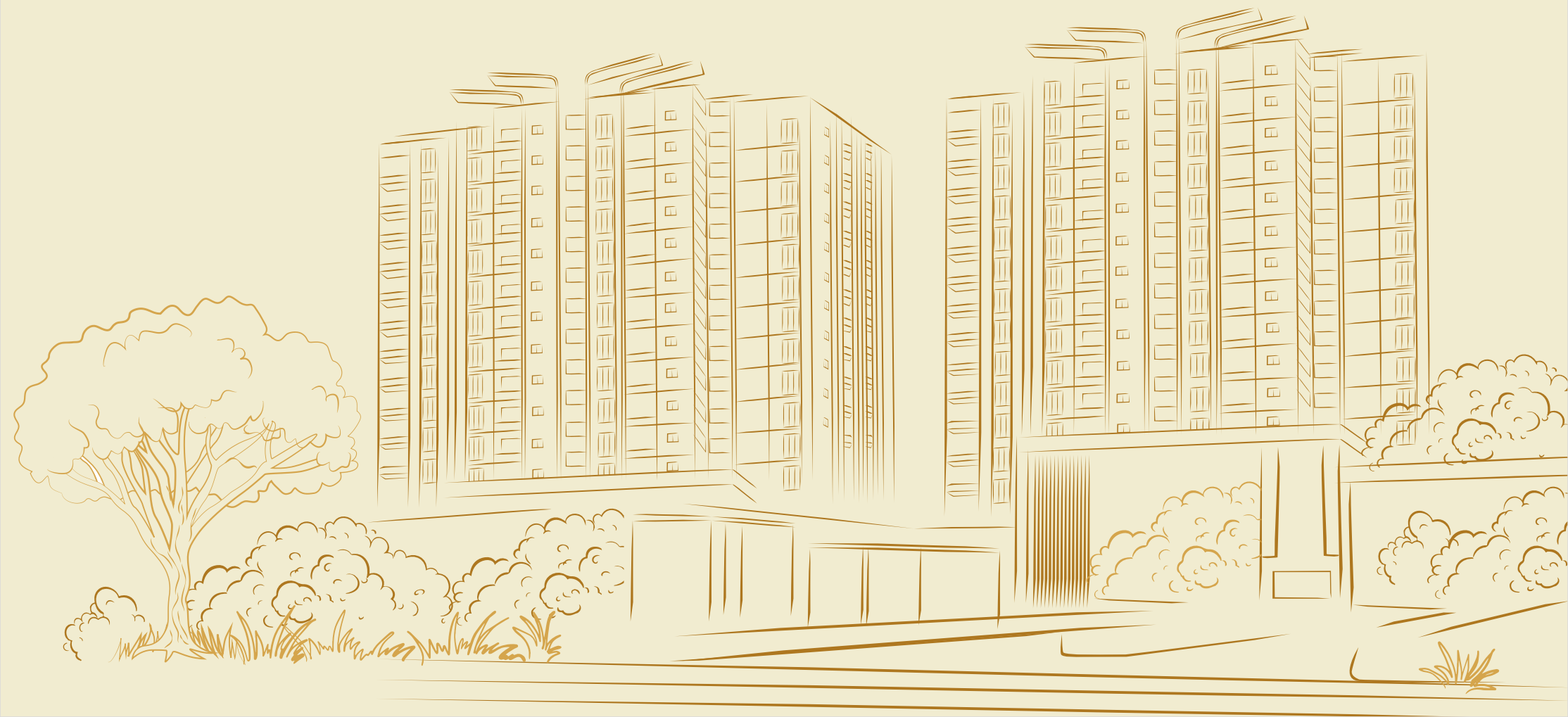


NCC
Urban
IVY TOWERS



ELEGANCE IN EVERY CORNER

In the heart of luxury, where dreams reside,
Best location, a haven where comforts abide.
Premium lifestyle, beyond mere desire,
An exquisite retreat, to which all aspire.

Nature's embrace in every glance,
Elegance in motion, like a timeless dance.
From dawn to dusk, in golden light,
Every hour here, pure delight.

It's not just where you live, it's how,
In this paradise, forever now.
A lifestyle defined by grace and charm,
A place where hearts stay ever warm.

**THIS IS NOT JUST ANOTHER ADDRESS,
THIS IS LIFE ITSELF..**



FROM CONCEPT TO CONCRETE

Our process is more than just construction; it's an art form. It begins with a vision, a concept carefully nurtured and refined. Our team of experts, with years of experience and a passion for precision, then translates these concepts into tangible plans. With meticulous attention to detail, we map out every facet, ensuring that each element aligns seamlessly with the original vision

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's quality operations span across Residential and commercial complexes, Villas, Row- Houses, Residential Layouts, Townships, SEZ's and Serviced apartment complexes.

NCC Urban infrastructure Ltd is one of the trusted brand in India. More than **40** completed projects with highest customer satisfaction and on time delivery.

NCC Urban is successfully delivered **11.7 million** sq. ft of built up area,

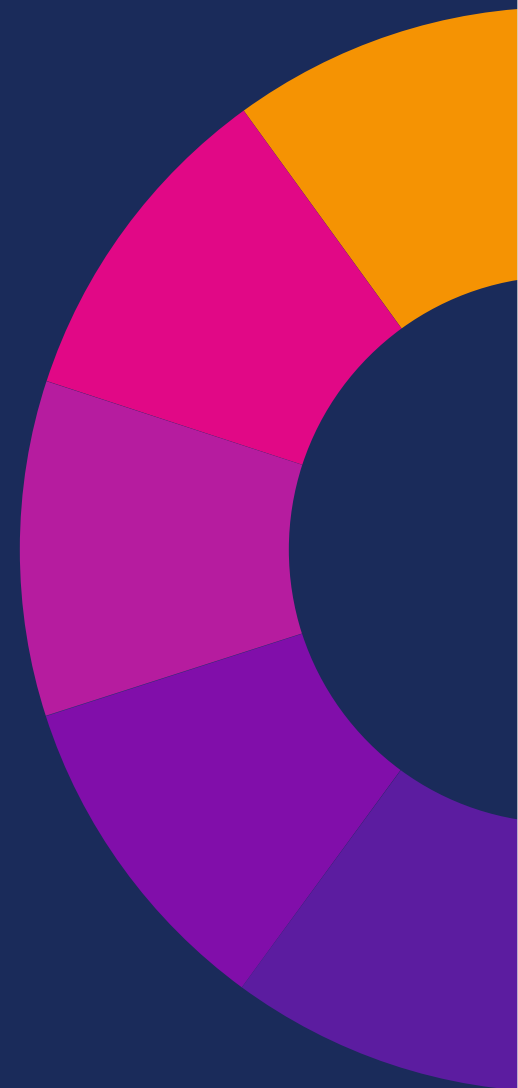
NCC Urban is all set to deliver **6.6million sq. ft** of built up area

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, a leading infrastructure company in India with more than 4 decades of Expertise.

