



Tension free
happy life

ROYAL
tech vills
— OMR - Semmanjeri —

Special Edition
Villas & Plots
Special Edition

IT Parks

Schools

Colleges

Hospitals

Malls



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.

“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.



10+

Year Experience



8+

Lakhs Sq.ft. Sold



18

Projects



6000+

Happy Families

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 Semancheri**
- 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

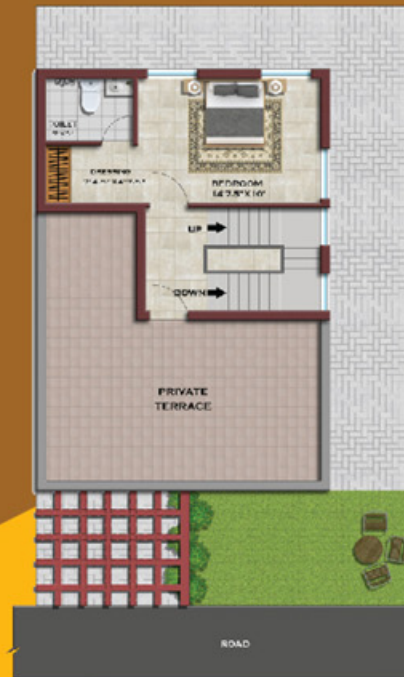
₹66 Lakhs*
Land + Villa



3D Floor Plan



2D 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



3D Floor Plan



2D Floor Plan



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

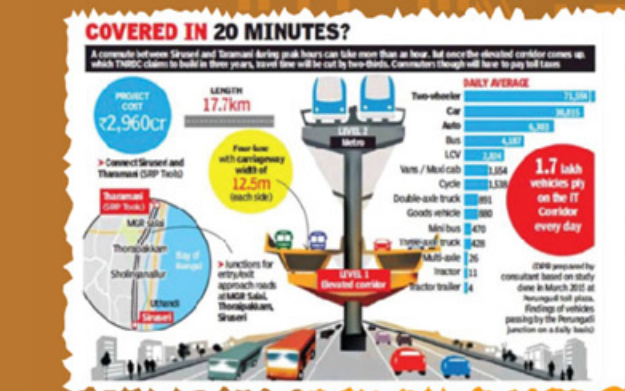


Avail subsidy through **PRADHAN MANTRI AWAS YOJANA**

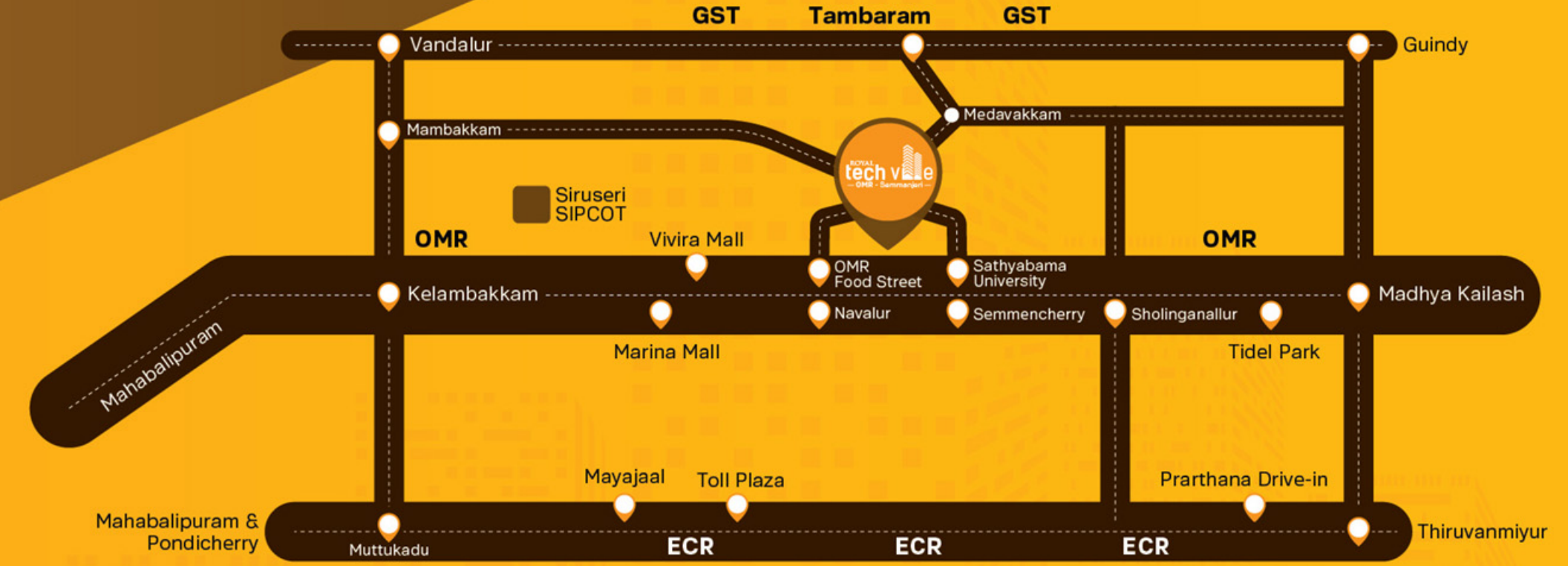
Highlights

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

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



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

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Bank Loans Available With:



Disclaimer : The information contained herein is subjected to change as may be required by the authorities and cannot form an offer or contract, while every reasonable care has been taken in providing the information. The Royal Lands & Nest Co-operative Housing Society Ltd. or their agents cannot be held responsible for any inaccuracies. The Royal Lands & Nest Co-operative Housing Society Ltd. reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice.