

**G SQUARE**



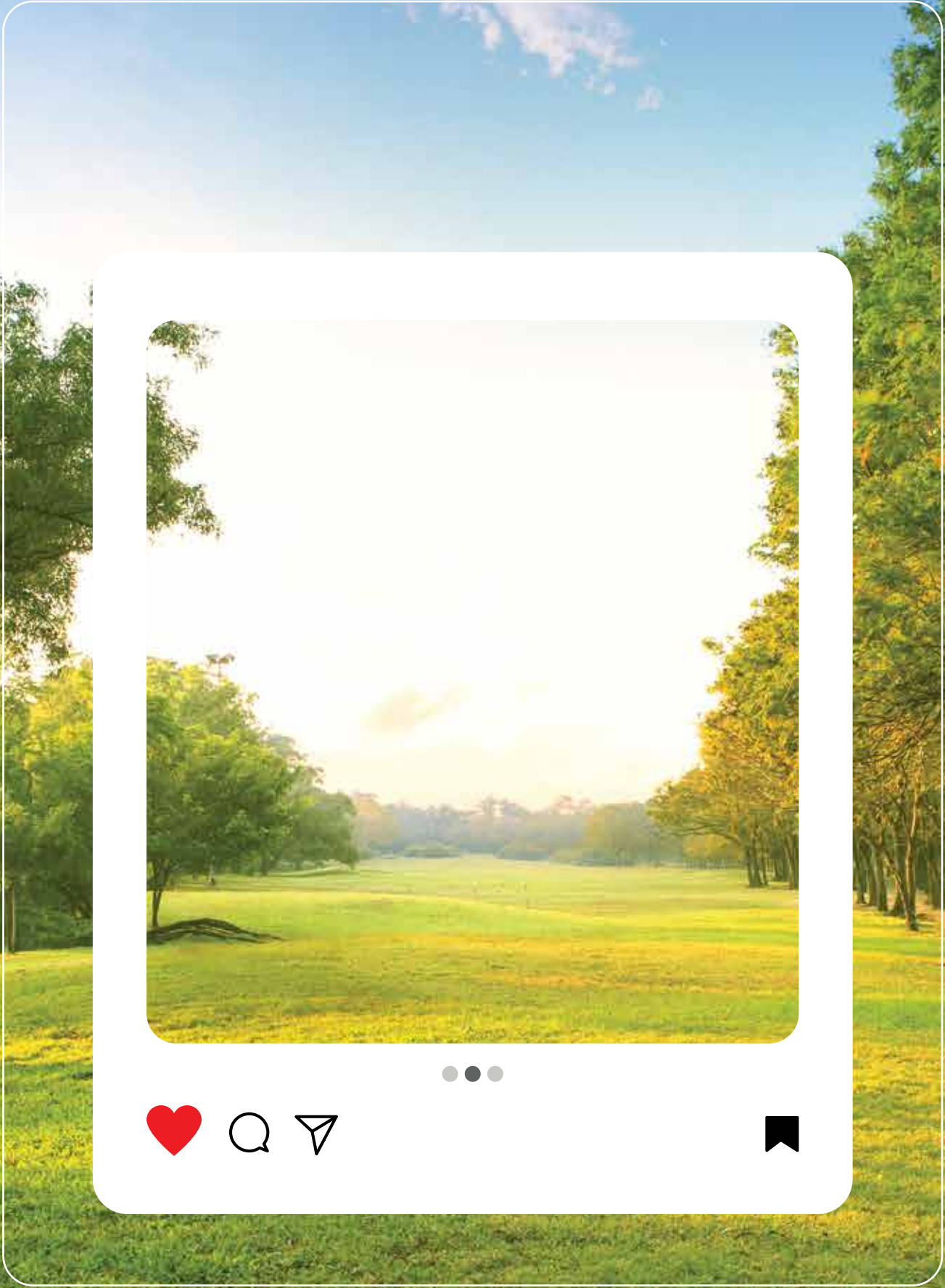
**HILLVIEW**

**SMART & SECURED VILLA PLOTS AT  
CHINNAMETTUPALAYAM**

————— 2 MINS OFF —————  
**THUDIYALUR - SARAVANAMPATTI RD.**

 **SQUARE**  
GROUP  
YOUR PLOT. YOUR HOME. YOUR WAY.





# ABOUT US



Tamil Nadu's No.1 Real Estate Developer and South India's Largest Plot Promoter.



