

**Moving into the North.  
Moving up in life.  
Pretty much the same!**



## About G Square



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

## Life away from the bustle. Lifestyle that supports your hustle.

Madhavaram - the crowned jewel of North Chennai, a treasure trove of up-and-coming amenities, presents to a resident Chennaiite a life filled with bliss. Northern Ally, one of G Square's most coveted plots promises a lifestyle of ease and comfort, of connectivity and solitude, of electrifying work ambience and serene family time. This is what balance looks like. This is your guiding star. This is your Northern Ally.

## Salient Features

-  Bang on Perambur - Redhills High Road
-  Residential plots ranging from 770 sq. ft. to 2210 sq. ft.  
Commercial plots 2145 sq. ft. onwards
-  2 minutes from Madhavaram Jn.
-  Secured gated plot community with 118 deluxe plots spread across 4.49 acres
-  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

# Press Releases

## Tamil Nadu govt likely to extend metro rail phase 2 lines, link Sriperumbudur



CHENNAI: The state government will carry out feasibility studies to extend three corridors of metro rail phase-2, which includes a proposal for a line to Sriperumbudur via Thirumazhisai.

The 118.9km phase-2 lines of metro rail estimated to cost ₹61,843 crore is currently under construction and is expected to be ready by 2025.

Finance minister PTR Palanivel Thiagarajan told the assembly that a feasibility study will be conducted to extend Light House to Poonamallee bypass corridor-4 of phase-2 to Sriperumbudur.

The extension of the line is to cater to the Thirumazhisai satellite town, intercity bus terminuses and the growing number of factories and companies along the Chennai-Bengaluru national highways. Already, preparation of a detailed project report is underway for a 4km stretch from Poonamallee bypass to Thirumazhisai satellite township. This stretch could be further extended into Sriperumbudur.

The metro line to Sriperumbudur may also be an advantage as the two sites now identified for a second airport for Chennai - Pannur and Parandur - are near Sriperumbudur. Southern Railway is also going to do the final location survey for a line from Avadi to Sriperumbudur.

The government has announced feasibility studies to extend metro rail's corridor-5 from Thirumangalam to Avadi via Mogappair and Ambattur. At present, the proposed corridor-5 links Madhavaram with Shelvinganallur via Koyambedu, Alandur and Madipakkam. The extension is expected to ease traffic congestion in the densely populated northwest greater Chennai localities, the minister said in the assembly.

Metro rail's Madhavaram-Siruseri Sipcot via OMR corridor-3 will be extended from Siruseri to Kelambakkam for which a study will be conducted to assess the need for transport services for the growing residential complexes and commercial development along this stretch.

The government is also going to consider a link between GST Road (NH45) and Rajiv Gandhi Salai using a metro rail line by extending corridor-3 further from Kelambakkam to Kilambakkam bus terminus via Mambakkam and Vandalur. This is to cater to the transport needs arising from the developments happening in the stretch, the minister said.

CMRL has submitted a detailed project report to the government for an elevated extension from airport to Kilambakkam with 12 stations at an estimated ₹4,080 crore. This will link suburbs like Tambaram, Inambur, Peerankaranai, Perungalathur and Vandalur.

The existing Washermenpet-Wimco Nagar phase-1 extension line in north Chennai will get improved station access and an enhanced overall appearance at ₹30 crore to provide integrated multimodal transport services, he added.

## Horticulture Park in Madhavaram will get nursery, exotic plant species



Plans under way to improve facilities for visitors at the botanical garden  
The Horticulture Park at Madhavaram Milk Colony, one of the large urban lung spaces in north Chennai, may soon have exotic plant species and a nursery.

The 22-acre botanical garden has been one of the few recreational spaces for residents of several localities since 2018. Coracle rides in the 2.5-acre freshwater pond in the park resumed recently, bringing cheer to the regulars. The demand for these rides increase during the weekends, with nearly 100 visitors enjoying them on Sundays.

The Horticulture Department has proposed to add more greenery to the park and improve facilities for visitors. The botanical garden is home to about 800 Palmyra trees and nearly 700 species of various ornamental and medicinal plants.

Sources in the department noted that the pond was also a groundwater recharge source as the rainwater harvesting system of the park was linked to it. There are plans to add flowering beds to the 10 Palmyra tree islands in the pond. The waterbody will also be used for rearing ducks. A nursery has been proposed to encourage visitors to purchase medicinal/herbal plants that they see in the park.

## Six CNG plants to make money out of waste in Chennai



Image used for representational purpose only.

