

LATITUDE 11° N

0011



UNEXPLORED

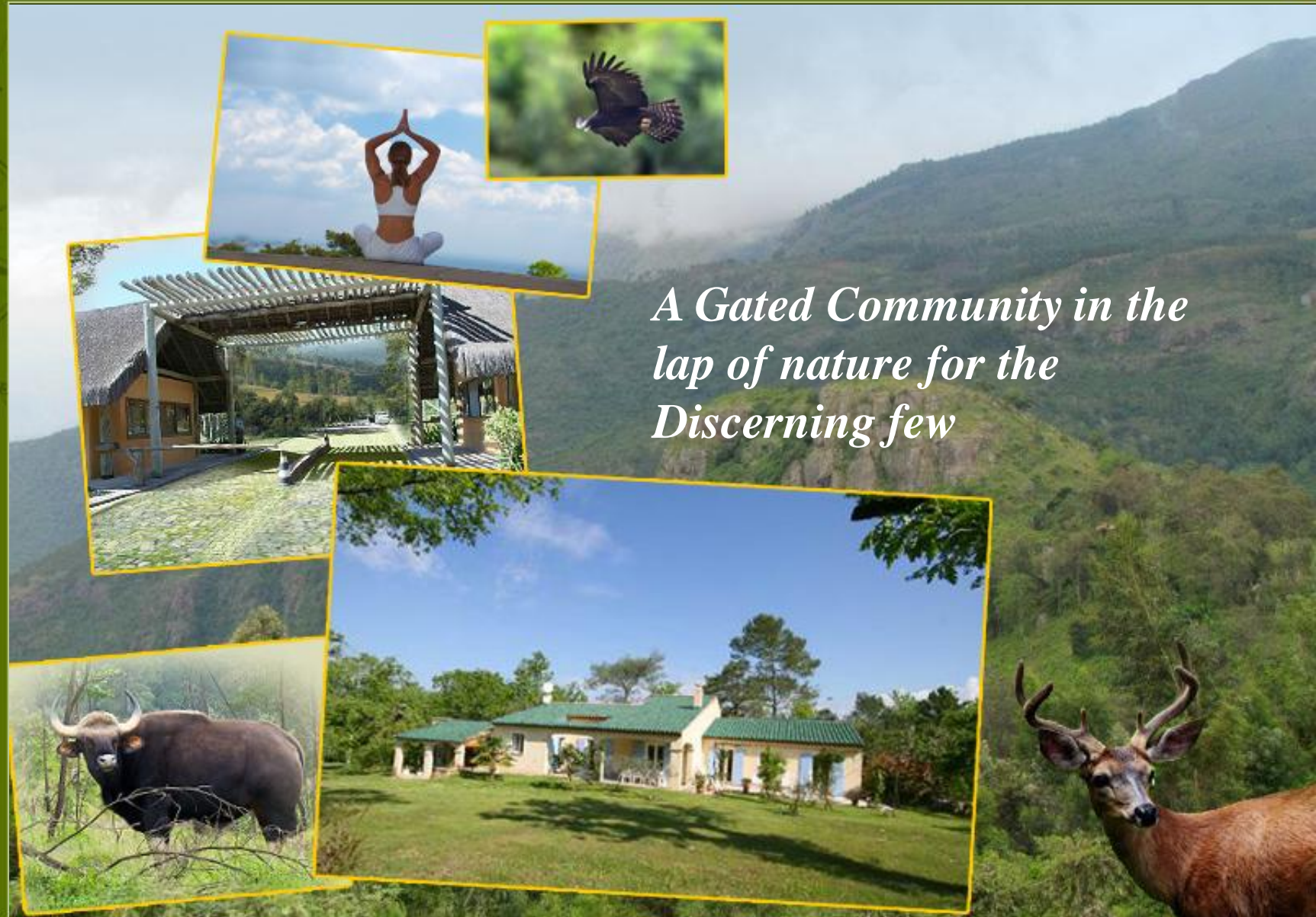
UNTOUCHED

UNREVEALED



Nature beckons you.....





