

A large, abstract graphic on the left side of the page, consisting of overlapping curved shapes in shades of maroon and red, with a white circular cutout.

altea

COMFORTABLY
CONNECTED TO
EVERYTHING
YOU LOVE

2 & 3 BHK apartments at Velachery Inner Ring Road
(Behind Sunshine School)



PROJECT INDEX

PLOT AREA

998.89 sq.m
10,752 sq.ft

BUILT UP AREA

2361.11 sq.m
24,772 sq.ft

UNIT TYPE

2 | 2.5 | 3 BHK

NO OF UNITS

24

CMDA APPROVAL NO:

24

RERA NO:

24

1 Sq.M = 10.764 sq.ft



OUR COMPLETED & ON GOING PROJECTS



ADORABLE VILLA PLOTS @ PALLIKARANAI



PREMIUM 4 BHK VILLAS @ ECR-INJAMBAKKAM



VILLA PLOTS @ KOTAGIRI



PLOTS @ INJAMBAKKAM, ECR



PASSION TO BUILD THE BEST

REDESIGNING THE URBAN LANDSCAPE

Urbando is an enterprising, new age property developer with a clear vision of how to enhance urban life. Every Urbando project is well designed and developed with the highest standards of quality. From spacious and luxurious villas to sensible, well - appointed apartments and plotted developments, Urbando always delivers top-notch quality of life.

It takes a wealth of experience and insightful industry acumen to turn this vision into reality. Urbando's highly - qualified team has the expertise to deliver on promises with the full worth of an investment. Ethical and transparent business practices stand testimony to the company's extensive clientele.



BETTERLIFE

URBANISM

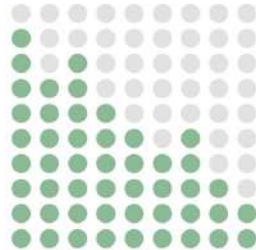
HAPPYLIVING



WHEN IT COMES TO FAMILY & HOME CLOSER IS THE BETTER

Welcome to Altea - Your family's first home, at Velachery.

When it comes to your family's happiness, there's nothing more important than a home that offers everything you need. Altea offers you affordable and spacious living areas designed for your family's comfort. What's more, it's situated in a central location that's close to schools, tech parks, hospitals, entertainment and more. Ensuring that everything you need is just around the corner.



DESIGNED FOR THE URBAN LIFESTYLE

Intuitively designed for the nuclear family, Altea is 4 storeys tall with 4 homes on each floor to afford sufficient privacy and comfort. Choose from 2 BHK, 2 + Study room + 3 BHK and the 4th Floor homes with private open terrace.

Every unit is thoughtfully planned out by a team of expert architects and built with great attention to detail. Keeping in mind your comfort and convenience, it offers first-time home buyers a truly satisfactory experience. Your very own space in a thriving urban landscape.



BETTERLIFE

URBANISM

HAPPYLIVING

LOCATION MAP

(Not to Scale)



DISTANCE CHART

(Key Plan)



Site Address: Ganesh Nagar, Velachery - Alandur Ring Road, Chennai (Near Neolife Children's Hospital & Behind Sun Shine School)



URBANDO
altea

THE EPITOME OF URBAN CONNECTIVITY

Strategically positioned at the Velachery - Alandur ring road, Altea places you within reach of everything you need. Conveniently close to offices and tech parks for you and top schools for the kids, thereby shortening your commute during the week. And on weekends, malls and entertainment hubs are just a stone's throw away. The project has excellent connectivity to the airport, metro and railway station. So you're easily connected to the rest of the city.

altea

24 Adorable 2 & 3 BHK Apartments @
Velachery - Inner Ring Road
(Behind Sun Shine School)

BETTERLIFE

URBANISM

HAPPYLIVING



THOUGHTFULLY DESIGNED FEATURES

You'll find a modern sophistication in every feature at Altea. From the airy balconies and spacious terrace garden to the wide corridors and well-appointed entrance lobby. The amenities are thoughtfully chosen for form and function, to give you the long-lasting benefits to make your stay as comfortable as can be.

altea
Terrace Garden

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URBANISM

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altea
Entrance Lobby

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RESOURCE MANAGEMENT

Foreseeing future water constraints and to conserve water efficiently, every home is fitted with a water meter and Flow Control Tap to curb wastage.



RESPONSIBLE AND RENEWABLE POWER

The project is equipped with Solar Energy Solutions for water heaters as well as the lighting of the common area.

WELCOME PROSPERITY Vaastu Compliant

Altea is designed completely as per Vaastu specifications under the expert guidance of Mr. Vaastu Rangan (Renowned Vaastu Consultant)



YOUR PERSONAL RETREAT

Discover peace and relaxation in the comfort of the terrace garden, a tranquil space with ample seating and a variety of greenery to connect you with nature.



HOME SAFE HOME

Monitor visitors from the comfort and safety of your home with a contemporary security App customised for Altea. This ensure complete security for your family.

