

GARDENS



unitech

UNIWORLD
CITY
— CHENNAI —

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 Nallambakkam, 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.

Within its premises, Uniworld City will have in addition to residential buildings, DAV school, 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 kids play areas.

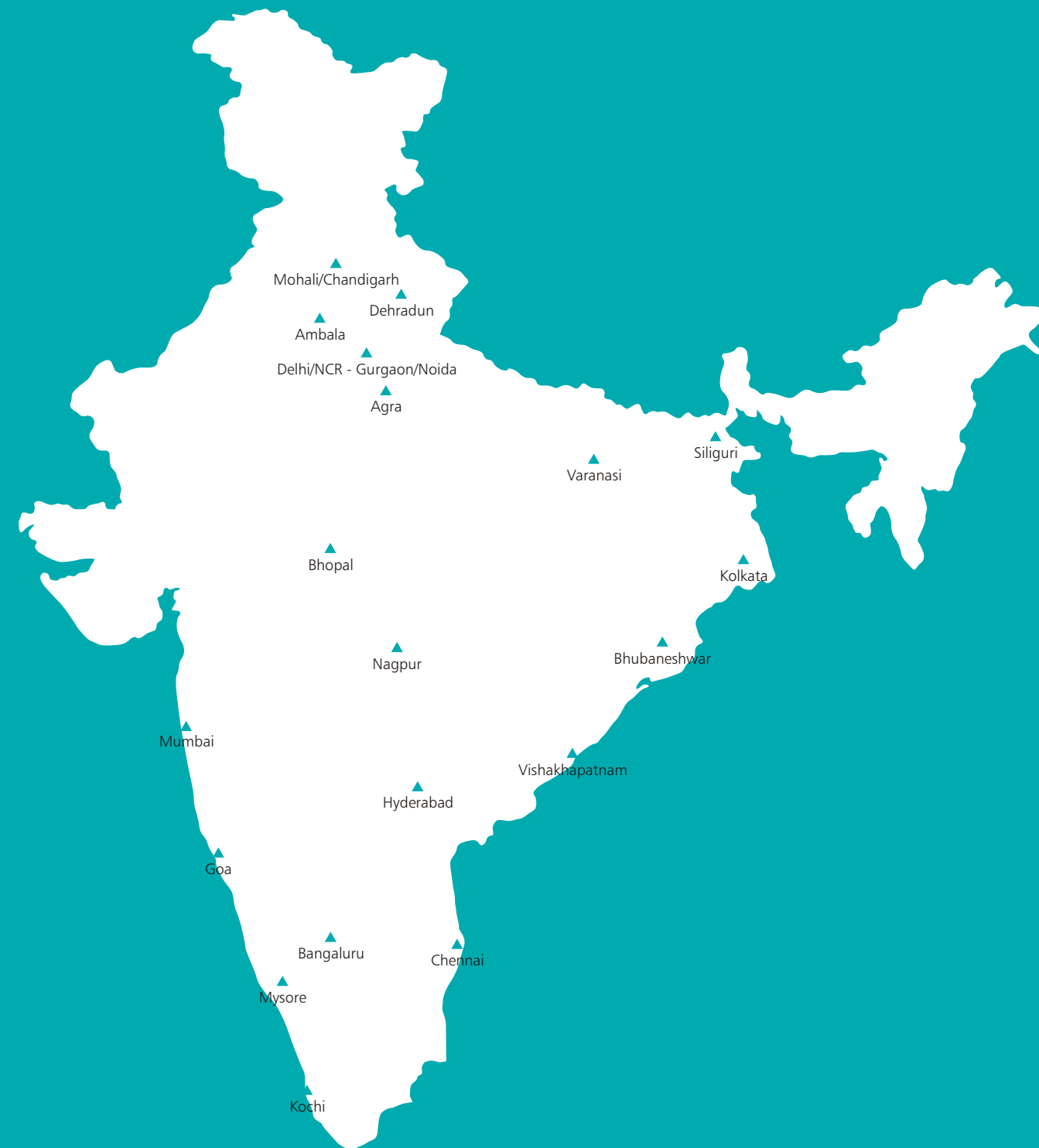


Welcome to Gardens at Uniworld City, Nallambakkam, Chennai.

Sprawled over magnificently landscaped greens.
An idyllic ambience designed by international firms renowned for architecture and landscaping. Unmatched quality of construction & design keeping features of Indian lifestyle in mind.
World class amenities with a local accent.

Living doesn't get better than this.

Unitech's Pan India Presence



Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The well-recognised brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. 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 internationally 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.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.



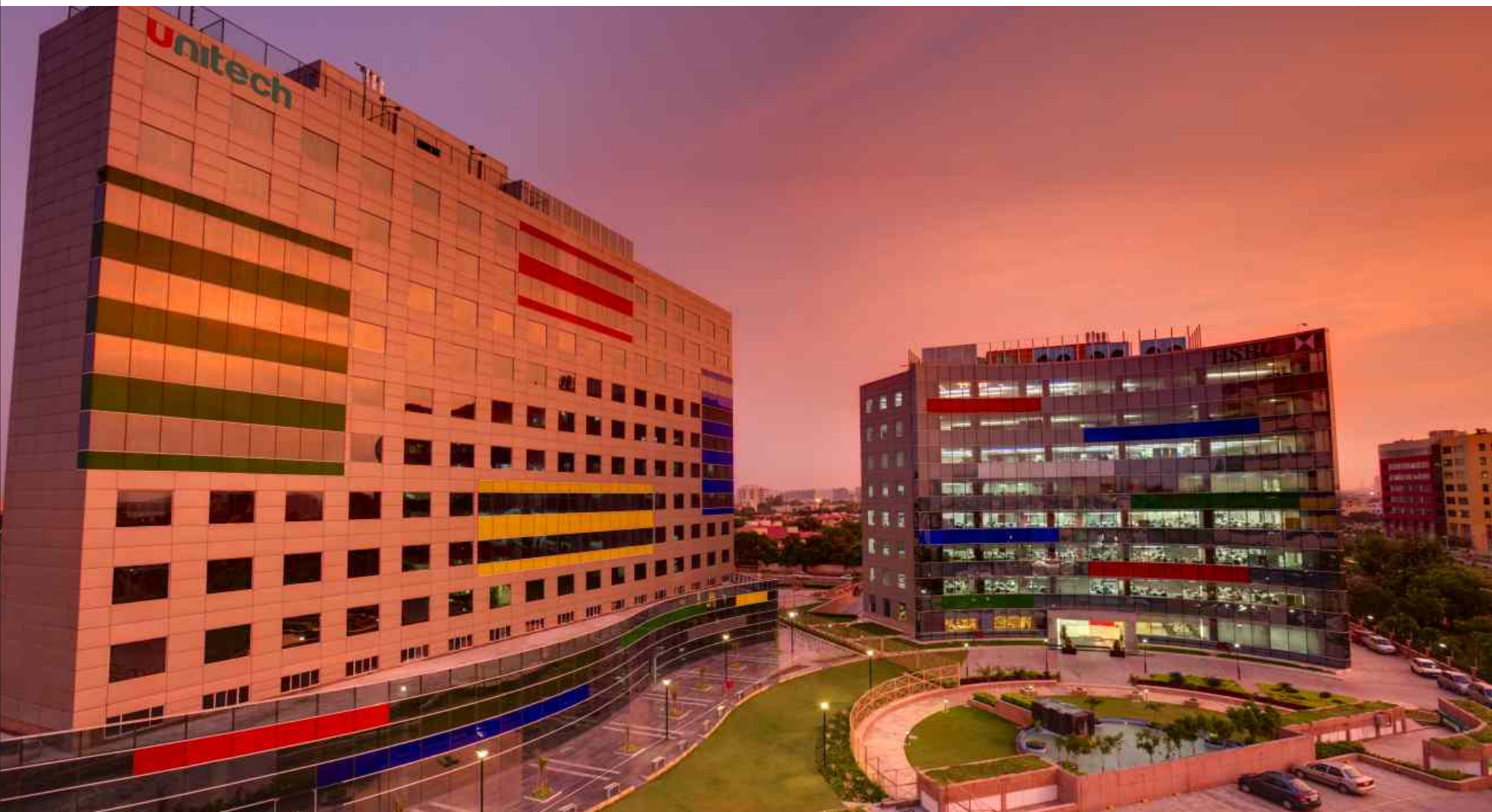
Signature Towers, Gurgaon
(Iconic Towers on NH-8)



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



Unitech Karma Lakelands, Gurgaon
(Premium golf villa project)



Unitech Commercial Towers, Gurgaon



Uniworld City, Kolkata

Unitech Grande, Noida



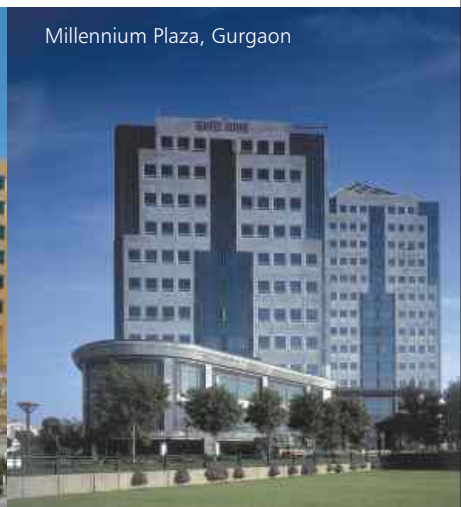
Gardens Galleria, Bangalore



Cyber Park, Gurgaon



Millennium Plaza, Gurgaon



Infospace, Kolkata



Unitech partners with internationally acclaimed architects and design consultants with proven track record of bringing to life its world class projects. In our endeavour to deliver the best in class projects, some of our major partners are US - based design firm Callison Inc., Canada based Forrec, SWA etc.

They offer architecture, planning, interior design, image design and related consulting services. They specialize in the corporate office, retail, healthcare, hospitality and residential markets. They help fulfill leadership vision and give shape to business strategy on projects that influence the way people live, work and play each day around the globe.

