

unitech



PALM VILLAS

Group Companies:



JUST CLOSE YOUR EYES,

HOLD YOUR BREATH IN FOR A MOMENT

NOW EXHALE AS SLOWLY AS POSSIBLE.

RELAX YOUR MIND, BODY AND SOUL.

AND LET EVERYTHING ELSE GO.



WELCOME TO SPRAWLING ACRES OF COMFORT AND RELAXATION

WELCOME TO UNIWORLD CITY



Welcome to Uniworld City – a large scale 200 acre integrated township – the first of its kind in Nallambakam, Chennai. It has been conceived & designed with the purpose of creating a world class living habitat, that is a celebration of nature and is a complete universe in itself.

The residential development will comprise high-rise (MSB), low-rise (G+3, G+2, G+1), and developed plots. Within its premises, Uniworld City will have in addition to residential buildings, a school of repute, a well equipped modern club house, a day health care center, a shopping facility for daily necessities, and a commercial development of 1.5 lac sq.ft. Additionally, the township would have many open green spaces comprising of landscaped greens, water bodies and kid's play areas.

PALM VILLAS

Close your eyes and experience the magic of "Palm Villas".

An unmatched level of excellence defines the magnificent and luxurious villas against a clear blue sky and sprawling greens. Let your eyes soak in the panoramic views of its landscaped habitat. Discover green, serene surroundings with your choice of 3 & 4 bedroom villas without giving the pulse of the city a miss.

Come home to a luxurious living experience that lasts a lifetime!

UNITECH'S PAN INDIA PRESENCE



UNITECH HAS THE MOST DIVERSIFIED PRODUCT MIX COMPRISING RESIDENTIAL, COMMERCIAL/ INFORMATION TECHNOLOGY (IT) PARKS, RETAIL, HOTEL, AMUSEMENT PARKS AND SPECIAL ECONOMIC ZONES.

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech is known for the quality of its product and is the first real estate developer to have been certified ISO 9001:2000 certificate in North India. The Unitech brand is well recognised in India and was given the title of "Superbrand" by Superbrand India in October 2007.

The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with International Acclaimed architects and design consultants including SOM(USA), BDP(UK), Maunsell AECOM(HK), MEA Systra(France), Callison Inc.(USA), FORREC(Canada), SWA and HOK(USA) for various projects.

Unitech's clientele for commercial projects includes global leaders such as Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobile and AT Kearney.

Unitech scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index.

Unitech Ltd. and Norway Based Telenor Group (6th Largest Mobile Communication Operator in the world) came together to build UNINOR - a telecommunication service company to provide GSM services in 22 circles across India.



Signature Towers, Gurgaon
(Iconic Towers on NH-8)

The Great India Place, Noida
(1.5 million sq.ft. Retail Space)

Unitech Karma Lakelands, Gurgaon
(Premium golf villa project)

Group Companies:



PANORAMIC VIEW OF UNITECH NIRVANA COUNTRY, GURGAON



AN INTEGRATED TOWNSHIP IN DELHI, NCR

THE BEST PLACE...