10 years of expertise



1000+ acres of land delivered so far



6000+ Happy customers



Commitment to Plot Perfection by finding you the perfect plot in the perfect Location, Size and Price



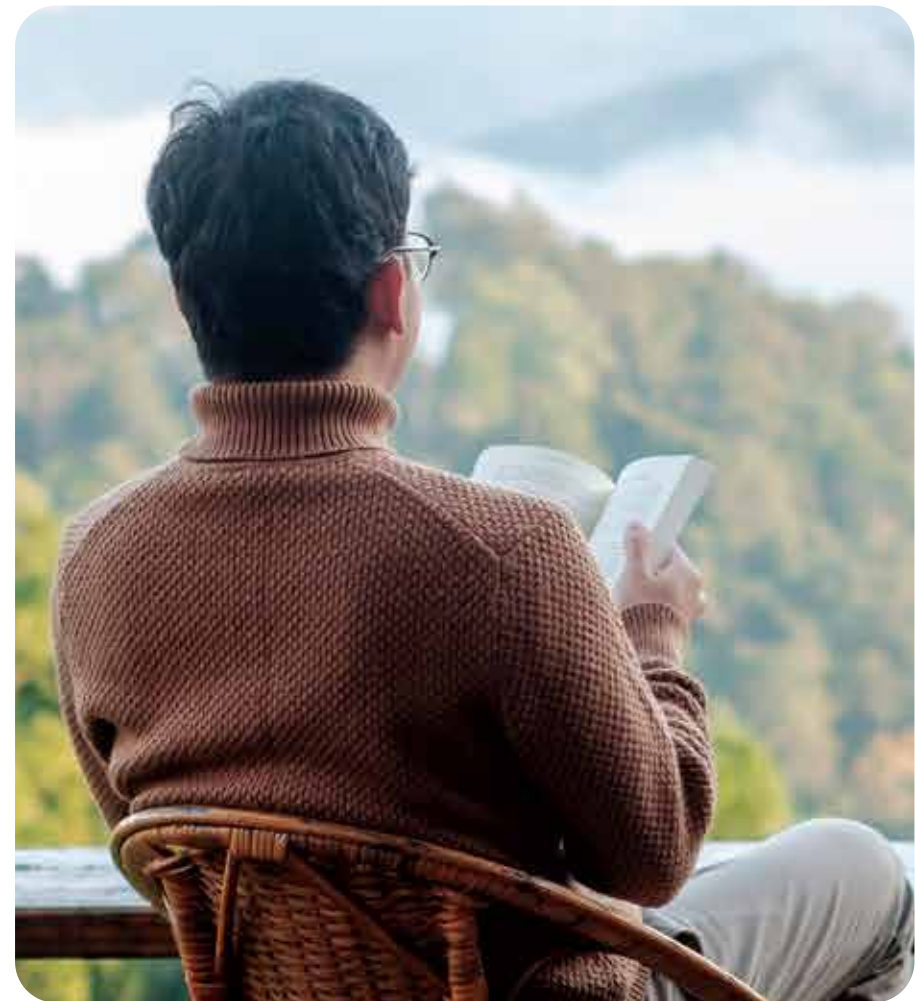
100% Clear Documentation & Transactions



Operational across 9 cities - Chennai, Coimbatore, Trichy, Hosur, Bengaluru, Mysuru, Ballari, Hyderabad & Pune. In the states of Tamil Nadu, Karnataka, Telangana & Maharashtra.







# VIEW LIFE FROM ITS BEST VIEW.

Experience the pinnacle of living, with a view to behold. Set in a beautiful landscape, G Square Hillview is a premium project designed and curated to match those picture-worthy moments in life. So sit back and let this magnificent place look after you.

## SALIENT FEATURES



Smart & secured villa plots at Chinnamettupalayam spread across 10.5 acres with 47 plots in phase- 1



8 min from Kumaraguru College



10 min from CHIL-SEZ IT Park



Plots ranging from 3.17 to 5.93 cents



15 min from Prozone Mall



Located 2 min off Thudiyalur - Saravanampatti road at Chinnamettupalayam



15 min from Sankara Eye Hospital



3 min from Sri Ramakrishna Engineering College



5 years of free maintenance



3 min from SNS School



24x7 CCTV surveillance



4 min from Don Bosco School of Excellence



Ready-to-construct plot community



4 min from Butterflies School



Perfect legal documentation



6 min from KCT Tech Park



Well-laid blacktop internal roads with street lights



8 min from KGiSL IT Park



Post-purchase guidance for easy villa construction







## SMART LIVING STARTS HERE

G Square Hillview is an integrated plot community, with smart & secured villa plots powered by the right mix of technology & innovation, making it the smartest living space in Tamil Nadu.

