

CHAITANYA

Divine living, inspired by tradition

North Town Estates Pvt. Limited
An Arihant - Unitech - PVP Initiative

Site Office: Buckingham and Carnatic Gardens, Door No.- 4, 5, 6 and 7, Stephenson Road, Perambur, Chennai - 600012.
Ph.: +91 44 28363266, 28364577 Mobile: +91 7299091111 Website: www.unitechgroup.com | www.arihantfoundations.com



NORTH TOWN
An Arihant - Unitech - PVP Initiative



*“North, ruled by
lord of wealth 'Kubera' in
hindu mythology,
is one of the four cardinal
directions considered
as most auspicious; symbolic
of wealth, business, knowledge
and happiness in an
enlightened environment.”*



NORTH TOWN

North Town, which is located in the heart of the city has been created by the coming together of two leading real estate firms - Unitech Group and Arihant Foundations & Housing Limited in association with PVP Ventures Ltd. North Town is a holistic planned

70 acre development, with stretches of urban landscapes earmarked to accommodate the spirit of innovation.

A welcoming environment that leaves the stress of the city far behind; where you witness the harmony of body, mind and soul.



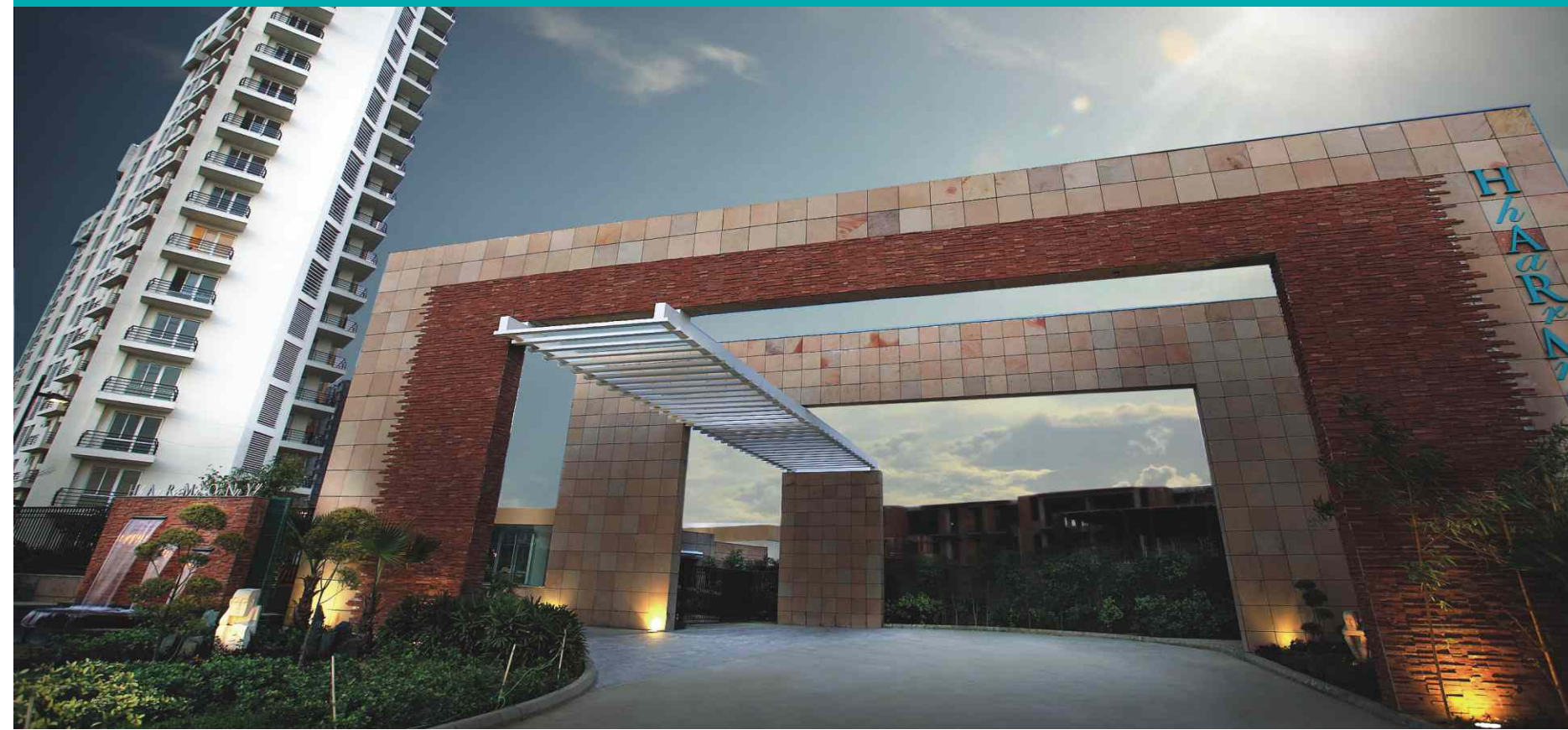
CHAITANYA

*Escape the world and usher into new phase of Chaitanya.
A vivacious planned development where divine living is inspired by tradition.*

Welcome to Chaitanya at North Town – a premier residential development & experience a living of fulfillment, detachment and equanimity in your daily life .

Nestled in the North-East corner of North Town, Chaitanya offers homes in 1, 2 & 3 bedroom apartments to suit individual needs. Experience a retreat to enjoy absolute calm and serenity, a special place to be at peace with one's inner self.

unitech



Unitech has the most diversified product mix comprising Residential, Commercial/Information Technology (IT) Parks, Retail, Hotel, Amusement Parks and Special Economic Zones (SEZ).

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech is known for the quality of its products and is the first real estate developer to have been certified ISO 9001:2000 certificate in North India. The Unitech brand is well recognised in India and was conferred with the title of "Superbrand" by Superbrand India in October 2007.

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.

Unitech's clientele for commercial projects includes global leaders such as Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobile and AT Kearney.

Unitech scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index.

Unitech Ltd. and Norway Based Telenor Group (6th Largest Mobile Communication Provider in the world) came together to build UNINOR - a telecommunication service company to provide GSM services in 22 circles across India.



PVP
ventures

PVP Ventures Ltd., the Land owner of the 70 acre Binny Mills parcel and the Joint Development partner of the North Town project is one of the fastest growing players in Urban Infrastructure, Media and Energy.

