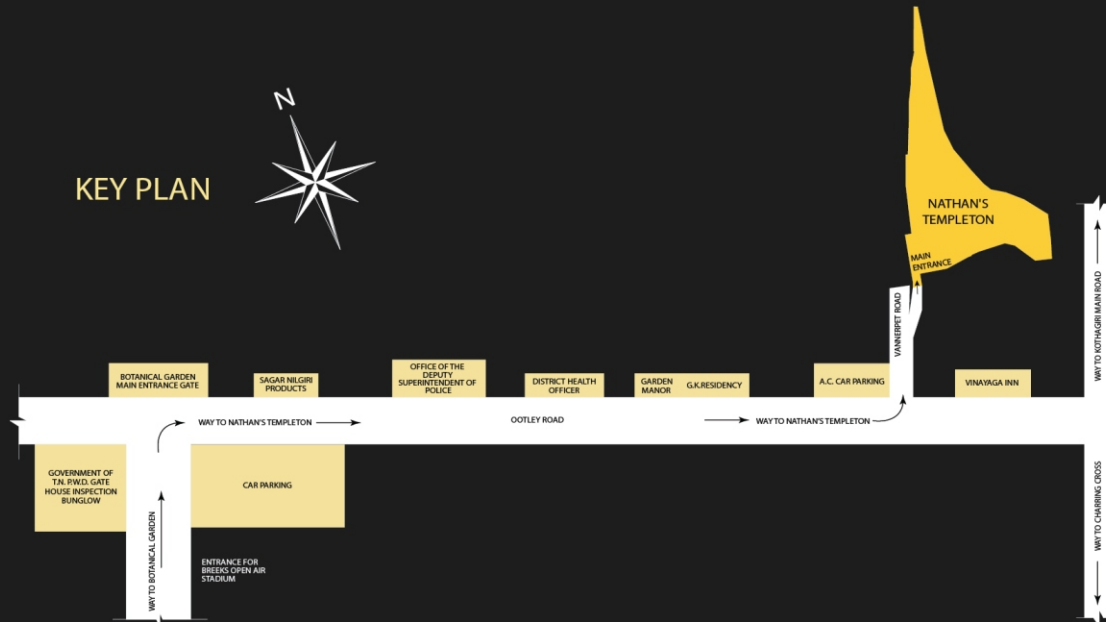


KEY PLAN



**NATHAN'S
TEMPLETON**



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AIM TO ACQUIRE
HOLIDAY
APARTMENT@

**NATHAN'S
TEMPLETON**

Queen of Hills - Ooty

AIM ACHIEVED



Your Own Holiday Home

Home Loan
without E.M.I's

Maintenance free
Apartments

16% Guranteed
Return on Investment

Life long
Appreciating Rentals

Note: This Catalog is purely indicative and does not constitute as a legal document. The architect and promoters reserves the right to change (or) add/remove any specification (or) elevation mentioned herein. The pictures shown are just for illustration purpose and does not resemble the actual property.

