

 **G SQUARE CITY 2.0**
TN's FIRST INTEGRATED SMART CITY

**NOW
BIGGER,
BETTER,
SMARTER!**

Residential & Commercial Plots
Coimbatore (L & T) Bypass



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



60+ premium projects



1000+ acres of land delivered so far



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



10+ years of experience



6000+ happy customers



100% clear titles & transactions



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

AWARDS & RECOGNITION



Best Luxurious Plotted Developer



Best Plotted Development of the Year - BEACHWALK



Best Legal & Documentation Process



Excellence in Customer Satisfaction



The Best in Customer Satisfaction



The Best in Legal & Documentation Process

THE **CITY OF** **LIMITLESS** GROWTH

As a city that's alive, dynamic & constantly evolving, Coimbatore is just perfect for anyone looking to live the glorious lifestyle. Coimbatore is not your average city. It's a myriad, 24-hour city with endless possibilities.

ADVANTAGE

- Smart city
- Fastest growing tier-2 city in India
- Investor friendly
- Tactical location
- Cosmopolitan
- Good quality of life
- IT/Industrial/Educational hub

THE CITY OF LIMITLESS GROWTH **COIMBATORE**

An aerial photograph of Coimbatore, India, taken during the golden hour of sunset. The city is densely packed with a mix of modern high-rise buildings and older, lower-rise structures. The foreground is dominated by lush green trees and vegetation, interspersed with residential houses. The sky is a vibrant orange and yellow, with soft clouds catching the low sun. The overall atmosphere is warm and dynamic, suggesting a city that is both established and growing.



Actual Site Image (Phase 1)

G SQUARE CITY 2.0

COIMBATORE

NOW BIGGER, BETTER, SMARTER!



TN's first integrated
SMART CITY



India's first gated community with a
fully functional drive-in theatre



Bang on
COIMBATORE (L&T) BYPASS ROAD



TN's first project with **150+ WORLD-CLASS AMENITIES** in phase 1 and
90+ WORLD-CLASS AMENITIES in phase 2



1688 RESIDENTIAL PLOTS AND 8 COMMERCIAL PLOTS spread across 110 acres



One-of-a-kind features like
HELIPAD inside the community



Coimbatore's first project with
TWO LAVISH CLUBHOUSES



Smart features like
AI MONITORING SYSTEM, LNPR, VMS, SURVEILLANT APP, etc.



Plug and play plots with **WATER, UNDERGROUND EB & ETHERNET CONNECTIVITY** for each plot.

INTEGRATION AT ITS BEST!

G Square City 2.0 is a complete city in every aspect. 1688 residential plots and 8 commercial plots spread across 110 acres, G Square City 2.0 is a world by itself. Schools, hospitals, parks, restaurants, anything and everything you need are in close proximity to the community. Equipped with 150+ world-class amenities in phase-1 and 90+ world-class amenities in phase 2, G Square City 2.0 is crafted with every conceivable modern urban element to make life truly wonderful.

CITY OF DREAMS!



Schools



Parks



Entertainment



Shopping



Hospitals



HOT LOCATION

COIMBATORE (L&T) BYPASS ROAD – **COIMBATORE'S DEVELOPMENTAL GOLD MINE**

G Square City 2.0 is in a strategic location that scores a 100 on every parameter: access, connectivity, infrastructure, growth, neighbourhood, lifestyle, etc. Located bang on Coimbatore (L&T) Bypass Road, G Square City 2.0 is right in the centre of growth & development.



Close to defence industrial corridor



Close to upcoming
integrated bus stand at Vellalore



Proposed 8-way lane expansion of
Coimbatore (L&T) bypass



Expansion of Coimbatore International Airport



Multi modal logistics park

DEFENCE INDUSTRIAL CORRIDOR

The defence industrial corridor connecting 5 cities with Coimbatore will attract more corporates who will establish their units here for manufacturing defence products, thus increasing the demand for the land surrounding it.

