

# THE ROYAL LANDS AND NEST CO-OPERATIVE HOUSING SOCIETY LTD.

This Society Under The Control of Co-operative Department, Govt. of India Regd No.: MSCS/CR/260

# 37 ACRE MEGA GATED COMMUNITY CHENGALPET



A NEW DISTRICT

**PLOTS & VILLAS** 







The Royal Lands & Nest Cooperative Housing Society Limited being the Society under the control of Co-operative Department, Govt. of India Regd. No.: MSCS/CR/260 was formed to provide the highest quality of service and support with total and sincere commitment to members and customers in the field of housing with true spirit of cooperation.

In general Co-operatives is an autonomous association of persons united voluntarily to meet their common economic, social and cultural needs and aspirations through a jointly owned and democratically controlled enterprise.

Almost all the cities in India especially in Tamil Nadu the Cooperative Housing Societies has played a vital role in the formation of residential areas/ zones in Cities, Towns, Sub Urbans and Rural areas. Co-operative Societies identifies the upcoming and developing areas in very early stage and forms housing colonies for its members at very Affordable and Reasonable price. Later its Location and value got huge appreciation and hence the members are highly benefited. (E.g. ADYAR (Gandhi Nagar, Kasthuribai Nagar), KILPAUK (Secretariat colony), PERAMBUR (Jawahar Nagar, Periyar Nagar)).

Likewise Our Society Has Already Formed Grand Layout Such As Sriperambudur Royal Co-operative Maha Nagar Phase 1 & 2, Thiruvallur Inter-city Green Garden, Sevvapet Royal Co-operative Maha Nagar, Highway Megacity Kalathur - Kanchipuram, Royal Enclave - Walajabad, Jalasiya Priyam - Perambur (Apartment) Etc, For Our Members With Great Grand Success Who Are Now Enjoying The Benefits Of Huge Market Value Appreciation.

A society with 6000 plus happy members already is now all set to launch this prestigious project "Royal Nu-Tech - a destination for next generation" at a very reasonable price with the true spirit of Co-Operation.



### Kootturavu : Nattuyarvu Co-operation : Nation's Progress

To promote residential zones, either in the form of plots, flats and farm houses etc with proper approval from the competent authorities and to allot for the members / general public at a reasonable and nominal price without profit motive and without mediators. To provide financial assistance to fulfil the housing needs of the members / public.



## MISSION

#### **Shelter For All**

To achieve and fulfil the above housing needs, our management is sincerely involved in promoting residential zones with a team of dedicated staff members. Experts in the field of real estate are involved in the selection of ideal location for our projects with clear title deeds and high value appreciation.

Especially in 'Chengalpet Town' all the prominent residential areas such as Vedachalam Nagar, Alagesan Nagar, Anna Nagar and Mahalaxmi Nagar etc are formed by Co-operative Societies, Chengalpet cannot be imagined without these prestigious living areas. Now yet another Co-operative venture Royal Nu-Tech @ Chengalpet.



10+ Year Experience



**78+** Lakhs Sq.ft. Sold



**20** Projects



6000+ Happy Families

# Why Royal Nu-Tech Project Chengalpet?

New District with New Opportunities.

A Global Initiative From Mahindra World City Connecting Big Corporates & Residential Township is hardly 10 mins away

100+ Automobile & Electronics Manufacturing Giants near by 300000+ Workforce

4 Famous Hospitals, 8 Prestigious Universities and 7 Reputed Schools & Colleges

3 Govt Proposed: International Airport, Elevated Express Highway & Asia's Biggest Bus Terminus under construction

37 Acres Gated Township, first of its kind in Chengalpet, Fully Sourrounded by 1000+ Residences

Just 3 kms for from Chengalpet Railway Station and Just 6 kms from Paranur Railway Station



# SOCIAL INFRASTRUCTURE

GST is well connected to ECR and OMR along with CBH (Chennai - Bangalore Highway) which are the two major arterial roads of Chennai & Chengalpet to see the biggest IT boom. With the increasing number of IT parks and very good connectivity to other parts of city there has been a massive demand for homes at chengalpet.

