



# A Greener Home

for a Greener Mind



Your journey to a greener  
future starts here.





## GET THE URBANDO EDGE

**Prime Locations  
for Convenient Living**

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**Get more for your  
Investment**

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**Renowned Consultants  
with Professional Practices**

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**Quality Construction with  
Best in Class Specifications**

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**Futuristic Features  
for a Modern Lifestyle**



Over **2.9 Lakh** Sq.Ft of  
Housing Projects & **2.15 Lakh** Sq.Ft  
of Plotted Development



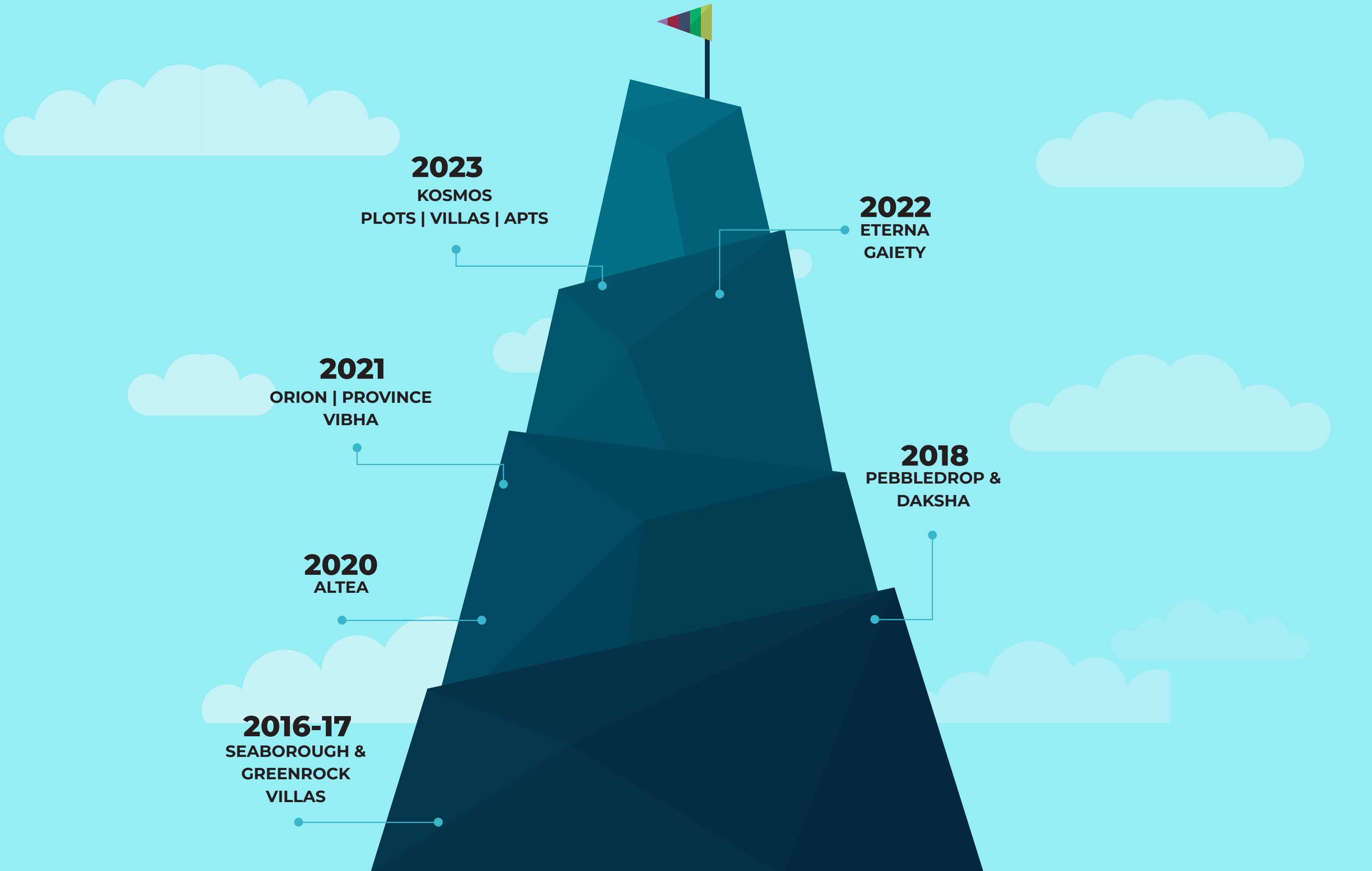
Over **200** Happy  
Customers & Counting

#URBANISM #BETTERLIFE #HAPPYLIVING





# OUR JOURNEY - A BRIEF





# KOSMOS

PLOTS . APPARTMENTS . VILLAS

Total Land Extent - 4.86 acres



## LEGEND

- 1. Entrance & Exit
- 2. Commercial
- 3. Villa Entrance & Exit
- 4. The Earth Club

### 5. Phase 1: Plots Area

**KOSMOS TERRA**  
plots

Land Area: 66000sqft  
Residential : 37 units | 1059- 1591sqft  
Commercial: 6 units | 2148 - 5695sqft

### 6. Phase 2: Villas

**KOSMOS SOLARIS**  
Villas

Land Area: 1.96 acres  
Built up Area: 89,732sqft  
45 villas | 3,3.5 & 4bhk, 1851-2468sqft

### 7. Phase 3: Apartments

**KOSMOS ORBIZ**

Land Area: .42 acres  
Built up Area: 40,433sqft  
43 units | 2 & 3bhk 977



## PROJECT INDEX

Land Area 1.96 Acres	Plot Area 89,732 Sq.Ft	Plot Sizes 1851-2468 Sq.Ft 3, 3.5 & 4 BHK 45 Villas
RERA : TN/02/Layout /1986/2023. dated 05.06.2023		
Architect  L-6, 2 <sup>nd</sup> West Street, Karmaraj Nagar, Thiruvannamiyur, Ch - 41.		Plumbing & Fire Fighting Consultants <b>M/S.D&amp;R ASSOCIATES,</b> Mr. Murugan Plot No: 42, D.No 3A, 1 <sup>st</sup> Floor, Singaravelan Nagar, 2 <sup>nd</sup> Street, Puthagaram, Kolathur, Ch - 99. 
Liaison Consultant <b>(s)p(l)ace</b> <i>Between Space &amp; Place</i> MR. SRIDHAR K RE/GR-III/19/04/066 SPLACE, Taramani		 Electrical Consultant <b>PAL DESIGNS</b> Mr. Palaniappan

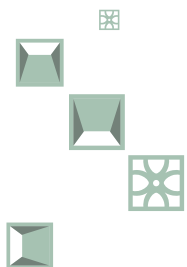
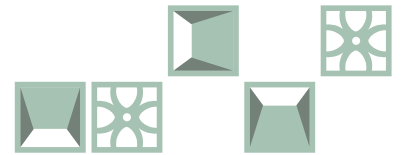
Site Address: **Urbando Kosmos** #95/4B1A, M.R.Radha Road, Pudupakkam Village Chengalpattu Dist - 603 103.



# Luxurious and Thoughtfully Designed Villas



We understand the importance of a well-designed home that offers luxury, comfort, and modern amenities to enhance your lifestyle. Our spacious villas provide ample living space, abundant natural light, and high-quality fittings and finishes. Each villa is meticulously crafted to cater to your every need, ensuring a comfortable and lavish lifestyle for you and your family.








# Your Luxurious and Green Journey Begins.



Imagine waking up every morning to the gentle  
caress of sunlight streaming through your large  
windows, inviting the beauty of nature inside  
your home.

-  45 Villas
-  3, 3.5 and 4 BHK
-  1851 - 2468 sqft



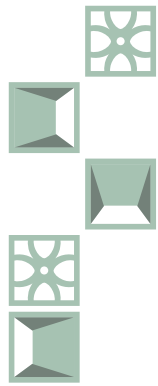

















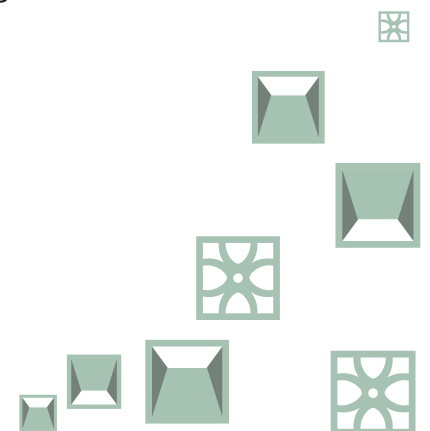


# Green Energy is Not Just a Buzzword – It's a Way of Life.



In the heart of Kosmos Solaris lies a vision of coexistence between nature and humanity. We want you to feel a connection with the environment that envelops you. Each home is thoughtfully designed with sustainable technology, like solar panels and EV charging ports, cultivating a greener lifestyle effortlessly. As you stroll around the property, you'll discover lush setback kitchen gardens, bringing you closer to the earth's gentle touch. We don't just stop at solar power; with a centralized water system, rainwater harvesting, and a comprehensive waste management system that includes waste segregation at source and bio-composting, we ensure that resources are optimized, and waste is responsibly managed. At Kosmos Solaris, we believe that sustainable living is more than just a notion; it's a beautiful story of balance and care.

-  Water management
-  Rainwater Harvesting
-  Solar Power  EV Charger
-  Bio-composting





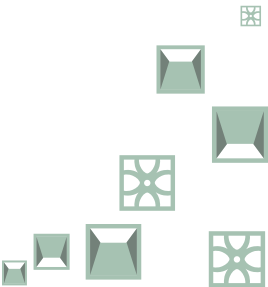
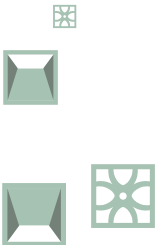
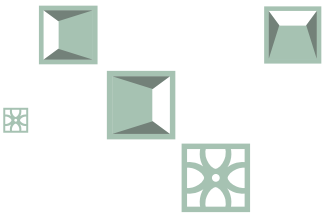
# Good Community Brings out the Best in You.



Experience the vibrant core of our community at The Earth Club, where residents come together to connect, pursue hobbies, work, and indulge in entertainment. This welcoming clubhouse embraces the essence of nature, seamlessly blending its organic design with the surrounding landscape. Whether you're seeking a place to train or simply unwind with yoga, The Earth Club offers a vibrant space that embodies the true spirit of community.



**Vibrant community, passion-filled spaces, and eco-conscious living.**





# Amenities



At Kosmos Solaris, we believe in creating a thriving community that feels like home. Enjoy the perks of our inviting clubhouse, where you can engage in friendly games, stay fit at the gymnasium, or unwind with a good book in our community library. With thoughtfully crafted spaces and a warm sense of belonging, our amenities are designed to make every day special.

