



Nu-Tech
Associates
CONSISTENT. ALWAYS.

YOUR
DREAM STORY
NEEDS THE
BEST PLOT



Premium Plots | Independent Designer Villas



Chengalpattu.

The stupendous growth of Chengalpattu as the hub for residential properties, IT parks, educational institutions is remarkable. The area has been the centre of prodigious advancement and continues to grow at a phenomenal rate.

The Mahindra World City, Chengalpattu is India's first operational Special Economic Zone (SEZ) and India's first integrated business city.

Chengalpattu boasts of exceptional connectivity by roads and rail.

It has been touted as the ideal investment option due to its rapid advancement in land appreciation, connectivity and upcoming projects. The proximity to some of

Chennai's best educational institutions also makes it the perfect place to build your home.

Welcome to Gardenia,

The newest range of premium plots and independent designer villas with features and specifications that accentuates to be the best investment. Gardenia is located in Chengalpattu, the most promising suburb in Chennai.



Your Dreams, Our Responsibility

The expeditious growth of the suburb reinforces great investment opportunities. We strive to ensure that Gardenia complies with your dreams and opens up endless possibilities.

Presented by Nu-Tech Associates, a name that thousands of families and individuals uphold for its trustworthiness and unparalleled business practices, Gardenia offers the luxury, comfort and affordability of ideal plots for prompt construction of your dream home, or the perfect investment option. As a prime property in Chengalpattu, offering close proximity to renowned schools, colleges, international companies with travel being effortless due to the propinquity of the railway station.

We endeavour to bring you the best possible investment that will only keep ascending in value and prestige.





Signature Benefits

- DTCP Approved
- Grand Entrance Archway
- Ready for immediate construction
- Black top roads
- Frequent public Transportation
- Heavy Appreciation in Near Future
- Street Lights
- Fully Compounded
- Over head water tank with water connection in every street
- Villas can be built on request
- Spectacular scenery - Hill view and river view
- Developed Parks
- Space allocated for Hospital School and Shops
- Reliable Promoter
- Sweet and Potable Ground water

NEARBY FACILITIES

- Located on GST Road
- Chengalpattu Railway Station (2 Kms)
- Chengalpattu Market (2 Kms)
- Mahindra World City (3 Kms)
- Six Lane road from Tambaram to Chengalpattu in the near future
- MEP Park - Central Govt. Pharmaceutical Park

