

DREAM LOCATION



G SQUARE 
MAGICA
DTCP Approved Villa Plots
at Urapakkam

ABOUT US



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



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



1000+ acres of land delivered so far



6000+ happy customers



100% clear titles & transactions



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

AWARDS & RECOGNITION



Best Luxurious Plotted Developer



Best Luxurious Plotted Development - G Square BEACHWALK



Best Legal & Documentation Process



Excellence in Customer Satisfaction



The Best in Customer Satisfaction



The Best in Legal & Documentation Process

G SQUARE
MAGICA

An unbeatable lifestyle

Easy & Effortless. With a location like this that's so well-connected and having everything within your reach, life will be enchanting at G Square Magica. It is the only gated plot community with 40 world-class amenities situated just 700m from GST Road, the only road with rail & air connectivity. You have unhindered access to lively social and entertainment hubs teeming with shopping centres, theatres and recreational spots. A comfortable life, bustling neighbourhood, serene ambience, top-of-the-line amenities and an aspirational lifestyle is what G Square Magica is all about.



SALIENT FEATURES



1 min from
Urapakkam railway
station



3 mins from
upcoming bus stand



20 mins from
airport



Close to upcoming
metro station at
kilambakkam



Villa plots spread
across an overall extent
of 13 acres
(207 plots - Phase 1)



Ready-to-construct
villa plots



40 world-class
amenities



5 years of free
maintenance



24x7 CCTV
surveillance



Perfect legal
documentation



Well-laid blacktop
internal roads with
street lights



Post-purchase
guidance for easy
construction



The background of the entire page is a photograph of three wooden house models of varying sizes and designs, placed in a lush green field under a clear blue sky. The models have rectangular windows and gabled roofs. The lighting is bright, suggesting a sunny day.

Why plots are better than apartments?

There are plenty of reasons why you should invest in a plot. Foremost being plots give you the option to design your dream home from scratch. Just the way you want it. Also, the freedom, space and an independent lifestyle a plot gives you, is truly matchless. Here, we give you few reasons why plots always make a wiser choice to live or to invest.



Complete ownership



Maximum carpet area



Faster appreciation



Patta name transfer



Faster appreciation



Why Urapakkam is worth living & investing?

Flourishing

Urapakkam is a rapidly developing locality that has seen great development in the recent past. The rise of IT in the area has spurred a positive growth. Numerous IT, Tech & Auto majors have offices in the nearby Mahindra World City, Sriram Gateway SEZ, MEPZ, etc.

Infrastructure & Connectivity

Urapakkam has a great infrastructure and is linked via NH-45 to other parts of the city. Arterial roads like Vandalur-Kelambakkam, Chennai Bypass and Outer Ring Road pass through Urapakkam making it a well-connected and easily accessible location. Bus stand and railway station are just a few kms away. Nearby areas like Tambaram, Vandalur, Chromepet, Pallavaram, Kilambakkam upcoming bus stop & Metro station are also seamlessly accessible.

- | | |
|---------------------------|-----------|
| Railway station | - 1 min |
| Bus stop | - 2 mins |
| Upcoming bus stand | - 3 mins |
| Upcoming metro | - 3 mins |
| Airport | - 20 mins |

Social Life

The dynamic growth of Urapakkam has simultaneously led to a vibrant social life. Several restaurants, cafes and hangout spots perk up the vibrant social life. The presence of lakes and lush greenery also make it an attractive residential neighbourhood.

Urapakkam

A powerful growth centre

URBAN TRANSPORT NEWS

Tamil Nadu Chief Minister announces 15.3 km new Airport Metro line in Chennai

Naomi Pandya Posted on: 2022-01-11 09:00:00 Viewer:7,645 Comments: 0 Country: India City: Chennai

Chennai, India (Urban Transport News): Chief Minister M K Stalin on January 6, 2022 announced that a detailed project report (DPR) for extending the metro line from Airport to Kilambakkam is under consideration. Responding to a question at the state assembly, Chief Minister said that the government has commenced action to execute work based on the report.