Headquartered in Chennai and listed on the NSE, BSE and London Stock Exchange, PVP has ongoing projects across South India. Creation of value to customers through innovation, pace, nurturing partner relationships and professional commitment to deliver



Arihant
Foundations & Housing Limited



Incorporated in 1992 and listed on the BSE since 1995, Arihant Foundations was founded by Shri. Navratani Lunawath, and has a rich experience of 25 years in the Real Estate Industry. The company since inception, has completed over 6 million sq. ft. of projects changing the skyline of Chennai, with a passion for unique architectural concepts transforming lives through innovative change, and offering citizens a sophisticated work environment with a modern standard of living.

Having brought the concept of multi storied buildings in Chennai, Shri Navratani Lunawath with his passionate drive and dream to bring modern and environmentally sensible approach to urban buildings, has created landmark residential and commercial complexes in Chennai. Arihant has recently forged an SPV with JP Morgan which is a milestone in township development.



has made PVP achieve an enviable track-record of growth. The company is driven by a single minded focus of being customer centric with the entrepreneurial energy that makes a difference to Indian society through creation of lasting value.

Along with Arihant and Unitech, PVP is committed to make North Town the most preferred destination for discerning citizens of Chennai.

Location Map

Set in the heart of north Chennai, North Town is poised to become the new sought after destination



NORTH TOWN

North town is strategically built in the heart of North Chennai - the thriving trade & commerce hub of the city. Ideally located at a distance of 3.5 kms from the Chennai central railway station, with excellent connectivity to the upcoming IT hub at Ambattur; education, healthcare & shopping facilities are all in close proximity to North Town.

Key Plan - Chaitanya



Note: * Tower No. 13 & Floor No. 13 are absent in this project

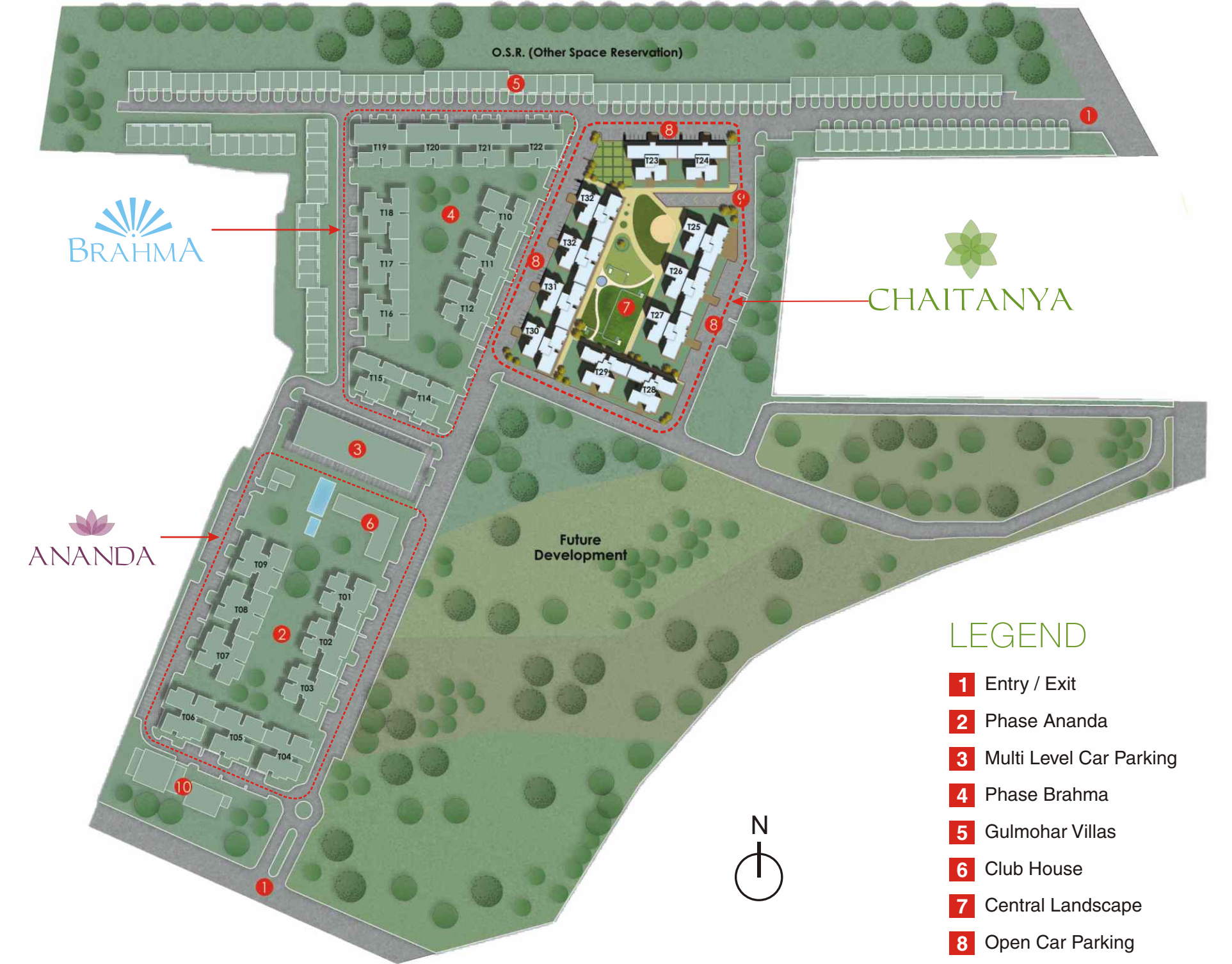
Chaitanya Site Layout

- 1** Phase Brahma
- 2** Open Car Parking
- 3** Central Landscape
- 4** Way to Basement Parking
- 5** Gulmohar Villas
- 6** Open Space Reservation
- 7** Future Development

Key Plan

T23	Ground + 17
T24	Ground + 17
T25	Ground + 17
T26	Ground + 17
T27	Ground + 17
T28	Ground + 17
T29	Ground + 17
T30	Ground + 17
T31	Ground + 17
T32	Ground + 17
T33	Ground + 17

Master Plan - North Town



Note: * Tower No. 13 & Floor No. 13 are absent in this project

LEGEND

- 1** Entry / Exit
- 2** Phase Ananda
- 3** Multi Level Car Parking
- 4** Phase Brahma
- 5** Gulmohar Villas
- 6** Club House
- 7** Central Landscape
- 8** Open Car Parking
- 9** Way to Basement Parking
- 10** Temple & Community Center



Perspective view of Chaitanya at North Town
This is an artist's rendition & may undergo modifications.

A unique and exclusive place to call home

An integrated community living, where you leave the disquiet of the city far behind and enter the enriching surroundings of Chaitanya - a wholly self-contained township with designs & experiences drawn from international architectural firms; where you lose yourself to the extensive array of recreational and leisurely pursuits.

