

**NCC**  
Urban



NAKSHATRA

Abhiramapuram, Chennai


**REACH**  
FOR THE  
STARS

 **955 100 99 88**

Regional Office:

**NCC Urban Infrastructure Limited,**  
NCC Urban Windsor, 3rd Floor, New Airport Road,  
Opp. Jakkur Aerodrome, Bengaluru - 560 064.

 **+91 80 4699 4699**

 **infochennai@nccurban.com**  
**mktgchennai@nccurban.com**

 **www.nccurban.com**

**NCC**  
Urban

**NCC URBAN INFRASTRUCTURE LTD.**  
(Subsidiary of **NCC Limited**)  
AN ISO 9001, ISO 14001, OHSAS 18001 Company

BENGALURU | HYDERABAD | CHENNAI | KOCHI | GUNTUR | RANCHI

RERA NO. - TN/29/Building/0358/2021





”

— ○ —

**LUXURY**  
THAT REFLECTS  
**YOUR STATURE**

— ○ —

”

Every masterpiece is the culmination of many strokes, colours, layers and thoughts. Just like notes in a symphony, each one of these is integral to creating a great work of art.



# WELCOME TO

A WORLD OF CONTEMPORARY  
**LUXURY LIVING**



Conjured up from our vision of creating the finest and most luxurious homes, is our newest marvel - NCC Urban Nakshatra - an abode where classic luxury meets contemporary comforts. Where form meets function. Where the exclusivity held dear thrives within a like-minded community.









”  
DESIGNED  
TO BE  
EXCEPTIONAL  
”

The Nakshatra Apartments are  
an exclusive collection of 8 luxury apartments –  
in the creative and cultural melting pot of Chennai

LUXURY APARTMENTS IN  
ABHIRAMAPURAM, CHENNAI

JUST 1.2 KM FROM RAMAKRISHNA MUTT ROAD



# 3 BHK

LUXURY  
APARTMENTS

SIZES FROM  
2179 & 2425 SFT

DESIGNED FOR

FAMILIES







”

SOPHISTICATED  
AND MODERN  
AESTHETICS

”

Step into gorgeously designed interiors where you feel the sumptuous sense of open and sophisticated modern aesthetics. Meticulous attention to detail is on display in every corner of all rooms. Every room is generously kissed by sun light and large open spaces yet with utility factor and quality fixtures & fittings giving a contemporary comfort.





