


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

# 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!

NCC Urban
Signature Towers

A Joint Venture with NSL GROUP



# ELEVATE YOUR LIFESTYLE

Spread over a sprawling 7.6 acres - NCC Urban Signature Towers is a bold, ultra-modern, ultra-luxurious residential project. Sleek, minimalistic and contemporary, it's been thoughtfully designed to offer abundant natural light and ventilation at every level. Our project is smartly distant from the main roads to keep off sound and pollution, yet close to everything you need. NCC Urban Signature Towers is far more than just a luxurious, world-class living space in Chennai.






# ENTER FROM OUR GRAND ENTRANCE TO STEP INTO YOUR EXCLUSIVE WORLD.

Welcome to an extraordinary world of fine living where aesthetics, design excellence and practical functionality combine to create the most perfect ambience for luxury lifestyle. A host of contemporary amenities and accessories add-up to give you a larger than life opulence.

WELCOME TO NCC Urban Signature Towers

A Joint Venture with NSL GROUP

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**
Floors

**2, 2.5 & 3 BHK**
Apartments

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



## 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.



7
Exclusive Towers

70%
Open Spaces

NCC Urban Signature Towers architectural design effortlessly compliments its pristine surroundings. nature and creative intelligence are weaved together to develop a personal space for you and your loved ones that is elegant and functional. Moreover, these premium apartments are dotted with exclusive amenities to make you live more comfortably.





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# A PREVIEW OF THE GRANDEUR.



# 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





## WHAT PERFECTION TRULY LOOKS LIKE.

A **grand living room**, in harmony with your grace and style






# THE LAST WORD IN LUXURY

Your new home at NCC Urban Signature Towers comes with a space which engulfs you with happiness. Soaking everyone's body, mind and soul with bliss, your home lets you keep your worries at bay. Every residence has a fine blend of bold lines and minimalistic outlook. Thoughtfully planned to use natural light & ventilation, sustainable practices here have reached a new epitome of excellence.





# STEP INTO A WAKING DREAM.

Your children's bedrooms are their private zone,
where they can relax, unwind, study and hopefully get enough sleep.



# HAVE EVERYTHING YOU'VE WISHED FOR?

Our magnificent Clubhouse, serving as your own personal sanctuary.

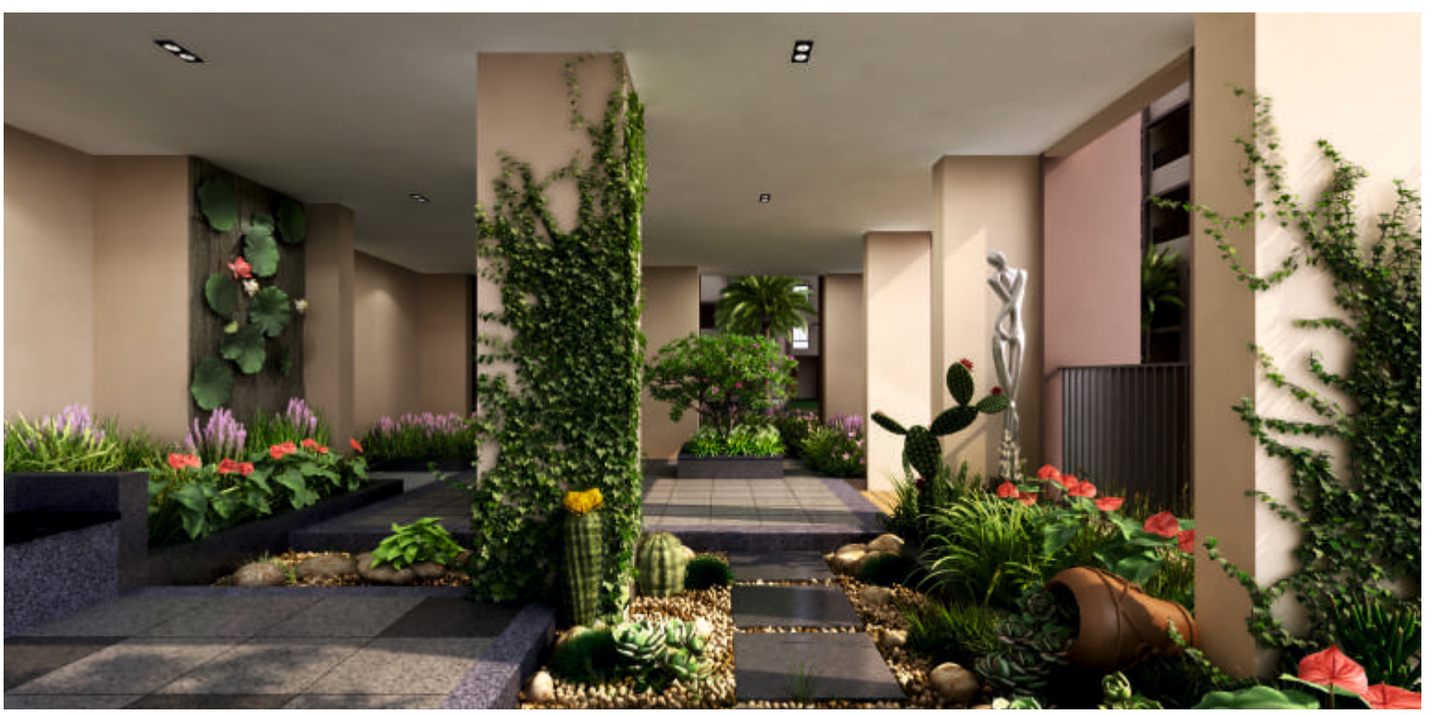
In today's busy life, with long hours at work and tiring commutes, it is becoming critical to lead an active and healthy lifestyle. It is important to unwind and spend time with family and friends in a serene and stress-free environment. Our club house with its state-of-the-art equipment and facilities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