FOR MY INDEPENDENCE



FOR MY SECURITY

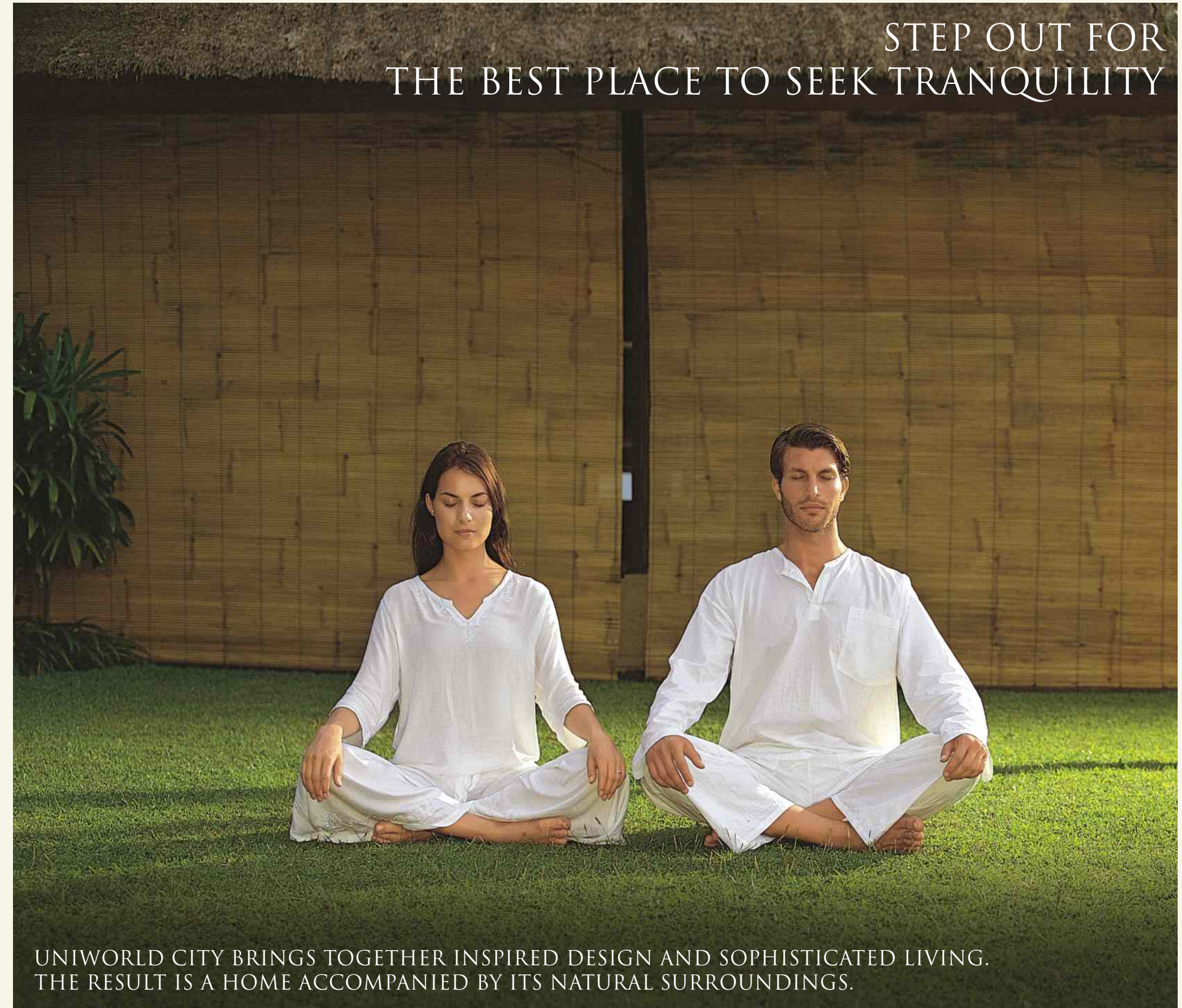


FOR MY FAMILY



FOR MY RECREATION

STEP OUT FOR
THE BEST PLACE TO SEEK TRANQUILITY



UNIWORLD CITY BRINGS TOGETHER INSPIRED DESIGN AND SOPHISTICATED LIVING.
THE RESULT IS A HOME ACCOMPANIED BY ITS NATURAL SURROUNDINGS.

LOCATION MAP - UNIWORLD CITY



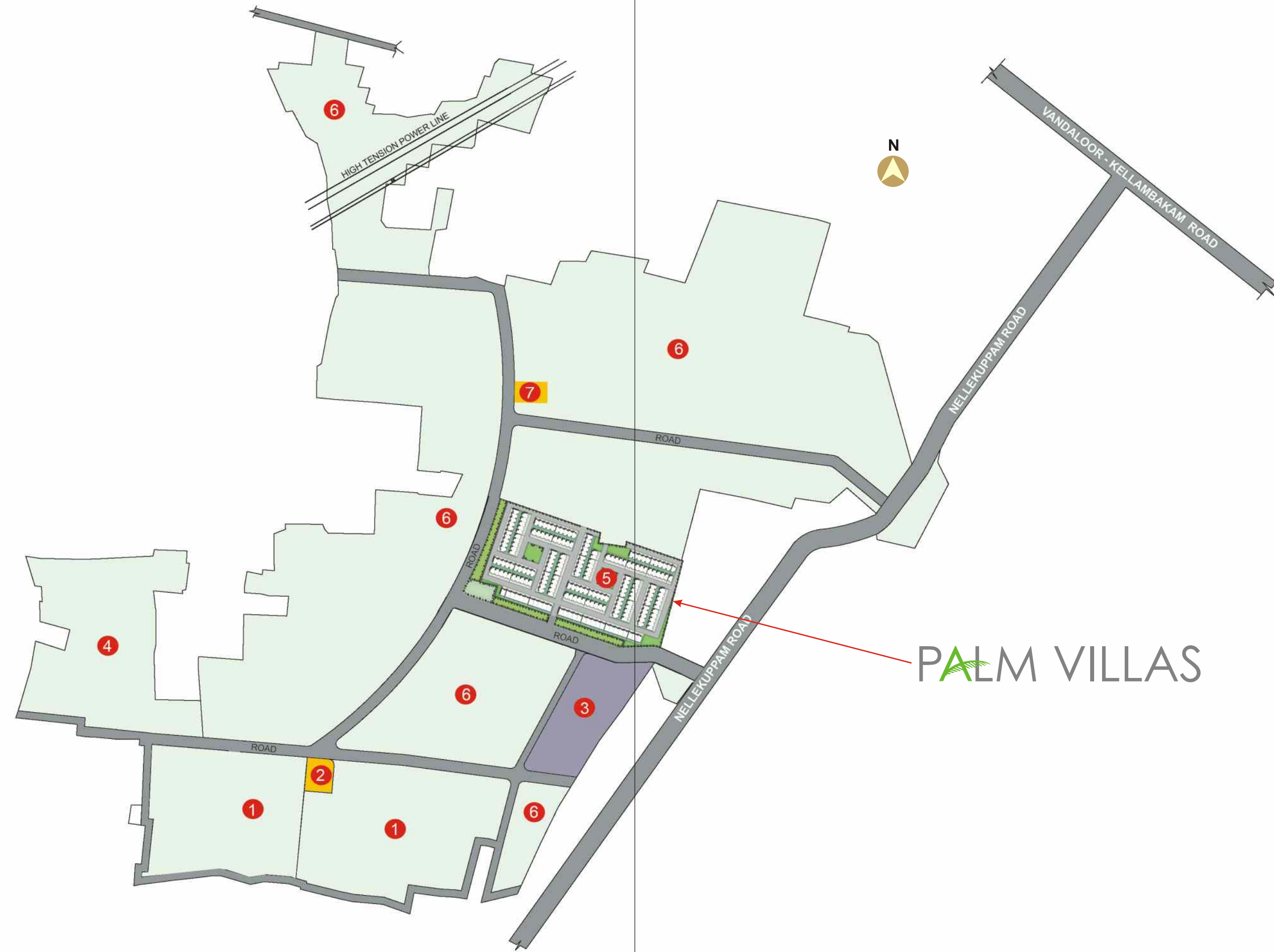
LOCATED IN THE HEART OF NEW CHENNAI

PALM VILLAS, in Uniworld City, Nallambakkam is well connected to the rest of the city with the OMR on one side and the GST road on the other. It has close proximity to the IT Corridor, Siruseri SIPCOT Park (a 1000 acres IT Park) and is within striking distance of big proposed future developments like the upcoming Sports University, IIIT Campus and is 5 minutes away from the Vellore Institute of Technology Campus on the Vandalur - Kelambakkam road.

PALM VILLAS is strategically located with a wide independent access road. The area has health care centre, commercial & shopping complexes, education facilities and much more in the near vicinity.



