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A Joint Venture with  NSL GROUP



TNRERA No: TN/29/Building/366/2023


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LIVE THE GREATEST TIME OF YOUR LIFE

At NCC Urban Signature Towers, we are committed to bring in an exceptional lifestyle,
that would be a continual source of unending joys and enrichment for you.
Everyday is a day well lived!



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NCC Urban Signature Towers aims at bringing the best of all worlds so that you can enjoy a lifestyle that reflects your true global aspirations. Here are a few more reasons why NCC Urban Signature Towers should be your choice of home.

G+15 2 & 3 BHK

Floors

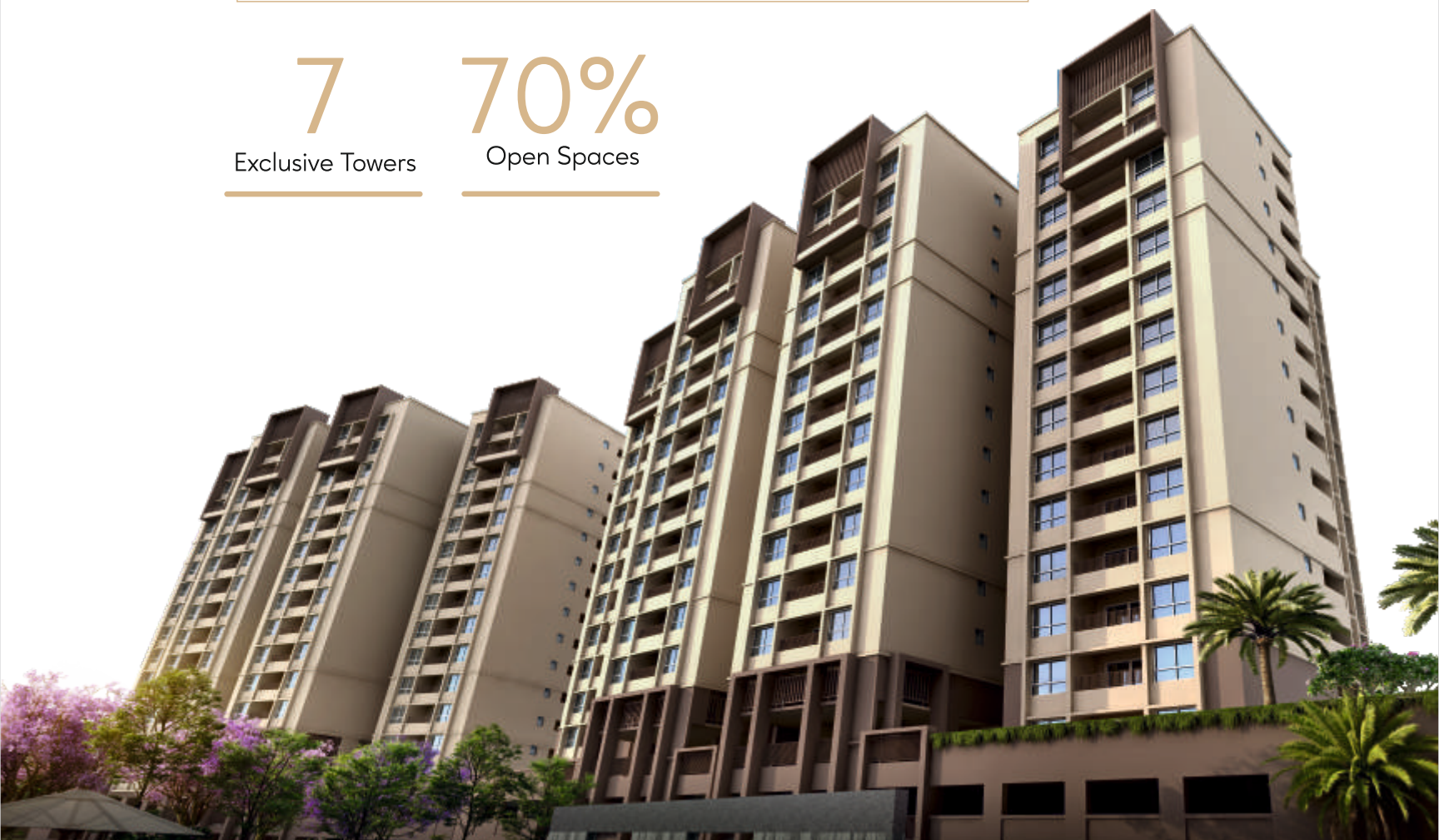
Apartments

• Sizes from 1073 Sft. to 1547 Sft. • Approx. 15,000 Sft. Fully Loaded Clubhouse

7 70%

Exclusive Towers

Open Spaces



DESTINATION BY ITSELF

NCC Urban Signature Towers, Sholinganallur, placed very close to the OMR the hot bed of investment today. A rapidly growing space, well connected to all parts of Chennai, this is prompted by realty experts to be the future of city's growth.

UNPARALLELED HOMES

The range of homes you can own at NCC Urban Signature Towers are many. It starts from 2, 2.5 and 3BHK. This definitely is a city for one and all.