Take the rejuvenating journey at the clubhouse or get some quiet time at the Meditation Hall. Get an invigorating dip in the tranquil pool to recharge yourself. Round off a long day with a stress busting game of table tennis or an energising workout at the gym. Embark upon your spiritual journey at the splendid temple, as there are many more connections when you think inside out.

At Chaitanya, the choices are countless.

- Modern clubhouse • Gymnasium • Kid's play area • Swimming pool • Multipurpose hall
- Billiards / Pool table • Table tennis • Games room

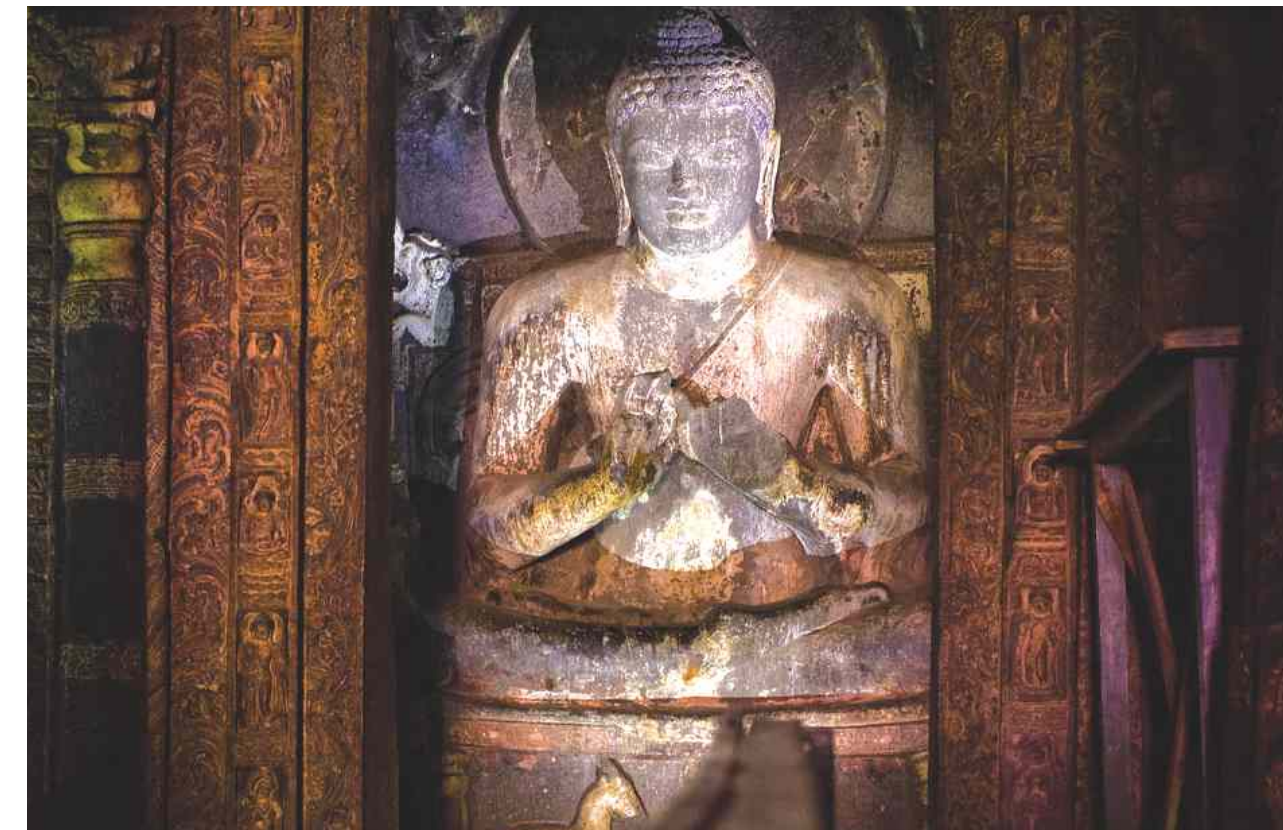


Beauty of culture & ancient wisdom

At Chaitanya, modern architecture is in a harmonious blend with traditional values, as each home has been carefully designed keeping in mind the Vastu philosophy. As the five elements spread their symphony around, the sanctified Jain Temple within the development offers peace and tranquility. To ensure a like-minded neighborhood for you, there are also especially dedicated towers for 'Vegetarians' at Chaitanya.

The spirit of community living is taken a leap ahead here, as the intricate attention towards detail make for a cohesive living space at Chaitanya.

- Multi level landscaping • Vastu friendly homes • Vegetarian towers
- Jain temple • Sculpted gardens



A secure urban haven for your loved ones

The entire community is gated to ensure that you live and prosper in a safe environment; starting right from the main gate to individual security arrangements at individual towers.

A state-of-the-art security system comprising audio-communication with the guard unit, fire-alarm system and more is well in place so that you live free, safe & secure.

- Audio communication from guard unit
- Fire alarm system
- Fire fighting system
- Barriers at main entry & exit points



Value engineering for your home

With a substantial upfront outlay, your home at Chaitanya is built so as to minimize the hassles of maintenance. A lot of care has been taken to build superior quality homes which are low on upholding, to ensure that you live in peace and harmony.

From weather-proof exteriors, rain water harvesting to simple yet intelligent structural design; Chaitanya is a unique blend of value engineering & excellence in architecture.

- Rain water harvesting system
- External weather proofing
- Anti termite treatment
- Power back-up for common areas



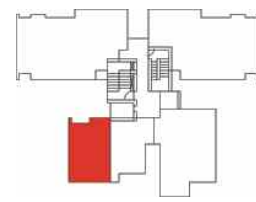


Perspective view of Chaitanya at North Town
This is an artist's rendition & may undergo modifications.

Type - C

1BR1T Unit

Sale Area - 630 sq. ft.

