



—
RARE TO FIND.
PROUD TO OWN.
—

 **G SQUARE**
CRYSTAL
VILLA PLOTS AT KARAPAKKAM, OMR

ABOUT



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



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 & Mysuru

PEACE & PROSPERITY BEGIN HERE.



The project isn't just well-connected, but also enjoys peaceful surroundings. Building your home here would only mean unlimited peace of mind. Plenty of restaurants and entertainment options are in proximity as well so your weekends are set. The plots are perfectly priced to be affordable for you, so you don't burn a hole in your wallet and save plenty at the same time!

Salient features



Villa plots in a gated plot community
500m off OMR at Karapakkam



41 Plots ranging from 900-1800 sft.
spread across 1.4 acres



3 mins from Sholinganallur Jn.



5 years of free maintenance



24x7 CCTV surveillance



Ready-to-construct gated community



Perfect documentation



Well-laid blacktop internal roads
with street lights



Post-purchase guidance for easy
construction



**GSQUARE
CRYSTAL**

ENTRANCE ARCH



GATEWAY TO FINE LIVING.





Welcome to the epicenter of OMR - Karapakkam. An area that's seen rapid development over the last decade making it the IT / ITES Hub of Chennai. And right in the middle of this epicenter is G Square Crystal. Now imagine your own dream villa amidst all this development. G Square Crystal has 41 specially curated plots spread across 1.4 acres. Living here will give you easy access to the best of OMR life. What's more, with the Thoraipakkam - Neelankarai link road, reaching ECR is a breeze.

So come, be a part of the lifestyle that makes work and play truly come alive in its truest sense.



ARRIVING SOON AT KARAPAKKAM.

Being a strategic business hub, Karapakkam already has easy road and MRTS access. For the jet setter, reaching the airport is a breeze via the broad Radial Road. The Thoraipakkam - Neelankarai link road makes reaching ECR and surrounding areas a short drive, be it for work or taking that weekend break. Whatsmore, Karapakkam will soon be connected with the Metro, making it accessible from all the prominent locations in Chennai.

-  **Upcoming Metro**
-  **Existing Mass Rapid Transport System (MRTS)**
-  **Airport access via the Radial Road**
-  **Upcoming Thoraipakkam - Neelankarai Link Road**

Press Articles

Sholinganallur, Karapakkam get UGD lines



On fast track: Designed for a period till 2044, the sewer scheme will provide service connections to 8,100 houses in Sholinganallur and Karapakkam.

Work in progress to provide house service connections; sewer lines laid for a length of 103.6 km

Two more merged areas have been covered with underground drainage (UGD) network.

The Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) has nearly completed the work at Sholinganallur and Karapakkam.

Work is in progress to provide house service connections in these areas falling under Divisions 197 and 198, Area 15. Officials of the CMWSSB said of the length of 103.6 km, sewer lines have been laid for nearly 102.22 km so far.

Designed for a period till 2044 and with a population of 1.24 lakh then, the sewer scheme aimed at providing about 8,100 house service connections.

“We have estimated sewage generation to be 8.44 million litres a day in 2029 and this will increase to 14.92 mld in 2044. Infrastructure, including five sewage pumping stations, have been created to suit the growing population,” an official said.

The sewage generated would be linked to the 18-mld capacity sewage treatment plant at Sholinganallur. While the pipeline running a distance of 74.10 km is ready for effecting house service connections, work is being carried out for commissioning the remaining length of sewer pipeline on a trial basis.

The CMWSSB has provided nearly 103 sewer connections so far in these areas.

It may be recalled that the 7137.90-crore project was inaugurated in October 2019 to provide a comprehensive network in the fast developing areas and also reduce pollution in the waterways.

Meanwhile, residents of Sholinganallur want the Board to provide sewer connections as per tax assessment records available from town panchayat and village panchayat period too before the areas were merged with the Chennai city.

Satish Galley, a resident, said assessment orders from Greater Chennai Corporation was one of the requisites for getting a sewer connection. While GCC assessment orders provided after the areas were merged in 2011 could be submitted, it was difficult for residents to submit orders for assessments made before October 2011

“CMWSSB must give connections as per tax assessment records given during town and village panchayat period. It is difficult to get a new assessment order from GCC for many residents. This is an obstacle to get connections,” he said.

Officials said the Board would scrutinise suggestions on assessment order.

There are plans to improve existing sewer lines along both sides of Rajiv Gandhi Salai at a cost of ₹3.53 crore.

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.

THE HINDU

Thoraipakkam-Canal Bank Road link to be ready by September



The project constitutes phase 1 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 1 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.

Press Articles

TIMESPROPERTY!



