

INSCAPE



Kolapakkam near Porur

Villa plots with  
everything  
you've imagined.  
And much more.



**Nu-Tech**  
CONSISTENT. ALWAYS.



### About Nu-Tech

For over 32 years, Nu-Tech has been in the business of creating spaces that are designed with not only the finest eye for detail but also with commitment and passion. With over 170 projects in Chennai and Bangalore that span over 2 million sq. ft. of real estate, Nu-Tech has established itself as one of the leading and most respected developers in South India. Maximum transparency, integrity, distinctive design and on-time delivery are the cornerstones of our company, that have earned us the trust of hundreds of customers. With every project we take up, we make a commitment not only to our customers but to the community – to enrich their lives in every way we can.



Nutech Preethi



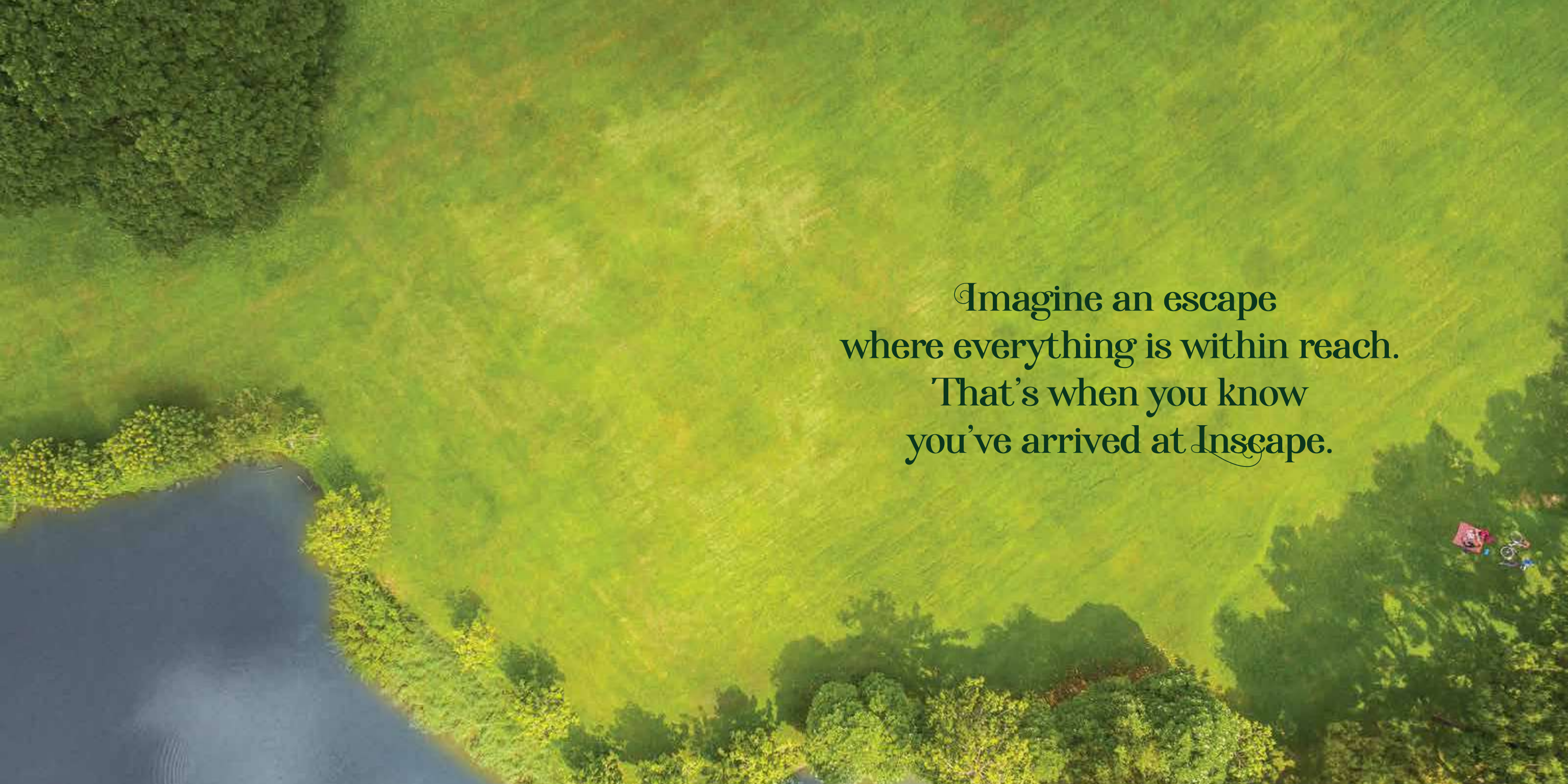
Elevate 21



Nutech Adore



Eleven on 11

An aerial photograph of a vast, vibrant green field. On the left side, a dark blue lake is visible, bordered by dense green trees and bushes. On the right side, there is a cluster of trees, and a small red tent or canopy is pitched on the grass. The overall scene is bright and sunny, with a clear sky.

Imagine an escape  
where everything is within reach.  
That's when you know  
you've arrived at Inscape.



# INSCAPE



Nu-Tech Inscape are perfectly positioned premium plots that give you access to the centre of the city and all the facilities you've been looking for. From the best schools and colleges to the most sought-after IT parks, from the best restaurants to the most trusted hospitals, everything is within reach here. Yet these 401 plots of over 17.5 acres are spread out and give you an escape from the bustle of busy city life. With each plot ranging from 678-2389 sq.ft., Nu-Tech Inscape will give you every single reason to stay home or venture out, as your heart desires.



# Salient features



401 plots  
of over 17.5 acres