## Club house Features

- **Ground Level** : Lounge and Outdoor Play Area.
- **Level - 1** : Multipurpose hall.
- **Level - 2** : Gym, Day Care.
- **Level - 3** : Co-working Space, Community Library & Indoor games.

## The Earth Club

### Wellness

- 🏋️ Gym
- 🧘 Yoga Deck

### Eco-Collab

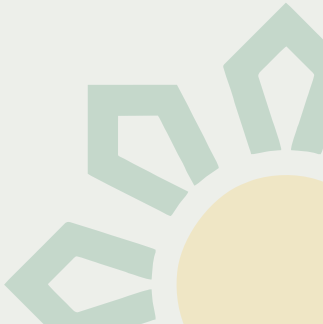
- 🏠 Co-working Space
- 📖 Community Library

### Enriching childhood

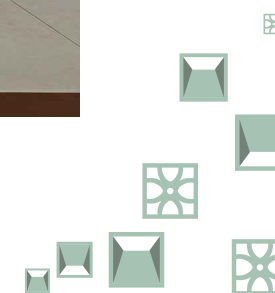
- 👶 Kids play area
- 🧸 Indoor play area

### Ballroom

- 🎪 A flexible space designed to host your family events & activites







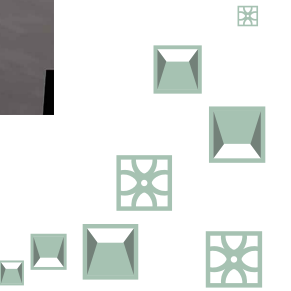
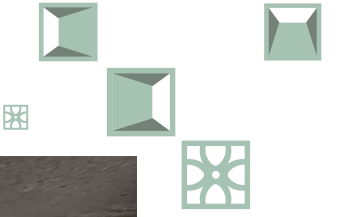












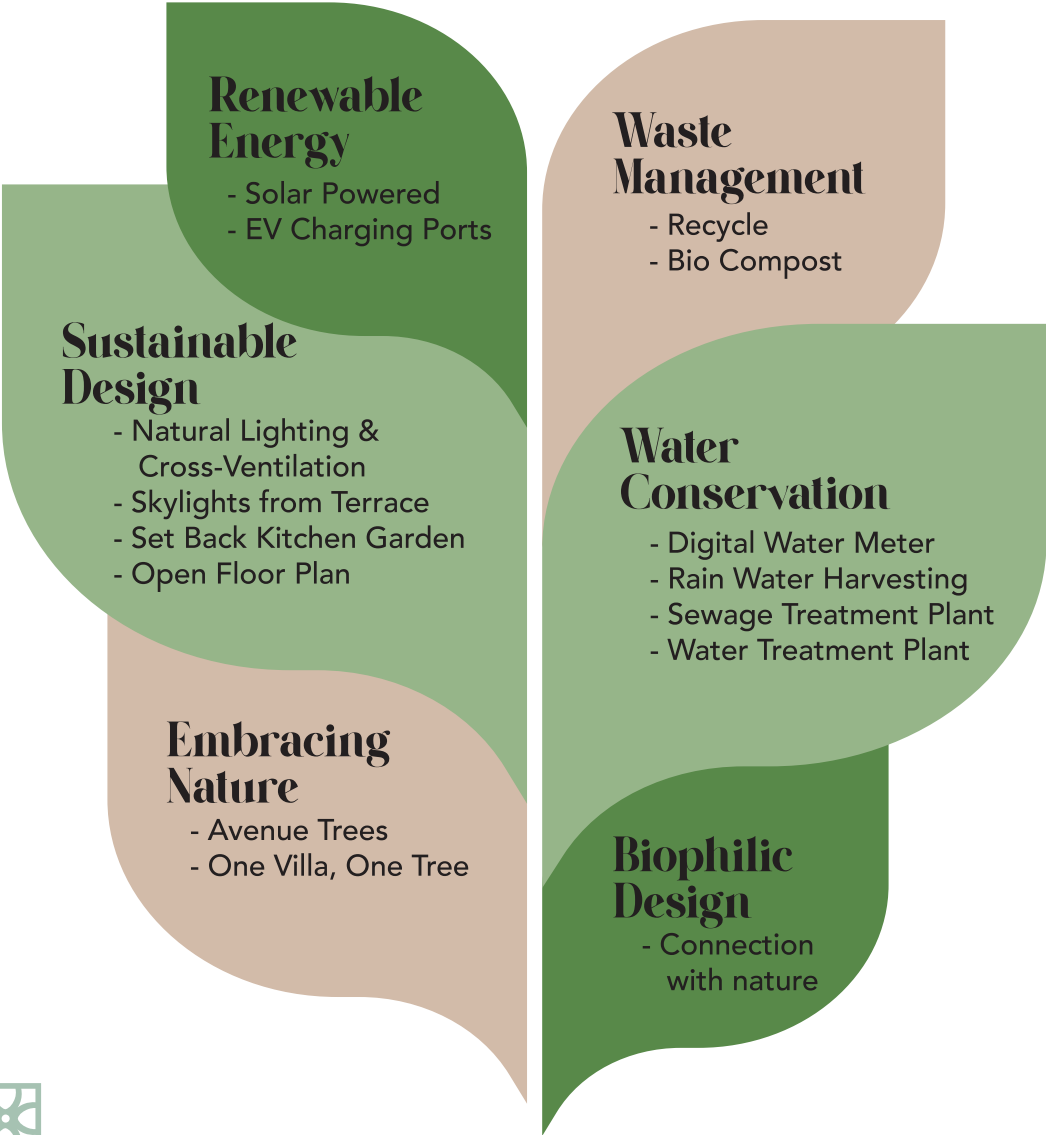


# Green and Sustainable living.

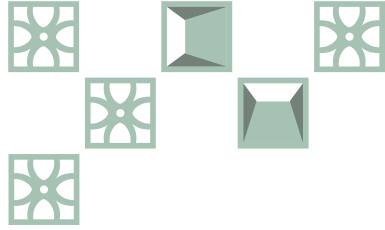


Our visionary villa community offers homes powered by solar energy, spacious terrace gardens for your green thumb, and large windows that invite refreshing natural light. Indulge in a serene lifestyle designed just for you.

## Your guide to a better future.



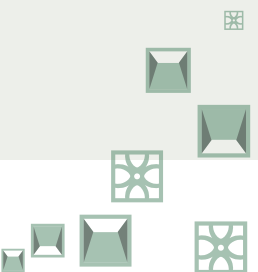




# Letting the Breeze into Your Home



Discover homes that breathe, spacious layouts that connect, and the soft embrace of natural light and fresh air





# Your Eco-friendly Home



By harnessing the sun's energy, you'll not only save on electricity bills but also make a significant contribution to a sustainable future. Our solar-powered homes seamlessly integrate green living with modern comforts, providing you with a luxurious and environmentally responsible abode.

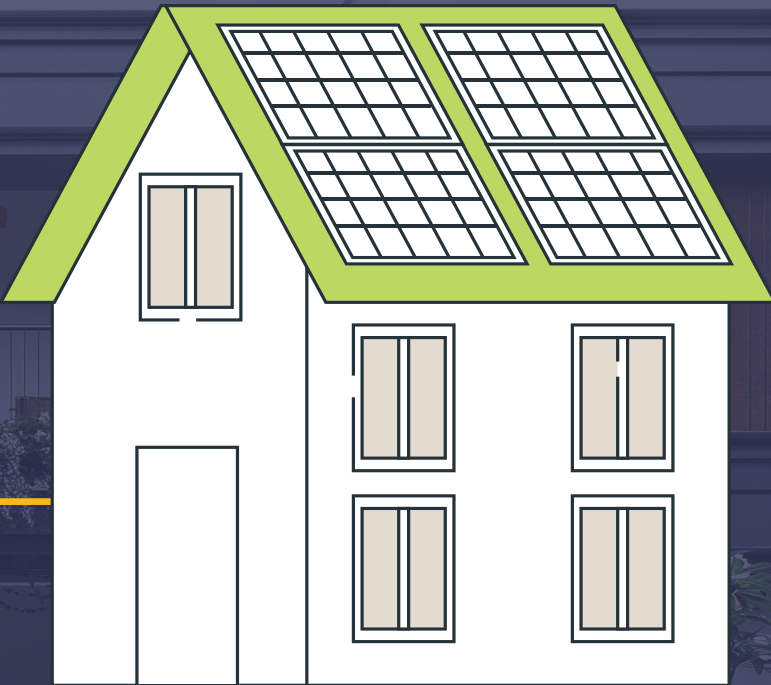
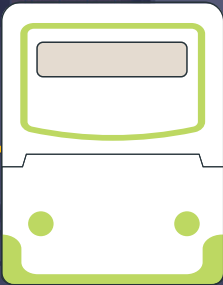
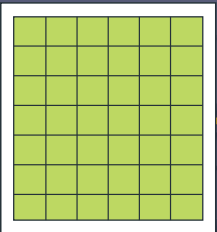
The system handles most electrical needs through **SOLAR PANELS.**

**SOLAR POWERED INVERTER**  
A crucial component that converts DC to AC.

**POWER GRID**  
covers additional power requirements for energy-intensive items.

**SOLAR METER**  
Records surplus energy, and you receive credit for it on your electricity bill (Optional)

Excess energy stored in **THE SOLAR BATTERY.**  
Ensures continuous power supply during low sunlight and power cuts.