# ” SPIRIT OF COMMUNITY LIVING ”



Entrance  
Gate



Security



Hi-speed  
Elevator



High Quality  
Marble Floor



French Doors /  
Windows



100% Power  
Back-up



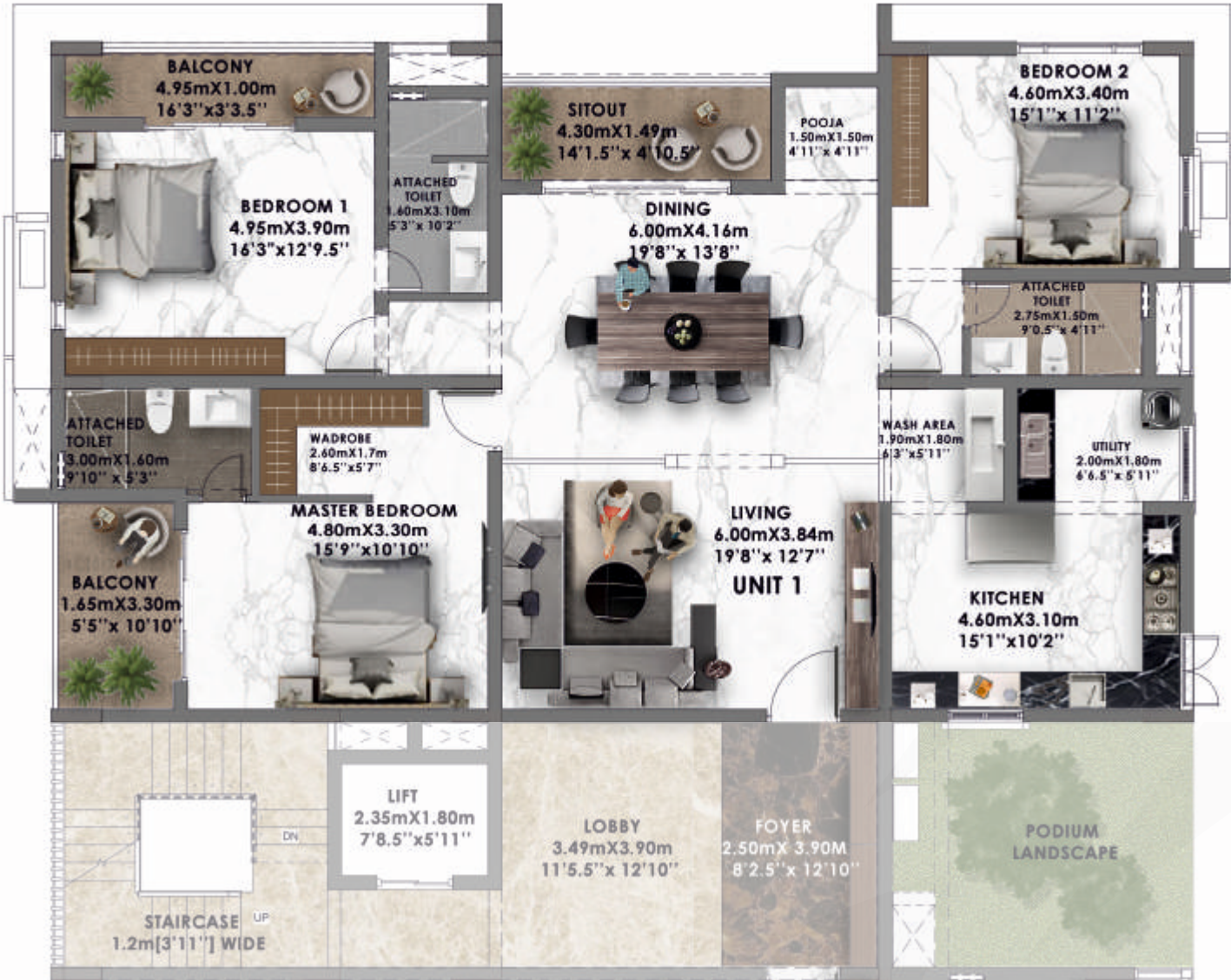
Signages

Look forward to enjoying all the benefits of community living -  
a greater sense of belonging, closer bonding with fellow  
residents and a lifestyle that keeps you engaged and entertained.



Flat No. 101 & 301

Size: 2425 Sft



LIVING ROOM - 19'8" X 12'7"  
DINING - 19'8" X 13'8"  
WASH AREA - 6'3" X 5'11"  
POOJA - 4'11" X 4'11"  
SIT-OUT - 14'1" X 4'11"

KITCHEN - 15'1" X 10'2"  
UTILITY - 6'7" X 5'11"  
MASTER BEDROOM - 15'9" X 10'10"  
BALCONY - 5'5" X 10'10"  
TOILET - 9'10" X 5'3"

BEDROOM 1 - 16'3" X 12'9.5"  
BALCONY - 16'3" X 3'3.5"  
TOILET - 5'3" X 10'2"  
BEDROOM 2 - 15'1" X 11'2"  
TOILET - 9'0" X 4'11"

Flat No. 102 & 302

Size: 2179 Sft



LIVING ROOM - 16'7" X 12'5.5"  
DINING - 16'7" X 14'9"  
SIT-OUT - 11'0" X 5'7"  
POOJA - 7'0" X 7'2"  
STORAGE ROOM - 4'11" X 5'7"