Additionally, our well managed architectural and engineering teams have closely worked and partnered with globally famous architects like:

- HOK (USA)
- Allan Berwick (UK)
- MEA Systra (France)



The Landscape Aspirations

Our landscape aspiration was to create something of beauty that made city life feel less pedestrian. The urban pedestrian boulevard ironically, is just that with a vibrant and lush environment of urban plazas and parklands.

The road home is lined with exotic water features and flora. There is a meandering green band – the green space that weaves through the various plazas in the condominium. A jogging track and even a pet trail. The urban parklands will have the houses arranged into a series of unique clusters each designed to offer spectacular views from every room to the green parklands.

Lush landscaping to soothe your senses. Spacious play areas for the children. Impressive retail amenities, club and school facilities at your doorstep. And, external spaces have been especially designed for festivals and other cultural activities. The entrance to Uniworld City is magnificently designed as a grand plaza with a stunning water and bridge feature which links the main civic plaza to the festival plaza.

It's about celebrating life after all!



Located in the heart of New Chennai

GARDENS, 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 reputed institutions like Sports University, IIIT DM Campus and is 5 minutes away from the Vellore Institute of Technology Campus on the Vandalur - Kelambakkam Road.

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

The Master Plan



 BIRCH COURT

 GARDENS

 ASPEN GREENS

PALM VILLAS

PALM *Premiere*

 Delhi Public School

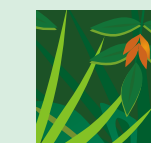
UNI Homes

UNI Homes 2



Key Plan





GARDENS

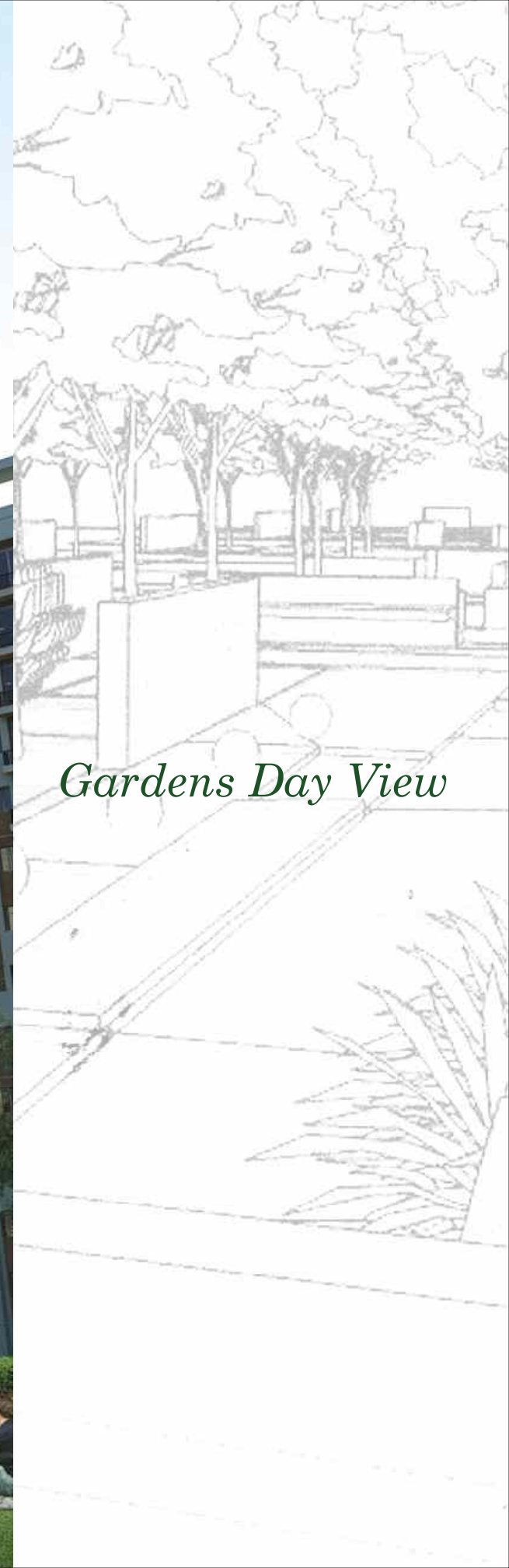
“A secret world cradled between
heaven and earth”

Untouched yet thrillingly alive Uniworld Gardens is a 26.3 acres chic and unspoilt residential development, surrounded by fluid green landscaping and speckled with the most exotic collection of trees, shrubs and flowers. Indulge in an environment so naturally beautiful, you would like to spend a moment here or maybe, a lifetime.

Uniworld Gardens offers a choice of 1, 2 and 3 bedroom apartments; each home is carefully designed to allow superior ventilation and feeling of freshness in the free flow of fresh breeze and bright sunshine.

With homes that offer spectacular views of sunrise and sunset, you can sit by the window sill, admiring the beauty of nature!

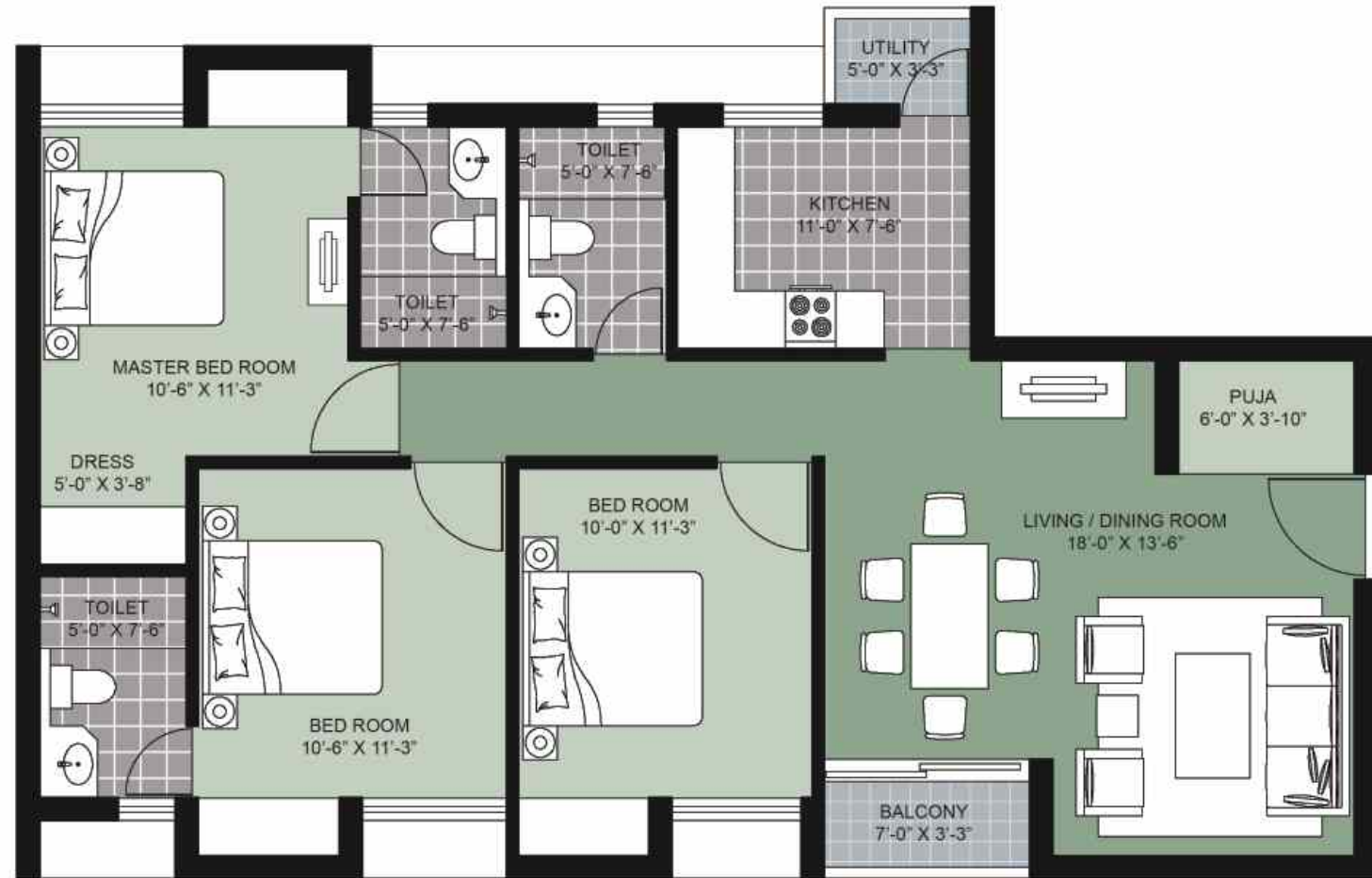
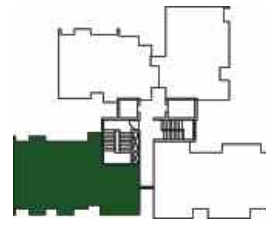
Perspective view of Gardens, Chennai



Gardens Day View

Type - A1

3BR3T (Sale Area: 1403 sq. ft.)