# It's Time to Conserve and Inspire



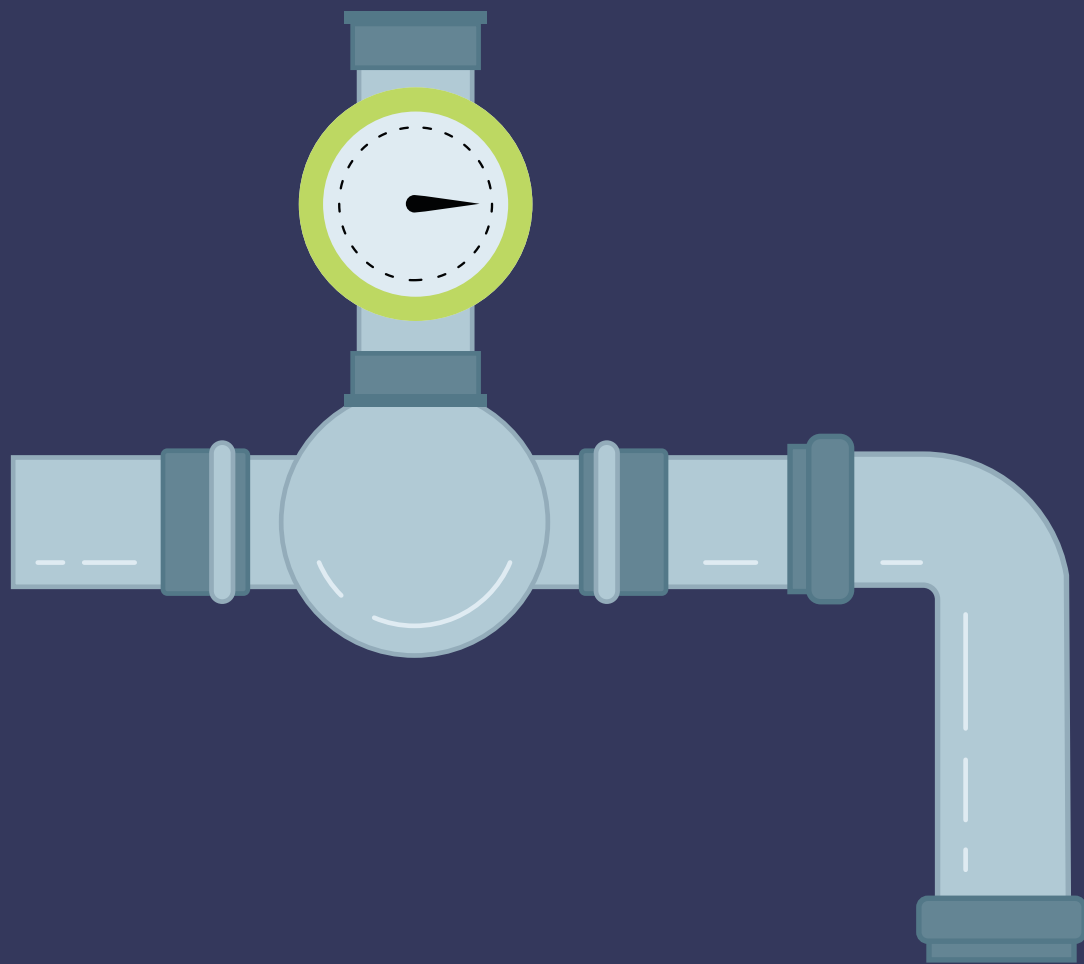
By embracing Smart Water Management, you're not just saving water; you're fostering a community that values responsible water use. With real-time monitoring and leak detection, Smart Water Management empowers you to conserve water, save money, and inspire others to do the same.



**REAL-TIME MONITORING:**  
Track water usage in each room through our user-friendly app.



**LEAK DETECTION:**  
Prevent water wastage by receiving instant alerts for any leaks.



## Preserve nature through conscious water usage



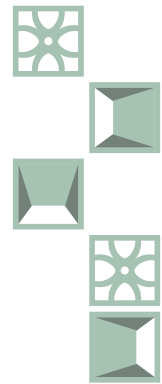
Monitor as a  
Community



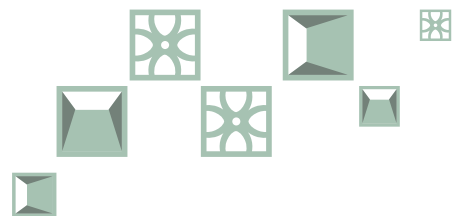
Track Water  
Supply



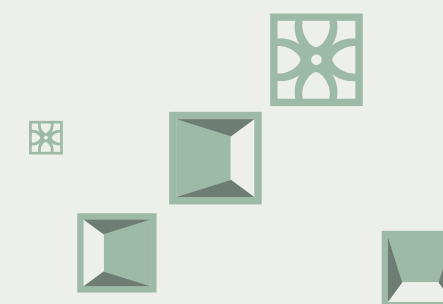
Motivate others  
to save more



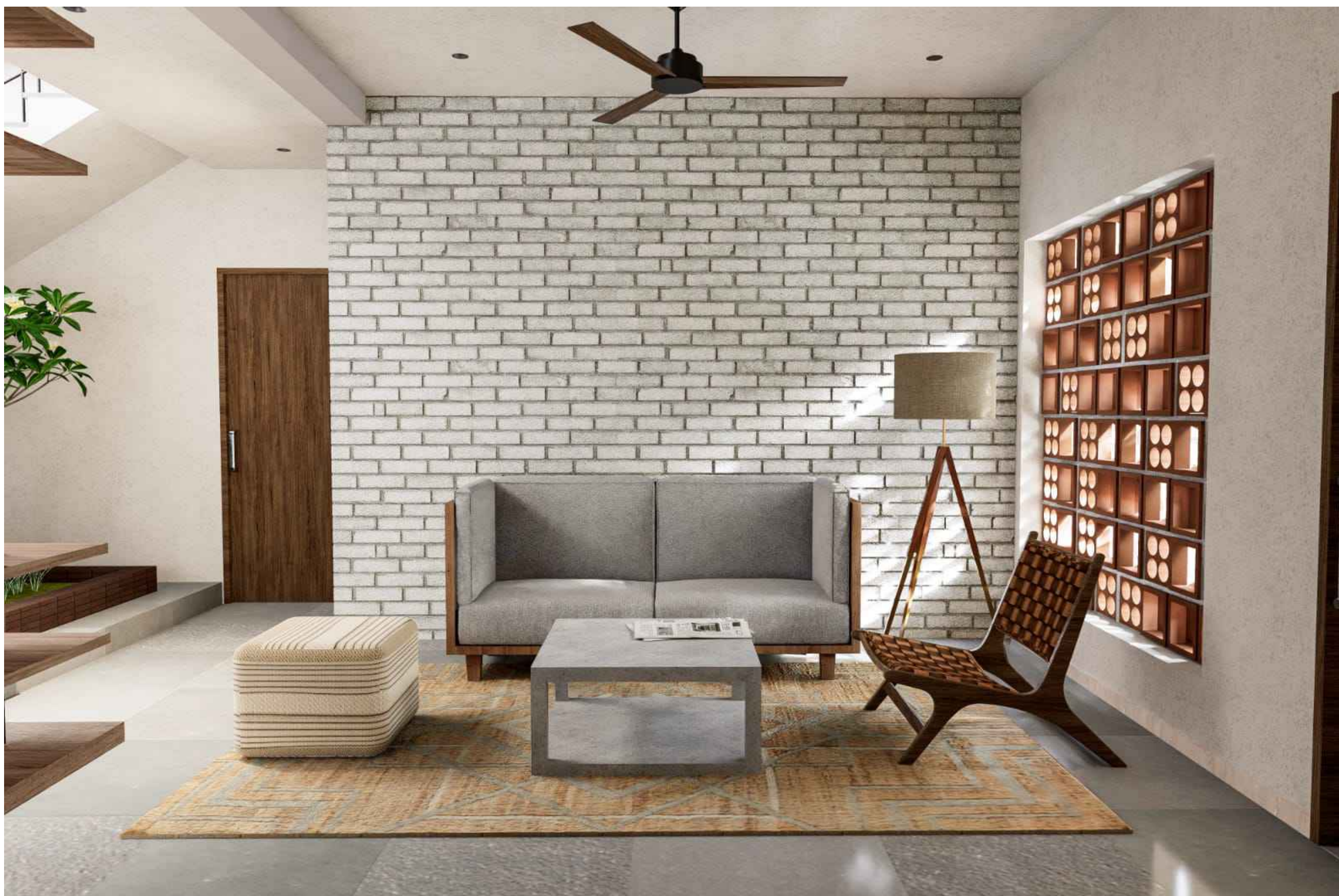




Our commitment to circular economy initiatives ensures a sustainable and eco-friendly environment. From waste to renewables, our approach minimizes waste, reduces emissions, and optimizes resource use. By embracing circular economy practices, we create a healthier planet and lower system costs, ensuring a greener and more cost-effective future for our community.







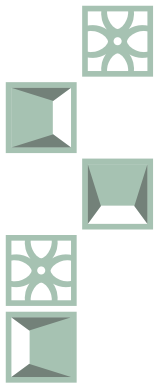




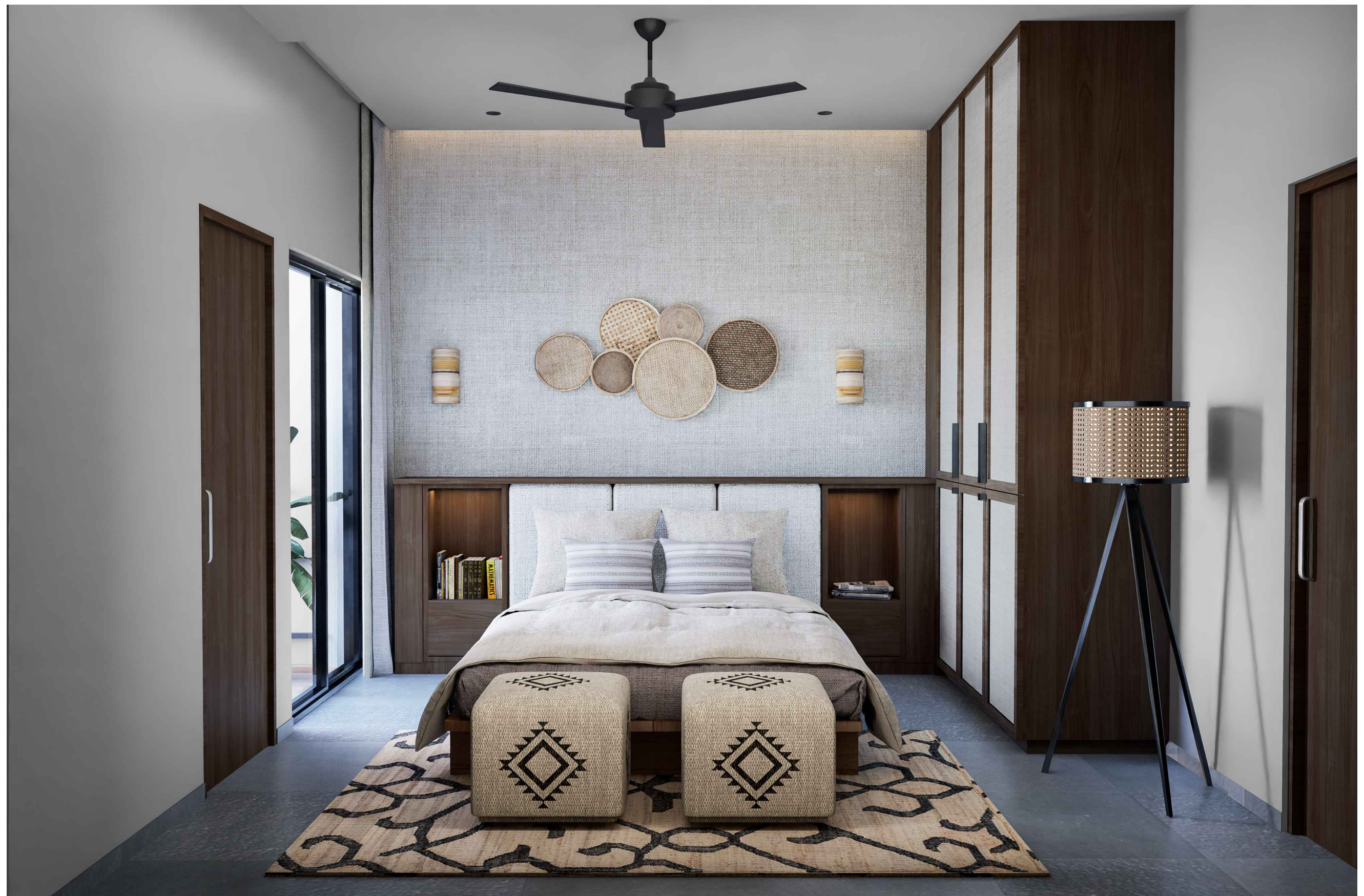
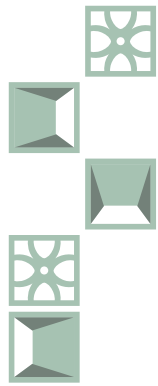