0.25 Kms



0.5 Kms



ROSE GARDEN

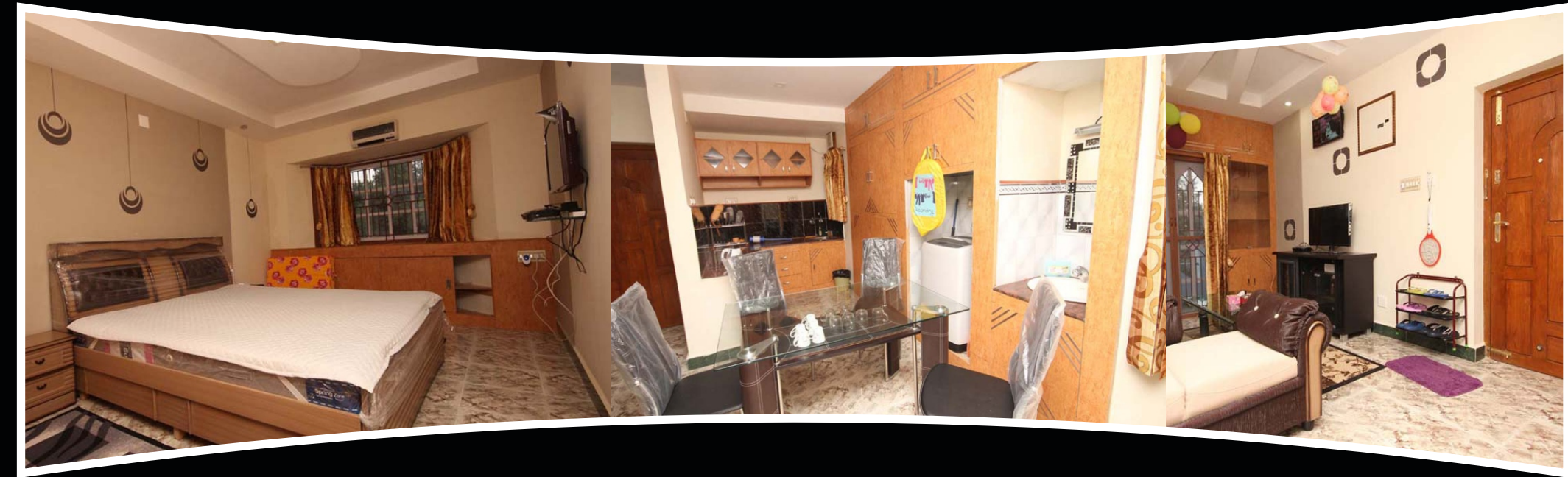


1.00 Kms

OOTY RAILWAY
STATION



1.50 Kms



Nathan's Templeton Actual Interior Photos of Model Apartment



OOTY

Udagamandalam - is called as the "QUEEN OF HILLS" . Perched high on the wooded slopes of the Nilgiri Hills, Ooty is a scenic delight for the weary eyes of the city dwellers. One of the most popular tourist places in entire India, Ooty is a treasure trove of breathtaking natural beauty. The numerous tourist attractions in Ooty include the verdant hills, cascading waterfalls and sparkling brooks, dense forests, sprawling grasslands and extensive tea gardens. It is one of the most popular tourist destination in india and a land of picturesque picnic resorts . It is situated at an altitude of 2240 meters above madras sea level .

TOURIST DATA

The Summer season attracts crowds in huge numbers to visit the place and have a great time in this wonderful place. The environment is so wonderful that invites a lot of tourist attraction who come here to enjoy a wonderful time with nature while staying close to huge landscape. On an Average 24 lakh tourists, including 35,000 foreign nationals, visited the botanical garden in the year 2012. During March, April and May alone, the garden had nearly 12 lakh visitors. Visitors are increasing year by year to enjoy the season

CLIMATE

Temperatures are relatively consistent throughout the year with average temperature ranging from about 17 – 20 degrees Celsius and average low temperature between approximately 5-12 degree celsius

TRANSPORT

Ooty is well connected by good roads. It is 535 km from Chennai, 90 km from Coimbatore. Ooty is situated in the National highway NH67. It is well connected by road and in close proximity to the states of Tamilnadu, Kerala and Karnataka. The Nearest airport is at Coimbatore.

ACCOMODATION IN OOTY

During peak season (March – June) & (December – January) there is a very high demand to get a decent Accommodation in Ooty. Tourist stay in their own vehicles itself due to non availability of rooms during peak seasons .

Peak Season rates for star Category

Accommodation – Rs 3500 to Rs 10000.00

Non Peak Season rates for star category

Accommodation – Rs 1500 to Rs 6500.00



About Us

Nathan's Foundation Pvt Ltd has a rock solid foundation in building designed homes for past 20 years in Chennai. Nathan's Group is a 60 year old familiar brand in chennai. So far it had successfully delivered more than 5 lakhs sq.ft of residential/commercial projects. Our Vision is powered and backed by a dedicated team of professionals who strive to make each & every home a dream home. We at NFPL work with integrity, Transparency and Dedication. We have always been known to deliver the highest standard of quality in each and every construction of our homes.