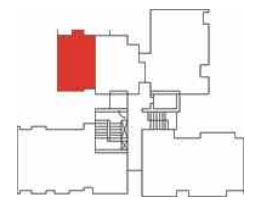
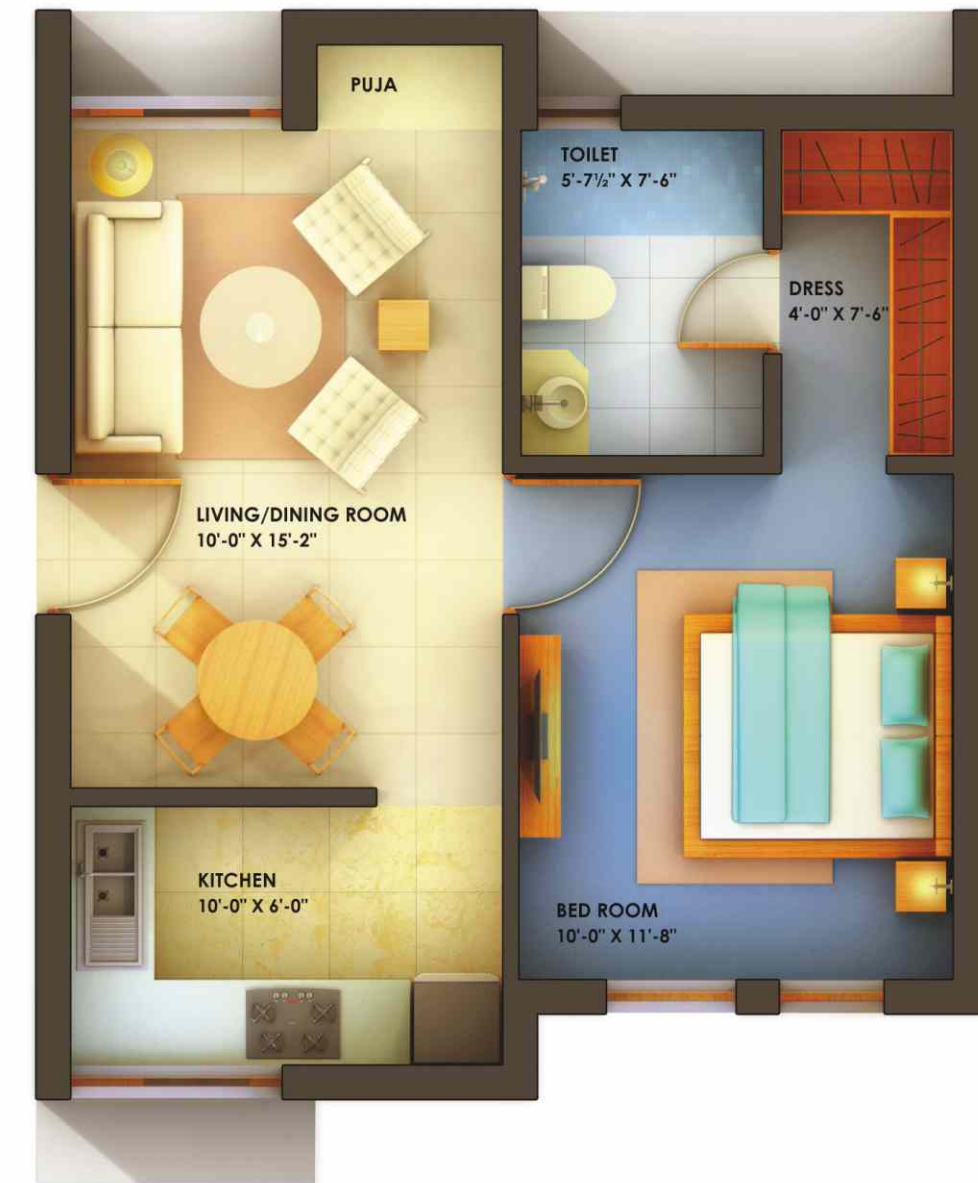


Applicable to
T-28, T-29 – G01

Type - C1

1BR1T Unit

Sale Area - 630 sq. ft.

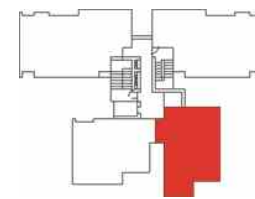


Applicable to
T-30, T-31, T-32, T-33 – G04

Type - B

2BR2T Unit

Sale Area - 1016 sq. ft.

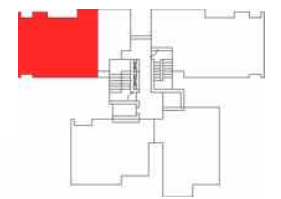
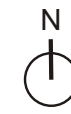


Applicable to
T-23, T-24 – G02-1802

Type - B1

2BR2T Unit

Sale Area - 1140 sq. ft.