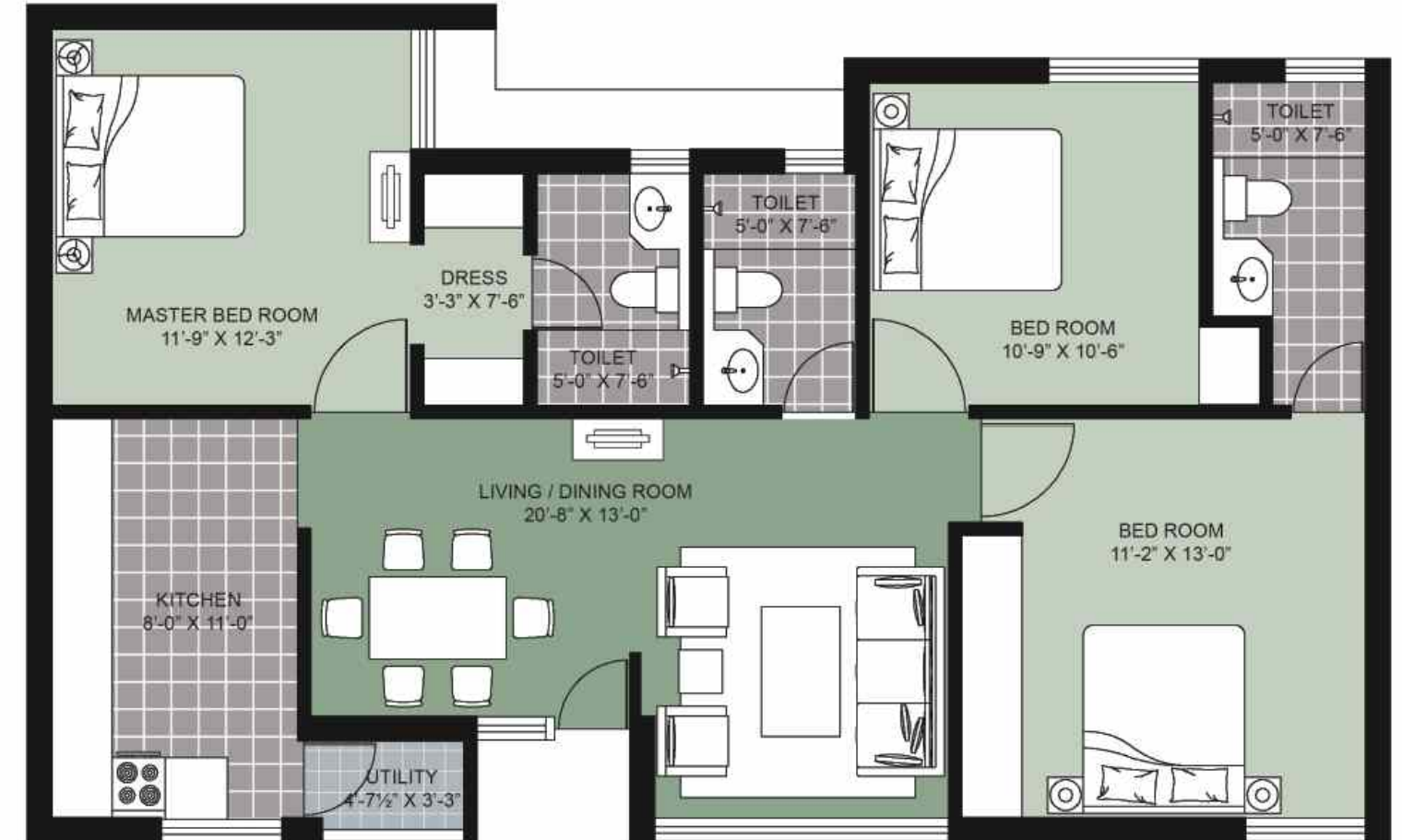
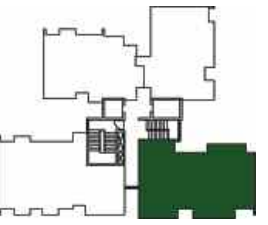


Applicable to

| | |
|-----------------|-----------------|
| T-15 – 101-1401 | T-19 – 101-1401 |
| T-16 – 101-1401 | T-24 – 101-1401 |
| T-17 – 101-1401 | T-25 – 101-1401 |
| T-18 – 101-1401 | T-26 – 101-1401 |

Type - A2

3BR3T (Sale Area: 1375 sq. ft.)

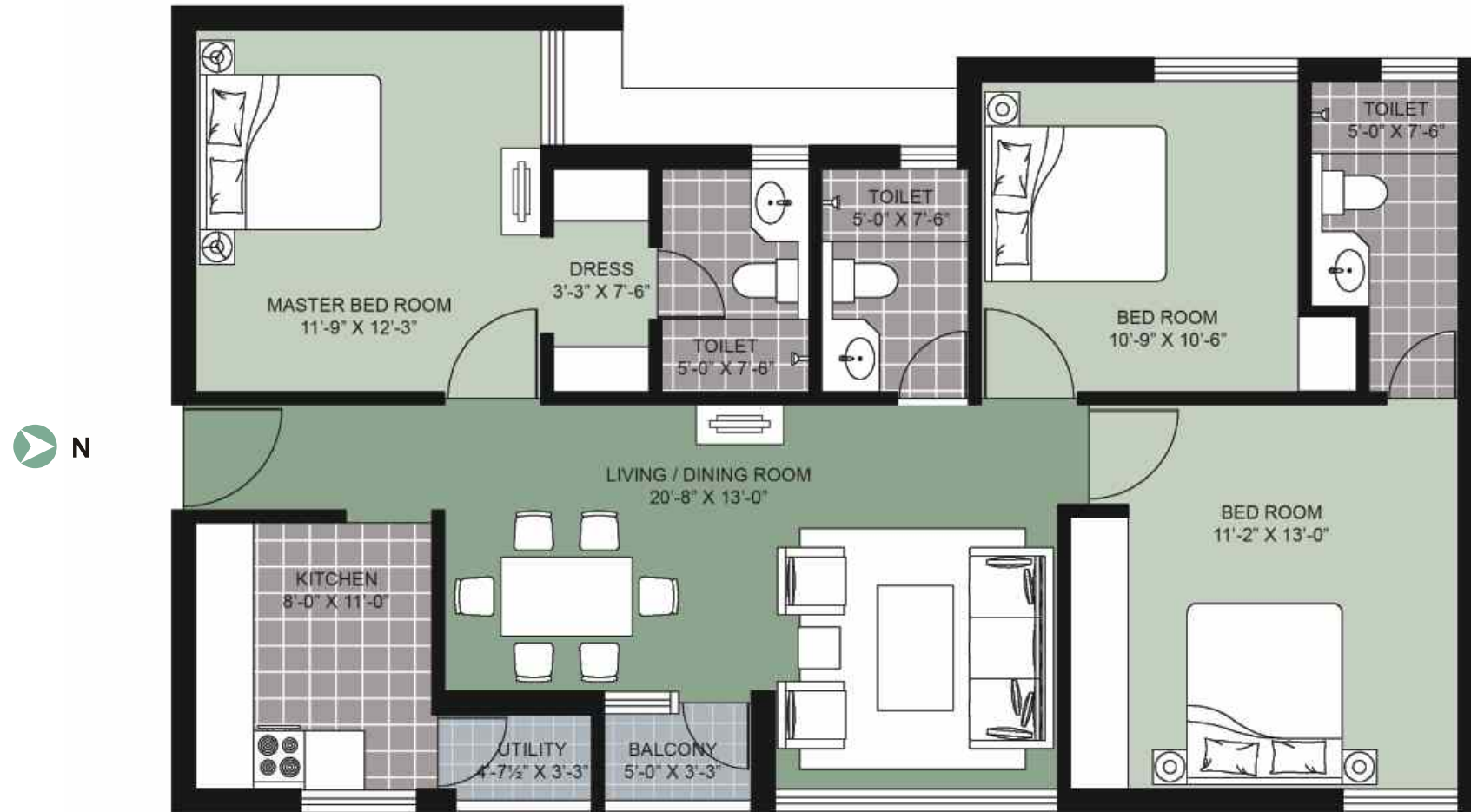
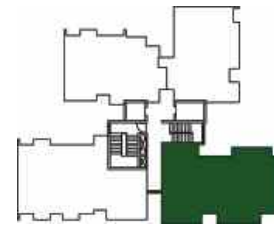


Applicable to

| | |
|------------|------------|
| T-15 – G04 | T-19 – G04 |
| T-16 – G04 | T-24 – G04 |
| T-17 – G04 | T-25 – G04 |
| T-18 – G04 | T-26 – G04 |

Type - A3

3BR3T (Sale Area: 1375 sq. ft.)