City's most sought -  
after neighbourhood



Major connecting roads  
to all parts of the city



State-of-the-art rainwater  
harvesting and  
storm water drains



2 years  
free maintenance



24x7 CCTV  
surveillance



Ready to construct  
villa plots



Perfect legal  
documentation



Post purchase  
guidance



CDMA approved  
and RERA registered plots



Well-laid blacktop  
internal roads with  
street lights



Grand entrance arch



## Reasons to buy

When your home is your refuge, you don't need an escape. That's why at Inscape, people will find their solitude, their relaxation, their entertainment and much more, all within the same property. Come, let us show you just a few reasons why these are the perfect plots:

### PRICING

Priced much more competitively than other nearby locations such as Kathipara, Manapakkam, Nandambakkam, Ramapuram, Gerugambakkam, etc.

Premium plots with CDMA and RERA approval yet is priced at a similar price as non CDMA and RERA approved plots

### LOCATION

CDMA approved plots in a gated community in Kollapakkam with 401 plots spanning over 17.5 acres.

Premium plots in a prime location with great connectivity to surrounding areas and all essential amenities.

Safe locality with a wide approach road.

Airport less than 8 kms and bus stand just 1.5 kms away.

Close proximity to educational institutes and hospitals

Entertainment options like cinemas and restaurants are also close by.

Places of worship are also close by.

### FEATURES

- ◆ 24x7 CCTV security
- ◆ State-of-the-art amenities like blacktop roads and LED street lights, rainwater harvesting and storm water drains
- ◆ Grand entrance arch with security room and compound wall around the periphery of the property.
- ◆ Extensive landscape

### LEGALITIES

- ◆ CDMA approved
- ◆ RERA approved
- ◆ Clear parent documents and titles
- ◆ Free patta after registration
- ◆ Approved by leading banks
- ◆ Legal support offered by leading lawyers
- ◆ Mortgage free
- ◆ Road gift deed available

