

altis

Site Address:

Altis Ashraya, Kundrathur Main Road,
Mangadu, Chennai - 602101

Corporate Address:

502/503, 5th Floor, Prince Towers,
25-26, College Road,
Nungambakkam, Chennai - 600 006.
E: info@altisville.com
W: www.altisville.com
M: 9025 641 641
P: 4303 9224 / 25

Home loans approved by



RERA No. TN/01/Building/032/2019

www.tnrera.in

CREDAI

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~UNVEILING~
altis
ASHRAYA
—MANGADU—
NEAR PORUR

A HIGH-RISE THAT
SEAMLESSLY INTEGRATES
**SMART
DESIGN**
AND WORRY-FREE
MAINTENANCE





Maximum
space -
minimum
maintenance
design

ASPIRATIONAL
HIGH-RISE
LIFESTYLE

PRIME LOCATION
& LAYOUT
ADVANTAGE

ROBUST
INVESTMENT
WITH RAPID
APPRECIATION
POTENTIAL

ALTIS' TRUSTED
PROJECT TRACK
RECORD AND
QUALITY PROMISE

RERA
Approved

DESIGN EDGE

- 80% open space
- Maximum space utilisation
- Spacious bedrooms
- Furniture friendly wall and floor layouts
- L-shaped dining
- Low common area

MAINTENANCE ADVANTAGE

- Long life - Solid block structure
- Natural ventilation and airflow helps bring down electricity bills
- Copious ground water eliminates water expenditure
- Low maintenance sanitary fixtures
- Adequate capacity sewage treatment plant



20 storeys
(Including 3 levels of car park)