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

ISO 9001- 14001, OHSAS - 18001 Certified Company



SEIZE EVERY MOMENT





Discover the perfect blend of professional convenience and cherished personal moments at NCC Urban Ivy Towers, strategically located to offer seamless access to your workplace and more quality time with your loved ones.

Nestled in the heart of Pallavaram, Chennai, Ivy Towers' prime location is a commuter's dream, ensuring you reach your office swiftly and efficiently. The proximity to major business districts and corporate hubs means you spend less time commuting and more time achieving your professional goals.

NCC
Urban
IVY TOWERS

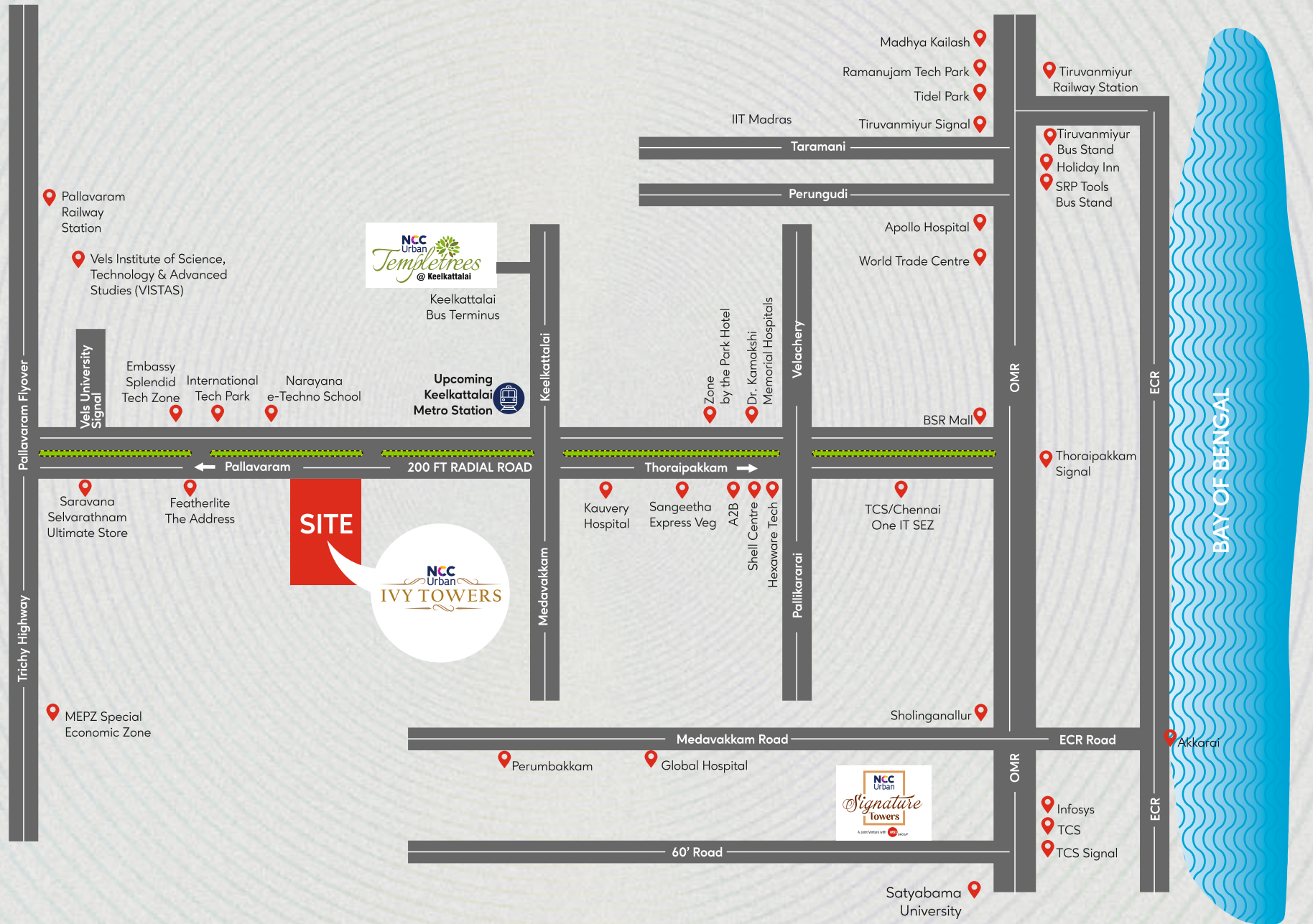
2 & 3 BHK Luxury Apartments

@ Pallavaram - Thoraipakkam

200 Ft Radial Road

LOCATION MAP

(NOT TO SCALE)



Strategically Positioned on 200 Ft Radial Road



MAP NOT TO SCALE

EXPERIENCE THE BEST OF CITY LIVING

WITH CLOSE PROXIMITY TO SCHOOLS, IT CENTERS, HEALTHCARE FACILITIES, AND ENTERTAINMENT VENUES

Nestled in the thriving locality of Pallavaram, our apartments offer unparalleled access to the best that Chennai has to offer. Situated on the prominent 200 Ft Main Road, this prime location ensures that every convenience is just a stone's throw away, making it the ideal choice for discerning homeowners

Nearby Healthcare Centers

Your health and well-being are paramount. Our location provides easy access to some of the finest healthcare facilities in Chennai:

**VayuShri Hospitals, Kauvery Hospital,
Dr. Kamakshi Memorial Hospitals**

Proximity to Schools and Colleges

Education is a cornerstone of a bright future, and our location boasts proximity to esteemed educational institutions:

**Narayana e-Techno School, MH Cockpit -
Aviation Academy, Vels University,
Vels Vidhyalaya**

Close to Major Workplaces

Cut down on commute time and enjoy a better work-life balance with several major workplaces nearby:

**Embassy Splendid Tech Zone, International
Tech Park, Futura Tech Park, Chennai One IT
Park, TIDEL Park, Siruseri IT Park**

Shopping and Entertainment

Experience the best of retail therapy and entertainment within close reach:

**S3 Mall, Grand Galada Centre Mall, BSR,
Pothis, Chennai Silks, Saravana Stores**

Excellent Transportation Links

Connectivity is seamless with numerous transportation options available:

**International Airport, Pallavaram Railway
Station, Tambaram Railway Station, Airport
Metro Station, Upcoming Keelkattalai Metro
Station**

New Epicenter for Residential and Commercial Development in Chennai

Pallavaram is rapidly emerging as one of Chennai's most sought-after localities. Its strategic location, coupled with robust infrastructure development, makes it a hotspot for real estate investment. The area is witnessing significant growth in residential and commercial projects, making it an excellent choice for homebuyers and investors alike. With its blend of urban amenities and serene surroundings, Pallavaram offers a balanced lifestyle that is both contemporary and connected.

Discover the perfect blend of luxury, convenience, and growth potential at our Pallavaram apartments. Make the smart choice for your future and embrace a lifestyle that truly stands out.

WHERE ELEGANCE MEETS LUXURY

The grand entrance at NCC Urban Ivy Towers is a preview of the extraordinary architecture and design that defines the entire property. It creates a lasting first impression, inviting you to explore and indulge in the luxury, comfort, and exclusivity that await beyond the doors. Welcome to a residence where every arrival is a grand experience in itself.





DISCOVER LUXURY AT FIRST GLANCE

Whether it's the welcoming ambiance, the lush landscaping, or the efficient drop-off services, the Drop-off Plaza at NCC Urban Ivy Towers is an integral part of the overall living experience. It embodies the commitment to excellence that is synonymous with Ivy Towers, inviting you to step into a world where every detail is designed to elevate your lifestyle. Welcome to the epitome of arrival experiences at NCC Urban Ivy Towers.

- 924 Units in 8.25 Acres • 7 Towers (Tower - A&B: B+S+16 Floors,
Tower - C, D & E: B+S+17 Floors, Tower - F & G: B+S+18 Floors)
- 2 BHK Apartments - 1217 & 1239 Sq. Ft. • 3 BHK - 1496, 1497, 1505, 1773, 1792 & 1810 Sq. Ft.

WHERE ELEGANCE MEETS NATURE



**Feel the comforts of
Luxury Indoor & Serene Outdoors**

STEP INTO OPULENCE, STEP INTO NATURE



each residence is a testament to refined living. Immerse yourself in lavish interiors, featuring high-end finishes, contemporary design, and expansive living spaces. From sophisticated kitchens to indulgent bathrooms, every detail is meticulously crafted to create a haven of comfort and style.

As you step outside, be greeted by the tranquility of meticulously landscaped gardens and outdoor spaces. The serene outdoors at NCC urban Ivy Towers offer a peaceful escape from the hustle and bustle of city life.



DISCOVER UNMATCHED COMFORT AND LUXURY



Welcome to a living experience designed for the modern dweller—where every detail is meticulously crafted to enhance your lifestyle. Our apartments redefine contemporary living, offering a harmonious blend of functionality, aesthetics, and convenience.

- No Common Walls
- 3 Side Ventilation & Natural Lighting
- Optimum Space Utilisation
- Vastu Compliant
- 24/7 Security with CCTV Surveillance
- Rainwater Harvest
- Sewage Treatment Plant
- Fire Fighting System
- 100% Power back-up for Common Areas
- High Speed Lift







YOUR LUXURIOUS RETREAT

Enjoy the luxury and convenience of the Clubhouse at NCC Urban Ivy Towers. Enjoy a state-of-the-art gym, serene swimming pool, indoor games, a multipurpose hall for events, a library, children's play area, spa, café, and outdoor sports facilities. It's the perfect place for relaxation, recreation, and socializing, enhancing your lifestyle in **every HOUSE**

RAIN OR SHINE, IT'S GAME TIME





TRANSFORMING LEISURE INTO THRILLING MOMENTS



Welcome to a place where indoor living is an adventure waiting to unfold, where every corner is a new opportunity for joy, connection, and relaxation. Discover the perfect balance of comfort and excitement within our community's inviting indoor spaces.



Table Tennis



Snookers / Billiards



Multipurpose Hall



Squash Court



Yoga / Aerobics



Board Games - Chess,
Carroms, Foosball Etc.



Indoor
Badminton Court



Gymnasium

THRILLS FOR ALL



A COMMUNITY DESIGNED FOR OUTDOOR FUN FOR EVERYONE

UNVEILING A PALETTE OF OUTDOOR AMENITIES FOR ALL AGES



We understand that families are diverse, and so are their preferences. That's why we've created an outdoor haven that goes beyond the ordinary – a place where every family member can find their perfect moment under the sun. Welcome home to a community where the great outdoors is not just a backdrop but an integral part of your daily life



Water Fountain



Landscaped Garden



Barbeque area



Reflexology Path



Swimming Pool



Jogging Track



Bicycling Track



Senior Citizen Corner



Sandpit



Children's Play Area



Jumbo Chess



Cricket Nets



Visitors Parking Area



LEGEND

- | | |
|-------------------------------------|--|
| 1. ENRTY PORTAL | 19. SURFACE PARKING |
| 2. 0.9M WIDE AVENUE TREE PLANTATION | 20. CIRCULAR PERGOLA WITH SEATER BENEATH |
| 3. LAWN MOUND WITH SIGNAGE | 21. TREE COURT WITH SEATER |
| 4. 1.2M WIDE PEDESTRIAN PATHWAY | 22. CRICKET PRACTICE PITCH |
| 5. GABION FEATURE WALL | 23. CIRCULAR PLAZA |
| 6. GAZEBO WITH SEATER BENEATH | 24. TRANSFORMER YARD |
| 7. LAWN MOUND | 25. PET PARK |
| 8. 1.5M WIDE MEDIAN | 26. SENIOR CITIZEN COURT |
| 9. 2.1M PEDESTRIAN PATHWAY | 27. DG SET |
| 10. SAUCER DRAIN RUNNING THROUGHOUT | 28. SITOUT |
| 11. 7.2M WIDE DRIVEWAY | 29. DROP-OFF PLAZA |
| 12. CYCLE PARKING | 30. EXISTING CANAL BENEATH |
| 13. BOUNDARY WALL | 31. RIPARIAN PLANTATIONS/ SPONGE BASIN |
| 14. CYCLE TRACK | 32. PROPOSED COMPACT SUBSTATION |
| 15. SPIRAL LAWN MOUND | 33. CLUB HOUSE |
| 16. CHILDRENS PLAY AREA - SAND PIT | 34. SWIMMING POOL |
| 17. PERGOLA WITH SEATER BENEATH | 35. KIDS POOL |