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












# PAMPERING YOUR BODY, MIND & SOUL, INSIDE OUT.

Gymnasium

Yoga Studio

Multipurpose Hall

Table Tennis

Pool Table

Indoor Games





# AFTER A DEMANDING WEEK, LOOSEN THOSE TIRED KNOTS.

Welcoming you to spend more time pampering and rejuvenating yourself.
Enjoy the privilege of staying at these sports-friendly residences where
you will experience everything you need for a holistic life.

**Lounge in our sparkling pool.**

# GLIMPSE OF THE EXCLUSIVE LIFESTYLE

Identifying and responding to the children's needs for open spaces, we have a park dedicated only for children which helps them to lead an active lifestyle. The well designed Children Play Area boasts of adequate seating spaces for parents to converge and see their children having a good time with friends.





## 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

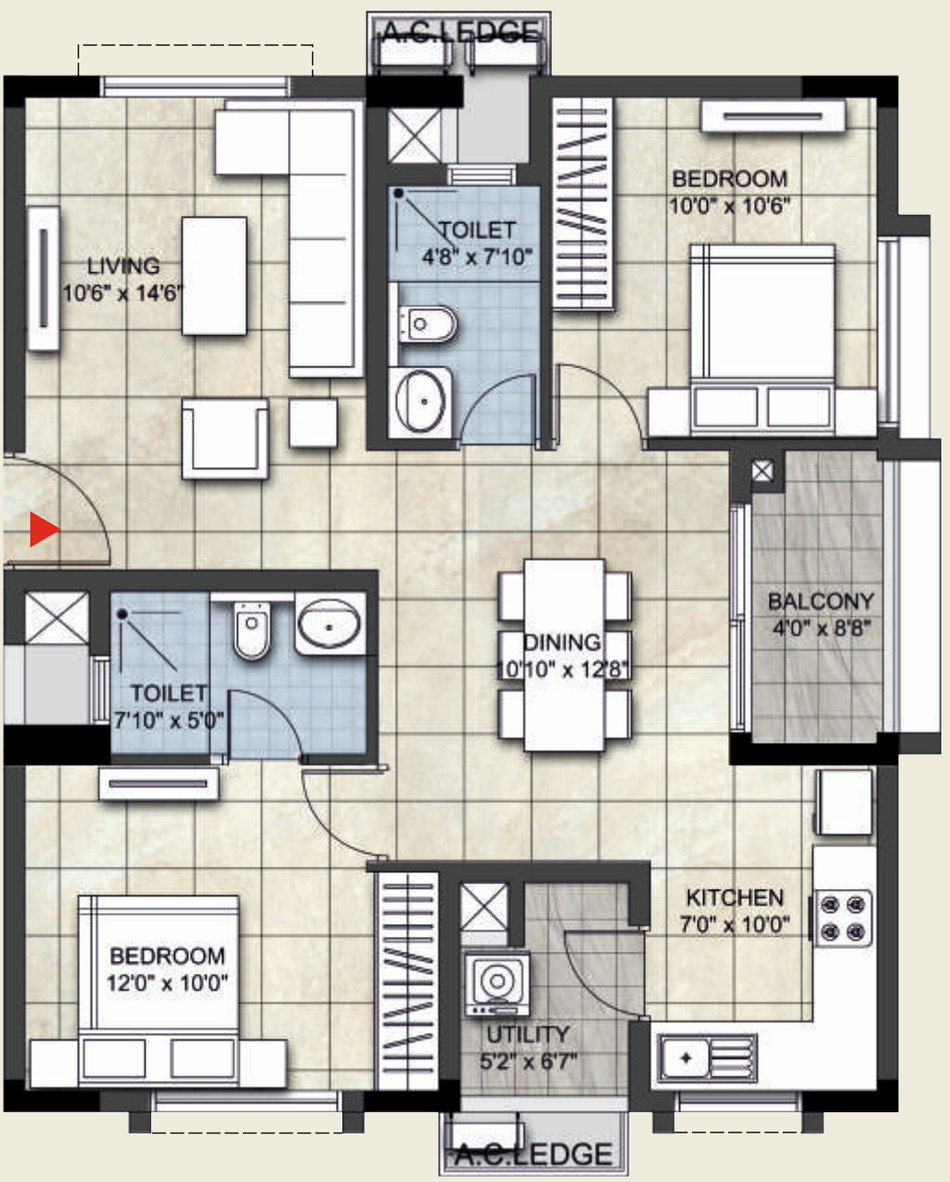
**CA Level**

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

# 2 BHK

**1073 SFT.**

WEST FACING