1. TN defence industrial corridor worth ₹225 Crs is under development
2. It was inaugurated on Jan 20, 2019
3. A private firm is offering 400 acres for this project
4. ₹3124 Crs investment has been made by private firms like L&T Defence, Lakshmi Mills, Roots, etc.
5. Tata and Hindustan are approaching to buy SIPCOT land

VELLALORE INTEGRATED BUS STAND

Construction for the integrated bus stand has been initiated.

1. Total project value is ₹165 Crs
2. Spread over an expansive 60 acres
3. The premises can accommodate 140 buses at a time
4. Work progress is past 50%

COIMBATORE (L&T) BYPASS ROAD EXPANSION

1. Road widening for 28 km stretch from 141 km to 171 km has been sanctioned after a decade
2. This will appreciate the cost of upcoming infrastructure and pave way to a sustainable investment model

AIRPORT EXPANSION

1. An expenditure of ₹1132 Crs to expand the airport to 600 acres
2. 671 acres of land has been acquired for runway expansion from 9500 ft. to 12500 ft., in addition to few more features

MULTI-MODAL LOGISTICS PARK

1. Coimbatore has been identified as one of locations in the state for a multi-modal logistics park.
2. It is expected to meet not only the needs of those involved in foreign trade but for domestic cargo movement as well.



Coimbatore dist. administration to start acquiring land for airport expansion: Minister

Special Correspondent

COIMBATORE: SEPTEMBER 26, 2017 09:27 IST
UPDATED: SEPTEMBER 26, 2017 09:27 IST

ARTICLE

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The State government allocates ₹1,132 crore to acquire 600 acres for expansion project, says E.V. Velu

District administration will start acquiring land for expansion of the Coimbatore International Airport soon, Minister for Public Works and Highways Velu, said here on Saturday.

Speaking at an interactive meeting organised by the Indian Chamber of Commerce and Industry, Coimbatore, and Kongu Global Forum, on the infrastructure needs of the western districts, he said the State government had an order recently allocating ₹1,132 crore to acquire 600 acres for the expansion project. The district Collector will start works for the same immediately.

Regarding the metro rail project for Coimbatore, the Minister said a detailed study to find out the feasibility of the project on Avinashi Road, Trichy Road, Amangalam Road, and Mettupalayam Road. The possibility on Avinashi is a challenge as works are going on for the flyover and taking the metro on ground level will involve acquiring more land.

A 2.5 km flyover on Avinashi Road from Uppitilapalayam to Goldwinds will have ramps (entry and exit ramps). The government has allocated ₹15 crore now to pedestrian subways in select locations, he said. A detailed study is also on the Palani Palladam-Kochi road for 54 km.

Regarding the Karur-Coimbatore bypass road, he said the government will consider the issues raised by Coimbatore MP P.R. Natarajan that the proposal reduces the distance by only six km and the existing road can be widened instead. The State government plans to widen 2,000 km of existing roads in the region and wants to bring the L&T bypass here (Nerelambur to Madukkarai) under the stretch is maintained by L&T, the State government will talk to the company, he said.

Regarding the Karim-Coinimbator bypass road, he said the government will consider the issues raised by Coinimbator MF PR. Narayanan that the proposal reduces the distance by only six km and the existing road can be widened instead. The State government plans to widen 2,000 km of existing roads in the State and wants to bring the L&T bypass here (Necclambut to Madukudai) under it. Since the stretch is maintained by L&T, the State government will talk to the company, he said.



TANUSIL will be keen on collaborating with promoters for floating of venture capital at the district level. Tamil Nadu was moving in the direction of getting into first or second band ranking in promotion of start-up culture in the coming years, he said.

News 18 Tamil Nadu was the television partner for the event held at Taj Vivanta.

THE HINDU

Buses from Tiruppur and other towns east of Coimbatore continued to go to Gandhipuram and Mettupalayam and Ooty buses did not stop in the Mettupalayam Road bus stand because of the court verdict. As the verdict was in force, the same fate awaited the Vellore terminus. The Corporation officials said the civic body would take a call based on the traffic study by the metro rail consultant.