3 Towers

578 Apartments

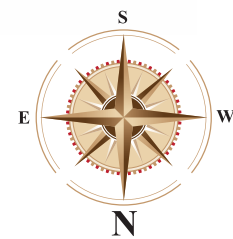
5 Acres

> 2 BHK :
832 - 1059 sq.ft

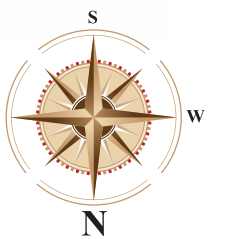
> 2.5 BHK :
1153 - 1178 sq.ft

> 3 BHK :
1342 - 1394 sq.ft

Site Plan



SITE WITH PODIUM GARDEN FLOOR PLAN



SITE WITH STILT FLOOR PLAN

2 BHK

No. of Units: 374
832 - 1059 sq. ft

Model 1



2 BHK

No. of Units: 374
832 - 1059 sq. ft

Model 2



2.5 BHK

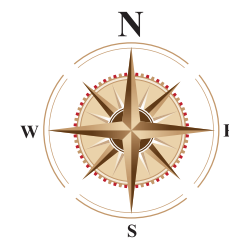
No. of Units: 102
1153 - 1178 sq. ft



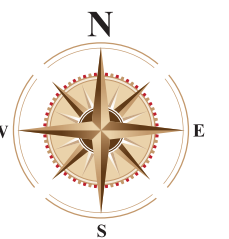