*A Gated Community in the
lap of nature for the
Discerning few*



High growth potentials



*Just 17 Km from Ooty Town &
13 Km from the Ooty Gymkhana
Golf Club*





*Easily accessible from
Bangalore, Mysore,
Chennai & Coimbatore*



*Breath taking views of the cascading mountains,
tea estates & vast expanse of the Reserve Forests*



Only 46 Plots of sizes range from 6000 – 25000 Sq Ft on a sprawling 20 Acre campus offering maximum privacy





*With aesthetically designed
Common Amenities and a
high end Club House*

*Designed by an eminent Architect for
the environmentally conscious*



Flexible Design & Build options

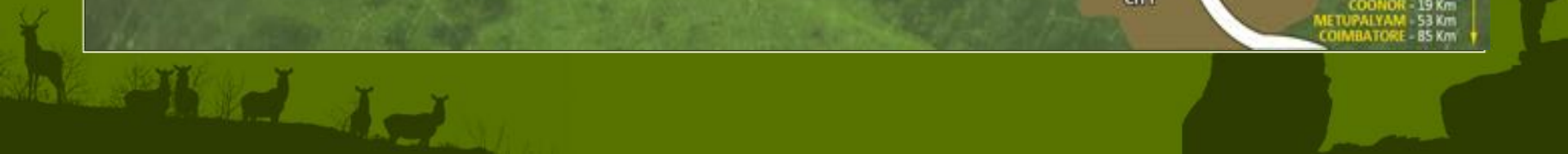


Location

You can choose a pleasant drive through picturesque Dunsandle Tea Estate or off-roading from the 10th Hairpin bend on Kalhatty Ghats

Overlooking the Masinagudi plains on one side and the majestic Blue Mountains on the other

Close to Pykara Dam and the lush green meadows - famous for "Film Shooting"