MASTER PLAN



LEGEND

- 1 UNIHOMES
- 2 PROPOSED COMMUNITY CENTRE
- 3 PROPOSED SCHOOL
- 4 ASPEN GREENS PLOTTED DEVELOPMENT
- 5 PALM VILLAS DEVELOPMENT
- 6 PROPOSED FUTURE DEVELOPMENT
- 7 PROPOSED CLUB

PALM VILLAS

KEY PLAN



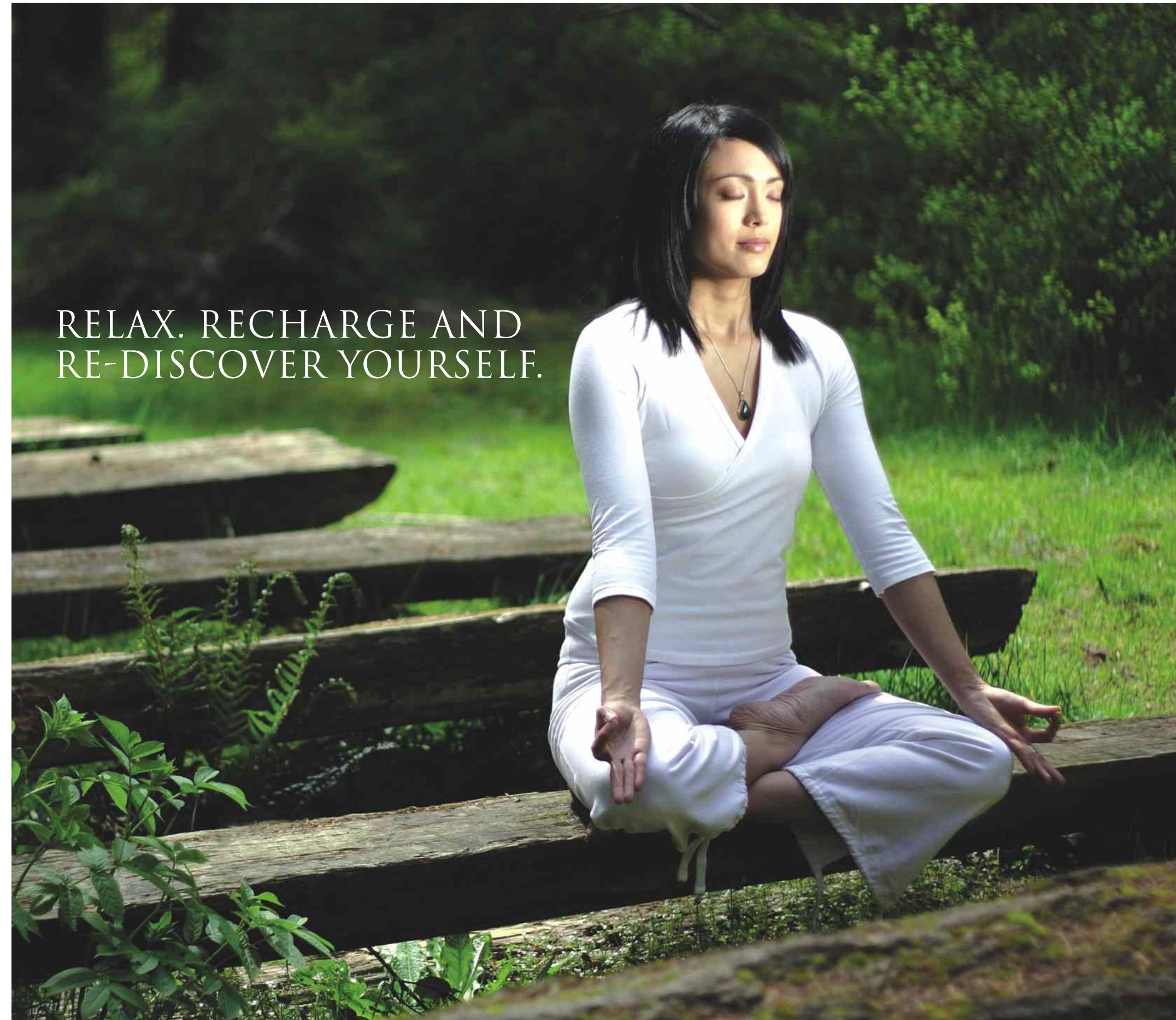


PERSPECTIVE VIEW OF PALMS VILLAS, CHENNAI
This is an artist's rendition and may undergo modifications.

LIVING SPACES THAT BREATHE



YOUR LIVING SPACES ARE GENEROUSLY PLANNED TO SET YOU FREE AFTER A HARD DAY'S WORK SO THAT YOU CAN CHERISH THE WARM MOMENTS WITH YOUR LOVED ONES.



RELAX. RECHARGE AND
RE-DISCOVER YOURSELF.

TAKE A NAP IN NATURE'S
LAP

- Landscaped greens
- Manicured gardens
- Manned barriers at entrance



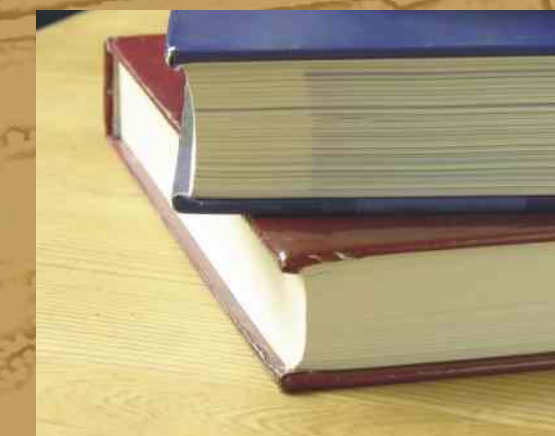
YOUR KID'S GET A SPECIAL PLACE
BESIDES YOUR HEART.

- Tennis court
- Badminton court
- Sand pits
- Kid's play area
- Cricket practice net



EXPERIENCE WARMTH, JOY AND LAUGHTER
IN THE SERENE ENVIRONMENT.