LIVE UNINTERRUPTED

The project is well equipped with 1KW power backup that ensures uninterrupted power supply, so you're never inconvenienced

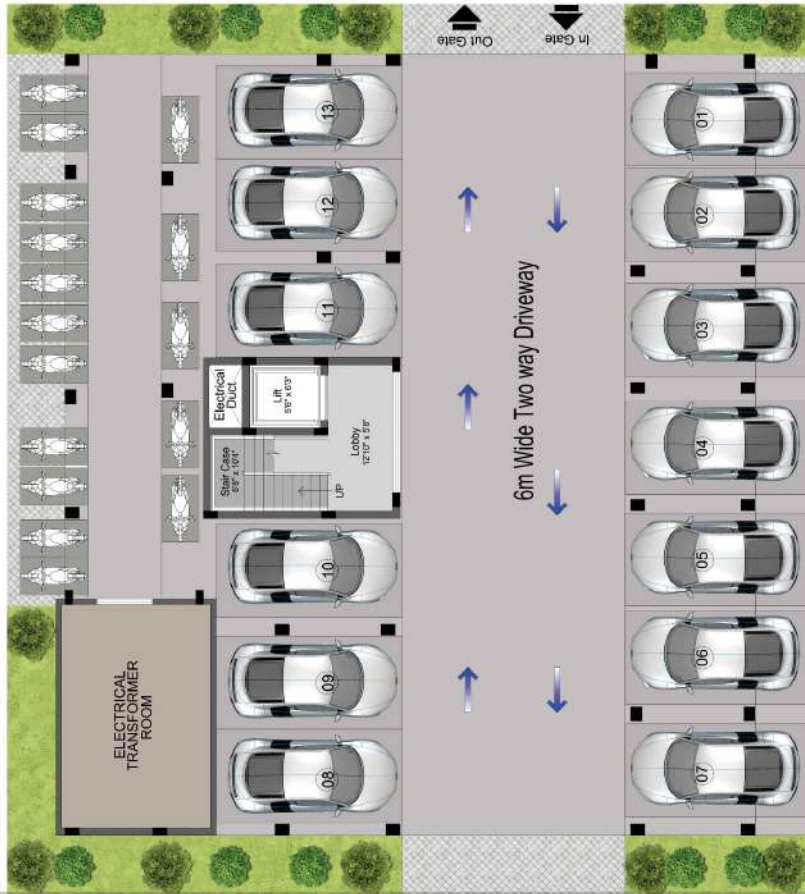


FLOOR PLANS

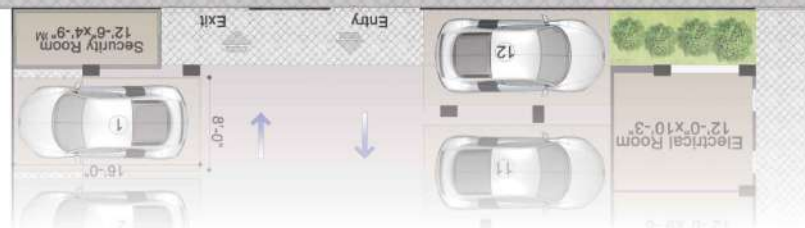


BLOCK - 1 STILT + 3 FLOORS

Plot A & B



20'0" WIDE GANESH NAGAR CROSS STREET



TYPICAL FLOOR PLAN

BLOCK 1 (Plot A & B)