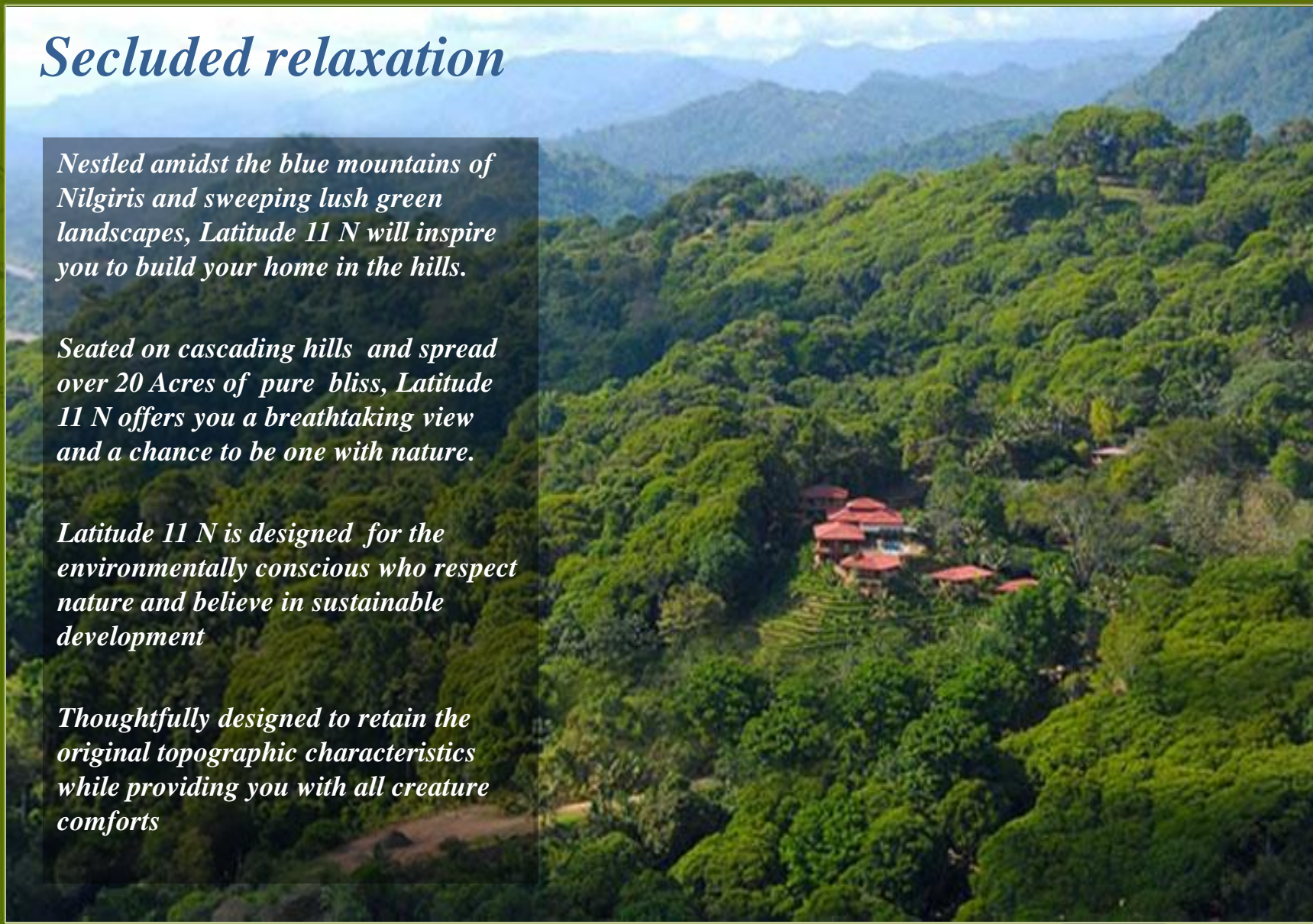
Secluded relaxation

Nestled amidst the blue mountains of Nilgiris and sweeping lush green landscapes, Latitude 11 N will inspire you to build your home in the hills.

Seated on cascading hills and spread over 20 Acres of pure bliss, Latitude 11 N offers you a breathtaking view and a chance to be one with nature.

Latitude 11 N is designed for the environmentally conscious who respect nature and believe in sustainable development

Thoughtfully designed to retain the original topographic characteristics while providing you with all creature comforts



Master Plan & Plot Areas



Lot Nos.	Names	Area in Sqft
19	Wood Lily	10,425
20	Witch Hazel	10,863
21	Golden Angle	9,996
22	Oak Blue	11,184
23	Crimson Rose	10,134
24	Lemon Emigrant	13,037
25	Wood Pecker	10,410
26	Green Barbet	13,564
27	Birds of Paradise	19,907
28	Marsh Marigolds	25,536
29	Grass Jewel	9,152
30	Violets	10,485
31	Wisteria	7,914
32	Golden Oriole	8,202
33	Purple Sunbird	7,555
34	Minivet	11,475
35	Nilgiri Pipit	10,657
36	Rose Finch	11,030
37	Blue Robin	9,653
38	Magpie	8,438
39	Moon Flower	7,107
40	Pied Bushchat	11,550
41	Plum Judy	10,234
42	Red Pierrot	10,103
43	Small Cupid	12,436
44	Clouded Yellow	12,922
45	Prim Roses	10,527
46	Sage Blossoms	9,517
47	Day Lily	7,927

Lot Nos.	Names	Area in Sqft
1	Blue bells	8,569
2	Jade Vine	8,250
3	Lavendula	8,051
4	Periwinkle	8,614
5	Snow Drops	9,216
6	Camellia	6,707
7	White Narcissus	6,664
8	Flower Pecker	8,901
9	Magnolia	8,471
10	Yellow Pansy	9,369
11	Lilium	8,349
12	Butter Cups	6,542
14	Lenton Roses	8,055
15	Flame Back	9,305
16	Autumn Joy	10,984
17	Peace Lily	9,363
18	Wildflower	9,709