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IT'S NO ORDINARY ENVIRONMENT

As you enter the landmark address, the smooth internal roads lead to your block through blooming plantation, landscaped greenery and paved tracks. Flawless maintenance is taken for granted, every square foot is designed for a purpose. The outdoor facilities draw the residents for a fun-filled day.

Take to nature trails and jogging or just spend time besides the water bodies. Take delight in children playing, or is it time for prayers as temple bells are ringing peacefully?

7.6
Acres



CMDA-approved Gated community

Pollution & Traffic free environment

Strategic location

Quality construction

7 Towers, 15 floors each

Over 770 Apartments

1073-1207 Sft – 2 BHK units

1432-1461 Sft – 2.5 BHK units

1509-1547 Sft – 3 BHK units

Entrance plaza

Three sides ventilation

Fully Loaded Clubhouse

Elegant landscaping

24-hr security with Intercom & CC cameras

Fire safety compliant

2-level parking

Power back up

Vastu compliant

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HAVE EVERYTHING YOU'VE WISHED FOR?

Our magnificent Clubhouse, serving as your own personal sanctuary.

In today's busy life, with long hours at work and tiring commutes, it is becoming critical to lead an active and healthy lifestyle. It is important to unwind and spend time with family and friends in a serene and stress-free environment. Our club house with its state-of-the-art equipment and facilities is designed to keep you fit and fine.

Approx. 15,000 SFT Clubhouse • G+3 Floors



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PAMPERING YOUR BODY, MIND & SOUL, INSIDE OUT.



Gymnasium



Yoga Studio



Multipurpose Hall



Table Tennis



Pool Table



Indoor Games

Outdoor Amenities



Basket ball Post



Jogging track



Swimming Pool



Senior Seating Area



Mini Amphitheater



Meditation Deck



Circular Plaza with
Water Feature



Children Pool



Reflexology Path



Flumeria Court



Garden with Play Lawn



Children Play Area



Pool Deck



Play Lawn



Kids Play Area
with Sand Play



Chess Board

MASTER LAYOUT



LEGEND

Ground Level

1. Entry & Exit
2. Security Cabin
3. Entrance Special Paving
4. Driveway
5. Jogging track
6. Ground level car parking
7. First Stilt Entrance
8. Podium Entrance Special
9. Swimming Pool
10. Children Pool
11. Pool Deck

Podium Level

12. Ramp to Podium Level
13. Chess Board
14. Entrance w/ Dry Garden
15. Palm Court w/ Sculpture
16. Fire Driveway
17. Meditation Deck
18. Circular Plaza w/ Water Feature
19. Mini Amphitheater
20. Play Lawn w/ Glass trellis
21. Children Play Area
22. Plumeria Court w/ Deck

CA Level

23. Garden Entry
24. Dry Garden
25. Open Lawn
26. Garden Walk
27. Gazebo



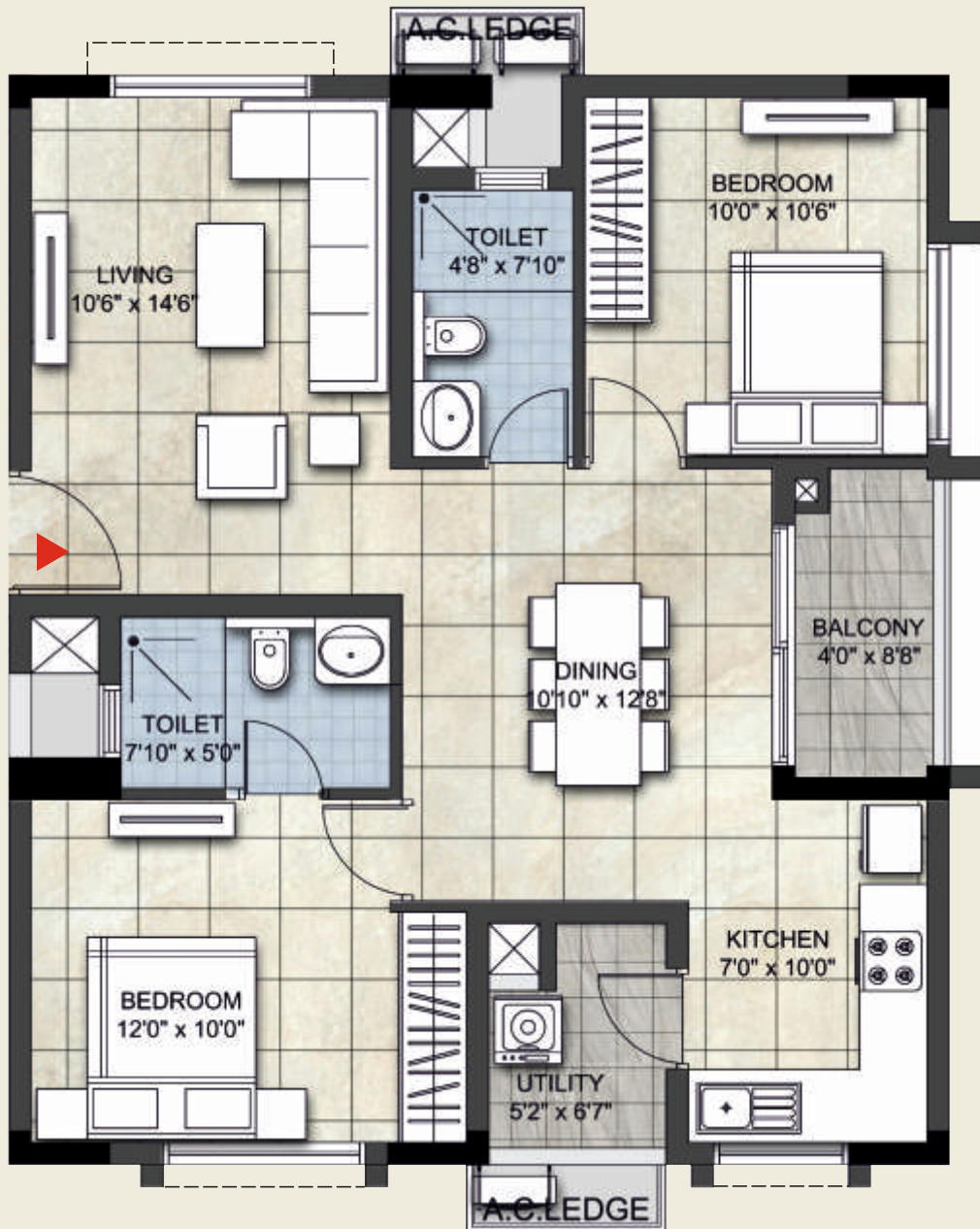
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2 BHK