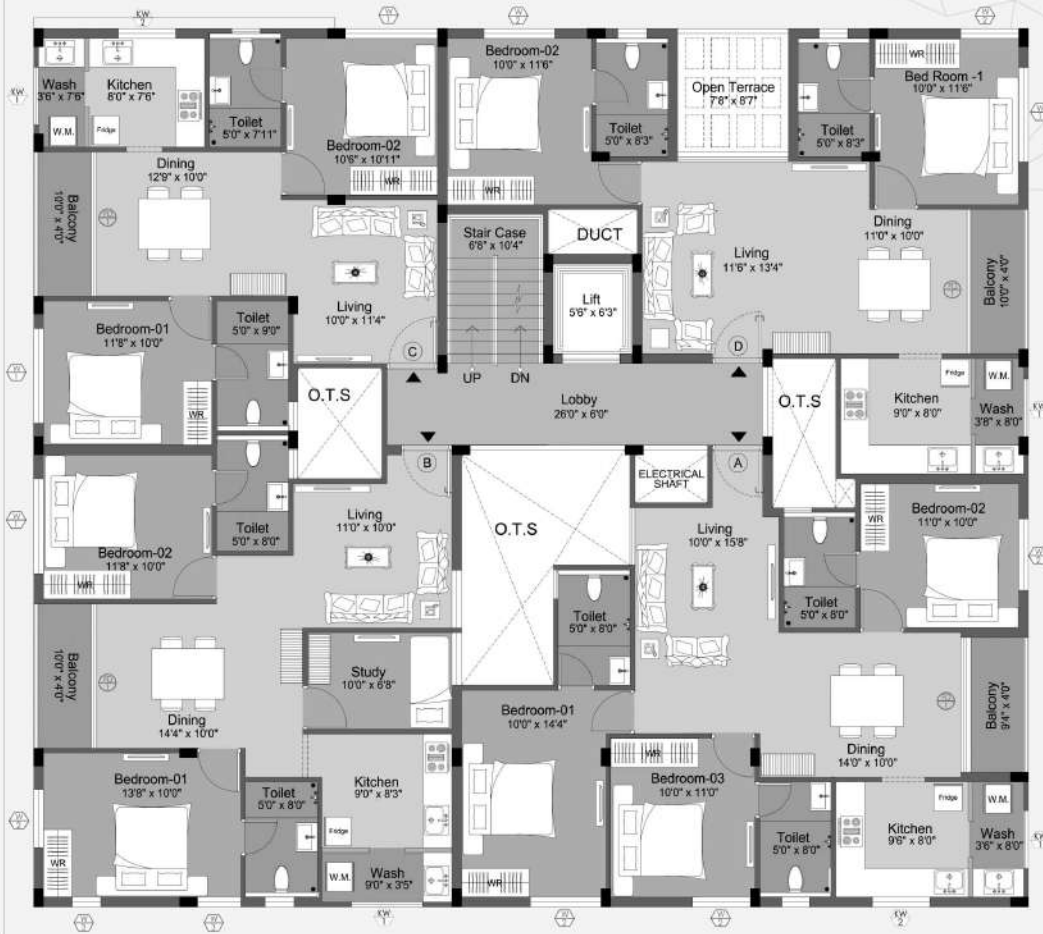
FIRST FLOOR PLAN



UNIT NO	UNIT TYPE	UNIT SIZE	CARPET AREA	UDS
A	3 BHK	1275 sq.ft	973 sq.ft	573 sq.ft
B	2.5 BHK	1143 sq.ft	871 sq.ft	514 sq.ft
C	2 BHK	944 sq.ft	717 sq.ft	424 sq.ft
D	2.5 BHK	1116 sq.ft	839 sq.ft	502 sq.ft



TYPICAL FLOOR PLAN
BLOCK 1 (Plot A & B)
SECOND FLOOR PLAN



UNIT NO	UNIT TYPE	UNIT SIZE	CARPET AREA	UDS
A	3 BHK	1275 sq.ft	973 sq.ft	573 sq.ft
B	2.5 BHK	1143 sq.ft	871 sq.ft	514 sq.ft
C	2 BHK	944 sq.ft	717 sq.ft	424 sq.ft
D	2 BHK	1069 sq.ft	828 sq.ft	465 sq.ft



TYPICAL FLOOR PLAN
BLOCK 1 (Plot A & B)
THIRD FLOOR PLAN



UNIT NO	UNIT TYPE	UNIT SIZE	CARPET AREA	UDS
A	2 BHK	1128 sq.ft	959 sq.ft	460 sq.ft
B	2 BHK	1049 sq.ft	859 sq.ft	443 sq.ft
C	2 BHK	910 sq.ft	711 sq.ft	398 sq.ft
D	2 BHK	1007 sq.ft	756 sq.ft	443 sq.ft



BLOCK 1

No of Units - 12

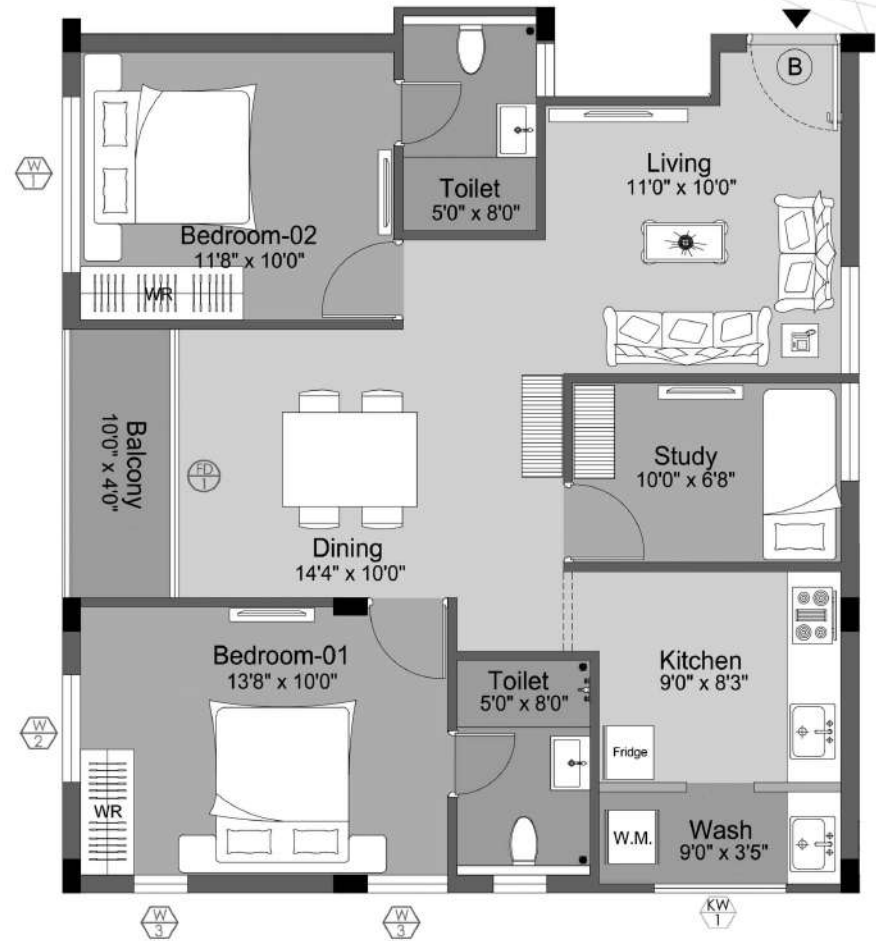


FLAT : UNIT TYPE : FACING
A - 1st Floor : **3 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
973 SQ.FT : **1275 SQ.FT** : **573 SQ.FT**

BLOCK 1

No of Units - 12



FLAT : UNIT TYPE : FACING
B - 1st Floor : **2.5 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
871 SQ.FT : **1143 SQ.FT** : **514 SQ.FT**