Work Begins On 1.5km ECR-OMR Link Road

By : Man.Sankaranarayanan@timesproperty.com | 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 Tiruvanmiyur. 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 ₹30 for crossing the toll, which is maintained by IT Expressway Limited (TEL). 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 Tiruvanmiyur. “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

1.4 km proposed link road between OMR and ECR soon

Posted on : 08/08/2021 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 1.4kilometres from Neelankarai and ECR crossing Buckingham Canal and it would pass through Okkiyam- Thoraipakkam to reach the OMR-PallavaramThoraipakkam 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 Tiruvanmiyur 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 Tiruvanmiyur 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 Tiruvanmiyur 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.



PLOTS vs FLATS



1. Freedom to build your own dream home

When it's your own plot, you can design and build your own dream home, according to your unique wish, taste, budget and timelines. If you purchase an apartment, you can never have your say in any manner.

2. Complete ownership

When you buy a plot, every square feet of your plot is completely your own. No shared or common spaces with anyone else as opposed to having a UDS of up to only 35% in apartments.

3. Maximum carpet area

When you build your own dream home in your own plot, you have the right and the power to choose the maximum liveable space or carpet area in your home. There is no unnecessary wastage due to common areas which are high in apartments.

4. Fast appreciation

The value of plots, has been, is and will always be a fast appreciating one, when compared to not just apartments, but to any form of investment.

5. Patta name transfer

The entire area of the plot is yours and is given as a registered Patta in your name. You can choose to build your dream home or sell the plot at a later date. When it comes to apartments, the land on which it is built is not registered in your name. You only get what is called UDS (undivided share of the land parcel).

Benefits	Plots	Apartments
1. Freedom to build your own dream home	✓	✗
2. Complete ownership	✓	✗
3. Maximum carpet area	✓	✗
4. Fast appreciation	✓	✗
5. Patta name transfer	✓	✗

UNMATCHED DESTINATION.

LOCATION

- ◆ The only CMDA approved gated plot community project situated at Karapakkam spanning 1.4 acres with only 41 residential plots right inside the city.
- ◆ Thoraipakkam - Neelankarai Link Road construction is underway which is to make OMR and ECR more accessible to each other and this will appreciate land value in this region.
- ◆ Karapakkam's close proximity to the IT/ITES hub zone of Chennai is a major appreciation stimulator.
- ◆ Close by areas include Adyar, Shollinganallur, Perungudi, Thoraipakkam, Medavakkam, Perungudi, Velachery, etc.
- ◆ Public transport access nearby (Karapakkam bus stop is 2 min away).
- ◆ Approach road width towards the property is 30ft.
- ◆ Educational institutions like Sankara Matriculation, Akshara Matriculation, Sacred Hearts Matriculation, Hope Fountain School, Hindustan International School, etc. are near by.
- ◆ Close to hospitals like Arun Hospital, Gleneagles Global Health city, Nanthini Hospitals, Apollo Cradle Hospitals, Swaram Hospitals, etc.
- ◆ Entertainment avenues are in close proximity.
- ◆ Various religious centers of worship are also nearby.
- ◆ Upcoming metro station is 2 mins away at Karapakkam.



**PERFECT PRODUCT.
RIGHT PRICE.
BEST FEATURES.**

PRODUCT

- ◆ Only 41 plots spread over a 1.4 acres community consisting of residential spaces in a very posh neighborhood in the city
- ◆ Residential plots from 900 sq. ft. onwards
- ◆ Road width within the property is 30 ft.

PRICE

- ◆ Situated in a posh neighborhood for a reasonable price
- ◆ People opting for apartments have to settle for 65% carpet area and 35% UDS, whereas, with G Square Crystal, you can now completely own your own villa and the land it is on at a more reasonable price
- ◆ Unapproved plots are sold at the same price, whereas plots at G Square Crystal are CMDA approved

FEATURES

- ◆ 5 years of free maintenance
- ◆ 24x7 CCTV security
- ◆ State-of-the-art infrastructure like black top roads and LED street lights
- ◆ Ready-to-construct villa plots
- ◆ Essential amenities like water, gas, drainage, etc. can easily be obtained
- ◆ Expansive landscape
- ◆ Drinkable bore water

HAPPY TO HELP.



