

PALM
Premiere



The jubilation of the city amidst the calmness of a sanctuary- Palm Premiere redefines luxury living.

Open doors to your own patch of green and watch the butterflies chase one another. Watch your kid cycle down the winding path and let their laughter light you up. Enjoy a lazy family lunch or shake a leg with your friends in your very own terrace. Enliven every sense and nourish each moment.

Live an experience called Palm Premiere

PALM
Premiere



Welcome to Uniworld City – a large scale 242 acre one of a kind integrated township in Nallambakam, Chennai. Conceived & designed with the purpose of creating a world class living habitat, that is a celebration of nature and is a complete universe in itself.

The residential development will comprise of apartments, independent floors, luxury villas and developed plots. A reputed school, a well equipped modern club house, a day health care center, a shopping facility for daily necessities, besides a commercial development of 1.5 lac sq.ft. will be within the township. Uniworld City would have many open green spaces comprising of landscaped greens, water bodies and kid's play areas.





UNIWORLD CITY BRINGS TOGETHER INSPIRED
DESIGN AND SOPHISTICATED LIVING.

THE RESULT IS A HOME ACCOMPANIED BY ITS
NATURAL SURROUNDINGS.

The best place for...

MY INDEPENDENCE



MY SECURITY



MY FAMILY



MY RECREATION



TYPE -E VIEW OF PALM PREMIERE, CHENNAI





LOCATION MAP



LOCATED IN THE HEART OF NEW CHENNAI

- Palm Premiere, in Uniworld City, Nallambakkam is well connected to the rest of the city with the OMR on one side and the GST road on the other.
- In close proximity to the IT Corridor, Siruseri SIPCOT Park (a 1000 acres IT Park).
- Adjacent to all upcoming developments like IIIT DM & Sports University
- 5 minutes from the Vellore Institute of Technology Campus on the Vandalur - Kelambakkam road.
- Health care centre, commercial & shopping complexes, education facilities and much more in the near vicinity.



 BIRCH COURT

 GARDENS

 ASPEN GREENS

PALM VILLAS

PALM
Premiere



UNI
Homes

UNI
Homes 2

Multi-level
Parking

Launching
Shortly

Launching
Shortly



LEGEND

- A1 TYPE A - Option 1
- A2 TYPE A - Option 2
- B1 TYPE B - Option 1
- B2 TYPE B - Option 2
- C1 TYPE C - Option 1
- C2 TYPE C - Option 2
- D1 TYPE D - Option 1
- D2 TYPE D - Option 2
- E TYPE E





TYPE - A & D VIEW OF PALM PREMIERE, CHENNAI





TYPE - B & C VIEW OF PALM PREMIERE, CHENNAI







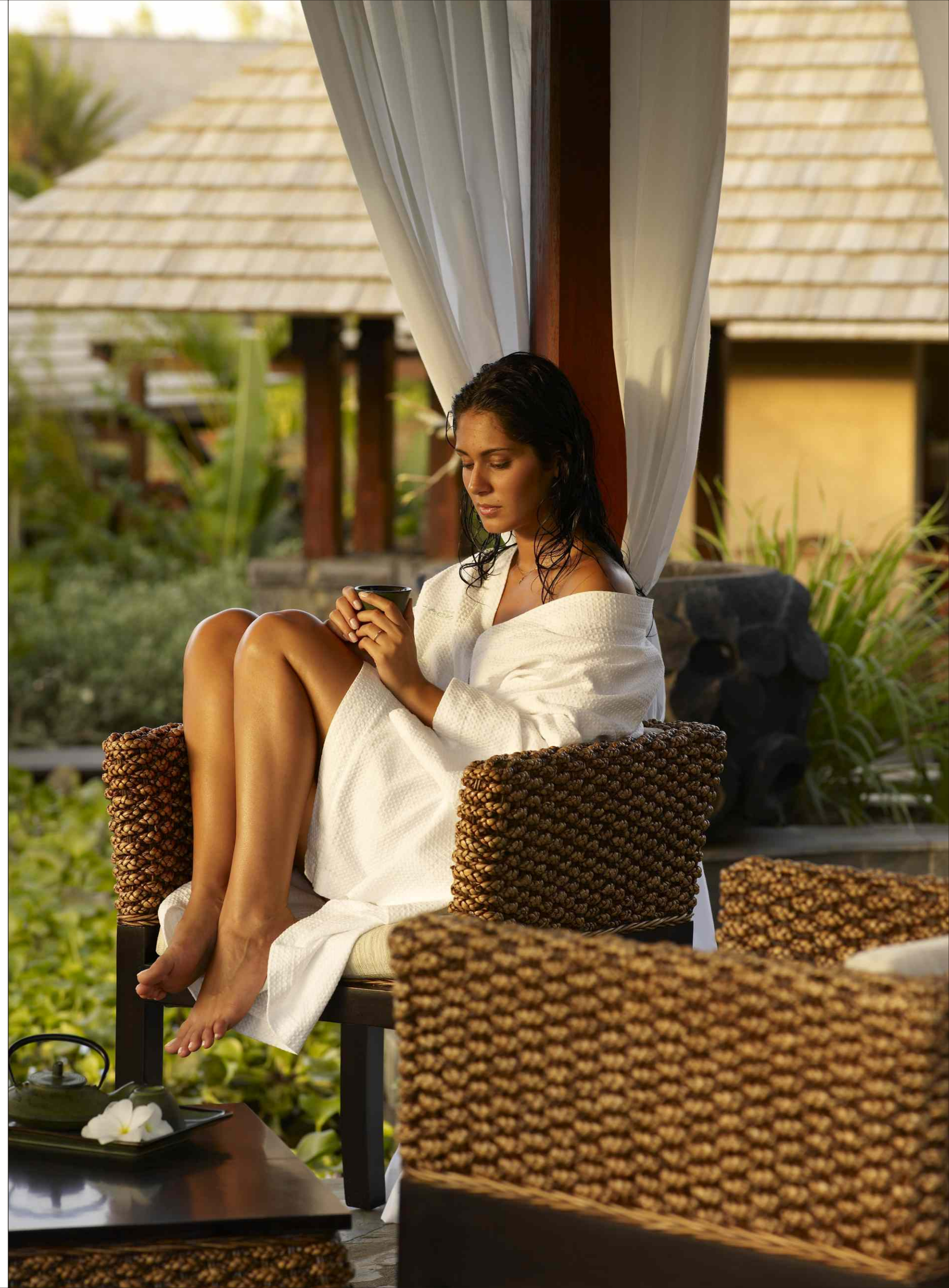
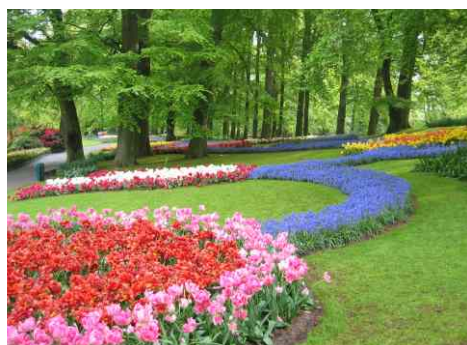
AMENITIES - PALM PREMIERE

TAKE A NAP IN NATURE'S LAP

- Landscaped greens
- Manicured gardens
- Manned barriers at entrance

YOUR KID'S GET A SPECIAL PLACE BESIDES YOUR HEART.

- Sand pits
- Kid's play area





EXPERIENCE WARMTH,
JOY AND LAUGHTER IN THE
SERENE ENVIRONMENT.