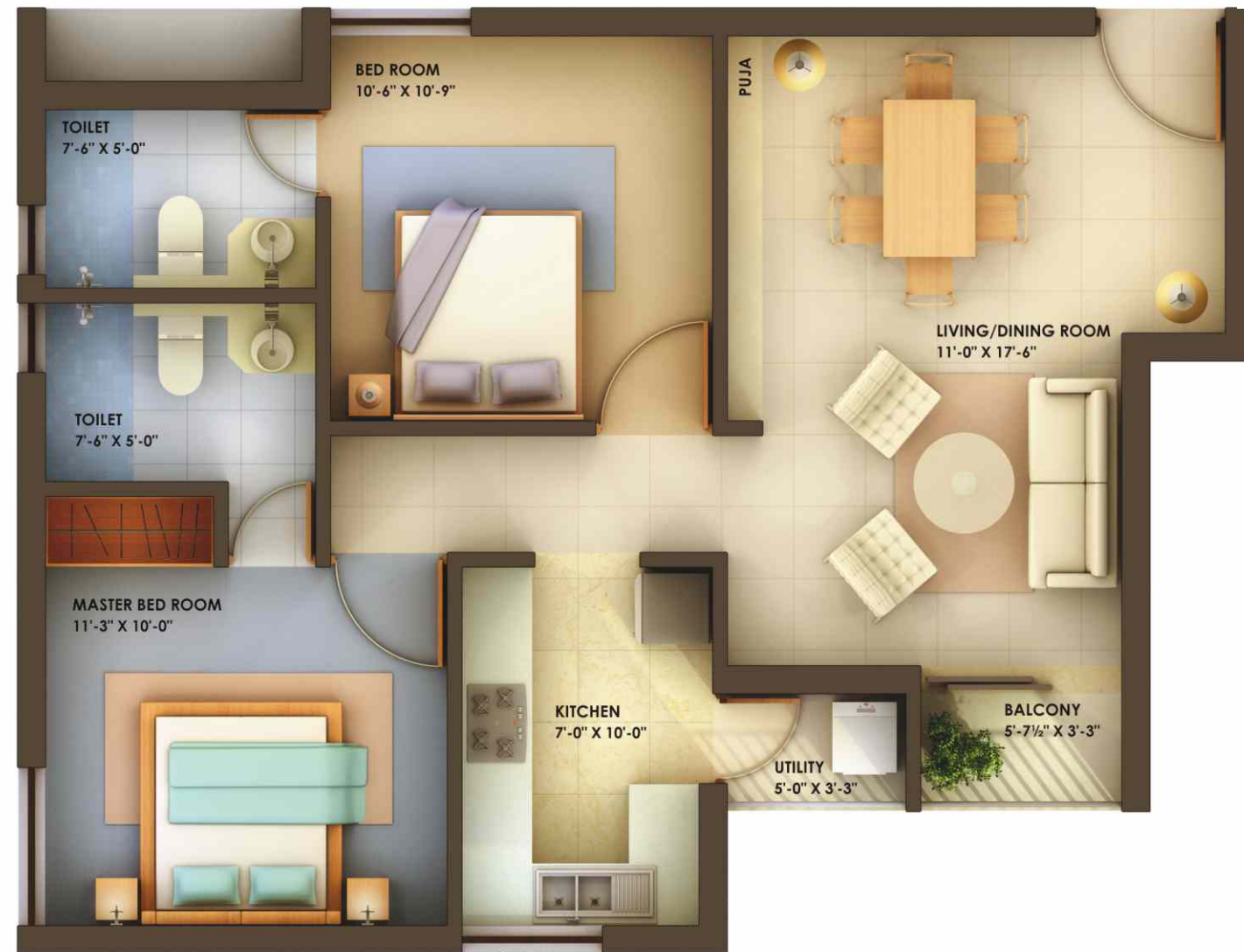


Applicable to
T-23, T-24 – G04

Type - B2

2BR2T Unit

Sale Area - 990 sq. ft.



Applicable to
T-23, T-24 – 103-1803

Type - B3

2BR2T Unit

Sale Area - 1040 sq. ft.

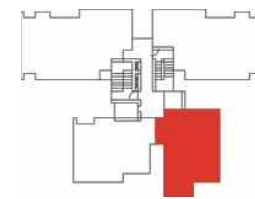
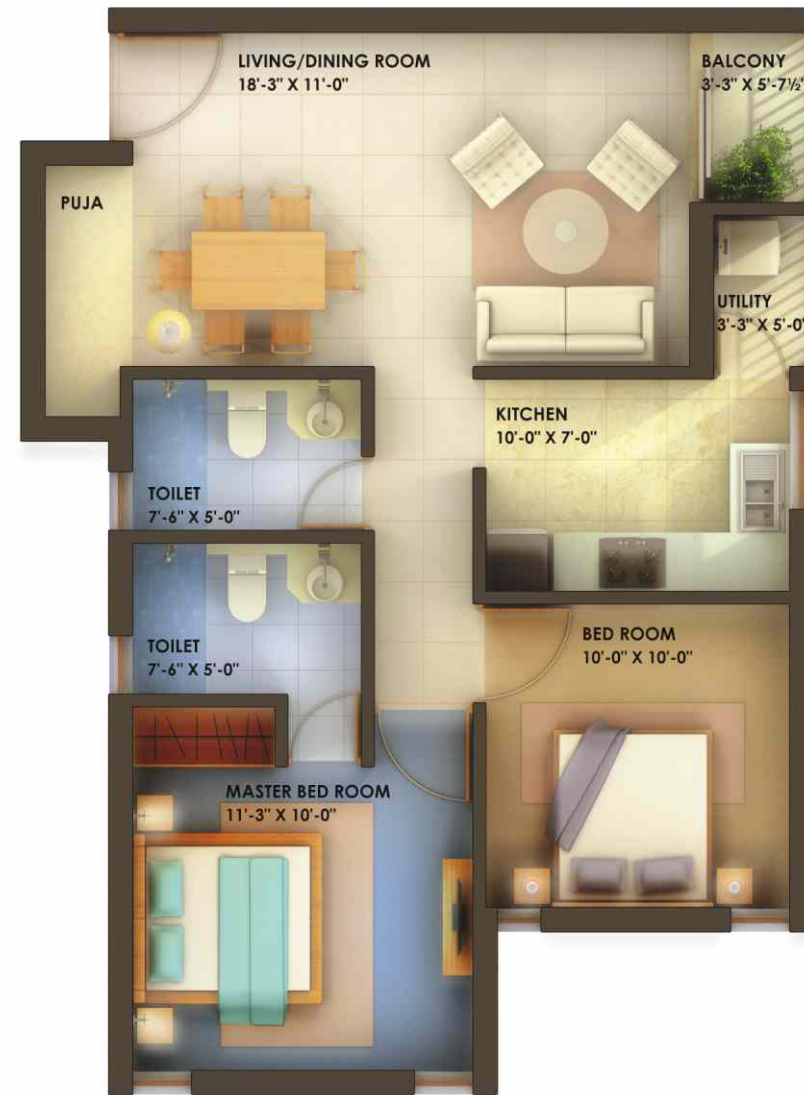


Applicable to
T-25, T-26, T-27 – G02-1802
T-30, T-31, T-32, T-33 – 104-1804

Type - B4

2BR2T Unit

Sale Area - 990 sq. ft.

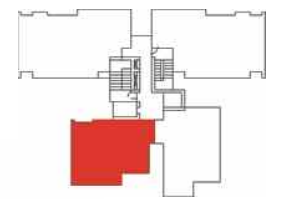
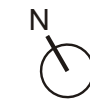


Applicable to
T-28, T-29 – G04-1804

Type - B5

2BR2T Unit

Sale Area - 1016 sq. ft.

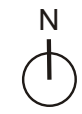


Applicable to
T-28, T-29 – 101-1801

Type - A

3BR3T Unit

Sale Area - 1310 sq. ft.

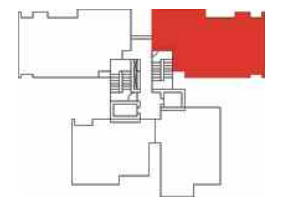
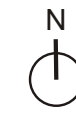


Applicable to
T-23, T-24 – G01

Type - A1

3BR3T Unit

Sale Area - 1310 sq. ft.

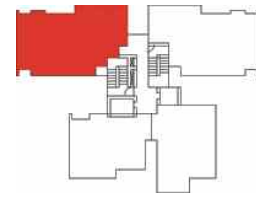
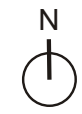


Applicable to
T-23, T-24 – 101-1801

Type - A2

3BR3T Unit

Sale Area - 1392 sq. ft.

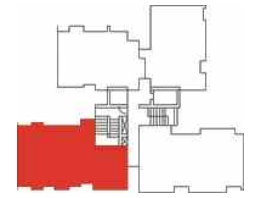


Applicable to
T-23, T-24 – 104-1804

Type - A3

3BR3T Unit

Sale Area - 1372 sq. ft.

