



"In the Queen of Hills,  
there exists a Crown"



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

(Under the control of Co-Operative Department, Govt. of India)

(Regd.No: MSCS/CR/260/2007)

**17+**  
Years of  
Experience

**50+**  
Completed  
Projects

**10+**  
Millions of  
Sq.ft Sold

**16000+**  
Happy  
Families

The Royal Lands & Nest Co-Operative Housing Society Ltd. - backed by Co-Operative Department, Govt. of India (Regd.No: MSCS/CR/260/2007) - delivers premium residential zones across Tamilnadu and also exploring other parts of south India.

Building Legacies, Not Just Landscapes. For over 17 years, we have been the silent engine behind the residential transformation of Tamil Nadu. We don't just sell land; we identify the future. By securing prime locations in their infancy, We empower our members to claim their stake in high-growth zones at unbeatable, non-profit prices.

The Power of the Co-Operative Spirit In a market driven by mediators and margins, we stand apart. We are an autonomous union of 16,000+ members, united by a singular mission: Shelter for All.

Our strength lies in democratic control and collective growth.

**Zero Mediators :** Direct-to-member pricing ensures you pay for value, not commissions.

**Clear Authority :** Every project is vetted by experts and approved by competent authorities.

**Proven Appreciation :** From Adyar to Kilpauk, Corporative societies have turned early investments into generational wealth.

**Our footprint spans the most strategic hubs in the state:**

- Chenani • OMR (Sholinganallur) • Sriperumbudur • Thiruvallur • Kanchipuram • Walajabad
- Coimbatore • Kodaikanal & now at **Coonoor, Ooty.**

**The Next Generation of Living: "Royal Wellington- Coonoor"**

We are proud to announce our most prestigious launch. Royal Wellington is designed as a destination for the next generation - combining clear titles, high-value appreciation, and the financial support you need to make your dream home a reality.

## MISSION - SHELTER FOR ALL

Expert-led site selection. Clear title deeds.  
Sincere commitment to affordable quality housing.

## VISION

To deliver residential plots, Villas, Apartments and farmhouses with proper approvals, transparency, member-centric, and financial support.