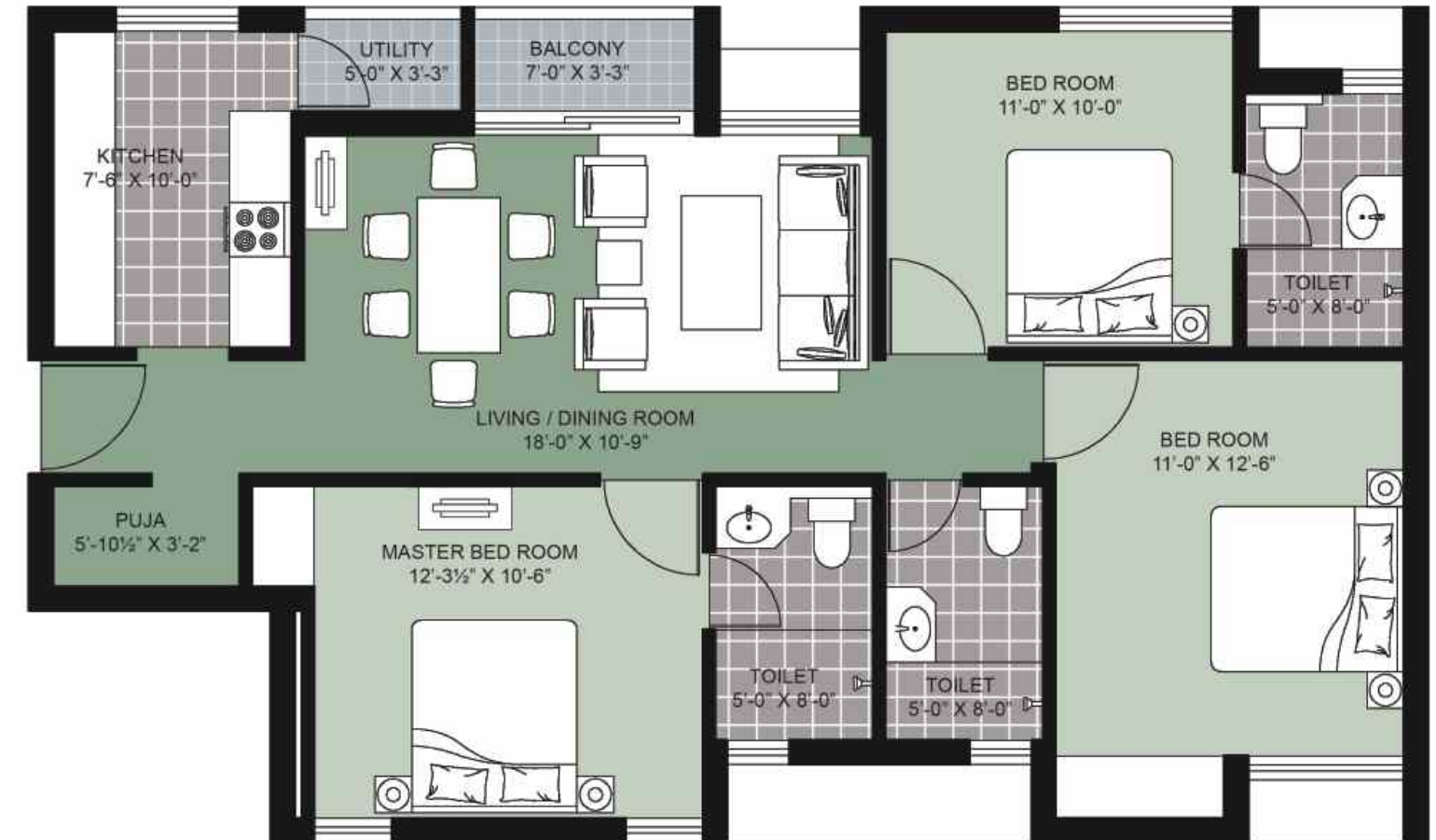
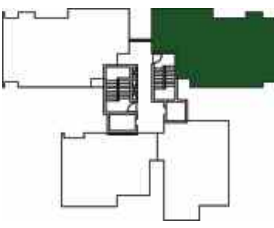


Applicable to

| | |
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| T-15 – 104-1404 | T-19 – 104-1404 |
| T-16 – 104-1404 | T-24 – 104-1404 |
| T-17 – 104-1404 | T-25 – 104-1404 |
| T-18 – 104-1404 | T-26 – 104-1404 |

Type - A4

3BR3T (Sale Area: 1317 sq. ft.)

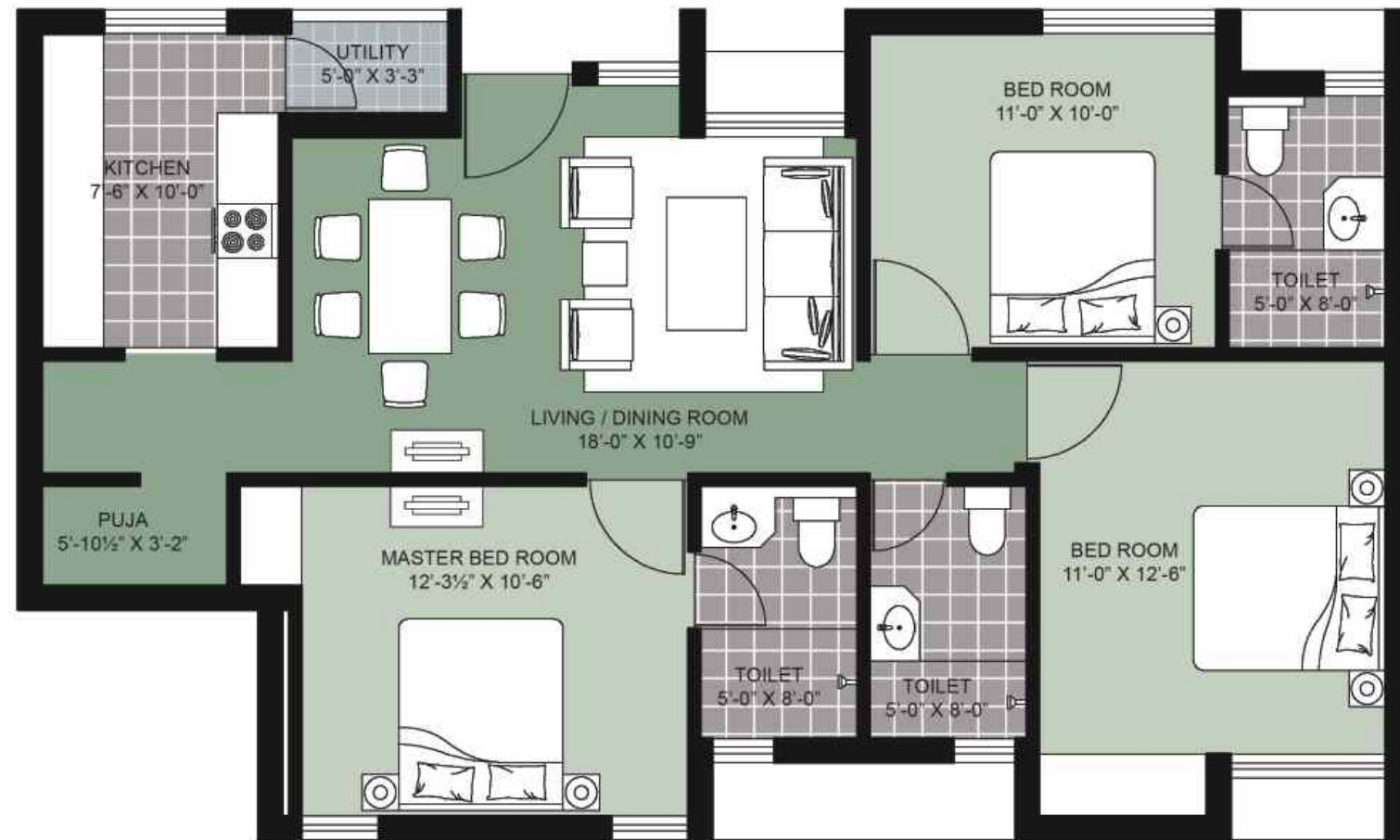
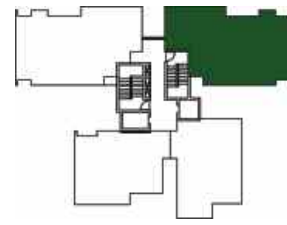


Applicable to

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| T-20 – 101-1401 | T-27 – 101-1401 |
| T-21 – 101-1401 | T-28 – 101-1401 |
| T-22 – 101-1401 | T-29 – 101-1401 |
| T-23 – 101-1401 | T-30 – 101-1401 |
| | T-31 – 101-1401 |

Type - A5

3BR3T (Sale Area: 1317 sq. ft.)

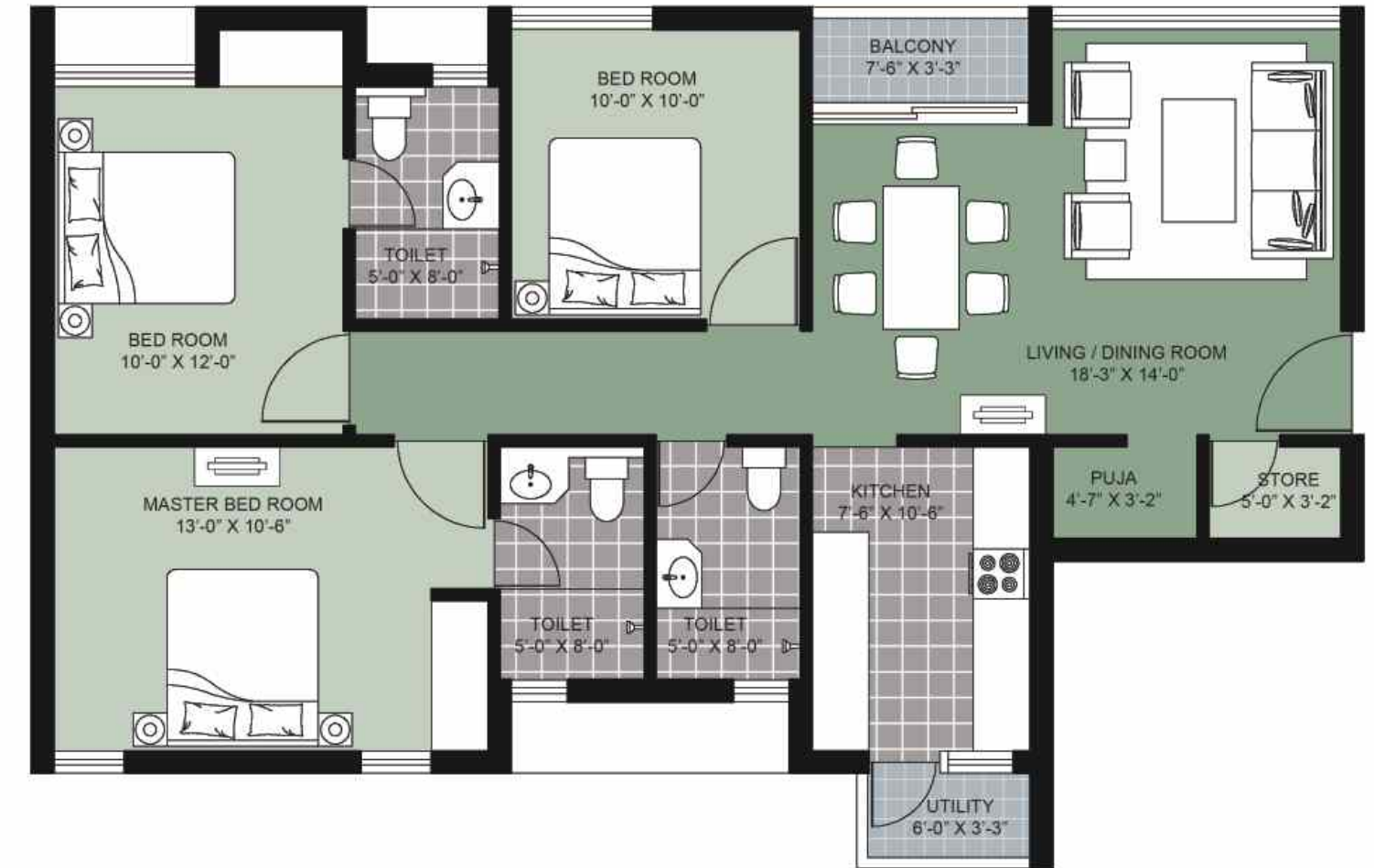
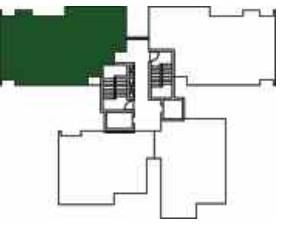


Applicable to

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| T-20 – G01 | T-27 – G01 |
| T-21 – G01 | T-28 – G01 |
| T-22 – G01 | T-29 – G01 |
| T-23 – G01 | T-30 – G01 |
| | T-31 – G01 |

Type - A6

3BR3T (Sale Area: 1392 sq. ft.)