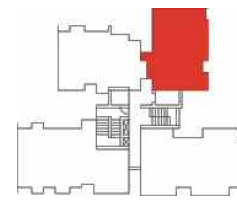


Applicable to
T-25, T-26, T-27 – 101-1801
T-30, T-31, T-32, T-33 – 103-1803

Type - A4

3BR3T Unit

Sale Area - 1396 sq. ft.

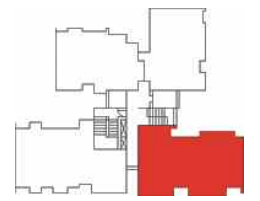
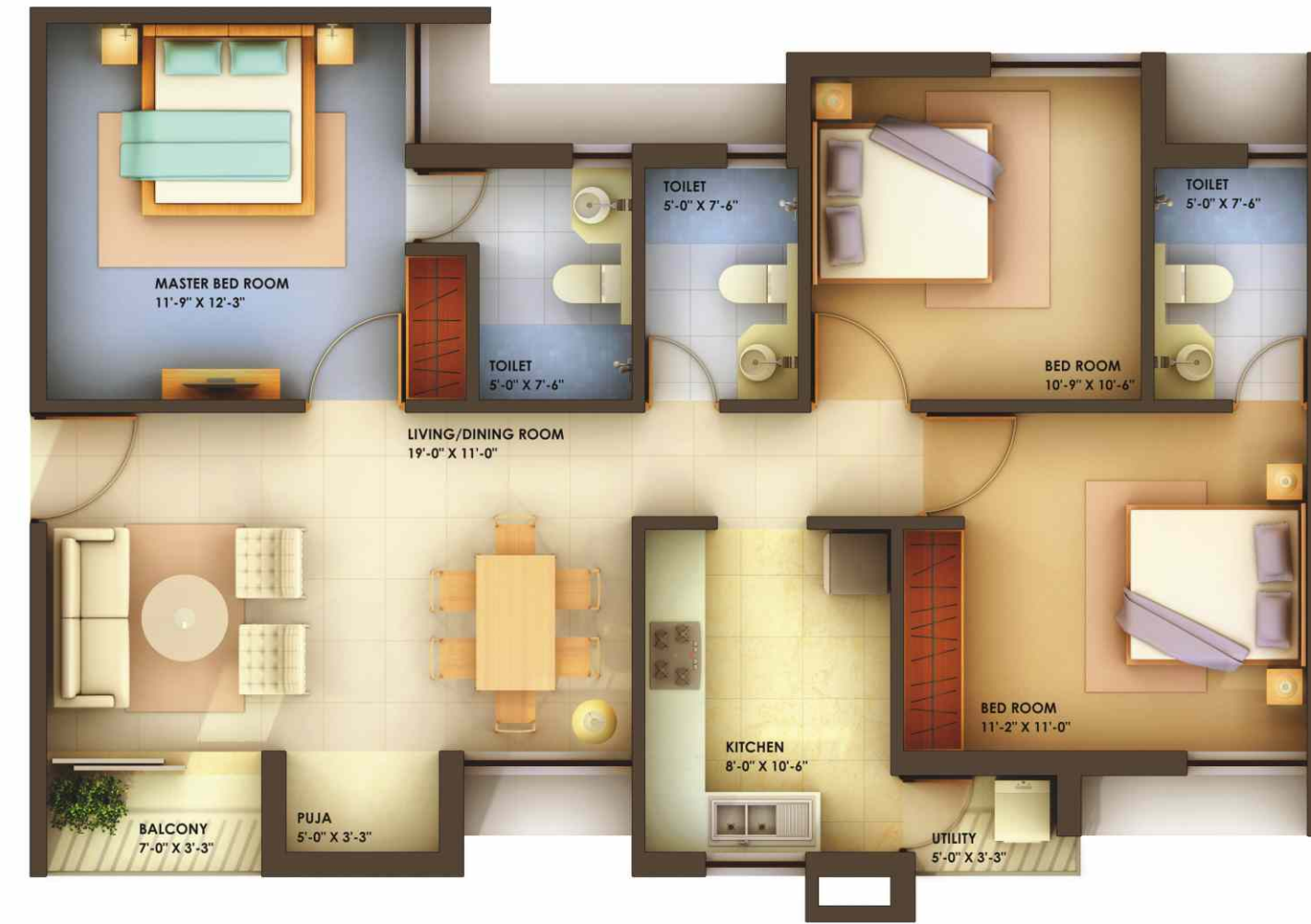


Applicable to
T-25, T-26, T-27 – G03-1803
T-30, T-31, T-32, T-33 – G01-1801

Type - A5

3BR3T Unit

Sale Area - 1338 sq. ft.