# ROYAL WELLINGTON

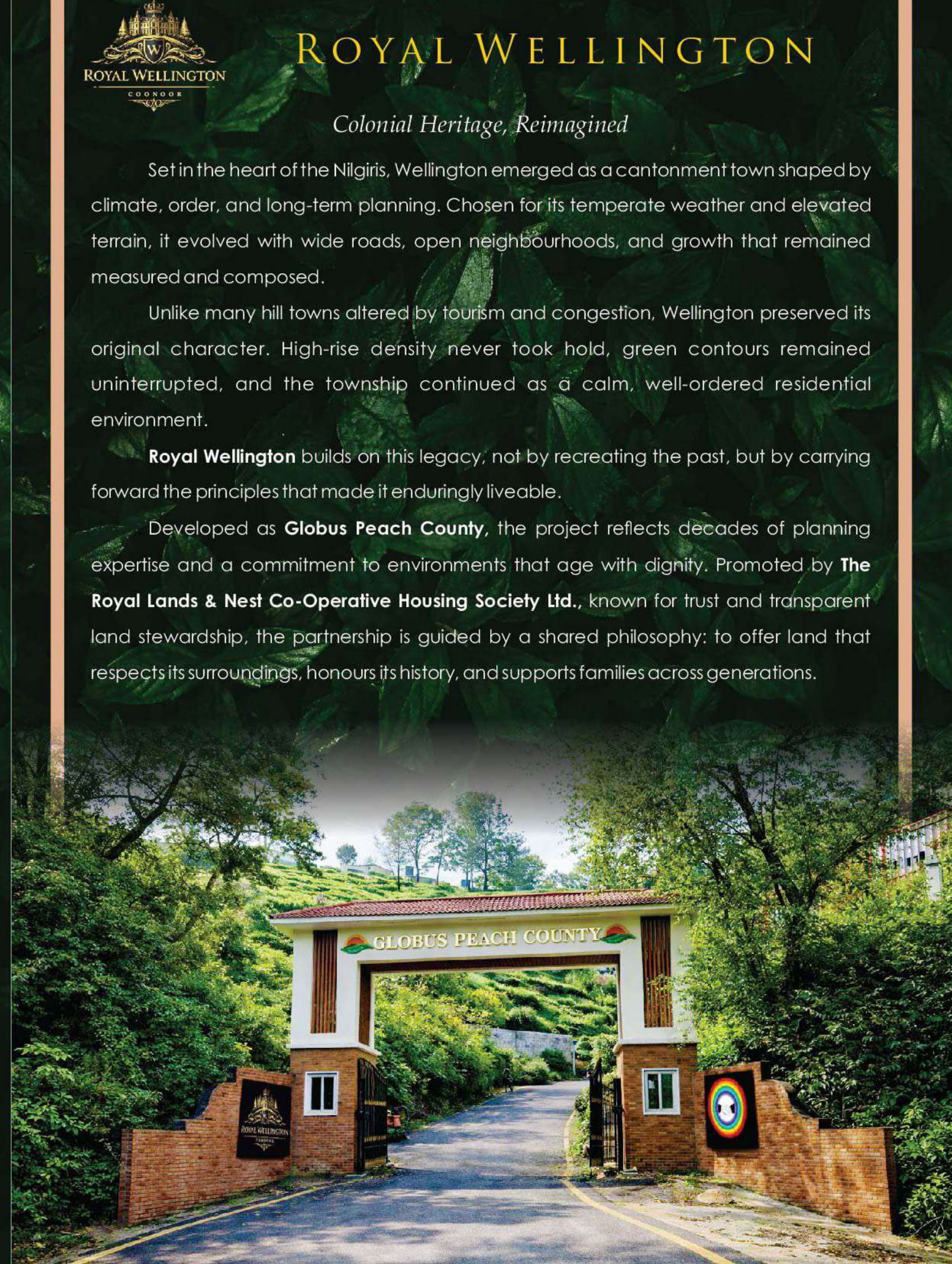
*Colonial Heritage, Reimagined*

Set in the heart of the Nilgiris, Wellington emerged as a cantonment town shaped by climate, order, and long-term planning. Chosen for its temperate weather and elevated terrain, it evolved with wide roads, open neighbourhoods, and growth that remained measured and composed.

Unlike many hill towns altered by tourism and congestion, Wellington preserved its original character. High-rise density never took hold, green contours remained uninterrupted, and the township continued as a calm, well-ordered residential environment.

**Royal Wellington** builds on this legacy, not by recreating the past, but by carrying forward the principles that made it enduringly liveable.

Developed as **Globus Peach County**, the project reflects decades of planning expertise and a commitment to environments that age with dignity. Promoted by **The Royal Lands & Nest Co-Operative Housing Society Ltd.**, known for trust and transparent land stewardship, the partnership is guided by a shared philosophy: to offer land that respects its surroundings, honours its history, and supports families across generations.



## ABOUT THE PROJECT

*Where Heritage shapes the future*



Royal Wellington is more than a residential development. It is an opportunity to belong to a place that has already stood the test of time. Located within one of the most established townships of the Nilgiris, the setting feels naturally resolved. Streets are orderly, neighbourhoods are settled, and the pace of life remains unhurried. The environment is distinctly residential, defined by continuity rather than spectacle.

Connectivity is seamless. Schools, hospitals, parks, theatres, and everyday conveniences are within easy reach offering access without intrusion and convenience without compromise.

This is a place where living feels effortless, whether as a home, a retreat, or a legacy carried forward in quiet confidence.



## LAYOUT & PROPERTY

*Land shaped by legacy*

Spread across 12.5 acres, **Royal Wellington** is planned with balance, space, and respect for the land. Surrounded by cantonment and military grounds, the setting benefits from long-standing governance that ensures controlled development and long-term protection from congestion.

Natural slopes and green contours are preserved, not reshaped. Open spaces are generous and intentional, creating a layout that feels intuitive and enduring, echoing a colonial township sensibility where density was restrained and communities were designed to last.

This project is promoted by a **The Royal Lands & Nest Co-Operative Housing Society Ltd.**, offering shared ownership, transparent governance, and long-term intent. Here, land is allocated with clarity, decisions are community-driven, and stability replaces speculation. You are not merely purchasing a plot, you are becoming part of a thoughtfully planned community.