### AN AI-BASED MONITORING AND ALERTING SOLUTION



- One of its kind in a gated plot community
- Most advanced surveillance / warning solution for the entire property
- Works 24x7 and easy to operate
- People counter
- Object detection
- Intrusion detection
- Facial attendance system

### LICENCE NUMBER PLATE RECORDER



- Cameras mounted on the entrance, exits and other specific areas of the gated community to monitor and record all incoming and outgoing vehicles.
- Vehicle traffic control, parking analytics, duration prediction and much more.
- Our data alerts security in case visitor's 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 lot-based control system that controls and monitors the activities such as visitor registry, In and out-flow of vehicles.
- It also monitors the community's infrastructural entities like power systems, fire systems and security systems.

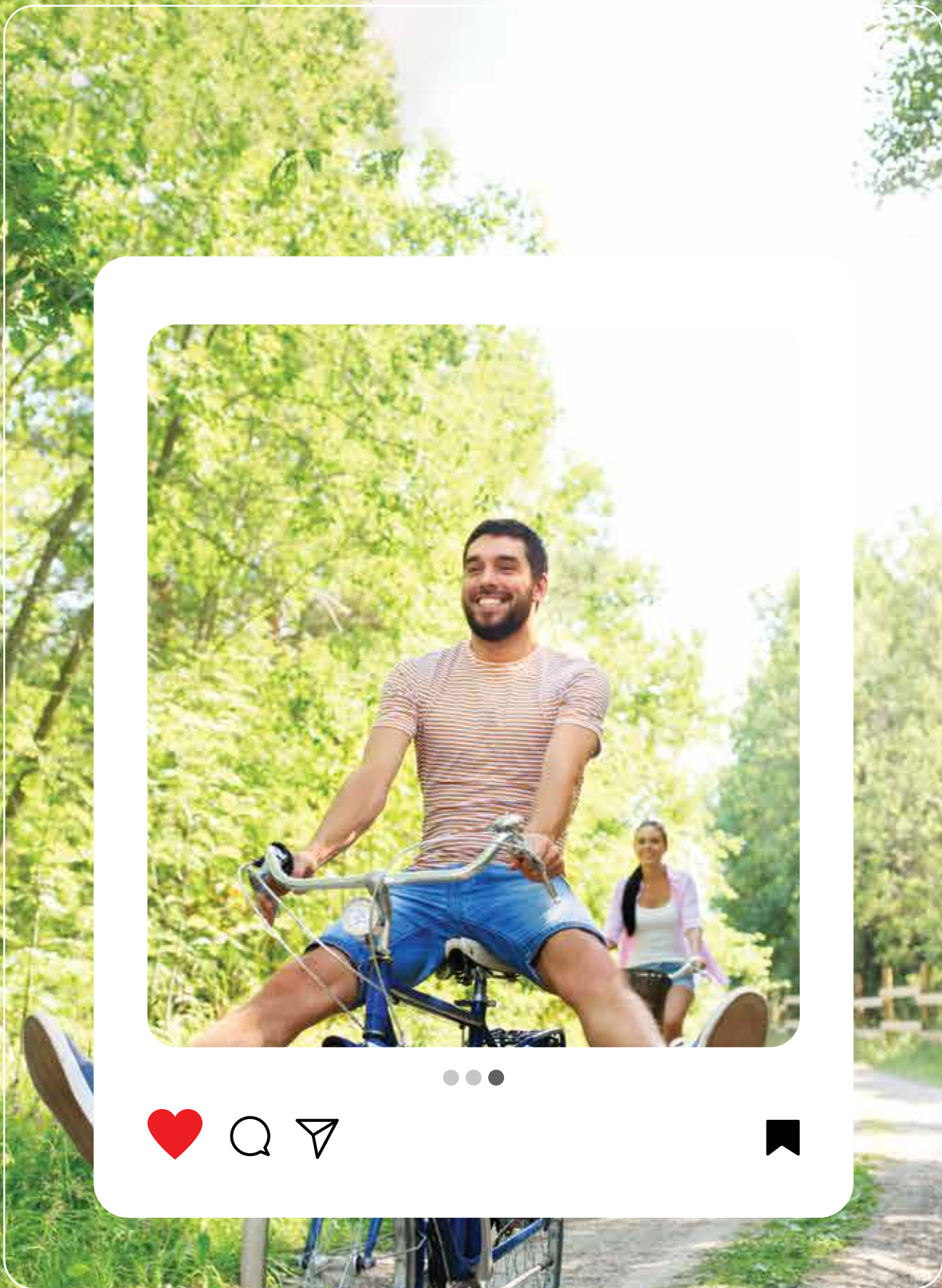
### SURVEILLANT APP



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







# WHY SARAVANAMPATTI ?



Saravanampatti is the fast-growing neighbourhood in Coimbatore, and the first to undergo a major changeover in the last decade.