3 BHK

No. of Units: 102
1342 - 1394 sq. ft





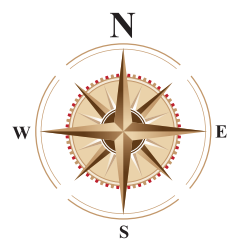
COMBINED STILT FLOOR PLAN



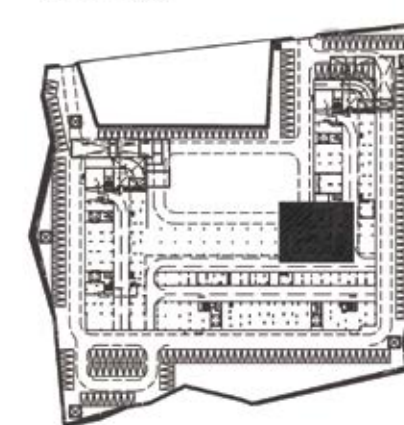
COMBINED FIRST FLOOR PLAN



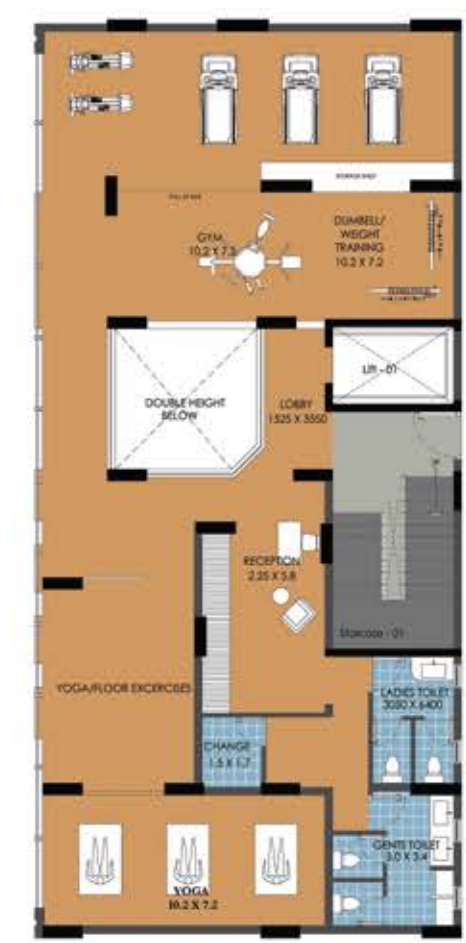
COMBINED SECOND FLOOR PLAN



KEY PLAN



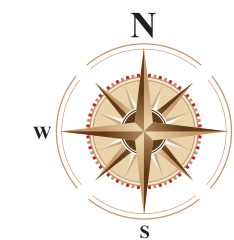
GROUND FLOOR PLAN



FIRST FLOOR PLAN

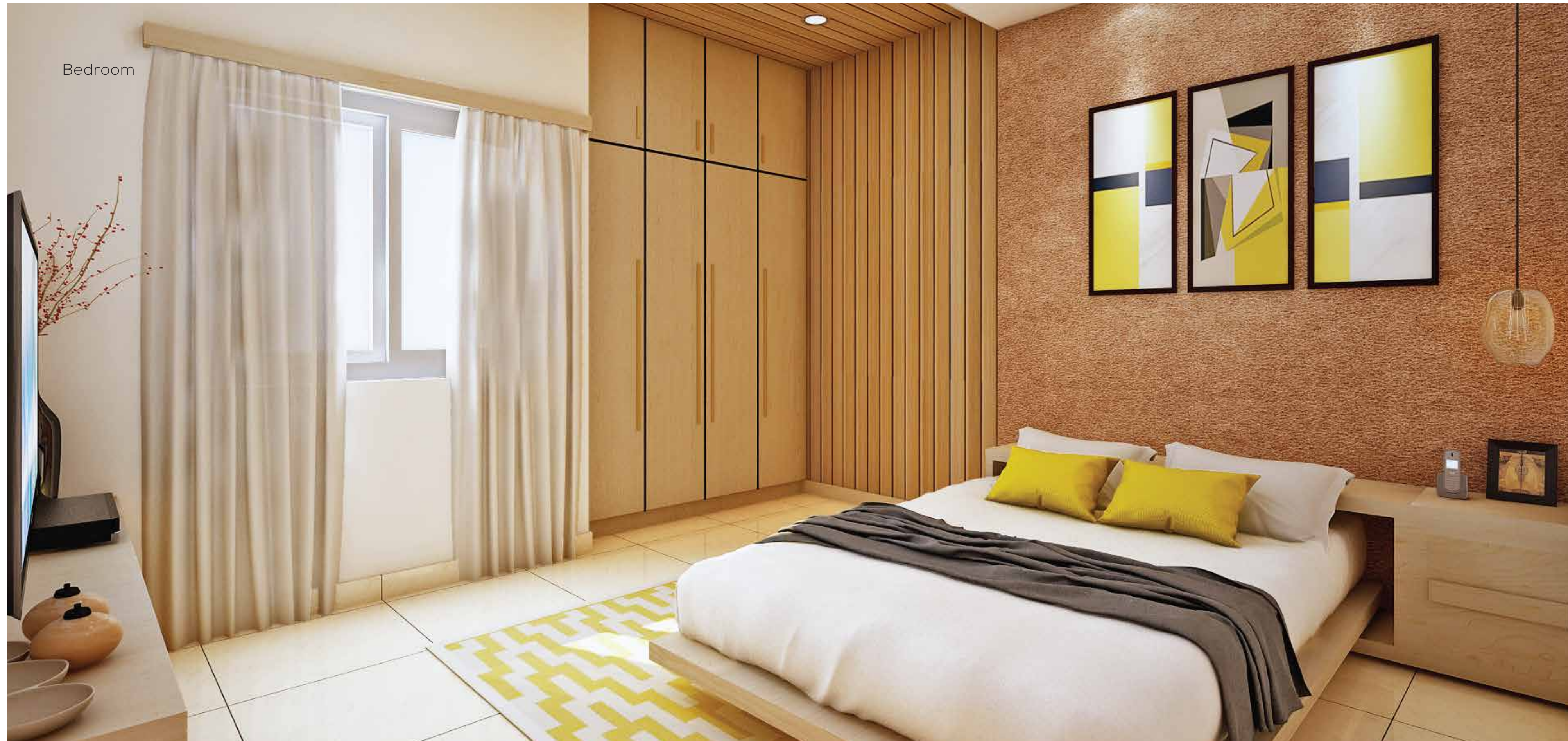


SECOND FLOOR PLAN



CLUB HOUSE FLOOR PLAN

Bedroom

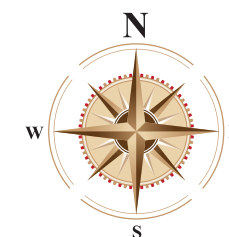
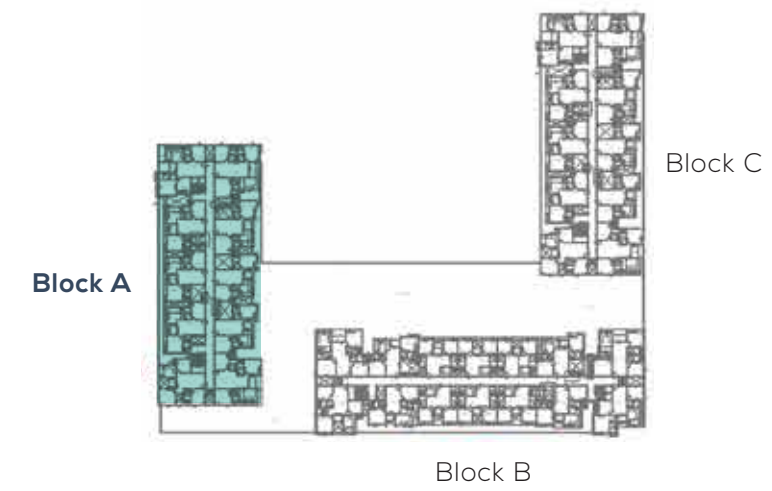