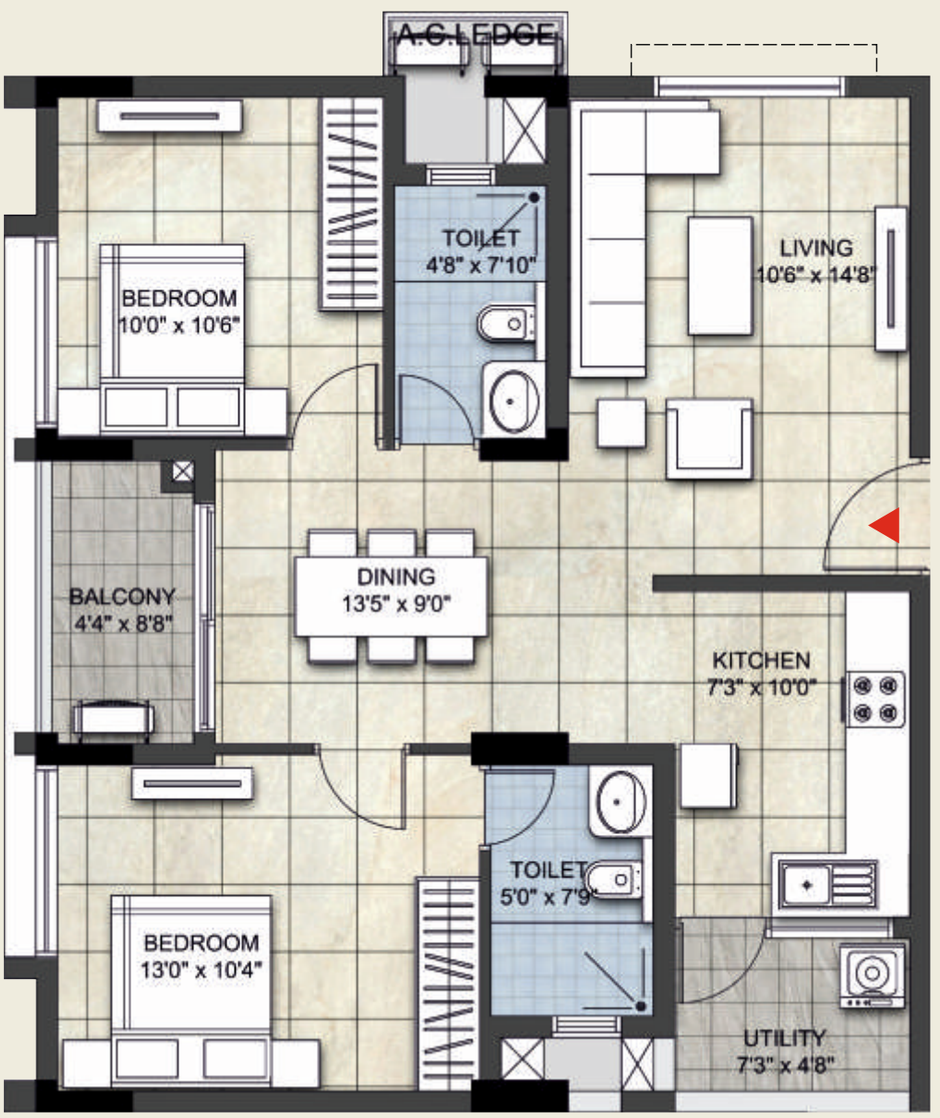



| UNIT BUILT-UP AREA | RERA CARPET AREA | UNIT SALEABLE AREA | BALCONY+ UTILITY AREA |
|---|---|---|---|
| 866 SFT. | 684 SFT. | 1073 SFT. | 65.66 SFT. |

# 2 BHK

1077 SFT.

EAST FACING




| UNIT BUILT-UP AREA | RERA CARPET AREA | UNIT SALEABLE AREA | BALCONY+ UTILITY AREA |
|---|---|---|---|
| 868 SFT. | 690 SFT. | 1077 SFT. | 71.47 SFT. |

# 2 BHK

**1164 SFT.**

## WEST FACING




| UNIT BUILT-UP AREA | RERA CARPET AREA | UNIT SALEABLE AREA | BALCONY+ UTILITY AREA |
|---|---|---|---|
| 989 SFT. | 765 SFT. | 1164 SFT. | 63.83 SFT. |

# 2.5 BHK

**1433 SFT.**

## WEST FACING




| UNIT BUILT-UP AREA | RERA CARPET AREA | UNIT SALEABLE AREA | BALCONY+ UTILITY AREA |
|---|---|---|---|
| 1156 SFT. | 942 SFT. | 1433 SFT. | 85.68 SFT. |

# 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. |

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# 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 Shnieder /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

