



ROYAL CO-OPERATIVE SMART CITY

@ Kinathukadavu, Coimbatore

Plots I Smart Homes

PHASE II



Shaping the Future

Your Investment
made SMART.



The Royal Lands & Nest
Co-operative
Housing Society Ltd.



The Royal Lands and Nest Co-operative Housing Society Ltd.

The Royal Lands and Nest Co-Operative 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 Tamilnadu the Co-operative Housing Societies has played a vital role in the formation of residential areas / zones in Cities, Towns, and Suburbans 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 (Gandhinagar, Kasthuribai Nagar) , KILPAUK (Secretariat colony), PERAMBUR (Jawahar Nagar, Periyar Nagar)).

Likewise our Society Has Already Formed Grand Layout Such as Sriperumbudur Royal Co-operative Maha Nagar Phase 1 & 2, Thiruvallur Inter-city Green Garden , Sewvapet 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.



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.

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.

12+

years of Experience

25

Projects

98+

Lakhs of sq.ft. Sold

16000+

Happy Families

Especially in COIMBATORE & POLLACHI all the prominent residential areas such as SAI BABA COLONY, UPPILIPALAYAM CO-OPERATIVE COLONY, MAHALINGAPURAM CO-OPERATIVE COLONY, PEELAMEDU ANNANAGAR are formed by Co-operative Housing societies. Coimbatore and Pollachi cannot be imagined without these prestigious living areas. Now yet another Co-operative venture is our "ROYAL CO-OPERATIVE SMART CITY" at COIMBATORE.



ROYAL CO-OPERATIVE SMART CITY

Royal Co-operative Smart city is our society's prestigious Housing scheme advantageously located just off the Four lane Highway NH83, connecting Coimbatore and Pollachi situated in lush and prime green zone and also surrounded by various offices, factories and Industrial zones. The distance from both Coimbatore and Pollachi is just 15 mins drive, thanks to the fully concrete transit roads. The project is also conveniently connected by the Train route between Coimbatore and Pollachi which is also being electrified as per the recent Govt. announcement. The Royal Co-operative Smart City is advantageously located with close proximity to many Schools, Colleges and Hospitals.

RESIDENTIAL DEMAND

IT IS YOUR TIME TO STRIKE GOLD. DON'T MISS IT!

As a prominent and potential suburb, Kinathukadavu, Tamaraikulam holds an important role in Coimbatore's development. As time goes by the border of Coimbatore and Pollachi is getting extended further. Kinathukadavu is a prominent junction both in terms of road and train route connectivity, your investment here is bound to grow in multi folds. Royal Co-operative Smart City is located in Tamaraikulam, Kinathukadavu just off NH83 (Kovai – Pollachi Highway), it holds immense value and surely bound to have quick high value appreciation.



SOME OF THE MAJOR TAKEAWAYS OF THE SMART CITY LAYOUT

Located in a lush green location with beautifully landscaped parks and gardens enveloped by Avenue trees making it a peaceful and Habitable place to live. Blacktop roads with solar LED streetlights making it more energy efficient and self-sustainable. Dedicated play area for the children and youngsters to bring out their hidden talents by focusing on their favorite extra-curricular activities like Cricket, Basketball, Volleyball, Badminton, Skating. No compromise on the security aspects by providing 24/7 security and CCTV surveillance.

WE MAKE OUR HOMES SMART BY

Deploying solar panels on every dwelling units to generate eco-friendly and self-sustainable power. Power failures are handled by Invertor power backup to make sure that you enjoy an uninterrupted electricity. We make sure that the power consumption charges are minimalistic by installing LED lightings to all Homes. Drinking water is made safe by treating it with state-of-the-art RO unit. Another feather to the cap is the installation of Solar water heater which in turn reduces electricity charges and at the same time maintenance free too. Easy accessibility in kitchen has always been a priority to the home makers, we fulfil that desire of home makers by making all the kitchen's Modular and user friendly, Indeed the modular kitchen gives a contemporary look to your smart home as well. Providing Video door phone to every smart home making it more secured. Installing the Bio-septic tank in every dwelling unit provides you with an economical and environmental-friendly solution for wastewater treatment as well as a source of grey water for the gardens and common amenities.