Unique features



*Secluded amidst a Cliff face,
a Creek and Reserve Forest
for maximum privacy*

*More than 95% Green cover
with Panoramic views from
every Plot*

*Elevated Viewing Points at
Vantage Location*



*Plots cascading along the
natural terrain for
unobstructed views*

*Each Plot is carefully
carved out to provide
utmost privacy*



Infrastructure

Environment friendly Stone soled / Cobbled internal Roads

Contour Trenched Storm Water drains

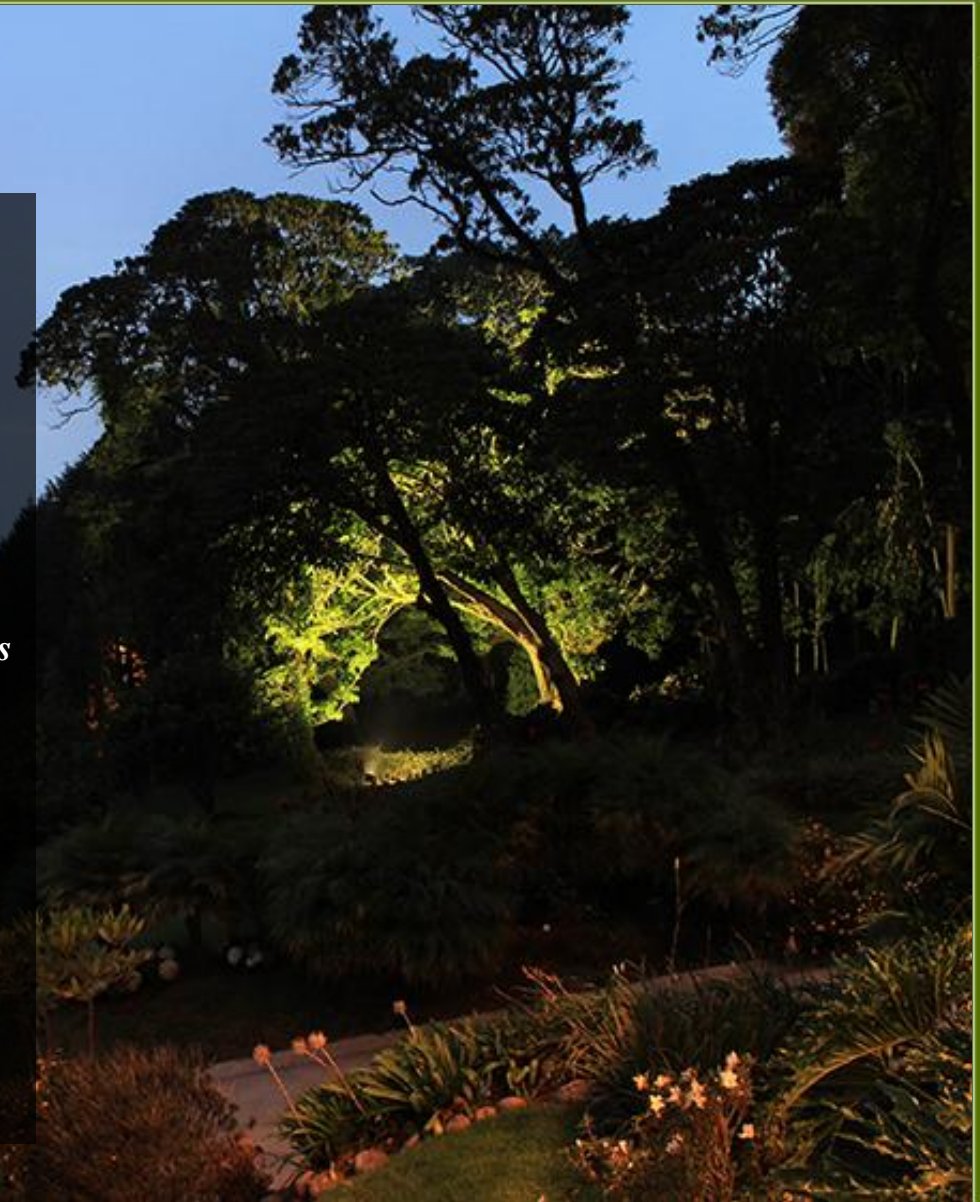
Solar / Battery powered LED Pavement & Common Area Lightings