BLOCK 1

No of Units - 12

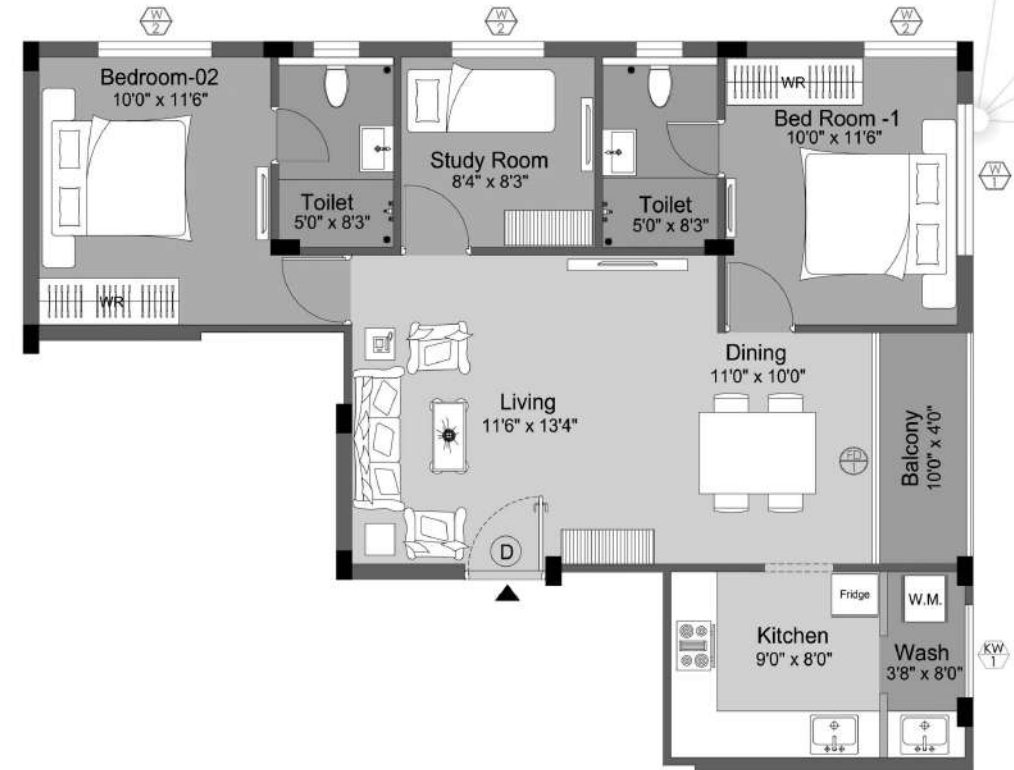


FLAT : UNIT TYPE : FACING
C - 1st Floor : **2 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
717 SQ.FT : **944 SQ.FT** : **424 SQ.FT**

BLOCK 1

No of Units - 12



FLAT : UNIT TYPE : FACING
D - 1st Floor : **2.5 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
839 SQ.FT : **1116 SQ.FT** : **502 SQ.FT**

BLOCK 1

No of Units - 12

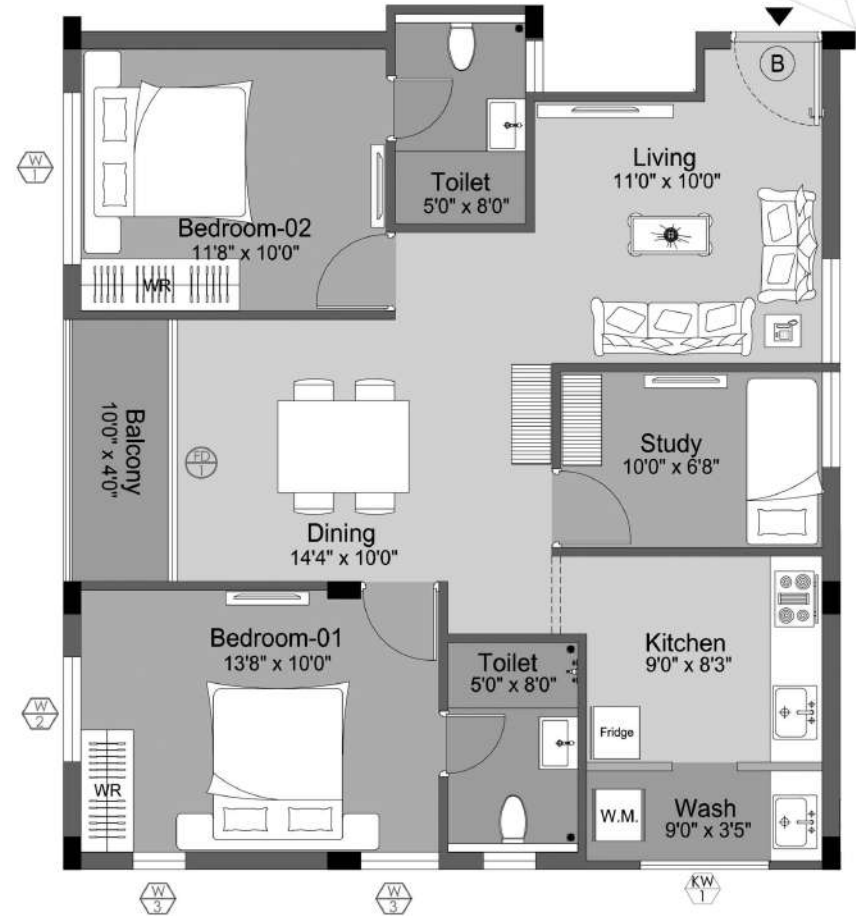


FLAT : UNIT TYPE : FACING
A - 2nd Floor : **3 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
973 SQ.FT : **1275 SQ.FT** : **573 SQ.FT**

BLOCK 1

No of Units - 12



FLAT : UNIT TYPE : FACING
B - 2nd Floor : **2.5 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
871 SQ.FT : **1143 SQ.FT** : **514 SQ.FT**