Saravanampatti is considered the Silicon Valley of Coimbatore, due to the flourishing developments, vast constructions, infrastructure, small scale industries, and many startup companies in and around the area.



It's a major residential hub



Saravanampatti is famous for its Schools, Colleges, IT Sectors, and many lifestyle and Entertainment Hubs.



Various IT Parks spread across Saravanampatti are

- CHIL IT SEZ
- IndiaLand Tech Park
- KGISL Campus
- KCT Tech Park



Close to Thudiyalur



It has easy accessibility to the Coimbatore's Prozone Mall - 15 min, International Airport - 20 min, Fun Republic Mall - 30 min



In the heart of the city - Easy access to Avinashi Road, Sathy Road, Mettupalayam Road.



Good resale value - Perfect for residential living & Investors, A fast appreciating area, with reduced risk at the best price.







# 50 SMART REASONS TO BUY G SQUARE HILLVIEW

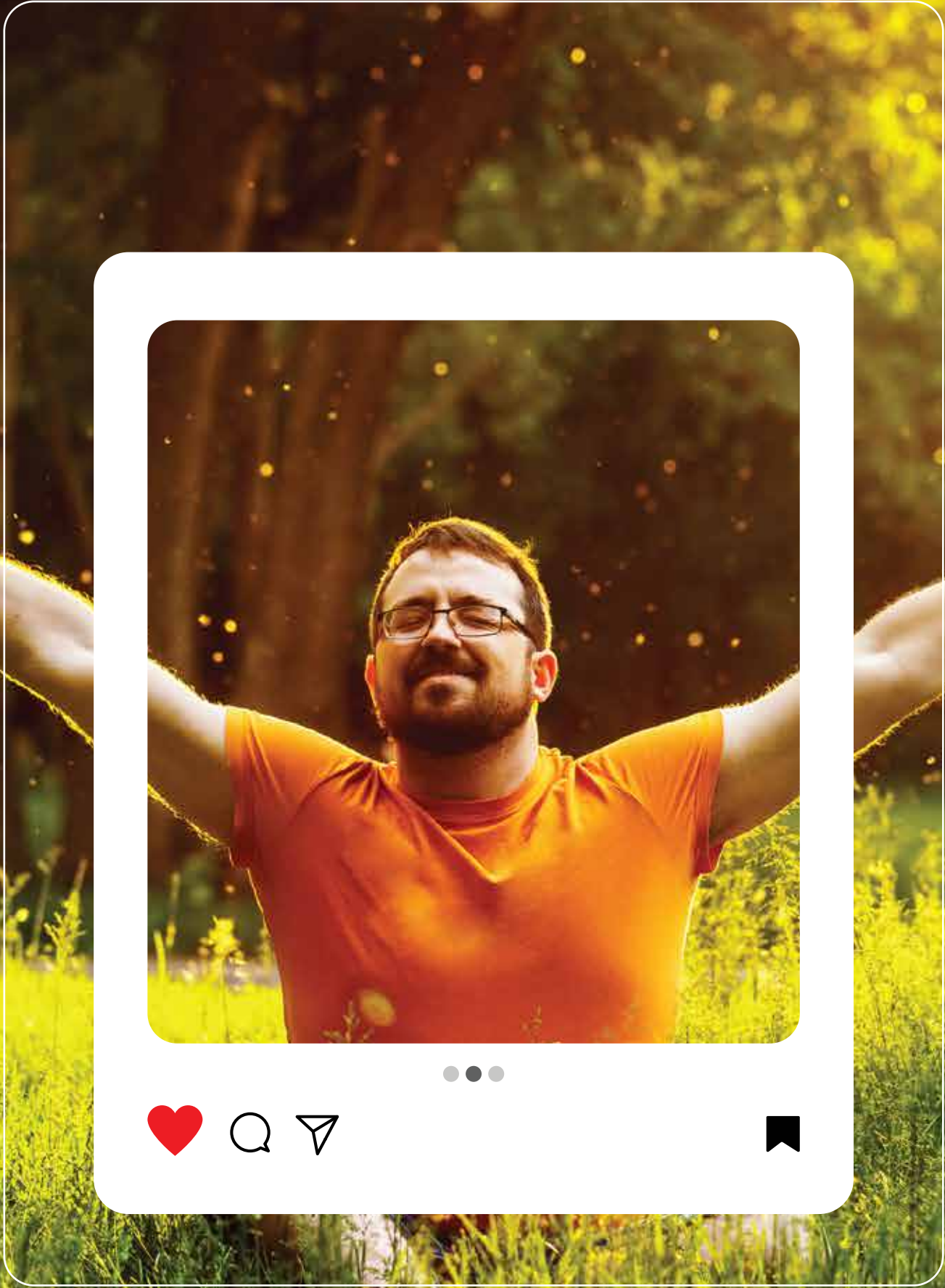
## LOCATION

1. The only DTCP approved gated plot community project situated at Chinnamettupalayam spanning for 10.5 acres with 47 plots in phase- 1.
2. Premium land in a prime location in Chinnamettupalayam with essentials and transit connectivity available in close proximity.
3. 2 - mins off Thudiyalur - Saravanampatti road, at Chinnamettupalayam.
4. Situated in a safe and secure neighbourhood.
5. Approach road width is 33 ft.
6. Close to major IT Parks such as KCT Tech Park, KGiSL IT Park etc.
7. Public transport access nearby (Sengalipalayam bus stop is just 2 min away and Saravanampatti bus stop is just 10 min away)
8. Educational institutions such as Coimbatore Public School is just 1 - min away.
9. Close to hospitals such as Sri Lakshmi Medical Centre, Vimal Jyothi Hospital.
10. Entertainment avenues are in close proximity.
11. Various religious centers of worship are also nearby.

## PRICE

12. Affordable, yet easily accessible from the city's manufacturing industries corridor.
13. The only right priced DTCP approved plot community, strategically placed at Chinnamettupalayam.
14. Unapproved plots are sold at that price whereas G Square Hillview is a DTCP approved plot.
15. Situated in a posh neighbourhood for a very reasonable price.





# 50 SMART REASONS TO BUY G SQUARE HILLVIEW

16. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Hillview at Chinnamettupalayam, you can now completely own your own villa and the land it is on at a more reasonable price.