- Swimming pool
- Club house
- School



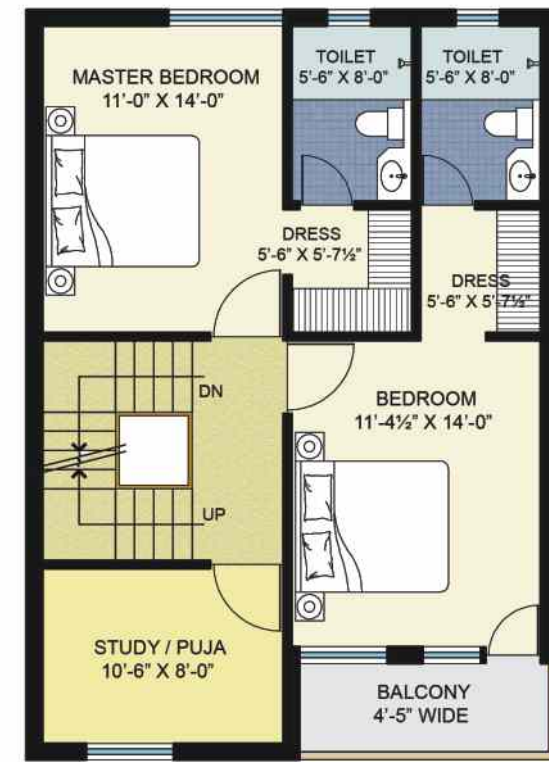
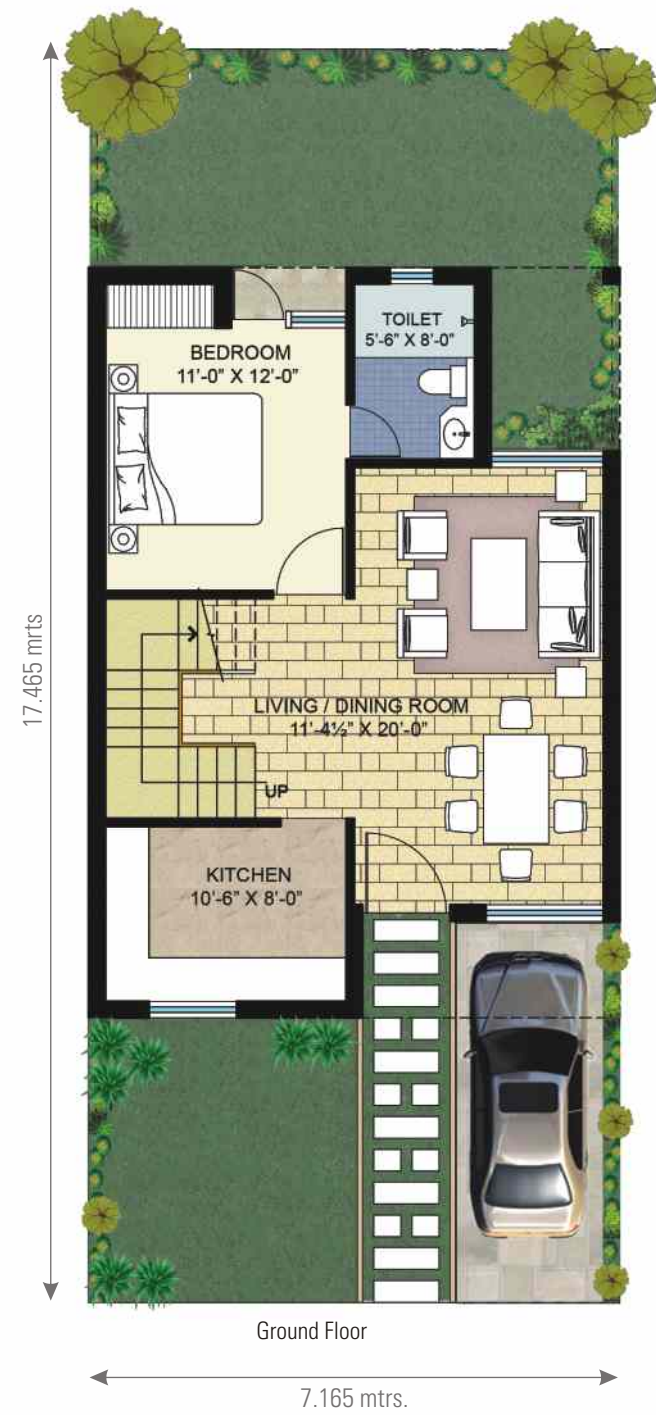
RELAX & PAMPER YOURSELF



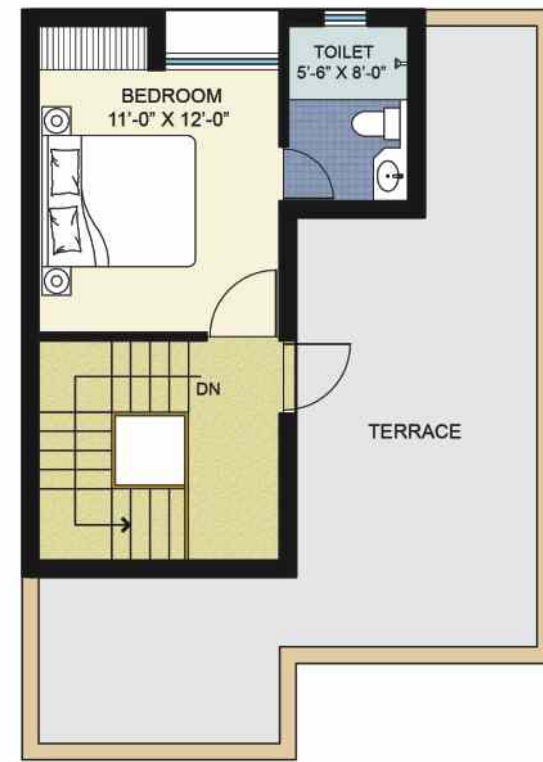
PRESENTING A HEAVEN OF SPACE AND SERENITY TO GET AWAY FROM ALL YOUR WORRIES.

TYPE - A

Option 1 - Ground + First Floor - Saleable Area: 1525 sq. ft.
 Option 2 - Ground + First + Second Floor - Saleable Area: 1900 sq. ft.
 (Terrace Area - 390 sq. ft.)