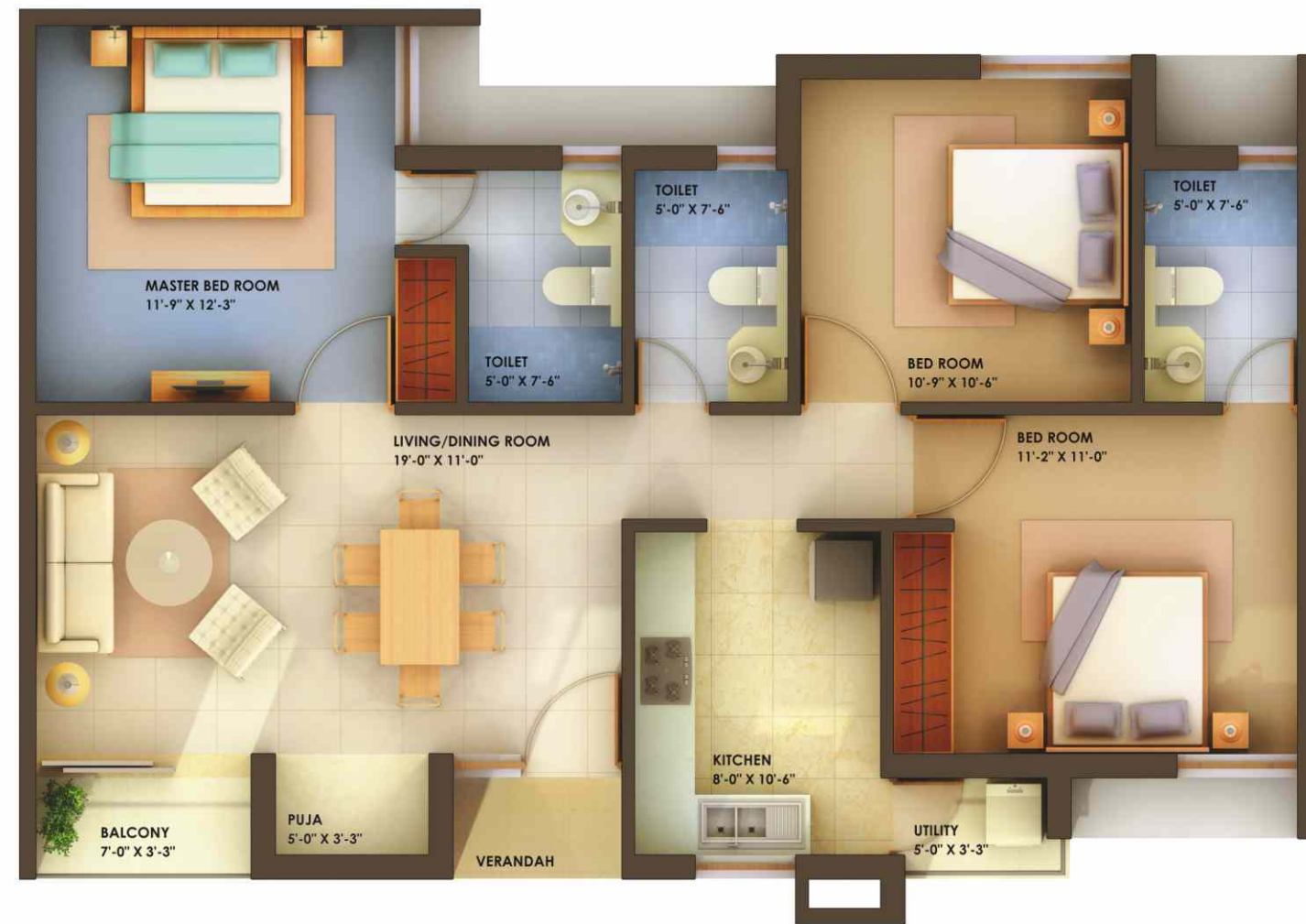
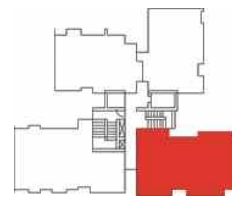


Applicable to
T-25, T-26, T-27 – 104-1804
T-30, T-31, T-32, T-33 – G02-1802

Type - A6

3BR3T Unit

Sale Area - 1338 sq. ft.

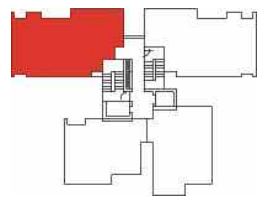
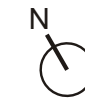


Applicable to
T-25, T-26, T-27 – G04

Type - A7

3BR3T Unit

Sale Area - 1363 sq. ft.

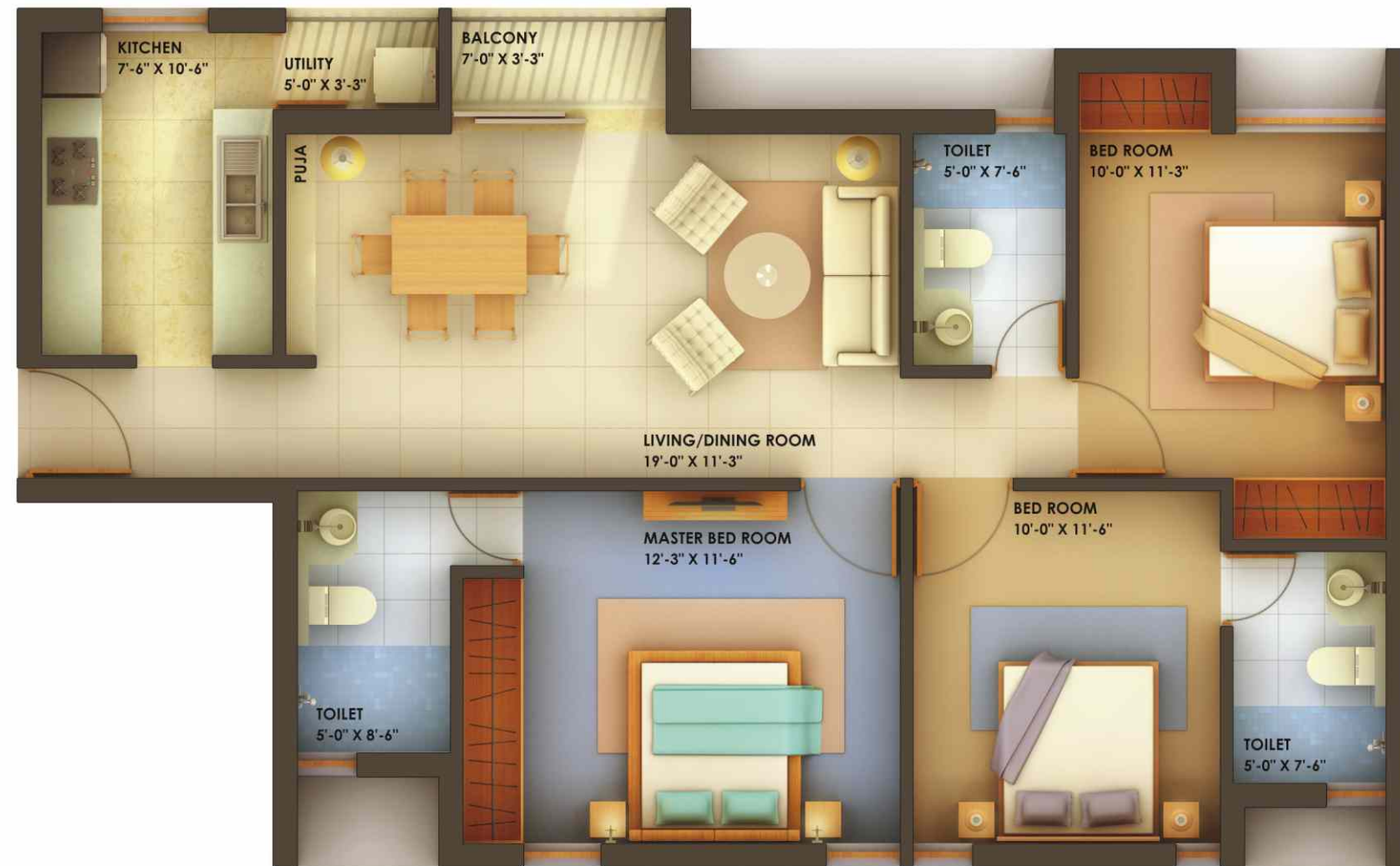
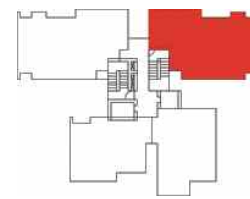


Applicable to
T-28, T-29 – 102-1802

Type - A8

3BR3T Unit

Sale Area - 1347 sq. ft.