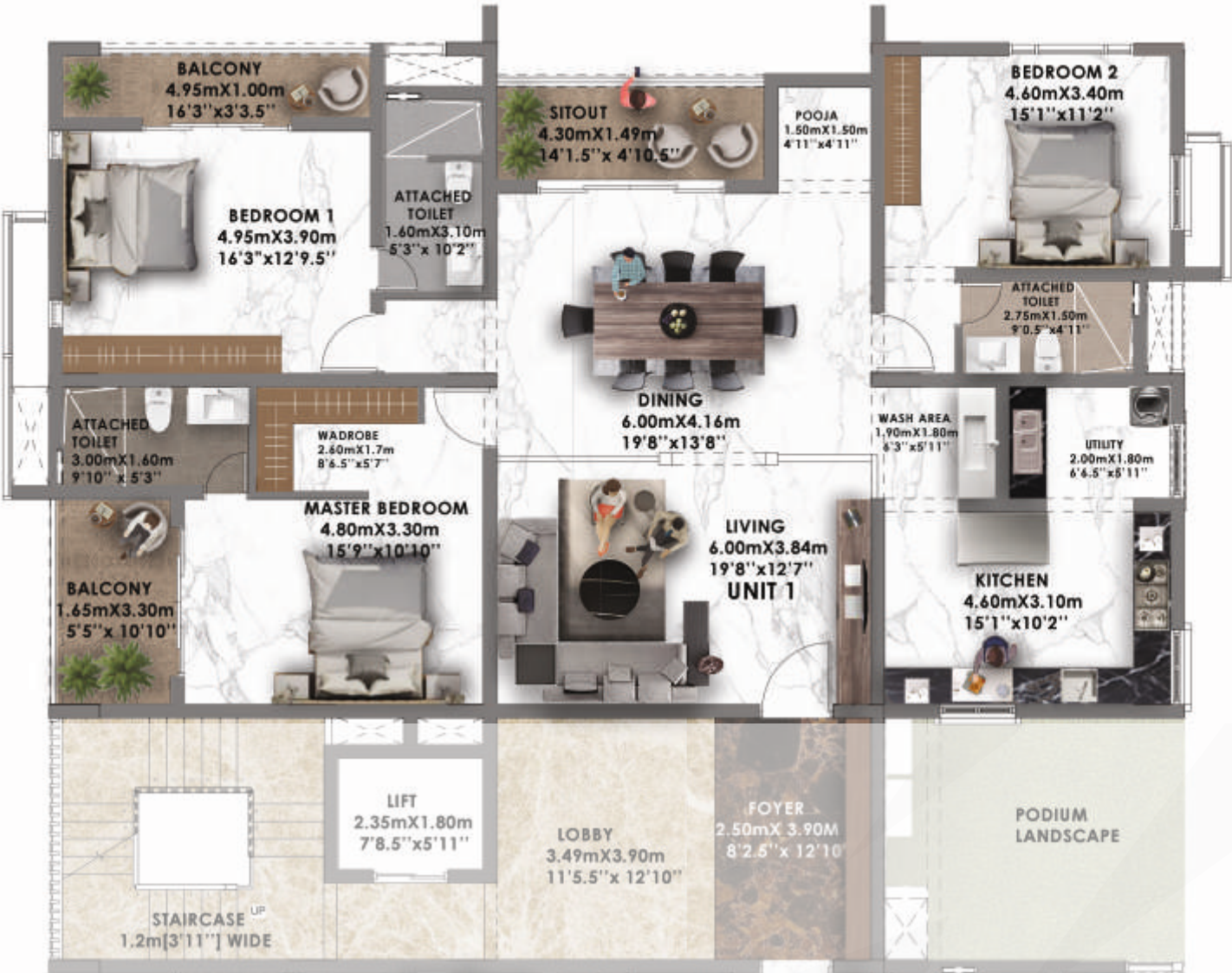
KITCHEN - 15'1" X 10'2"  
UTILITY - 6'1.5" X 5'11"  
MASTER BEDROOM - 14'5" X 10'2"  
WARDROBE - 8'8.5" X 5' 11"  
BALCONY - 3'9.5" X 10'2"  
TOILET - 9'10" X 5'11"