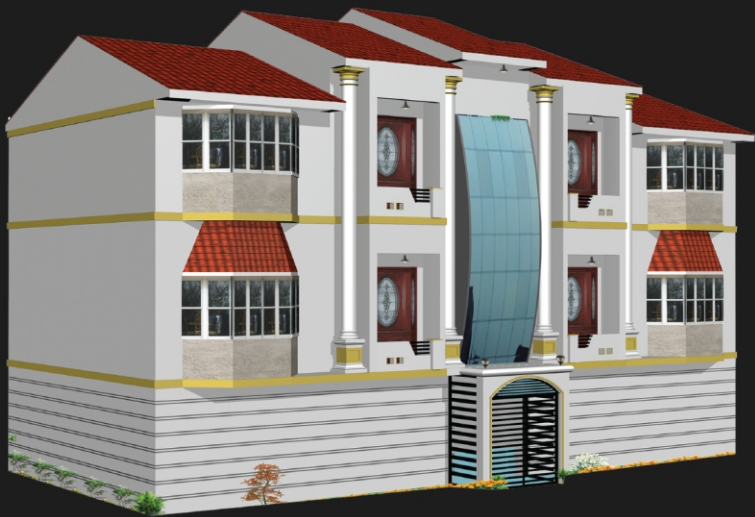


In keeping with the above adage, our latest quest is our project "NATHAN'S TEMPLETON" at ooty. An opportunity for you to "Own a Piece of Paradise", with aesthetically designed interiors & Full furnitures. Ready to cook modular kitchen with state of art equipment. A recreational area, a mini theatre, and a in-house restaurant for you to relax and unwind. A reliable round the clock security systems for your safety. This is an investment which will reap rich dividends not only for your lifetime but a heritage you can pass on to your children, An enormous earning potential is awaiting for you.