# Site Plan



PLOT NO	AREA-SQFT				
1	2309	26	1408	51	1757
2	2338	27	1581	52	1453
3	2366	28	1162	53	1453
4	2390	29	1538	54	1453
5	2390	30	1539	55	1453
6	2187	31	1162	56	1453
7	2412	32	1395	57	1453
8	2415	33	984	58	1441
9	2419	34	1227	59	1453
10	2423	35	1227	60	1441
11	2426	36	1150	61	1162
12	2430	37	1162	62	1162
13	2433	38	1150	63	1162
14	2437	39	982	64	1162
15	2476	40	982	65	1162
16	1958	41	1143	66	1162
17	1590	42	1370	67	1312
18	1453	43	982	68	854
19	1115	44	982	69	1247
20	2188	45	1150	70	1093
21	1573	46	1162	71	833
22	1163	47	1150	72	765
23	1539	48	1227	73	821
24	1538	49	1227	74	1864
25	1163	50	1617	75	1935

Area Statement

PLOT NO	AREA-SQFT				
76	1162	101	1162	126	1441
77	1162	102	1150	127	1150
78	1162	103	1296	128	1162
79	1150	104	1308	129	1162
80	1150	105	1308	130	1162
81	1162	106	1308	131	1162
82	1162	107	1308	132	1162
83	1162	108	1474	133	1162
84	2075	109	1505	134	1162
85	2034	110	1585	135	1162
86	982	111	1675	136	1162
87	1162	112	1766	137	1974
88	1162	113	1844	138	2230
89	1162	114	2256	139	1162
90	1150	115	3079	140	1162
91	1150	116	1728	141	1162
92	1162	117	1453	142	1162
93	1162	118	1453	143	1162
94	1162	119	1453	144	1162
95	982	120	1453	145	1162
96	1454	121	1453	146	1162
97	1701	122	1453	147	1162
98	1162	123	1453	148	1150
99	1162	124	1453	149	1150
100	1162	125	1453	150	1162



<b>PLOT NO</b>	<b>AREA-SQFT</b>				
151	1162	176	1187	201	1162
152	1162	177	1187	202	1162
153	1162	178	1187	203	1162
154	1162	179	1187	204	1162
155	1162	180	1187	205	1162
156	1162	181	1187	206	1162
157	1162	182	1187	207	1589
158	1162	183	1486	208	2038
159	1948	184	1750	209	1730
160	1567	185	1162	210	1730
161	1187	186	1162	211	1730
162	1187	187	1162	212	1730
163	1187	188	1162	213	1730
164	1187	189	1162	214	1730
165	1187	190	1162	215	1730
166	1187	191	1162	216	1441
167	1187	192	1162	217	1431
168	1187	193	1162	218	1150
169	1187	194	1162	219	1150
170	1187	195	1150	220	1150
171	1175	196	1150	221	1150
172	1175	197	1162	222	1150
173	1187	198	1162	223	1150
174	1187	199	1162	224	1162
175	1187	200	1162	225	1162

<b>PLOT NO</b>	<b>AREA-SQFT</b>				
226	1162	251	1162	276	1453
227	1162	252	1162	277	1453
228	1162	253	1162	278	1453
229	1162	254	1162	279	1453
230	1162	255	1925	280	1453
231	1046	256	1441	281	1453
232	1925	257	1453	282	1489
233	1162	258	1441	283	1070
234	1162	259	1162	284	1069
235	1162	260	1162	285	1067
236	1162	261	1162	286	1066
237	1162	262	1162	287	1064
238	1162	263	1162	288	1063
239	1162	264	1162	289	1061
240	1162	265	1162	290	1060
241	1162	266	1162	291	1058
242	1240	267	1162	292	1057
243	1925	268	1240	293	2097
244	1925	269	1441	294	1083
245	1240	270	1453	295	886
246	1162	271	1441	296	1385
247	1162	272	1550	297	1194
248	1162	273	1453	298	1257
249	1162	274	1453	299	1321
250	1162	275	1453	300	1384