Living room + Dining



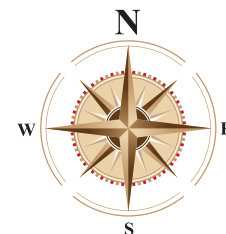
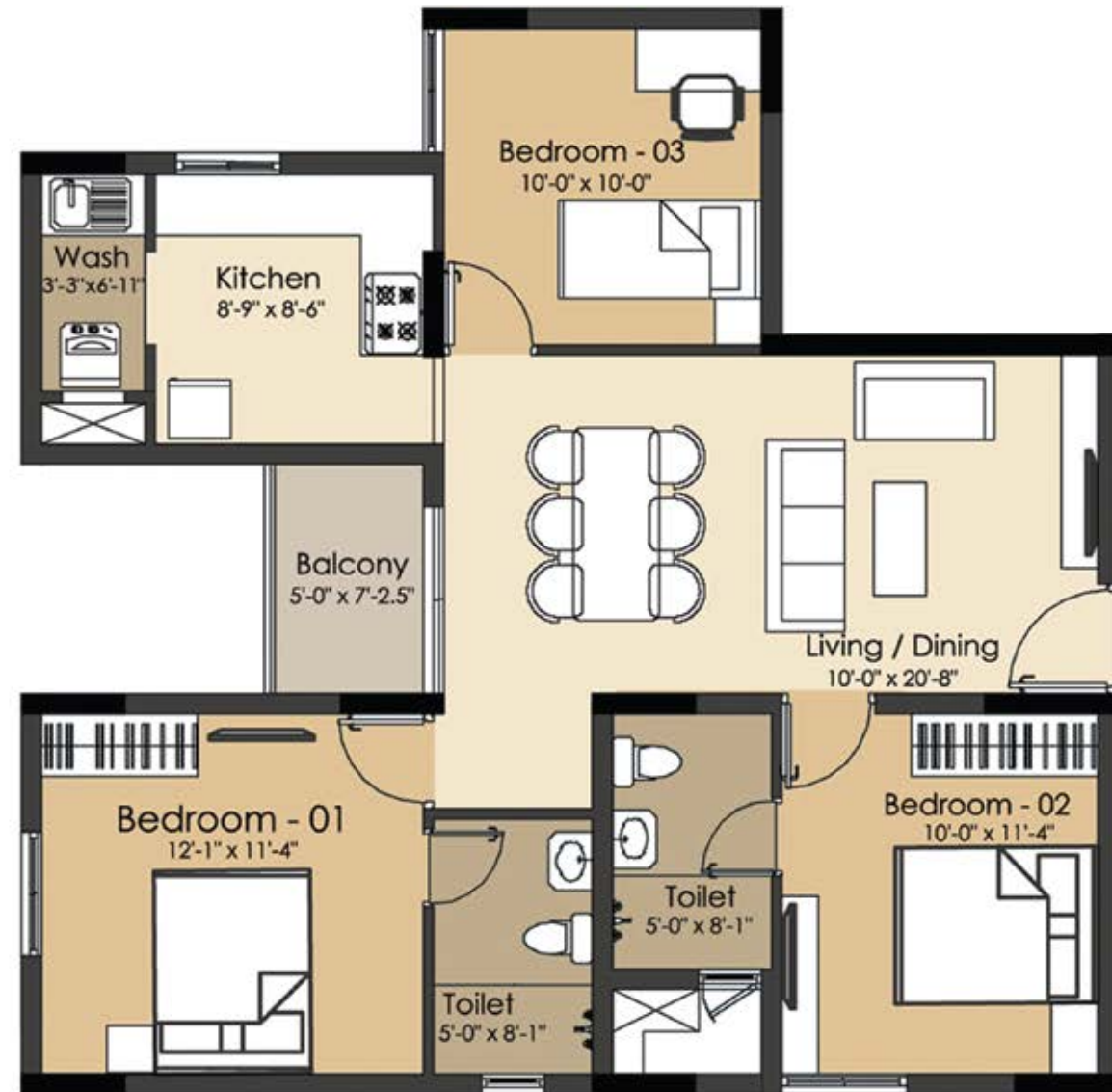
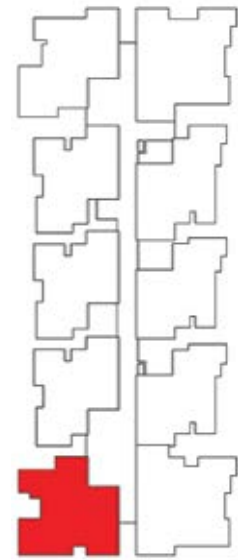
TYPICAL
FLOOR
PLAN