- Swimming pool
- Club house
- School



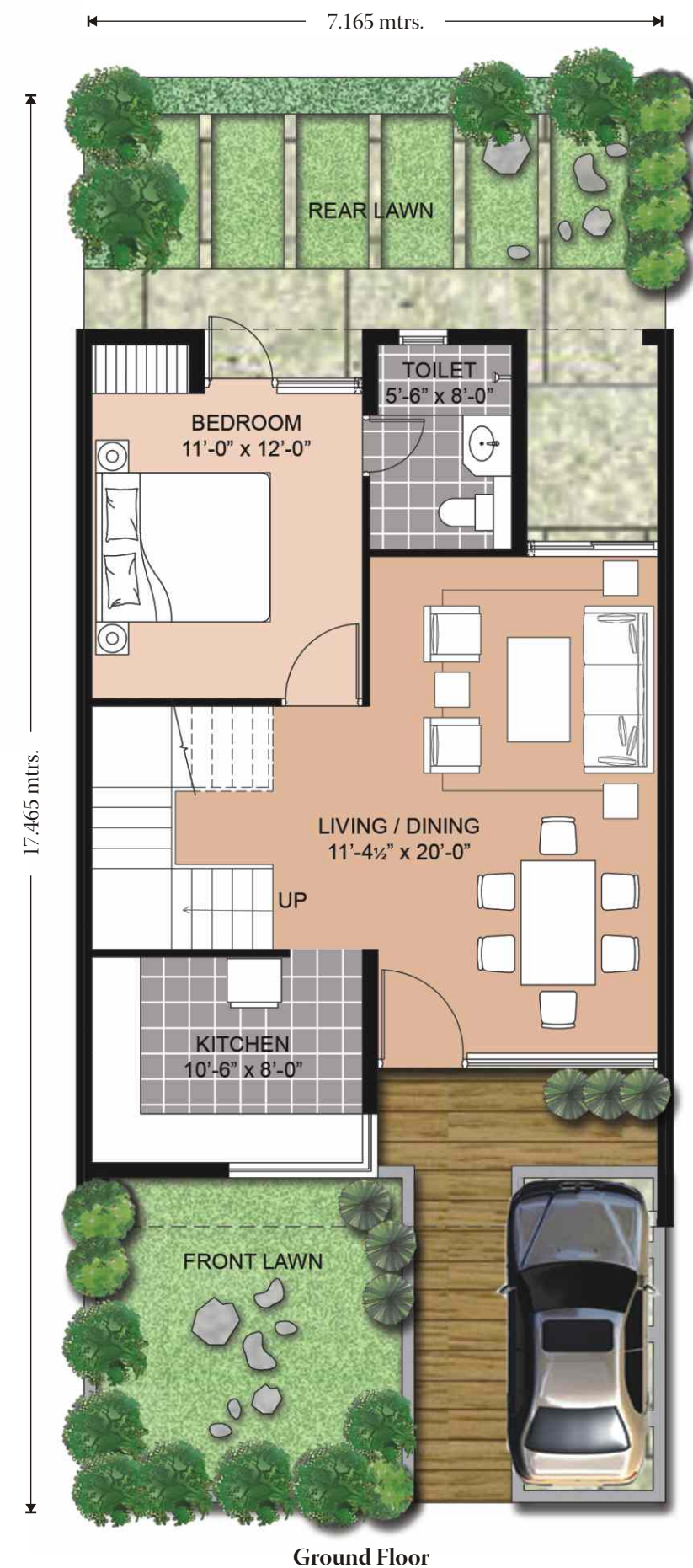
LIVE UNDER THE AZURE SKY



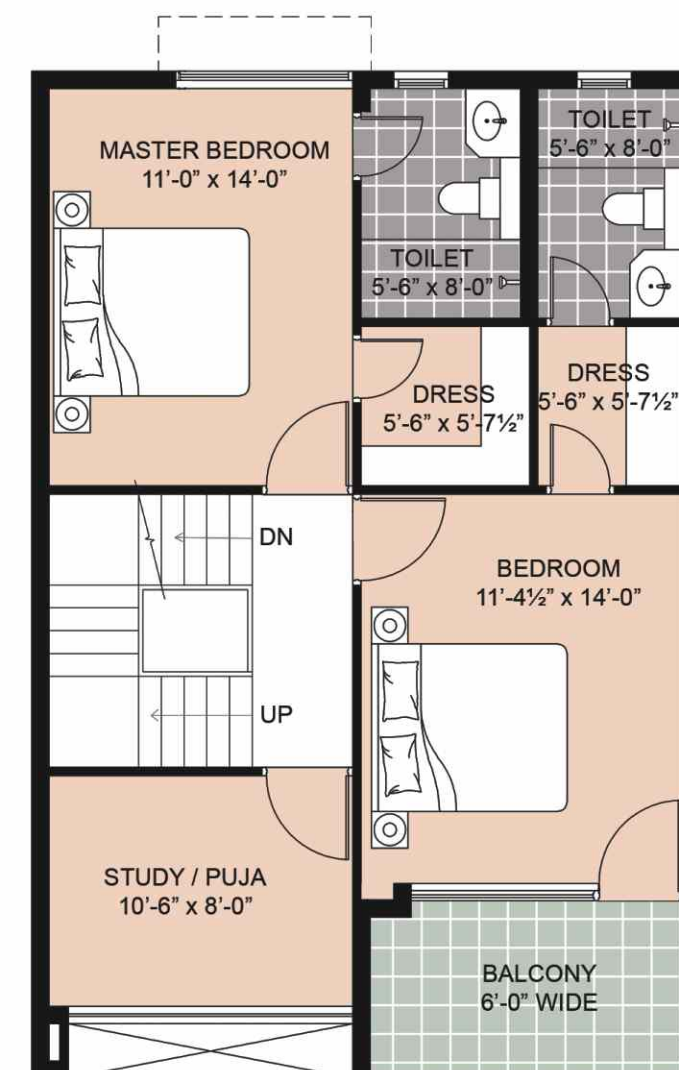
TYPE - A

Option 1 (A1) - Ground + First Floor
 Saleable Area : 1550 sq. ft.
 Staircase Mumty Area : 130 sq. ft.
 Terrace Area : 640 sq. ft.

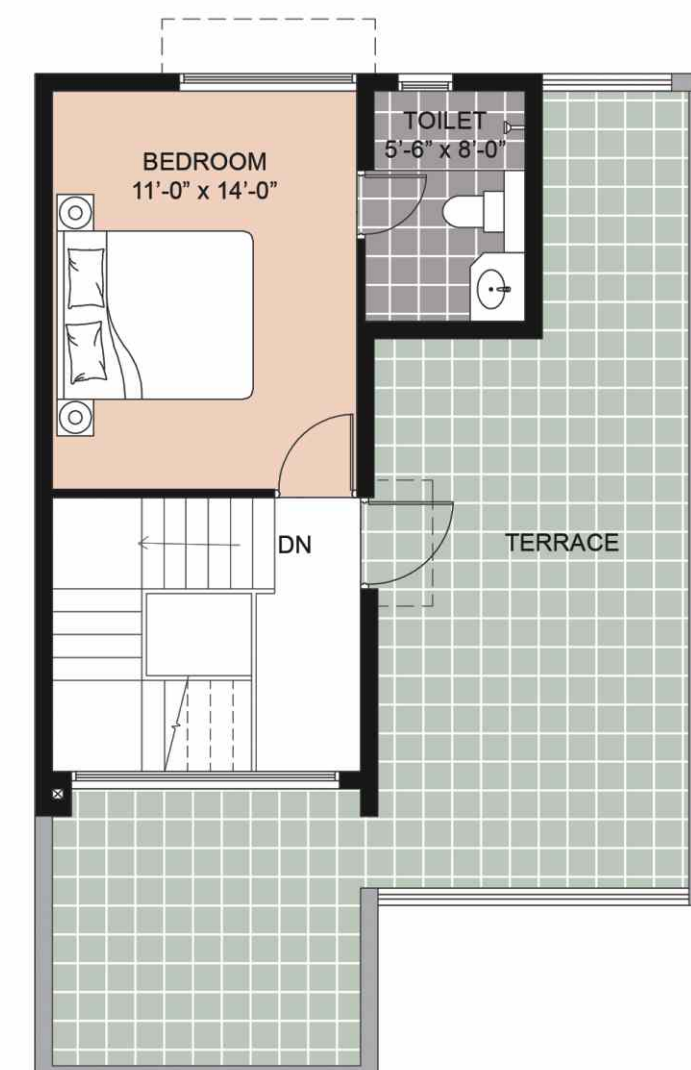
Option 2 (A2) - Ground + First + Second Floor
 Saleable Area : 1915 sq. ft.
 Terrace Area : 415 sq. ft.