BEDROOM 1 - 12'9.5" X 10'10"  
BALCONY - 5'5" X 10'10"  
TOILET - 8'6" X 5'3"  
BEDROOM 2 - 15'1" X 11'2"  
TOILET - 8'6.5" X 5'3"



Flat No. 201 & 401

Size: 2425 Sft



LIVING ROOM - 19'8" X 12'7"  
DINING - 19'8" X 13'8"  
WASH AREA - 6'3" X 5'11"  
POOJA - 4'11" X 4'11"  
SIT-OUT - 14'1.5" X 4'10.5"

KITCHEN - 15'1" X 10'2"  
UTILITY - 6'6.5" X 5'11"  
MASTER BEDROOM - 15'9" X 10'10"  
BALCONY - 5'5" X 10'10"  
TOILET - 9'10" X 5'3"

BEDROOM 1 - 16'3" X 12'9.5"  
BALCONY - 16'3" X 3'3.5"  
TOILET - 5'3" X 10'0"  
BEDROOM 2 - 15'1" X 11'2"  
TOILET - 9'0.5" X 4'11"

Flat No. 202 & 402

Size: 2179 Sft



LIVING ROOM - 16'7" X 12'5.5"  
DINING - 16'7" X 14'9"  
SIT-OUT - 11'0" X 5'7"  
POOJA - 7'0" X 7'2"  
STORAGE ROOM - 4'11" X 5'7"

KITCHEN - 15'1" X 12'5.5"  
UTILITY - 6'1.5" X 5'11"  
MASTER BEDROOM - 14'5" X 10'2"  
WARDROBE - 8'8.5" X 5'11"  
BALCONY - 3'9.5" X 10'2"  
TOILET - 9'10" X 5'11"

BEDROOM 1 - 12'9.5" X 10'10"  
BALCONY - 5'5" X 10'10"  
TOILET - 8'6" X 5'3"  
BEDROOM 2 - 15'1" X 11'2"  
TOILET - 8'6.5" X 5'3"





# THE ADDRESS FOR THE PRIVILEGED FEW.

Discover industrial-inspired design and luxurious interiors in one of Chennai's most exciting neighbourhoods, where the streets buzz with markets, galleries and boutiques, while mouthwatering dining experiences wait around every corner. Be at the heart of it all, enjoying 24/7 connectivity to the rest of Chennai, with a beautiful new home at NCC Urban Nakshatra.