1073 SFT.

WEST FACING



UNIT
BUILT-UP
AREA

866
SFT.

RERA
CARPET
AREA

684
SFT.

UNIT
SALEABLE
AREA

1073
SFT.

BALCONY+
UTILITY
AREA

65.66
SFT.



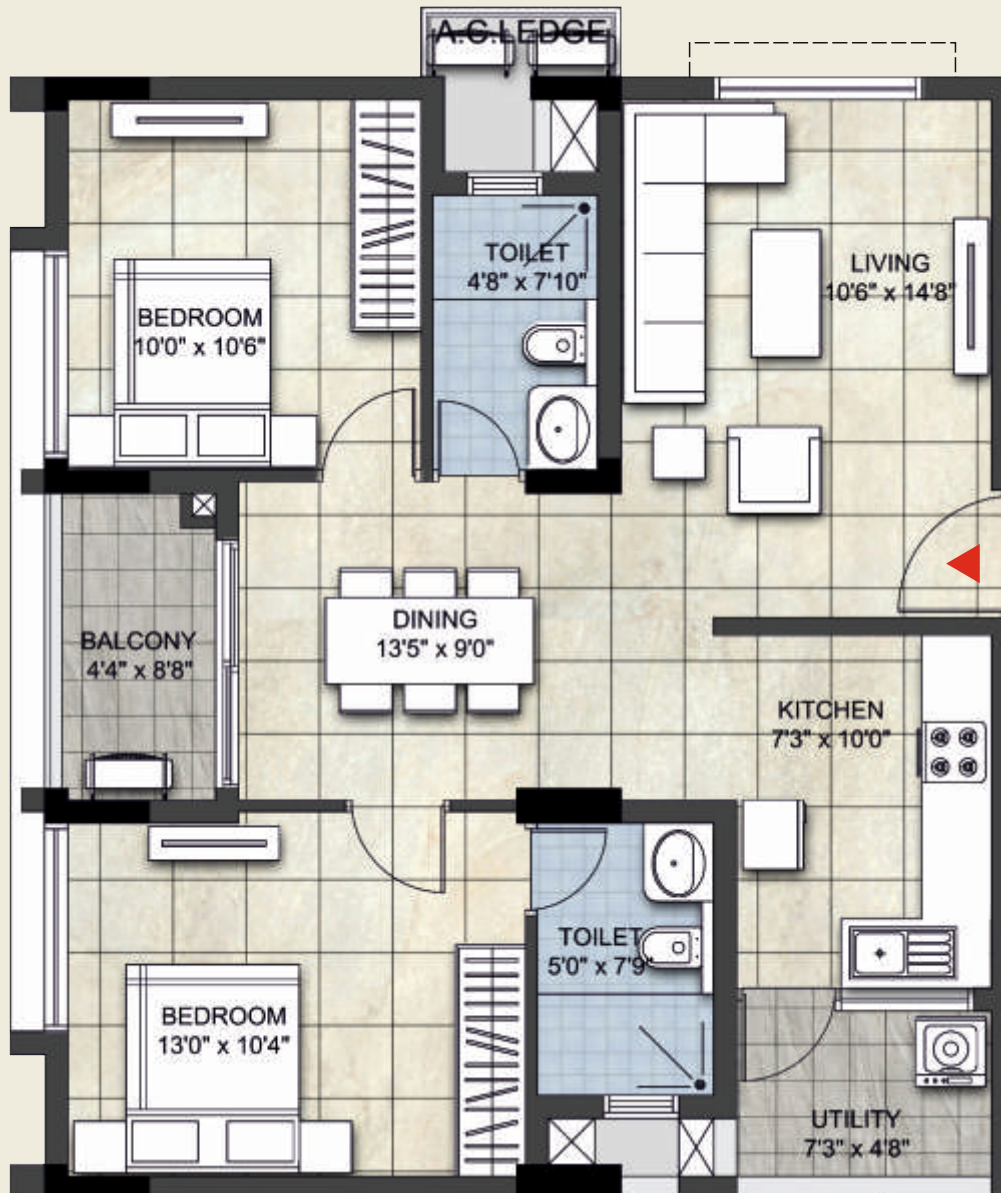
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2 BHK