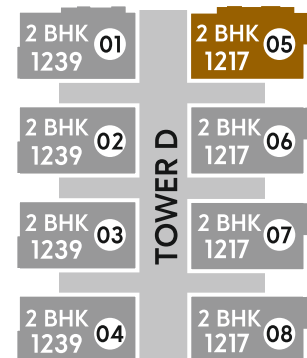


2 BHK - 1217 SFT

WEST FACING

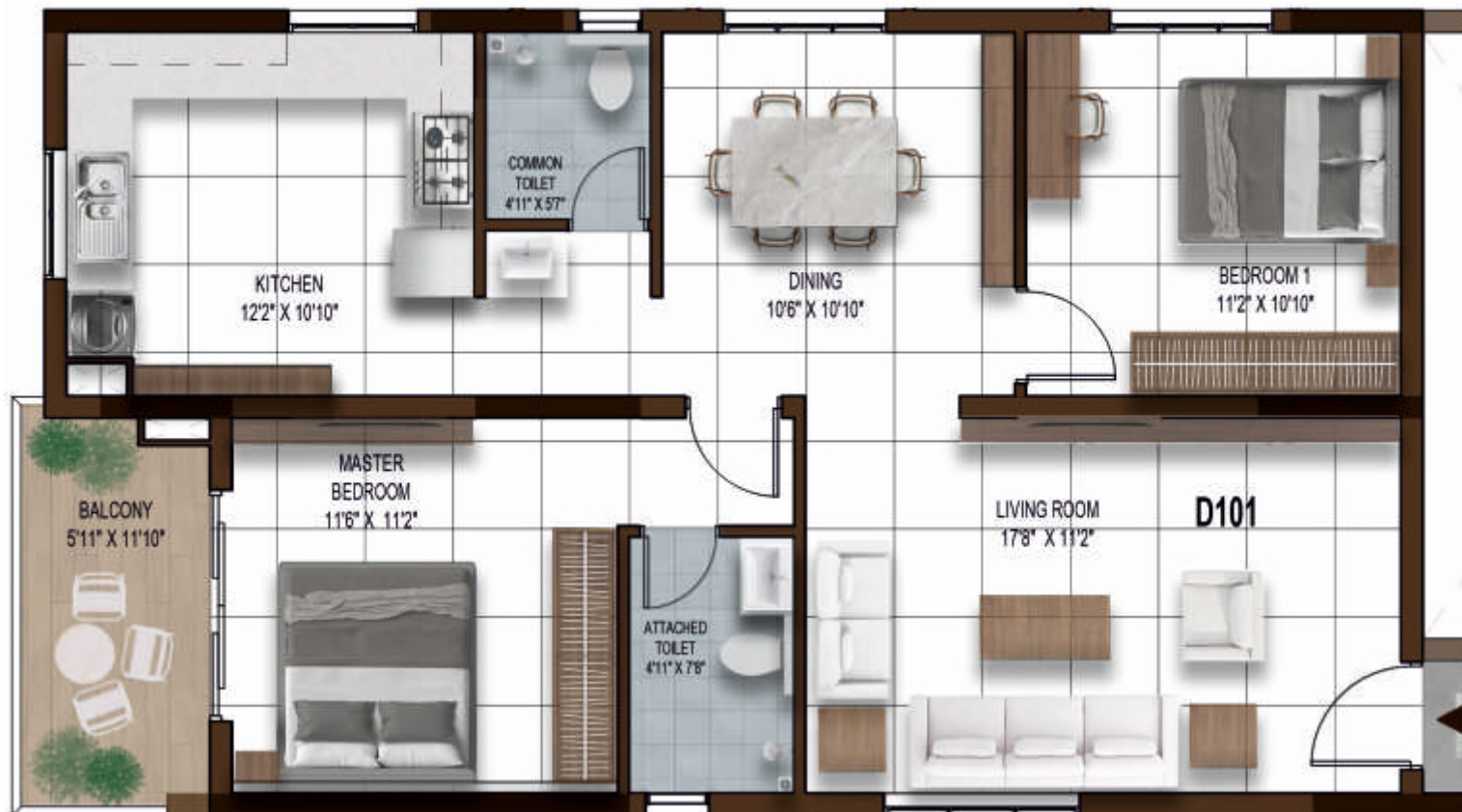


DESCRIPTION	UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
AREA IN SQ. FT.	980	811	1217	84.38