An aerial photograph of a city at sunset, with a warm orange glow from the sun on the left. Overlaid on the image are several white circular icons connected by thin white lines, representing smart city infrastructure. The icons include a shopping cart, a cloud, a car with a signal tower, a speech bubble, a globe, a smartphone, a location pin, and a building. The text 'SMARTIFY LIFE' is written in large, bold, white capital letters across the bottom left of the image.

SMARTIFY LIFE

G Square City 2.0 is Tamil Nadu's first integrated SMART CITY. The right mix of technology and utility powered by innovative smart features will make G Square City 2.0 the most complete smart city in Tamil Nadu.

- AI Based Monitoring and Alerting Solutions
- Licence Number Plate Recorder
- Visitor Management System
- Building Management System
- Surveillant App



AI BASED MONITORING AND ALERTING SOLUTIONS

- One of its kind in a gated plot community
- Most advanced surveillance / warning solution for the entire property
- Works 24 x 7 and easy to operate
- People counter
- Object detection
- Intrusion detection
- Face based attendance system



LICENCE NUMBER PLATE RECORDER

- Cameras mounted on the entrance, exit and other specific areas of gated community monitor and record all incoming and outgoing vehicles, track them and keep a timely record.
- Vehicle traffic control, parking analytics, duration prediction and more analytics-based data can be extracted
- Alerts the security in case visitors' vehicles are parked for more than the stipulated time



VISITOR MANAGEMENT SYSTEM

- A self-operating kiosk placed at the entrance and exit of the gated community to continuously monitor the visitors
- Details of the visitor will be recorded
- A pass will be printed as a label with the purpose of visit, photograph, duration of their visit and their details to identify the visitor easily.
- The live status of the visitor will be accurate and can be easily tracked



BUILDING MANAGEMENT SYSTEM

- An IoT-based control system that controls and monitors the activities such as visitor registry, in and out flow of vehicles
- Also monitors the community's infrastructural entities like power systems, fire systems, and security systems



SURVEILLANT APP

- Surveillant is a unified management app for gated communities that digitally synchronises residents, securities, management committee members and visitors
- It has easy-to-use and smart-working features like authorising visitor entry, automated maintenance bill payment, complaint registration, facility booking and much more, reducing every time-consuming task to a single click



OTHER SMART FEATURES

- Wi-Fi in common areas
- E-charging stations for cars
- Smart bike racks
- Emergency help point in common areas

HOMES OF THE FUTURE

Building your own home brick by brick has always been on your wish list. How about building a magnificent home in a larger-than-life, self-sufficient community, a mega city that has everything? G Square City 2.0 has 1688 residential plots and 8 commercial plots spread across 110 acres to fit your needs. Powered by smart amenities and never-before-seen comforts, these plots are perfect for both world-class living and as an investment that greatly amplifies your returns.

- Underground EB cable
- Storm water drain
- Athikadavu drinking water supply in all plots
- GPON (Gigabit Passive Optical Network) cable





DRIVE-IN TEATRE

Theatre comes home! Watch all your favourite stars on the big screen in the comfort of your home. We have built a world-class drive-in theatre inside G Square City, exclusively for you. Be transported to the fantasy world of movies under the beautiful starry skies. Experience the magic of movies and feel the thrill of larger-than-life action in a large open-air atmosphere in the company of your loved ones.