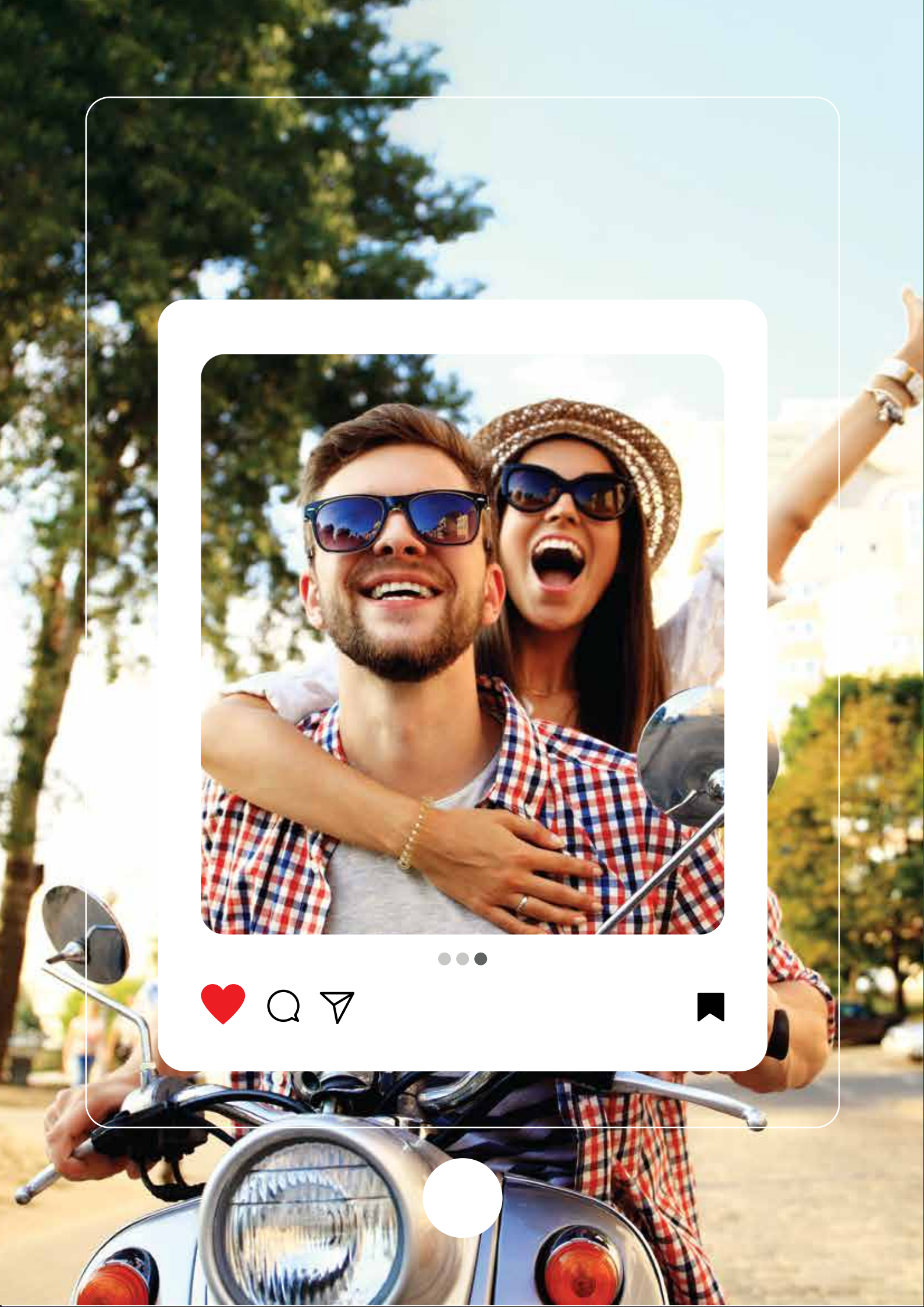
## SMART FEATURES

- 17. AI-based monitoring & alerting solutions
- 18. License Number Place Recorder
- 19. Visitor Management System
- 20. Building Management System
- 21. Surveillant App
- 22. 5 years of free maintenance
- 23. 24x7 CCTV surveillance
- 24. State of the art infrastructure like black top roads and LED street lights
- 25. Ready-to-construct
- 26. Essential amenities like water, electricity etc can be easily availed.
- 27. Expansive landscape
- 28. Potable bore water

## LEGALITIES

- 29. DTCP approved
- 30. RERA registered
- 31. Clear parent documents and titles
- 32. Free Patta after registration





# 50 SMART REASONS TO BUY G SQUARE HILLVIEW



- 33. Leading banks have approved the property
- 34. Legal advice offered by leading lawyers
- 35. Road gift deed is available
- 36. Free from mortgages