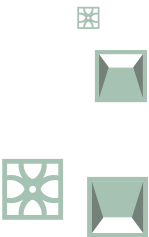








# Villa Specification



## Structure

- RCC Framed structure designed for seismic Zone 3, Foundation type - as per structural consultant’s advice
- Anti-termite treatment at plinth level
- Steel Grade - Fe550 / Fe550D from Kamatchi / Tulsyan or Equivalent
- RMC -M20 / M25 / M30 / as per structural consultant’s advice
- Cement – Chettinad / Zuari / Bharthi
- Masonry works - Solid Block (Outer wall 200mm & Inner wall 100mm thickness)
- Clear Height - 10’0”
- Brick Jali wall (mitti king 8”x8” size)
- Plastering Work - Internal & External Plastering using CM 1:5 each

## Flooring and Dado

- Glazed Vitrified Tile size of 600mm X 1200mm for Bedrooms, and Toilet Floors, 600mm X 600mm of KAJARIA or Equivalent
- Kota flooring 550mm X 550mm for Living, Dining, Staircase, Guest Bedroom and Kitchen
- Granite Flooring in all Foyer
- Utility & Balcony with size 300 X 300mm Vitrified Matt Finish Tile (Terracotta tile)
- Heavy duty 80mm paver flooring for car parking area
- Terrace floor - Terracotta or Cool Roof tile
- Matt finish Kota stone dado will be laid 2 feet above the kitchen counter
- Toilet Walls - Matt finish Vitrified tile up to the false ceiling level of KAJARIA or Equivalent

## Kitchen

- Open Kitchen
- Single bowl 10” Depth stainless steel sink with drain board of reputed brand
- Provision for Exhaust fan
- Power point for Chimney, Refrigerator, Microwave oven, Mixer, grinder and Water purifier

## CP & Sanitary Fittings

- Toilets - Wall mounted EWC with Concealed flush tank & health faucet of Roca / Kohler or Equivalent
- CP fittings, hot and cold-water mixer unit for showers of Kohler or Equivalent
- Wall-mounted countertop washbasin in all toilets of Roca / Kohler or Equivalent
- Wall Hung wash basin in dining area
- Shaft covering - MS framework covering with Shera or WPC board with selected paint finish

## Doors & Windows

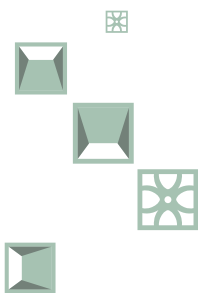
- Main Entrance Door - 3’6” X 7’ sized Double side veneered 42mm thick flush door with Teak frame and PU finish
- Bedroom Door - 3’X7’ sized Wooden frame with 40mm thick shutter with two side Laminate Finish and polished frames
- Toilet Door - 2’6”X7’ sized Wooden frame with 35mm thick shutter with two side Laminate Finish and polished frames with waterproof done on the inner side
- French Door - UPVC with clear 10 mm Toughened glass Premium black finished hardware of reputed brand for all French doors
- Windows: UPVC with 6mm Toughened glass with mosquito net at additional cost
- UPVC with frosted glass in toilet ventilators (openable Type) with an exhaust fan provision
- Black colour frame finish only on Front Elevations & White colour frame finishes on Rear & Side Elevations
- Main door with digital lock, safety-latch, door stopper, door viewer, bush and Other Bedrooms with Handles, Latches and Stoppers

## Paint Finishes

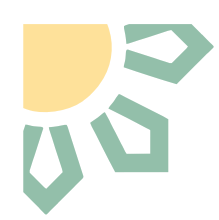
- Internal Walls, Ceiling and False ceiling - Smooth putty finish with 2 coats of acrylic emulsion paint of reputed brand over one coat of primer
- External Walls - 2 coats of weatherproof exterior emulsion paint of reputed brand
- Terracotta colour textured paint on area marked in drawing
- Grey and white wall - selected shade plain paint finish
- MS Grill Railing - Black matt finish Enamel paint on top of one coat of Zinc chromate primer

## Electrical

- Concealed insulated fire-retardant low smoke wiring (Legrand/Havells or Equivalent)
- 3-phase electric supply with MCB & RCBO
- Provision for Telephone points in living area







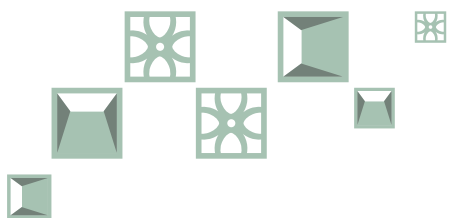
- Provision for Internet wire connection in Living and Master bedroom
- Modular switches (Legrand/Havells or Equivalent)
- DTH Conduit provision for all bedrooms and living room
- Provision of meter box near the car parking
- Provision for exhaust fan in all bathrooms
- Split AC provision for Living, Dining, all Bedrooms and Family living with Concealed Drain Provision
- Power points for washing machine & dryer in laundry room @ terrace level
- Hybrid Solar panels located at headroom. 5 KVA backup
- Mobile charging dock in Living and master bedroom
- Motion sensor light (LED lights) in Toilets

## Plumbing

- CPVC concealed pipes for Internal water lines from Astral / Sunplast /Equivalent
- UPVC / PVC pipes for External lines from Astral/ finolex
- Overhead storage tanks (of 1000 Ltrs capacity) for backup storage
- Centralised water supply through pneumatic system
- Treated water (Ultra filtered) supply for Back flushing purpose
- Digital Water meter for each villa at main entry point

## Other Features

- Rainwater Harvesting - Water from terrace will be connected to the percolation pit
- Calcium silicate false ceiling for all toilets
- One EV- Charging Point in all villa car parking slot
- Intercom facility in all villas that connects security guards at the main entrance
- CCTV cameras with 24/7 security surveillance at terrace and car parking level
- Internal roads finished with black top & inter-locking paver blocks in walkway with ample Landscaped green spaces
- Solar Street lights
- Concrete boards with Villa number for each villa
- Centralised STP & WTP





