




Experience the Extraordinary  ASPEN GREENS

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

UNI WORLD 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.

ASPEN GREENS

Welcome to the land of enchantment.

Spread over 15.4 acres of sprawling greens, Aspen Greens offers you Plots ranging from 1500 to 2400 sq. ft. Situated off Vandalur – Kellambakkam Road in Uniworld City lies a delightful, hidden gateway, an oasis of wide open spaces, so you don't miss the pulse of the city.

Aspen Greens is the ideal gateway for nature lovers.... An absolute gem of a destination.

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 products 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 conferred 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 a 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 South City, Gurgaon.



An Integrated Township in Delhi, NCR

Location Map - Uniworld City



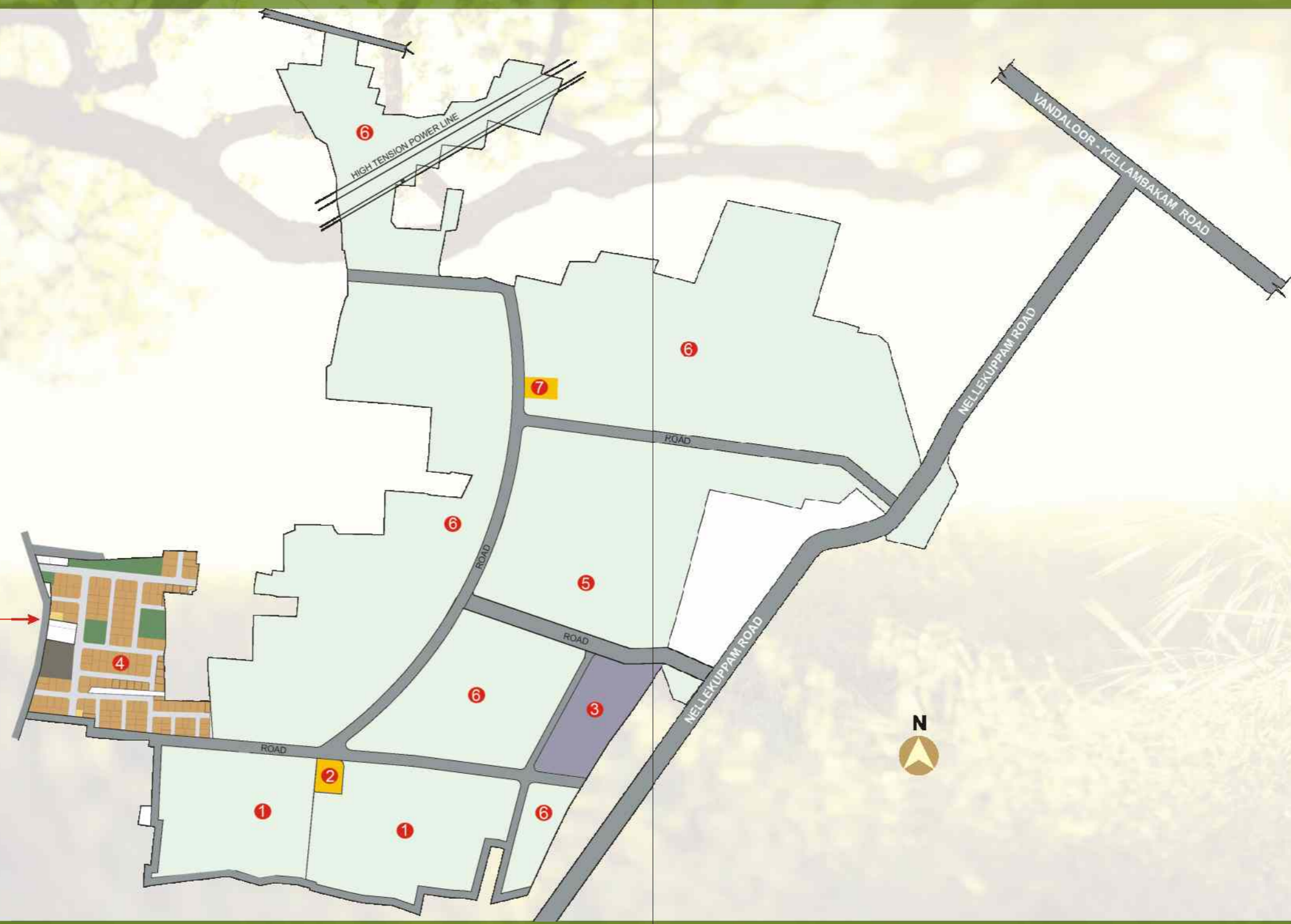
Located in the heart of new Chennai

ASPEN GREENS, 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.