BLOCK 1

No of Units - 12

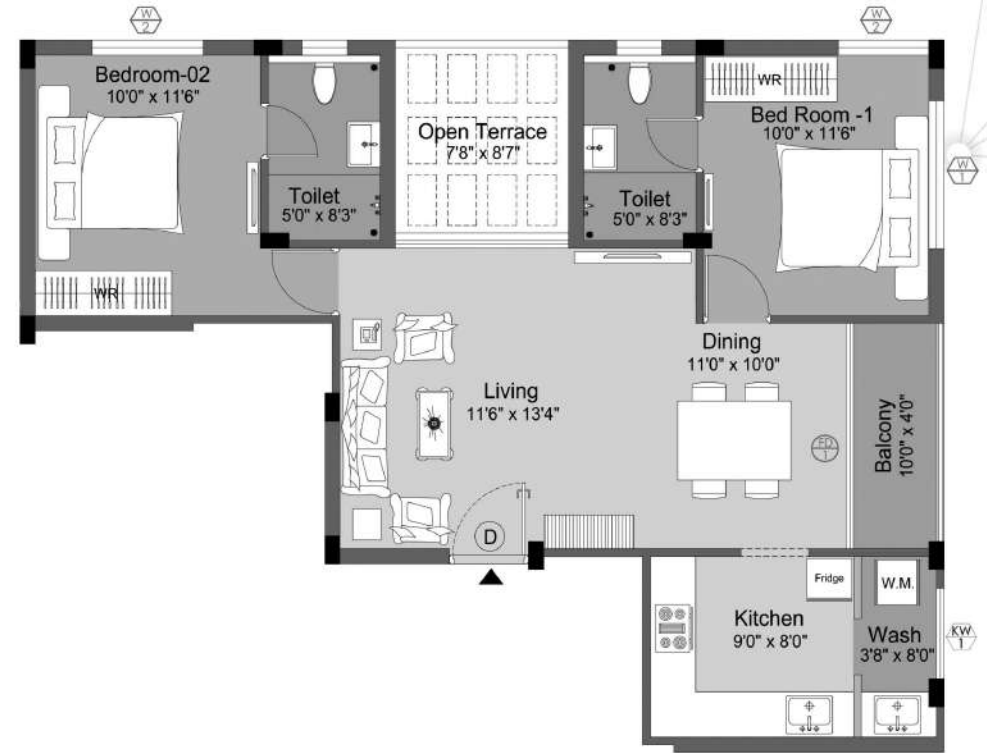


FLAT : UNIT TYPE : FACING
C - 2nd Floor : **2 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
717 SQ.FT : **944 SQ.FT** : **424 SQ.FT**

BLOCK 1

No of Units - 12



FLAT : UNIT TYPE : FACING
D - 2nd Floor : **2.5 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
828 SQ.FT : **1069 SQ.FT** : **465 SQ.FT**

BLOCK 1

No of Units - 12

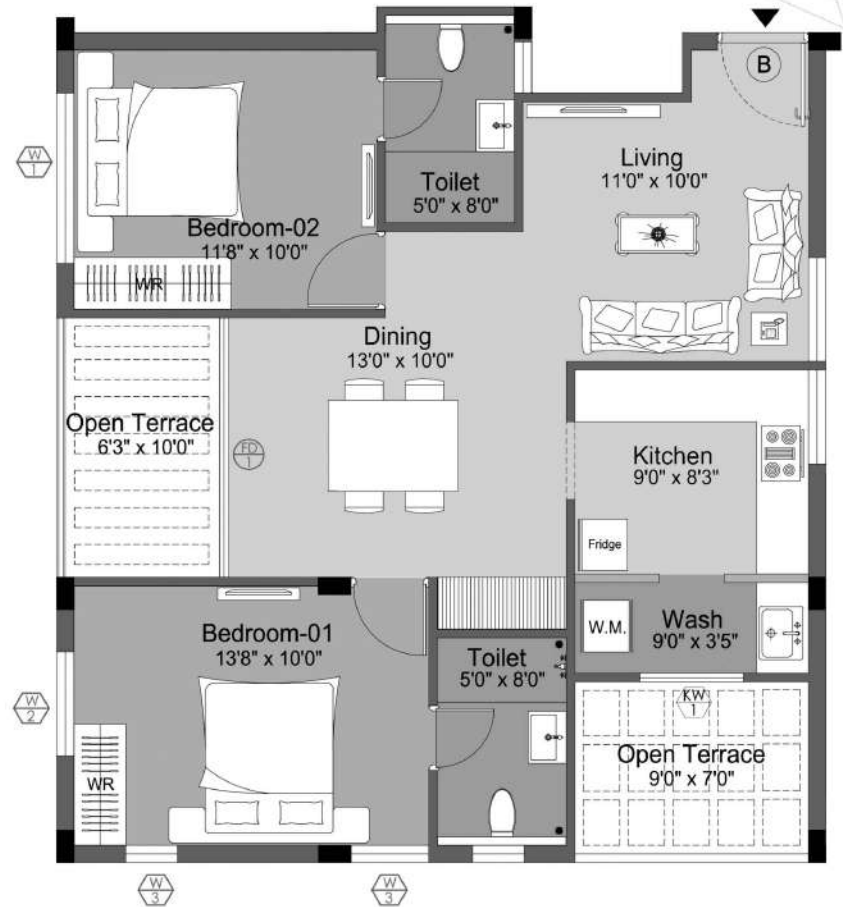


FLAT : UNIT TYPE : FACING
A - 3rd Floor : **2 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
959 SQ.FT : **1128 SQ.FT** : **460 SQ.FT**