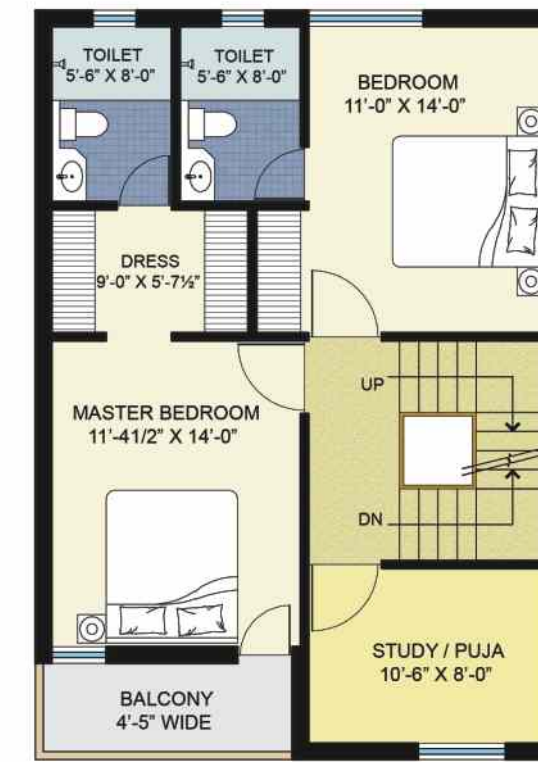
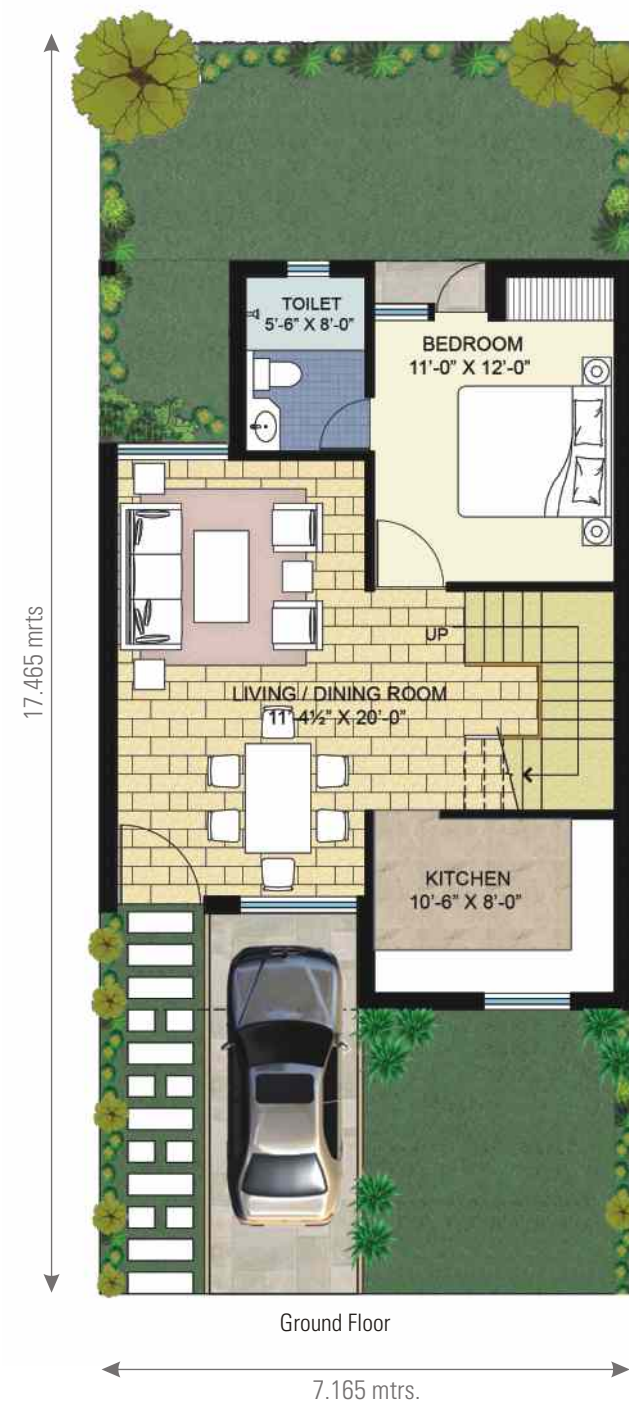
First Floor



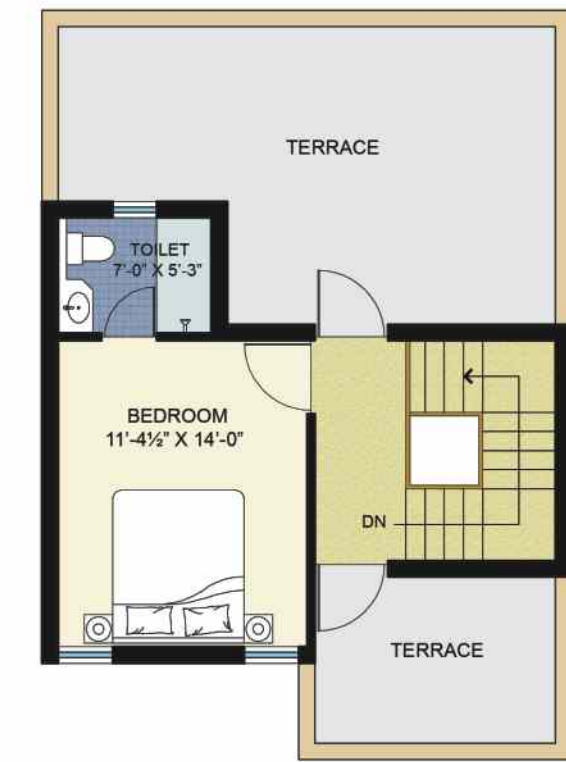
Second Floor Plan
(Available in Option-2 only)

TYPE - B

Option 1 - Ground + First Floor - Saleable Area: 1525 sq. ft.
 Option 2 - Ground + First + Second Floor - Saleable Area: 1900 sq. ft.
 (Terrace Area - 390 sq. ft.)