The staircase mumty area is not part of the saleable area in option 1 and is additional



First Floor



Second Floor Plan
 (Available in Option-2 only)

A1 (Option 1) - Applicable to Villa Nos:

109, 110, 113, 151, 152, 155, 156, 171, 172, 175, 176

A2 (Option 2) - Applicable to Villa Nos:

107, 108, 111, 112, 149, 150, 153, 154, 157, 158, 169, 170, 173, 174, 177, 178

TYPE - B

Option 1 (B1) - Ground + First Floor

Saleable Area : 1550 sq. ft.

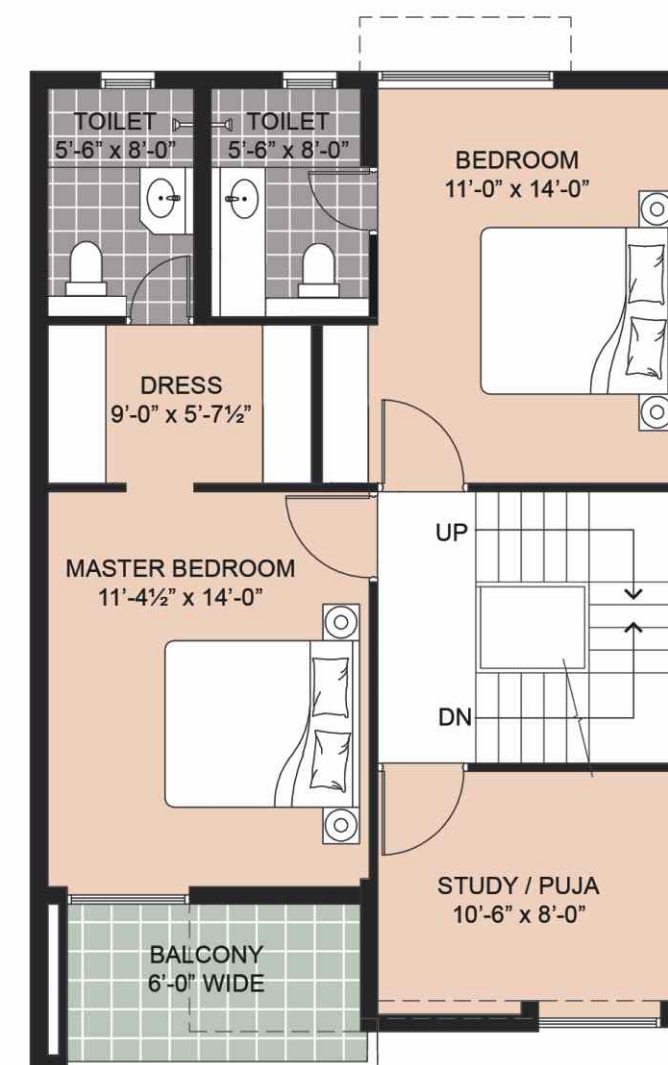
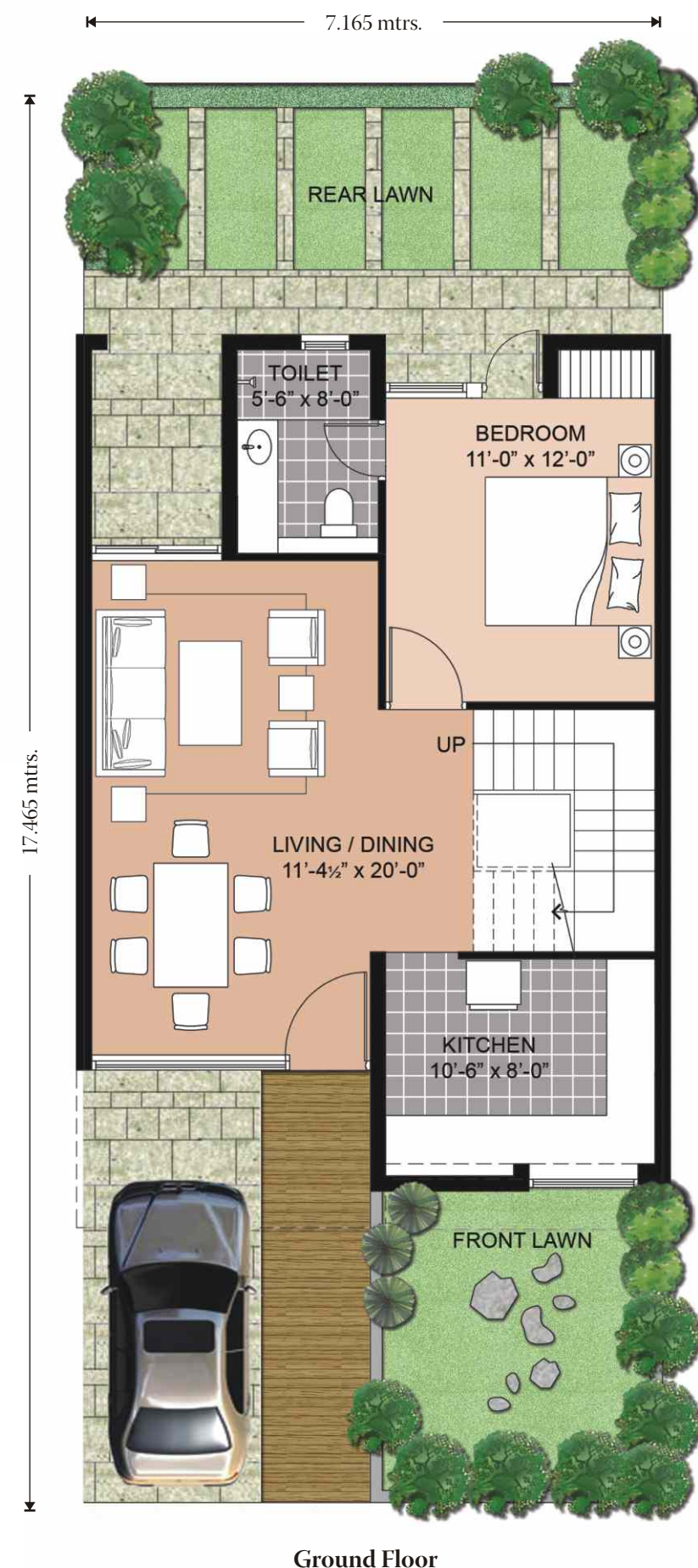
Staircase Mumty Area : 130 sq. ft.

Terrace Area : 640 sq. ft.