BLOCK 1

No of Units - 12



FLAT : UNIT TYPE : FACING
B - 3rd Floor : **2 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
859 SQ.FT : **1049 SQ.FT** : **443 SQ.FT**

BLOCK 1

No of Units - 12

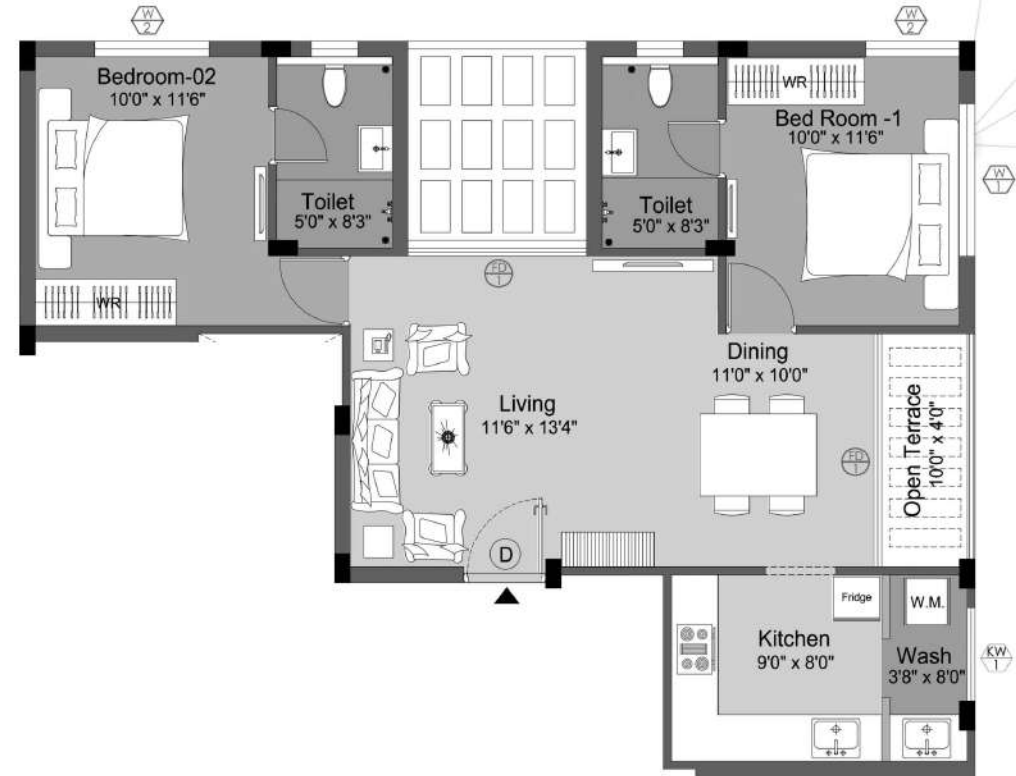


FLAT : UNIT TYPE : FACING
C - 3rd Floor : **2 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
711 SQ.FT : **910 SQ.FT** : **398 SQ.FT**