ASPEN GREENS 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.



 ASPEN GREENS



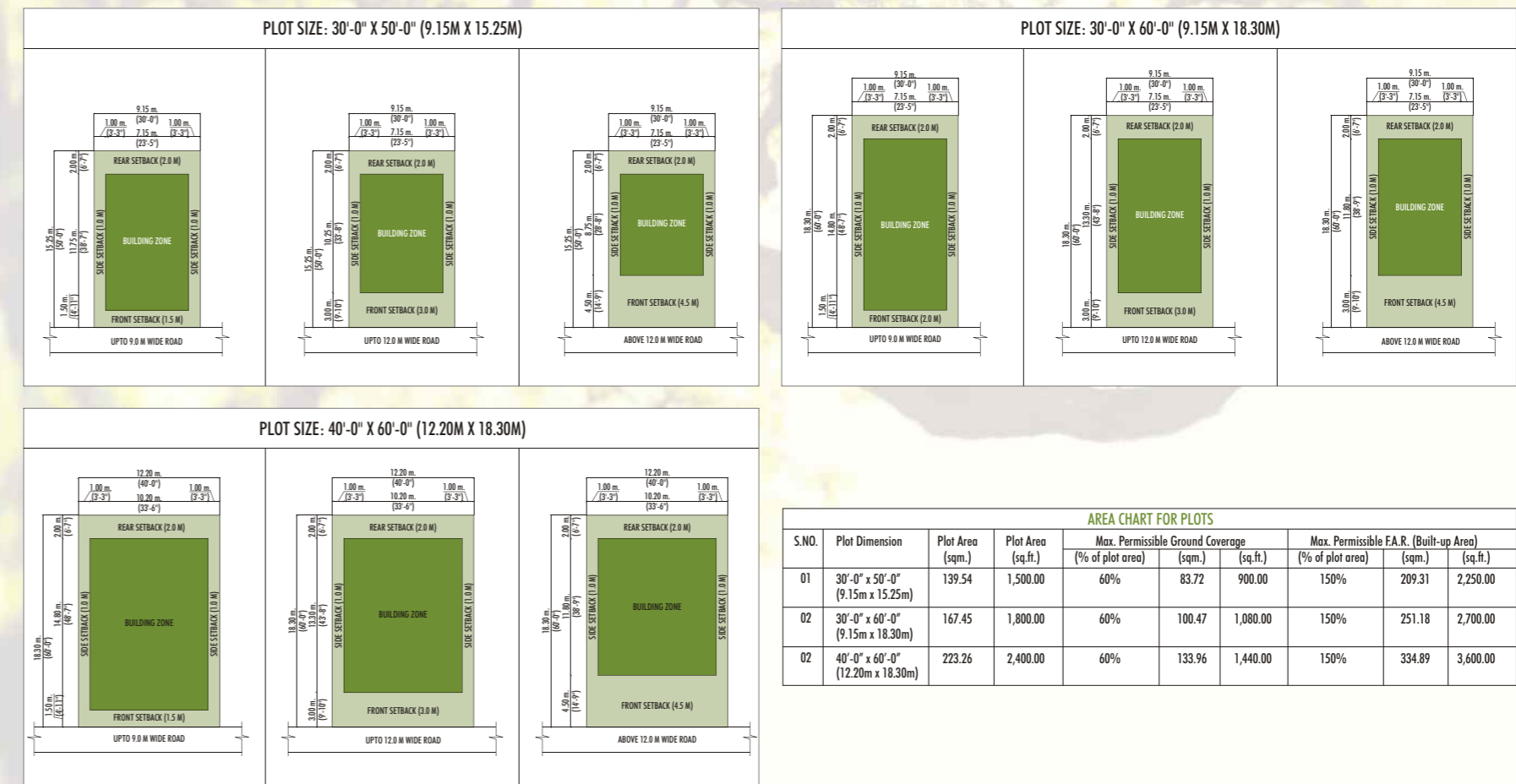
LEGEND

-  Unihomes
-  Proposed Community Centre
-  Proposed School
-  Aspen Greens Plotted Development
-  Palm Villas Development
-  Proposed Future Development
-  Proposed Club