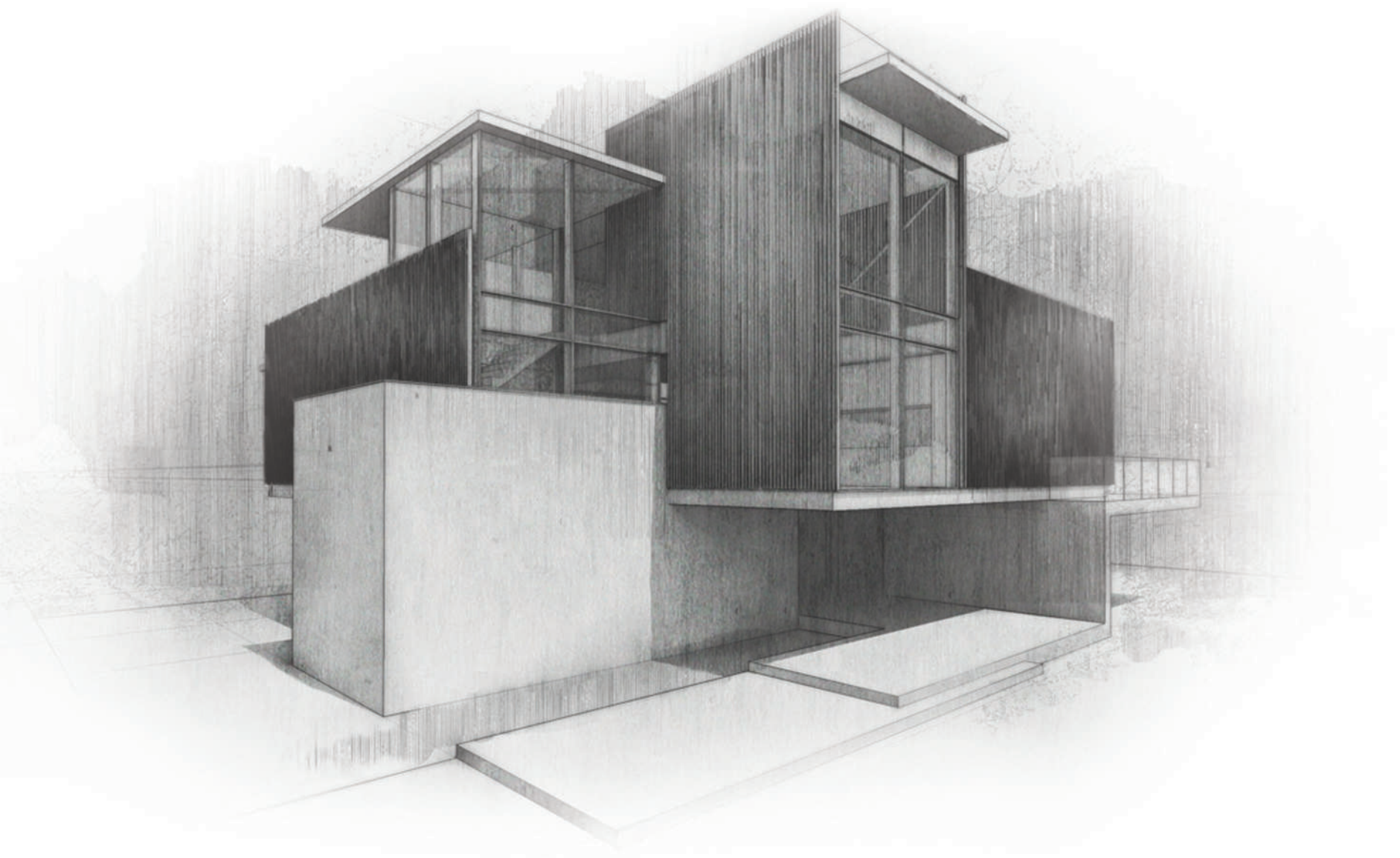
EDUCATIONAL INSTITUTIONS

- SRM University (12 Kms)
- ASAN Memorial College of Science and Technology
- Mahindra International School
- Prasan Vidya Mandir (CBSE)
- SACAD World School (CBSE)

MNC's

- FORD
- Renault
- Nissan
- Apollo
- BMW

GARDENIA's NEIGHBOURHOOD



INDEPENDENT DESIGNER
VILLAS





North Facing Villa



GROUND FLOOR PLAN

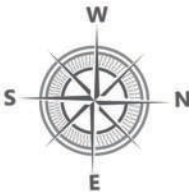


FIRST FLOOR PLAN

Minimum Land Area
750 Sq. ft.

Built-up Area
1082 Sq. ft.

East Facing Villa



GROUND FLOOR PLAN

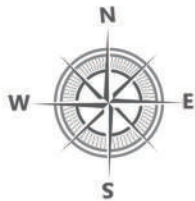


FIRST FLOOR PLAN

Minimum Land Area
750 Sq. ft.

Built-up Area
1081 Sq. ft.

South Facing Villa



Minimum Land Area
750 Sq. ft.

Built-up Area
1082 Sq. ft.