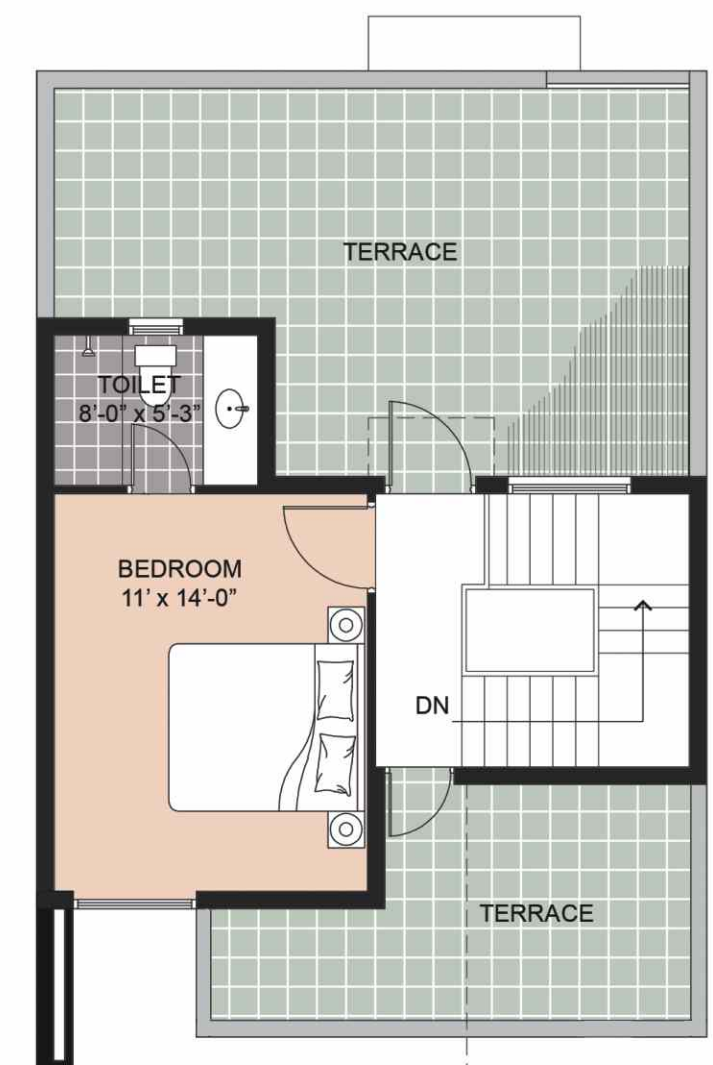
Option 2 (B2) - Ground + First + Second Floor

Saleable Area : 1915 sq. ft.

Terrace Area : 430 sq. ft.



First Floor



Second Floor Plan
(Available in Option-2 only)

B1 (Option 1) - Applicable to Villa Nos:

136, 137, 140, 141, 145, 146, 201, 202, 205, 206

B2 (Option 2) - Applicable to Villa Nos:

133, 134, 135, 138, 139, 142, 143, 144, 147, 148, 199, 200, 203, 204, 207, 208

TYPE - C

Option 1 (C1) - Ground + First Floor

Saleable Area : 1550 sq. ft.

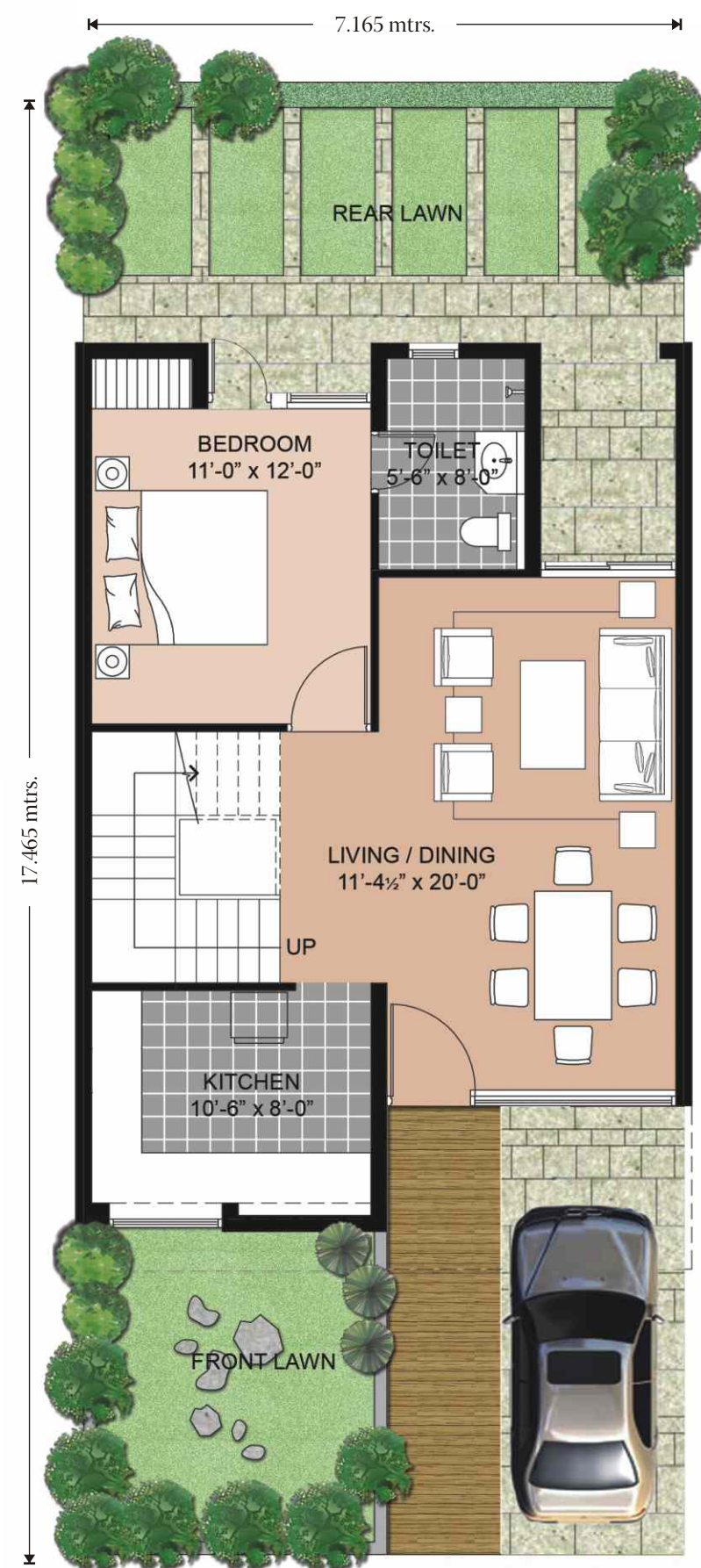
Staircase Mumty Area : 130 sq. ft.

Terrace Area : 640 sq. ft.