## PRODUCT

- 37. Only 47 smart & secured villa plots in phase - 1 over total land of a 10.5 acre consisting of residential spaces in a very posh neighbourhood in the city.
- 38. Gated plot community at Chinnamettupalayam
- 39. Located 2 min off Thudiyalur - Saravanampatti road at Chinnamettupalayam
- 40. Residential plots between 3.17 Cents to 5.93 Cents
- 41. Road width within the property is 30 ft

## POST PURCHASE GUIDANCE FOR EASY VILLA CONSTRUCTION

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





# LOCATION ADVANTAGES



## SCHOOLS

- COIMBATORE PUBLIC SCHOOL 1 MIN
- PUMS VATTAMALAIPALAYAM SCHOOL 1 MIN
- SRI RAMAKRISHNA MATRIC HIGHER SECONDARY SCHOOL, VATTAMALAIPALAYAM 1 MIN
- SRI CHAITANYA SCHOOL 2 MIN
- CRAYONS PUBLIC SCHOOL 4 MIN
- SNS ACADEMY 4 MIN
- DON BOSCO SCHOOL OF EXCELLENCE 4 MIN
- HARI OM MATRICULATION SCHOOL 5 MIN
- MANCHESTER INTERNATIONAL SCHOOL 5 MIN
- BISHOP FRANCIS MATRICULATION SCHOOL 6 MIN
- NAIRS VIDHYA MANDHIR CBSE SCHOOL 6 MIN
- ASHOKAPURAM GOVERNMENT HIGH SCHOOL 6 MIN

