



**3t Properties**  
• truth • trust • transparency



A Piece of  
Land **TODAY...**



# A Goldmine TOMORROW!



3T Properties presents Hi-Tech Town, a master plan to unlock the value hidden in Nanguneri (Valliyoor), one of the hottest investment destinations in Tamilnadu.

Located very close to Tirunelveli, Kanyakumari and Nagercoil, Nanguneri is a preeminent Vaishnavite Centre, thanks to the Totadri Nathan Shrine and the Vanamamalai Jeer Mutt.

Today, Nanguneri's scenic landscape is one of the most promising investment destinations in India. The Rs. 750 crore Hi-Tech Park (a Special Economic Zone), being developed by TIDCO, the 250-acre Pharma Park proposed by the Government of Tamilnadu and an ancillaries cluster for the Wind Energy Sector are just some of the exciting developments in Nanguneri. As software, manufacturing and the pharma industry show interest in this area, world-class infrastructure and facilities will follow.

3T Properties' Hi-Tech Town is located 15 kms. from SEZ and is your ideal choice for participating in this once in a lifetime development. At the 3T Properties' Hi-Tech Town, scenic surroundings will rub shoulders with state of the art industry.

That makes Hi-Tech Town the kind of investment that will keep appreciating, for generations to come.

**Talk to us today. And invest a right investment.**

## Route Map...



## Essential Information...

15 Kms. from the 14,000 crore upcoming 2600 plus acres Nanguneri SEZ (Tirunelveli Dist.)

- A multi product SEZ in Nanguneri near to Valliyoor
- Preliminary construction activities started April 2008
- Basic infrastructure planned to be in place by end of 2008
- Allotment proposed started by May 2008
- Nearest Major Sea port is Tuticorin
- Nearest Domestic Airport is also at Tuticorin and proposed Airport at Tirunelveli

### Details of Hi-Tech Town

- 171 Approved Residential Plots with clear title - Approval Number : 1/2008

### Infrastructure

- Off the 4 lane Golden Quadrilateral Highway
- Just 500 Meters from the Famous Sitor Maharaja Temple
- 10 kms. PET Engg. College.
- 5 kms. Kings English School, Puthur
- Sweet Potable Water

## about 3t Properties...

3t Property Services, an IIM alumni venture, is a property services organisation with a vision to become the most credible brand in the real estate industry.

The Indian real estate sector has witnessed exponential growth in recent years. Leading analysts, from across the globe, predict that such growth in the Indian market will continue in the coming years. Lakhs of people are eager to participate in this booming market. For such people however, the single biggest deterrent is the largely unorganized nature of the business and the associated risks.

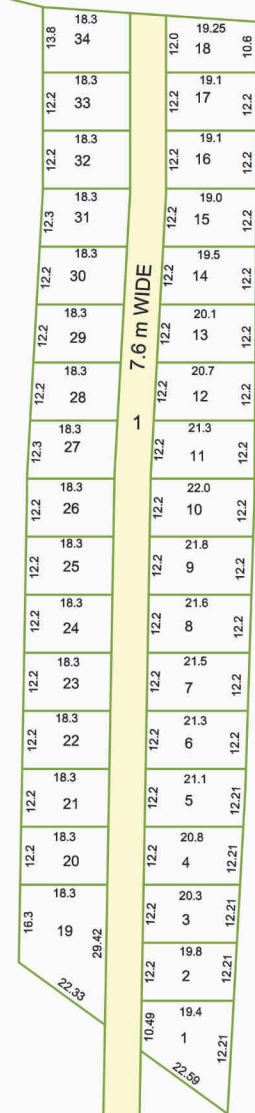
We, at 3t Property Services believe that the hitherto largely unorganised and unprofessional sector can be made absolutely trustworthy and risk free.

3t Property Services operates with three core values: **Truth, Trust and Transparency.** By adhering to this triple mantra, 3t's vision is to set new bench marks for credibility in the real estate industry, thereby offering a winning proposition of "Least Risk & High Returns", which is truly what every investor looks for

SCALE : 1mm = 1m



PLOT NO	AREA			TOTAL CENT
	SQ. METER	SQ. FT	CENTS	
1	327.5	3525.1	8.09	8.09
2	239.2	2574.7	5.91	5.91
3	244.7	2633.9	6.04	6.04
4	250.3	2694.2	6.18	6.18
5	255.2	2746.9	6.30	6.30
6	258.4	2781.3	6.38	6.38
7	260.5	2803.9	6.43	6.43
8	262.6	2826.6	6.48	6.48
9	264.7	2849.2	6.57	6.57
10	266.6	2869.6	6.58	6.58
11	263.3	2834.1	6.50	6.50
12	256.1	2756.6	6.32	6.32
13	248.8	2678.0	6.14	6.14
14	241.5	2599.4	5.96	5.96
15	234.3	2521.9	5.78	5.78
16	231.9	2496.1	5.73	5.73
17	232.8	2505.8	5.75	5.75
18	216.5	2330.3	5.34	5.34
19	418.0	4499.3	10.32	10.32
20 TO 25	223.0	2400.0	5.51	33.06
26 TO 31	223.3	2400.0	5.51	33.06
32 TO 33	223.0	2400.0	5.51	11.02
34	240.0	2563.1	5.93	5.93
TOTAL				205.86