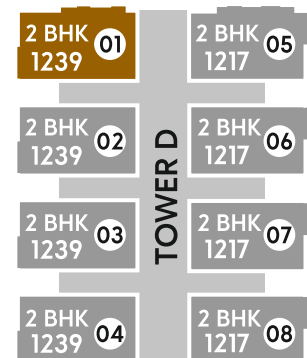


2 BHK - 1239 SFT

EAST FACING

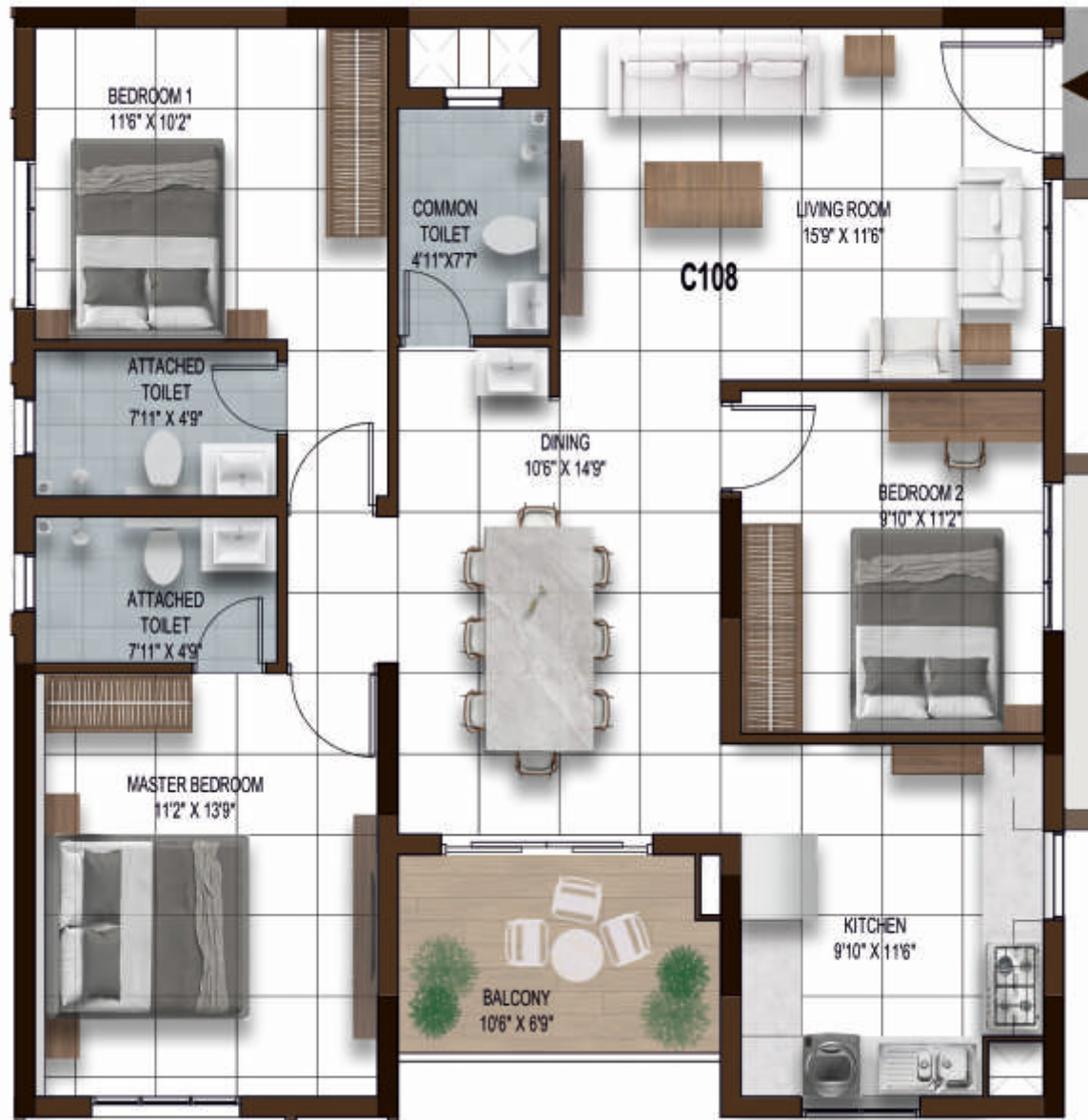


DESCRIPTION	UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
AREA IN SQ. FT.	995	805	1239	104.80

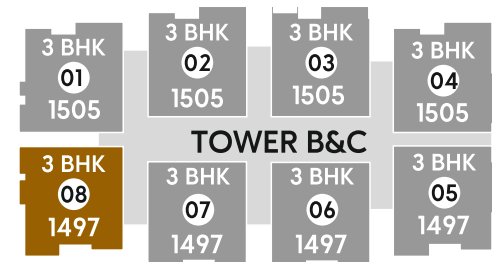


3 BHK - 1497 SFT

EAST FACING

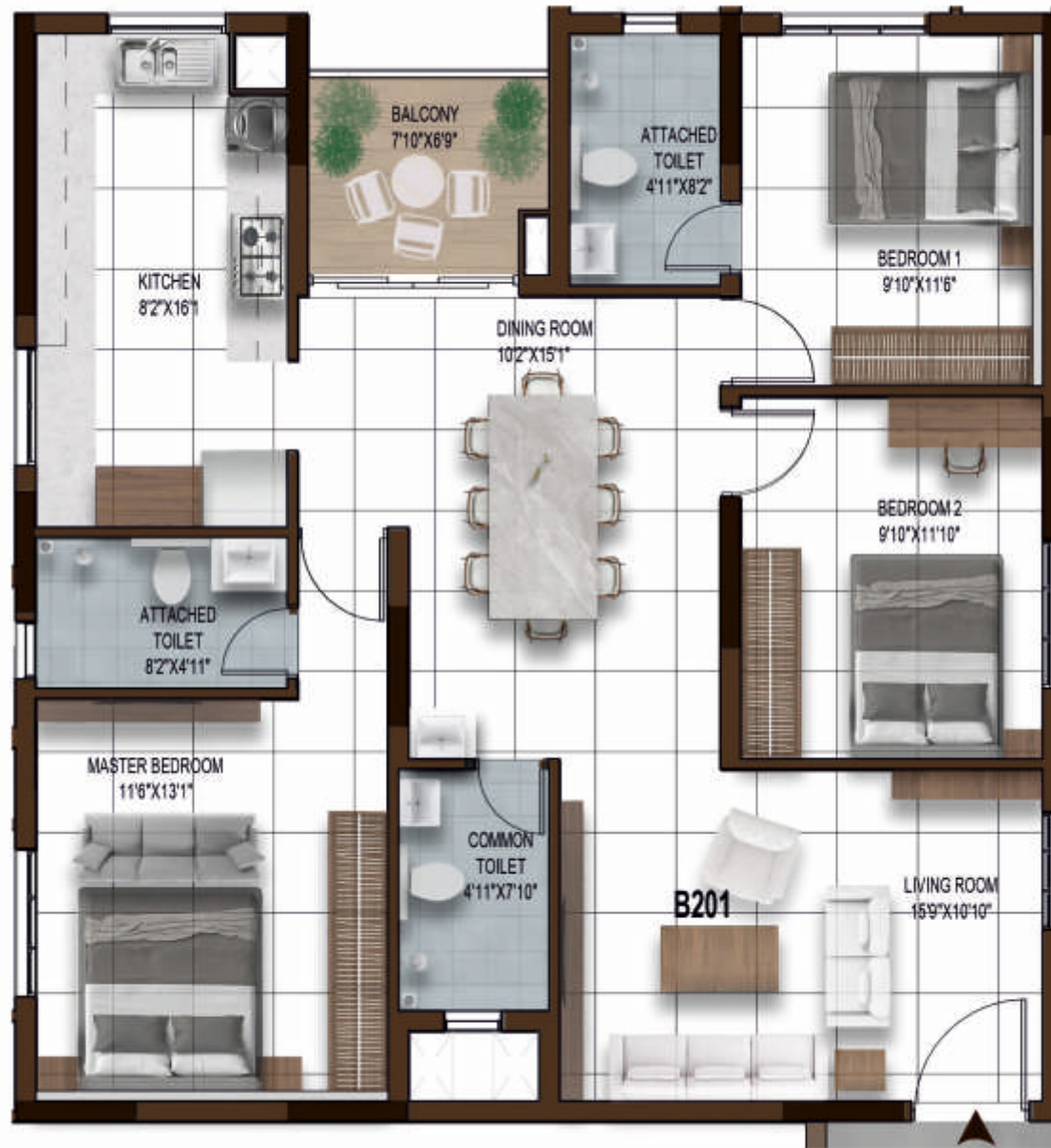


DESCRIPTION	UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
AREA IN SQ. FT.	1204	1007	1497	96.47