According to the plan, an elevated metro corridor covering a total distance of 15.3km has been planned to link the Airport at Meenambakkam with Kilambakkam through 13 stations. The estimated cost of this new line would be Rs 3,500 crores. The corridor will connect several densely populated suburbs like Pallavaram, Chromepet, Tambaram, Perungalathur, and Vandalur.

The new airport line will run parallel to the suburban rail network, will also link several landmarks like Tambaram railway station, Arignar Anna Zoological Park at Vandalur and the mofusil bus terminus coming up at Kilambakkam.

Updating the status of new bus terminus, it has been informed that it will take about 40 minutes to reach airport from Kilambakkam once the bus terminus gets ready by the end of this year. The passengers can also take a direct train to Central, which may take an hour, or switch corridors at Alandur or Central to reach Egmore. When the construction of phase-2 of Chennai Metro Rail project (comprising of three new corridors) is completed, passengers from southern suburbs like Pallavaram and Tambaram could travel to Madhavaram in the northern suburbs via the airport.

Residents in suburbs now want the government to expedite work to build a metro line to link Tambaram with Velachery to ease travel for those living in the ECR and ON Thiruvanniyur to Siruseri SIPCOT in phase-2 project.

THE HINDU

CHENNAI

Airport-Kilambakkam Metro line work may be launched next year



Sunitha Sekar

CHENNAI MARCH 06, 2022 20:29 IST
UPDATED: MARCH 06, 2022 20:29 IST

SHARE ARTICLE 1

The ₹4,080-crore project will have 12 stations on the 15.3-km stretch and is likely to be completed by 2026

With an estimated budget of ₹4,080 crore, Chennai Metro Rail's extension project from Airport to Kilambakkam passing through important southern suburbs like Tambaram, Irumbuliyur, Peerkanaranai, Perungalathur and Vandalur, will be completed by 2026. Chennai Metro Rail Ltd. (CMRL) is likely to start construction by early 2023.

According to CMRL officials, since the 15.3-km stretch will be an elevated line along the GST Road, the construction is expected to progress at a fast pace.

Pallavaram, Kothandam Nagar, Chromepet, Mahalakshmi Colony, Thiru. Vi. Ka. Nagar, Tambaram, Irumbuliyur, Peerkanaranai, Perungalathur, Vandalur, Arignar Anna Zoo and Kilambakkam Bus Terminus are the 12 stations planned for this project. "Now that we have submitted the detailed project report to the

LIVE CHENNAI.COM

Surprising information about the new railway station and skywalk at Kilambakkam in Chennai?

Accessibility between the important transit hubs near the Kelambakkam bus terminus is being given huge importance now!!

In this aspect, a tender has been floated by CUMTA or Chennai Unified Metropolitan Transport authority for studying the feasibility of building a skywalk and railway station here. It is well known to us that CMDA is constructing a new bus terminus at Kilambakkam near Chennai at a cost of Rs 400 crores to reduce the traffic congestion at Koyambedu.

There is no railway station near the Kelambakkam bus terminus and the passengers would have to get down at Vandalur or Urapakkam railway stations to board an auto or cab or MTC bus to reach the Kilambakkam bus terminus. It is true that Kilambakkam is well connected by road and is near the suburban railway line.

Information is that CUMTA has proposed to integrate suburban railway station and bus terminus by halting the train between Vandalur and Urapakkam and building a skywalk between the new Railway station and the bus terminus. Bids from several construction agencies have been invited by CUMTA.

It is said that these agencies would be able to assess the feasibility of constructing the skywalk with escalator, lift, walkalator and ramp facilities etc.