BLOCK 1

No of Units - 12

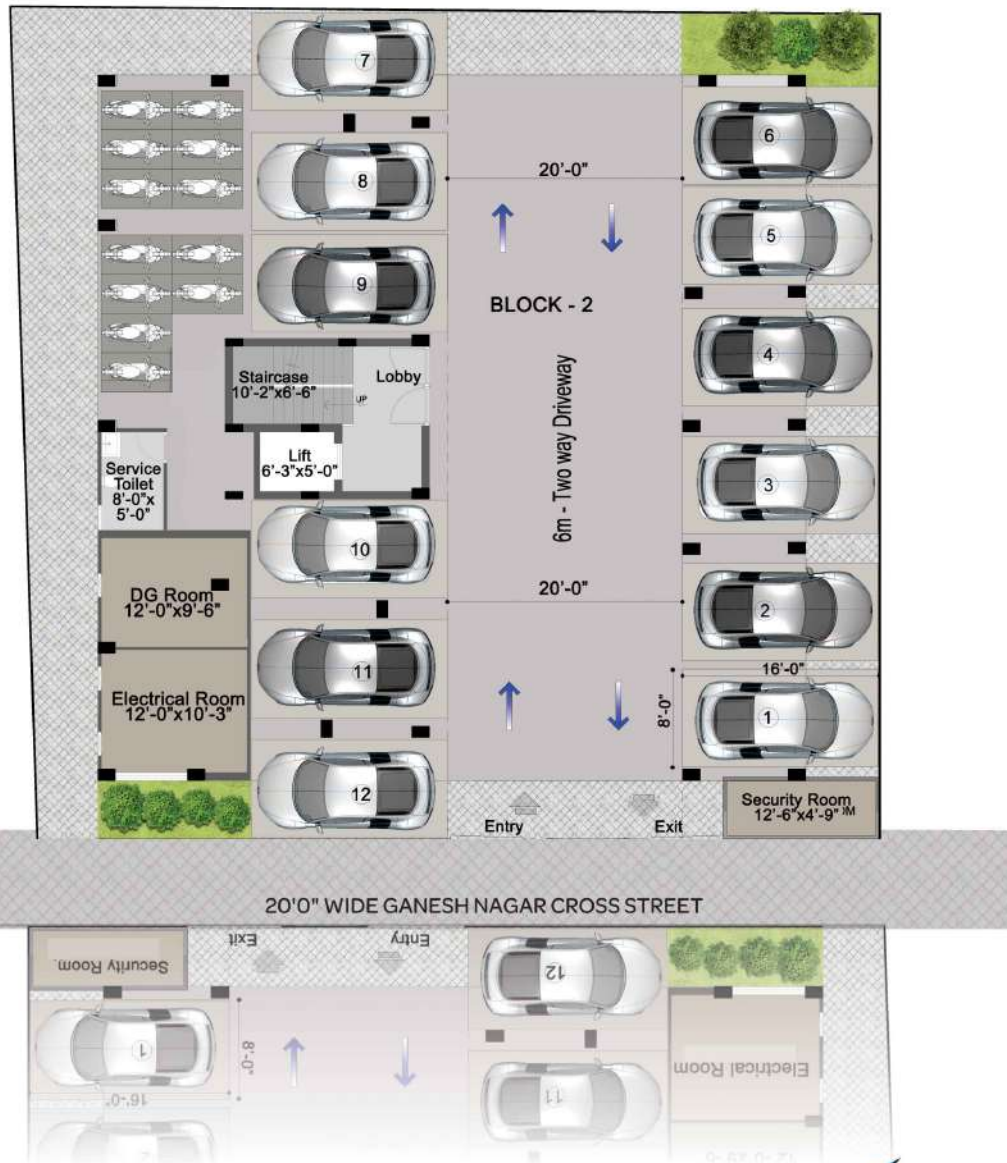


FLAT : UNIT TYPE : FACING
D - 3rd Floor : **2.5 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
756 SQ.FT : **1007 SQ.FT** : **443 SQ.FT**

BLOCK - 2 STILT FLOOR PLAN

Plot C & D



TYPICAL FLOOR PLAN

BLOCK 2 (Plot C & D)

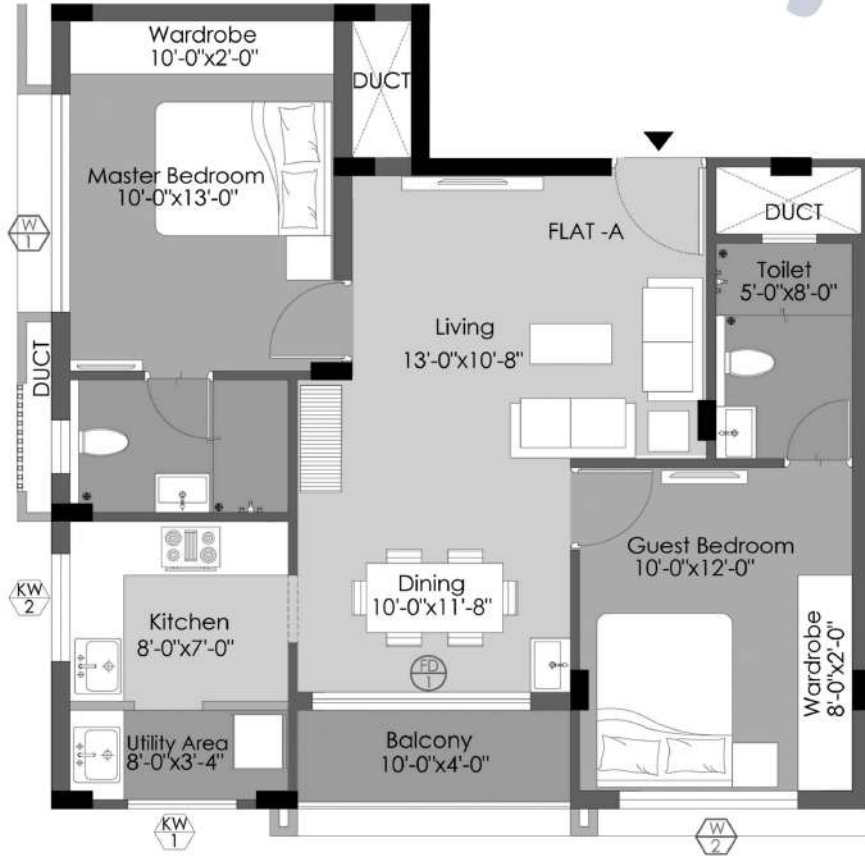
FIRST, SECOND & THIRD FLOOR PLAN



UNIT NO	UNIT TYPE	UNIT SIZE	CARPET AREA	UDS
A	2 BHK	953 sq.ft	697 sq.ft	407 sq.ft
B	2 BHK	888 sq.ft	641 sq.ft	379 sq.ft
C	2 BHK	1029sq.ft	755 sq.ft	439 sq.ft
D	2 BHK	1053 sq.ft	775 sq.ft	448 sq.ft

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
A - 1st Floor : **2 BHK** : **EAST**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
697 SQ.FT : **953 SQ.FT** : **407 SQ.FT**

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
B - 1st Floor : **2 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
641 SQ.FT : **888 SQ.FT** : **379 SQ.FT**

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
C - 1st Floor : **2 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
755 SQ.FT : **1029 SQ.FT** : **439 SQ.FT**