PLOT NO	AREA				PLOT NO	AREA			
	SQ. METER	SQ. FT	CENTS	TOTAL CENTS		SQ. METER	SQ. FT	CENTS	TOTAL CENTS
35	260.3	2801.8	6.43	6.43	82 TO 86	223.0	2400.0	5.51	27.55
36 TO 38	223.0	2400.0	5.51	16.53	87	293.9	3163.5	7.26	7.26
39	175.1	1884.7	4.32	4.32	88	317.1	3413.2	7.83	7.83
40	239.4	2576.8	5.91	5.91	89 TO 93	223.0	2400.0	5.51	27.55
41 TO 44	223.0	2400.0	5.51	22.04	94	306.8	3302.3	7.58	7.58
45	217.3	2338.9	5.36	5.36	95	323.1	3456.2	7.93	7.93
46	311.1	3348.6	7.68	7.68	96	332.9	3583.3	8.22	8.22
47 TO 50	223.0	2400.0	5.51	22.04	97	320.8	3453.0	7.92	7.92
51	287.8	3097.8	7.11	7.11	98 TO 102	223.0	2400.0	5.51	27.55
52	242.3	2608.0	5.98	5.98	103	353.5	3805.0	8.73	8.73
53 TO 57	223.0	2400.0	5.51	27.55	104	324.7	3495.0	8.02	8.02
58	208.9	2248.5	5.16	5.16	105 TO 109	185.8	2000.0	4.59	22.95
59 TO 63	223.0	2400.0	5.51	27.55	110	307.0	3304.5	7.58	7.58
64	343.0	3692.0	8.47	8.47	111	293.2	3155.9	7.24	7.24
65	225.1	2422.9	5.56	5.56	112	279.4	3007.4	6.90	6.90
66 TO 70	223.0	2400.0	5.51	27.55	113 TO 118	185.8	2000.0	4.59	27.54
71	239.8	2581.1	5.92	5.92	119	177.4	1909.5	4.38	4.38
72	263.0	2830.9	6.49	6.49	120	161.8	1741.6	3.99	3.99
73 TO 77	223.0	2400.0	5.51	27.55	121 TO 126	148.6	1600.0	3.67	27.54
78	241.7	2600.6	5.97	5.97	127	265.6	2858.8	6.56	6.56
79	258.0	2777.0	6.37	6.37	128	254.6	2740.4	6.29	6.29
80	274.2	2951.4	6.77	6.77	129 TO 132	167.2	1800.0	4.13	16.52
81	290.5	3126.9	7.17	7.17	133	191.8	2064.5	4.73	4.73
TOTAL				271.48	TOTAL				288.36

PLOT NO	AREA				PLOT NO	AREA			
	SQ. METER	SQ. FT	CENTS	TOTAL CENTS		SQ. METER	SQ. FT	CENTS	TOTAL CENTS
134	185.4	1995.6	4.58	4.58	135	225.5	2427.2	5.57	5.57
135	225.5	2427.2	5.57	5.57	136	228.5	2438.0	5.59	5.59
137 TO 139	148.7	1600.0	3.67	11.01	140	251.6	2708.2	6.21	6.21
141	249.1	2681.2	6.15	6.15	142	246.7	2655.4	6.09	6.09
143 TO 150	148.7	1600.0	3.67	25.69	143	244.2	2628.5	6.03	6.03
151	241.8	2602.7	5.97	5.97	152	241.8	2602.7	5.97	5.97
153 TO 156	148.7	1600.0	3.67	14.68	153	141.1	1518.7	3.48	3.48
157	141.1	1518.7	3.48	3.48	154	172.1	1852.4	4.25	4.25
158	148.7	1600.0	3.67	14.68	155 TO 162	148.7	1600.0	3.67	14.68
159	293.9	1764.2	4.05	4.05	163	236.9	2550.0	5.85	5.85
160	236.9	2550.0	5.85	5.85	164	209.8	2258.2	5.18	5.18
161	209.8	2258.2	5.18	5.18	165	188.7	2031.1	4.66	4.66
162	188.7	2031.1	4.66	4.66	166	203.7	2192.6	5.03	5.03
163	203.7	2192.6	5.03	5.03	167	218.7	2354.0	5.40	5.40
164	218.7	2354.0	5.40	5.40	168	233.8	2516.6	5.77	5.77
165	233.8	2516.6	5.77	5.77	169	248.8	2678.0	6.14	6.14
166	248.8	2678.0	6.14	6.14	170	276.5	2976.2	6.83	6.83
167	276.5	2976.2	6.83	6.83	171				
TOTAL				271.48	TOTAL				168.89

ROAD AREA			
ROAD No.	SQ. METER	SQ. FT	CENTS
1	1866.3	20088.6	46.12
2	414.7	4463.7	10.24
3	526.1	5662.8	13.00
4	447.8	4820.0	11.06
5	465.6	5011.6	11.5
6	483.3	5202.1	11.94
7	509.7	5486.3	12.59
8	533.5	5742.5	13.18
9	331.1	3563.9	8.18
10	292.6	3149.5	7.23
11	328.5	3535.9	8.11
12	424.6	4570.3	10.49
13	1847.8	19889.5	45.65
TOTAL	8469.6	91166.0	209.29

AREA	SQ. FT	CENT
TOTAL PLOT AREA	407068	934.5
PARK AREA	2526.4	5.8
SHOP AREA	1960.2	4.5
TOTAL ROAD AREA	91127.5	209.2
AREA LEFT FOR ROAD EXPANSION	14374.8	33.00
VACANT LAND	15028.2	34.50
NETT TOTAL AREA	532128.9	1221.5



To Valiyoor

To Sitor