## COLLEGES

- SRI RAMAKRISHNA ENGINEERING & POLYTECHNIC COLLEGE 1 MIN
- DR. SNS RAJALAKSHMI COLLEGE OF ARTS & SCIENCE 3 MIN
- DR. SNS COLLEGE OF EDUCATION 5 MIN
- CMS COLLEGE OF SCIENCE & COMMERCE 5 MIN
- SANKARA COLLEGE OF SCIENCE & COMMERCE 6 MIN
- KUMARAGURU COLLEGE OF TECHNOLOGY 7 MIN
- KUMARAGURU COLLEGE OF LIBERAL ARTS & SCIENCE 8 MIN



# LOCATION ADVANTAGES



- LISIEUX COLLEGE OF EDUCATION 10 MIN
- J A S COLLEGE OF EDUCATION 10 MIN
- ST. PAUL'S COLLEGE OF ARTS & SCIENCE FOR WOMEN 20 MIN

## HOSPITALS

- SRI LAKSHMI MEDICAL CENTRE & HOSPITAL 10 MIN
- VIMAL JYOTHI HOSPITAL 10 MIN
- SURYA HOSPITAL 15 MIN
- H S HOSPITAL 15 MIN
- SHREE SIVAA HOSPITAL 15 MIN
- KALPANA MEDICAL CENTRE 16 MIN
- ASHWIN HOSPITAL 20 MIN
- SREE ABISHEK HOSPITALS 20 MIN
- KIRUBA HOSPITAL 22 MIN
- SATHYA MEDICAL CENTRE & HOSPITAL 25 MIN
- SUMITH HOSPITAL 30 MIN
- PSG HOSPITALS 30 MIN

## RESTAURANTS

- JMS FOODYS KINGDOM 1 MIN
- MARIO JUICY 1 MIN
- HOTEL MY FOOD FAMILY RESTAURANT 2 MIN
- KOVAI KABAB 5 MIN
- THE HUB @ CBE 6 MIN
- ANISH HOTEL 6 MIN
- YUMMY GARDEN RESTAURANT 6 MIN
- EYAD GARDEN MULTICUISINE RESTAURANT 6 MIN





# LOCATION ADVANTAGES

- SHARMA PUNJABI RESTAURANT 10 MIN
- THE CONEREAZ 10 MIN
- N VEEDU RESTAURANT 14 MIN

## TRANSIT

- SENGALIPALAYAM BUS STOP 2 MIN
- IDIGARAI BUS STOP 3 MIN
- CARDWELL INDUSTRY BUS STOP 3 MIN
- VATTAMALAIPALAYAM BUS STOP 3 MIN
- KEERANATHAM PUDUPALAYAM BUS STOP 3 MIN
- CHINNAMEDUPALAYAM BUS STOP 4 MIN
- CHANDRA NAGAR BUS STOP 4 MIN
- TEACHERS COLONY BUS STOP 4 MIN
- SARAVANAMPATHI BUS STOP 10 MIN
- ANJUGAMNAGAR BUS STOP 13 MIN



## PAYMENT PATTERN

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



# PRESS ARTICLES

## WHY G SQUARE HILLVIEW IS IN THE DEVELOPMENTAL HOTSPOT?

### CM announces development projects for Coimbatore city

Chief Minister M.K. Stalin has said that five scheme roads would be developed and roads would be re-laid at 200 crore in the city. At a function here on Monday, Mr. Stalin also announced a 309-crore

project for providing underground drainage in Vellakinaru, Chinnavedampatti and Saravanampatti. The other projects are improving solid waste management at 11 crore and developing Semmozhi Poonga and building auditoriums at 200 crore, after shifting out the Central Prison from Gandhipuram .

The Chief Minister also said the State government would soon begin the land acquisition process for Coimbatore airport expansion as it had allotted 1,132.

His other announcements included improving street light coverage in city at 20 crore and improving water supply.



### Works to start soon for three flyovers in Coimbatore

The State Highways Department (NH wing) plans to issue work orders in a month for construction of flyovers at Saravanampatti, Singanallur, and Saibaba temple junctions here. An official of the Department said it had called for technical and financial bids from contractors. While technical bids were opened, the financial bids were yet to be finalised. The final approval of the contractor will come from the Union Ministry. After the Department awards the work orders, the identified contractor will start the preliminary works.

The flyover at Saibaba temple junction is for approximately one km and the total project cost is 60 crore. The project at Saravanampatti is for 80 crore and the flyover is for 1.4 km. And, the flyover at Singanallur will be for 1.8 km and will be constructed at 140 crore.