Key Plan



Plot Utilization



S. NO.	Plot Dimension	Plot Area (sqm.)	Plot Area (sq.ft.)	Max. Permissible Ground Coverage			Max. Permissible F.A.R. (Built-up Area)		
				(% of plot area)	(sqm.)	(sq.ft.)	(% of plot area)	(sqm.)	(sq.ft.)
				01	30'-0" x 50'-0" (9.15m x 15.25m)	139.54	1,500.00	60%	83.72
02	30'-0" x 60'-0" (9.15m x 18.30m)	167.45	1,800.00	60%	100.47	1,080.00	150%	251.18	2,700.00
02	40'-0" x 60'-0" (12.20m x 18.30m)	223.26	2,400.00	60%	133.96	1,440.00	150%	334.89	3,600.00

Experience warmth, joy and laughter in the serene environment.

- Club house with swimming pool & gymnasium
- Adjoining extensive green area
- School
- Sewer line
- Street lighting
- Black top road



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.

FAQs

1. Where is the proposed ASPEN GREENS Development?

The proposed development is located off Vandalur- Kelambakkam road as part of 200 acre Unitech Township with a proposed school, retail centre & health care facility.

2. How far is ASPEN GREENS from airport, railway station and bus terminus?

Distance from airport is 25 kms, nearest railway station and bus terminus at Vandalur is 11kms. There is a bus service very close to the development which connects to the city.

3. Is there public transport available from ASPEN GREENS to other parts of the city?

Yes railway station is very close which takes you all the way to central station within the city and up to Chengelpet on the other side. A local bus stop is 2 kms away.

4. What is the future overall development near ASPEN GREENS?

The total development is proposed to be over 200 acres with a potential to house more than 7500 families once complete. It would comprise of various types of apartments, Plots, villas, club house, school, retail outlet, health care facility, lush landscaped greens and various recreational facilities.

5. What is the extent of the first phase?

Aspen greens layout is the first phase of UNIWORLD CITY comprising of around 168 plots of varying sizes over 15 acres.

6. What are the plot sizes available in ASPEN GREENS?

The plots are in sizes of 1500 sq.ft., 1800 sq.ft. & 2400 sq.ft.

7. How much open green area would be there in the development?

Approximately 20% will be green area.

8. Is there water supply for individual plots?

Yes, the water supply will be for individual plots at the cost.

9. Who will maintain the common area?

Association will maintain the common area.

10. Will the inside road will be a tar road?

Yes, the inside road will be a tar road.

11. Is the electricity connection a 1 phase or a 3 phase connection?

It will be a 3 phase connection.

12. What will be the cost of Electricity & Water connection?

Approximately it will be Rs. 25000/-

13. Is there a market/convenience store near the location?

Yes, there is a provision for convenience stores within the township development.

14. Are there any schools near the location?

We have Sushil Hari international school and crescent residential school both of which are 8 kms from the development. A school is proposed within the development of the township.

15. Are there any hospitals/medical centers near the location?

There are hospitals within 15 minutes drive, chettinad Health City 11kms away and SRM Hospital 15 kms away. In addition, Health care facility is proposed as a part of the townships.

16. How far is the nearest petrol pump?

The nearest petrol pump is 2 kms away.

17. Is there any bank branches/ATM near the location?

ATM is present at a distance of 2 kms from site. An ATM is also proposed in the township.

18. 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.

19. How do I book my Plot at ASPEN GREENS?

You can book your plot by simply paying the booking charges, completing the application form and providing other related documents at our office.

20. What is the nature of the agreement to be signed by us?

A sale agreement will be entered into and the individual plot will be registered in your name.

21. Can I start construction on my plot once it is registered?

Yes, you can construct on the plot keeping the DTCP, local body regulations in consideration.

22. Is it possible to get finance for this project?

Yes, we will help you get finance through our tie-ups with banks, where you can avail of special offers customized for our project.

22. Is ASPEN GREENS an approved layout?

Yes. The layout is approved by DTCP. You can build one FSI house, for which you can get approval from DTCP/local Panchayat.

23. Whom do I contact if I have any more questions/clarifications?

Please email us at: chennai@unitechgroup.com



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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.