CHENNAI: The city corporation is looking to generate revenue by recycling dry and wet waste through its Chertpet bio CNG plant and sales of manure that will also ensure lesser garbage entering landfills. Greater Chennai Corporation chief engineer (solid waste management) N Maheshwari said the civic body gets a royalty of Rs 15 per kg of biogas generated. "About 4,000 kg of biogas is generated a day. We now plan to expand this to six locations including Madhavaram, Shelvinganallur and Koyambedu."

The plant at Chertpet can process 100 tonnes of waste a day. In addition, the corporation plans to sell 50 tonnes of manure daily. "We propose to standardise the bags and price of manure in all zones," corporation commissioner Gagandeep Singh Reddy said.

About 600 tonnes of wet garbage, kitchen and vegetable waste is collected and processed in the 208 micro-composting centres daily. "Ultimately, we get about 30% by weight as manure from the original voluminous garbage. Our aim is to sell all the 50 tonnes a day to farmers and households," he said.

The corporation is teaching residents to create terrace gardens and is using the manure for medians and parks.

Mayor D Thyagarajan, in a meeting chaired this week on waste recycling, said in April the corporation had sold 15,334 kg of manure generated at its composting centres for Rs 1,38,060. The corporation further collected Rs 17,82,210 by selling 2,79,832 kg of dry waste this month. Sources at the meeting said officials were instructed to expand waste recycling work as potential source of revenue to reduce garbage at landfills.

# Why Madhavaram?



## Best Price

Madhavaram's competitive real estate prices in comparison to South and Central Chennai offer a cost advantage of 20-30 percent. By investing relatively less, investors are guaranteed with property appreciation and reduced risks.



## Chennai's Largest Land Area

Not far away from Anna Nagar, Madhavaram has the largest land area in Chennai consisting of five revenue blocks, with residential & commercial spaces.



## Ornamental Botanical Garden

Madhavaram has a sprawling botanical garden, spanning eight hectares. Spend your weekend here watching birds flying and children playing & dancing.



## Transport Hub

Madhavaram is the hub of leading transport companies. The 100-acre truck terminal was developed by CMDA in 1992, providing quick access to the city, port and railways.



## Flourishing Social Infrastructure

Madhavaram has experienced many new projects coming up with superior amenities such as gym, convention halls, etc. Madhavaram is also becoming a favoured destination due to its high-quality groundwater and close proximity to areas like Perambur and Parry's Corner.



## Metro Connectivity

With plans underway, and the government negotiating mergers between CMRL and MRTS at Chennai's Phase 2, the Chennai Metro at Madhavaram will be operational in the very near future.



## Traffic-Regulated Area

With relatively better traffic regulation, thanks to major residential projects, Madhavaram is ideal for peaceful living.





# Reasons to buy

## Location

1. The only CMDA-approved gated plot community with residential and commercial plots project bang on Perambur - Redhills High Road at Madhavaram.
2. The first G Square community in North Chennai and just 2 minutes from Madhavaram Jn.
3. Upcoming metro in the area to make transit throughout the city easier.
4. Situated in a safe and secure neighborhood with huge development in a short period of time.
5. Approach road width is a 100-foot approach road.
6. Easy access to public transport (Puthagaram Bus Stop is 5 minutes away)
7. Educational institutions like Narayana School Puzhal, Little Legends Play School, St. Paul's Matric Hr. Sec. School, etc.
8. Close to hospitals like Lake View Hospital, DRJ Hospital, St. Anthony's Hospital, etc.
9. Entertainment avenues are in close proximity.
10. Various centers of worship are also nearby.

## Price

11. Aptly priced plots at Madhavaram with easy access to major residential areas like Ambattur, Perambur, Red Hills, Puzhal, etc.
12. Unapproved plots are sold at the same price whereas G Square Northern Ally is a CMDA-approved plot community.
13. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Northern Ally, you can now completely own your own villa and the land it is on at a more reasonable price.
14. Situated in a posh neighborhood for a reasonable price.