1077 SFT.

EAST FACING



UNIT
BUILT-UP
AREA

868
SFT.

RERA
CARPET
AREA

690
SFT.

UNIT
SALEABLE
AREA

1077
SFT.

BALCONY+
UTILITY
AREA

71.47
SFT.



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2 BHK

1164 SFT.

WEST FACING



UNIT
BUILT-UP
AREA

989
SFT.

RERA
CARPET
AREA

765
SFT.

UNIT
SALEABLE
AREA

1164
SFT.

BALCONY+
UTILITY
AREA

63.83
SFT.



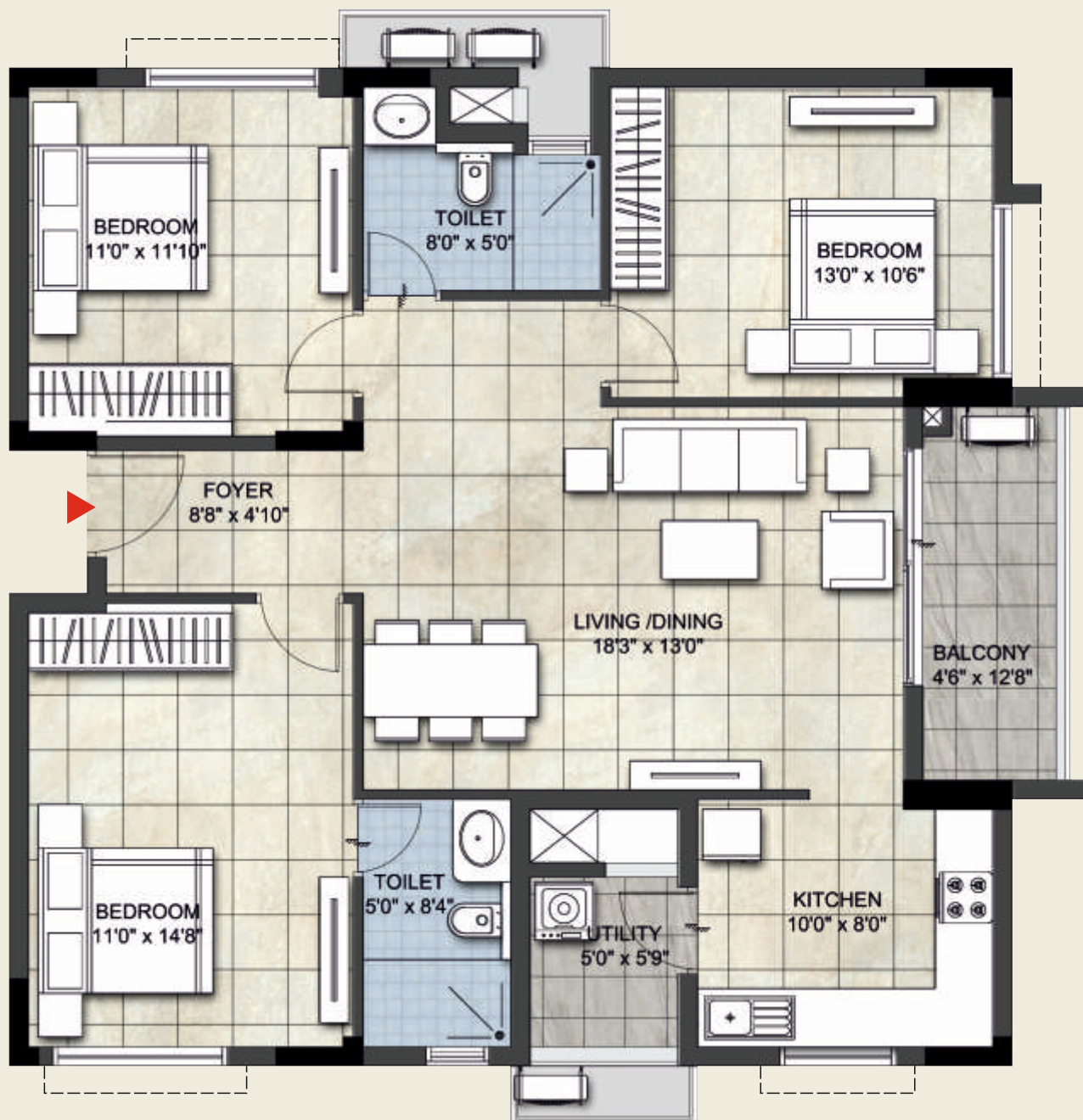
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2.5 BHK

1433 SFT.

WEST FACING



UNIT
BUILT-UP
AREA

1156
SFT.

RERA
CARPET
AREA

942
SFT.

UNIT
SALEABLE
AREA

1433
SFT.

BALCONY+
UTILITY
AREA

85.68
SFT.



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3 BHK

1510 SFT.

EAST FACING



UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
1219 SFT.	1007 SFT.	1510 SFT.	88.05 SFT.