The proposed International Airport at Mamandur, Elevated Express Highway Tambaram - Chengalpet and 8 Lane road widening from Chengalpet - Tindivanam likewise will boost the demand for homes in GST Road Stretch.

Social infrastructure along this corridor is rapidly growing with World Class International Schools, Renowned Multi Speciality Hospitals, Reputed Engineering Colleges, Fortune 100+ Automobile & Manufacturing Companies, & Leading Retail Brands. The Royal Nu-Tech Project is strategically and centrally located alongside the rapidly developing social infrastructure.



# RESIDENTIAL DEMAND

## It's your time to strike Gold. Don't miss it.

As a prominent and potential suburb, Chengalpet holds an important role in Chennai's development. As time goes by the border of Chennai is getting extended further. Chengalpet will be the key entry point for Chennai, your investment here is bound to grow in multi folds, within a short span of time. Royal Nu-Tech is just beside GST Road (NH45), it holds immense value and surely bound to have quick appreciation.

## RECENT ANNOUNCEMENTS FROM GOVERNMENT

BACK TO BACK ANNOUNCEMENTS WHICH BOOSTS REAL ESTATE INVESTMENT IN GST ROAD STRETCH TAMBARAM - VANDALUR - CHENGALPET

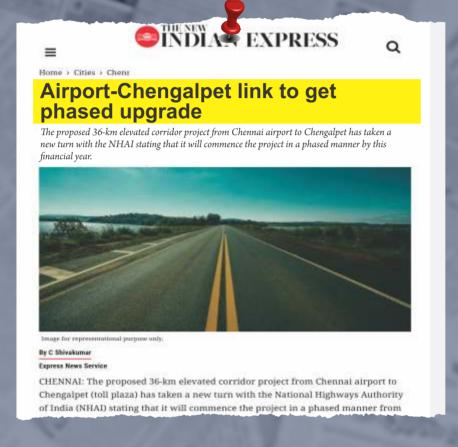












#### National

# TN CM announces formation of two new districts

Our Bureau Chennai | Updated on July 18, 2019 | Published on July 18, 2019

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Tamil Nadu Chief Minister Edappadi K Palaniswami on Thursday announced the creation of two new districts carved out from Kanchipuram and Tirunelveli. This will take the total number of districts in the State to 35.

While Chengalpattu will be hived off from Kanchipuram to become a district headquarter; Tenkasi will be split from Tirunelveli to become a new district.

So far three new districts have been created by the government.

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# WELCOME TO ROYAL NU-TECH A NEW DISTRICT