There is no land acquisition or additional up or down ramps in any of the three projects. All these flyovers will be four-lane ones, the official added.

These three projects are long-pending demands of the city and will help ease traffic congestion in three main areas, he said.

### Road near Prozone Mall to be widened into four lane

The State Highways Department will soon widen 1.5 km of road near Prozone Mall here into a four-lane stretch.

An official of the NH wing of the Department told The Hindu the stretch was identified as an accident prone one and was being taken up for widening. About 45 trees on either side of the existing road would be brought down for the widening work. To be done at 5.92 crore, the four-laning work would be completed by the end of March next year.

The Department would also widen the existing road near Seyyur pirivu into a four-lane one at 5.31 crore. This widening work for one km was also taken up as it was an accident prone area and the works would be completed by the end of March, 2022.

The flyover works on Trichy Road and at Koundampalayam would be completed by March next year or even before that. However, "We are asking the contractor to expedite the works near GN Mills," the official added. Regarding the plan to construct a flyover at Singanallur, the official said the Department was preparing the estimate and it hoped to start works by December this year.







# PRESS ARTICLES

## Coimbatore Corp prepares ₹400 crore UGD plan for annexed areas



The Coimbatore City Municipal Corporation (CCMC) has prepared a detailed project report (DPR) for the underground drainage (UGD) works, worth Rs 400 crore covering over 40,000 households, in newly annexed areas. Thudiyalur, Vellakinaru, Chinnavedampatti, Kurichi, Kuniyamuthur and Saravanampatti are among the few areas that were added to the corporation in 2011, following which the number of wards increased from 74 to 100. While 60% of the city has UGD, CCMC has started works to extend it to the remaining areas, according to sources. It is also considering to implement underground drainage works at Vellalore and nearby areas. The civic body has put the UGD charges collection on hold after the councillors opposed the exorbitant amount and refused to pass the resolution in regards to collecting the hefty UGD deposit amount in instalments and the annual user fee during the council meeting last June. The Deputy Commissioner also said that the CCMC has asked its engineers and officials to conduct a detailed study, comparing the UGD charges collected by other corporations in the state and submit a detailed report to take further action.

## Coimbatore: Road from Saravanampatti to Puliampatti to be widened



COIMBATORE: The national highways (NH) wing of the state highways department is all set to expand the road from Saravanampatti to Puliampatti at a cost of Rs 100 crore, which the Union government has sanctioned. At present, the 32 km stretch is only seven metres wide. The plan is to expand the road width to 10 metres. An NH official said the stretch, which often sees heavy traffic, was an accident prone area. "Many educational institutions and industrial units are coming up along Saravanampatti-Annur stretch. We have decided to expand the road width by 1.5 metres on each side of Saravanampatti-Annur-Puliampatti stretch. There is no need to acquire land for the project. However, we have to fell a few hundred trees on both sides of the stretch. To compensate for it, we will plant trees along Avinashi Road, where we have enough space." He said they had sent a detailed report to the Union road transport and highways ministry two months ago and the ministry had sanctioned Rs 100 crore for the project. "We are planning to start the work in March 2022. The work won't affect the traffic on the stretch. We are not planning a median. After widening the road, fatal and non-fatal accidents on the stretch are likely to come down drastically."



# LOCATION MAP



Explore



Go



Saved



Contribute



Updates





**PHASE - 1**



**AREA STATEMENT**

PLOT NO	AREA IN CENT
1	5.23
2	3.64
3	4.21
4	4.19
5	3.54
6	3.52
7	3.49
8	3.47
9	3.44
10	3.42
11	3.46
12	4.10
13	3.45
14	3.45
15	3.45
16	3.45
17	3.45
18	3.45
19	3.45
20	3.42
21	4.37
22	4.02
23	3.40
24	3.40
25	4.02
26	4.37
27	3.42
28	3.45
29	3.45
30	3.45
31	3.45
32	3.45
33	3.45
34	3.45
35	4.47
36	5.93
37	3.92
38	3.82
39	3.73
40	3.63
41	3.54
42	3.45
43	3.35
44	3.23
45	4.12
46	3.77
47	3.17







## 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](mailto:referral@gsquarehousing.com)



## G SQUARE GROUP

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

COIMBATORE OFFICE: 1B, 1st Floor, Pricol Celedon Square, 348, Avinashi Road, Peelamedu, Coimbatore - 641 004

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Disclaimer: Plans are subject to change as per actual site