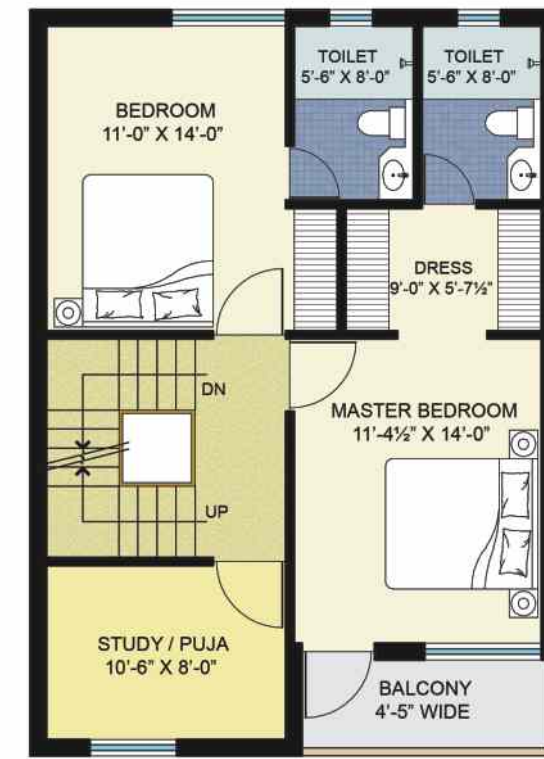
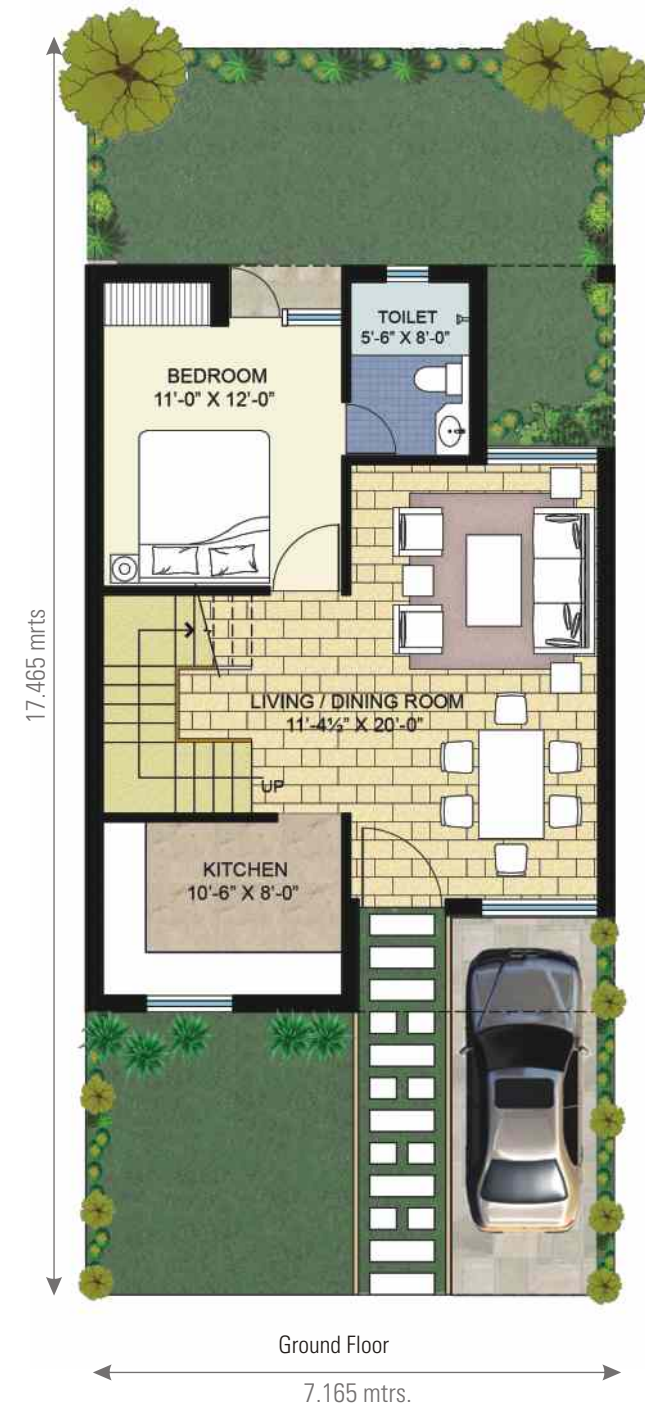
First Floor



Second Floor Plan
(Available in Option-2 only)

TYPE - C

Option 1 - Ground + First Floor - Saleable Area: 1525 sq. ft.
 Option 2 - Ground + First + Second Floor - Saleable Area: 1900 sq. ft.
 (Terrace Area - 390 sq. ft.)