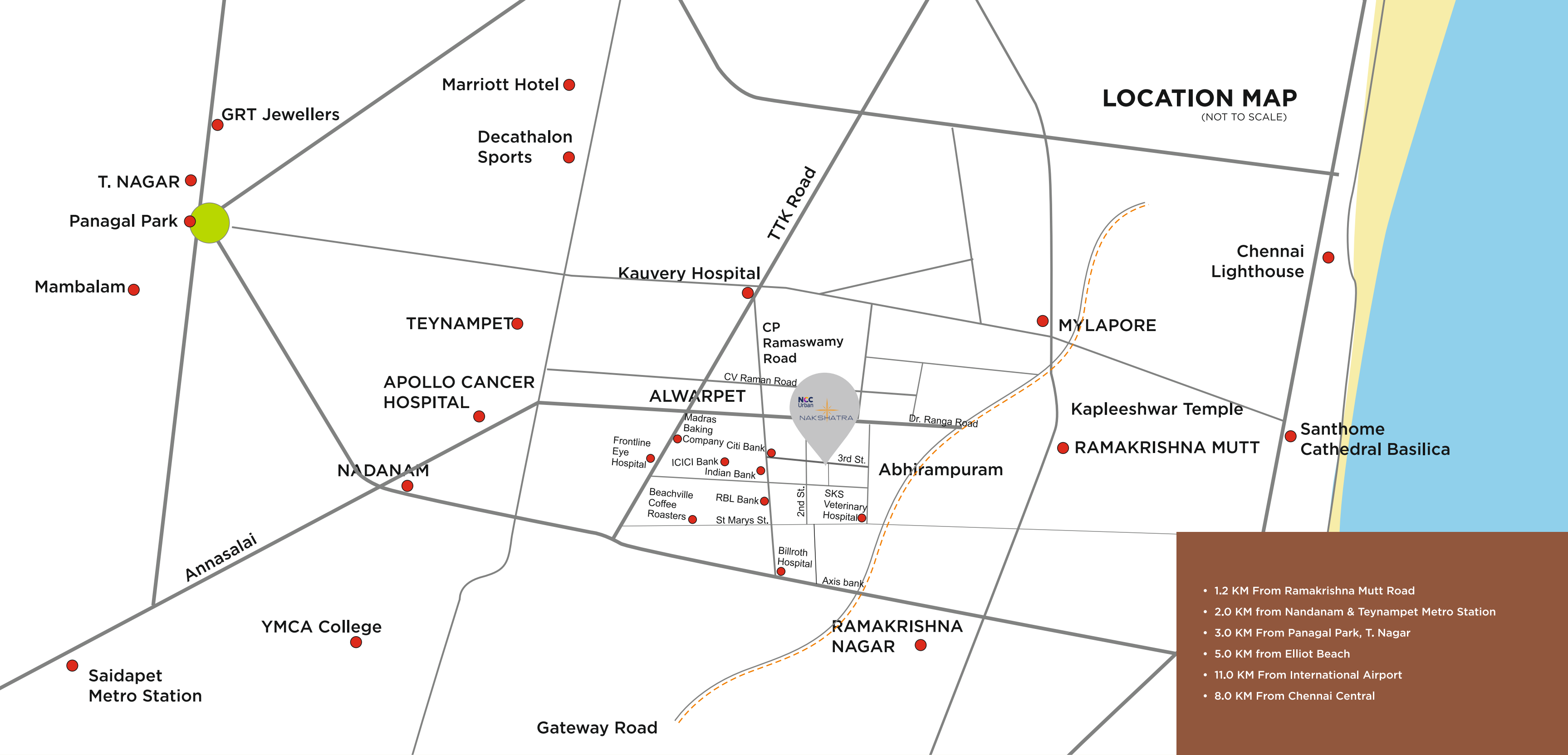
## SPECIFICATIONS

	<b>STRUCTURE</b> RCC Framed Structure (Seismic Zone-II) With solid blocks walls		Windows : Powder coated/Anodize Aluminum frame & Shutter with Mosquito mesh for sliding doors & windows
	<b>FLOORING</b> Living,Dining & All Bed Rooms : Imported Marble Flooring Kitchen : Vitrified Tile Flooring (Marble Series) Balconies, Utilities & Toilets : Antiskid ceramic tiles Kitchen & Utility Counter : Granite with SS Sink Lift Carridor : Imported Marble Flooring		<b>SANITARY FIXTURES</b> All Toilets : Granite Counter top wash basin & Wall mounted water closet of TOTO/Grohe/Kohler or Equivalent make
	<b>DADOING</b> Master Toilet : Wall tiles of Kajaria/Somany or Equivalent make Kids & Common Toilet : Wall tiles of Kajaria / Somany or Equivalent make upto 8' Height Utility : Wall tiles of Kajaria/Somany or Equivalent make upto 4' Height Kitchen above Counter : Wall tiles of Kajaria / Somany or Equivalent make upto 2' Height		<b>CP FITTINGS:</b> Kitchen : Hot & Cold Wall Mixer TOTO/Grohe/Kohler or Equivalent make All Bath Rooms : Hot & Cold Basin Mixer of TOTO/Grohe/Kohler or Equivalent make
	<b>STAIRCASE</b> Flooring (Treads, Riser & Landing) : Granite / Marble Railing : SS Hand Rail		<b>PAINTING</b> Internal Ceiling : Premium emulsion paint Internal Walls : Premium emulsion paint External Walls : Weather Guard Exterior Emulsion Paint with combination of Texture
	<b>DOORS &amp; WINDOWS</b> Main Door : Teak wood frame with Teak wood Veneer shutter Bedroom doors : Teak Wood frame with Veneer finish shutter Toilets Doors : Teak Wood frame with flush door shutter ( one side veneer & one side Laminated).		<b>ELECTRICAL</b> 8 KW TNEB Power supply Provision of AC Points in Living, Dining and all Bedrooms TV, Telephone & Internet point in Living & all Bed rooms Electrical wires (FRHS) of Anchor / RR / Polycab / Finolex or Equivalent make Electrical Modular switches of Legrand / Havells / Schindler / Anchor-Panasonic or Equivalent