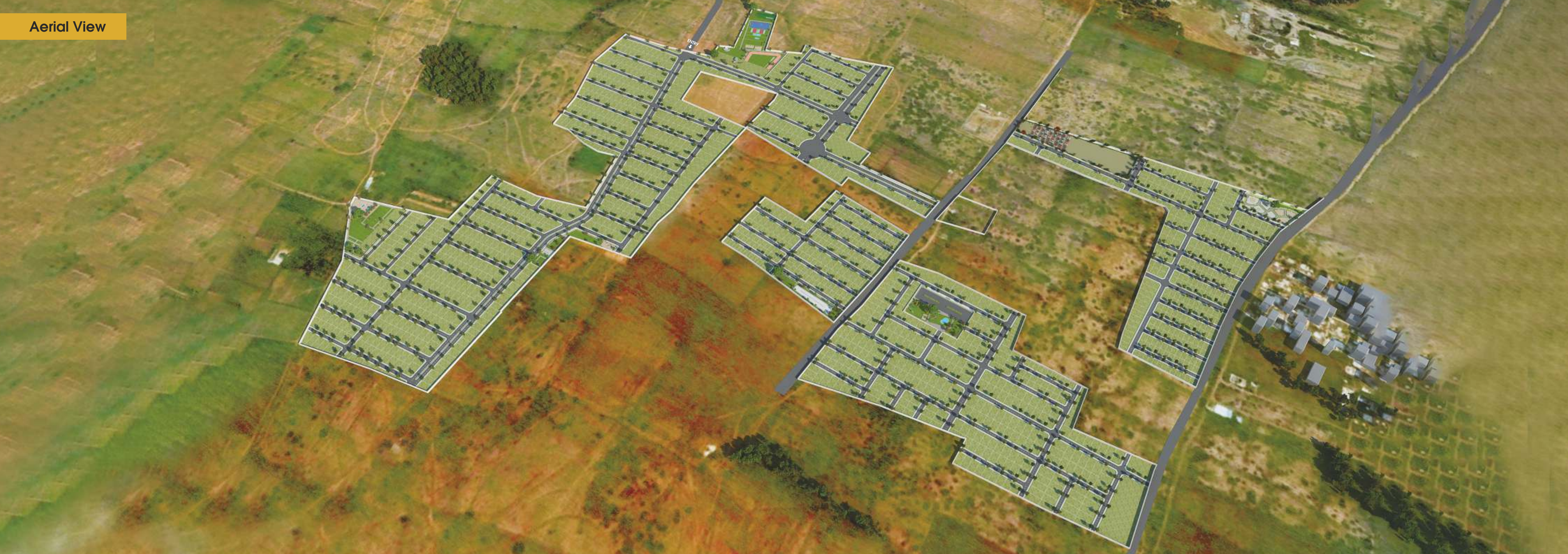
Entrance

 **G SQUARE** CITY 2.0

G SQUARE



Aerial View







LEISURE PARK

The perfect place to spend your leisure evenings. Take a walk in the manicured gardens or laze around in the flower garden or simply melt your stress away in the meditation zone. Indulge in thoughtfully planned breathable spaces that make your everyday joyous and beautiful.

- Welcome Pond
- Jogging Track
- Outdoor Party Lawn
- Elders Park
- Bonfire Pit
- Corner Barbeque
- Trampoline (adults)
- Adult Swing
- Meditation Zone
- Flower Garden
- Pet Zone



Leisure Park (Park 1)



Welcome Pond



Adult Swing



Pet Zone





SPORTS PARK

Sports enthusiasts, this is your arena. Our well-equipped and modern sports park is replete with all the latest and most sought-after sporting facilities. Indulge in a game of basketball, hone your cricketing skills at the nets or sharpen your archery skills, all while treating yourself to healthy food at the refreshment kiosk.

- Cricket Nets
- Running Track
- Badminton Court
- Volleyball Court
- Basketball Post
- Futsal Court
- Long Jump Pit
- Archery Range
- Refreshment Kiosk
- Gathering Area
- Amphitheatre

Sports Park (Park 2)