Block A



A 101

2.5 Bedroom + 2 Toilets



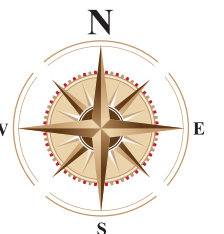
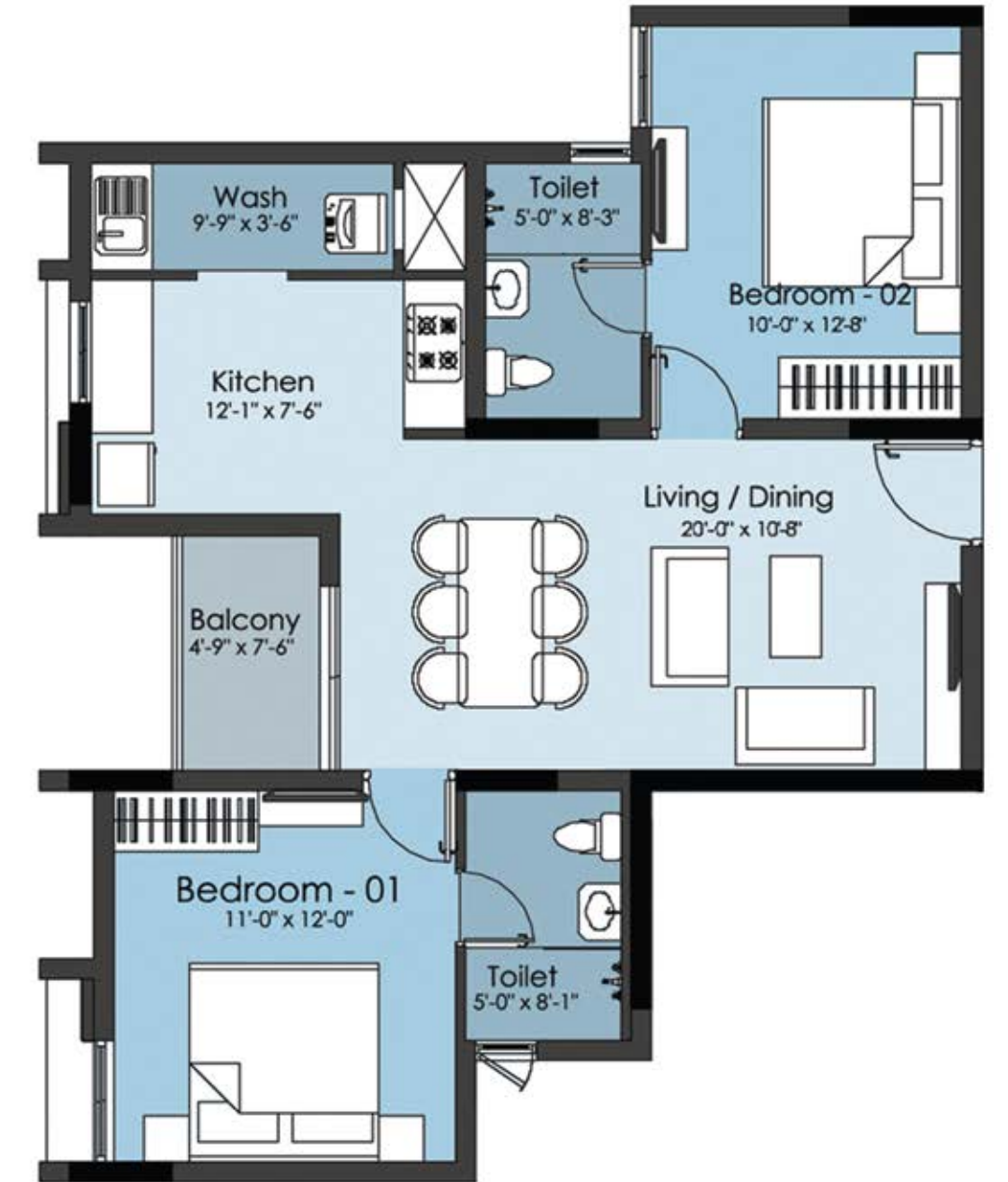
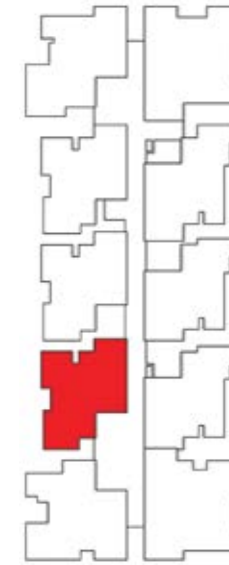
Saleable Area
1178 sq.ft.

Plinth Area
942 sq.ft.

Rera Carpet Area
800 sq.ft.