Specifications



Structure:

- RCC framed Structure (Stilt + 15 Floors)
- Solid Blocks/ AAC Blocks for walls



Flooring / Dado:

- 600 x 600mm Vitrified tile flooring in Living, Dinning, Bed Rooms & Kitchen Kajaria/AGL/Somany/ Aparna
- 300 x 300mm Anti-Skid ceramic tile flooring in Balconies, Terraces and Toilets Kajaria/AGL/Somany / Aparna
- Ceramic designer Tiles up to 8 feet height in Toilets in Kajaria/AGL/Somany / Aparna
- Ceramic dado Tile up to 600mm above Kitchen Platform Kajaria/AGL/Somany / Aparna



Kitchen & Utility:

- Polished Granite Platform with SS sink.
- Provision for water inlet near Kitchen Sink for water purifier.



Plumbing & Sanitary Fixtures:

- White colour EWC and Counter top wash basin in master toilet and pedestal washbasin in Kid's & common toilet of Jaquar/Hindware or Equivalent make.
- Jaquar/ Hindware or Equivalent make CP Fixtures in all toilets.



Electrical & Communications:

- Electrical wires (FRHS) of Anchor/Polycab/ Finolex.
- Electrical Modular switches of Shneider /Legrand/ Havells Brand
- TV & Telephone points in Living & Master Bed room
- Provision of AC Points in Living and all Bedrooms



Doors & Windows:

- Engineered wood frame with both sides Veneer finish shutter for Main door.
- Engineered wood frame with both sides Veneer finish shutter for all Bedrooms
- Engineered wood frame with both sides laminate finish shutter for all Toilets.
- UPVC Sliding Doors & Windows with Mosquito mesh.
- UPVC Ventilators with a provision for Exhaust fan in Toilets.



Hardware:

- Godrej/Dorset or Equivalent make locks for Main doors and Bedroom doors.
- Brass hardware's for all doors.



Paints:

- Premium Emulsion for interior walls and ceiling, Exteriors with External Emulsion/Texture finish.
- Polish for Main doors & Bedroom doors.
- Enamel paint for MS structures

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HUB OF EDUCATION FROM PLAY SCHOOL TO INTERNATIONAL COLLEGE, IT'S ALL HERE.

NCC Urban Signature Towers is a major educational hub with the presence of leading educational institutions, schools and colleges. NCC Urban Signature Towers is near prominent schools and colleges, ensuring your children don't have to travel far and wide for education. With schools and colleges offering world class education and best in class facilities you will be spoilt for choice.

- Orchids, The International School - Campus K International School
- HLC International School
- Athena Global School
- BVM Global School
- RMT International School
- St Joseph's College Of Engineering
- MS College of MBA
- Indian Maritime University
- Sathyabama University



HEALTHCARE

NCC Urban Signature Towers and its neighbouring have a robust healthcare infrastructure with clinics and hospitals. NCC Urban Signature Towers is close to a well-established and best in class healthcare infrastructure providing primary secondary and tertiary healthcare services. Between them they cover almost all the medical specialties with modern equipment, services and technology.

- Rainbow Children's Hospital
- Chettinad Hospital
- Gleneagles Global Health City
- ASTRA Speciality Hospital
- Apollo Cradle Hospital



ENTERTAINMENT

Enjoy the high life with Hotels, Restaurants, Pubs, Multiplexes, Clubs, Malls, Highstreets and more within a short driving distances from NCC Urban Signature Towers.

- Mayajaal Multiplex
- PVR Play Cinemas
- AGS Cinemas
- PVR Heritage Mall
- INOX Cinemas
- VGP Golden Beach
- ECR Beach
- Uttandi Beach

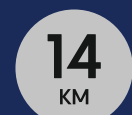


THE CITY AND COMMERCE: A CENTRE OF YOUR WORKLIFE

NCC Urban Signature Towers is well connected to the IT hubs of Chennai. A robust public and private transport network connects NCC Urban Signature Towers to the different IT Parks in Sholinganallur. NCC Urban Signature Towers is just 10 minutes from the ELCOT SEZ.