Archery Range





CULTURAL PARK

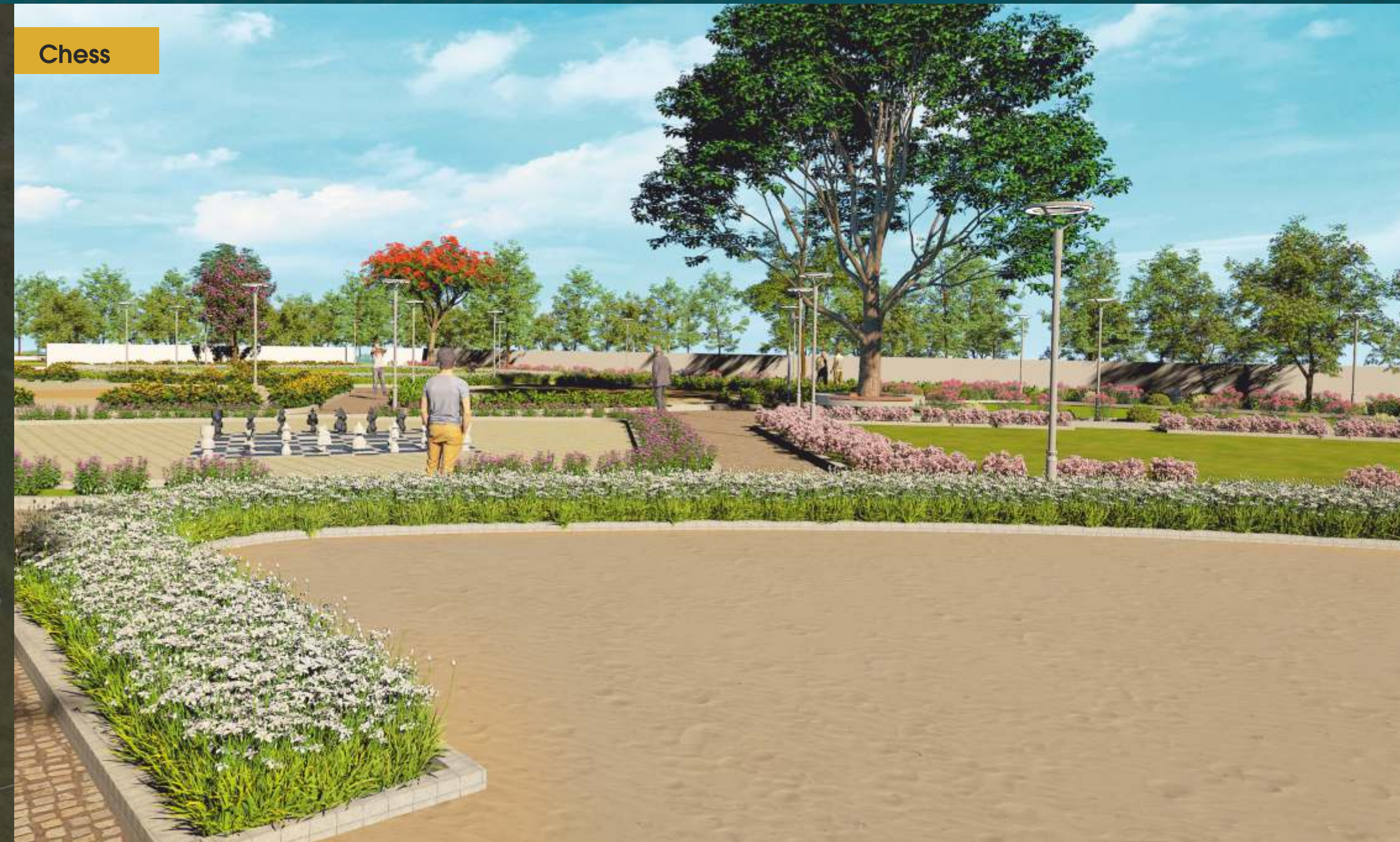
In an effort to create awareness about our traditional games/sports and make it a part of our everyday lives, we have built a cultural park that features indigenous games like Kusthi, Silambam, Chess, Uriyadi, Pandi, etc, which are an integral part of our great heritage.

- Kusthi
- Silambam
- Chess
- Uriyadi
- Paandi
- Ghilli
- Goli
- Kite Flying

Cultural Park (Park 4)



Chess



KIDS PARK

An enjoyable and safe space for children, the kids park has fantastic amenities designed to entertain the kids in every possible way. All the amenities are designed with excellent safety features and specifications. Thanks to this park, your kids will forget the gadgets and enjoy the outdoors.