# KOSMOS SOLARIS

Land Extent - 1.96 acres

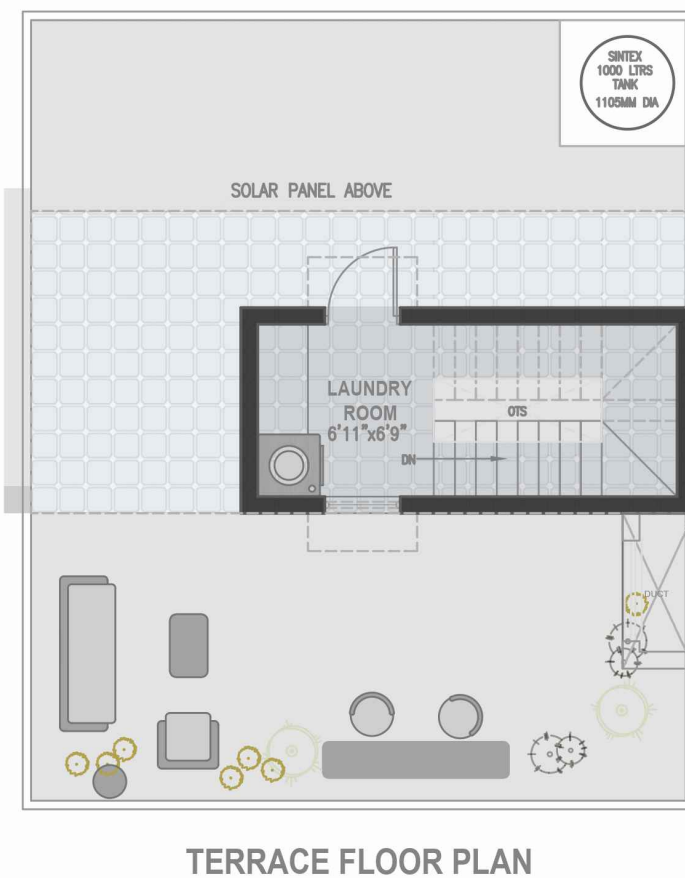
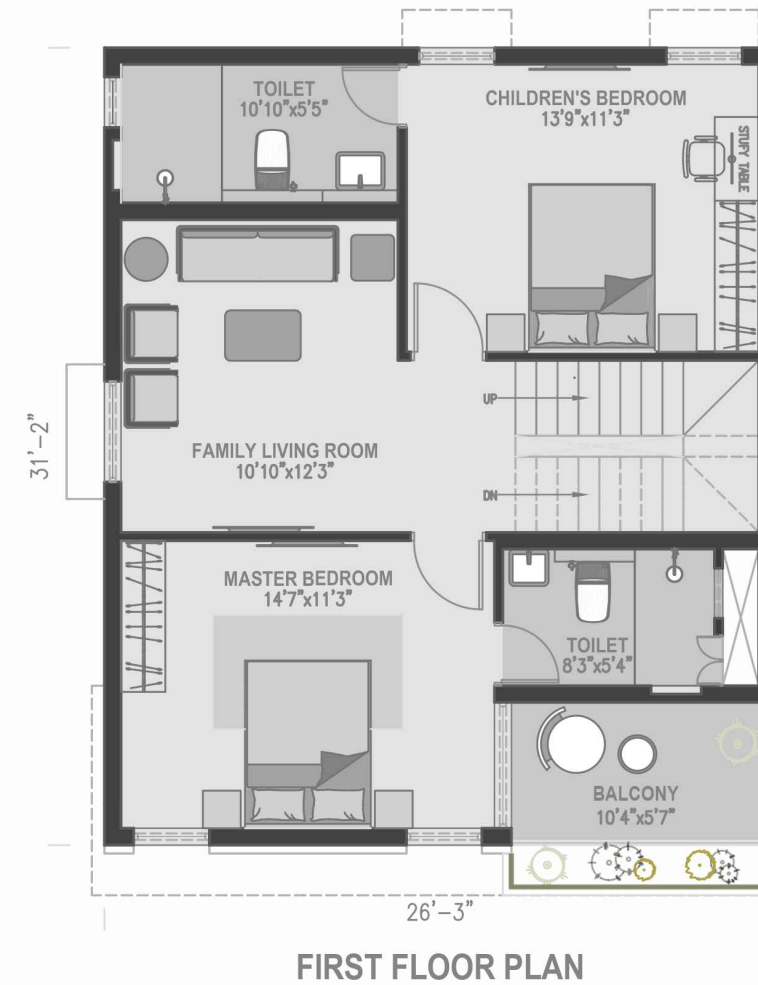
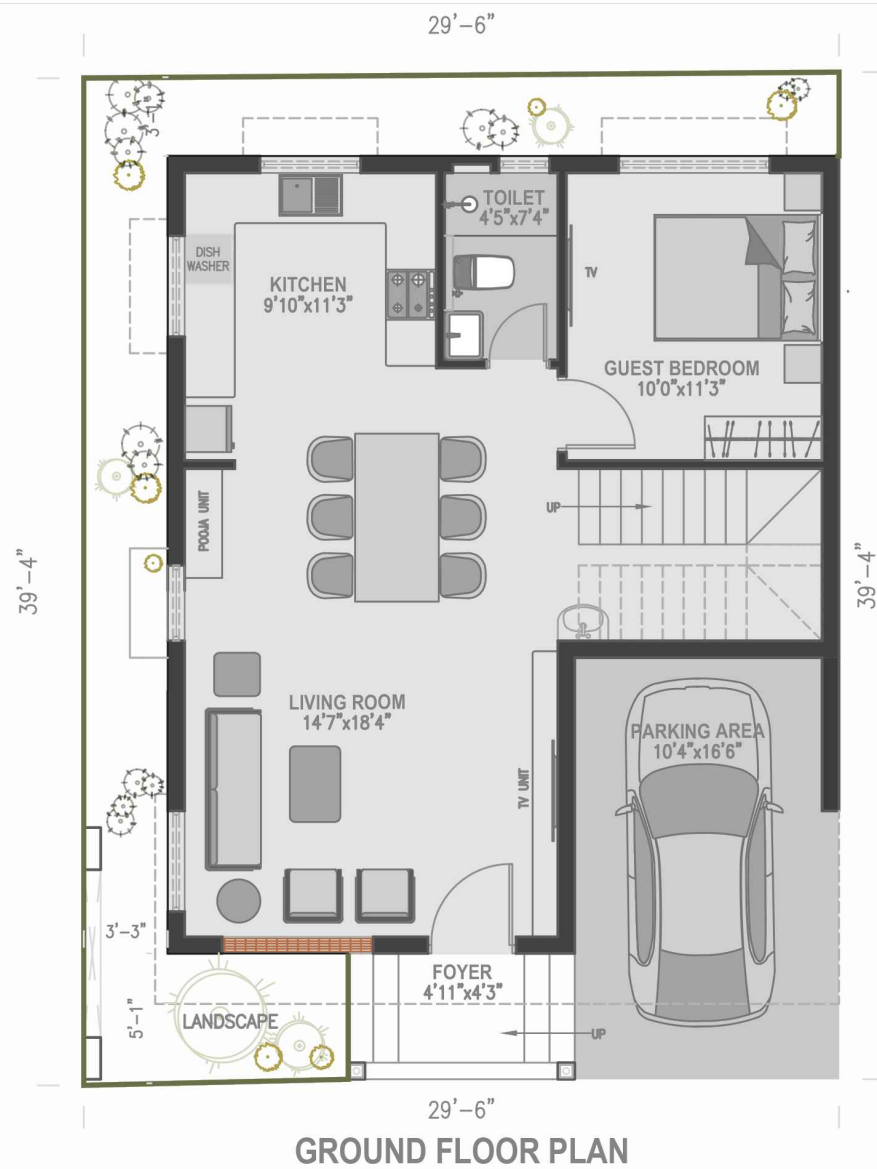
Plot Area - 55782 sqft.

Build up Area - 89732 sqft.

45 Villas







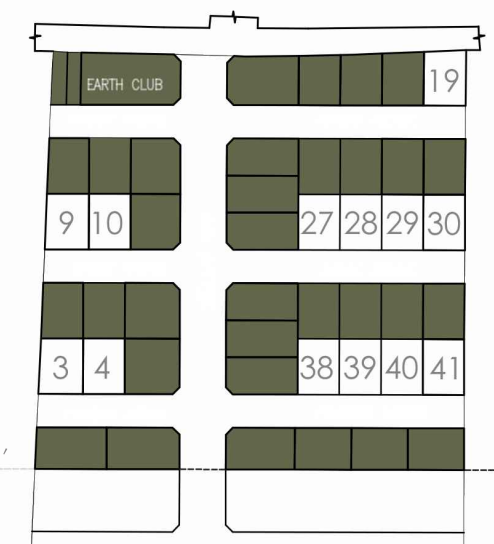
## VILLA NO : S04

3BHK

LAND EXTENT : 1163 SQFT

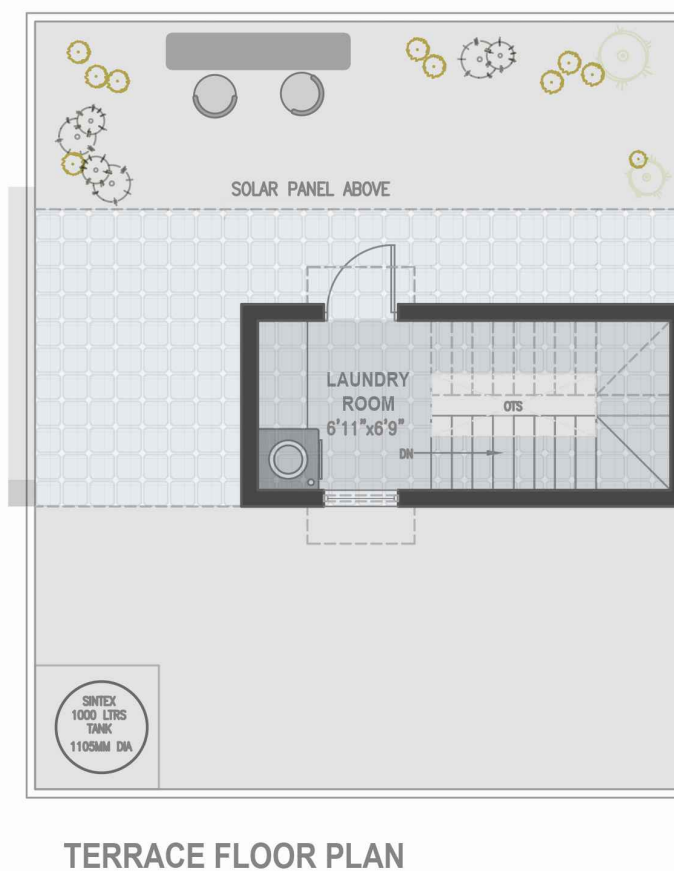
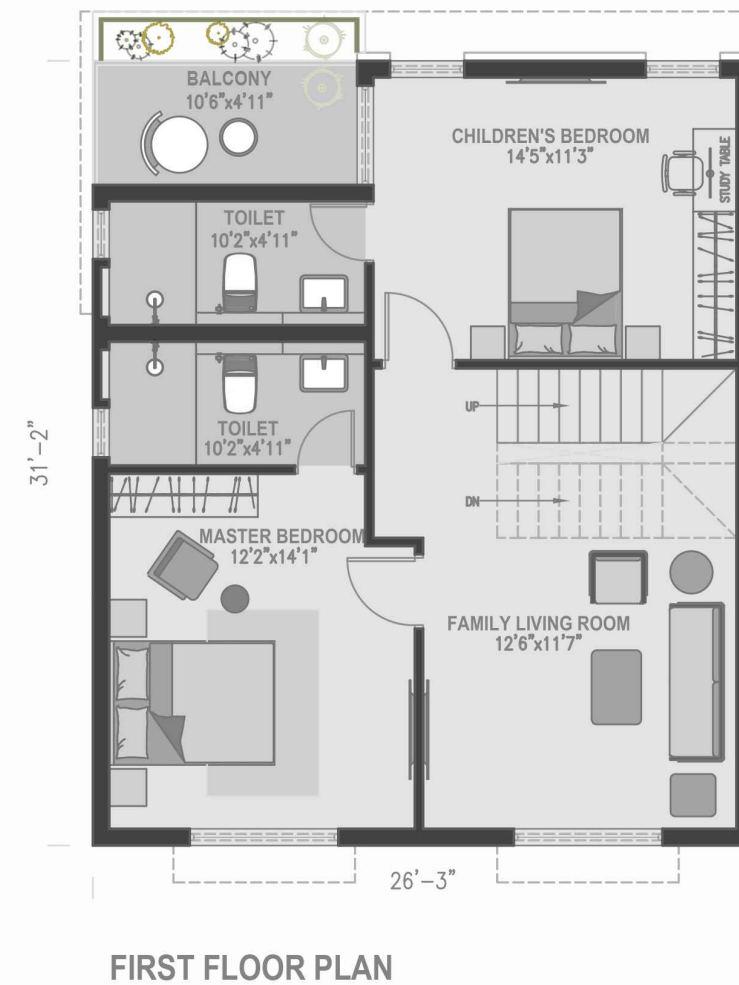
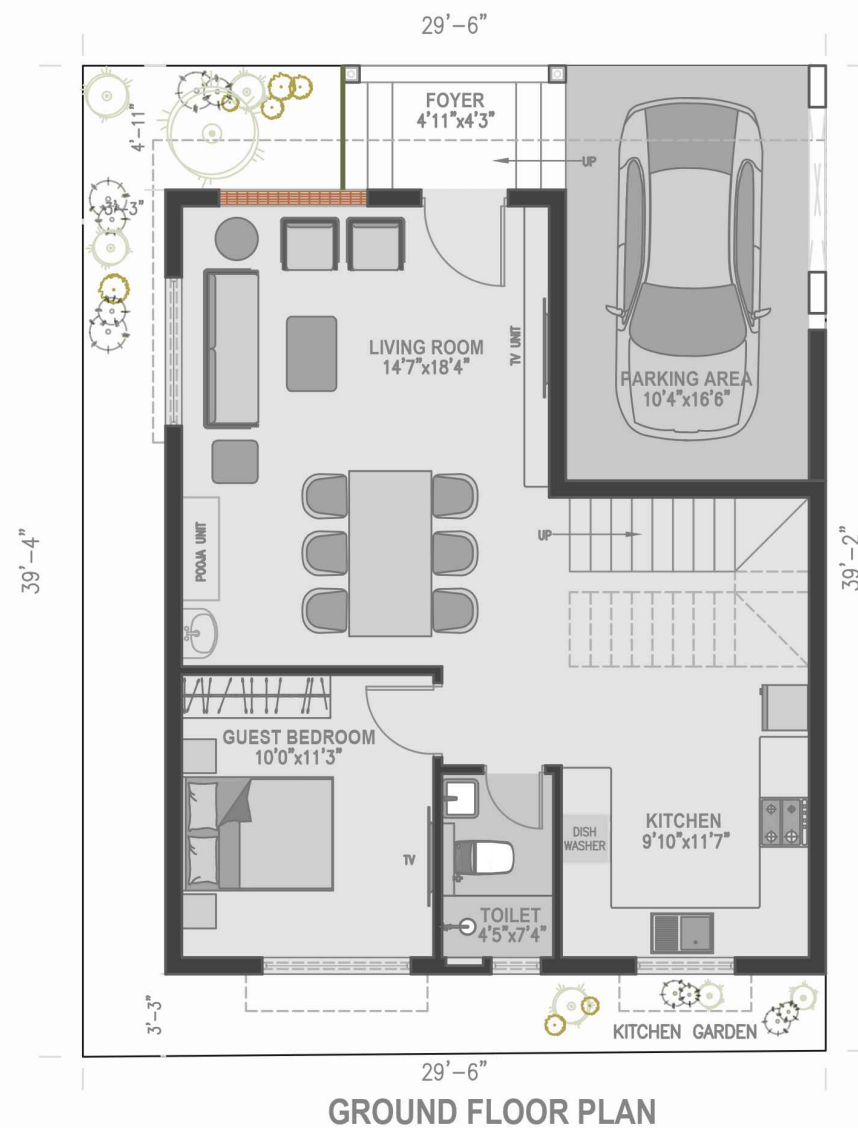
SBUA : 1952 SQFT