Not Just Home,
We make smart homes.

Smart Homes



Solar Panel



Full LED Light



Bio-Septic
Tanks



Invertor
Power Backup



Modular
Kitchen



Solar Water
Heater



Video
Door Phone



RO Drinking
Water

Project Highlights



Black
Top Roads



Free Wifi in
common areas



Solar LED
Street Lights



24/7
Security



CCTV
Surveillance



Fully Compounded
Gated Community



Children's
Play Area



Avenue
Trees



Basketball



Skating
Podium



Cricket
Net



Badminton &
Volleyball court



Entrance Arch



Kid's Park



Play Area



ROYAL
CO-OPERATIVE
SMART CITY

When it comes to the best life for our family,
we always want to give them more.



**The Best way to predict future is to Build it.
We create future proof smart homes.**

With rapid urbanisation and life in concrete jungles, there's been significant impact on human health. A truly smart city is where humans coexist with nature maintaining a healthy and happy quality of life. We at smart city make this dream a reality.





ROYAL
CO-OPERATIVE
SMART CITY

ROYAL CO-OPERATIVE
SMART CITY
8th Street
வது தெரு
(Phase-I)



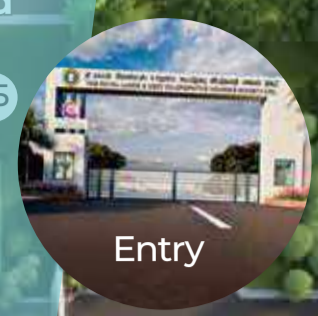
SMART CITY - PHASE II

PLOT NO	Area (Sq.ft.)	Area (cent)
1	2305	5.29
2	2150	4.94
3	2225	5.11
4	2087.5	4.79
5	1800	4.13
6	2087.5	4.79
7	2344	5.38
8	1512.5	3.47
9	1500	3.44
12	1687.5	3.87
13	1470	3.37
14	1586	3.64
15	1781	4.09
16	1500	3.44
20	1500	3.44
21	1887.5	4.33
22	1712.5	3.93
23	1500	3.44
25	1650	3.79
26	1912.5	4.39
27	1500	3.44
28	1650	3.79
29	1750	4.02
30	1500	3.44
32	1500	3.44
33	1737.5	3.99
34	1500	3.44
35	1650	3.79
36	1707	3.92
37	1933	4.44
38	1487.5	3.42
39	2119	4.87
40	2379	5.46
41	1650	3.79
42	1925	4.42
43	1925	4.42
44	1912.5	4.39
45	1925	4.42
46	1912.5	4.39
47	1750	4.02
48	1750	4.02
49	3279	7.53
50	2000	4.59

PLOT NO	Area (Sq.ft.)	Area (cent)
51	1737.5	3.99
52	1500	3.44
54	2800	6.43
55	1862.5	4.28
56	1487.5	3.42
57	2200	5.05
58	1725.5	3.96
59	1650	3.79
60	1987.5	4.56
61	1500	3.44
62	1987.5	4.56
63	1650	3.79
64	1767	4.06
65	1650	3.79
66	1500	3.44
67	1737.5	3.99
68	1500	3.44
69	1737.5	3.99
70	1500	3.44
71	1662.5	3.82
72	2556	5.87
73	1545	3.55
74	1637.5	3.76
75	1912.5	4.39
76	1500	3.44
77	1500	3.44
78	1500	3.44
79	1500	3.44
80	1500	3.44
81	1500	3.44
82	1500	3.44
83	1500	3.44
86	1737.5	3.99
87	1500	3.44
88	1500	3.44
89	1500	3.44
90	1500	3.44
91	1500	3.44
92	1500	3.44
93	1500	3.44
94	1500	3.44
95	1650	3.79
96	1912.5	4.39
97	1912.5	4.39