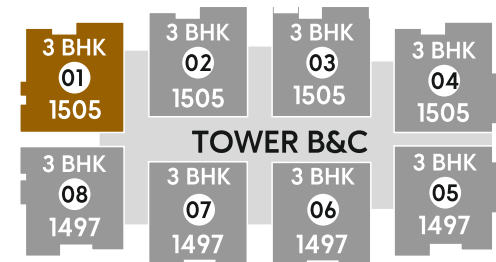


3 BHK - 1505 SFT

SOUTH FACING

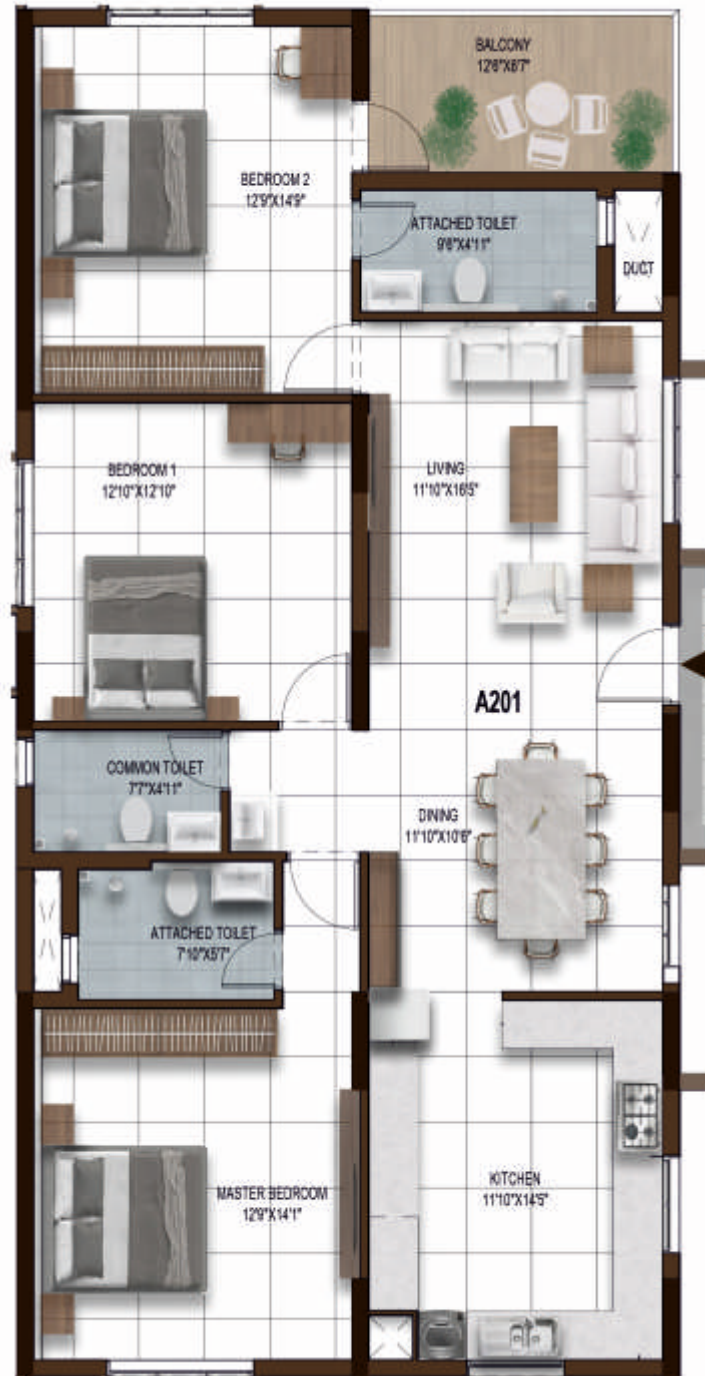


DESCRIPTION	UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
AREA IN SQ. FT.	1210	1027	1505	79.16