Option 2 (C2) - Ground + First + Second Floor

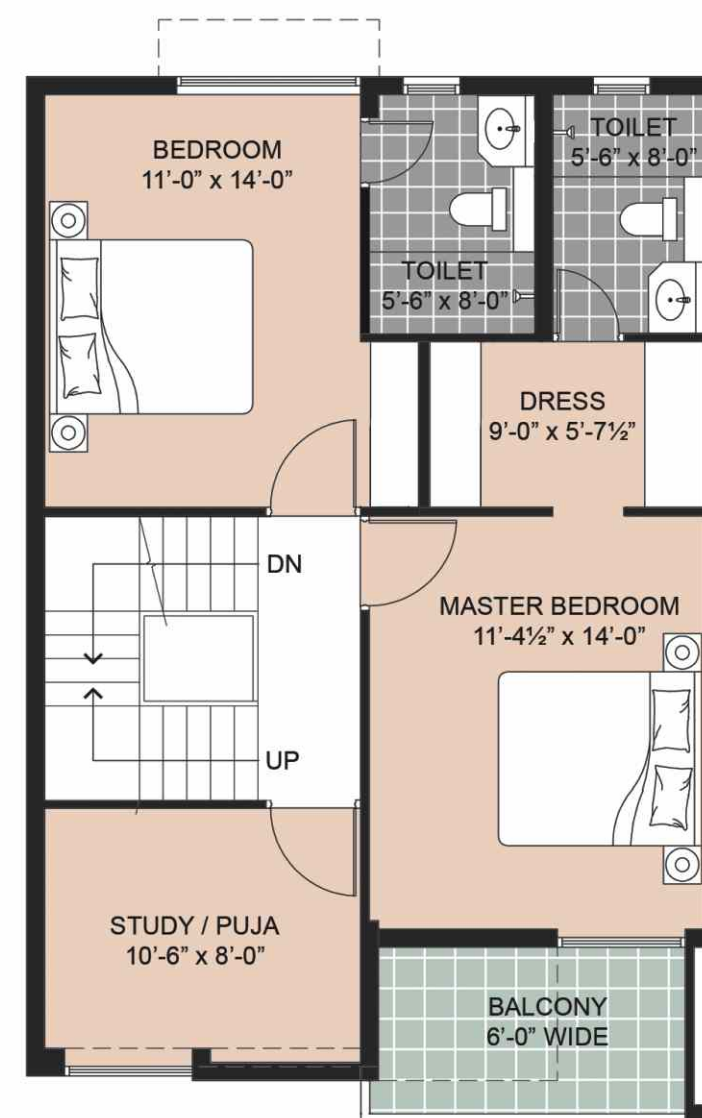
Saleable Area: 1915 sq. ft.

Terrace Area : 430 sq. ft.

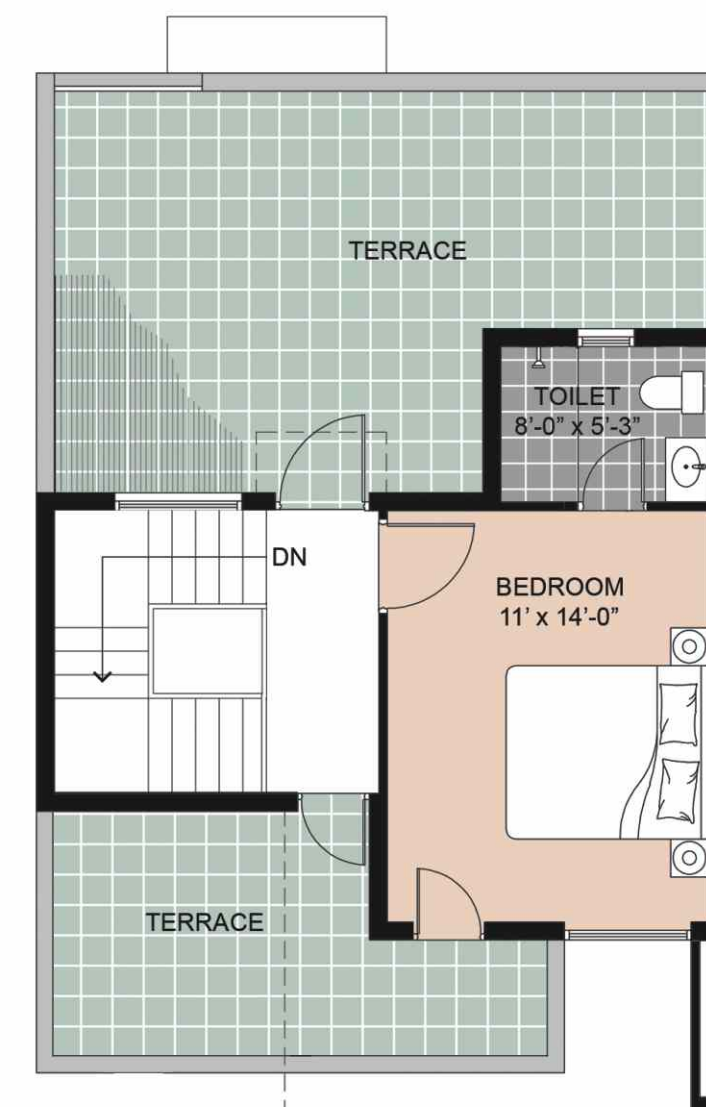


Ground Floor

The staircase mumty area is not part of the saleable area in option 1 and is additional



First Floor



Second Floor Plan
(Available in Option-2 only)

C1 (Option 1) - Applicable to Villa Nos:

99, 100, 103, 104, 161, 162, 165, 166, 181, 182, 185, 186

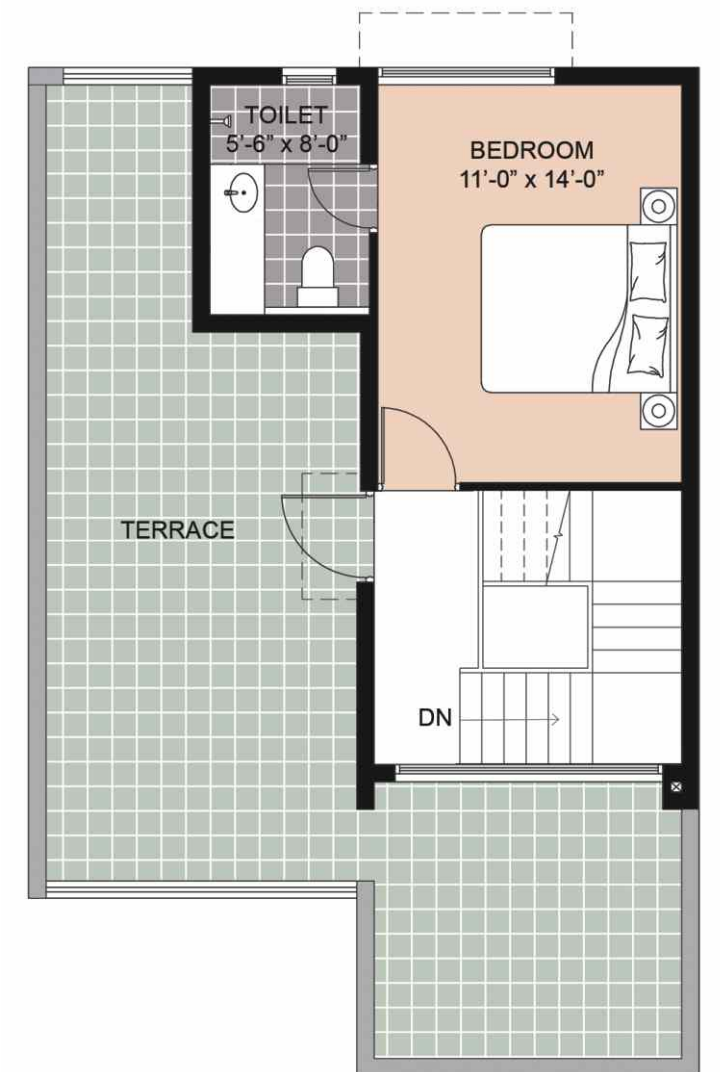
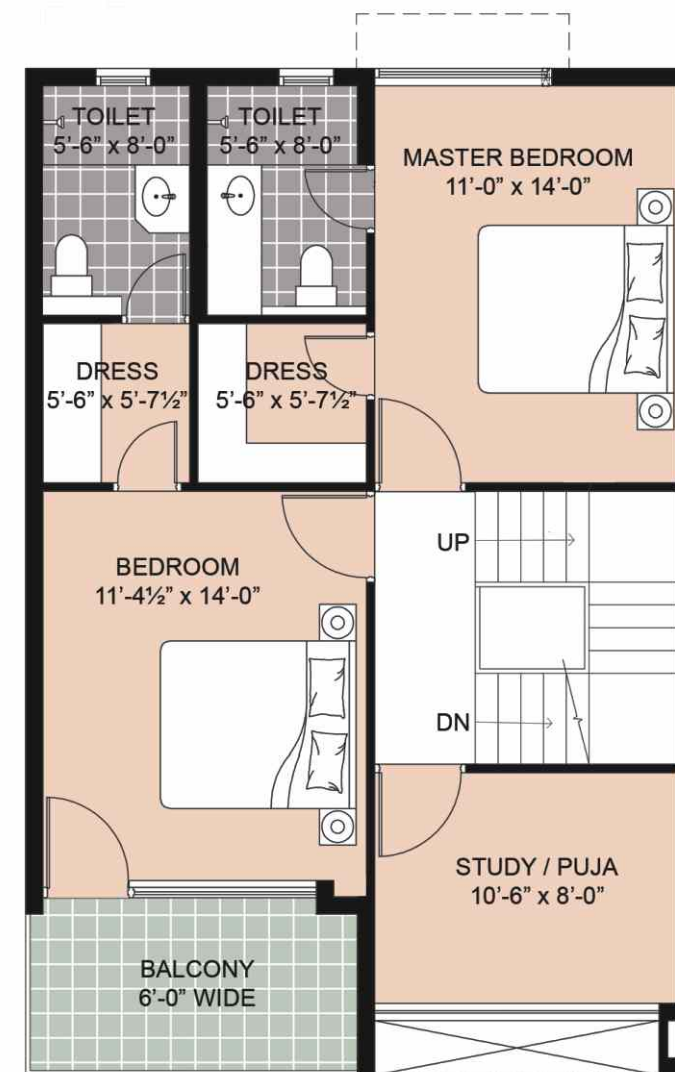
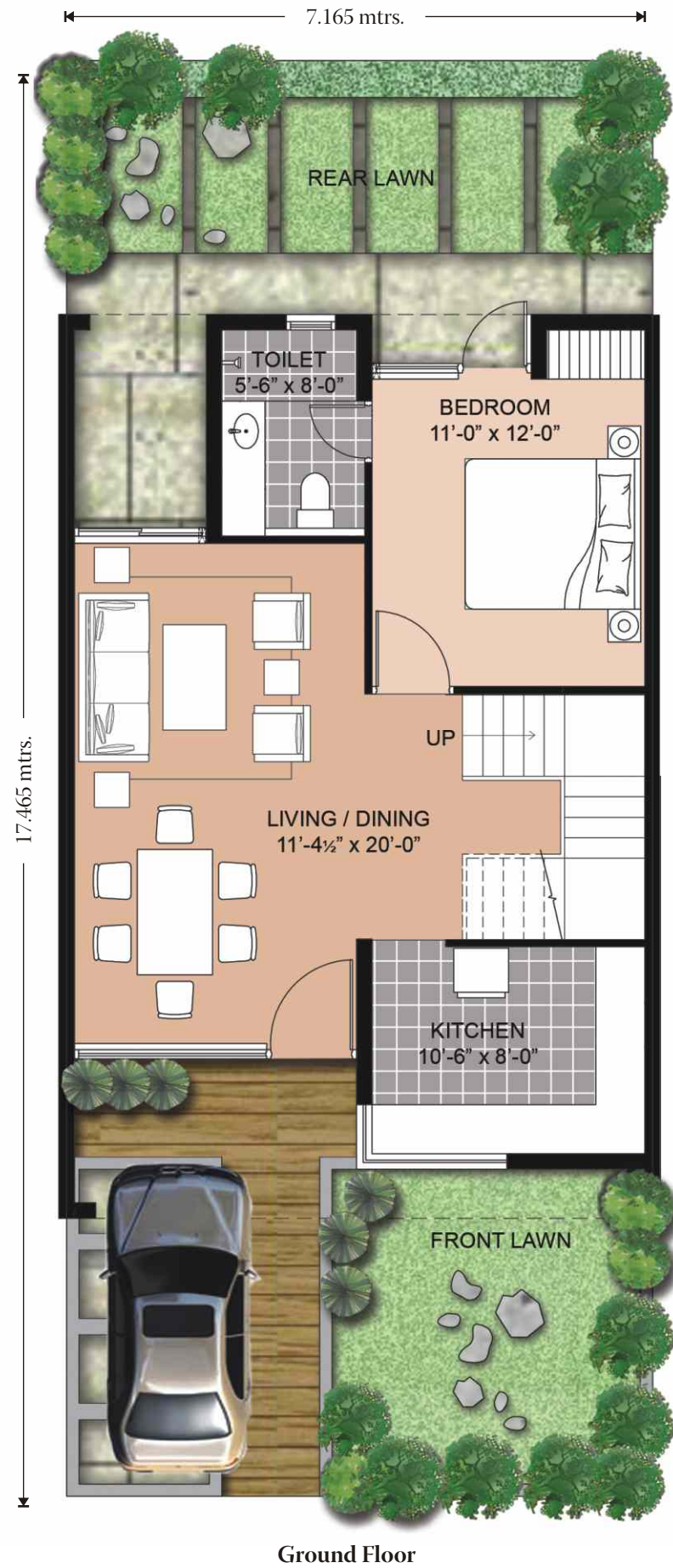
C2 (Option 2) - Applicable to Villa Nos:

101, 102, 105, 106, 159, 160, 163, 164, 167, 168, 179, 180, 183, 184, 187, 188

TYPE - D

Option 1 (D1) - Ground + First Floor
Saleable Area: 1550 sq. ft.
Staircase Mumty Area : 130 sq. ft.
Terrace Area : 640 sq. ft.

Option 2 (D2) - Ground + First + Second Floor
Saleable Area : 1915 sq. ft.
Terrace Area : 415sq. ft.