SIRUSERI IT PARK



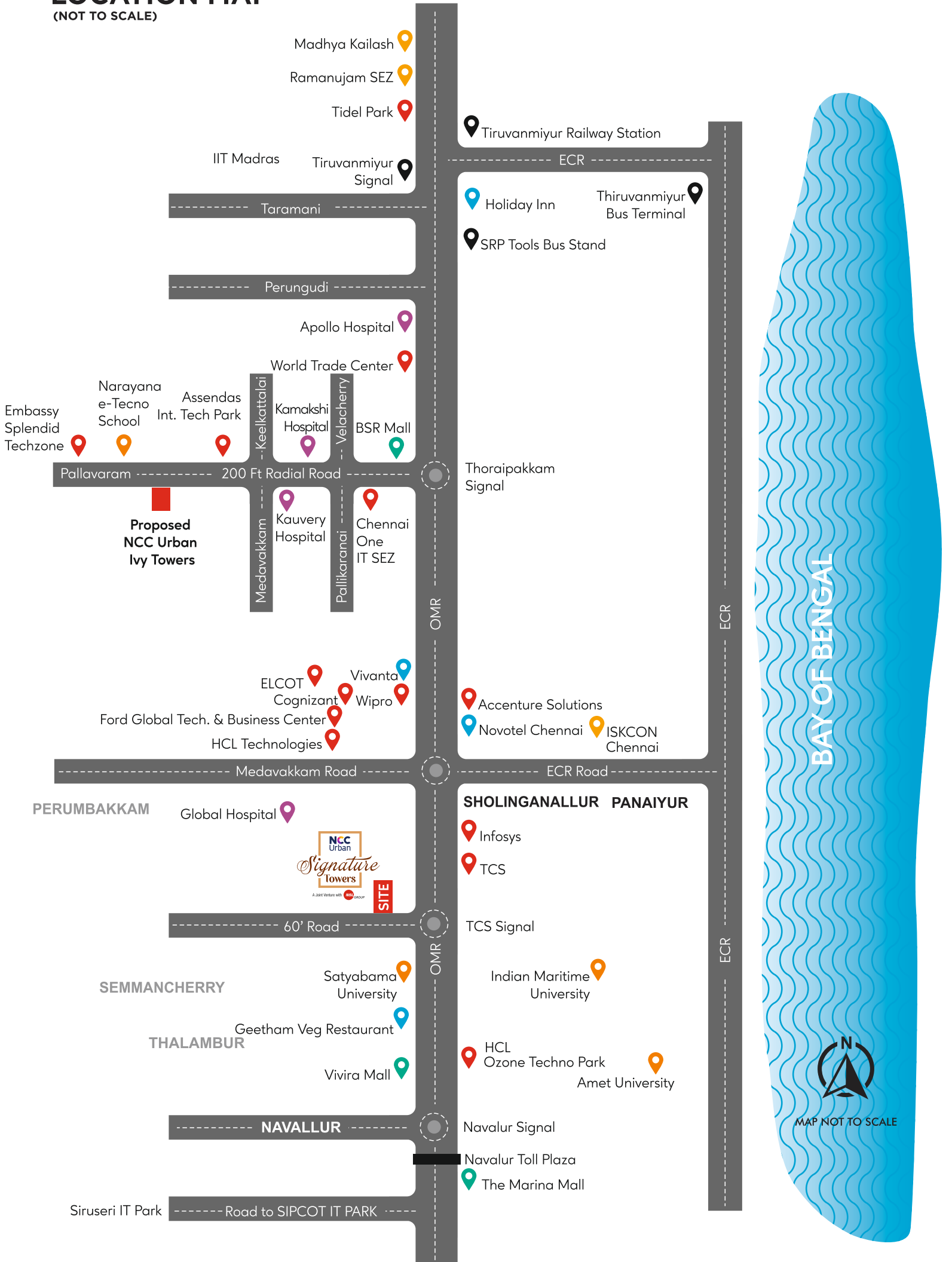
TIDEL PARK

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LOCATION MAP

(NOT TO SCALE)



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LIST OF IT COMPANIES IN CHENNAI TIDEL PARK

1. AGS Health
2. Tata Consultancy Services
3. Ajuba Solutions India Pvt Ltd
4. Computer Associates
5. iNautix Technologies
6. Sify
7. Cisco Systems
8. HCL Technologies
9. California Software Co Ltd (Calsoft, Chennai)
10. Cognizant Technology Solutions
11. Scio Management Solutions Pvt Ltd
12. Tenneco India Engineering & Shared Services Pvt Ltd (TIESS)
13. Telcordia Technologies India Pvt Ltd
14. Trimble Navigation Pvt Ltd
15. Financial software and Systems Pvt Ltd
16. Quscient Technologies Pvt Ltd
17. Kumaran Systems
18. Anantara Solutions Pvt Ltd
19. Pride Technologies
20. Wabco TVS
21. Sutherland Global Services
22. Electronic Data Systems

LIST OF IT SOFTWARE COMPANIES IN SIRUSERI IT PARK.

1. Tata Consultancy Services
2. Sensiple Software Solutions Pvt Ltd
3. Newgen Software Technologies
4. Placka Information Technologies Pvt Ltd
5. Financial Software & Systems (P) Ltd
6. Changepond Technologies
7. CareVoyant Technologies Private Ltd
8. DATA PATTERN INDIA PVT LTD
9. Hexaware Technologies
10. Cognizant Technology Solutions
11. IGATE Global Solutions
12. Yantro Softwares (P) Ltd
13. Syntel
14. Aspire Systems
15. Apollo
16. Steria
17. Interlace
18. Excelacom
19. Cornet Technologies India
20. CES
21. Computech Corporation
22. Tychon Solutions Pvt Ltd
23. Jean Martin Inc
24. Decatrend Technologies
25. SolverMinds

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IT'S EASY TO BUILD TRUST, WHEN YOU HAVE MORE THAN 4 DECADES OF EXPERTISE.

NCC Urban Infrastructure Ltd. is a Subsidiary of NCC Limited and comes Equipped With a world class building techniques and state-of-the-art building infrastructure that is expertly commandeered by top-notch professionals.

NCC Urban Infrastructure's quality operations span across Residential and commercial complexes, townships, SEZs and serviced apartment complexes.

The company has an impressive pan India presence across Bengaluru, Hyderabad, Chennai, Kochi, Guntur and Ranchi

NCC Urban has inherited its experience and expertise from NCC Limited.