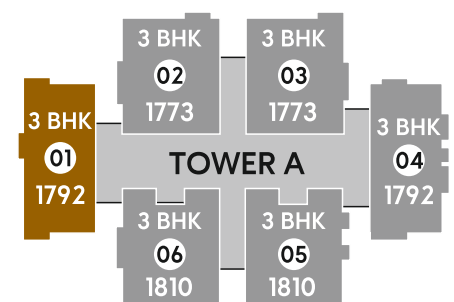


3 BHK - 1792 SFT

EAST FACING

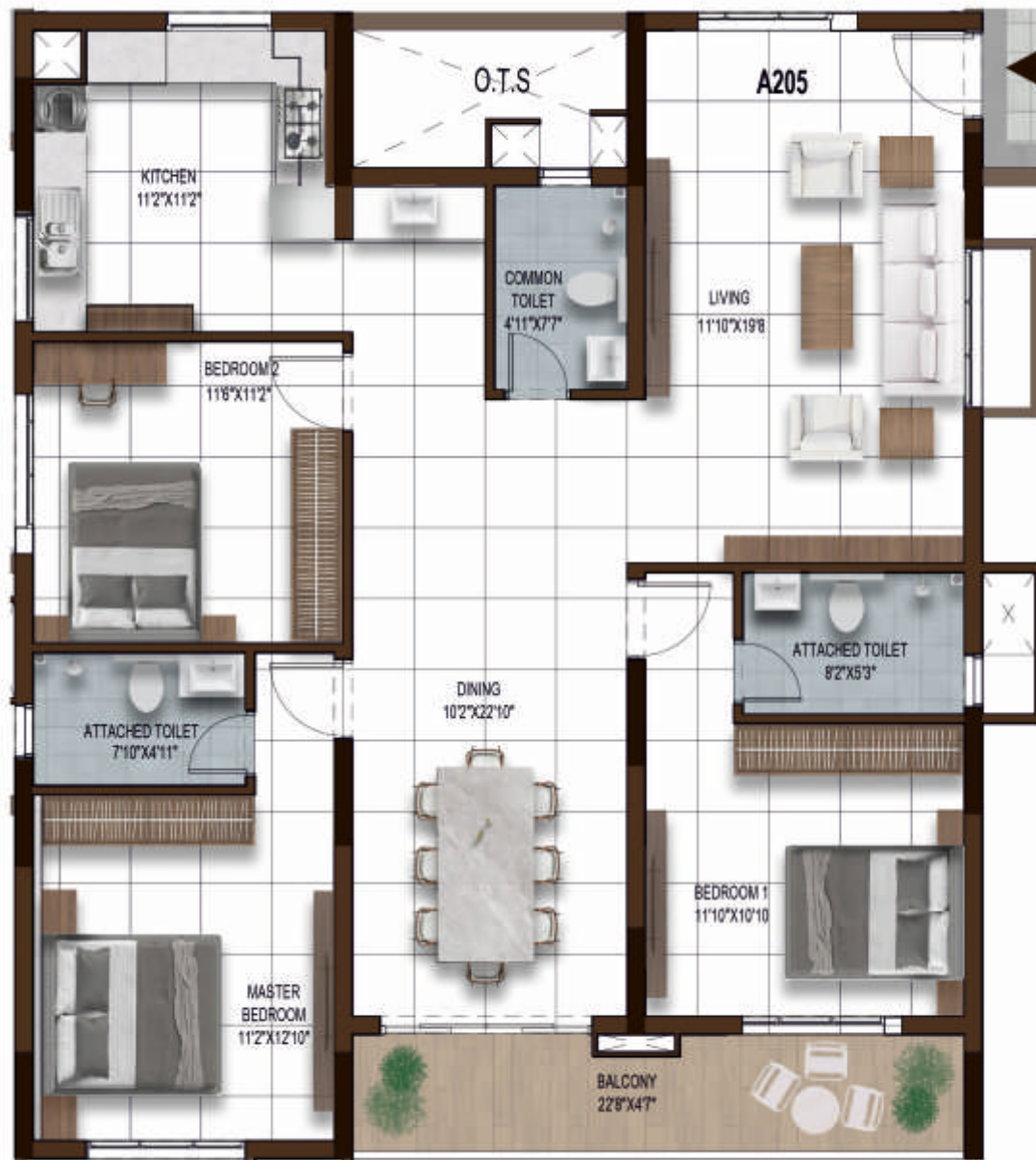


DESCRIPTION	UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
AREA IN SQ. FT.	1440	1207	1792	121.80

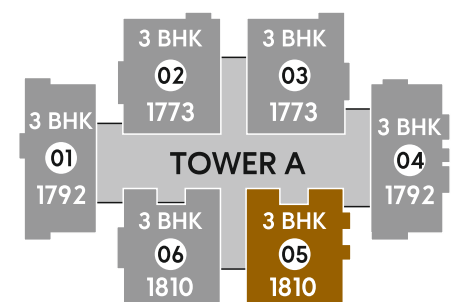


3 BHK - 1810 SFT

EAST FACING



DESCRIPTION	UNIT BUILT-UP AREA	RERA CARPET AREA	UNIT SALEABLE AREA	BALCONY+ UTILITY AREA
AREA IN SQ. FT.	1453	1203	1810	137.86



Specifications



Super Structure:

- R.C.C. Framed Structure of Basement + Stilt +17/ 18 Floors to withstand wind & seismic (Zone III) loads.
- 8", 6" & 4" thick walls with AAC/ Solid blocks.



Doors and Windows:

- **Main Door:** Teak wood door frame with flush shutter, finished with Veneer on both sides.
- **Internal Doors:** Engineered wood frame with flush shutter, finished with laminate on both sides.
- **Toilet/Utility Doors:** Engineered Wood frame with flush shutter, finished with laminate on either sides.
- **Door Hardware:** Godrej, Dor set, Yale or equivalent make locks.
- **Windows:** UPVC sliding door/sliding window with clear float glass and mosquito mesh.
- **Toilet Ventilators:** UPVC ventilator with provision for exhaust fan.



Wall Finishes:

- **External:** Two coats of exterior emulsion paint of Asian / Nippon / Berger make, over textured & plain areas of external surfaces.
- **Internal:** Smooth putty finish for walls and ceiling with two coats of premium emulsion paint of Asian/ Nippon /Berger make.



Ceiling Finishes:

- **Toilet:** Grid panels false ceiling.



Flooring:

- Entrance lounge/lobbies with Granite flooring.
- Typical floors corridors with a combination of granite and vitrified flooring.
- Foyer, Living, Dining & kitchen, Bedrooms : 800 X 800 mm size double-charged vitrified tiles of RAK / Kajaria / Somany or equivalent make.
- All Balconies / Utilities: Flooring with anti-skid ceramic tiles of Kajaria / Somany or equivalent makes.



Tile Cladding/Dado:

- **Bathrooms:** Dado up to false ceiling height using ceramic tiles of Kajaria / Somany or equivalent make.
- **Kitchen:** Ceramic tile dado up to 2' height of Kajaria / Somany or equivalent make.



Kitchen:

- 20 mm thick granite with SS sink of Franke / Futura make (Single Bowl with Drain Board).



CP & Sanitary Fixtures:

- **Master Bedroom Toilet:** Wall mounted wash basin with Single lever mixer.
- **Other Toilets:** Wall mounted wash basins in Kid's & Common Toilets of Kohler/ Hindware or equivalent make.
- **EWC:** Wall mounted EWC with concealed flush tank of Kohler / Hindware or equivalent make in all toilets.
- Single-lever diverter with bath spout and over head shower in all toilets of Grohe / Kohler / Jaquar or equivalent make.
- Provision for geyser in all bathrooms.
- Chrome-plated faucets of Grohe / Kohler / Jaquar or equivalent make.