Plot size starts from 1038 sq.ft to 7720 sq.ft

### WE ALSO BUILD YOUR DREAM HOME\*









FIRST FLOOR





SROJND FLOOR

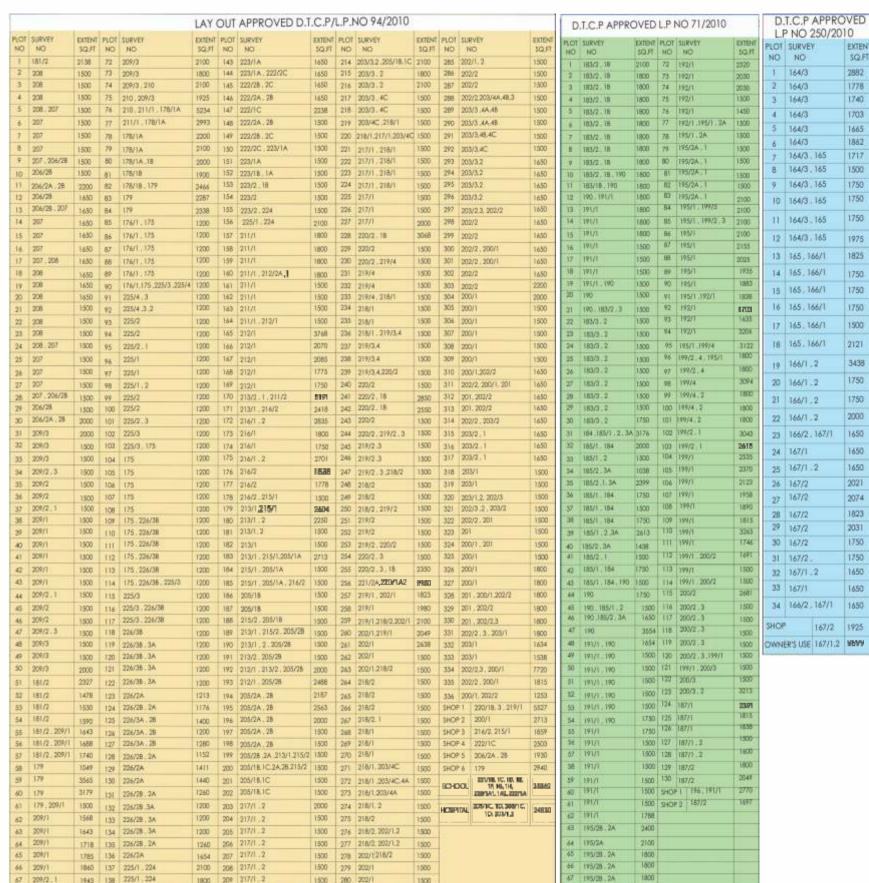
GROUND FLOOR PLAN

Plot Area 1500 sq.ft, Built-up area 1570 Sq.ft.

Plot Area 1500 sq.ft, Built-up area 1350 Sq.ft.



### COMBINED APPROVED LAYOUT IN D.T.C.P. NO. 94/2010:71/2010; 250/2010 AT PULIPAKKAM VILLAGE, CHENGALPATTU TALUK - KANCHEEPURAM DISTRICT