## 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

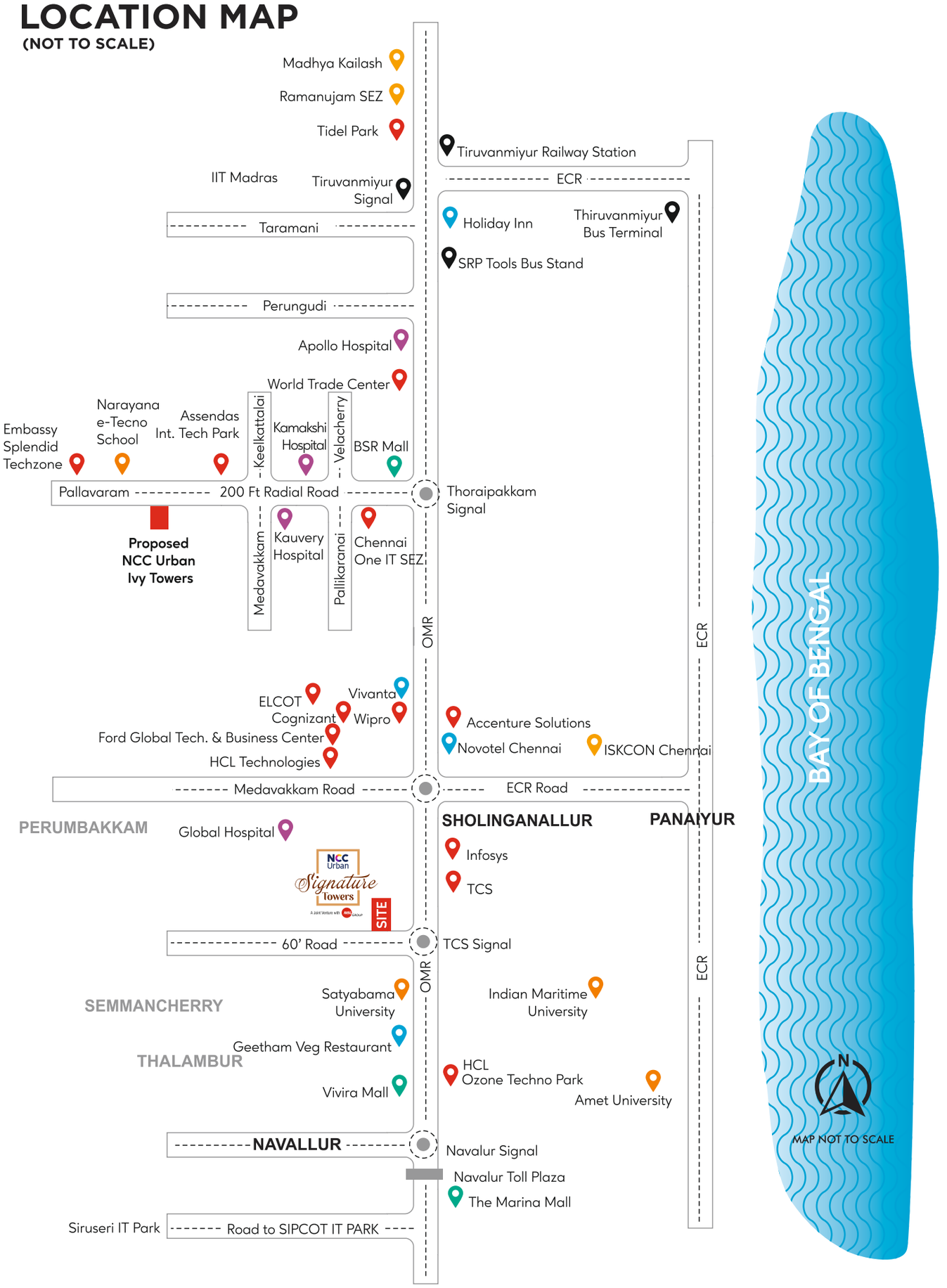
NCC Urban Signature Towers is well connected to the IT hubs of Chennai. A robust public and private transport network connects NCC Urban Signature Towers to the different IT Parks in Sholinganallur. NCC Urban Signature Towers is just 10 minutes from the ELCOT SEZ.

