



Tension free  
happy life



Colleges



Malls



IT Parks



Schools



Hospitals



## About Us

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 co-operation.

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 Co-operative 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 I & II, 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 and the members are now enjoying the benefits of huge market value appreciation.

Being a society with **6000 plus happy members**. Now our society is launching this prestigious project "Royal Jalasya Priyam" a luxurious lifestyle Apartment with very high features and amenities with uncompromised quality.

Now our society launching this prestigious project "**Royal Tech Ville**" to provide affordable housing for all people, with very high features and amenities, for a lower price with the true spirit of cooperation.



**10+**

Year Experience



**8+**

Lakhs Sq.ft. Sold



**18**

Projects



**6000+**

Happy Families

“To promote residential zones, either in the form of Plots, Villas, Flats & Farm Houses”



## Our Vision

To promote residential zones, either in the form of plots (or) flats and farm houses etc with proper approval from the competent authorities and to allot to the members/general public at a reasonable.



## Our Mission

To achieve and fulfil the above housing needs, our management is sincerely involving in promoting residential zones with a team of dedicated staff members. We are selecting very reasonable.

## Royal Tech Ville

Residential Plots

**₹2799/-**

Per Sqft

### Why Royal Tech Ville is a Special Edition?

- At the heart of Chennai's IT Corridor **OMR Semmencheri**
- Close to proposed **Metro Rail Project Phase ii** for hassle free connectivity
- Well established **Predominant Neighbourhood**
- International Standard **Hospitals** within **10 Mins** reach
- Surrounded by residential **Multi-storied** sky scrapers
- Chennai's **Most Appreciated Real Estate Hub**
- International **Educational Institutions** at walkable distance
- **Malls** and **Entertainment** within **5 Mins** reach
- Hassle-free whole **Plots Ownership - Away from UDS**



### Plot Details

Sl. No.	Plot No.	Plot Area in sq.ft	Sl. No.	Plot No.	Plot Area in sq.ft	Sl. No.	Plot No.	Plot Area in sq.ft	Sl. No.	Plot No.	Plot Area in sq.ft	Sl. No.	Plot No.	Plot Area in sq.ft	Sl. No.	Plot No.	Plot Area in sq.ft
1	2	1487	6	7	2794	11	12	1444	16	17	1485	21	22	1174	26	27	1510
2	3	1604	7	8	1573	12	13	1441	17	18	1469	22	23	1212	27	28	1410
3	4	1659	8	9	1454	13	14	1437	18	19	1521	23	24	1488	28	29	1251
4	5	1786	9	10	1451	14	15	1507	19	20	1394	24	26A	812			
5	6	1912	10	11	1447	15	16	1501	20	21	1088	25	26B	815			

# Royal Ambient

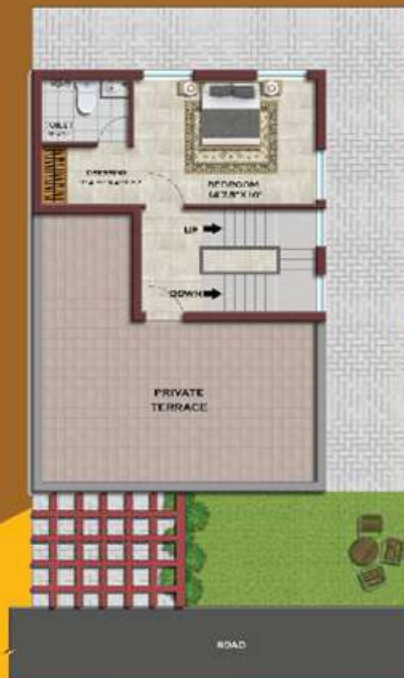
2 BHK

- » Contemporary Elevation & Design
- » 2 BHK Independent Villa
- » Land Area - 1450 sq.ft. onwards
- » Super Buildup Area - 1350 Sq.ft.
- » Covered Car Park

**₹66 Lakhs\***  
Land + Villa



2D Floor Plan



2D Floor Plan



3D Floor Plan



# Royal Comfort

3 BHK

- » Contemporary Elevation & Design
- » 3 BHK Independent Villa
- » Land Area - 1450 sq.ft. onwards
- » Super Buildup Area - 1750 Sq.ft.
- » Covered Car Park

**₹75 Lakhs\***  
Land + Villa



# Royal Elite

4 BHK



- » Contemporary Elevation & Design
- » 4 BHK Independent Villa
- » Land Area - 1450 sq.ft. onwards
- » Super Buildup Area - 2300 Sq.ft.
- » Covered Car Park

### Special Features

- Home Theatre Room
- Sauna & Spa Room
- Private Terrace with gazebo barbecue space

**₹90 Lakhs\***

Land + Villa

3D Floor Plan



2D Floor Plan



# Project Specification

## Structure

- RCC Framed, Earthquake Resistant Design Structure
- Brick Masonry in Ground Moulded Chamber made Bricks / Fly-Ash Bricks / Hollow Blocks / Solid Block

## Walls & Ceiling

- Plastering with Cement Mortar in Smooth Finish for Internal Walls and Ceiling.
- Internal Walls will have Putty Finish and Painted with Emulsion Paint.
- External Walls will be finished with Weather Coat Grade Paint.

## Joinery

- Main Door : Teakwood Panel Door, Fully Polished.
- Internal Doors : Country Wood Frames and Shutters made with Flush Panel
- Windows : All Windows will be UPVC of Standard Grade with Glazed Shutters.