- Kids Sandpit
- Toddlers Play Zone
- Gaga Ball Pit
- Kids Swing
- Kids Slide
- Kids Jungle Gym
- Kids Merry Go
- Kids Splash Pad
- Kids Rock Climbing Wall
- Kids Cycling Track
- Laughing Park
- Kids Hammock



Kids Park (Park 5)

KIDS CYCLING TRACK

KIDS MERRY GO

KIDS SWING

KIDS TOTLOT

HAMMOCK

LAUGHING PARK

KIDS SPLASHPAD

TODDLERS PLAY ZONE

GAGA BALL PIT

KIDS JUNGLE GYM

ROCK CLIMBING WALL

KIDS SLIDE

Jungle Gym



Kids Splash Pad



Kids Hammock





KIDS SKATING ACADEMY

Not every community boasts of a world-class figure skating rink inside their premises. We have an excellent kids skating rink with adequate safety measures inside the community to impart world-class skating training. The perfect place to enable kids to practice their gliding and spinning techniques, this skating rink is one of our outstanding features.

- Kids Skating Rink

Skating Academy (Park 6)

KIDS SKATING RINK

SEATING AREA



Kids Skating Rink



FITNESS PARK

Amp up your fitness quotient at our best-in-class fitness park built outdoors. This fitness park is designed for everyone from young adults to senior citizens with activities ranging from aerobics, yoga, seniors' workouts, etc. Your journey to a healthy lifestyle begins right here.

- Outdoor Gym
- Senior Citizen Workout
- Accupuncture Walkway
- Yoga Zone
- Outdoor Aerobics
- Outdoor Table Tennis



Fitness Park (Park 7)



Yoga Zone



Outdoor Gym



Senior Citizen Workout



SCIENCE PARK

Science park fosters curiosity and a thirst for knowledge in the young minds. Our science park is built with interesting science, math, art and craft concepts that kindle the young inquisitive minds and push them to explore and learn new things.

- Gear Train
- Weight See-Saw
- Solar Corner
- Magic Corner
- Garden Maze
- Outdoor Theatre
- Musical Garden
- Telescopic Corner
- Mathematics Zone
- Botanical Garden
- Open Art Gallery
- Recreational Space
- Craft Zone
- Doodle Garden
- Pottery Zone
- Carnival Zone





CLUBHOUSE

TN's first project with 2 luxury clubhouses

Hosting a party indoors? Looking for a movie night out inside the community? Or want some quiet reading time at the library? Your every wish is granted at our incredibly designed Clubhouse with unbelievable amenities. With so many top-notch luxury facilities inside, life's amazing here.

- Reception & Seating Lounge
- Security & Surveillance Room
- Pharmacy
- Cafeteria
- Beauty Salon
- Laundromat
- Steam
- Sauna
- Jacuzzi
- Changing Rooms With Lockers
- Gym
- Aerobics
- Carrom
- Chess
- Billiards
- Table Tennis
- Kids Gaming Room
- Library
- Reading Lounge
- Mini Theatre
- Banquet Hall
- Rooftop Party Deck
- DJ Console
- Dance Floor
- Barbeque Corner
- Conference / Meeting Room

Coimbatore Customer Testimonials



“The people in the company are very professional. They took us to the site, briefed us about the amenities, and explained the nuances of the same.”

Mr. Ramakrishnan,
Plot No. 359 & 360, G Square City

“They communicated all information very clearly before finalising the plot itself. We discussed the process in detail in their office and they took us to the site as well.”

Mr. Balakrishnan,
Plot No. 998, 999 & 1000, G Square City



“It is an excellent company and we had a fantastic experience doing business with them. They have covered all the aspects of transactions for plot purchases with 100% transparency. The layout, detailing, and development by the company are unmatched in the Coimbatore real estate market.”