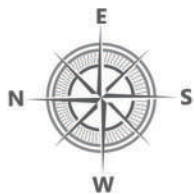


GROUND FLOOR PLAN



FIRST FLOOR PLAN

West Facing Villa

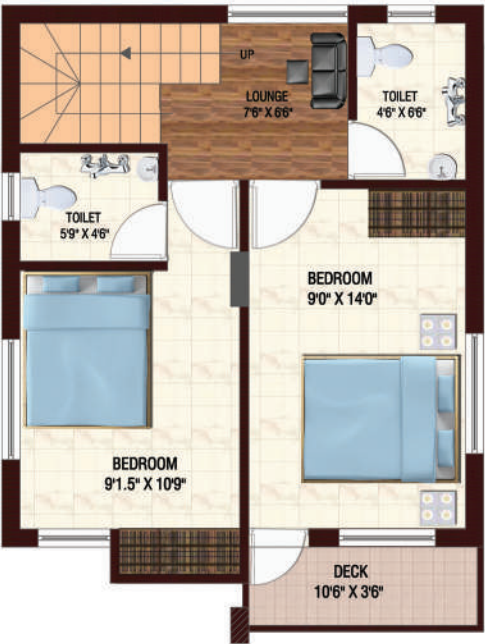


Minimum Land Area
750 Sq. ft.

Built-up Area
1082 Sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOORING & FITTINGS

- 2' x 2' Vitrified tiles flooring in living, dining, bedroom, matt finish 1' x 1' ceramic tiles flooring in kitchen, balcony & service area.
- Concept oriented designer wall tiles on toilet walls up to a height of about 7 feet and above the kitchen platform up to a height of about 2 feet.
- Polished steel grey granite for kitchen table and steel grey granite sink.
- Ceramic tiles flooring in the toilets.
- Chromium plated bathroom fitting.
- Parryware Water Closet with pvc low level cistern in all the toilets.
- One Parryware wash basin in dining hall and one wash basin in each toilet.
- Staircase provided with M.S Handrail



NOTE:

- Electrical appliances or fittings are not provided.
- No Shelves will be provided in the Kitchen, Bedrooms, Hall and Dining, except one loft in each bedroom and kitchen.

VILLA SPECIFICATIONS

DOORS & WINDOWS

- Entrance doorframe of teakwood with polished flush shutter.
- All other door frames of teak wood with flush shutter of hard core with Enamel finish.
- All other door fitting of anodized aluminium with locks on the main Door and bedroom doors. Windows and Ventilators of powder coated aluminium.

PAINTING

- 2 coats of tractor emulsion paint over putty for all the interior walls
- External walls finished with weather shield paints.

ELECTRICAL & PLUMBING

- Concealed three phase electrical wiring with necessary MCB, DB, modular switches and main board with meter.
- AC provisions in Master bed room.
- Geyser provisions in all toilets.
- Concealed plumbing using CPVC pipes.
- External plumbing using UPVC pipes and fittings, soil & water line systems using PVC/SW pipes.

WATER STORAGE

- Adequate overhead tank
- Septic Tank.

Nu-Tech Associates

The brainchild of Mr.Nagi Reddy has been committed to deliver quality, modernity and affordable luxury in all it's ventures. With 28 years of excellence in the real estate sector Nu-tech Associates is one of the leading construction companies in the country actively engaged in the construction of apartments, residential complexes, IT parks and townships.

Nu-Tech's drive for innovative designs, aesthetic landscaping, competitive pricing, strategic locations as well as easy finance and loan availability has played a vital role in the growth of the company.

With over 150 projects resulting in more than 20,00,000 sq. ft. of quality living space in and around Chennai, Nu-tech Associates have reached the hallmark of success with thorough professionalism, transparency, timely delivery, quality construction, non-deviation from approved plans, maintenance and no-compromise policy to ecological and safety concerns.

A FEW OF OUR ACHIEVEMENTS

NU-TECH INDRA

A RESIDENTIAL PROJECT WITH 144 LUXURY FLATS SPREAD OVER 2.25 ACRES OF LAND SITUATED NEAR K.K.NAGAR BUS TERMINUS IN CHENNAI.

RAN TECH IT PARK

AN IT PARK WITH BUILT UP AREA OF 2,20,000 SP.FT WITH ALL MODERN FACILITIES AND BUILT WITH STATE OF ART FACILITIES ON OMR, CHENNAI.