**10 KM**
**SIRUSERI IT PARK**

**14 KM**
**TIDEL PARK**

# LOCATION MAP

**(NOT TO SCALE)**



## 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

NCC Urban

# 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.

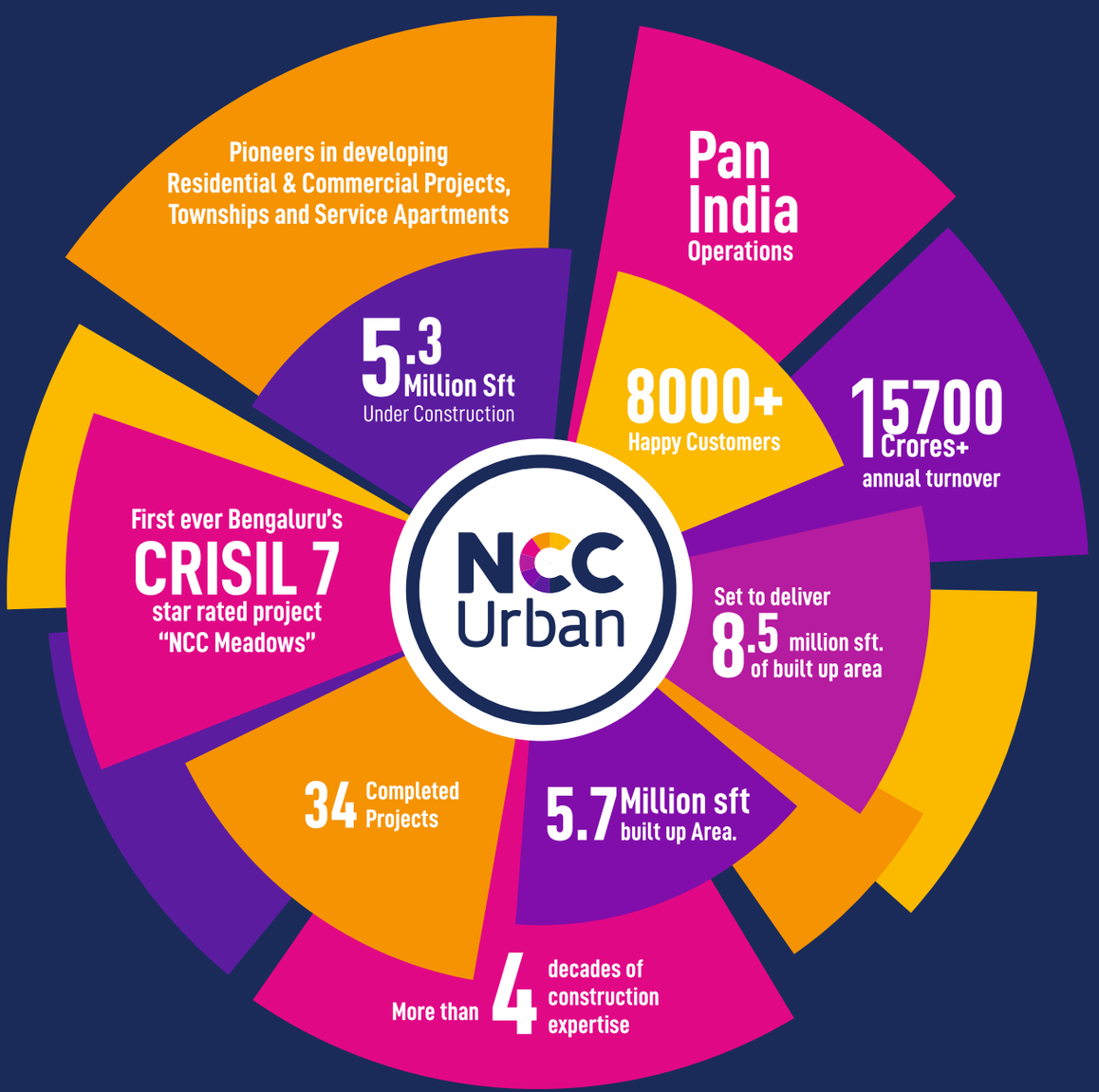
NCC Urban - a growing Infrastructure Company in India with annual turn over nearly Rs.15,700+ crores.

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.