Templeton

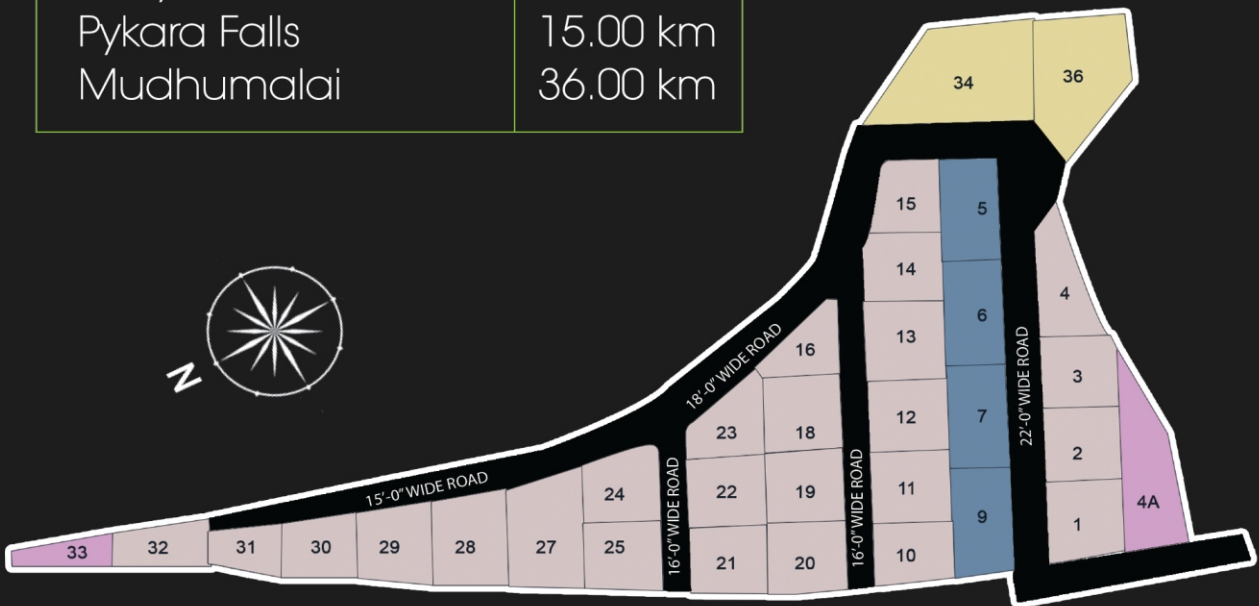


Layout & Elevation Plan



Location Advantage

Botanical Garden	0.25 km
Charing Cross	0.50 km
Ooty Market	0.75 km
Rose Garden	1.00 km
Ooty Railway Station	1.50 km
Bus Stand	2.25 km
Boat House	3.00 km
Doddabetta	5.00 km
Ooty Lake	8.00 km
Pykara Falls	15.00 km
Mudhumalai	36.00 km



3.0 Kms



5 Kms



PYKARA FALLS



15 Kms

MUDHUMALAI



36 Kms





Dividends
Beyond Generations

Area Statement

FLAT	TOTAL SALEABLE AREA IN SQ.FT.	PLINTH AREA IN SQ.FT.	COMMON AREA IN SQ.FT.	UNDIVIDED SHARE OF LAND IN SQ.FT.
TYPE A	380.00	336.75	43.25	307.00
TYPE B	460.00	407.00	53.00	376.00
TYPE C	637.00	612.00	25.00	512.00
TYPE D	1081.00	1005.33	75.67	868.00

Payment Schedule

- Confirmation Advance
- 05 % of the Total Cost
- Within 20 Days (Registration)
- 25 % of the Total Cost
- On Completion of Basement
- 15 % of the Total Cost
- On Completion of Floor Roof
- 15 % of the Total Cost
- On Completion of Brick Work
- 15 % of the Total Cost
- On Completion of Plastering
- 20 % of the Total Cost
- On Handing over Possession
- Balance 5 %

Floor Plan/s



TYPE A - 380 sq.ft.



TYPE B - 460 sq.ft.



TYPE C - 637 sq.ft.



Our Income
More Than Pension

Specifications



Ready To Live Amenities



STRUCTURE

RCC Framed Structure Ground +1 floor.

WALLS

Outer Walls - No.1 Quality Bricks/Hollow blocks 9" thick up to ceiling height - Inner Walls - 4.5" thick inner walls with Bricks/Hollow Blocks - Plastering - Inner and outer walls will be of cement plastering with smooth finish.

CUPBOARD

Hall - One cupboard with three slabs covered with Glazed doors (Wherever applicable). Bedroom - One wardrobe with three slabs covered with door (Wherever applicable). Kitchen - One cupboard (Wherever applicable).

GRILLS

Mild steel pattern grills for windows, ventilator & Balcony (Wherever applicable).

DOORS

Main Door - Frame & Shutter made of Burma Teak wood. Safety door - MDF skin finish door folding type fitted to the main door with grill. Bedroom & Balcony Door - Frames will be made of salwood & MDF skin finish door. French door - Salwood frame and shutters fitted with 5mm glass and safety grills (wherever applicable). Toilet Door - hardened aluminum frame with anodized powder coating & shutter will be made of toughened double glass with triple layer or PVC Frame with PVC door.

PAINTING

Wall Painting - All outer walls will be painted with Premium Exterior Emulsion paint and inner walls will be full putty and painted with Premium Emulsion paint of pleasing color. Doors - Door frame will be painted with 2 coats of enamel paint. Grills - Grill will be painted with 2 coats of Metallic paint.