PLOT NO	Area (Sq.ft.)	Area (cent)
98	1500	3.99
99	1500	3.44
100	1500	3.44
101	1500	3.44
102	1500	3.44
103	1500	3.44
104	1500	3.44
105	1500	3.44
106	1737.5	3.99
107	1500	3.44
108	1737.5	3.99
109	1500	3.44
110	1500	3.44
111	1500	3.44
112	1500	3.44
113	1500	3.44
114	1500	3.44
115	1500	3.44
116	1500	3.44
117	1650	3.79
118	1912.5	4.39
120	1500	3.44
121	1500	3.44
122	1500	3.44
123	1500	3.44
124	1500	3.44
125	1500	3.44
126	1500	3.44
127	1500	3.44
128	1737.5	3.99
129	1750	4.02
130	1737.5	3.99
131	1650	3.79
132	1650	3.79
133	1650	3.79
134	1650	3.79
135	1650	3.79
136	1650	3.79
137	1650	3.79
138	1650	3.79
141	1737.5	3.99
142	1750	4.02
143	1500	3.44

PLOT NO	Area (Sq.ft.)	Area (cent)
SHOP-1	2125	4.88
SHOP-2	2200	5.05



DTCP APPROVED No. 179/2012

The Royal Lands & Nest Co-Operative Housing Society Ltd.

(Under the control of Co-Operative Department, Govt. of India)
Regd No: MSCS/CR/260



PHASE III
DTCP APPROVED No. 34/2014



ROYAL CO-OPERATIVE SMART CITY

PLAN SHOWING THE APPROVED LAYOUT OF HOUSE SITE PLOTS IN S.F. Nos. 314 pt., 315, 318/1 pt, 319 NALLATTI PALAYAM VILLAGE, POLLACHI TALUK, COIMBATTORE DISTRICT. DTCP APPROVED No. 179/2012

PHASE II

PHASE II

PHASE III

Plot Size
16 x 40 Ft
(640 sq.ft)

Total Builtup Area
489.00 sq.ft



Ground Floor

Ground Floor Area : 489.00 sq.ft



Plot Size
16 x 40 Ft
(640 sq.ft)