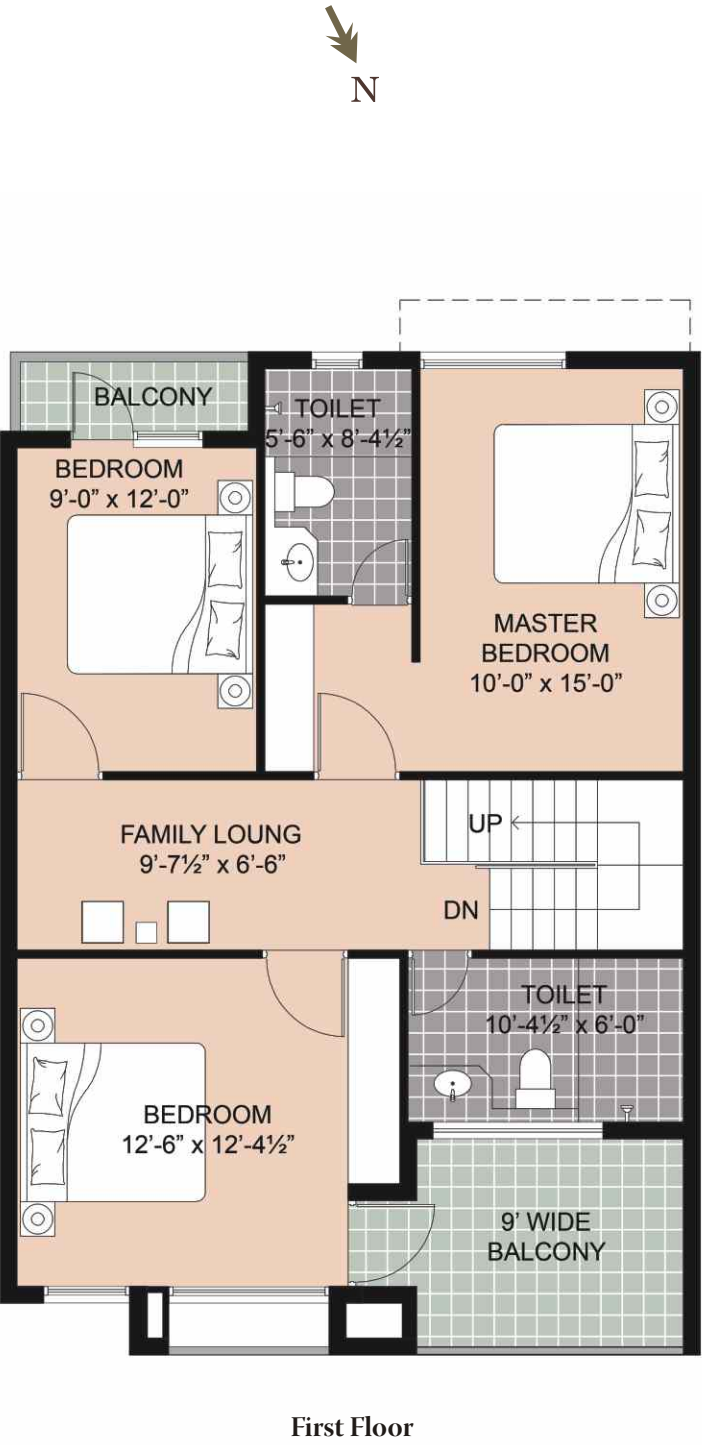
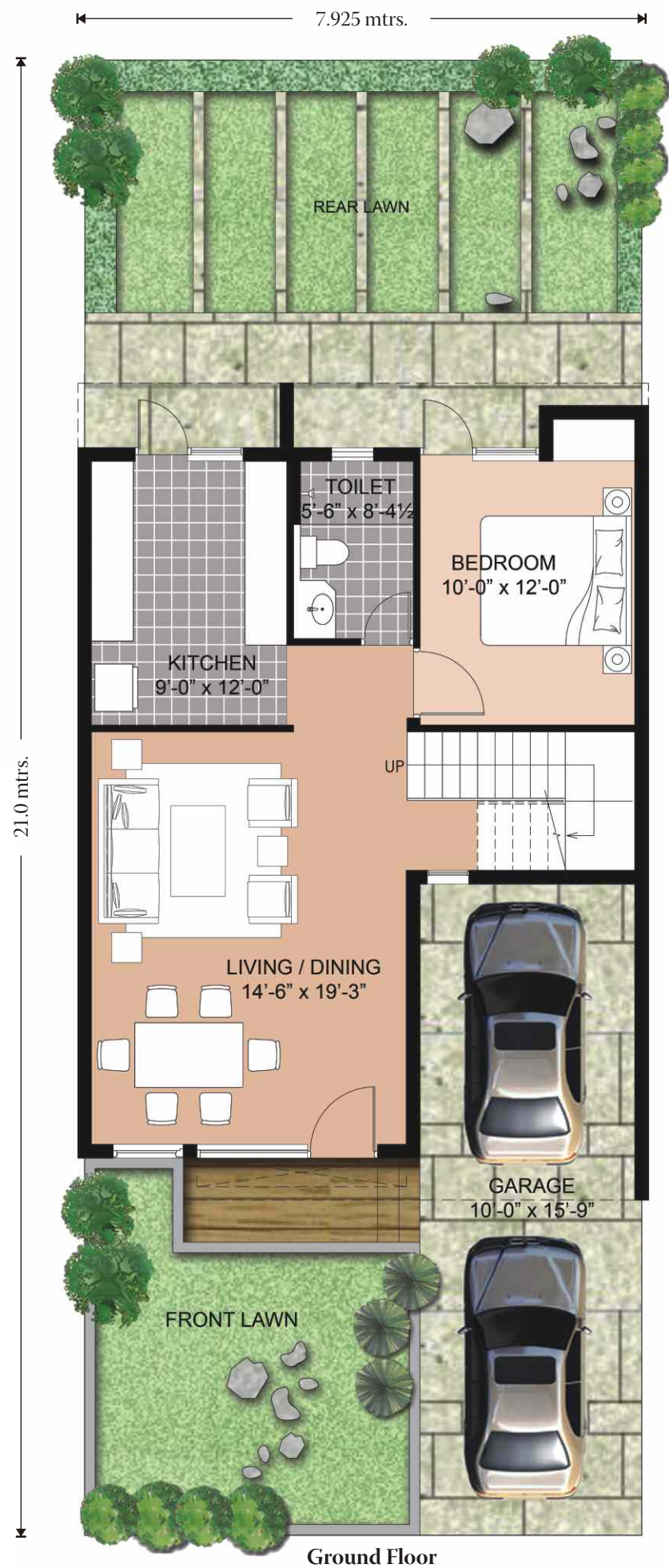


D1 (Option 1) - Applicable to Villa Nos:
124, 125, 128, 129, 191, 192, 195, 196
D2 (Option 2) - Applicable to Villa Nos:
122, 123, 126, 127, 130, 131, 132, 189, 190, 193, 194, 197, 198

TYPE - E

Option 1 (E) - Ground + First Floor
Saleable Area : 1900 sq. ft.
Staircase Mumty Area : 95 sq. ft.
Terrace Area : 785 sq. ft.

The staircase mumty area is not part of the saleable and is additional



E (Option 1) - Applicable to Villa Nos:
209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226

SPECIFICATIONS



STRUCTURE

Earthquake resistant structure



FLOORING

Master bedroom	Laminated wooden flooring/premium vitrified tiles
Other bedrooms	Premium vitrified tiles
Living / dining	Marble flooring
Balconies	Ceramic tiles
Staircase	Marble flooring, SS railing
Terrace	Tile flooring

WALL FINISH

External	Good quality exterior paint
Internal	Emulsion paint



KITCHEN

Flooring	Anti-skid tiles
Wall finishes	Selected ceramic tiles upto 600mm height above the counter, emulsion paint on walls in rest of the areas
Kitchen Counter	Granite counter with double bowl stainless steel sink with drain board



DOORS

Internal	Seasoned hardwood frames with moulded European style shutters
External	uPVC / powder coated/anodized aluminium frame with glazed shutters
Main Door	Seasoned hardwood frames with moulded European style shutters



WINDOWS

uPVC / anodized / power coated aluminium frames with glazing, & MS grill



BATHROOM / TOILET FITTINGS

Fittings	Wall hung EWC & wash basin in white colour, modern CP fittings, granite counter, provision for geyser, glass partition in master bathroom
Flooring	Marble / ceramic tile flooring
Walls	Ceramic tiles upto ceiling height