Known for its excellence in the execution of Turn key projects, Industrial Buildings,

Multistoried, Commercial Structures, Townships, Bridges, Roads, Metro Rail Projects, Railway Projects, Thermal Power Projects, Irrigations, Water and Environmental, Pipelines, Mining, Etc.

NCC Urban - a growing Infrastructure Company in India with annual turn over nearly Rs.15,700+ crores.

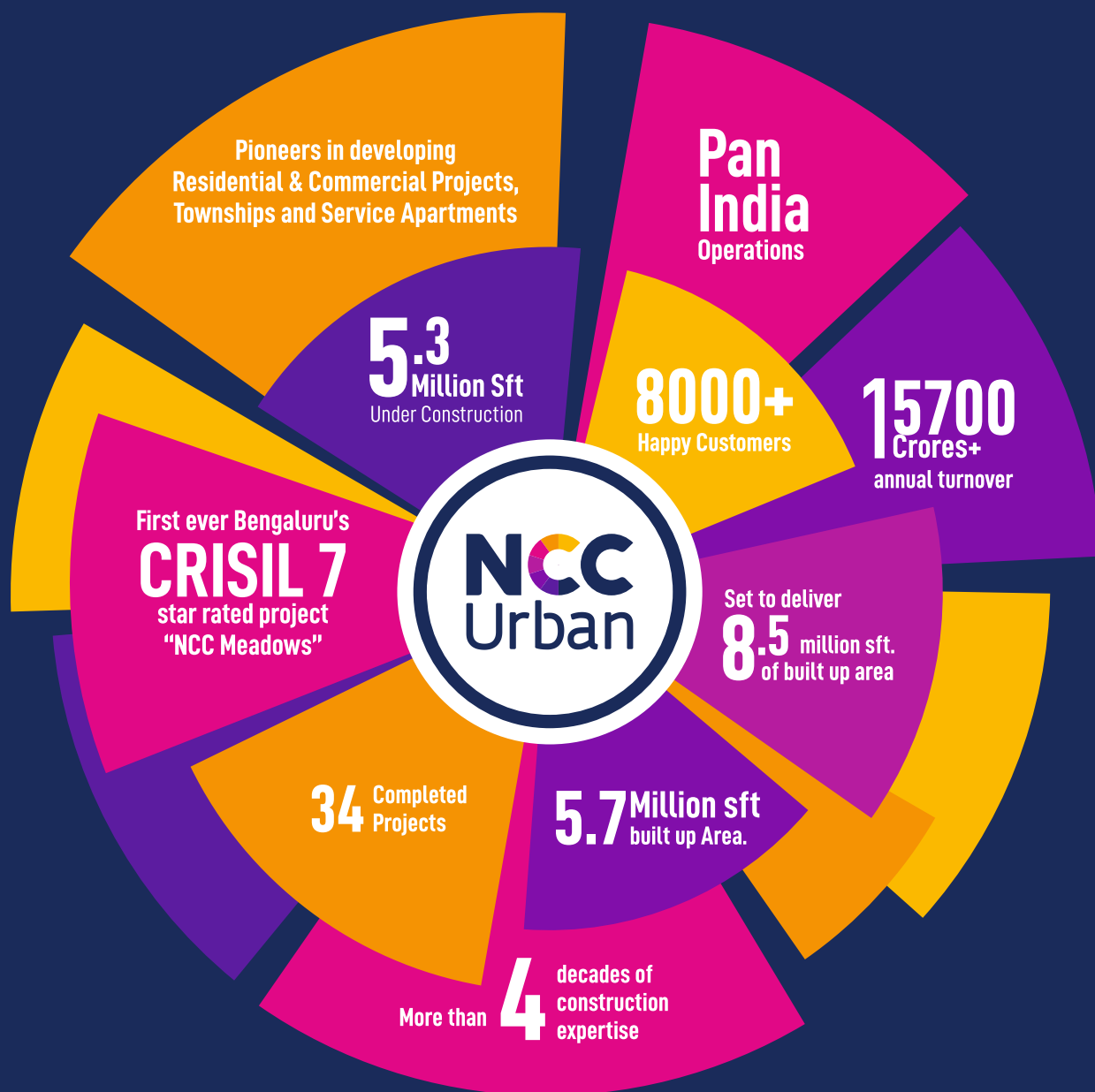
NCC Urban is developed the prestigious National Games Housing Complex Project in Ranchi, Jharkhand.

The Company has also acquired lands in and around Bengaluru, Chennai, Goa, Kakinada, Hyderabad and Kochi, for its real estate projects

NCC Urban is all set to deliver 12.8 million sft. of built up area spread over 286 acres in the next three years.