3 Independent Water sources for the Campus

Water / Electricity / Telephone points for each Plot

Fully secured perimeter fencing with single Access point for maximum security

24/7 manned Access Gate & First Aid Room



Amenities

Aesthetically designed Common Areas covering more than 30% of the Campus

Tastefully landscaped Rock Garden, Water Bodies, Children's Park & Herbal Patches

Amphitheater / BBQ Pits with Gazebo's & elevated viewing points for community get-togethers

Walking Tracks and an Outdoor Gym

Cantilevered, elevated Yoga / Meditation Platform with breathtaking views

Spiritual space designed around a 100 year old Sacred Fig Tree

Access to the Wild Meridian – a high end Resort



Sustainable Development with a difference

In keeping with our sustainable development policies, Latitude 11 N pledges to retain more than 90% of its acreage protected.

To assist in its conservation and sustainable development efforts, we pledge to contribute a portion of our revenue towards a conservation fund.



Wild Meridian – Club House / Resort



General Data

<i>Name</i>	: <i>Latitude 11 N</i>
<i>Location</i>	: <i>Sholur; Ooty, Nilgiris</i>
<i>Property Size</i>	: <i>20 acres</i>
<i>Coordinates</i>	: <i>Latitude – 11° 48' N: Longitude- 76° 65' E</i>
<i>Altitude</i>	: <i>1750 M</i>
<i>Average Temp (Summer / Winter)</i>	: <i>10 to 24 C / 5 to 15 C</i>
<i>Humidity</i>	: <i>98% (Average)</i>
<i>Wind Speeds</i>	: <i>50to 20 km/hour</i>
<i>Rainfall</i>	: <i>116 cms/year</i>
<i>Distance / Time from Ooty Town</i>	: <i>17 Km / 25 Min</i>
<i>Distance / Time from Mysore Airport</i>	: <i>120 Km / 3 Hours</i>
<i>Distance / Time from Coimbatore Airport</i>	: <i>110 Km / 3 Hours</i>
<i>Distance / Time from Bangalore</i>	: <i>260 km / 6 Hours</i>