BLOCK 2

No of Units - 12

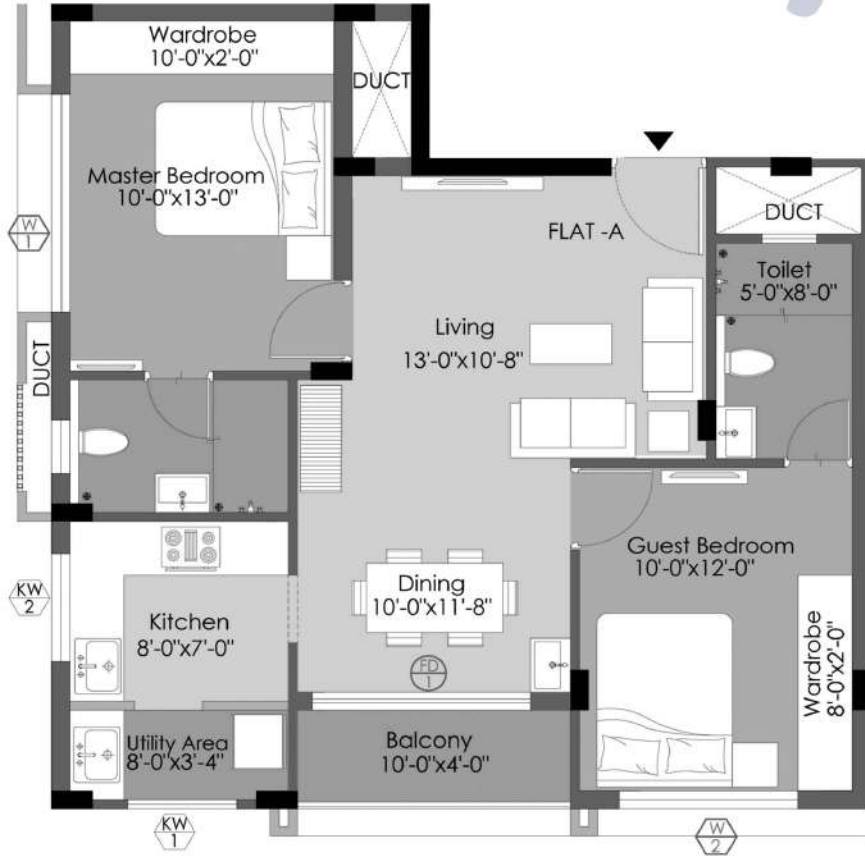


FLAT : UNIT TYPE : FACING
D - 1st Floor : **2 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
775 SQ.FT : **1053 SQ.FT** : **448 SQ.FT**

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
A - 2nd Floor : **2 BHK** : **EAST**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
697 SQ.FT : **953 SQ.FT** : **407 SQ.FT**

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
B - 2nd Floor : **2 BHK** : **SOUTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
641 SQ.FT : **888 SQ.FT** : **379 SQ.FT**

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
C - 2nd Floor : **2 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
755 SQ.FT : **1029 SQ.FT** : **439 SQ.FT**

BLOCK 2

No of Units - 12



FLAT : UNIT TYPE : FACING
D - 2nd Floor : **2 BHK** : **NORTH**

RERA CARPET AREA : SUPER BUILD-UP AREA : UDS
775 SQ.FT : **1053 SQ.FT** : **448 SQ.FT**

PROJECT SPECIFICATIONS



Structure

- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200mm solid block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.9m floor to floor



Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby: 1 coat of primer, 2 coats of putty & 2 coats of Emulsion Paint
- Ceiling: 1 coat of primer, 2 coats of putty & 2 coats of OBD
- Building Exterior: 1 coat of primer and 2 coats of Exterior Emulsion
- Utility Area & Bathrooms: 1 coat of primer & 2 coats of OBD
- Bathroom Walls: Glazed vitrified tiles up to 8 feet from finished floor level
- Utility Walls: Glazed ceramic tiles up to 4 feet from finished floor level



Flooring

- Foyer, Living, Dining, Kitchen and Bedrooms: 800 x 800 mm Polished vitrified flooring
- Bathroom, Balcony & Utility: 300x300 mm Vitrified flooring
- Terrace: Grano flooring with threaded grooves, heat resistant tiles



Kitchen

- Kitchen counter: Granite slab 600 mm wide at a height of 800mm from the floor level Sink: Stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles up to 600 mm
- Provision for exhaust and water purifier point will be provided
- CP fittings will be equivalent



Bathrooms

- Wall mounted basin Parryware / Kerovit
- Wall mounted W/C Parryware or equivalent

- Sanitary fittings will be Parryware / Kerovit
- Wall mixer Parryware / Kerovit in all bathrooms
- CP fittings will be Parryware / kerovit
- Provision for exhaust and geyser will be provided



Doors

- Main door: 7' height with paint finish with Godrej or equivalent locks, Aluminium tower bolts, door viewer, safety latch, door stopper etc.
- Ventilators will have Aluminium frame with suitable louvered glass panes and pin headed glass for ODU access



Windows

- Windows will be UPVC with see through plain glass and MS grills
- French doors will be provided with UPVC and toughened glass without grills
- Ventilators will have Aluminium frame with suitable louvered glass panes and pin headed glass



Electrical

- Finolex or equivalent cables and wiring
- Switches and sockets will be Litaksi or equivalent
- Telephone and TV(DTH) points in Living/Dining and Master Bedroom
- Split air conditioner points in Bedrooms & Living room.
- Modular plate switches, Fybros / Litaski, MCB and ELCB (Earth leakage circuit breaker) system



General

- 100% power backup for lifts and other common areas
- CCTV surveillance cameras at pivotal locations
- Lift with automatic doors will be provided
- Driveway and other areas will be laid with pavers



Amenities

- Terrace Garden
- Power Back Up
- Security Room & Common Washroom
- Solar Energy Panels

Developer
URBANDO HOUSING LLP

Architect
NATRAJ & VENKAT
Thiruvanimiyur

Structural Engineer
KANNAN C
Adyar

Preferred Bankers

Sf | **SUNDARAM FINANCE**
Enduring values. New age thinking.



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