## AMENITIES

Internal amenities are integrated with discretion, supporting life naturally while allowing the land to remain central. Each provision is integrated with restraint supporting daily life without overwhelming the character of the land.



Landscaped Parks & Garden Spaces



Walking & Jogging Tracks



Children's Play Areas



Well-laid Tar Roads & Street Lighting



Underground Communication Lines



Water Connection to All Plots



Common Underground Water Tank



Fully Compounded Layout

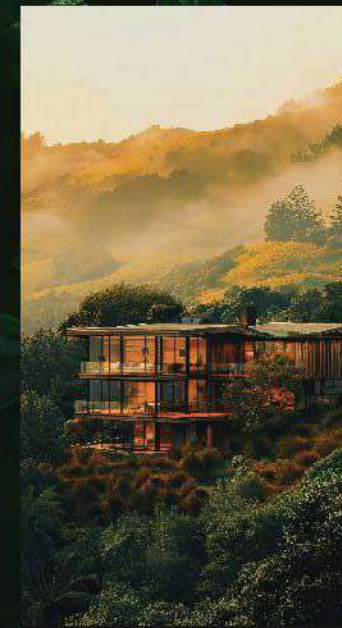


RCC Retaining Walls



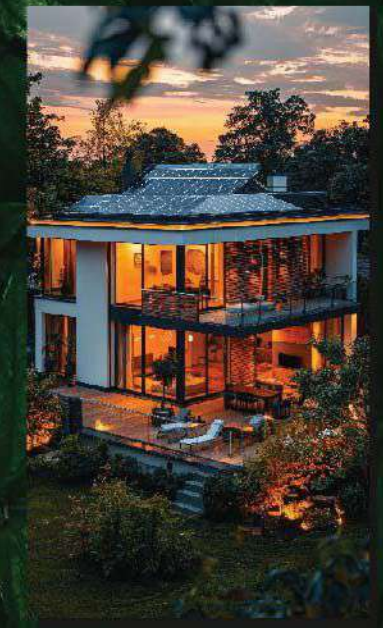
Terrain-sensitive Landscaping

## LOCATION ADVANTAGES



Royal Wellington offers excellent access to education, healthcare, recreation, and dining, while remaining insulated from noise and congestion. The surrounding township is well maintained, with reliable infrastructure, clean streets, and open spaces that support everyday living.

- Coonoor Railway Station - 2.0km
- Wellington Railway Station - 1.5km
- Located Bang on NH 181



Goodshepherd school  
The Lawrence school  
Army Public School  
Defence Services Staff College  
St. Joseph's College  
Hebron School  
Stanes Anglo Indian HSS



Military Hospital Wellington  
Government Hospital Coonoor  
CSI Hospital  
Wellington Cantonment Hospital  
Nankem hospital



Sims Park  
Ooty Botanical Gardens  
Ooty Rose Garden  
Liberty Theater  
Black Thunder  
Mudumalai Forest



Earl's Secret  
Quality Restaurant  
Hyderabad Biryani House  
Cherrie Berry  
Sri Lakshmi Cafe  
Coonoor Junction