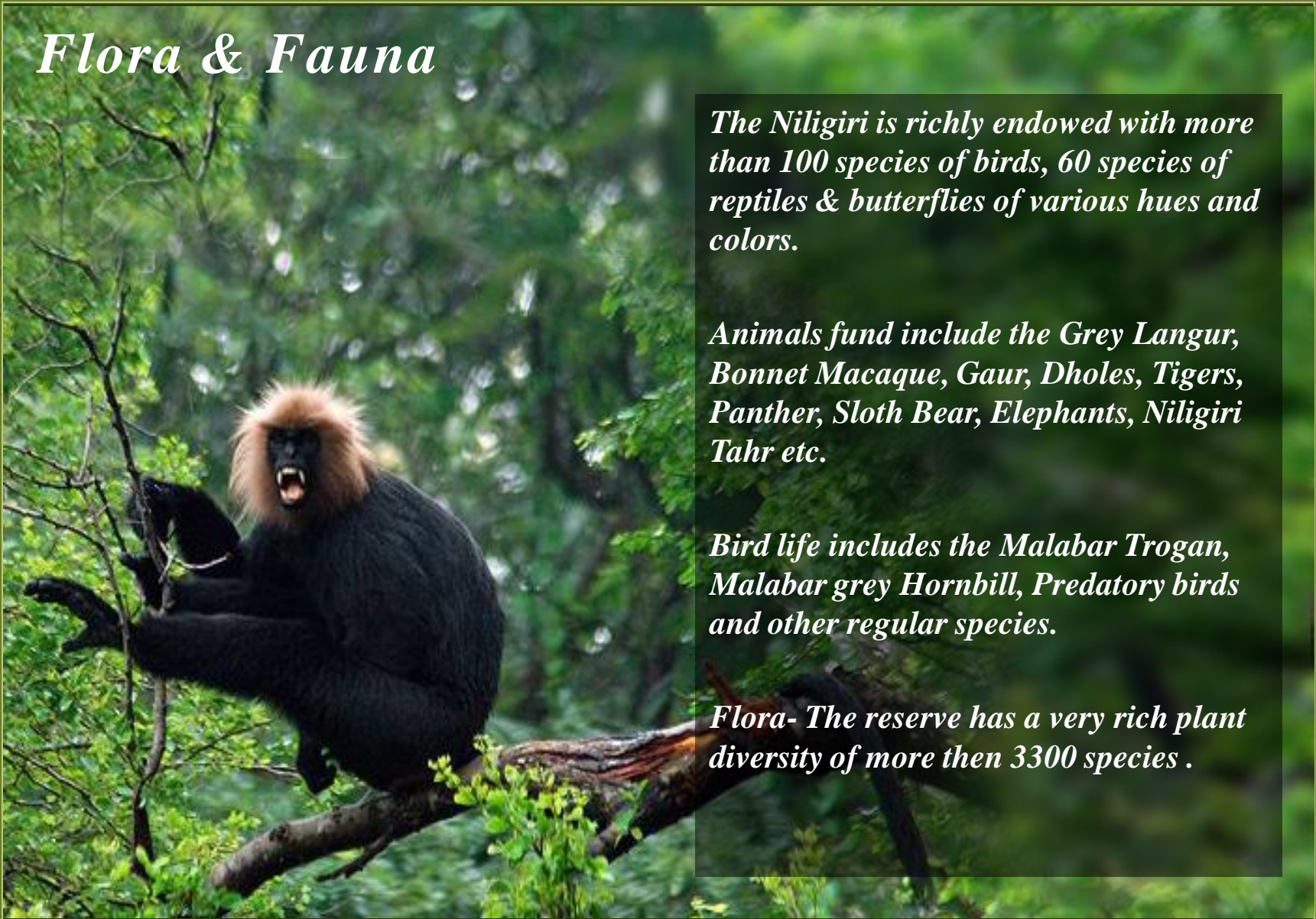
Flora & Fauna

The Niligiri is richly endowed with more than 100 species of birds, 60 species of reptiles & butterflies of various hues and colors.

Animals found include the Grey Langur, Bonnet Macaque, Gaur, Dhols, Tigers, Panther, Sloth Bear, Elephants, Niligiri Tahr etc.

Bird life includes the Malabar Trogon, Malabar grey Hornbill, Predatory birds and other regular species.

Flora- The reserve has a very rich plant diversity of more than 3300 species .



Legal aspects

Good and marketable title.

Located outside Elephant Corridors / TNPPF Act or Project Tiger notified zones.

Freehold land located outside the jurisdictional limits of Ootacamund & Coonoor municipalities Master Development Plans and therefore not classified as Agricultural or Non Agricultural Land.

The land can be sub-divided and conveyed as Patta Land to any Party or Parties for any purpose whatsoever without any prior approvals.

The Laws in Tamilnadu do not place any restrictions on Individuals / Firms / Companies, Other than Foreigner Nationals / Foreign Firms & Companies, from purchasing agricultural land in Tamil Nadu and the purchaser need not be an Agriculturist.



Approvals



Sites are within Panchayat Jurisdiction and building approvals can be obtained from:

- 1. The concerned Panchayats for Buildings not exceeding 2500 sq.ft*
- 2. The AAA Committee at Ootacamund for buildings exceeding 2,500 sq ft, but not exceeding 3,000. sq ft.*
- 3. From the Deputy Director of Tamilnadu and Country Planning, Coimbatore for buildings exceeding 3,000 sq ft.*
- 4. Approved plans qualify for power supply from Tamil Nadu electricity Board and Drinking water from the local Panchayat*