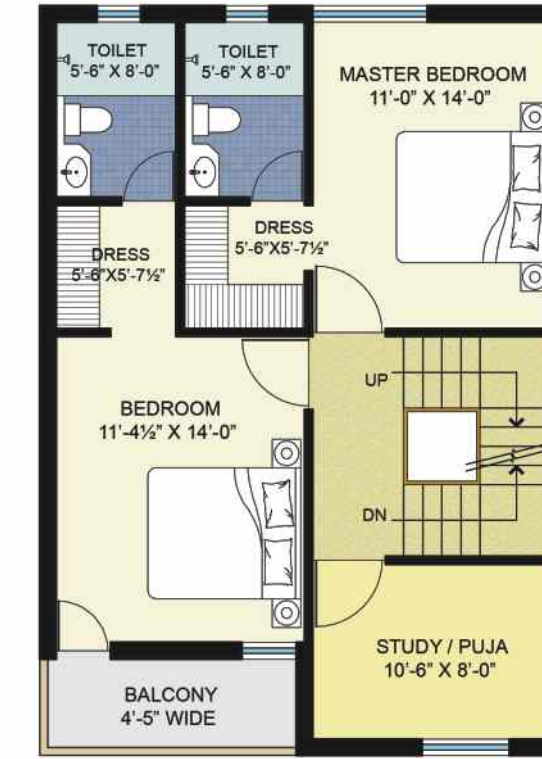
First Floor



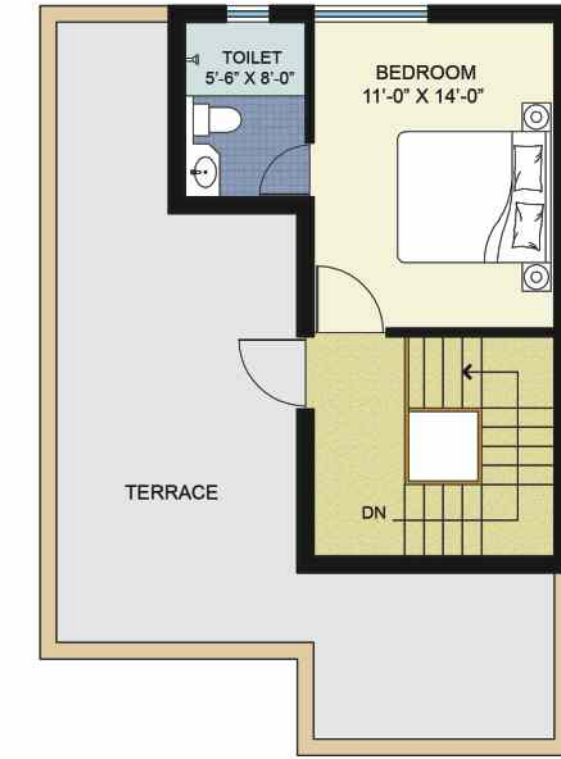
Second Floor Plan
(Available in Option-2 only)

TYPE - D

Option 1 - Ground + First Floor - Saleable Area: 1525 sq. ft.
 Option 2 - Ground + First + Second Floor - Saleable Area: 1900 sq. ft.
 (Terrace Area - 390 sq. ft.)



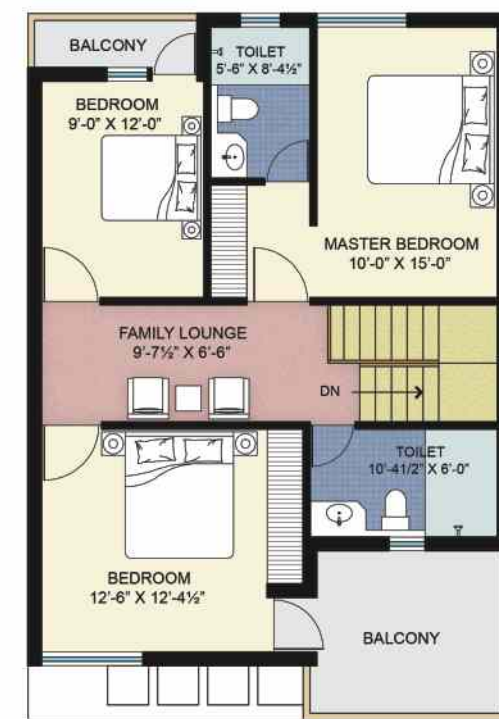
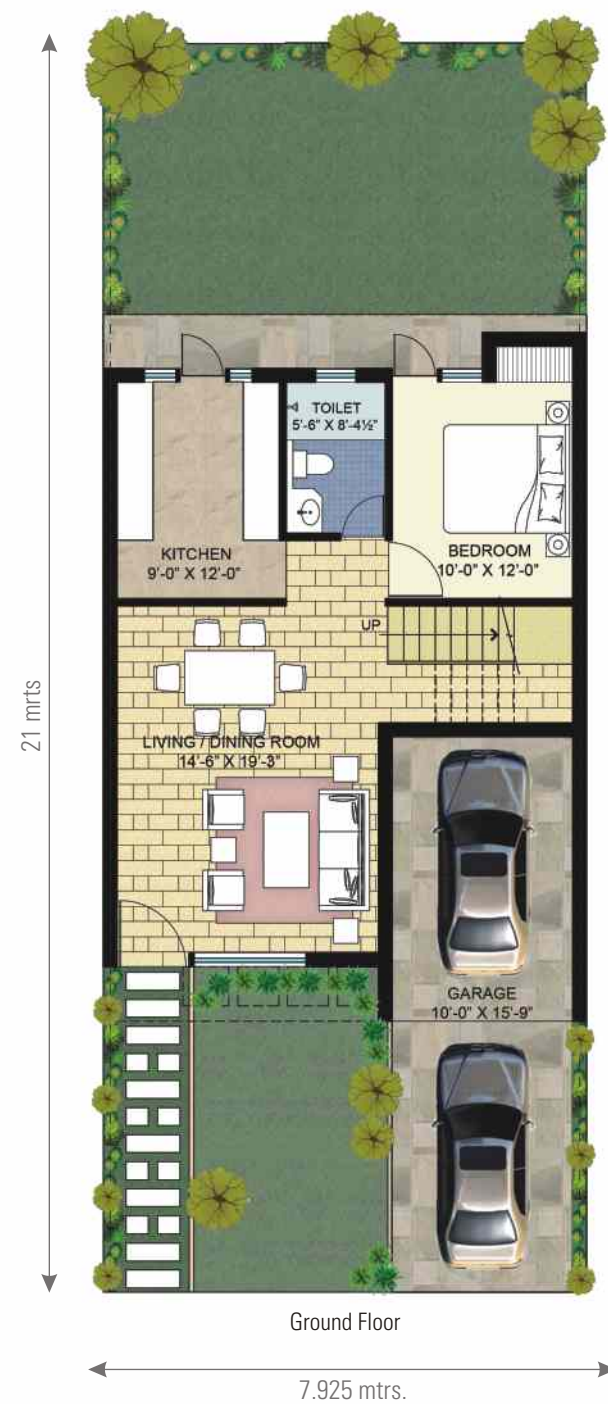
First Floor



Second Floor Plan
(Available in Option-2 only)

TYPE - E

Saleable Area: 1900 sq. ft.