Total Builtup Area
786.00 sq.ft



Ground Floor

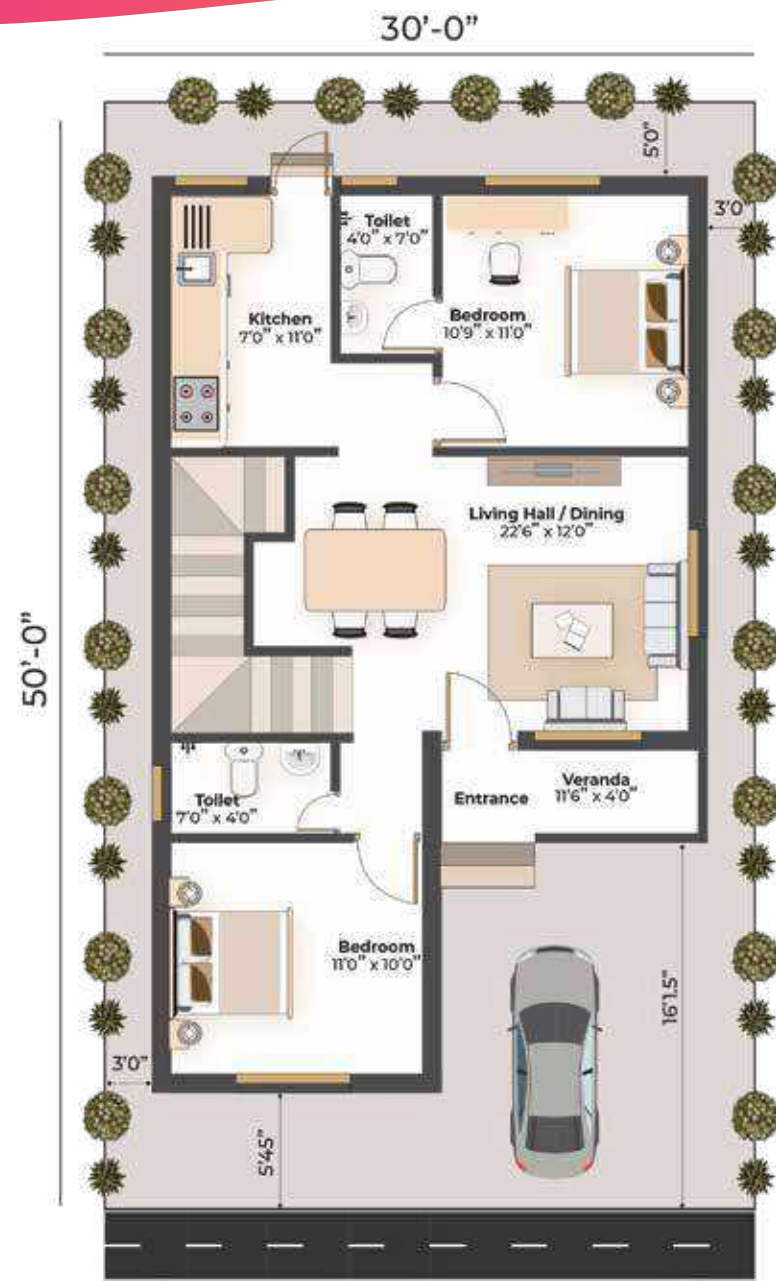
First Floor

Ground Floor: 494.00 sq.ft | First Floor: 292.00 sq.ft | Terrace Floor: 236.00 sq.ft



Plot Size
30 x 50 Ft
(1500 sq.ft)

Total Builtup Area
996.00 sq.ft



Ground Floor

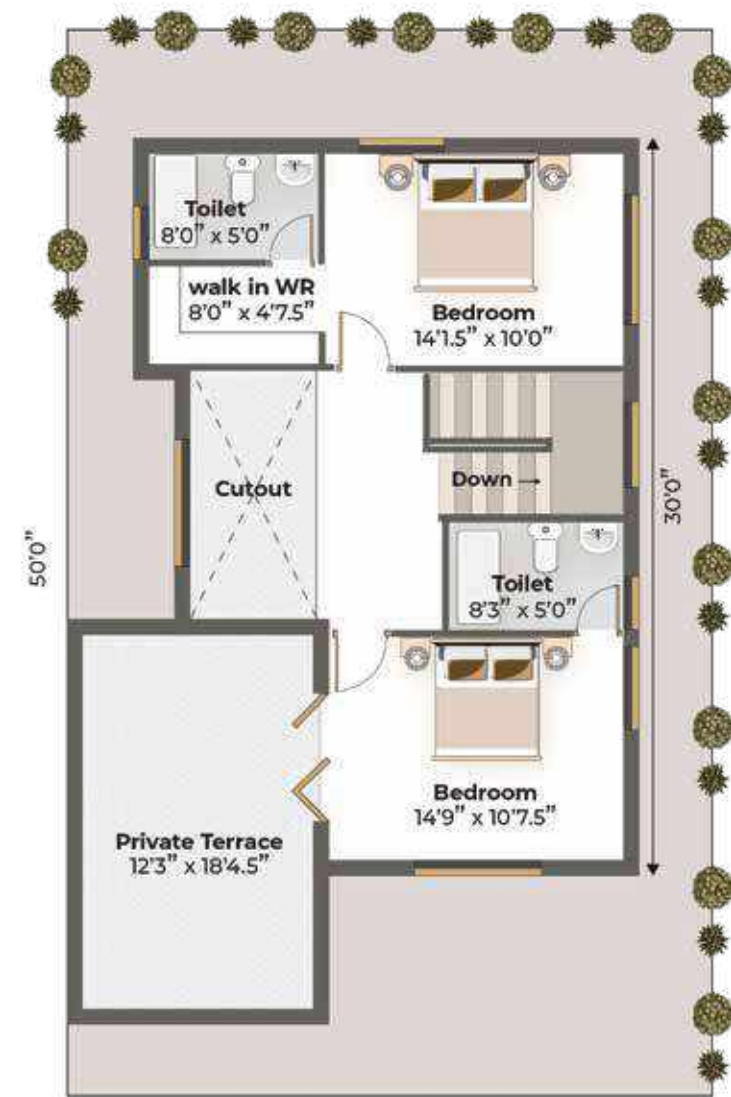
Ground Floor: 828.00 sq.ft | Head Room: 168.00 sq.ft