FLOORING

Hall, Dining & Bedrooms - 24" x 24" 1st Quality joint-less vitrified Tile Flooring. Balcony & Toilet flooring will be finished with 1st Quality 12" x 12" anti skid tiles. Wall Tiles Toilet Wall tiles will be finished with 12" x 8" printed ceramic tiles up to the ceiling height.

WINDOWS

All windows are made from rigid, high impact - (UPVC).

KITCHEN

Cooking Platform - Granite top for cooking platform and with plain 12"x 8" Glazed tiles for dado up to a height of 2'0 Sink -Stainless Steel. Single Bowl One exhaust fan at 7'0" level (Wherever applfcabfe).

WATER CONNECTION INSIDE THE FLAT

Kitchen - One tap provision in the sink & one aqua guard with two -in one tap provision. Toilet - Three way diverter with hot & cold water connection and head shower, One health faucet, One tap connection for lavatory area.

TOILETS

Closets - One western style Wall mount closet. Washbasin - One Wash Basin in toilet or in dining. Exhaust Fan -One exhaust fan at 7'0" level.

GENERAL PLUMBING

All Fittings will be of CP from reputed brand. Concealed CPVC pipes for hot water & UPVC pipes for cold water lines.

ELECTRICAL PROVISION WITH FITTINGS INSIDE THE FLAT

Adequate electrical points with light fittings will be provided in all the rooms (wherever applicable), in addition to that LCD, DVD, Warmer point in hall and geyser point in toilet. Distribution Board - One 4 way distribution box fitted with breakers, isolator, etc., Manual phase changers with power indicators. General Wiring - Concealed cooper wiring,

COMMON AMENITIES

EB Connection - One three phase power connection for Security cabin and other common Utilities. Gate lights in compound wall pillars, Four light points around the building. Plot Filling - All open area around the building will be raised up to a height of 1'0" from Road level and building level will be raised further to a height of 1'0" from the site level. Drainage - Connected from toilets by 4" PVC pipelines to the main chamber. Common Drainage - All drainage Pipes from the building will be connected to the main sewer which in turn will be connected to the Municipality Sewer line.

INSIDE THE FLAT

One 21" LCD TV & one DVD Player in hall
One fully Automatic washing machine
One Sofa cum Bed - Three seater (Wherever applicable)
Two Sofa cum Bed - Single seater (wherever applicable)
One room warmer
Induction Stove
Instant geyser in kitchen
Double Cot with spring bed
Woolen Blanket 6'0"x7' 0
Tea/Coffee Maker
One mixer grinder
One cooking utensils set
One steam cooker
One mirror for Dressing
Electronic bathroom scale
One mirror above washbasin
One family hot case
One flask
Cot side table
One bread toaster
Two dust bin & one broom stick
Floor cleaning mop & two cleaning brush
Curtains for windows

Two buckets with mug in toilet
One 15 liter storage water heater
Glass plates table tea spoon
Groceries & vegetables [on request and payment]
4 Nos. Soft pillows with covers
Bed Spread & Bed Sheet
Inverter for power backup
Safety Locker
Two umbrellas
Four set free size Hawai chapels
Two floor mats
Cloth hanger set
Four bathing towels
One mosquito bat
Cordless iron box with table
Shoe stand
Hair drier
Digital wall clock
Washing clothes basket
One portable water treatment unit in kitchen
One dining table with three chairs (Wherever applicable)
One Tea table (Wherever applicable)

COMMON AMENITIES

In-house Restaurant
Travel Desk
Administrative Office
Children's Play Area
Mini Movie Theatre
Ample Car Parking

SECURITY - 24 hours security provided with Intercom facility
STORM WATER DRAIN - Storm drains will be constructed on either sides of the road
DUST BIN - Dust bin will be provided on either side of the streets at regular intervals
POWER BACKUP - 24 Hr power back up for common area where ever required

Note: Any deviation required from the above specifications is at the sole discretion of the company and at an additional cost.