Applicable to
T-28, T-29 – G03-1803

Specifications

	Structure	Earthquake resistant RCC framed structure	
	Flooring	Living /dining Bedrooms Balconies Common areas & staircase Lift lobby	Imported marble Laminated wooden flooring Ceramic tiles Hard stone Stone / vitrified tiles
	Wall Finish	External Internal Lift lobby	Good quality exterior paint Plastic emulsion Combination of hard stone & paint
	Lift	Two passenger lifts for 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	Main Internal External	Seasoned hardwood frame with polished veneer flush door Seasoned hardwood frames flush door Anodized / powder coated glazed aluminium doors / uPVC
	Windows	Aluminium anodized / powder coated windows / uPVC	
	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 independent 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 and partial power back-up with max 1KW for each apartment	

All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision.

Finishes

- Aluminium Anodized / Powder Coated Windows / UPVC
- Plastic Emulsion
- Laminated Wooden Flooring
- Selected Ceramic Tiles upto ceiling height
- Seasoned Hardwood Frame with polished veneer flush door
- EWC & Wash Basin in White Colour, Modern CP Fittings, Granite Counter, Provision for Geyser
- Ceramic Tile Flooring
- Aluminium Anodized / Powder Coated Windows / UPVC



- Ceramic Tiles
- Good Quality Exterior Paint
- Imported Marble
- Seasoned Hardwood Frame with polished veneer flush door
- Granite Counter with Stainless Steel Sink
- Ceramic Tile Flooring
- Selected Ceramic Tiles upto 600mm height above the counter and OBD in other areas
- Ceramic Tiles

FAQs

1. Where is the proposed development?

"Buckingham and Carnatic Garden" Door No. 4,5,6,7 Stephenson Road, Perambur, Chennai - 12.

2. How far is the location from railway station and bus terminus?

Vyasarpadi Jeeva Railway Station is adjoining our plot at a 2 mins. walking distance. Perambur bus terminus is 1 km away or 10 mins. walking distance.

3. How far is the location from Central Business District?

Purasawalkam High Road is located just 2.5km away from North Town.

4. Is there public transport available to other parts of the city?

Yes, Train Station and Bus Stand are available very close to the site.

5. What is the extent of the overall township?

The township is proposed on a land parcel of 70 acres which has the potential to house more than 4000 families once it is complete. The township would comprise Apartments, Recreational facilities in the Clubhouse. Jain Temple as a place of worship with lush landscaped greens and ample car parking.

6. What is the extent of Chaitanya phase?

This phase is on 5 acres consisting of a total of 792 apartments in 11 towers.

7. How much open green area would be there in the development?

In addition to the 10% OSR (Open Space Reservation), approx. 40% space would be dedicated to green areas in the development. Also, the ground coverage for the towers is planned at only around 30% of the total area.

8. Is there a market / convenience store near the location?

Yes, there are several convenience stores within a km of the site to cater to your day to day shopping needs.

9. Are there any schools near the location?

There are several schools such as - Don Bosco Higher Secondary School, St. Josephs Anglo Indian High School, St. Mary's Matric Boys Higher Secondary School, Ebeneser Matriculation & Higher Secondary School in the vicinity of the site.

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

Several Hospitals such as Abhijay Hospital, GK Hospital, Sheeba Nursing Home are in the vicinity of the site.

11. How far is the nearest petrol pump?

The nearest petrol pump is approx. 1km away.

12. Are there bank branches / ATMs near the location?

SBI, UCO Bank and various other banks & ATM's are in the Purasawalkam CBD.

13. 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 for the same.

14. What is the procedure to obtain the club membership?

You will automatically become an esteemed member of the club on payment of club

membership charges, as per the agreement for sale and after taking possession of your apartment.

15. How do I book my home at Chaitanya?

You can book your home by simply paying the booking charges, completing the application form and providing other related documents at our site office. Kindly contact our office for further details (address overleaf).

16. Who are the intended residents of the vegetarian blocks?

The vegetarian blocks can be sold and rented only to vegetarians.

17. What is the nature of the agreement to be signed by us?

A Sale and Construction agreement shall be entered into and the undivided share of land will be registered in your name .

19. What is the nature of car parking available within the complex?

We have pre-designated parking zones for both 2-wheelers and cars. In case of cars, we have both open and covered car parks that can be bought at the time of booking.

20. Are modifications permitted in the apartments?

Post possession the customer is free to modify the internal specifications as per his taste as long as there is no effect of the same on other occupants of the tower. However, structural changes to the apartment will not be permitted.

21. Is it possible to get housing finance in this project?

Yes, we will help you get housing finance through our designated banks, where you can avail of special offers customised for our project.

22. What is my responsibility for disbursement of instalments in case of loan taken through banks?

It is the flat owner's responsibility to ensure timely disbursement of instalments from the bank, since the demand letter would be sent directly to the customer and no demand will be made by the developer to the bank. To facilitate smooth payments, customers are required to issue a consent letter to the institution well before the due date or give standing instructions.

23. Whom to contact if I have any more questions / clarifications?

Please email us at : sales-nt@arihants.co.in or meet us at our office address mentioned overleaf.

24. Is the project approved?

Approved wide CMDA no. C/PP/MSB/19 S-1 to S-73/2010 date: 16/04/2010, File No. C3/5640/2009.

25. What is the expected delivery date of the project?

As mentioned in the agreement.

26. Who would undertake the maintenance of the complex?

Maintenance will be done by the developer for 1st three years from the date of possession of the flat.

27. What is the mode of payment?

All monthly payments cheque PDCs to be given in advance to obtain the sale & construction agreement.

While every reasonable care has been taken in preparing this brochure, the developers and its agents cannot be held responsible for any inaccuracies. The layout and building plans, specification of building(s) / complex and the apartment(s) are tentative and are subject to variation. North Town Estates Pvt. Ltd. may effect such variations, additions, alterations, deletions and/or modifications there in as it may, at its sole discretion deem appropriate and fit or as may be directed by any competent authority. No complaint regarding design, layout or accommodation shall be entertained by North Town Estates Pvt. Ltd. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture is provided with the apartment. All renderings, floor plans, pictures and maps are artist's conception and not actual depiction of the building, its walls, roadway or landscaping. This brochure is purely conceptual and does not constitute a legal offering.
1 sqm. = 10.764 sq.ft.