ELECTRICAL SUPPLY

Three phase independent supply with copper wiring in concealed conduits

POWER BACK-UP

Light load 1 KW



COMMUNICATION

One telephone jack in all rooms

AIR CONDITIONING

AC point with copper pipe provision for living & all bedrooms

TELEVISION

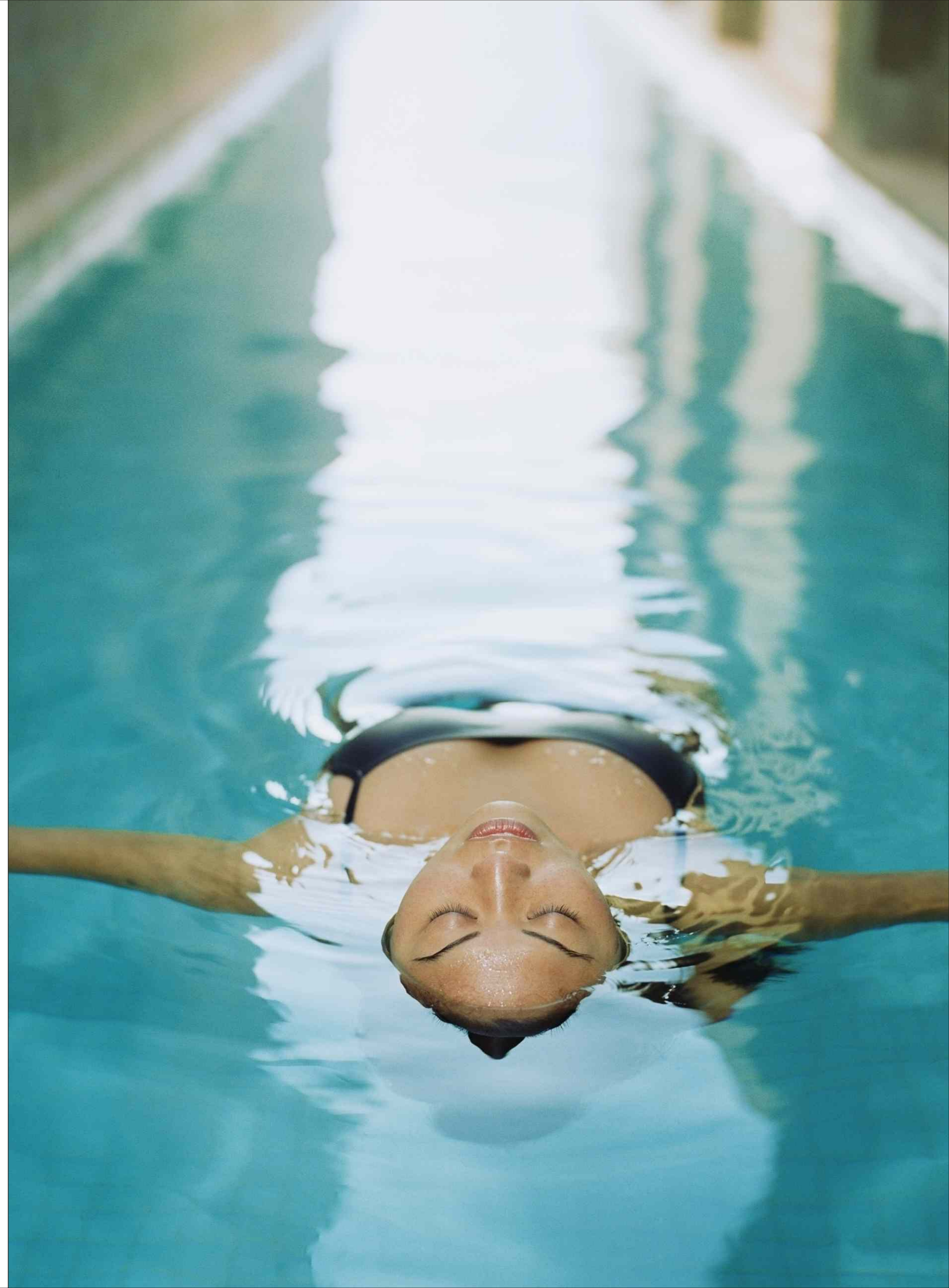
TV point in living room & all bedroom

SECURITY

Provision for intercom facility in living room
Door phone at main entrance



- Gymnasium
- Multipurpose hall for meditation, yoga & gatherings
- Swimming pool
- Kid's play area
- Cafeteria
- Badminton court
- Table tennis



UNITECH'S PAN INDIA PRESENCE



UNITECH HAS THE MOST DIVERSIFIED PRODUCT MIX COMPRISING RESIDENTIAL, COMMERCIAL/ INFORMATION TECHNOLOGY (IT) PARKS, RETAIL, HOTEL, AMUSEMENT PARKS AND SPECIAL ECONOMIC ZONES.

Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The well-recognised brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. 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.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.

Recently the Company has ventured into the infrastructure business by launching Unitech Infra, thus leveraging its decades of experience and expertise in real estate.

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. The company has over 600,000 shareholders.



Signature Towers, Gurgaon
(Iconic Towers on NH-8)



The Great India Place, Noida
(1.5 million sq.ft. Retail Space)



Unitech Karma Lakelands, Gurgaon
(Premium golf villa project)



PANORAMIC VIEW OF UNITECH NIRVANA COUNTRY, GURGAON



AN INTEGRATED TOWNSHIP IN DELHI, NCR



1. Where is the proposed development?

The proposed development is located off Vandalur- Kelambakkam road as part of the 200 acre integrated township of Uniworld City.

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

Distance from Airport is 25 kms, Railway station is 11 Km (Vandalur) and bus terminus Vandalur is 11 km.

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

Yes railway station is very close which takes you all the way to the Chennai central station and up to Chengelpet on the other side.

4. What is the extent of the overall township?

The total development is proposed over 200 acres with a potential to house more than 7500 families once complete. It would comprise of apartments, plots, villas, club house, school, retail outlet, health care centre, lush landscaped greens and various recreational facilities.

5. What is the extent of this phase?

The project extent is on 13 acres (approx) and Palm Premiere is on 7 acres (approx) of land.

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

In addition to the 10% OSR (open space reservation) approx 60% of space would be dedicated to the open spaces.

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

Yes, there are several convenience stores as well as on market in close vicinity on Vandalur - Kelambakkam Road. A convenience store is planned within the development to take care of daily needs of residents.

8. Are there any schools near the location?

We have Sushil Hari International school and Crescent Residential School both at around 8 kms distance. Additionally Delhi Public School (DPS) school within the township which is going to be operational in FY 2013.

9. Are there any hospitals/medical centers near the location

There are hospitals within 15 minutes drive, Chettinad Health City 11kms, SRM Hospital - 15 kms. In addition, a health care centre is proposed as part of the township.

10. How far is the nearest petrol pump?

2 kms.

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

ATM is present at 2km from the site. An ATM is also proposed within the township.

12. 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 or drop in a mail for the same.

13. How do I book my unit at Palm Premiere?

You can book your villa by simply paying the booking charges, completing the application form and providing other related documents at our office.

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

There will be a club house catering to the residents of the township whose membership can be obtained by paying the requisite membership and joining fees.

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

Agreement to UDS and construction agreement will be entered with Unitech.

16. Would the Registration be done on basis of Plot or UDS?

Registration is based on UDS.

17. Is there any common wall sharing in between two villas?

The villa units are of row housing configuration. The corner units will have only one common wall.

18. Are modifications permitted in the villas?

Post possession, the customer is free to modify the internal specification to the villa as per his taste. However structural changes within the villa and external changes to the architecture of the villa will not be permitted. In order to maintain the ambience of the gated community no compound walls will be permitted to be built between the villas. Only picket fences will be provided and maintained for all villas as rear and side boundaries.

19. Are we providing any STP?

Yes, we are going to have an STP.

20. Are we provisioning for Water treatment plant?

Yes, facilities for Water Treatment would be provided for all the residents of the township.

21. Is there an over-head tank?

Yes.

22. Is there any Power back-up?

1 KW light power backup for each villa and limited power backup to common areas and amenities as well as street lighting.

23. How many Phases for the electricity supply?

There would be a 3 phase electrical supply

24. How many AC points in the Villas?

One A.C. point in each bedroom and living/dining room

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

Yes, we will help you get housing finance through our tie-ups with banks, where you can avail of special offers customized for our project.

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

It is the Customer's responsibility to ensure timely payment from the bank.

27. Whom do I contact if I have any more questions/clarifications?.

Please email us at: chennai@unitechgroup.com or meet us at our office address mentioned overleaf.



CHENNAI:

Malrojapuram, Nellikuppam Road,
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Tel: +91 44 40456650
Mobile: +91 9500095723, 9500059595, 8754474906

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www.unihomesgroup.com

The Images, layout, building plans, and specifications of buildings, complex and the apartments are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.