



**ELLAM PAKKAM,  
NAMMA URAPAKKAM.**





## WHO ARE WE

A Real Estate Company that is spearheaded by a young team with more than 80 man-years of real estate experience. We at NOVA are aware that an investment in real estate is a substantial investment in any individual's life. The reason why, it has to be the safest, most durable and should have the highest happiness quotient. Offering such an experience is not something that each one of us has learnt or mastered overnight. It's decades of hard work and expertise that our team has garnered at varied organisations to deliver this fulfilment. Some learnt by doing it right. And some learnt by mistakes. To ensure that we deliver our projects with the utmost best quality, we follow well-established best construction practices. But then again, all of what we have said could be just promise on paper if we don't deliver. Fortunately, we have a chance to make our actions speak. And that's the real NOVA promise.











**NOVA**

**VILLAS • APARTMENTS • PLOTS**




# WHY URAPAKKAM?

Urapakkam is known as the gateway to South Chennai as it connects with localities such as Tambaram, Pallavaram, Chromepet, Chitlapakkam and Thiruneermalai. Surrounded by established schools, colleges, Medicare facilities and industries, this locality meets the huge residential demand in the city with its spacious roads, pedestrian walkways, public parks coupled with good road and rail connectivity like Sub-Urban & Proposed METRO Rail. Urapakkam has a good system of sewerage lines and waste disposal, which has ensured a clean and hygienic environment. **Many new infrastructure projects has been completed in Urapakkam including a CMBT Bus terminus. After project completion, all buses to the southern districts would depart from Kilambakkam.** Urapakkam is also known for its ample green cover. A number of lakes and water bodies are also located in and around Urapakkam, which add to the location's natural beauty. The green surroundings have been helpful in ensuring a pollution-free environment for residents of Urapakkam.

 <b>1.8 KMS</b> <b>URAPAKKAM CMBT</b> ↑	 <b>1.8 KMS</b> <b>URAPAKKAM METRO (PROPOSED)</b> ↑
 <b>100 MTRs</b> <b>MAHARISHI VIDYA MANDIR SCHOOL (PROPOSED)</b> ↙	 <b>20 MINS</b> <b>MAHINDRA WORLD CITY</b> ↑
 <b>1.9 KMS</b> <b>INDUSTRIAL CORRIDOR</b> ↑	 <b>2 KMS</b> <b>SRM HOSPITALS &amp; COLLEGES</b> ↗
 <b>1.5 KMS</b> <b>400 FT. GST ROAD</b> ↙	 <b>1.7 KMS</b> <b>URAPAKKAM SUB. RLY. ST.</b> ↑



# SALIENT FEATURES



**FULLY COMPOUNDED**



**2 ENTRANCES**  
From Urapakkam & Mannivakkam



**LED STREET LIGHTS**



**READY TO CONSTRUCT**



**POTABLE GROUND WATER**












**CLEAN AIR**



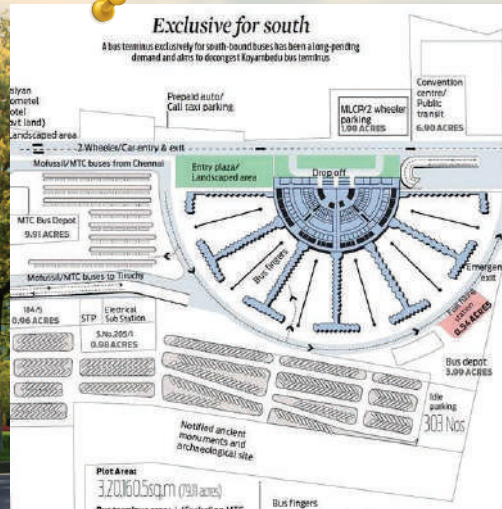
**AVENUE TREES**

# LOCATIONAL ADVANTAGES

 Grocery 17	 Pharmacy 15	 Restaurant 23	 School & Colleges 14	 Bank 7	 Bus Stand 8	 Hospital 3	 Gas Station 4	 Railways 2
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 **1.8 KMS**  
**URAPAKKAM**  
**CMBT** ↑

 **1.8 KMS**  
**URAPAKKAM**  
**METRO (PROPOSED)** ↑



**With 15 Stations, 15.3Km Line From Airport to Run Along GST Road, Vandalur & Tambaram**

## Kilambakkam metro line to bring southern suburbs closer

**ON TRACK**  
MTCR has approved the project. Construction will start in 2018. The line will be 15.3 km long and will have 15 stations. The project is expected to be completed by 2022.

**CONNECTING CORNERS**  
The line will connect the Airport to the city center, providing a direct link to the business district.

**To boost housing, biz till Chengalpatt**  
The project is expected to boost housing and business in the area, particularly in Chengalpatt.