T. Nagar is believed to be the first planned urban neighborhood in Chennai created in 1920, conceived in a European style, with the Panagal Park resembling the Arc De Triomphe and the Pondy Bazaar resembling the Champs-Élysées in Paris. Initially built as a residential neighbourhood, it is now considered the largest shopping district in India by revenue. It is known for its plethora of saree and jewellery retailers, including Pothys, Nalli Silks and Saravana Stores. T. Nagar is considered one of the city's major central business districts, the other being Parry's Corner, the centre of the city. Pondy Bazaar serves as a satellite commercial hub for T. Nagar, located around the Thyagaraya Road.





#### RESTAURANTS

- Dakshin Southinda Restaurant
- KFC - T. Nagar
- StarBucks, The Summer House



#### HOTELS

- The Raintree Hotel
- Courtyard Marriot
- Crowne Plaza
- The Residency Towers



#### SCHOOLS & COLLEGES

- Apollo Spectra Hospital
- Billroth Hospital
- Fortis Malar
- Wockhardt Healthcare Ltd
- Trinity Hospital



#### HEALTH CARE

- Apollo Spectra Hospital
- Billroth Hospital
- Fortis Malar
- Wockhardt Healthcare Ltd.
- Trinity Hospital



#### CINEMA HALLS

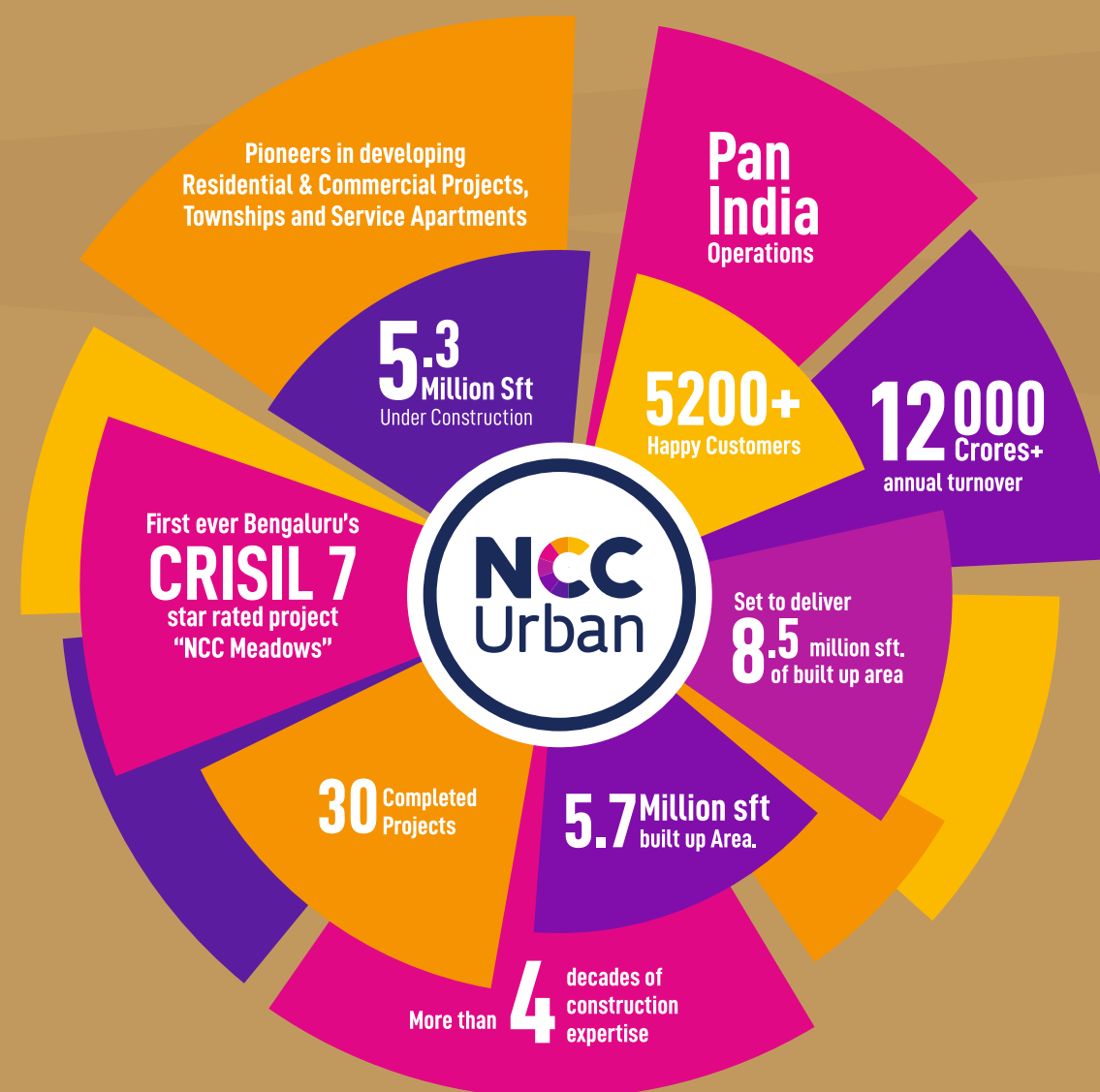
- AGS Cinemas,



#### DESTINATIONS

- Marena Beach
- Kapaleewara Swamy Temple
- Sri Parthasarathy swamy Temple
- Panagal Park





IT'S EASY

TO BUILD  
TRUST

WHEN YOU HAVE  
MORE THEN 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, Kochi, Vizag, Guntur, Ranchi and Dubai.

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, Roads, Bridges, Pipelines etc.