Ground Floor

Ground Floor: 789.00 sq.ft | First Floor: 652.00 sq.ft | Private Terrace: 220.00 sq.ft | Head Room: 128.00 sq.ft

First Floor



Plot Size 30 x 50 Ft (1500 sq.ft)
Total Builtup Area 1789.00 sq.ft





First Floor

Plot Size 35 x 50 Ft
(1750 sq.ft)

Total Builtup Area
1509.00 sq.ft

Ground Floor

Ground Floor: 768.00 sq.ft | First Floor: 615.00 sq.ft | Head Room: 126.00 sq.ft



ROYAL CO-OPERATIVE SMART CITY

Location Map & Distances

Coimbatore
15 Kms 15 Minutes

Pollachi
13 Kms 10 Minutes

Kinathukadavu (Bus Terminus)
5 Kms 5 Minutes

Othakalmandapam
13 Kms 10 Minutes

Eachanari Temple
14 kms 10 Minutes

Schools

Kids Park Hr Sec School	2 Kms	3 Minutes
Noyal Public School	3 Kms	3 Minutes
Telc. Sr Bergendhal Girls Higher Secondary School	4 Kms	5 Minutes
Govt Higher Secondary School	5 Kms	5 Minutes
Disha Icse School	9 Kms	10 Minutes
Bharath Vidhya Nikethan	9 Kms	10 Minutes

Colleges

Akshaya Engineering College	5 Kms	5 Minutes
Vsb College Of Engineering	8 Kms	10 Minutes
Coimbatore Marine College	10 Kms	10 Minutes
Karpagam College Of Engg	14 Kms	15 Minutes
Karpagam University	15 Kms	15 Minutes
Hindustan College	15 Kms	15 Minutes

Hospitals

Government Public Health Care Centre	150 Mtrs	1 Minutes
Kinathukadavu Govt Hospital	5 Kms	5 Minutes
Vels Clinic	6 Kms	5 Minutes
Karpagam Medical College	13 Kms	10 Minutes
Gh Pollachi Head Quarters	13 Kms	10 Minutes

Industries / Factories

Coimbatore Metal Works	1 Kms	2 Minutes
Savio India Ltd	1 Kms	2 Minutes
Elgi Electronics	2 Kms	3 Minutes
Magno Electro Castings Ltd	2 Kms	3 Minutes
Texmo Precision Casting	3 Kms	5 Minutes
Aerospace Materials Pvt Ltd	3 Kms	5 Minutes
Roots Factory	4 Kms	5 Minutes
Ttk Prestige	10 Kms	10 Minutes
Sidco	20 Kms	20 Minutes



Royal Co-Operative Smart City PHASE II

Comfortable Homes & Hassle Free Living @ Pocket Friendly Prices

Eco friendly homes at pocket friendly prices within the home and around the gated community, very optimum usage of alternate energy, maximum security with all the latest amenities.

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 Departmental, Govt of India. Regd No: MSCS/CR/260

Head Office

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

Branch Office

No 42/3, New Damu Nagar, Puliyakulam Road,
Lakshmi Mills, Coimbatore - 641 037

Site Address


Royal Co-Operative Smart City,
Nallatipalayam, Thamarai Kulam,
Kinathukadavu Taluk, Coimbatore District.

 **96000 94000**

96000 42222, 96000 43333

 **Whatsapp: 96000 41111**

 sales@royalhousingociety.in
royalhousingociety@gmail.com

 royalhousingociety.in/smartcity

Bank Loans available with:



Disclaimer: The Information contained herein is subjected to change as may be required by the Society 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.