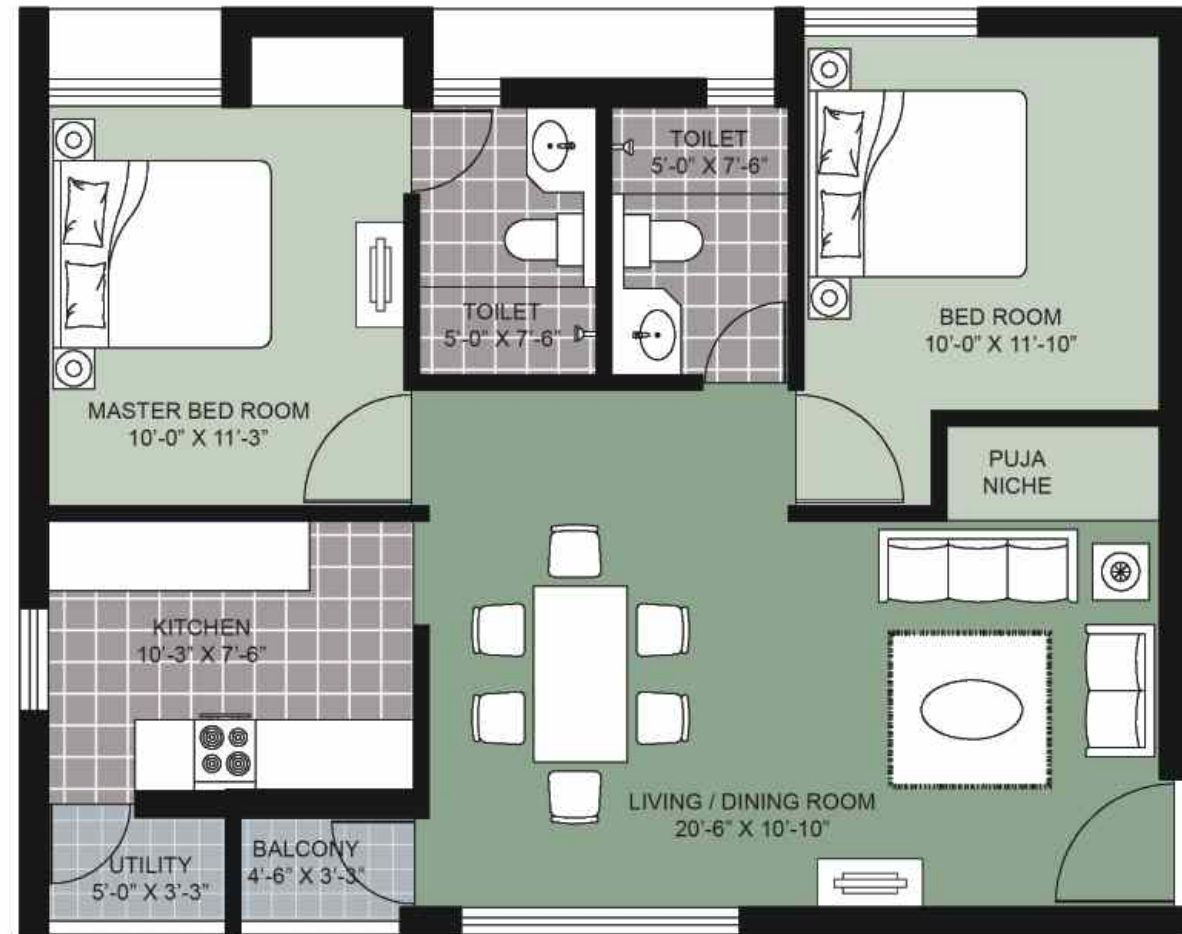
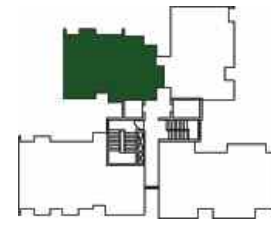


Applicable to

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|-----------------|-----------------|
| T-20 – 104-1404 | T-27 – 104-1404 |
| T-21 – 104-1404 | T-28 – 104-1404 |
| T-22 – 104-1404 | T-29 – 104-1404 |
| T-23 – 104-1404 | T-30 – 104-1404 |
| | T-31 – 104-1404 |

Type - B1

2BR2T (Sale Area: 1016 sq. ft.)

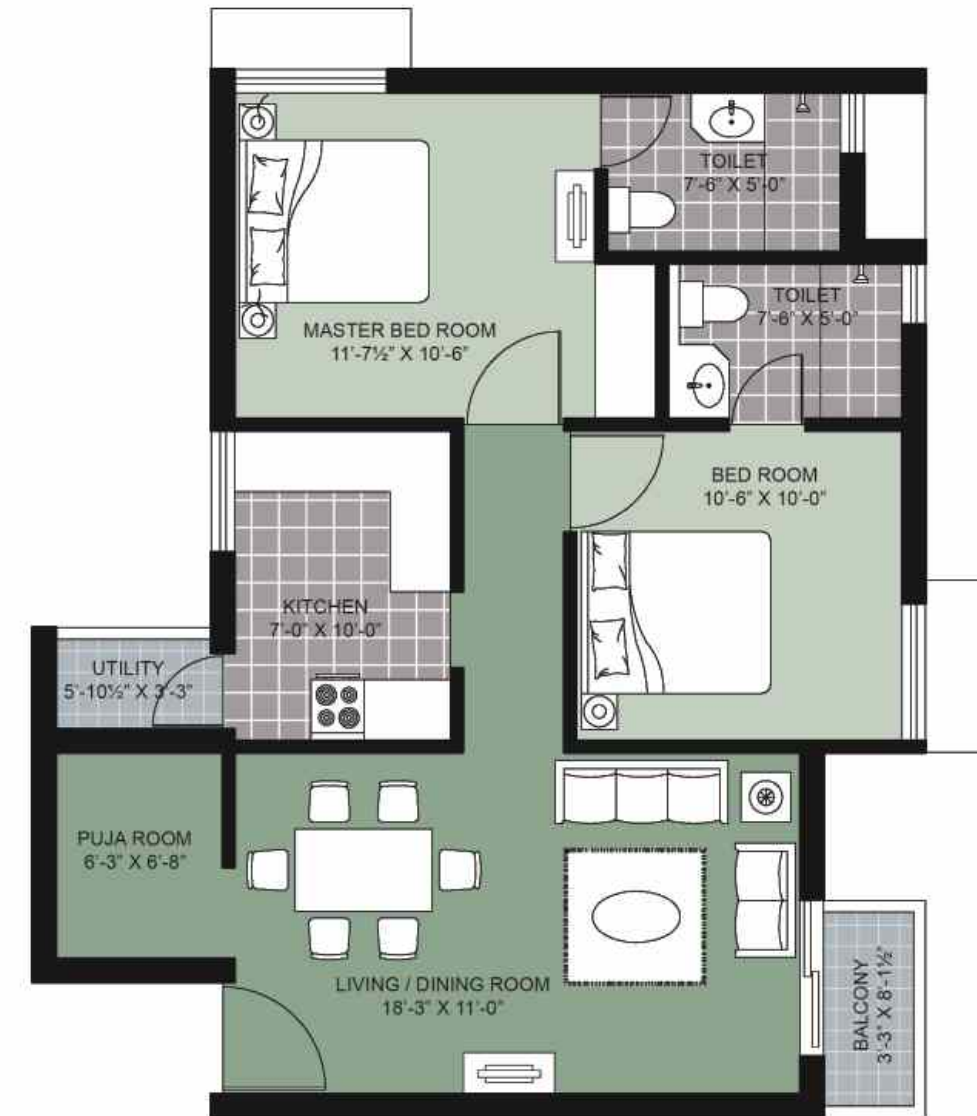
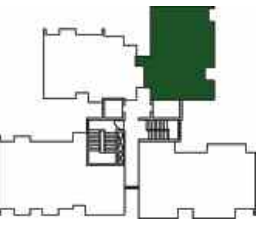


Applicable to

| | |
|-----------------|-----------------|
| T-15 – G02-1402 | T-19 – G02-1402 |
| T-16 – G02-1402 | T-24 – G02-1402 |
| T-17 – G02-1402 | T-25 – G02-1402 |
| T-18 – G02-1402 | T-26 – G02-1402 |

Type - B2

2BR2T (Sale Area: 1035 sq. ft.)