Electrical:

- Concealed copper wiring of RR / Havells / Anchor /Polycab or equivalent make.
- Power outlets for geysers in all bathrooms.
- TNEB power supply of 4 KW for 2BHK and 5KW for 3BHK units, with an individual meter.
- Miniature Circuit Breakers (MCB) & DB's of Schneider Indo-Asian /HPL or equivalent make.
- Modular switches of Schneider / Havells / Great white / Anchor or equivalent make.



Telecom & Television:

- Provision for telephone points in living and master bed room.
- Provision for television connection in Living and Master Bed room.



Lifts:

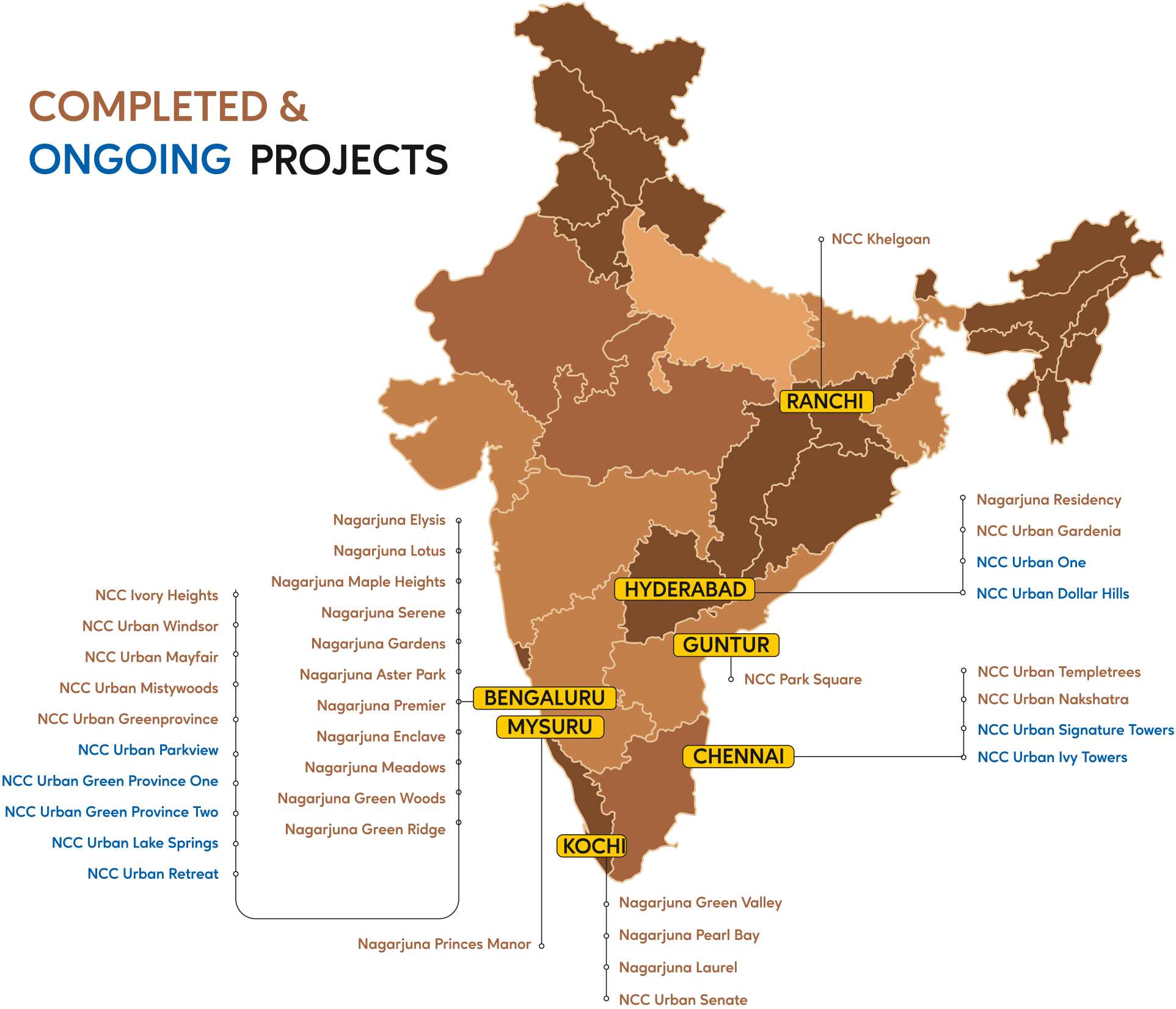
- 3 No's automatic lifts for each tower (1 Service Lift & 2 Passenger Lift of 20 Passenger capacities) of Schindler / Kone / Johnson make with auto rescue device.
- Granite/marble/ Tile cladding entrance.



Security System:

- Peripheral area equipped with CCTV cameras for surveillance.

COMPLETED & ONGOING PROJECTS



COMPLETED PROJECTS



ONGOING PROJECTS

CHENNAI



Sholinganallur, Off OMR

Luxury 2 & 3 BHK Apartments



Keelkattalai

Luxury 2 & 3 BHK Apartments



Abhiramapuram

Limited Edition
3 BHK Uber Luxury Apartments

HYDERABAD



Elamakkara - Kaloor

3 & 4 BHK Luxury Apartments
spread across a lush 22 acres
Sizes from 1535 to 3380 Sft.

KOCHI



Elamakkara - Kaloor

2 & 3 BHK Luxury Apartments
Sizes vary from 1133 to 1662 Sft.

BENGALURU

NCC
Urban **Lake
Springs**



JP Nagar, 9th Phase

3 & 3.5 BHK Lake Front Apartments
Spread across 4.7 Acres

NCC
Urban **MAYFAIR**



Yelahanka

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

NCC
Urban **parkview**



Yelahanka

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

NCC
Urban **Retreat**



Off Hennur Road

3 & 4 BHK Luxury Row Houses
Spread across 3.5 Acres

NCC
Urban **Green Province
PHASE II**
LIVE YOUR DREAMS



IT Corridor - Sarjapur Road

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

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 Sft.



NCC URBAN INFRASTRUCTURE LTD.
(Subsidiary of **NCC** Limited)

AN ISO 9001, ISO 14001, OHSAS 18001 Company

 **90 80 60 55 11**  **nccurban.com**

CHENNAI

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Chennai- 600043.

BENGALURU

NCC Urban Windsor, 3rd Floor,
Opp. Jakkur Aerodrome, Airport Road
Bengaluru, Karnataka - 560064
 **+91 80 4966 4966**

HYDERABAD

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



TNRERA REGISTRATION NO.
TN/1/Building/0404/2024



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