PLOT NO	AREA-SQFT				
301	1447	326	960	351	480
302	1511	327	581	352	480
303	1574	328	581	353	507
304	1638	329	581	354	513
305	1701	330	581	355	484
306	1764	331	581	356	484
307	1828	332	581	357	581
308	1891	333	581	358	581
309	1954	334	581	359	581
310	2018	335	581	360	581
311	2081	336	581	361	581
312	2144	337	581	362	581
313	1554	338	581	363	581
314	1459	339	569	364	581
315	581	340	564	365	581
316	581	341	576	366	581
317	581	342	576	367	581
318	581	343	576	368	581
319	581	344	576	369	581
320	581	345	576	370	581
321	581	346	576	371	581
322	581	347	576	372	581
323	581	348	576	373	581
324	581	349	576	374	581
325	1795	350	576	375	484

PLOT NO	AREA-SQFT		
376	484	401	735
377	517		
378	520		
379	484	SHOP	5012
380	484	PARK-1	33733
381	581	PARK-2	23320
382	581		
383	581		
384	581		
385	581		
386	581		
387	581		
388	581		
389	581		
390	581		
391	581		
392	581		
393	581		
394	581		
395	581		
396	581		
397	581		
398	581		
399	484		
400	484		

# Post purchase guidance

Built to suit villas for interested customers with the following features



Efficiently designed villas with contemporary elevation



Consultants to assist with all villa construction approvals



Landscape design and execution consultants



Interior design experts  
Grahapravesam experts



100% Vaastu compliant



guidance

# Amenities



Outdoor basketball court  
Outdoor badminton court



Seating area



Senior citizen park  
Acupuncture pathway  
Jogging track



Pergola with seating  
Aroma garden  
Hammock garden  
Palm promenade  
Family lawn



Yoga pavilion  
Meditation deck



Hopscotch games  
Outdoor games  
Children's play area



Amphitheatre



# Location highlights

## SCHOOLS AND COLLEGES

- Omega International School – 1.5 kms
- St Francis International School – 1.6 kms
- Velammal Bodhi Campus – 1.8 kms
- The PSBB Millennium School – 2.5 kms
- Pon Vidhyashram, Mugalivakkam – 2.2 kms
- First School, Manapakkam – 3.1 kms
- Sri Chaitanya Techno School – 3.3 kms
- Seed Play School, Manapakkam – 4.0 kms
- Sri Sruthilaya School of Music and Dance – 4.3 kms
- MKM Matriculation higher secondary school – 4.0 kms
  
- Sri Ramachandra Medical College – 6.9 kms
- SRM Institute of Science and Technology – 6.9 kms

## HOSPITALS

- Hriday Hospital – 3.1 kms
- Kedar Hospital – 4.1 kms
- Nalam Hospital – 4.5 kms
- Miot Hospital – 6 kms
- St Thomas Hospital – 8.7 kms

## OFFICES

- RMZ Software Park – 5.1 kms
- Commerzone IT Park – 5.2 kms
- DLF IT Park – 6.0 kms
- L&T Head Quarters – 6.2 kms
- Jayanth Tech Park – 7.0 kms

## RESTAURANTS & ENTERTAINMENT

- Yaa Mohaideen – 1.5 kms
- Golden Leaf Family Restaurant – 2.4 kms
- Barbeque Nation – 5.0 kms
- Feathers Hotel – 6.1 kms
- Ambur Star Biryani – 6.4 kms
- Lemon Tree Hotel – 6.9 kms
- KFC – 7.0 kms

- Saravana Stores Porur – 4.6 kms
- Battle Knights Sports Arena – 6.4 kms

## TRANSIT

- Gerugambakkam Main road Bus Stand – 1.5 kms
- Chennai International Airport – 7.9 kms
- Chennai Airport Metro – 7.9 kms
- Kathipara Flyover – 10 kms



### **SITE ADDRESS**

LAYOUT OF HOUSE SITES IN SURVEY NOS: 343/1A1, 1A2A, 1B1A, 1B2A,  
345/1A, 2A, 346/1B, 2, 3, 352/1A1, 2A1 OF KOLAPAKKAM - CHENNAI.

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