**BENGALURU • HYDERABAD • CHENNAI • KOCHI • GUNTUR • RANCHI**

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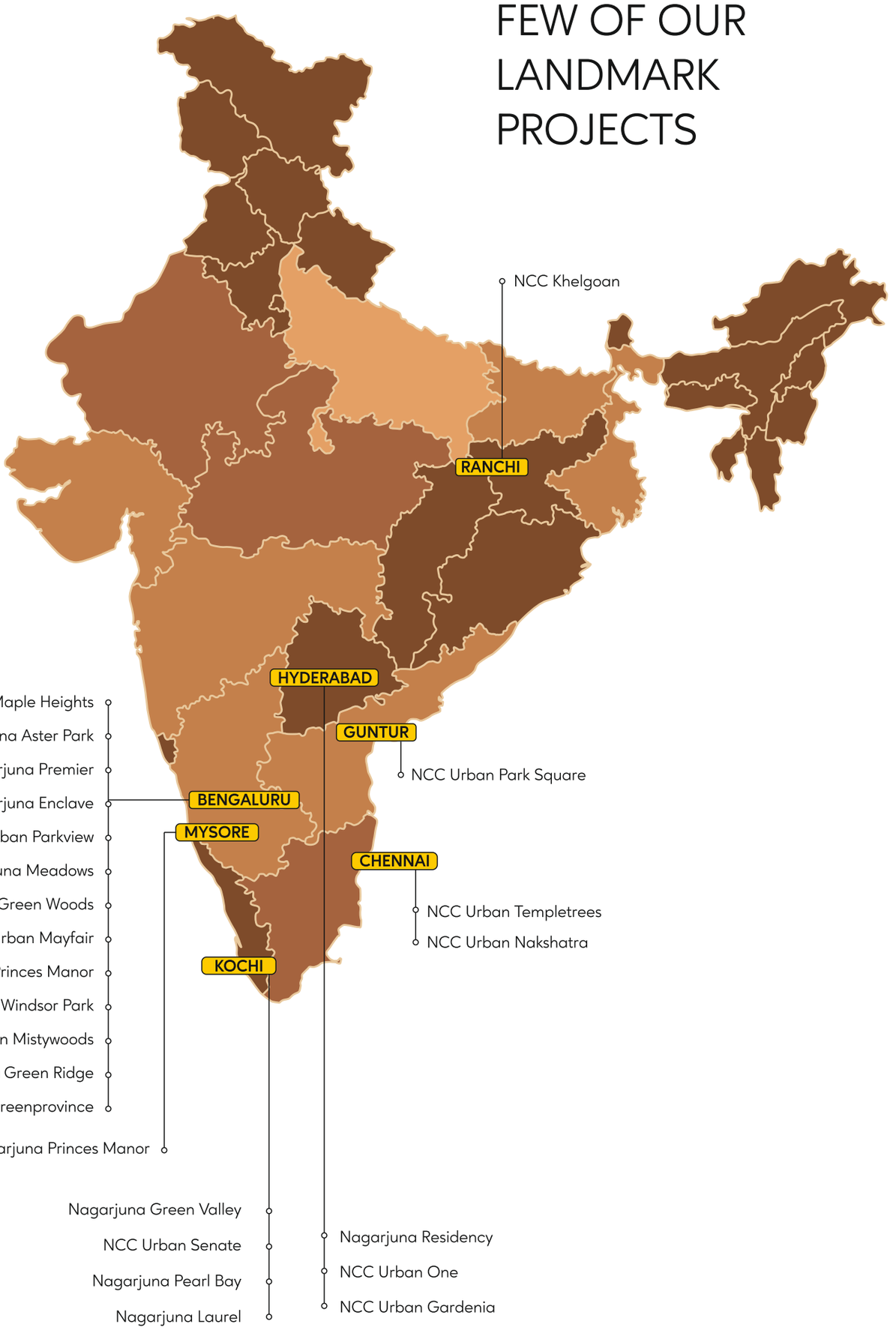
# FEW OF OUR LANDMARK PROJECTS



## HYDERABAD

NCC Urban Gardenia



**Hi Tech City - Hyderabad**

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

NCC URBAN ONE



**Narsingi - Hyderabad**

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

## BENGALURU

NCC Urban | MISTY WOODS



**Off. Airport Road, yelahanka**

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

NCC Urban | Green Province
Live your dreams



**IT Coridor - Sarjapur Road**

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

NCC Urban MAYFAIR



**Yelahanka - Bengaluru**

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

NCC Urban parkview



**Yelahanka - Bengaluru**

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

## CHENNAI

NCC Urban NAKSHATRA



**Abhiramapuram**

Limited Edition
3 BHK Luxury Apartments

## KOCHI

NCC Urban Senate



**@ 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

*Disclaimer-The contents of this Brochure are purely conceptual and have no legal binding on the Developer.
The Developer reserves the right to amend the layout, plans, number of floors, elevation, specifications and amenities etc.

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