SIMILAR PLOTS : S03,S04,S09,S10,S19,  
S27,S28,S29,S30,  
S38,S39,S40,S41.



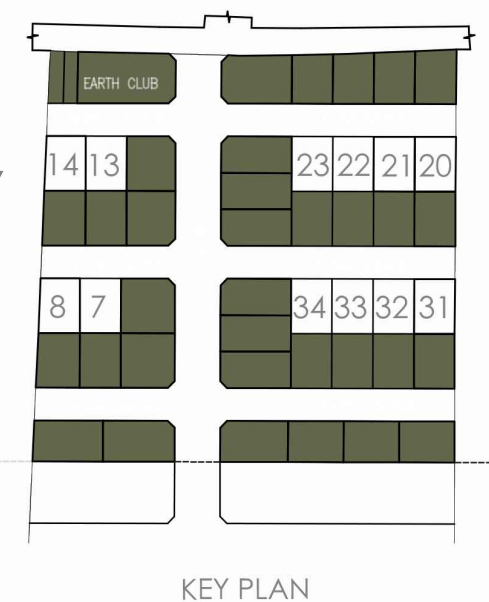
KEY PLAN



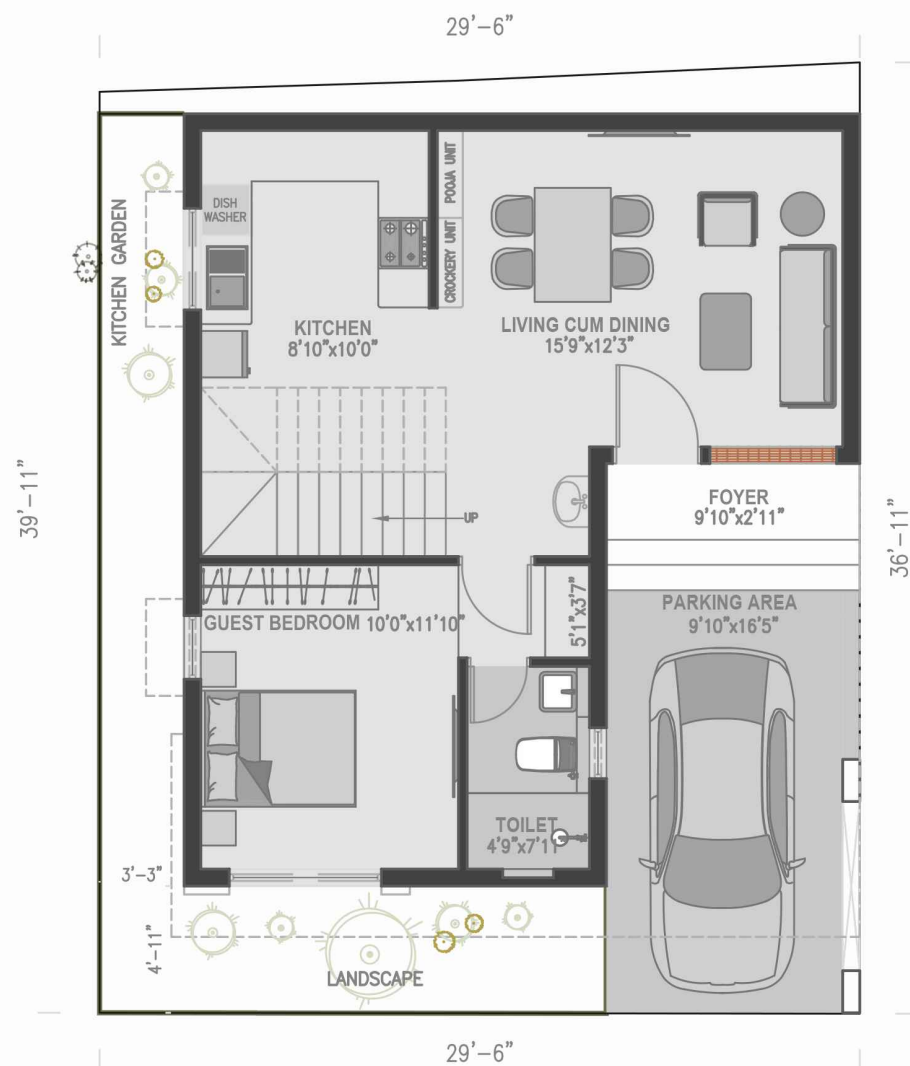


## VILLA NO : SO7

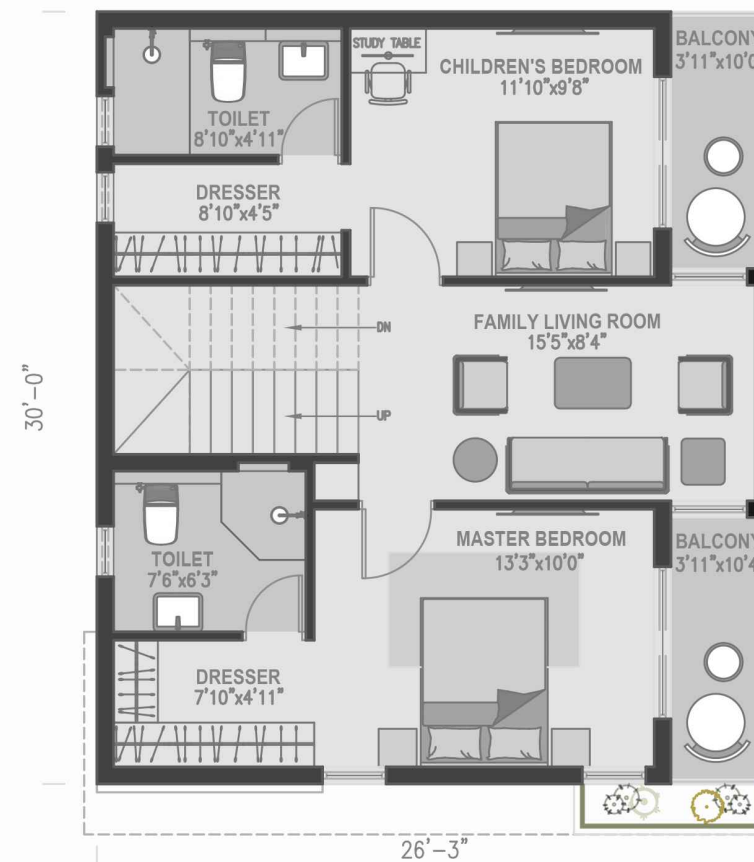
3BHK  
 LAND EXTENT : 1163 SQFT  
 SBUA : 1952 SQFT  
 SIMILAR PLOTS : S07,S08,S13  
 S14,S20,S21,  
 S22,S23,S31  
 S32,S33,S34