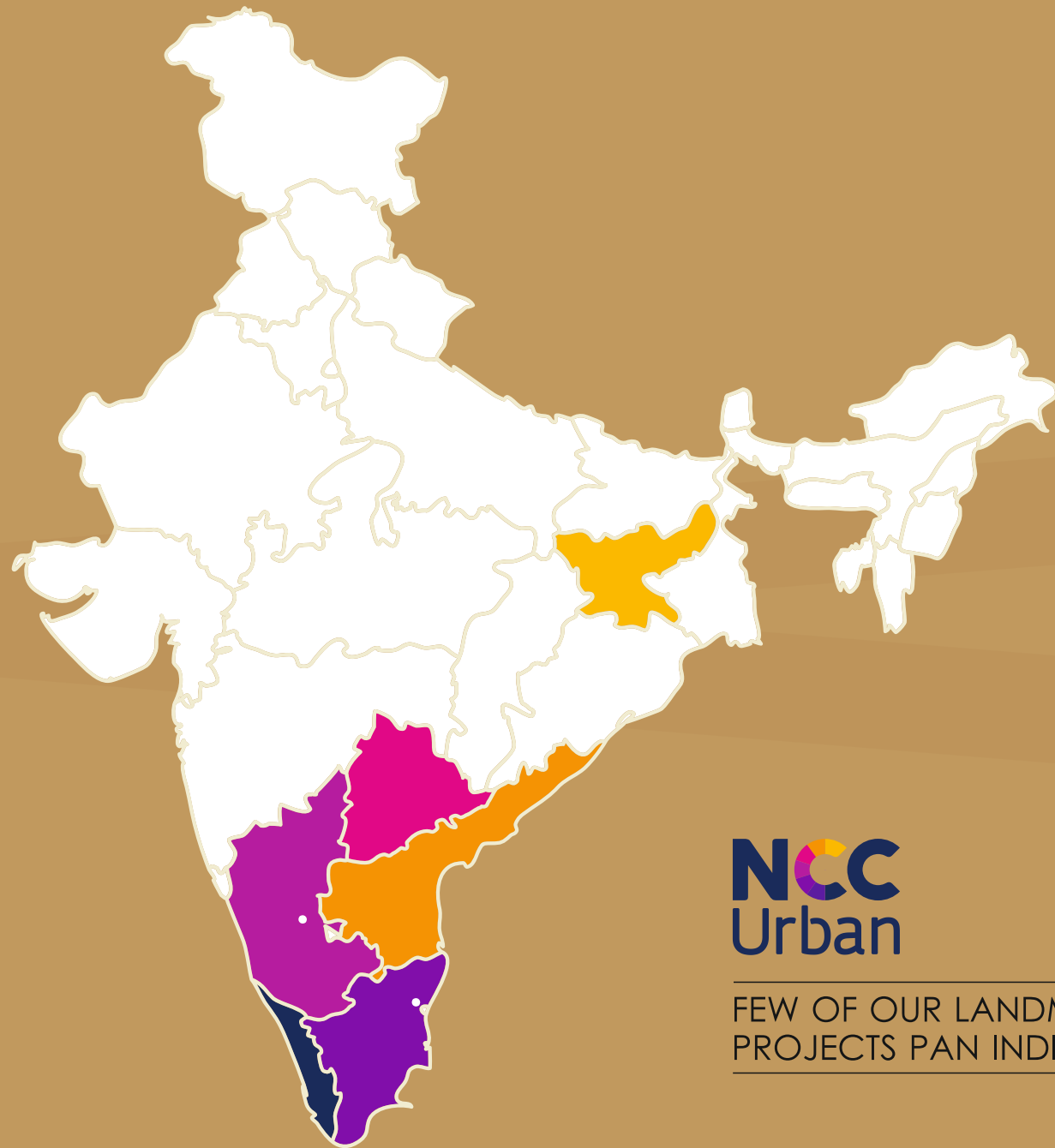
NCC Urban - a growing Infrastructure Company in India with annual turn over nearly Rs. 8,200 crores.

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

The Company has also acquired lands in and around Bengaluru, Chennai, Goa, Gurgaon, Hyderabad, Kakinada, Lucknow, Raipur and Vizag 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.





FEW OF OUR LANDMARK  
PROJECTS PAN INDIA

#### Bengaluru:

##### Residential Projects:

Nagarjuna Meadows  
Nagarjuna Meadows-II  
Nagarjuna Maple Heights  
Nagarjuna Premier  
Nagarjuna Serene

Nagarjuna Green Ridge  
Nagarjuna Green Woods  
Nagarjuna Gardens  
Nagarjuna Aster Park  
Nagarjuna Enclave

Nagarjuna Princess Manor  
Nagarjuna Elysis  
Nagarjuna Lotus  
Nagarjuna Spectrum  
NCC Ivory Heights

##### Commercial Projects:

Nagarjuna Silver Crest  
Nagarjuna Castle  
Nagarjuna Signet  
Nagarjuna Suites  
NCC Garnet  
NCC Urban Windsor

#### Hyderabad:

Nagarjuna Residency  
NCC Urban Gardenia  
NCC Urban One (Ongoing)

#### Kochi:

Nagarjuna Pearl Bay  
Nagarjuna Green Valley  
Nagarjuna Laurel  
NCC Urban Senate

#### Ranchi:

NCC Khelgaon

#### Guntur:

NCC Park Square

#### BENGALURU



Off. Airport Road, yelahanka



Yelahanka - Bengaluru



IT Corridor - Sarjapur Road



Yelahanka New Town

#### CHENNAI



Keelkattalai, Chennai

#### OUR UPCOMING PROJECTS @ CHENNAI



Luxury Apartments  
@ Sholinganallur

Luxury Apartments  
@ Pallavaram

#### HYDERABAD



Hi Tech City - Hyderabad



Narsingi - Hyderabad

#### KOCHI



@ Elamakkara. Kaloore

#### GUNTUR



Near Swami Theater