### Amenities



0 209/2.3

**WORLD CITY** 

**RAILWAY STATION** 

2273 | 141 | 223/2 . 18





Black Top

1500 283 202/1.2



Landscaped Park & Garden



68 195/28 2A

69 195/28 2A 70 395/28 . 2A . 192/1 1800

192/1

Kids Play Zone



2000

1650

2074 1823

2031

1750

1750

1650









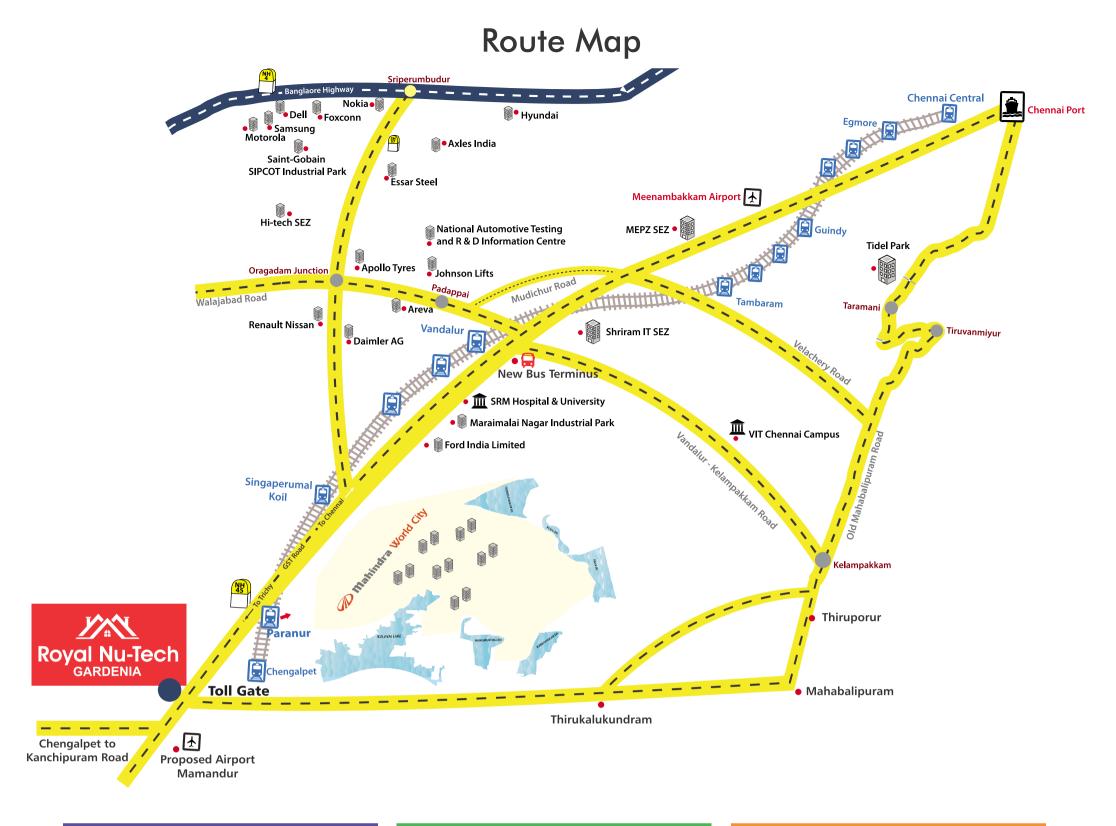
Lights

24/7 Security

1650 212 203/4C , 3 , 205/18

CCTV Surveillance

Avenue Trees



## **LOCATION ADVANTAGES**

- Chengalpet Railway Station
- Paranur Railway Station
- Chengalpet Kanchipuram Highway
- Chengalpet Toll Plaza
- Chengalpet Town
- Mahindra World City
- Oragadam Industrial Corridor
- Elevated Toll Chengalpet Tambaram
- **TEMPLES**
- Singaperumal Temple SP Koil
- Melmaruvathur Temple

#### **COLLEGES**

- Indira Gandhi College
- Rajeshwari Vedachalam Arts & Science College 5 kms
- SRM Institute of Medical Sciences Potheri

- Sir. Gokulam Public School

- Brindhavanam Public School

- 6 kms

- 3 kms

- 9 kms

- 4 kms

- 7 kms - 4 kms

- 6.2 kms

- 10 kms
- Chengalpet Govt Medical College - 5 kms

#### **SCHOOLS**

- St. Marrys School
- Scad World School
- Maharishi Vidhya Mandir School
- Mahindra World School

- Mahindra World City
- Oragadam & Sriperumbudur Industrial Hub - 12 kms - 18 kms Zoho Corp - Estancia
- 38 kms • Kelambakkam - Thirporur - Omr

**CORPORATE COMPANIES & INDUSTRIES** 

- 5 kms

- 10 kms

#### **HOSPITALS**

- Chengalpet Govt Medical College & Hospital - 5 kms
- SRM Multi Specialty Hospital - 10 kms - 5 kms
- Balaji Multi Specialty Hospital

Our Motto: Shelter For All!

- 3 kms

- 6 kms

- 2 kms

- 5 kms

- 5 kms

- 10 kms

- 5 mins

- 7.5 kms

- 38.4 kms

- 600 mtrs



Together We Grow

#### THE ROYAL LANDS AND NEST CO-OPERATIVE HOUSING SOCIETY LTD.

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#### **Head Office**

No.1722, 6th Avenue, Anna Nagar, Chennai - 600 040.

#### **Site Address**

Royal Nu-Tech, No.225, Pulipakkam Village, Chengalpet.



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Project Approved By

Bank Loans Available With









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