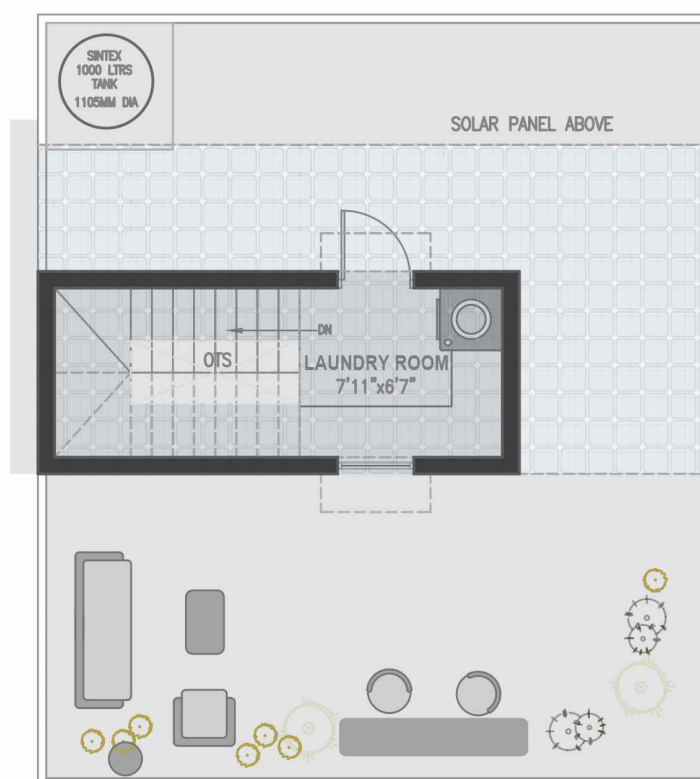




GROUND FLOOR PLAN



FIRST FLOOR PLAN

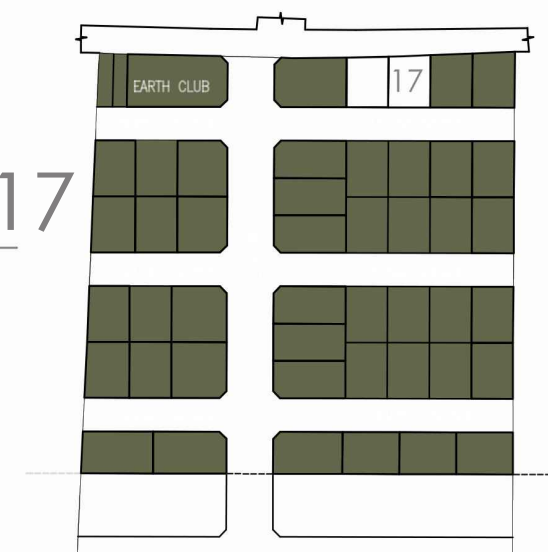


TERRACE FLOOR PLAN

VILLA NO : S17

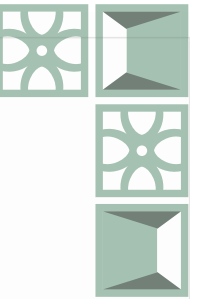
3BHK

LAND EXTENT : 1073 SQFT  
SBUA : 1895 SQFT  
SIMILAR PLOTS : S16,S17

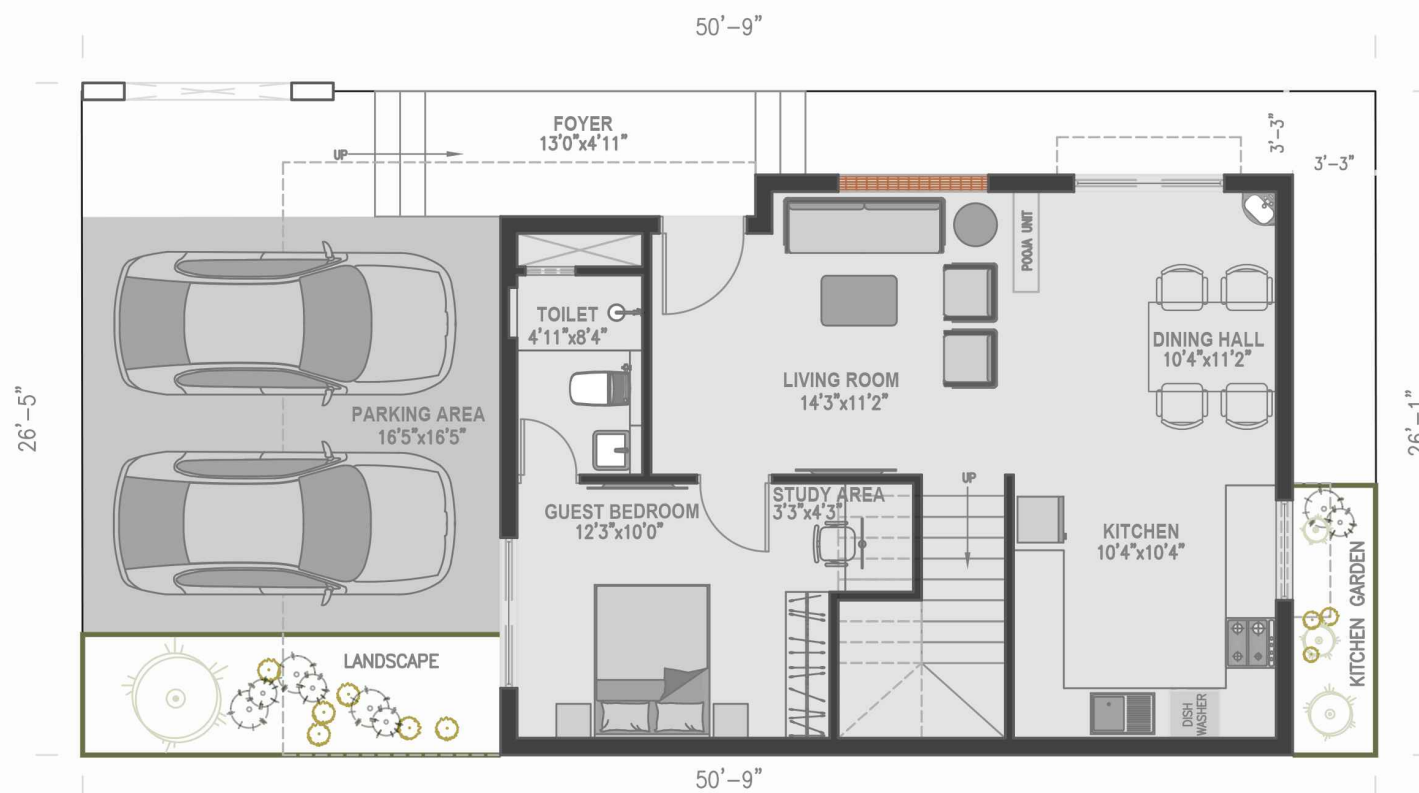


KEY PLAN

NORTH



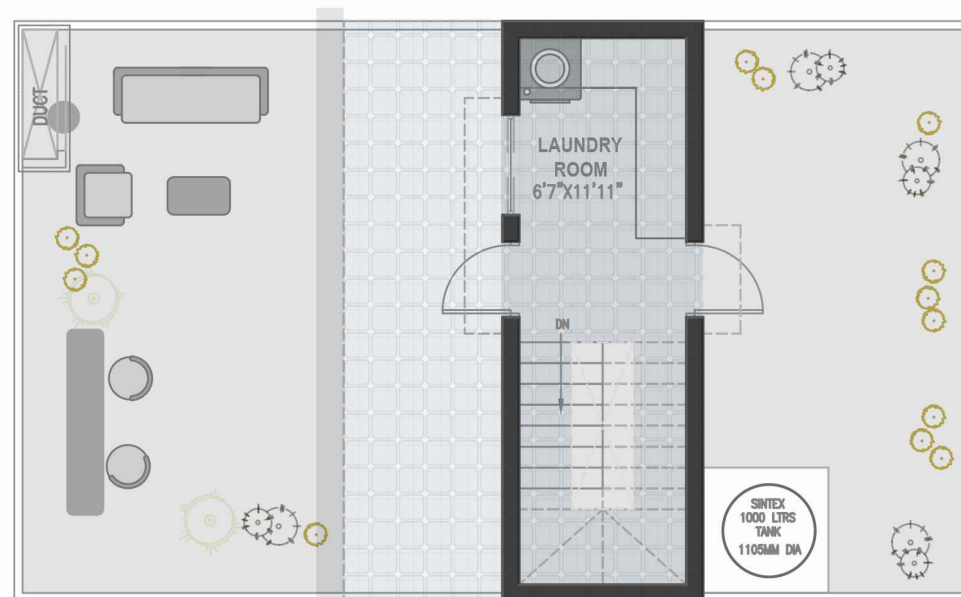




GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

## VILLA NO : S25

3BHK

LAND EXTENT : 1321 SQFT

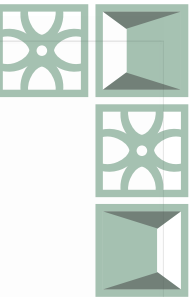
SBUA : 2065 SQFT

SIMILAR PLOTS : S25,S36

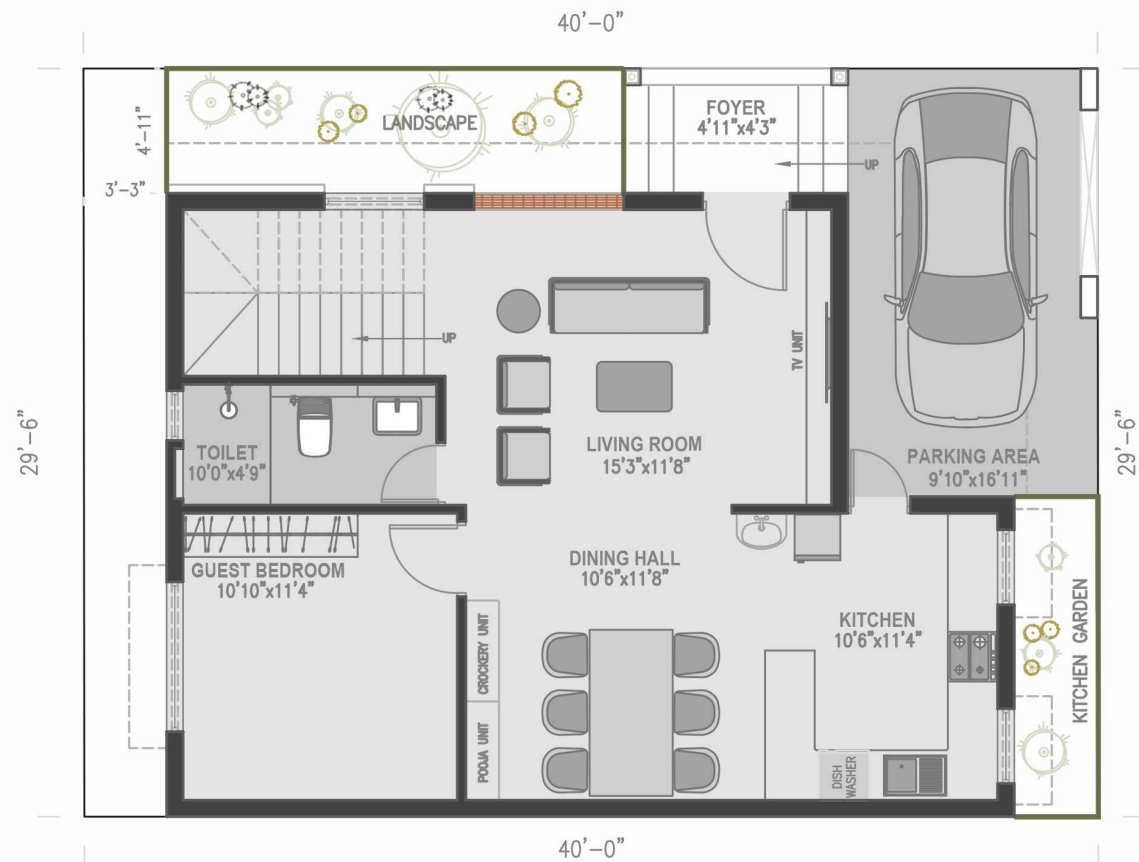


KEY PLAN

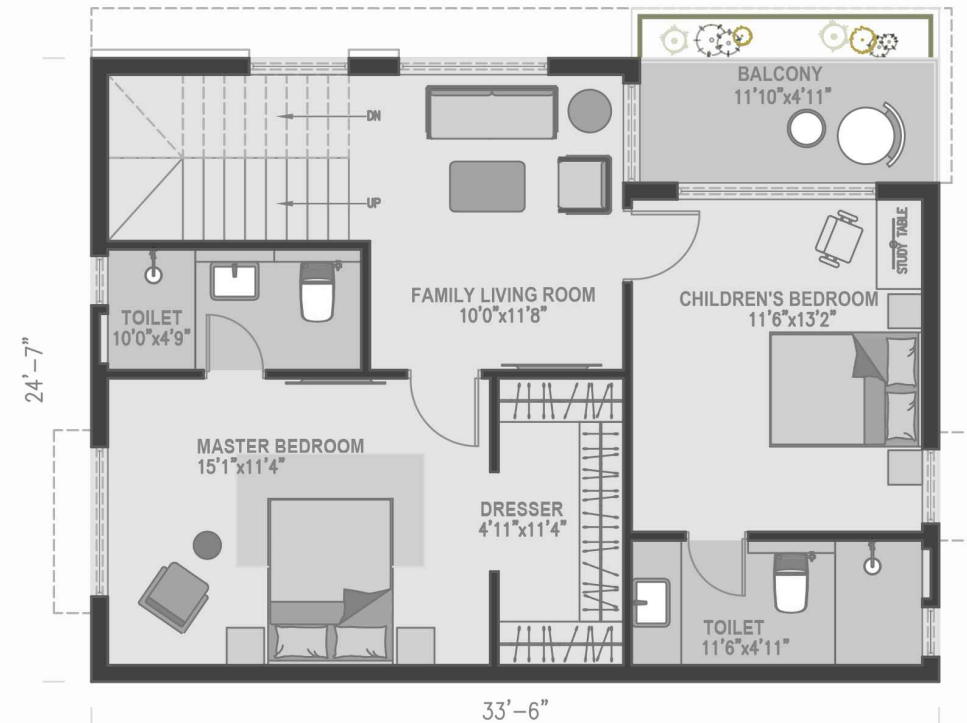




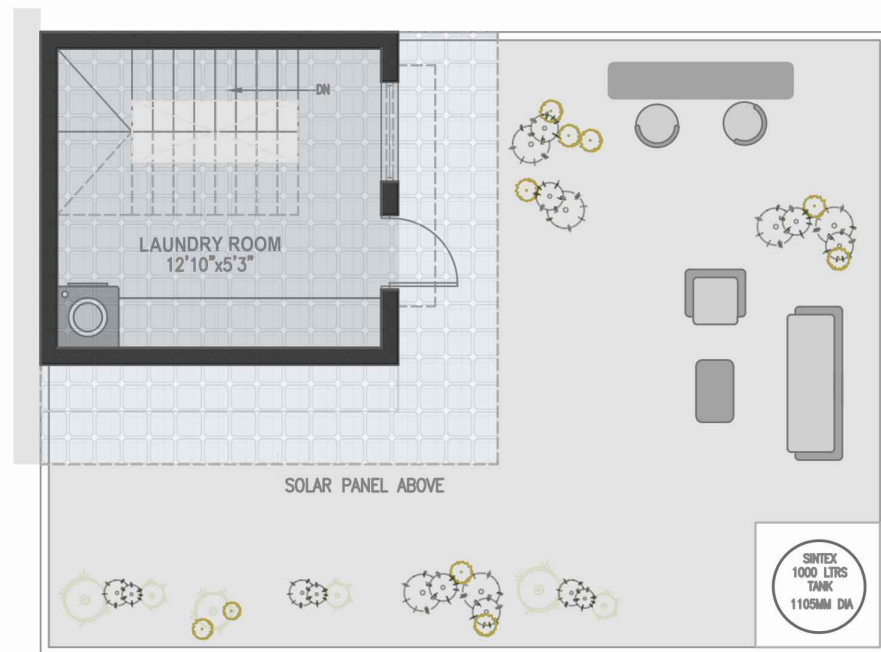
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

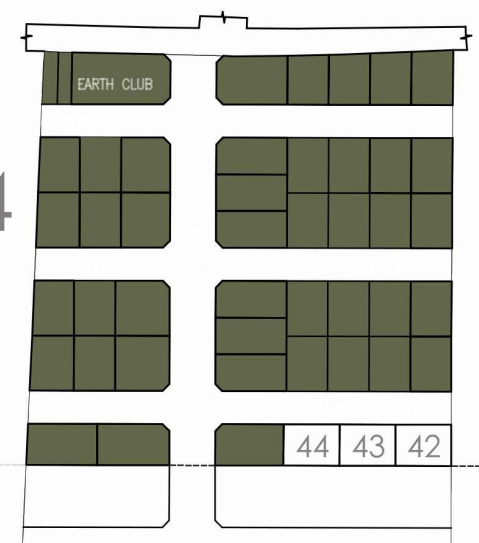
## VILLA NO : S44

3BHK

LAND EXTENT : 1181 SQFT

SBUA : 2005 SQFT

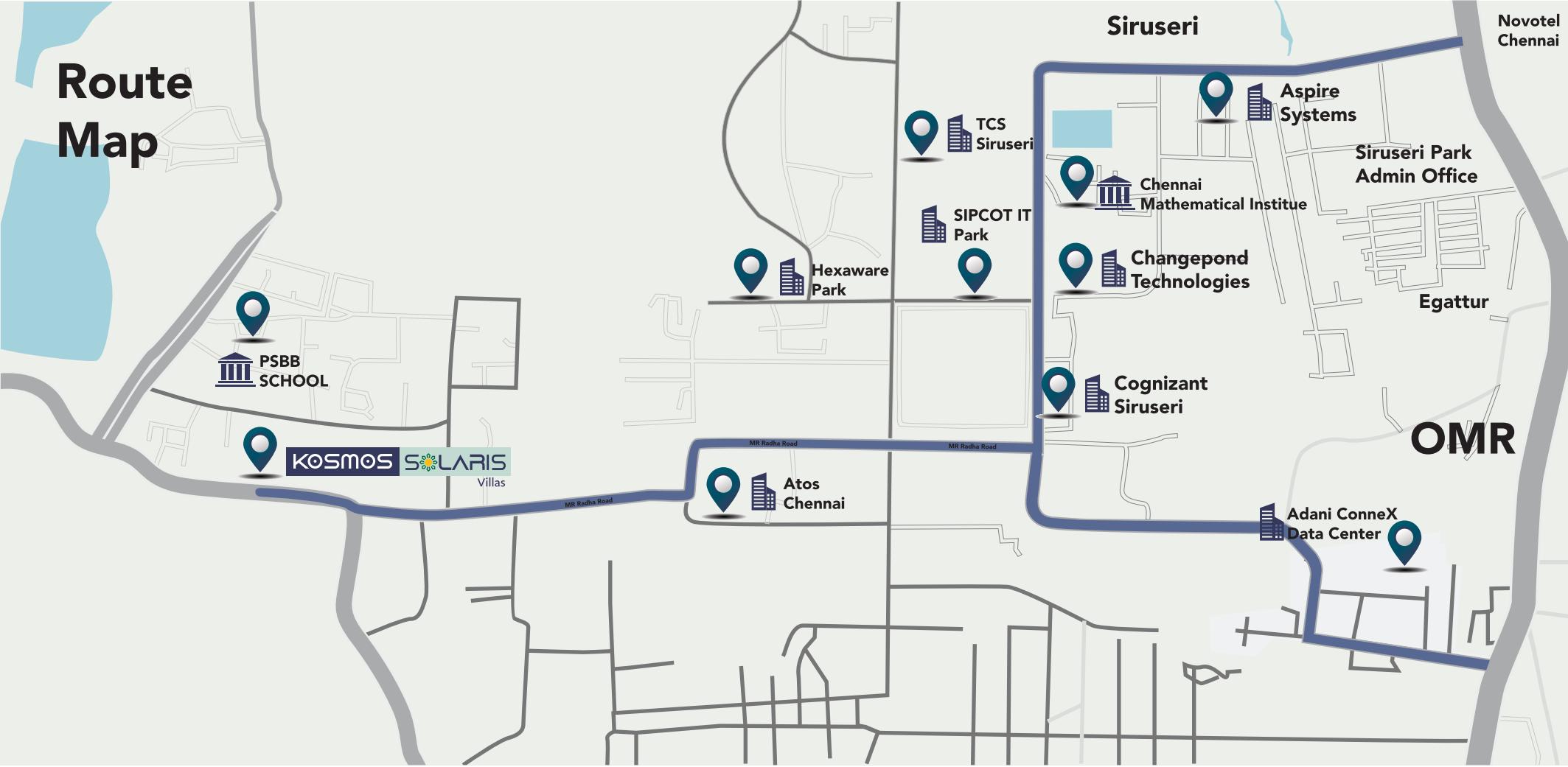
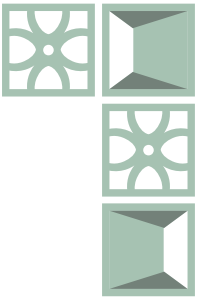
SIMILAR PLOTS : S42,S43,S44



KEY PLAN



Nearby, you'll find an array of amenities that enhance your lifestyle.