Mr. Senthil Kumar,
Plot No. 1, G Square Blue Crest



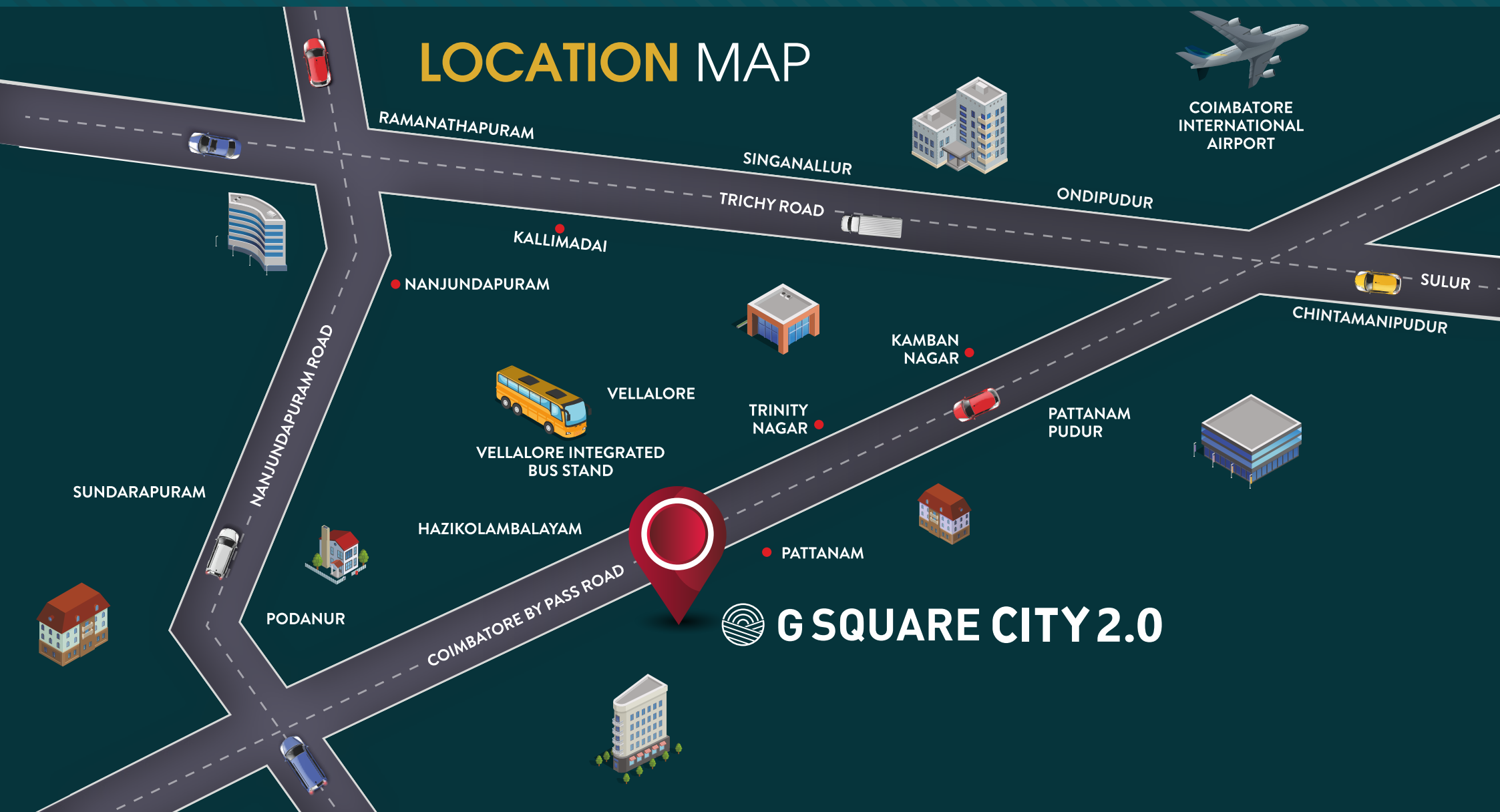
“The site is vast like an ocean with so many parks and amenities. The area developed itself is extremely nice and has been developed to look like a full-scale city. The location is beautiful and perfect. It is indeed an asset for my family & future generation.”

Mr. Bhoopathy,
Plot No. 1474, G Square City



“Every time I visited the plot post-purchase, I was delighted to see that the plot was constantly being maintained and developed. My friends who visited my plot were impressed with the hospitality of the brand and the staff and have bought their own plots. The plot’s presence near the L & T Bypass which is the emerging hub and future of the city gives it a massive advantage. In addition, the legal procedures for the purchase were hassle-free.”