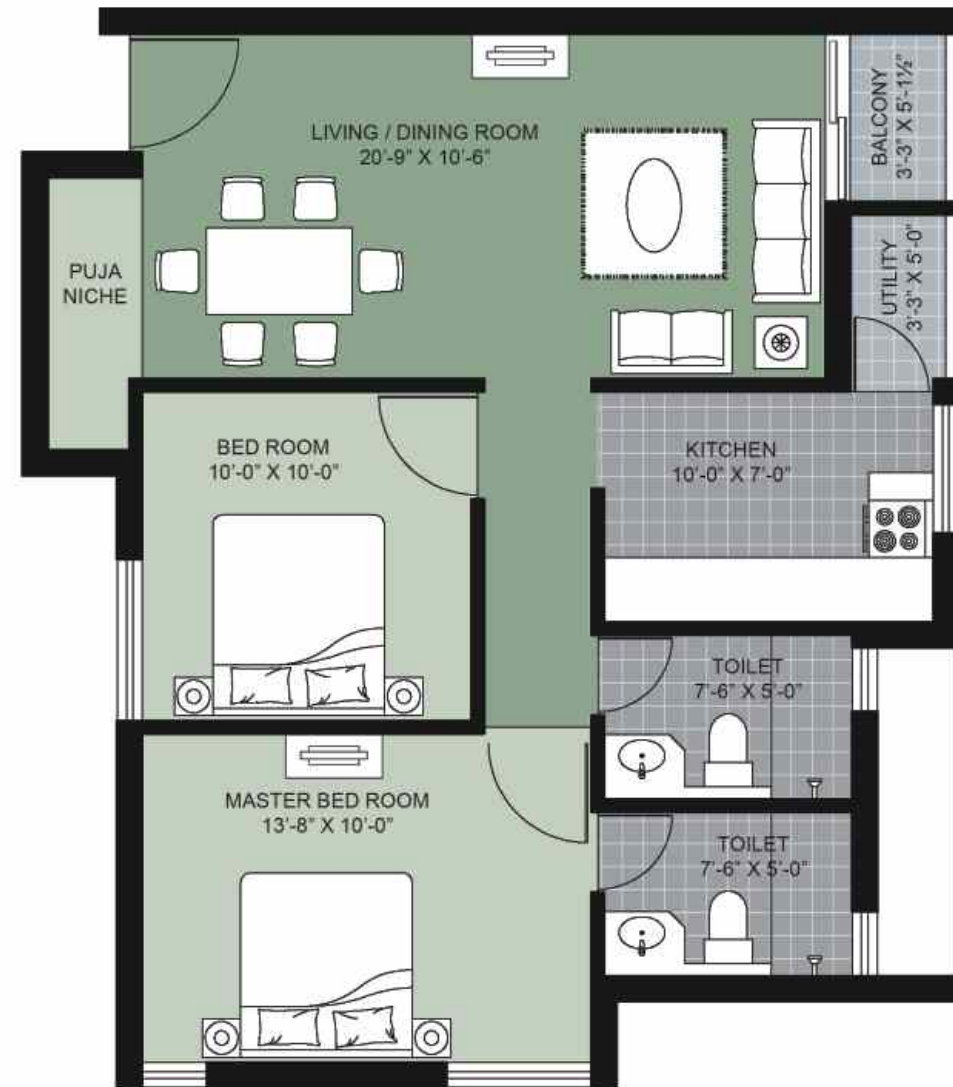
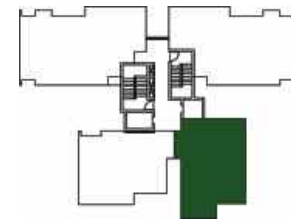


Applicable to

| | |
|-----------------|-----------------|
| T-15 – 103-1403 | T-19 – 103-1403 |
| T-16 – 103-1403 | T-24 – 103-1403 |
| T-17 – 103-1403 | T-25 – 103-1403 |
| T-18 – 103-1403 | T-26 – 103-1403 |

Type - B3

2BR2T (Sale Area: 1016 sq. ft.)



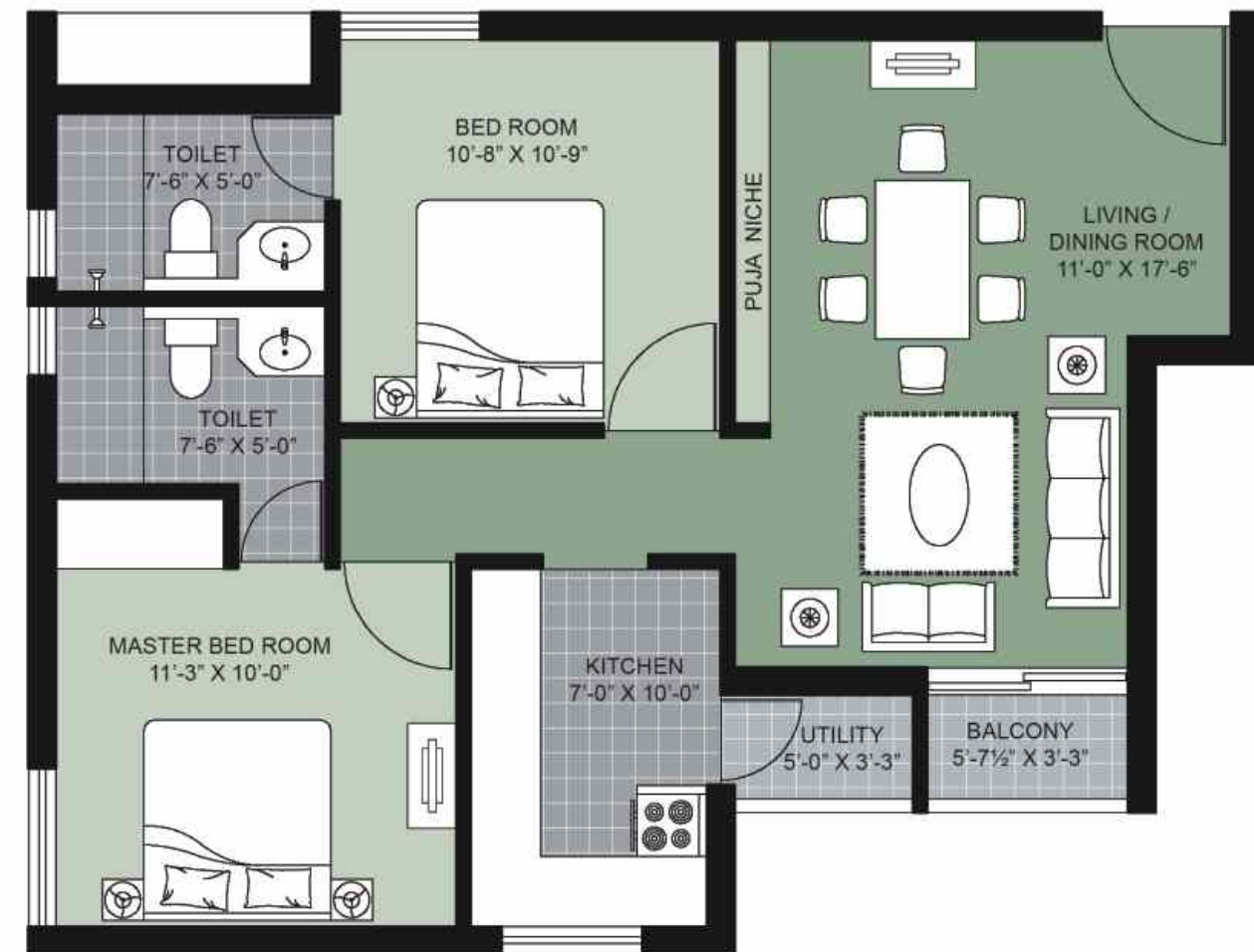
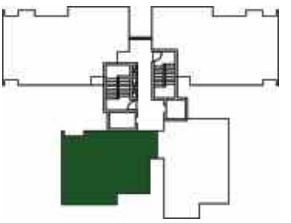
Applicable to

T-20 – G02-1402
T-21 – G02-1402
T-22 – G02-1402
T-23 – G02-1402

T-27 – G02-1402
T-28 – G02-1402
T-29 – G02-1402
T-30 – G02-1402
T-31 – G02-1402

Type - B4

2BR2T (Sale Area: 990 sq. ft.)



