



**Villa Plots
for a great life.
And lifestyle.**

LAUNCHING PHASE 2

G SQUARE
INFINITI

KUNDRATHUR
(BANG ON PAMMAL - PALLAVARAM ROAD)

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.



4000+ Happy Customers



1000+ acres of land delivered so far.



100% clear documentation & transactions.



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

G SQUARE
GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.



Here to there and everywhere.

G Square Infiniti is strategically located for easy access to the nerve centres Porur, Sriperumbudur, Perungalathur and Tambaram. This unique connectivity feature makes it one of the most sought after villa plots in the area. Added to the connectivity factor, is the presence of popular schools, colleges, hospitals, shopping hubs, etc., all in close proximity. It's time to connect with us.

Salient Features

-  Only 171 plots spread across 7 acres
-  City's most sought after neighbourhood
-  15 mins. from Ramachandra Hospital, Porur
-  Major connecting roads to all parts of the city
-  State-of-the-art rainwater harvesting & Stormwater drains
-  5 years free maintenance
-  24x7 CCTV surveillance
-  Ready-to-construct villa plots
-  Perfect legal documentation
-  Post purchase guidance
-  CMDA approved and RERA registered plots
-  Well-laid blacktop internal roads with street lights

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— G SQUARE —
INFINITI

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— G SQUARE — INFINITI

4 | Reasons to buy...

LOCATION

1. Gated plot community project situated at Kundrathur spanning over 7 acres with 171 plots
2. Premium land in a prime location with essentials and transit connectivity available in close proximity
3. Situated in a safe and secure neighbourhood
4. Approach road width is 40 ft.
5. In the midst of multiple major areas including Porur, Tambaram, Sriperambudur, Chromepet, Pallavaram, Perungalathur, etc.
6. Chennai airport is just 15 mins. & ORR is 5 mins. away
7. Public transport access nearby (Kundrathur Pillayar Kovil bus stop is 1 min. away)
8. Educational institutions like Sivanthi Public School, Little Flower Matric School, Kidzee Kundrathur, Shakthi Vidyashram, Mukkala Nammalwar Chetty Vivekananda Vidyalaya, etc. are nearby
9. Close to hospitals like Ramachandra Hospital, Sri Jaya Hospital, Confidant Care Centre, Madha 24 Hrs, Saveetha Hospital, etc.
10. Entertainment avenues are in close proximity
11. Various religious centres of worship are also nearby



PRICE

12. Easily accessible from all major areas like Porur, Tambaram, Sriperambadur, Chromepet, Pallavaram, Perungalathur, etc. but cheaper than the rest of the areas
13. RERA and CMDA approved plots at Kundrathur at very affordable prices
14. Unapproved plots are sold at the same price whereas G Square Infiniti is an approved plot

FEATURES

15. Free maintenance for 5 years
16. 24x7 CCTV security
17. State-of-the-art infrastructure like blacktop roads and LED street lights
18. State-of-the-art rainwater harvesting & Stormwater drains
19. Essential amenities like water, electricity and drainage connections, etc.
20. Expansive landscape
21. Potable bore water

LEGALITIES

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



PRODUCT

- 30. 171 plots spread over a 7 acres community consisting of residential spaces in a homely neighborhood in the city
- 31. Road width within the property is 40 ft.
- 32. Residential plots from 1200 sq. ft. to 2400 sq. ft.

POST-PURCHASE GUIDANCE FOR VILLA

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



AMENITIES

1. Outdoor Basketball Court
2. Tennis Court
3. Pergola with seating
4. Outdoor Badminton Court
5. Aroma Garden
6. Hammock Garden
7. Palm Promeade
8. Family Lawn
9. Giant Board Games
10. Hopscotch Games
11. Outdoor Gym
12. Seating Area
13. Senior Citizen Park
14. Children's Play Area
15. Acupuncture Pathway
16. Jogging Track
17. Yoga Pavillion
18. Meditation Deck
19. Reading Plaza
20. Fountain
21. Amphitheatre

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:

- Little Millenium Play School & Pre School – 5 mins.
- Sivanthi Public School – 6 mins.
- Kidzee Kundrathur – 6 mins.
- Valluvar Middle School – 6 mins.
- Green Earth Public School – 6 mins.
- Little Flower Matric School – 8 mins.
- Sri Krish International School – 8 mins.
- Shakthi Vidyashram CBSE School – 8 mins.
- Mukkala Nammalwar Chetty Vivekananda Vidyalaya – 9 mins.

COLLEGES:

- Sivanthi College of Education – 6 mins.
- Madha Engineering College – 8 mins.
- UPR College of Education – 8 mins.
- St. Joseph's Arts and Science College – 11 mins.
- Sri Muthukumaran College of Education – 12 mins.
- Meenakshi College of Nursing – 14 mins.

HOSPITALS:

- Raja Clinic – 2 mins.
- J J Clinic – 3 mins.
- Sri Jaya Hospital – 4 mins.
- Confident Care Center – 5 mins.
- Seethalakshmi Clinic – 5 mins.
- Lakshmi Child Care Center – 6 mins.
- Vaishnavi Clinic – 6 mins.
- Saveetha Hospital – 9 mins.
- Sri Muthukumaran 24 hrs hospital – 10 mins.
- Madha 24 hrs Hospital – 10 mins.

RESTAURANTS:

- Time 2 Chat – 1 min.
- Aram Burma Food Place – 1 min.
- Black Box – 2 mins.
- The Vintage – 2 mins.
- Anandhan Hotel – 2 mins.
- The Crunches – 3 mins.
- Hotel Ambi-Anniyan – 3 mins.
- New Anandha Bhavan – 4 mins.
- Hotel Vasantha Bhavan – 4 mins.
- Sree Gupta Bhavan – 5 mins.
- Pandian Hotel – 5 mins.
- Five Star Chicken – 5 mins.
- Chick N Chill – 6 mins.
- Gourmet Biryani – 6 mins.
- Meat and Eat – 8 mins.

TRANSIT:

- Pillayar Kovil Bus Stop – 1 min.
- Thandalam – 3 mins.
- Chennai Airport – 15 mins.



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,
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