Mr. MKS Kumar,
Plot No.410, G Square City



PAYMENT PATTERN

At the time of Booking - **10%** | 15 days from Booking - Registration - **Full Payment**

Schools

Mater Dei ICSE School	- 2 min
Star Nursery and Primary School	- 4 min
Agaram Kids School	- 5 min
KST Nursery and Primary School	- 5 min
ZPH School	- 6 min
VSM Vidhyalaya Play School	- 7 min
Nirmala Matha Convent	- 8 min
JJ Play School	- 9 min
SSVM World School	- 10 min
CRR Matric Higher Secondary School	- 10 min
Nalvazhvu Nursery and Primary School	- 14 min
St. Francis High School	- 15 min
Venkatalakshmi Matric Hr. Sec School	- 17 min
BVM Global School	- 22 min

Colleges

Excel College for Commerce and Science	- 1 min
Sri Shakthi College	- 7 min
Vishnu Lakshmi College of Engineering & Technology	- 8 min
Karpagam University	- 10 min
PSG Tech	- 10 min
Pandit Nehru Commercial College	- 12 min
CB Medical College	- 12 min
Sri Jayendra Saraswathi Maha Vidyalyaya	- 12 min
College of Arts and Science	- 12 min

Rathinam College	- 15 min
Kathir College of Engineering	- 15 min
PSG Arts & Science	- 20 min
KSG Arts College	- 20 min
NG Paramedical College	- 20 min
Music College	- 20 min
Aditya College of Engineering and Technology	- 21 min
Nirmala College for Women	- 25 min

Hospitals

JD Dental Hospital	- 7 min
Royal Care	- 8 min
ESI Dispensary	- 10 min
ARR Hospital	- 12 min
JP Clinic	- 12 min
Shanthi Social Service Hospital	- 12 min
KMCH Hospital	- 15 min
Coimbatore Child Trust	- 17 min
ESI Hospital	- 18 min
Deepam Hospital	- 19 min
PSG Hospital	- 20 min
GH	- 30 min
K.G Hospital	- 25 min

Restaurants

VS Mess	- 2 min
Vadugai Family Restaurant	- 2 min
Sri Annapoorani Mess	- 4 min
Ocean Drive-in	- 5 min
Venkateshwara Mess	- 6 min
Panda Bowl	- 7 min
Thalappakati	- 10 min
Senthil Prabhu	- 11 min
SD Chicken Dinner House	- 12 min

Aditi Restaurant and Banquet Hall	- 15 min
Annapoorana Hotel	- 15 min
Anandas Hotel	- 15 min
Haribhavan	- 15 min
Kannappa Hotel	- 15 min
CheezZ FoodZ	- 17 min

Entertainment

Meeraj Cinemas	- 5 min
Decathlon	- 7 min
D-Mart	- 10 min
Golf Club	- 12 min
Kari Motors Racing Track	- 14 min
Codissia Trade Centre	- 15 min

Transit

Pattanam Bus Stop	- 3 min
Ediyarpalayam Bus Stop	- 3 min
Vellalore Bus Stop	- 5 min
Singanallur Bus Terminus	- 10 min
Podanur Railway Station	- 10 min
Sulur	- 15 min
Coimbatore Railway Station	- 30 min
Airport	- 30 min

Nearby Areas

Sulur
Trichy Road
Avinashi Road
Singanallur
Ondipudur
Podanur
Vellalore



Villa design & elevation consultants



Vaastu compliance experts



Floor planner to plan your space as per your requirement



Material procurement experts



Consultants who will help with all villa construction related approvals



Consultants who specialise 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 organise and execute your Grahapravesam

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



REGISTERED OFFICE :

Flat No. 14, 3rd Floor,
Harrington Apartment,
No. 98, Harrington Road,
Chennai - 600 031

CORPORATE OFFICE:

GS SQUARE GROUP # No.165, 8th Floor,
Menon Eternity Building, St Mary's Road,
Demonte Colony St, Alwarpet,
Chennai - 600018

COIMBATORE OFFICE:

11B, 1st Floor, Pricol Caledon Square,
Krishnamal, Bus Stop,
348, Avinashi - Coimbatore Rd, Peelamedu,
Coimbatore, Tamil Nadu 641004

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

Disclaimer: The park renders are an artistic representation of the proposed amenities and are subject to change as per the actual site. The amenities list in the agreement can be considered as final.