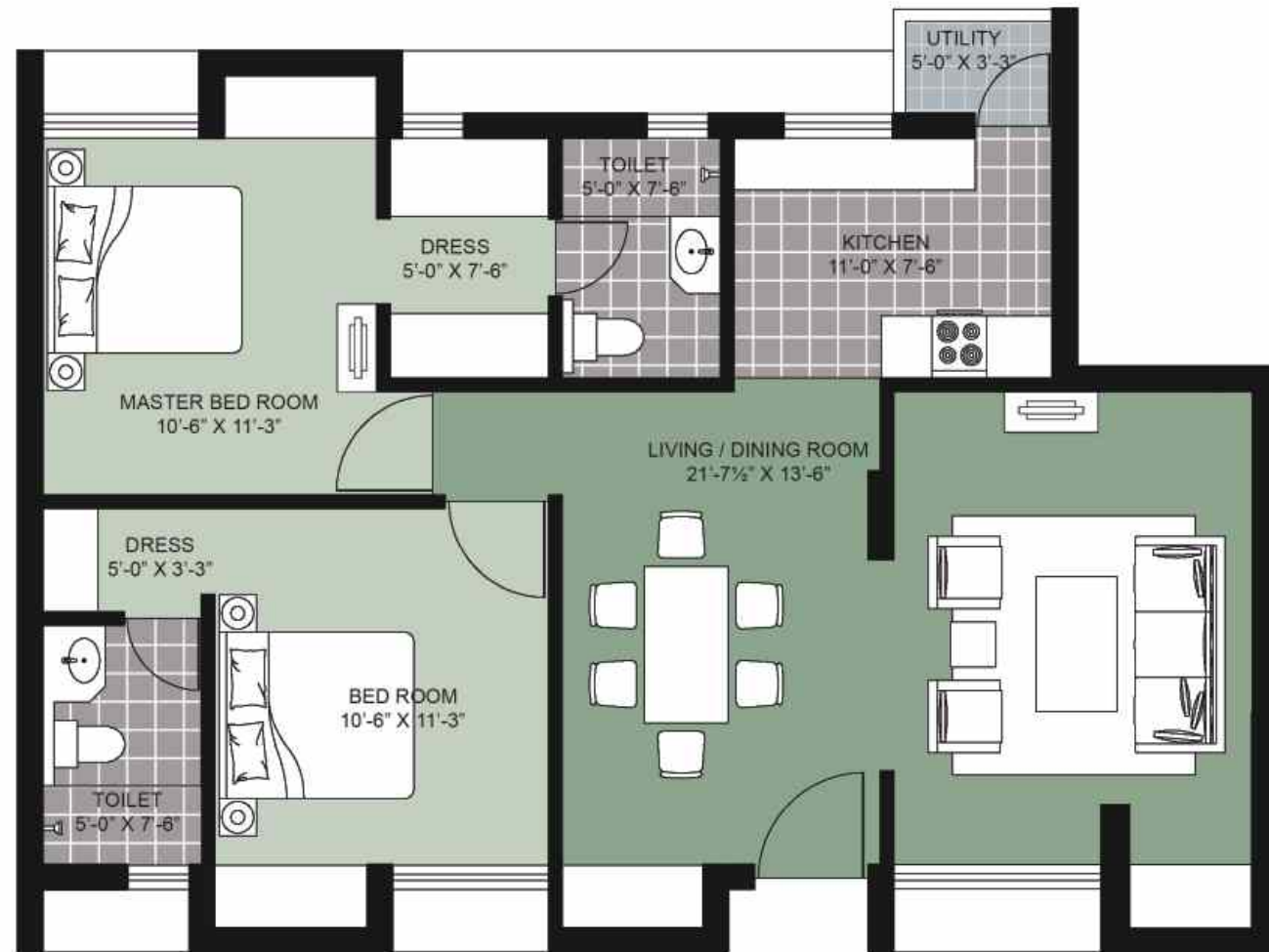
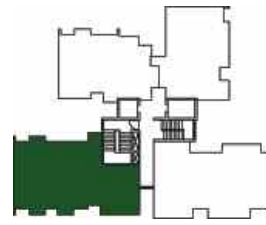
Applicable to

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T-22 – 103-1403
T-23 – 103-1403

T-27 – 103-1403
T-28 – 103-1403
T-29 – 103-1403
T-30 – 103-1403
T-31 – 103-1403

Type - B5

2BR2T (Sale Area: 1228 sq. ft.)

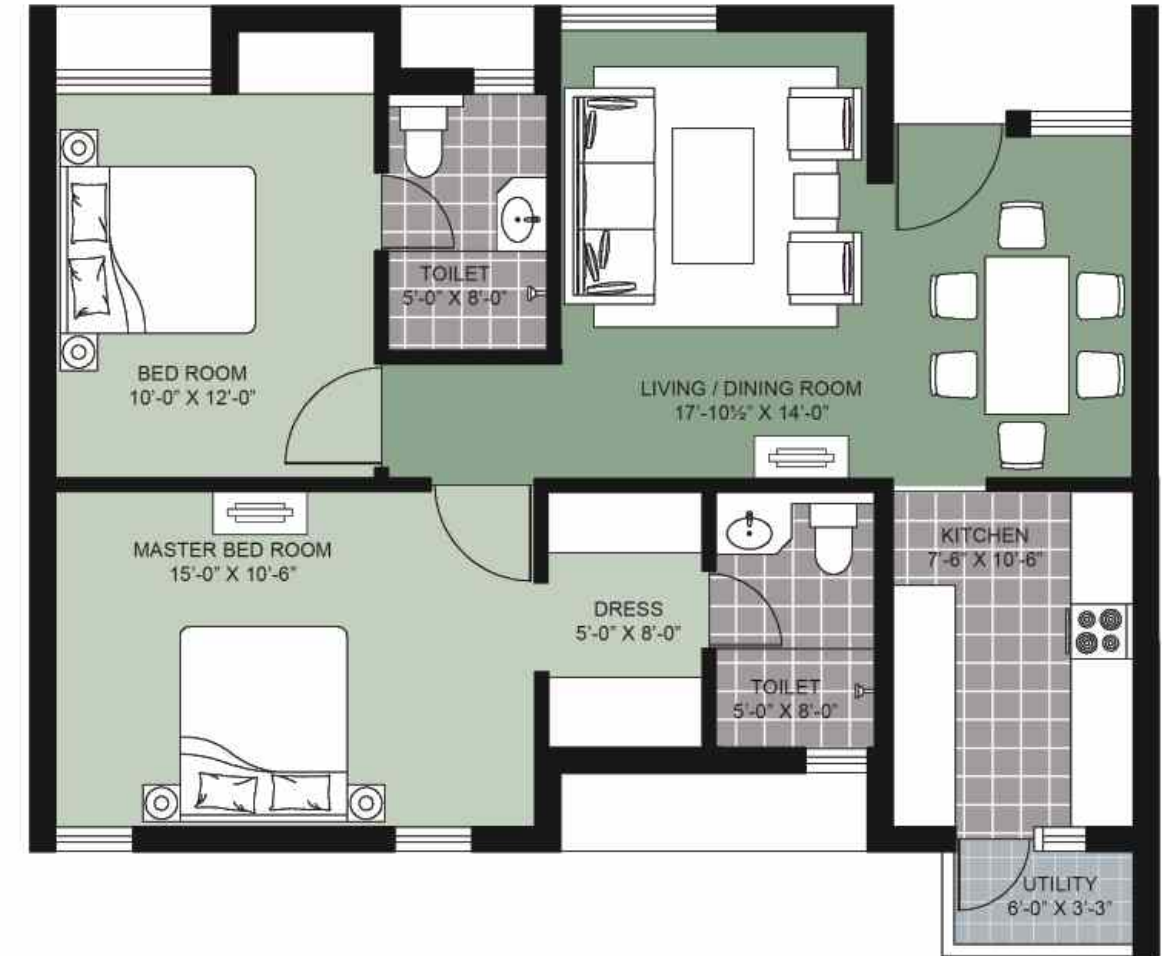
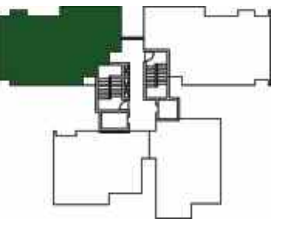


Applicable to

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| T-15 – G01 | T-19 – G01 |
| T-16 – G01 | T-24 – G01 |
| T-17 – G01 | T-25 – G01 |
| T-18 – G01 | T-26 – G01 |

Type - B6

2BR2T (Sale Area: 1120 sq. ft.)

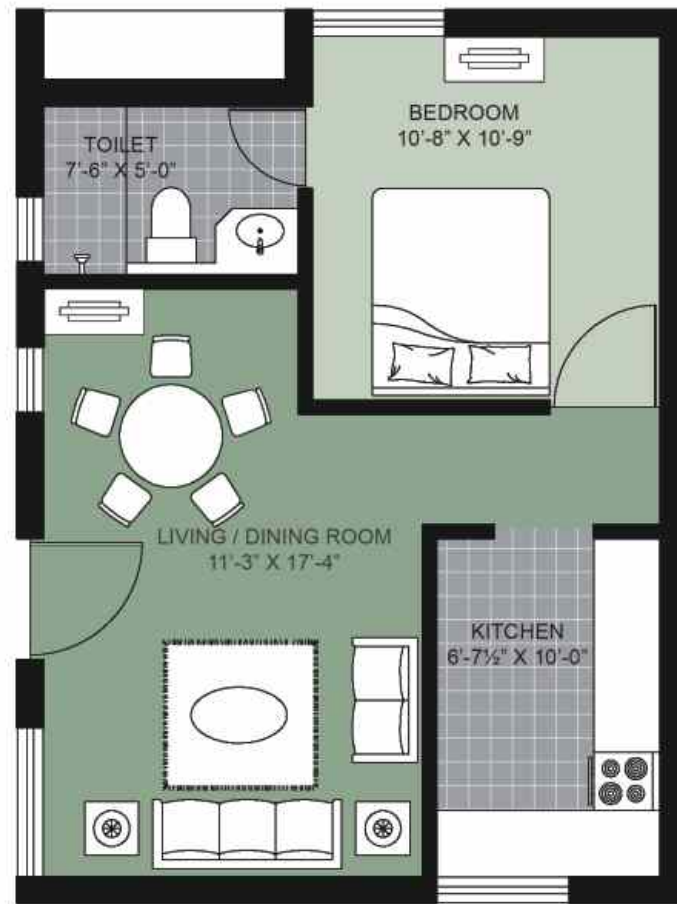
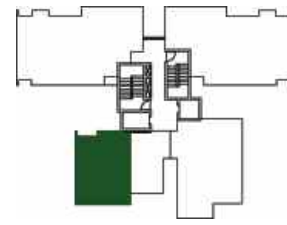


Applicable to

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| T-23 – G04 | T-30 – G04 |
| | T-31 – G04 |