LEGALITIES

- ◆ CMDA approved
- ◆ RERA registered
- ◆ Clear parent documents and titles
- ◆ Free patta after registration
- ◆ Leading banks have approved the property
- ◆ Legal advice offered by leading lawyers
- ◆ Road gift deed is available
- ◆ Free from mortgages

POST-PURCHASE GUIDANCE FOR VILLA CONSTRUCTION

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

Site Plan



Area Statement

PLOT NO	AREA IN SQMT	AREA IN SQFT
1	72.17	776.84
2	72.00	775.01
3	72.29	778.13
4	72.08	775.84
5	72.00	775.01
6	72.05	775.55
7	72.00	774.99
8	72.01	775.12
9	86.65	932.70
10	85.66	922.02
11	72.67	782.19
12	72.01	775.08
13	72.07	775.72
14	73.46	790.72
15	93.76	1009.21
16	94.35	1015.62
17	94.54	1017.63
18	81.72	879.66
19	83.14	894.91
20	72.33	778.60
21	73.14	787.30
22	72.04	775.41
23	105.25	1132.91
24	103.49	1113.97
25	97.09	1045.06
26	97.91	1053.88
27	79.51	855.85
28	80.22	863.49
29	79.64	857.20
30	102.09	1098.93
31	101.15	1088.82
32	95.79	1031.08
33	99.38	1069.69
34	78.84	848.66
35	79.83	859.33
36	79.54	856.18
37	103.62	1115.41
38	100.35	1080.17
39	101.87	1096.56
40	102.14	1099.39
41	102.44	1102.63

Location Map



Payment Terms

10% At the time of booking | 40% 7 days from booking after legal verification |

50% 15 days from booking for registration |

Location Advantage

School

1. Karapakkam High School - 01 min
2. CLM Sishya School - 02 mins
3. Ellen Sharma Memorial - 02 mins
4. Fatima School - 03 mins
5. Jagannath Vidyalaya Matriculation School - 03 mins
6. Kings Nursery and Primary School - 03 mins
7. Orchids The International School - 05 mins
8. Sacred Hearts Global School - 06 mins
9. Sankara Matriculation - 07 mins
10. Amelio Play School - 10 mins
11. Akshara Matriculation Higher Secondary School - 10 mins
12. Hope Foundation - 10 mins
13. Vael's International School - 12 mins
14. Akshar Arbol International School - 12 mins
15. Pon Vidyashram - 12 mins
16. St. John's School - 15 mins

College

1. KCG College of Technology - 02 mins
2. St. Joseph's College of Engineering - 03 mins
3. National Bible College - 04 mins
4. TJ Institute of Technology - 05 mins
5. Thangavelu Engineering College - 05 mins
6. Mohammed Sathark College of Arts and Science - 05 mins
7. MNM Jain Engineering College - 08 mins
8. Jerusalem College of Engineering - 10 mins
9. Asan Memorial College of Arts and Science - 10 mins

Hospitals

1. Chettinad Urban Health Center - 01 min
2. Vee Care Hospital - 03 mins
3. Swaram Hospital & Specialty Clinic Sholinganallur - 03 mins
4. Nanthini Hospitals - 04 mins

5. Gleneagles Global Health City - 06 mins
6. Gleneagles Global Hospital - 08 mins
7. Arun Hospital - 10 mins
8. K L Hospital - 15 mins
9. VHS Hospital - 15 mins
10. Dr. Kamakshi memorial hospitals - 15 mins
11. Sugan Hospital - 16 mins
12. V Cure Hospital - 16 mins
13. Inbam Hospitals - 16 mins
14. Anitha Hospital - 20 mins
15. Avinash Hospitals - 20 mins

Restaurants

1. Time Pass - 01 min
2. One2 Restaurant - 01 min
3. Home Town Restaurant - 01 min
4. Andhra chillies Restaurant - 01 min
5. Kathi Junction Restaurant OMR - 01 min
6. The Secret Story - 02 mins
7. Madras Machan's - 02 mins
8. Pizza Hut - 03 mins
9. The Red Box - 03 mins
10. Famous Theory - 03 mins
11. Savoury Sea Shell - 03 mins
12. Hot Chips Veg Restaurant - 03 mins
13. Amirthavanam Restaurant - 03 mins
14. Dindigul Kitchen - 04 mins
15. SH restaurant - 05 mins

Transit

1. Karapakkam Bus stop - 02 mins
2. Upcoming Karapakkam Metro - 02 mins
3. Accenture bus stop - 04 mins
4. TCS Bus stop - 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**

HAPPY OWNERS OF G SQUARE PLOTS



Ganika Jain

G Square Symphony



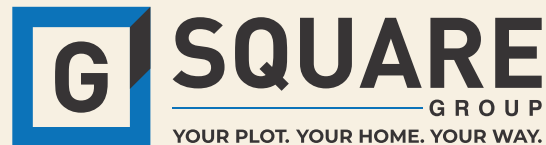
G Square Housing is the only real estate developer we trust. They have a great track record and always deliver on their promises. We are very happy with our new land and can't wait to start building our dream home.

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.

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

Disclaimer: Plans and renders are subject to change.