THE INDIAN EXPRESS

Rs 394 crore Kilambakkam bus terminus project to become a reality soon

Chennai: Tamil Nadu's capital city will soon get a new railway station near the upcoming bus terminus on the Grand Southern Trunk (GST) Road in [Kilambakkam](#). Besides, a skywalk connecting the proposed suburban railway station and the bus stand will also come up in the locality. The Chennai Unified Metropolitan Transport Authority (CUMTA) has floated a tender to study the feasibility of the structures.

The new railway station will come up between Vandalur and Urapakkam railway stations and will be opposite to the Kilambakkam bus stand, the Chennai Metropolitan Development Authority (CMDA) said. The city development authorities have held discussions with the senior officials of Southern Railway and have received in-principle approval for constructing the railway station. CMDA and CUMTA will be undertaking the construction as per the directions of the railway department.

45 Reasons to Buy **G SQUARE** **MAGICA**

Location:

1. The only DTCP approved gated plot community situated at Urapakkam with 40 world-class amenities
2. Situated 700m from GST Road, the only road with rail & air connectivity
3. Situated in a safe and secure neighbourhood
4. Approach road width is 30 ft
5. Strategically positioned very near the rapidly developing areas of Vandalur, Perungalathur, Tambaram, Guduvanchery, Maraimalai Nagar, etc.
6. Easy access to OMR via Kelambakkam-Vandalur Link Road
7. Public transport access nearby (Urapakkam Railway Station is 1 min away and Urapakkam School Bus Stop is 2 mins away)
8. Educational institutions like PSBB Millenium School, Sri Sankara Vidyalaya, Crescent School, etc. are nearby
9. Close to hospitals like Max Hospital Urapakkam, Cauvery Clinic, Arokia Annai Hospital, Nitya Guru Hospital, etc.
10. Entertainment avenues are closeby
11. Various religious centres of worship are also nearby
12. Close to proposed upcoming metro station

13. Just 3 mins to upcoming bus terminus at Kilambakkam

Price:

14. Affordable plots easily accessible from major appreciating areas like Vandalur, Perungalathur, Guduvanchery, Tambaram, Maraimalai Nagar, etc.
15. Unapproved plots are sold at the same price whereas G Square Magica is a DTCP approved plot
16. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Magica, you can now completely own your villa and the land it is on at a more reasonable price.
17. Situated in a posh neighbourhood for a reasonable price

Features:

18. 5 years of free maintenance
19. 24x7 CCTV security
20. State-of-the-art infrastructure like blacktop roads and LED street lights
21. Ready-to-construct
22. Essential amenities like water, EB, drainage, etc. can be easily obtained
23. Expansive landscape
24. Potable bore water

45 Reasons to Buy

G SQUARE
MAGICA

Legalities:

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

Product:

33. Only 207 villa plots in Phase 1 spread over an expanse of 13 acres in a gated community and in an appreciating neighbourhood in the city
34. Road width within the property is 24 ft
35. 2 mins from Urapakkam school bus stop
36. Residential plots from 600 sq.ft onwards

Post Purchase Guidance for Villa Construction:

37. Villa design and elevation consultants
38. Vaastu 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 specialise 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 organise and execute your Grahapravesam

PAYMENT TERMS

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



Park Plan



40 World Class Amenities

01. PLUMERIA GROVE
02. KIDS PLAY AREA
03. KIDS SANDBOX
04. KIDS MAZE
05. KIDS TOT LOT
06. KIDS HOPSCOTCH
07. KIDS MERRY GO
08. KIDS SPRING RIDER
09. KIDS CYCLING TRACK
10. KIDS SPLASH POND
11. KIDS TRAINING GROUND
12. KIDS PLAY CASTLE
13. KIDS ZIP LINE
14. MONKEY BARS
15. KIDS ROCK CLIMBING WALL
16. DODDLE CORNER
17. GAGA BALL PIT
18. CHESS GARDEN
19. TODDLERS PLAY AREA
20. SKATING RINK
21. PEBBLE PIT
22. OPEN GYM
23. HIIT AREA
24. AEROBICS AND YOGA
25. BASKETBALL POST
26. BADMINTON COURT
27. CRICKET NET PRACTICE
28. MULTIPURPOSE GROUND
29. OUTDOOR TABLE TENNIS
30. AMPHITHEATRE
31. PARTY LAWN
32. HAMMOCK GARDEN
33. BONFIRE PIT
34. BARBEQUE CORNER
35. ALFRESCO
36. PET ZONE
37. REFLEXOLOGY PATHWAY
38. SENIOR CITIZEN SEATING
39. MEDITATION CABANAS
40. JOGGING TRACK