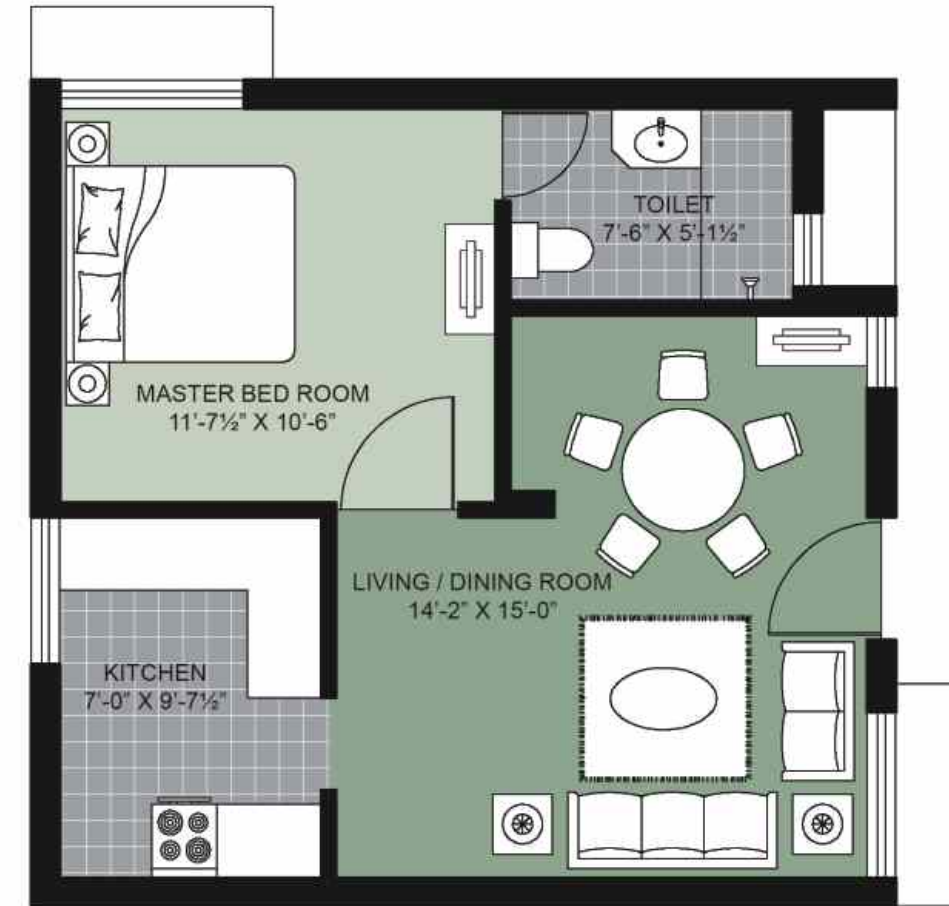
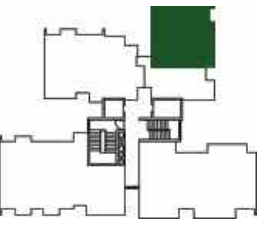
Type - C

1BR1T (Sale Area: 630 sq. ft.)



Type - C1

1BR1T (Sale Area: 630 sq. ft.)

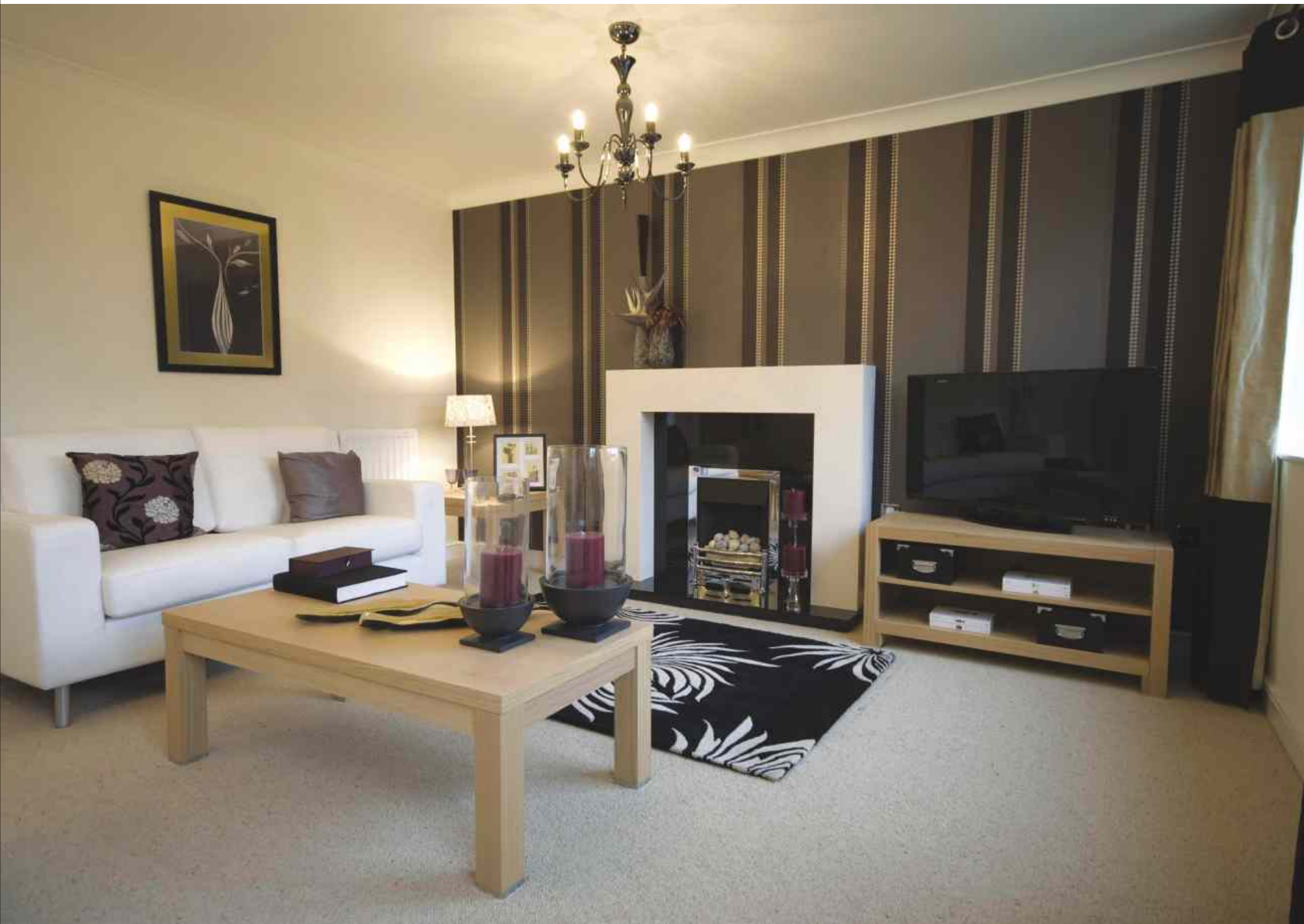


Applicable to

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| T-20 – G03 | T-27 – G03 |
| T-21 – G03 | T-28 – G03 |
| T-22 – G03 | T-29 – G03 |
| T-23 – G03 | T-30 – G03 |
| | T-31 – G03 |

Applicable to

| | |
|------------|------------|
| T-15 – G03 | T-19 – G03 |
| T-16 – G03 | T-24 – G03 |
| T-17 – G03 | T-25 – G03 |
| T-18 – G03 | T-26 – G03 |



Project Specifications

| | | | |
|---|----------------------------|--|--|
| | Structure | | Earthquake resistant RCC framed structure |
|  | Flooring | Living /dining/bedrooms Balconies Common areas & staircase Lift lobby | Vitrified tile flooring Ceramic tiles Hard stone Stone / vitrified tiles |
|  | Wall Finish | External Internal Lift lobby | Good quality exterior paint Oil bound distemper Combination of hard stone & paint |
| | Lift | | Two number of lifts to each tower |
| | Kitchen | Flooring Wall finishes Kitchen counter | Ceramic tile flooring Selected ceramic tiles upto 600mm height above the counter and OBD in other areas Granite counter with stainless steel sink |
| | Doors | Internal External Main door | Seasoned hardwood frames with flush doors Anodized / powder coated glazed aluminium doors Seasoned hardwood frames with moulded European style shutters |
| | Windows | | Aluminium anodized / powder coated glazed windows |
|  | 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 supply with copper wiring in concealed conduits |
|  | Telephone | | One telephone jack each in living room and master bedroom Intercom facility to each flat in living room |
| | Air Conditioning | | A.C. point provision in all bedrooms & living room |
| | Television | | TV point in living room and master bedroom |
| | Power Back-up | | For common areas |

Finishes



Aluminium Anodized / Powder Coated Windows

Ceramic Tiles

Vitrified Tile Flooring

Seasoned Hardwood Frames with Flush Doors

Oil Bound Distemper (OBD)

Ceramic Tiles upto Ceiling Height

EWC and Wash Basin in White Colour, Modern CP Fittings, Granite Counter, Provision for Geyser

Aluminium Anodized / Powder Coated Windows

Ceramic Tiles

Anodized / Powder Coated Glazed Aluminium Doors

Ceramic Tiles

Granite Counter with Stainless Steel Sink

Selected Ceramic Tiles upto 600mm height above the Counter and OBD in other area

Seasoned Hardwood Frames with Moulded European Style Shutter

Vitrified Tiles

Good Quality Exterior Paint



*RELAX. RECHARGE AND
RE-DISCOVER YOURSELF*



Amenities & Facilities

- Landscaped greens
- Manicured gardens
- Manned barriers at entrance
- Sand pits
- Kid's play area
- Cricket practice net
- Swimming pool
- Club house



Club House Facilities

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



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 of 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 to be 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?

This phase is being developed on around 26.3 acres.

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 a 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, DPS school within the township.

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

There are hospitals within 15 minutes drive, Chettinad Health City at 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 Gardens?

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 Apartment or UDS?

Registration is based on UDS area.

18. Are modifications permitted in the Apartments?

Post possession, the customer is free to modify the internal specification to the apartment as per his taste. However structural changes within the apartment and external changes to the architecture of the apartment will not be permitted.

19. Are we providing any STP?

Yes, we are going to have a 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 Back-up will be limited to common areas and amenities as well as street lighting.

23. How many Phases for the electricity supply are present?

There would be a 3 phase electrical supply.

24. How many AC points in the Apartment?

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.

unitech

Chennai (City Address):

Unitech Ltd.,
Ground Floor, TPL House, 3 Cenotaph Road,
Teynampet, Chennai - 600018

Chennai (Site Address):

Malrojapuram, Nellikuppam Road,
Nallambakkam (Post), Chennai - 600048
Tel: +91 44 40456650

Gurgaon (Marketing Office):

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

Toll Free: 1800 102 0277

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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.

