



Nu-Tech
— ASSOCIATES —
CONSISTENT. ALWAYS.

Thoughtfully designed
for the ultimate in residential living.

Nu-Tech

 **Kamalalaya**

Luxurious, yet affordable



Thoraipakkam, OMR, Chennai 600 097.

**Next to Sangeetha Hotel,
Opp. Hotel Park Plaza (Fortune Hotel)**



Nu-tech Associates, a pioneering construction company, was established nearly two decades ago by B.Nagi Reddy, heir apparent of Shri Vijaya Reddy, a renowned Film Producer-cum-Director of India. What started off as a fledgeling organisation engaged in the construction of small independent houses essentially for individuals, Nu-Tech Associates have come a long way and is presently into the development of premium real estate like, IT Parks, apartments, villas and townships.

Today Nu-Tech Associates' total Land Bank Investment (Property & Buildings) valuation runs into billions of rupees. With about 150 projects resulting in the creation of 15,00,000 Sq. Ft. of quality living space in and around Chennai, Nu-Tech Associates, have reached the distinguished hall-of-fame of one of the premier construction companies in South India.

Welcome to
Nu-Tech
Kamalalaya

Luxurious, yet affordable

S. No. 107/2i1, 107/2i2 Foundry Street,
 (Panchayath Road) Thoraipakkam,
 OMR, Chennai 600 097.

**Next to Sangeetha Hotel,
 Opp. Hotel Park Plaza (Fortune Hotel)**

Have a good look around.

It's a unique, beautiful collection of 2 & 3 bedroom apartments to celebrate life every day and every moment. This affordable development is ranging from 961 sq.ft to 1551 sq.ft which is situated conveniently for the inner-city living. All the apartments are constructed to the highest specifications which set the apartments apart. When you live in one of our apartments, you will be in possession of a private oasis in the heart of the city. Centrally located in OMR, some of the finest schools in the city, IT corridor, supermarkets, shopping areas, famous temples like Prithiyankara Devi temple & Iskcon temple, hospitals, MRTS and everything is well within reach. And not to mention the upcoming Metro Rail project.

Grab **IT**

- Beautiful Club House with all facilities
- 3 Side Ventilated Flats
- Landscaped Garden
- Jogging Track
- BBQ counters in terrace
- Mother Dish for TV
- Automated Lift
- Green Concept Building
- 2 Covered car parking based on the availability
- 100% Power backup for lift & Common Areas
- CCTV Cameras & Intercom Facility
- Rain Water Harvesting
- Sewage Treatment Plant
- Office for maintenance



Live **IT**



Relish **IT**



Sleep on **IT**



Nu-Tech

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See IT

- 961 sq.ft to 1551 sq.ft
- No. of Blocks - 03
- No. of Flats - 66
- 2 BHK Flats - 08
- 3 BHK Flats - 58



Unwind IT

Clubhouse

- Swimming pool with separate ladies & gents change room
- Indoor children play area
- Library with reading room
- Multi-purpose hall
- Gym



Feel happy about IT

Specifications

1. Flooring & Fittings

- Premium 2'x2' vitrified tiles from reputed brands like Kajaria/Marbitto/Somany/RAK or its equivalent tiles for flooring in living, dining, elegant laminated wooden flooring for bedrooms, matt finish 1' x 1' Anti Skid tiles flooring in kitchen, balcony & service area.
- Concept oriented designer Kajaria or its equivalent wall tiles on toilet walls up to Ceiling and above the kitchen platform up to a height of about 2 feet.
- Polished black granite for kitchen table and stainless steel sink.
- Ceramic tiles flooring in the toilets.
- Chromium plated bathroom fitting, Jaquar or its equivalent.
- Parryware or Roca or its equivalent. Wall Hung Water Closet with Geberit concealed flush tank in all the toilets.
- One Parryware or Roca or its equivalent. Wash basin in dining hall and one wash basin in each toilet.

2. Painting

- Internal walls with POP plastering (Emulsion with Full

- Putty) putty finished and paint (1 coat of primer and 2 coats of paint).
- External walls Asian weather Shield emulsion.

3. Doors & Windows

- Entrance doorframe of teakwood with hard core flush shutter with melamine finish with brushed s.s door fitting.
- All other door frames are country wood and hard core flush shutter with paint finish.
- All other door fitting of anodized aluminum with locks on the main Door and bedroom doors. Windows, French Doors and Ventilators of UPVC.
- French doors will have necessary S.S. butt hinges and fittings.
- Internal doors will have P.C. Nos. 4" butt hinges and fittings.
- Tower bolt and 1 no. door Stopper.
- Toilet doors will have 3 bis. 4" butt hinges and 1 no. Mortice baby lock.
- All Windows and ventilators shall be provided with MS square grills.

4. Electrical & Plumbing

- Concealed three phase electrical wiring with necessary MCB, DB, modular switches and main board with meter.
- AC provisions in all bed rooms and living room.
- Geyser provisions in all toilets.
- Concealed plumbing using CPVC / UPVC pipes
- External plumbing using UPVC pipes and fittings, soil & water line systems using PVC/SW pipes.

5. Water Storage

- Adequate bore wells one sump for Metro water.
- Centralized underground Sump and 3 Over head tanks with Auto water lever controls.

6. Common Area

- One Passenger Lift for each Block with fully automation and license from the authorities.
- Lobby flooring finished with good quality Granite.
- Common area, all floors staircase and lift fascia in the ground floor will be finished with granite.
- Staircase provided with Brass / S.S. or its equivalent hand rails.

7. Amenities

- Good cross ventilation and lighting as per building norms
- Adequate common lighting around the building and

in other common Areas.

- Beautiful Landscape and garden around the building
- Name and letter boxes for occupants along with numbering of flats with brass letters in stilt area.
- Gymnasium
- BBQ counters in the club house terrace with counter wash basin.
- CCTV cameras, Video door phone and intercom facility for greater safety
- Pest control pre & post construction antil termite treatment as per pest control India norms.
- Rain water harvesting will be provided
- Sewerage Treatment plant
- Toilet and one bathroom facilities for security/servant

8. Generator

100% Backup Generator for Lift and common area, Motor Pumps etc., and additional 1000 Watts Power for each flat.

9. Car Park :

Earmarked Covered Car Parking for all the Flat Owners.

NOTE:

- Electrical appliances or fittings are will not provided
- No Shelves will be provided in the Bedrooms, Hall and Dining, except Kitchen one loft in two kitchen each bedroom.



View IT

Access IT

Centrally located in OMR, some of the finest schools in the city, IT corridor, Supermarkets, Shopping areas, famous temples like Prithiyankara Devi Temple & ISKCON Temple, Hospitals, MRTS, upcoming Metro Rail project and everything is well within reach.



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**TNRERA NO
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Projects approved by
All Nationalised and Private Banks

Own IT



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