**SCHOOLS:**

The School – KFI, Thazhambur: 4.9 km  
KC High International, Navalur: 5.5 km  
PSBB Millennium, OMR: 8.4 km  
Gateway International : 5.5 km  
APL Global : 17 km

**HOSPITALS:**

Chettinad Health City: 7.7 km  
Swaram Hospital & Specialty Clinic,  
Sholinganallur: 12 km

**SHOPPING AND ENTERTAINMENT:**

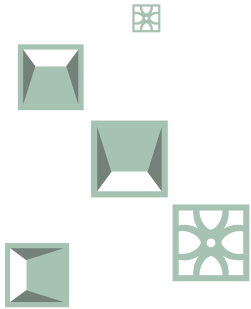
The Marina Mall/ INOX: 4.3 km  
AGS Cinemas: 7.9 km  
Vivira Mall: 7.9 km

**COLLEGES AND UNIVERSITIES:**

Hindustan Institute of Technology & Science: 4.6 km  
Vellore Institute of Technology : 11 km  
Mohammed Sathak College : 3.3 km

**OTHER LANDMARKS:**

Siruseri Lake: 3.4 km  
Siruseri Metro Station (UPCOMING) : 3 km  
Thalambur Bus Stop: 5.8 km





# GET READY FOR URBANISM

#betterlife #happyliving #urbanism

over  
2,90,000 sq.ft  
of housing projects

over  
21,5000 sq.ft  
of plotted development





## Contact us :

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RERA : TN/02/Layout /1986/2023. dated 05.06.2023



**Let's come together and paint a vibrant,  
sustainable future for generations to come.**