PP-1

PP-11

PP-111

C-1

C-2

\*C1 & C2 -  
COMMERCIAL

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PARK





## AREA STATEMENT

PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT
1	1023	26	1658	51	1356	76	1280	101	1435	126	788	151	788
2	1085	27	1552	52	1356	77	985	102	1473	127	788	152	788
3	1114	28	1441	53	1356	78	985	103	1453	128	646	153	788
4	1136	29	1453	54	1356	79	985	104	1538	129	634	C1	3036
5	1140	30	1453	55	1356	80	985	105	1550	130	634	C2	3102
6	1139	31	1453	56	1356	81	985	106	2129	131	646	PP I	9620
7	1137	32	1453	57	1706	82	985	107	1517	132	646	PP II	8890
8	1135	33	1453	58	1280	83	985	108	1592	133	634	PP III	8126
9	1132	34	1453	59	1033	84	985	109	2240	134	788		
10	1130	35	1453	60	1033	85	1280	110	2305	135	788		
11	1128	36	1453	61	1033	86	969	111	2368	136	788		
12	1126	37	1829	62	1033	87	957	112	2433	137	788		
13	1125	38	1706	63	1033	88	985	113	2496	138	788		
14	1123	39	1356	64	1033	89	985	114	2561	139	788		
15	1119	40	1356	65	1383	90	985	115	2624	140	788		
16	1112	41	1356	66	928	91	985	116	3076	141	788		
17	2194	42	1356	67	853	92	985	117	2558	142	634		
18	2638	43	1356	68	949	93	985	118	646	143	646		
19	2056	44	1356	69	926	94	985	119	634	144	646		
20	1999	45	1356	70	1002	95	985	120	788	145	634		
21	1942	46	1356	71	1080	96	957	121	788	146	788		
22	1886	47	1344	72	1156	97	969	122	788	147	788		
23	1829	48	1344	73	1234	98	1280	123	788	148	788		
24	1772	49	1356	74	1310	99	1280	124	788	149	788		
25	1715	50	1356	75	1372	100	1292	125	788	150	788		

- 600-900 - 60
- 901-1500 - 64
- 1501-3200 - 31
- 3200-9990 - 5



PPD/LO NO.49/  
2019



TN/01/LAYOUT/  
0156/2019

Project Approved By:

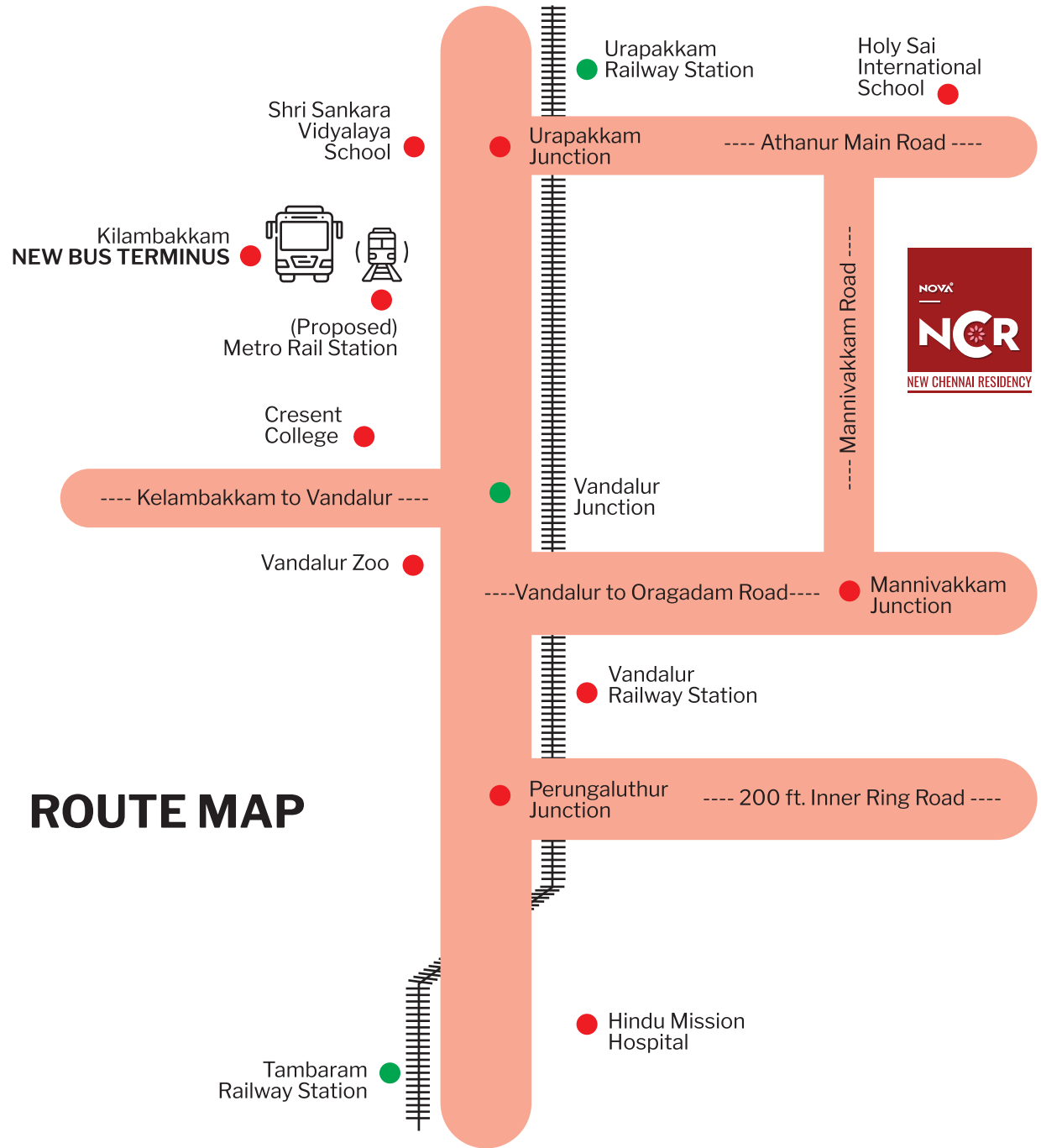


\* C1 & C2 - Commercial



## ACTUAL SITE IMAGES





**SCAN ME  
FOR THE ROUTE**



**SITE ADDRESS:**

Nova NCR,  
Survey #246, Mettu Street,  
Krishnanagar, Mannivakkam Village  
Vandalur Taluk, Urapakkam,  
Chennai - 600 048

**ROUTE MAP**



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Member:  
**CREDAI**

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