# LAYOUT PLAN



Land shaped by legacy



AREA STATEMENT

Plot	Area			Plot	Area			Plot	Area		
	Cent	Sq.mt	Sq.ft		Cent	Sq.mt	Sq.ft		Cent	Sq.mt	Sq.ft
1	7.78	314.85	3389	29	8.40	339.94	3659	53	11.48	464.58	5001
2	6.08	246.05	2648	30	7.49	303.11	3263	54	11.95	483.60	5205
3	6.36	257.38	2707	30A	8.64	349.65	3764	55	15.25	617.15	6643
4	6.49	262.64	2827	31	10.53	426.13	4587	56	9.86	399.02	4295
5	6.52	263.86	2840	32	12.06	488.05	5253	57	9.47	383.25	4125
6	7.12	288.14	3101	33	9.08	366.24	3942	58	10.7	407.52	4387
7	8.09	327.39	3524	34	10.46	423.30	4556	59	11.22	454.06	4887
8	9.18	371.50	3999	35	12.97	524.88	5650	60	8.09	327.39	3524
9	10.05	406.71	4378	36	10.56	427.35	4600	61	8.92	360.98	3886
10	10.58	428.16	4609	37	9.01	364.62	3925	62	9.32	377.17	4060
11	6.73	272.35	2932	38	10.21	413.18	4448	63	9.41	380.81	4099
12	6.43	260.21	2801	39	14.19	574.25	6181	64	11.27	456.08	4909
13	7.67	310.39	3341	40	12.42	502.65	5410	65	13.74	556.04	5985
14	6.53	264.26	2844	41	11.10	449.20	4835	66	8.29	335.38	3611
15	6.84	276.80	2980	42	9.40	380.40	4095	67	10.70	433.01	4661
16	8.42	340.75	3668	43	19.46	787.52	8477	68	14.14	572.30	6159
17	10.06	407.11	4382	44	9.23	373.52	4021	69	7.82	316.46	3406
18	10.92	441.27	4757	45	10.60	428.97	4617	70	8.14	329.41	3546
19	14.02	567.37	6107	46	7.85	317.68	3419	71	8.02	324.56	3494
20	10.36	419.25	4513	47	8.24	333.46	3589	72	8.03	324.96	3498
21	10.77	435.85	4691	48	5.87	237.55	2557	73	11.23	454.46	4892
22	12.18	492.91	5306	48A	5.89	238.36	2566	74	9.71	392.5	4230
23	12.12	490.48	5280	48B	7.16	289.75	3119	75	9.89	400.23	4308
24	10.86	439.49	4731	49	7.90	319.70	3441	76	15.01	607.43	6538
25	9.89	400.23	4308	49A	7.87	318.49	3428	77	11.52	466.10	5018
26	9.43	381.62	4108	50	9.62	389.31	4191	78	15.67	634.14	6826
27	7.08	286.52	3084	51	12.71	514.36	5537	79	14.41	583.15	6277
28	7.62	308.37	3319	52	7.72	312.42	3363	80	9.73	393.76	4238

## CAPSULE LIVING AT ROYAL WELLINGTON

*Ownership designed for immediate value*



At Royal Wellington, ownership delivers value from day one.

Instead of land waiting for a future build, Capsule Living allows it to be lived in immediately.

These thoughtfully designed, ready-to-install residences arrive fully equipped, integrate seamlessly with the landscape, and operate with quiet independence. They offer flexibility without compromise, enabling use, hosting, and experience without forcing finality.



*The future remains open. The present begins now.*

## HOW DOES THIS WORK FOR AN OWNER?

*Simple. Flexible. Intelligent.*



The process is designed to be straightforward and reassuring:

- ❁ **Purchase a plot at Royal Wellington**
- ❁ **Choose a capsule model that suits your needs**
- ❁ **Install the unit and begin using the land immediately**
- ❁ **Use it personally, host short-term stays, or both**
- ❁ **When ready to build permanently, remove the capsule and proceed**

*Ownership remains flexible, allowing plans to take shape at their own pace.*

## WHY THIS WORKS HERE

*Clear value, clearly delivered*

**Immediate Return on Ownership** : Land begins generating value from the moment it is owned, instead of remaining idle.

**Swift Readiness** : Installation enables near-immediate use, bypassing prolonged construction timelines.

**Tourism-Aligned Demand** : Private, nature-immersed residences within a secure residential setting align perfectly with modern travel preferences.

**Complete Flexibility** : Capsule homes can be dismantled effortlessly, preserving full freedom to build permanently later

**Capital Intelligence** : A controlled initial outlay delivers usability and income, allowing the land to support its own future

*This is where capsule living moves from being a concept to becoming a strategy*



## A CONSIDERED BEGINNING

*Not a compromise. A choice.*

Heritage land requires time before permanent construction. Rather than remain inactive, Capsule Living serves as a considered interim solution. It enables immediate use and income without compromising long-term intent. Fully removable by design, it preserves complete freedom for future development.

It is a strategic framework that keeps ownership productive, flexible, and commercially relevant from day one.