First Floor

SPECIFICATIONS

Structure		Earthquake resistant structure
Flooring	Bedrooms Living / dining Balconies Staircase	Vitrified tiles Marble Ceramic tiles Marble / hard stone
Wall Finish	External Internal	Good quality exterior paint Emulsion paint
Kitchen	Flooring Wall finishes Kitchen Counter	Ceramic tiles Selected ceramic tiles upto 600mm height above the counter, emulsion paint on all walls in other areas Granite counter with stainless steel sink
Doors	Internal External Main Door	Seasoned hardwood frames with moulded European style shutters Powder coated / anodized aluminium frame with glazed sutter Seasoned hardwood frames with moulded European style shutters
Windows		Aluminium anodized / powder coated window frames with glazing
Bathroom / Toilet fittings	Wall Flooring Fittings	Selected ceramic tiles upto ceiling height Ceramic tile flooring EWC & wash basin in white colour, modern CP fittings, granite counter, provision for geyser
Electrical Supply		Three phase independent supply with copper wiring in concealed conduits
Communication		One telephone jack each in living room and master bedroom provision for intercom facility to each villa in living room
Air Conditioning		A.C. point provision in all bedrooms & living room
Television		TV point in living room, master bedroom & family lounge

All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision

APPLICABLE TO VILLA NOS: 01 - 11, 209 - 226



CLUB HOUSE

- Lounge area
- Gymnasium
- Multipurpose hall for meditation, yoga & gatherings
- Swimming pool
- Kid's play area
- Changing rooms
- Pantry
- Squash court
- Badminton court
- Tennis court
- Table tennis
- Putting green



FAQS

- 1. Where is the proposed development?**

The proposed development is located off Vandalur- Kelambakkam road as part of the 200 acre integrated township of Uniworld City.
- 2. How far is the location from airport, railway station and bus terminus?**

Distance from Airport is 25 kms, Railway station is 11 Km (Vandalur) and bus terminus Vandalur is 11 km.
- 3. Is there public transport available to other parts of the city?**

Yes railway station is very close which takes you all the way to the Chennai central station and up to Chengelpet on the other side. A local bus stop is 2 kms away which connects you to Tambaram.
- 4. What is the extent of the overall township?**

The total development is proposed over 200 acres with a potential to house more than 7500 families once complete. It would comprise of apartments, plots, villas, club house, school, retail outlet, health care centre, lush landscaped greens and various recreational facilities.
- 5. What is the extent of this phase?**

The first phase is on 13 acres (approx) of land.
- 6. How much open green area would be there in the development?**

In addition to the 10% OSR (open space reservation) approx 60% of space would be dedicated to the open spaces.
- 7. Is there a market/convenience store near the location?**

Yes, there are several convenience stores as well as on market in close vicinity on Vandalur Kelambakkam Road. A convenience store is planned within the development to take care of daily needs of residents.
- 8. Are there any schools near the location?**

We have Sushil Hari International school and Crescent Residential School both at around 8 kms distance. Additionally a school is proposed within the township.
- 9. Are there any hospitals/medical centers near the location?**

There are hospitals within 15 minutes drive, Chettinad Health City 11kms, SRM Hospital -15 kms. In addition, a health care centre is proposed as part of the township.
- 10. How far is the nearest petrol pump?**

2 kms.
- 11. Are there bank branches/ATMs near the location?+**

ATM is present at 2km from the site. An ATM is also proposed within the township.
- 12. Can a group visit to the site be arranged?**

Yes, we have a fully operational site office and we would be pleased to arrange a visit on your request. Kindly contact our site office or drop in a mail for the same.
- 13. How do I book my unit at Palm Villas?**

You can book your villa by simply paying the booking charges, completing the application form and providing other related documents at our office.
- 14. What is the procedure to obtain the club membership?**

There will be a club house catering to the residents of the township whose membership can be obtained by paying the requisite membership and joining fees.
- 15. What is the nature of the agreement to be signed by us?**

A sale and construction agreement will be entered into and the same will be registered in your name.
- 16. Would the Registration be done on basis of Plot or UDS?**

Registration is based on plot area.
- 17. Is there any common wall sharing in between two villas?**

The villa units are of row housing configuration. The corner units will have only one common wall.
- 18. Are modifications permitted in the villas?**

Post possession, the customer is free to modify the internal specification to the villa as per his taste. However structural changes within the villa and external changes to the architecture of the villa will not be permitted. In order to maintain the ambience of the gated community no compound walls will be permitted to be built between the villas. Only picket fences will be provided and maintained for all villas as rear and side boundaries.
- 19. Are we providing any STP?**

Yes, we are going to have an STP.
- 20. Are we provisioning for Water treatment plant?**

Yes, facilities for Water Treatment would be provided for all the residents of the township.
- 21. Is there an over-head tank?**

Yes.
- 22. Is there any Power back-up?**

Power Backup will be limited to common areas and amenities as well as street lighting.
- 23. How many Phases for the electricity supply?**

There would be a 3 phase electrical supply
- 24. How many AC points in the Villas?**

One A.C. point in each bedroom and living/dining room
- 25. Is it possible to get housing finance in this project?**

Yes, we will help you get housing finance through our tie-ups with banks, where you can avail of special offers customized for our project.
- 26. What is my responsibility for disbursement of instalments in case of loan taken through banks?**

It is the Customer's responsibility to ensure timely payment from the bank.
- 27. Whom do I contact if I have any more questions/clarifications?.**

Please email us at : chennai@unitechgroup.com or meet us at our office address mentioned overleaf.



Chennai:

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Mobile: +91 9500095722, 9500095723

Gurgaon (Marketing Office):

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South City - 1, N.H. - 8, Gurgaon - 122001
Tel: + 91 124 4552000

chennai@unitechgroup.com
www.unihomesgroup.com

The layout, building plans, and specifications of buildings, complex and the apartments are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.