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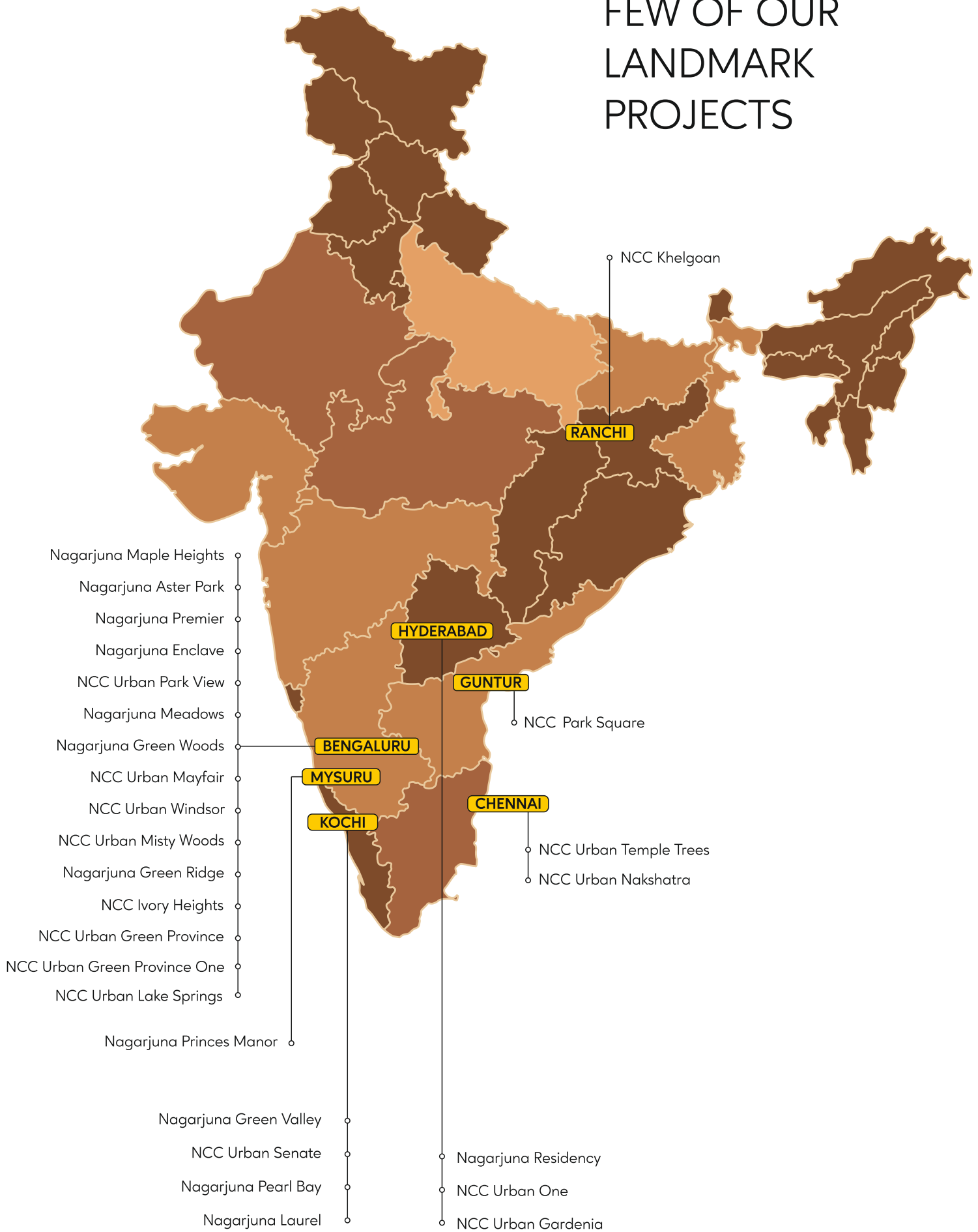


nccurban.com

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FEW OF OUR LANDMARK PROJECTS



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HYDERABAD



Hi Tech City - Hyderabad

184 Premium Apartment in 4 acres
4 BHK Simlex & 5 BHK Duplex
Starts from 3347 - 4152 Sq. Ft.



Narsingi - Hyderabad

Premium 3 & 4 BHK apartments
spread across a lush 22 acres
Starts from 1535 - 3380 Sq. Ft.

BENGALURU



Off. Airport Road, yelahanka

Hi-end luxury 5 BHK independent villas
spread across a lush 9.5 acres
Starts from 3693 - 4683 Sq. Ft.



IT Coridor - Sarjapur Road

Independent luxury 3 & 4 BHK villas
spread across a lush 22 acres
Starts from 2757 - 4961 Sq. Ft.



Yelahanka - Bengaluru

359 premium 2, 2.5 & 3 BHK
Apartments in 4 acres
Sizes vary from 1182 to 2088 Sft



Yelahanka - Bengaluru

77 Luxury 2 & 3 BHK Apartments
in G+13 Floors
Sizes vary from 1276 to 1638 Sft.

CHENNAI



Abhiramapuram

Limited Edition
3 BHK Luxury Apartments

KOCHI



@ Elamakkara. Kaloor

2 & 3 BHK Luxury Apartments
Sizes From 1133 To 1662 Sq. Ft.

CHENNAI

NCC Urban Signature Towers
Off OMR Road, Chemmenchery Road
Sholinganallur, Chennai - 600119

HYDERABAD

NCC House, 7th Floor,
Madhapur, Hyderabad,
Telangana - 500081

BENGALURU

NCC Urban Windsor, 3rd Floor,
Opp. Jakkur Aerodrome, Airport Road
Bengaluru, Karnataka - 560064

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NCC Urban

NCC Urban Infrastructure Limited