*At Royal Wellington, land is not expected to wait.*



## A WORD FROM US

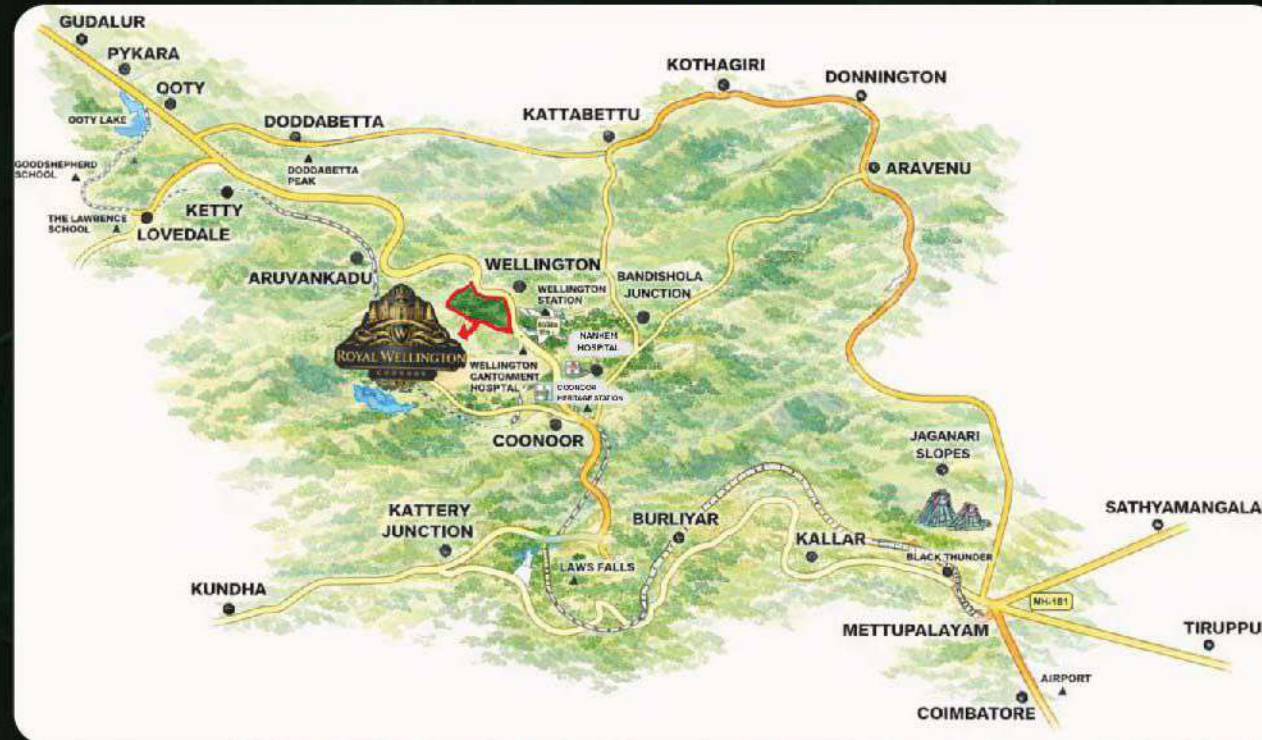
Royal Wellington is a place shaped by time, where land, community, and character remain in rare alignment. Nearly a century in the making, it reflects a legacy of thoughtful planning and care that has endured beyond changing trends.

Opportunities to belong to such a cantonment are uncommon. When they arise, they carry meaning that extends beyond the present, into continuity, belonging, and lasting value. This is more than an acquisition; it is entry into a heritage preserved with intention and responsibility.

To be part of this distinguished offering, connect with Globus Peach County, the project developers, and Royal Lands, the promoters of Wellington Cantonment, where ownership itself becomes inheritance.

**Where ownership itself becomes inheritance**

## LOCATION MAP



### Site Address

**Royal Wellington** (Globuse Peach County)  
Ooty Main Road, Wellington, The Nilgiris - 643 231.

### Bank Loans Available

Project Promoted by :



**THE ROYAL LANDS & NEST  
CO-OPERATIVE HOUSING SOCIETY LTD.**

(Under the control of Co-Operative Department, Govt. of India)

(Regd.No: MSCS/CR/260/2007)

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Project Developed by :



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Coimbatore - 641018.

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