CLOUD 9

AN HIGH END VILLA PROJECT HAVING 128 VILLAS SPREAD OVER 17ACRES OF GREENS - BANGLORE.

NUTECH SRINIVAS

PROJECT AT PURASAWAKKAM, CHENNAI SPREAD OVER 64,581 SQ. FT IN STILL +11 FLOORS CONSISTING OF 44MODERN CONDOMINIUMS WITH ALL INFRASTRUCTURE FACILITIES FOR HIGH-END CUSTOMERS

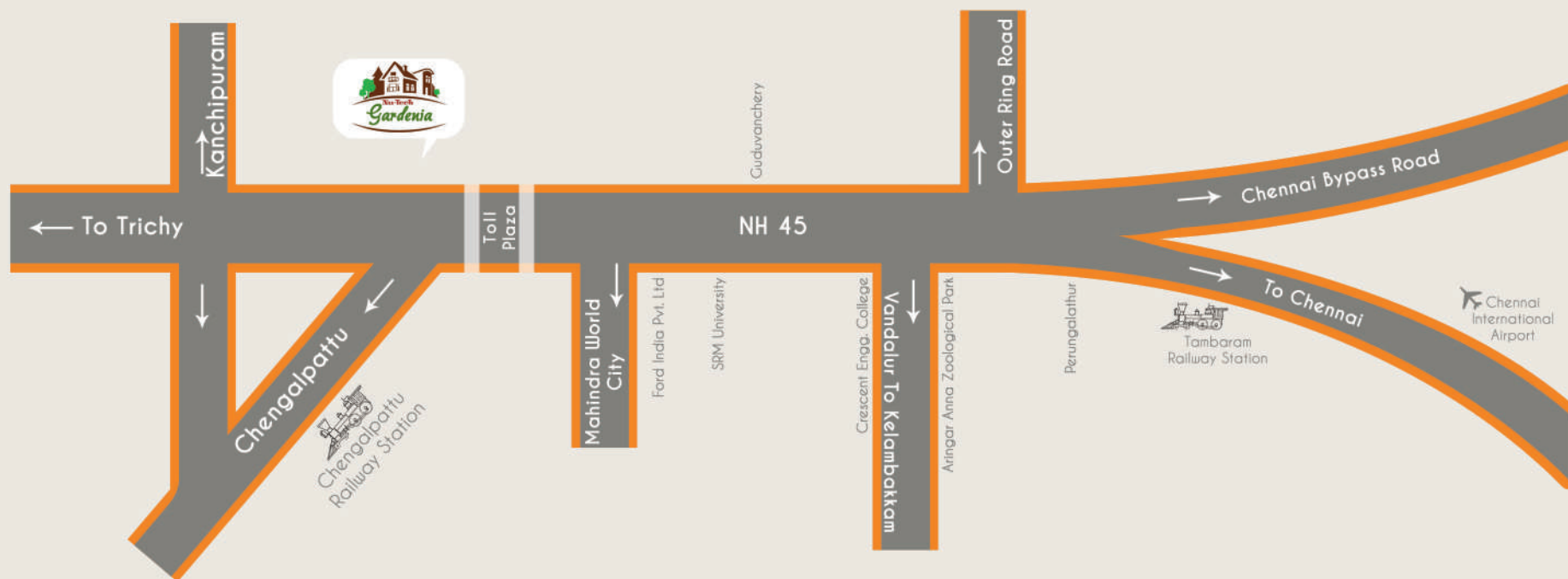
SOME FUTURE INITIATIVES

IT PARK AT CHEMANCHERY

PORJECT AT VANAGARAM, IN THE OUTSKIRTS OF CHENNAI CITY SPREAD OVER AN AREA OF 6 ACRES FOR A TOTAL PROJECT COST OF Rs.300 CRORES IS TO BE LAUNCHED.

HIGH END LUXURY VILLA PROJECT AT THORAIPAKKAM OMR FOR THE CORPORATE ELITE





Nu-Tech
— ASSOCIATES —

CONSISTENT. ALWAYS.

Promoted by



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