Current Status

Land acquisition - Completed

Survey, Geo & Hydero investigations - Completed

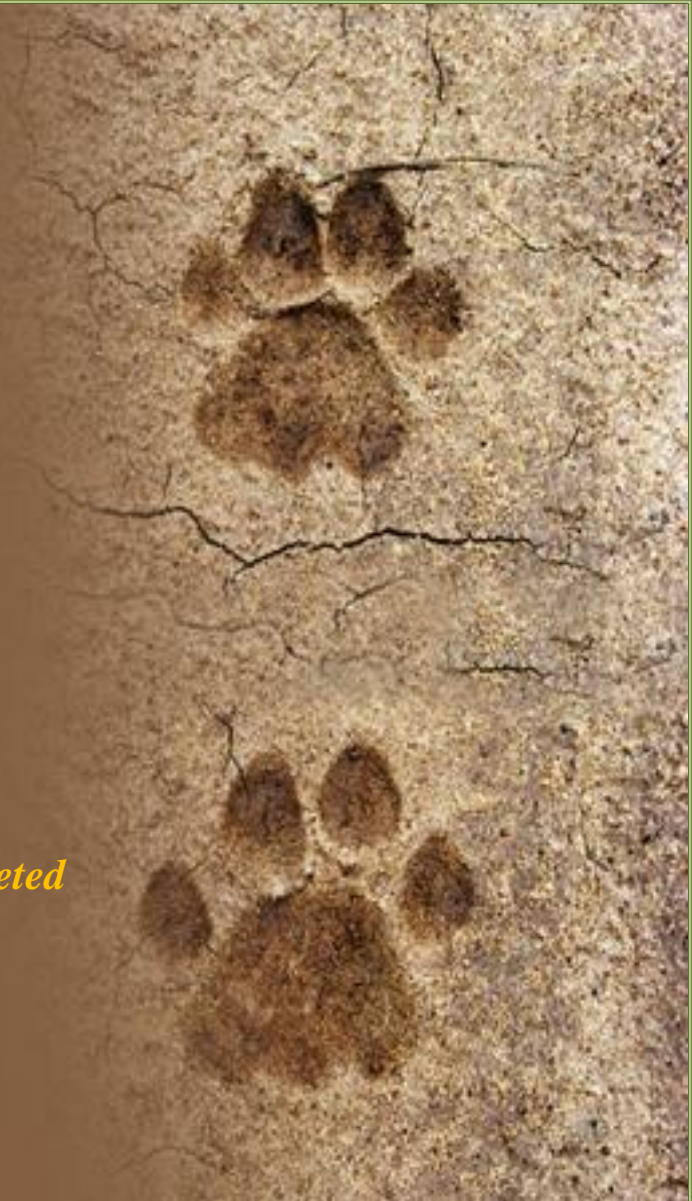
Concept Design, Masterplan - Completed

TNEB connections to the property - Completed

BSNL Lines to the property - Completed

Centralized Water for the Residential Enclave - Completed

65% of the internal Roads - Under progress



Promoters

A group of professionals with Engineering, Finance, Management & Legal backgrounds with a Strong passion for nature and sustainable Development.

The Team collectively brings in more than 40 years of corporate experience from industry verticals ranging from Aviation, Power, Infrastructure & IT to Investment Banking & Consulting.



Neighborhood



Kalhatty water falls



Pykara Lake



9th Mile (Shooting Spot)



Pine forest



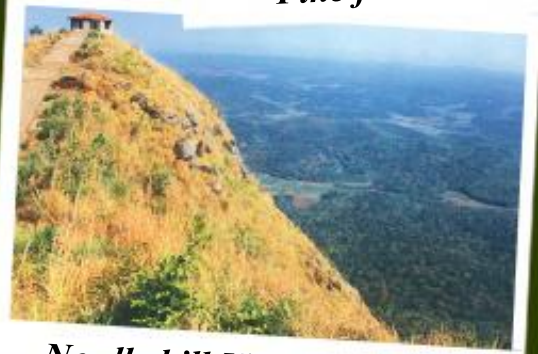
Mountain Railway



Glenmorgan



Ooty Golf Course



Needle hill Viewpoint



Why invest in Lattitude 11N

Unique location in the lap of nature

Easily accessible yet secluded

World-class amenities at affordable prices

High appreciation potentials

Flexible Design & Build options

Absolutely clear titles

100% Transparent communication

Assistance with registration, mutations & building approvals

Assistance

Assistance (on request) with:

- 1) *Registration*
- 2) *Mutation*
- 3) *Building Design*
- 4) *Plan Approvals*
- 5) *Construction*
- 6) *Maintenance*



Contact for further details & bookings



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