# Reasons to buy

## Features

15. 5 years of free maintenance
16. 24x7 CCTV Security
17. State of the art infrastructure like black top roads and LED street lights
18. Ready-to-construct
19. Essential amenities like water, electricity, drainage, 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. Mortgage-free

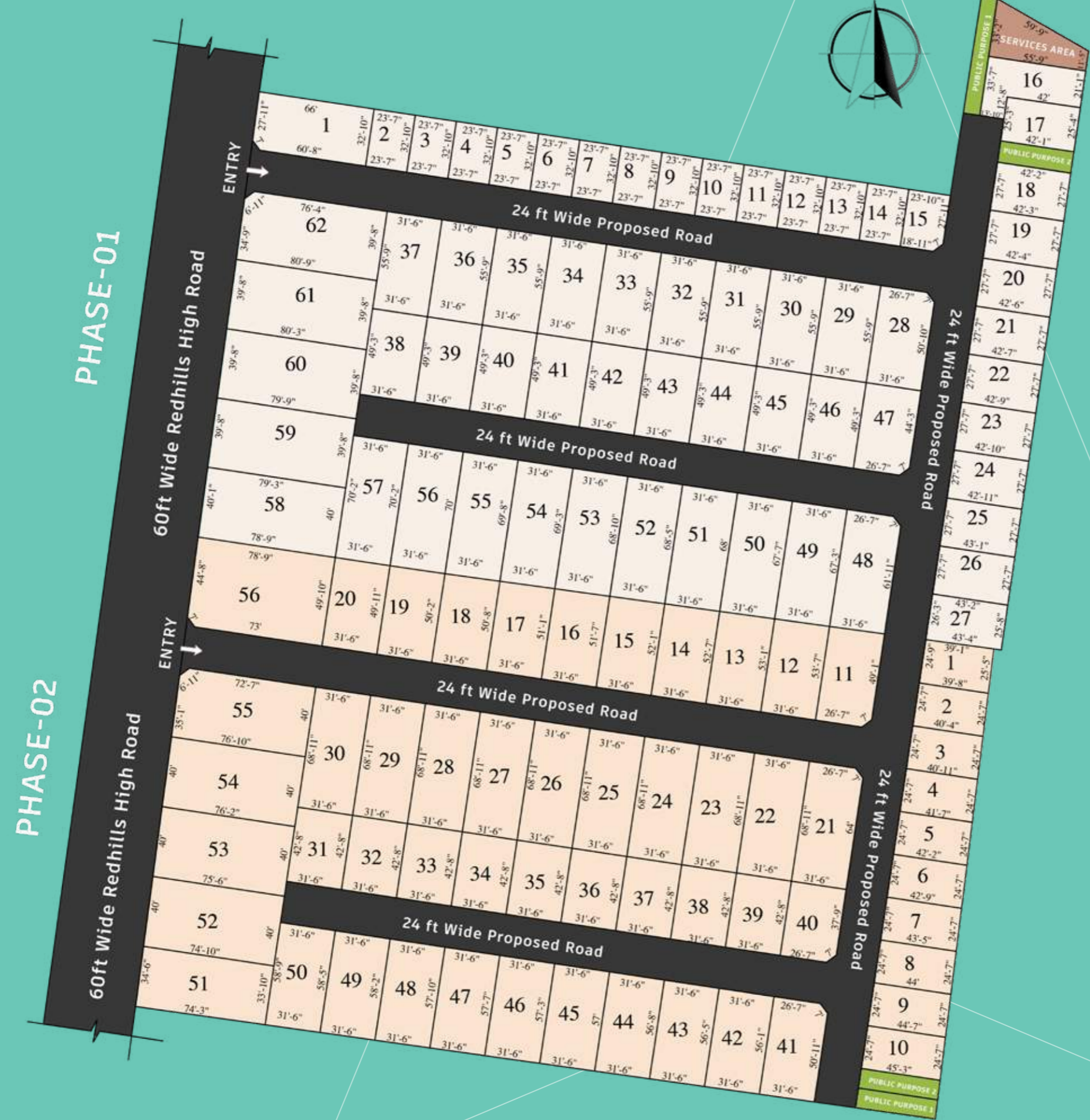
## Product

30. Only 118 deluxe plots spread over a 4.49-acre community at Madhavaram.
31. Residential plots from 770 sq. ft.
32. Commercial plots from 2145 sq. ft.
33. Road width within the property is 30 ft.