## Flooring

- Vitrified Tiles 2\*2 for Living, Dining Area Kitchen and all Bed Rooms.
- Anti-Skid Ceramic Tiles for Toilet and Utility Space
- Marble / Anti-Skid Tile for Staircase Area.
- Ceramic Wall Tiles up to '7" Height in Toilets and 3'0' Height for Utility Space.
- Ceramic Wall Tiles up to 2 '0" Height in Kitchen above the Granite Platform
- Interlocking Payment Blocks for Driveway and Setback Area

## Kitchen

- 2'0" Wide Polished Granite Platform
- Semi Furnished Modular Kitchen with Sufficient Storage Space
- Stainless Steel Sink with Drain Board

## Plumbing & CP Fittings

- Concealed CPVC Pipe Lines in Toilets of ISI Standard.
- PVC for other Plumbing Lines of ISI Standard.
- ROCA / Jaguar / Equivalent Brand CP Fittings

## SANITARY WIRES

- 2 In 1 Wall Mixer and Shower in all Toilets. All The Toilets will be Western Type Closet
- ROCA / Jaguar / Equivalent European Floor Mounted Water Closet and Health Faucet
- ROCA / Jaguar / Equivalent Brand Wash Basin

## Electrical

- 3 Phase Power Supply with MCB, ELCB and DB in Legrand / Havells / Equivalent.
- Finolex / Havells ISI Approved Cables
- Anchor / Legrand / Equivalent Modular Switches and Accessories with Copper Cables of Reputed make with Adequate Lighting and Plug Points at Suitable Locations in all Rooms.
- Provision for Split AC In Living and all Bedrooms
- One Washing Machine Point at Wash Area, One Microwave Point and Mixie Cum Grinder Point in Kitchen Area, Separate Inventor Wiring will bedone.
- Television and Telephone Point in Living and Master Bedroom.

# Amenities



Avail subsidy through **PRADHAN MANTRI AWAS YOJANA**

# Highlights

Why to spend on **Common Areas & UDS** in **APARTMENT**?

When you can own it all in **VILLAS & PLOTS**

**ON EXPANSION MODE**

TOTAL DISTANCE: 107.55km

NO. OF CORRIDORS: 3

BUDGET: ₹85,047 cr

No. of stations planned: 116

**METRO PHASE II**

Corridor 5: 45.2km (Light House, Tidel Park, Sholinganallur, Sipcot, Elevated, Underground)

Corridor 3: 46.1km (Sipcot, Elevated, Underground)

**MILESTONES**  
Construction for corridor 3 & 5 will start in 2019

**DEADLINE**  
For corridor 3 & 5: 2025  
For rest of the phase: 2030

80% of the lines will be underground

Land required: Around 86 acre

**STATUS:** Detailed project report awaiting Centre's approval

DEPOTS: Madhavaram, Siruseri

**COVERED IN 20 MINUTES?**

A corridor between Siruseri and Tambaram during peak hours can take more than an hour, but once the elevated corridor covers an area THMC claims to build in three years, travel time will be cut by two-thirds. Commuters though will have to pay full fare.

BUDGET: ₹2,960 cr

LENGTH: 17.7km

1.7 lakh vehicles ply on the IT Corridor every day

Connect Siruseri and Tambaram (GIP Road)

Four lanes with carriageway width of 12.5m (each side)

Functions for approach roads at AGS Salai, Thambakkam, Sivani

Factor truck: 12  
Tractor: 11  
Auto rickshaw: 14  
Motorcycle: 120  
Bike: 120  
Van / Moped: 1,104  
Cycle: 1,136  
Goods vehicle: 491  
Double cab truck: 491  
Auto rickshaw: 120  
Bike: 120  
Van / Moped: 1,104  
Cycle: 1,136  
Goods vehicle: 491  
Double cab truck: 491

OMR approved by government based on study done in March 2012 at Newgall road area. Parking of vehicles posing by the Perungall junction on a daily basis.



# Key Plan



Map Not to Scale

# Radar Chart

Schools	Colleges	Hospitals	Malls & Entertainment	Connectivity
- BVM - Bala Vidhya Mandir - 02 Km	- Sathyabama University - 4.2 Km	- Global Multi Speciality Hospital - 06 Km	- AGS (Vivira Mall) - 9.7 Km	- Airport - 22 Km
- PSBB - Padma Seshdri Bala Bhavan - 1.6 Km	- St. Joseph College of Engineering - 4.2 Km	- Chettinad Hospital - 10 Km	- Marina Mall - 2 Km	- Tambaram Bus Stop - 15 Km
- Vels Vidhyashram School - 3.5 Km	- Vels University - 03 Km	- Dentistree - 07 Km	- Food Street - 2.5 Km	- Velachery Metro Rail Station - 14 Km
- MVM - Masaraishi Vidhya Mandir - 06 Km	- Venkateswara Dental College - 03 Km	- Aditya Ortho Clinic - 4.7 Km	- Prathana Theatre - 07 Km	- OMR - 02 Km
- SJPS - St. Johns Public Schools - 06 Km	- Agni College of Technology - 03 Km		- Muttukadu Boating - 19 Km	- ECR - 9 Km
- Global School - 0.5 Km	- Chettinad College & Nursing - 11.3 Km			- GST - 17.9 Km
- HLC International - 0.5 Km				
- Velammal Newgen School - 7.2 Km				
- KG Cambridge International School - 4.5 Km				
- Mount Litera Zee School - 4.5 Km				

Our Motto: Shelter for all!



Together we grow

# 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

## Office

No. 1722, 6<sup>th</sup> Avenue, Anna Nagar  
(Near Vijaya Maruthi Bus Stop), Chennai - 600 040. Ph: 044 4261 1646

## Site Address

Royal Tech Ville, Karanai Village, Semmanjeri, OMR, Chennai - 600 119

₹ **96000 94000**

✉ sales@royalhousingociety.in, royalhousingociety@gmail.com

🌐 [www.royalhousingociety.in](http://www.royalhousingociety.in)

Bank Loans Available With:



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