KIDS PLAY AREA



HAMMOCK GARDEN



KIDS CASTLE



KIDS SPLASH POND



TODDLERS PLAY AREA



MEDITATION CABANA



OPEN GYM



OUTDOOR PLAY AREA



PLUMERIA GROVE



SKATING RINK



BASKETBALL COURT



LOCATION ADVANTAGES

Schools:

- CK Innovative Public School – 1 min
- Chocolate Kids Play School – 1 min
- Apple Kids International Pre School – 2 mins
- Deva Annai Higher Secondary School – 2 mins
- Kidzee Preschool Urapakkam – 2 mins
- Atom School – 5 mins
- Bharathi Vidyashram – 5 mins
- Emmanuel Matriculation School – 5 mins
- Sankara Global Academy – 5 mins
- Ananthavalli Matriculation Higher Secondary School – 5 mins
- PSBB Millennium School – 6 mins
- Sri Sankara Vidyalaya – 6 mins
- Sri Viswa Vidyalaya Higher Secondary School – 7 mins
- Saraswathi School – 7 mins
- Bolster Juniors - An Integrated Traditional & Montessori School – 7 mins
- Neelan Matriculation School – 7 mins
- Sheba School – 8 mins
- Crescent School – 7 mins

Colleges:

- Crescent College – 5 mins
- Sri Sakthi Polytechnic College – 5 mins
- Kilakarai Bukhari Aalim Arabic College – 5 mins
- Jubilee Memorial Bible College – 8 mins
- B. S. Abdur Rahman Institute of Science and Technology – 8 mins
- Shri Andal Azhagar College of Engineering – 10 mins
- Sri Balaji College of Arts and Science – 11 mins
- Annai Velankani College of Engineering – 14 mins
- PERI College of Arts and Science – 14 mins

Hospitals:

- Max Hospital Urapakkam – 1 min
- Cauvery Clinic – 1 min
- Arokia Annai Hospital – 1 min
- Deepam Hospital, Urapakkam – 4 mins
- Nitya Guru Hospital – 5 mins
- Thalir Hospital – 5 mins
- One Health Hospital – 6 mins
- Hosanna Hospital – 7 mins
- Deepam Hospital, Guduvanchery – 8 mins
- Velicham Hospital – 9 mins
- KR Hospital – 12 mins
- SRM General Hospital – 16 mins