## Post-Purchase Guidance for Easy Construction

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

# Site Plan



## PHASE-01

PLOT NO	AREA IN SQMT	AREA IN SQFT
1	199.32	2145.50
2	72.00	775.01
3	72.00	775.01
4	72.00	775.01
5	72.00	775.01
6	72.00	775.01
7	72.00	775.01
8	72.00	775.01
9	72.00	775.01
10	72.00	775.01
11	72.00	775.01
12	72.00	775.01
13	72.00	775.01
14	72.00	775.01
15	71.58	770.43
16	126.18	1358.25
17	98.60	1061.36
18	108.03	1162.79
19	108.32	1165.99
20	108.62	1169.19
21	108.32	1165.99
22	109.22	1175.60
23	109.51	1178.80
24	109.81	1182.00
25	110.11	1185.20
26	110.41	1188.40
27	104.32	1122.85
28	162.08	1744.58
29	163.20	1756.68
30	163.20	1756.68
31	163.20	1756.68
32	163.20	1756.68
33	163.20	1756.68
34	163.20	1756.68
35	163.20	1756.68
36	163.20	1756.68
37	163.20	1756.68
38	144.00	1550.02
39	144.00	1550.02
40	144.00	1550.02
41	144.00	1550.02
42	144.00	1550.02
43	144.00	1550.02
44	144.00	1550.02
45	144.00	1550.02
46	144.00	1550.02
47	142.87	1537.86
48	144.00	1550.02
49	194.99	2098.82
50	194.99	2098.82
51	197.28	2123.56
52	198.46	2136.19
53	201.98	2174.09
54	203.15	2186.72
55	204.33	2199.36
56	205.11	2207.79
57	205.34	2210.31
58	293.79	3162.35
59	293.16	3155.52
60	295.00	3175.37
61	296.84	3195.22
62	297.56	3202.95

## PHASE-02

PLOT NO	AREA IN SQMT	AREA IN SQFT
1	91.73	987.42
2	91.46	984.46
3	92.86	999.57
4	94.27	1014.67
5	95.67	1029.77
6	97.07	1044.88
7	98.47	1059.98
8	99.88	1075.09
9	101.28	1090.19
10	102.68	1105.30
11	104.08	1120.40
12	105.48	1135.50
13	106.88	1150.60
14	108.28	1165.70
15	109.68	1180.80
16	111.08	1195.90
17	112.48	1211.00
18	113.88	1226.10
19	115.28	1241.20
20	116.68	1256.30
21	118.08	1271.40
22	119.48	1286.50
23	120.88	1301.60
24	122.28	1316.70
25	123.68	1331.80
26	125.08	1346.90
27	126.48	1362.00
28	127.88	1377.10
29	129.28	1392.20
30	130.68	1407.30
31	132.08	1422.40
32	133.48	1437.50
33	134.88	1452.60
34	136.28	1467.70
35	137.68	1482.80
36	139.08	1497.90
37	140.48	1513.00
38	141.88	1528.10
39	143.28	1543.20
40	144.68	1558.30
41	146.08	1573.40
42	147.48	1588.50
43	148.88	1603.60
44	150.28	1618.70
45	151.68	1633.80
46	153.08	1648.90
47	154.48	1664.00
48	155.88	1679.10
49	157.28	1694.20
50	158.68	1709.30
51	160.08	1724.40
52	161.48	1739.50
53	162.88	1754.60
54	164.28	1769.70
55	165.68	1784.80
56	167.08	1800.00



# Location Advantages



## Schools nearby:

- ▲ Narayana School - 1 min
- ▲ Kadirvedu Government High School - 1 min
- ▲ Kidzee Play School - 3 min
- ▲ Christ Nursery & Primary School - 3 min
- ▲ Godson Matric Higher secondary School - 6 min
- ▲ Little Lambs School - 6 min
- ▲ Touch the Sky International School - 7 min



## College nearby:

- ▲ Narayana Junior College - 3 min
- ▲ Minerva College of Education - 5 min
- ▲ Omayal Achi College & Nursing - 6 min
- ▲ Velammal Engineering College - 7 min



## Hospitals Nearby:

- ▲ Lake View Hospital - 6 min
- ▲ Murali Hospital - 9 min
- ▲ Sathiya Multi-Speciality Hospital - 12 min
- ▲ Apple Hospital - 13 min
- ▲ Aishwarya Hospital - 13 min
- ▲ DRJ Hospital - 13 min



## Restaurants:

- ▲ Spicy Food - 1 min
- ▲ Karaikudi Chettinad Mess - 2 min
- ▲ Hotel Jayavel Vilas - 2 min
- ▲ Triple Biryani - 3 min
- ▲ The Arabic Kitchen - 4 min



## Entertainment:

- ▲ Shop Puzhal Chennai - 5 min
- ▲ Ganga Theater - 12 min
- ▲ SKLS Galaxy Mall - 13 min
- ▲ Spectrum The Grand Venus Mall - 15 min



# 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.



## G SQUARE GROUP

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

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To refer this project to your friends and family,  
write to [referral@gsquarehousing.com](mailto:referral@gsquarehousing.com) or call 89393 40002

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