

Divinity & Peace. In-built here!



G SQUARE
RIVERSIDE

VILLA PLOTS AT
THIRUVANAICAVAI, SRIRANGAM

ABOUT G SQUARE



South India's largest and highly experienced land promoter & aggregator.



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.



Prestigious clientele including Murugappa Group, CEAT, JK Tyres and India Bulls.



1000+ acres of land delivered so far.



100% clear documentation & transactions.

LIVE A BLESSED LIFE!

Imagine waking up to the divine ringing of the temple bells everyday. Welcome to G Square Riverside, villa plots at Thiruvanaikaval, Srirangam. Located just 10 mins. from the world-famous Ranganatha Swamy Temple, this plot project is a haven for peace and tranquility. Come, experience what it means to live divine.

SALIENT FEATURES



Residential plots bang on Chennai-Trichi Highway in Srirangam, Trichy



Centrally located between Kollidam and Kaveri



10 mins. from the world-famous Ranganatha Swamy Temple



5 mins. from Trichy-Salem Highway



World-class amenities



5 years 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



G SQUARE **RIVERSIDE**

42 REASONS TO BUY...

Location

1. The only DTCP approved gated plot community project situated in Thiruvinaikaval, Srirangam with 71 plots over 4.24 acre with world-class amenities.
2. Thiruvinaikaval is a beautiful urban city in Tiruchirappalli which is on the banks of the river Kaveri and its distributary Kollidam.
3. Premium plots in a prime location with good asset appreciation, state of the art road infrastructure, and proximity to historic locations, various educational institutions and plenty of entertainment venues as well.
4. Safe and the secure plot community inside the city.
5. Situated bang on the Trichy - Chennai Highway ensures high appreciation stimulators.
6. Strategically positioned in one of the famous residential zones of Trichy.
7. Approach road width towards the property is 30 ft.
8. Educational institutions like Annai Erica Higher Secondary School, Brindavan Vidyalaya ICSE, Sri Savitri Vidyalaya, Sacred Heart, Chinmaya Vidyalaya, etc. are near by.
9. Close to hospitals like Dr. G. Viswanathan Speciality Hospitals, GVN Riverside Hospital, Rajendra Hospital, Frontline Hospital, MMM Multispecialty, Assured Best Care Hospital, etc.
10. Entertainment avenues are in close proximity.
11. Various religious centers of worship are also nearby.

Price

12. Situated in a posh, secure neighborhood for a reasonable price.
13. Affordable plots less than a kilometer away from Kaveri and Kollidam.
14. People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Riverside, you can now completely own your own villa and the land it is on at a more reasonable price.
15. Unapproved plots are sold at the same price whereas G Square Riverside is a DTCP approved plot.



Features

- 16. 5 years maintenance free.
- 17. 24x7 CCTV Security.
- 18. State of the art infrastructure like black top roads and LED street lights.
- 19. Ready-to-Construct.
- 20. Essential amenities like water, electricity, drainage, etc.
- 21. Expansive landscape.
- 22. Drinkable bore water.

Legalities

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

Product

- 31. Only 71 plots spread over a 4.24-acre community consisting of residential spaces in a very posh neighborhood in the city.
- 32. Road width within the property is 30 ft.
- 33. Residential plots from 1200 sq ft. onwards.

Post Purchase Guidance for Villa

- 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.



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

- Annai Erica Higher Secondary School – 1 min.
- Brindavan Vidyalaya ICSE – 2 mins.
- Kharjan M.E. School – 2 mins.
- Thanthai Periyar Elementary School – 2 mins.
- Sri Savithri Vidyalaya – 5 mins.
- The High School – 7 mins.
- ER Higher Secondary School – 8 mins.
- Sri Balaji Nursery and Primary School – 8 mins.
- Sam's School – 8 mins.
- The Kalaivaani Matriculation School – 9 mins.
- Sacred Heart Higher Secondary School – 10 mins.
- St. Anthony Nursery and Primary School – 10 mins.
- Kudos Play School – 10 mins.
- Sri Akhilandeswari Vidyalaya – 10 mins.
- East Ranga High School – 10 mins.
- Chinmaya Vidyalaya Matriculation School – 10 mins.

College

- Mass College of Education – 3 mins.
- Sri Adhishankar Group of Colleges – 3 mins.
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- Mookambigai College of Nursing – 4 mins.
- Chettinad College of Engineering and Technology – 6 mins.
- Annamalai Institute of Hotel Management – 6 mins.
- GVN Institute of Medical Sciences – 7 mins.
- Sri Sai Nursing and Catering College – 9 mins.
- Srimad Andavan Arts and Science College – 10 mins.
- St. Joseph's College – 12 mins.
- University of Malaysia (NIMS Institute) – 14 mins.
- Seethalakshmi Ramaswami College – 10 mins.
- Indira Gandhi College – 11 mins.
- Cauvery College for Women – 12 mins.
- Holy Cross College of Education – 12 mins.
- Divine College of Education – 12 mins.
- Kurinji College of Arts and Science – 13 mins.

Restaurants

- Jothi Fast Food – 2 mins.
- Red Chicken – 3 mins.
- TN48BBQ – 4 mins.
- Ayse – 4 mins.
- Hotel Famous Biryani – 4 mins.
- Royal Arabian Restaurant – 4 mins.
- Hotel Jallikattu – 4 mins.
- Hotel Famous Biryani – 4 mins.
- 90 Coffee Bar – 5 mins.
- Partha Sarathy Vilas – 5 mins.
- Sri Santhi Bhavan – 5 mins.
- Srirangam Bhavan – 5 mins.
- Sri Ambhai Chettinadu Mess – 5 mins.
- Hotel Kanappa – 6 mins.
- Sri Akhilandeswari Hotel – 8 mins.
- Mani's Café – 8 mins.

Hospitals

- Dr. G. Viswanathan Speciality Hospitals – 5 mins.
- GVN Riverside Hospital – 5 mins.
- Rajendra Hospital – 6 mins.
- Frontline Hospital – 7 mins.
- MMM Multispecialty Hospital – 10 mins.
- GVN Multispecialty – 10 mins.
- ABC (Assured Best Care) Hospital – 10 mins.
- Jayam Multispecialty Hospital – 11 mins.
- Maruthi Hospital – 15 mins.
- Retna Global Hospital – 15 mins.
- Kauvery Hospital – 15 mins.



G SQUARE GROUP

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

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