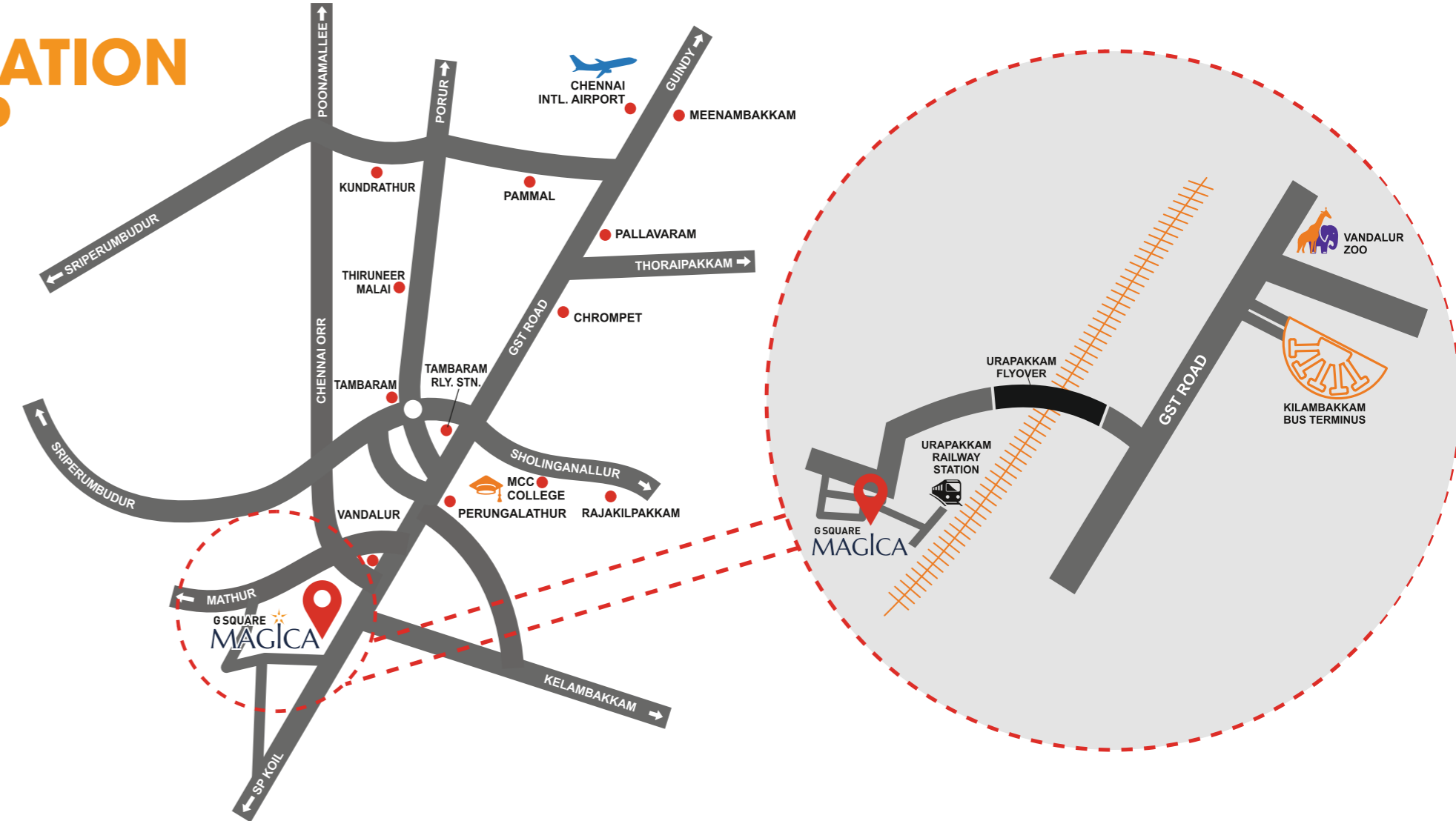
Restaurants:

- Fresh N Tasty – 1 min
- Bismi Café – 1 min
- Nirmala's Curry Point – 1 min
- Sri Meenachi Bhavan – 1 min
- Annachi Hotel – 1 min
- Kanchi Sri Ganapathi Vilas – 2 mins
- V Meet Multicuisine Restaurant – 3 mins
- Vaathi Biryani – 3 mins
- Sangeetha Veg Restaurant – 3 mins
- Faruuzi Multicuisine Restaurant – 3 mins
- SRM Chettinad Restaurant – 4 mins
- Pandian Hotel – 4 mins
- Hotel Raj Bhavan – 6 mins
- Thiruvaam Pure Veg Restaurant – 7 mins

Transit:

- Urapakkam Railway Station – 1 min
- Urapakkam Kilambakkam Terminal – 3 mins
- Urapakkam School Bus Stop – 2 mins

LOCATION MAP



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.



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

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

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Disclaimer: Plans are subject to change as per actual site