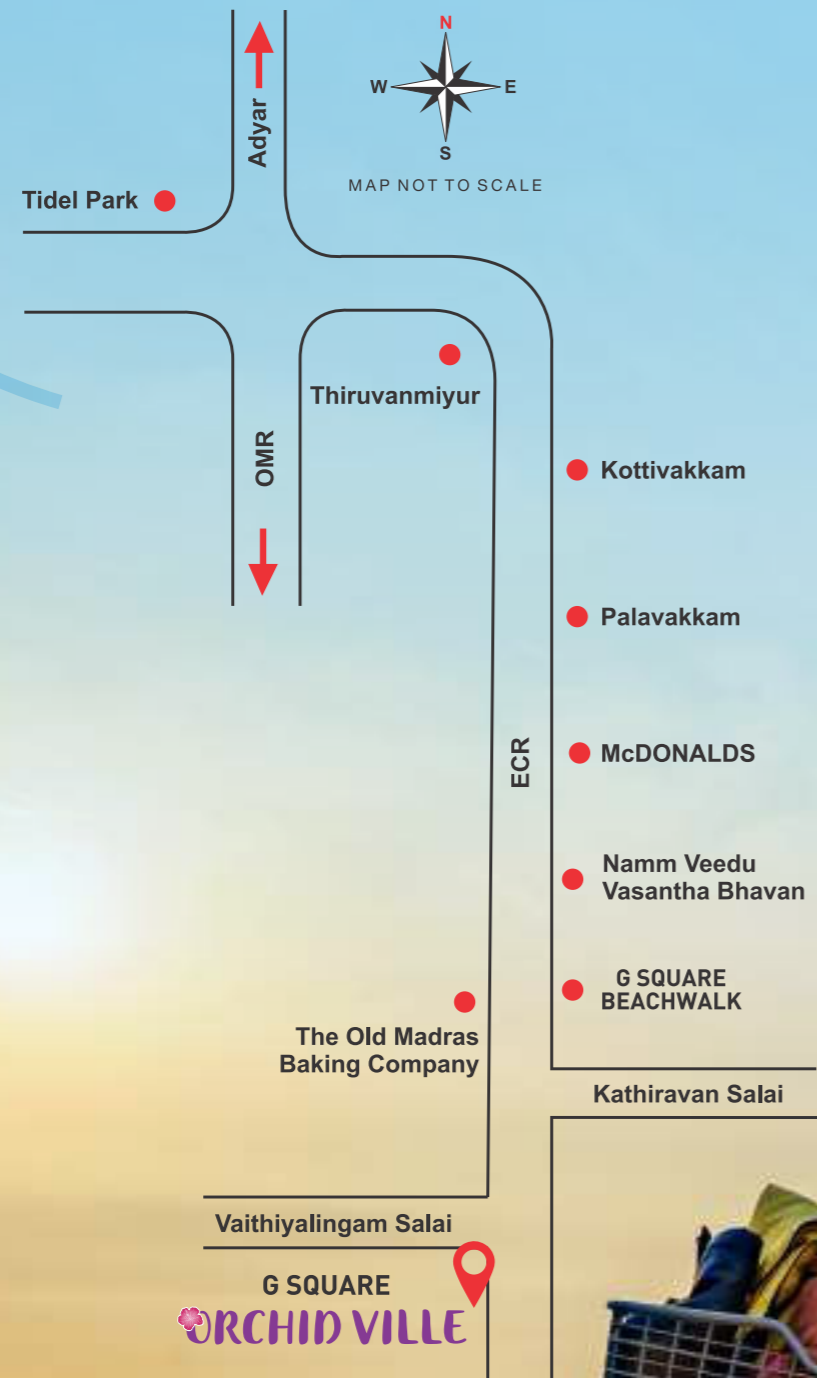
One arm of this flyover will connect the new link road with Pallavaram-Thoraipakkam Radial Road. This allows vehicles to travel between Neelankarai and Airport via Radial Road and GST Road in less than 30-45 minutes, the official added.

G Sathish, 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 Kumbakkam along OMR. We hope the government sanctions funds for that too," he said.

(Picture used for representational purposes only)

Source - The Times of India

Location Map



Location Advantages

SCHOOLS

- St. Josephs Hr Sec School - 1 min.
- Narayana e-Techno School - 3 mins.
- GTA Vidhya Mandhir - 6 mins.
- Gateway International School - 7 mins.
- Sunbeam Matric Hr Sec School - 8 mins.
- St. John's Universal School - 10 mins.
- Indian Public School - 12 mins.

COLLEGE

- Hindustan University College - 10 mins.
- Agni College of Technology - 12 mins.
- Kings Cornerstone International College - 12 mins.
- Dhanraj Baid Jain College - 12 mins.
- KCG College of Technology - 14 mins.

RESTAURANT

- Buhari Hotel - 1 min.
- Tryst Café - 1 min.
- Meraki Café - 2 mins.
- A2B - 2 mins.
- Dominos - 3 mins.
- OMR Food Street - 3 mins.
- Prarthana Drive In - 3 mins.
- Food Village - 4 mins.
- Dubai Kitchen - 5 mins.

- McDonalds - 6 mins.
- The Mayflower - 7 mins.
- Pizza Hut - 8 mins.
- KFC - 9 mins.
- Double Roti - 9 mins.
- Wangs Kitchen - 9 mins.
- Drizzle by the Beach - 5 mins.

HOTEL

- The Green Leaf Resort - 1 min.
- Park Inn - 5 mins.
- Cloud 7 Hotels & Resorts - 6 mins.
- The Oasis Resort - 7 mins.
- Green Meadows Resort - 8 mins.
- VGP Golden Beach Resort - 8 mins.
- Cinemascope Clubs and Resorts - 9 mins.

HOSPITAL

- K L Hospital - 6 mins.
- Sugan Hospital - 7 mins.
- VHS Hospital - 5 mins.
- Trust Life - 7 mins.

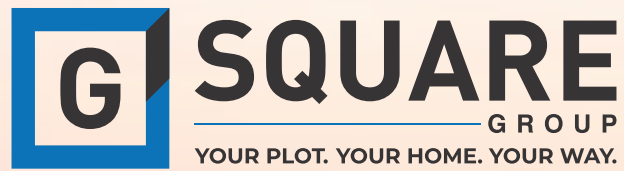
TRANSIT

- Buhari hotel bus stop - 1 min.
- Neelankarai bus stop - 2 mins.

Payment Terms

- 5% At the time of booking
- 45% 7 days from booking after legal verification
- 50% 15 days from booking for registration





G SQUARE GROUP

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

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