



# 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**



Royal Nu-Tech  
**GARDENIA**

A NEW DISTRICT

**PLOTS & VILLAS**



**A DESTINATION FOR  
NEXT GENERATION**





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 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.

## VISION

### 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 Paratur 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.



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

## RESIDENTIAL DEMAND

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

**Kilambakkam bus terminus work begins before green nod in Chennai**

CHENNAI: Chennai Metropolitan Development Authority (CMDA) started work at Kilambakkam to build a new mohalla bus terminus months before environmental clearance was given, a move that has drawn flak from urban planners. The work started in February but the state's environment impact assessment body gave its nod only seven months later, in September.

In a public notice on Sunday, CMDA said environmental clearance for the bus terminus at Kilambakkam village in Chengalpet taluk, Kancheepuram district, has been accorded by the state-level environmental impact assessment authority (SEIAA) on September 17. The planning authority also released the list of 25 survey numbers of the land on which the bus terminus would be constructed.

However, CMDA began digging to lay the foundations for the massive facility coming up at a cost of Rs 393.74 crore on 44.74 acres on GST Road soon after the foundation stone was laid in February. Mounds of earth created by drilling the surface could be found at the construction site in Kilambakkam, about 35 kilometres south of Chennai.

CMDA member secretary D Kartikeyan refused to comment when asked how CMDA began work without environment clearance.

**Plan to develop satellite Chennai close to Chengalpet**

State govt asks CMDA to send proposal, aims decongestion

Published: 06th June 2018 04:34 AM | Last Updated: 06th June 2018 05:49 AM

By C Shivakumar  
Express News Service

CHENNAI: Could Chennai have a satellite city on the southern outskirts as in Pune and Kolkata? This is what the State planning department has mooted in a bid to decongest the city. It is learnt that the State government is working on a proposal to develop a satellite city on 500 hectares to 1,000 hectares land in the south of Chennai towards Chengalpet.

Officials from the planning department said that the Chennai Metropolitan Development Authority has been asked to send a proposal for creating the satellite

**Vandalur-Guduvancheri GST stretch to become 8-lane road**

CHENNAI: The stretch between Vandalur and Chengalpet will be upgraded to an 8-lane road.

Published: 05th February 2019 05:48 AM | Last Updated: 05th February 2019 05:48 AM

**Airport-Chengalpet link to get phased upgrade**

The proposed 36-km elevated corridor project from Chennai airport to Chengalpet has taken a new turn with the NHAI stating that it will commence the project in a phased manner by this financial year.

CHENNAI: The proposed 36-km elevated corridor project from Chennai airport to Chengalpet (toll plaza) has taken a new turn with the National Highways Authority of India (NHAI) stating that it will commence the project in a phased manner from

**சென்னை விமானநிலையம் - கிளம்பாக்கம் இடையில் மெட்ரோ ரயில் சேவைக்கு திட்டம்**

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**TN CM announces formation of two new districts**

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

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.

**Medipark in Chengalpattu gets nod, 3K Cr investment expected**

Union Cabinet gives approval to set up the unit in 330-acre site; facility would be developed in phases spread over 7 years; would reduce dependence on imports

Published: 06th October 2016 06:38 AM | Last Updated: 06th October 2016 06:38 AM

By Express News Service

CHENNAI: A Medipark to manufacture high end medical equipment finally received the go ahead, after the Union Cabinet gave its approval to set up the unit in a 330-acre site in Chengalpattu near Chennai.

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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

GROUND FLOOR

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



FIRST FLOOR PLAN

GROUND FLOOR PLAN

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

\*conditions apply



# Route Map



## LOCATION ADVANTAGES

- Chengalpet Railway Station - 3 kms
- Paranur Railway Station - 6 kms
- Chengalpet - Kanchipuram Highway - 600 mtrs
- Chengalpet - Toll Plaza - 2 kms
- Chengalpet Town - 5 kms
- Mahindra World City - 5 kms
- Oragadam Industrial Corridor - 10 kms
- Elevated Toll Chengalpet - Tambaram - 5 mins

## TEMPLES

- Singaperumal Temple - SP Koil - 7.5 kms
- Melmaruvathur Temple - 38.4 kms

## COLLEGES

- Indira Gandhi College - 6 kms
- Rajeshwari Vedachalam Arts & Science College - 5 kms
- SRM Institute of Medical Sciences Potheri - 10 kms
- Chengalpet Govt Medical College - 5 kms

## SCHOOLS

- St. Marys School - 3 kms
- Sir. Gokulam Public School - 9 kms
- Scad World School - 6.2 kms
- Maharishi Vidhya Mandir School - 4 kms
- Mahindra World School - 7 kms
- Brindhavanam Public School - 4 kms

## CORPORATE COMPANIES & INDUSTRIES

- Mahindra World City - 5 kms
- Ford - 10 kms
- Oragadam & Sriperumbudur Industrial Hub - 12 kms
- Zoho Corp - Estancia - 18 kms
- Kelambakkam - Thirporur - Omr - 38 kms

## HOSPITALS

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

Our Motto: Shelter For All!



Together We Grow

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### Head Office

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

### Site Address

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Project Approved By



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