A 102

2 Bedroom + 2 Toilets



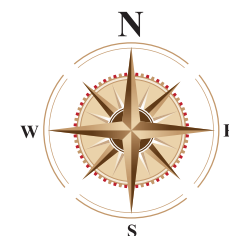
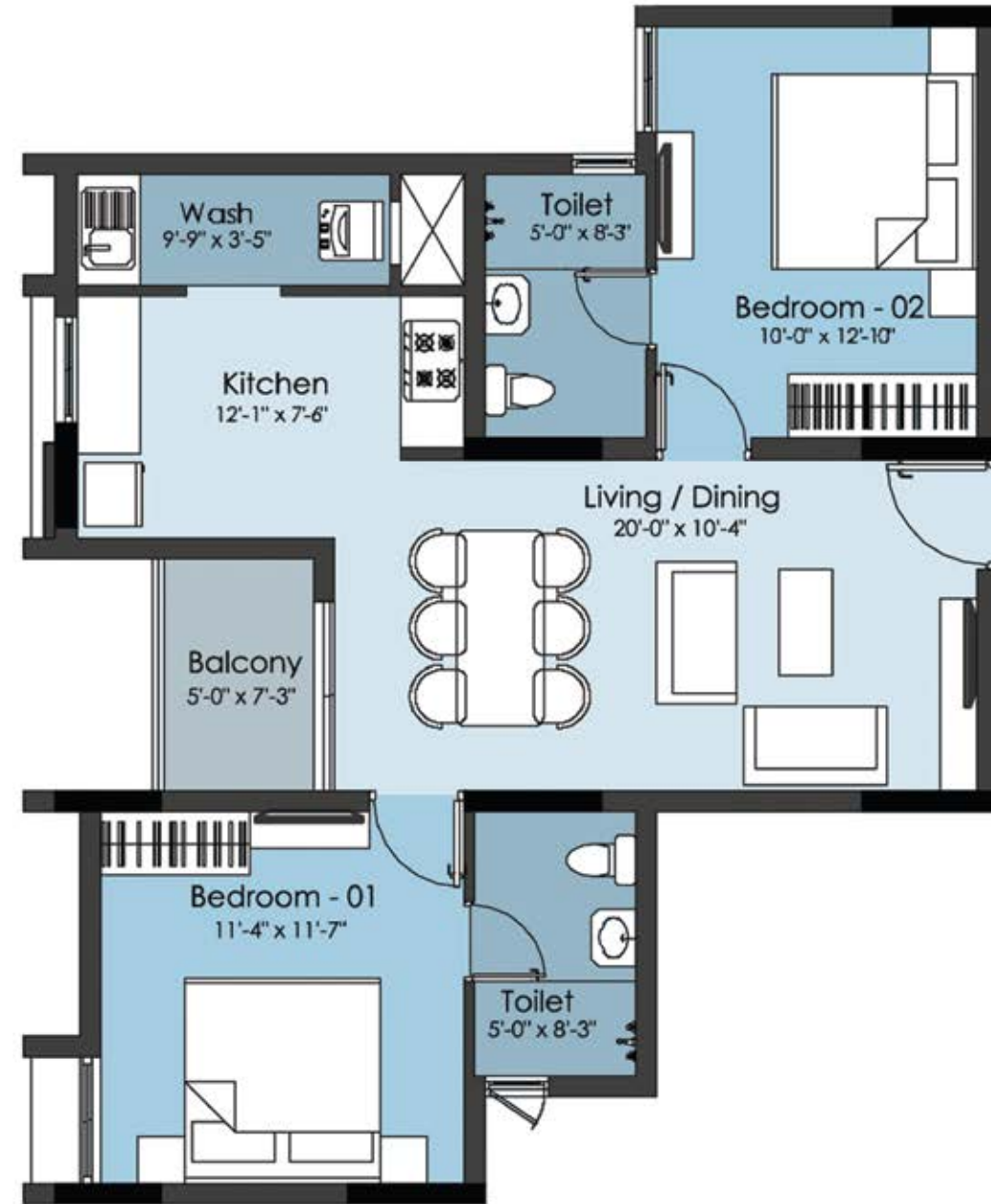
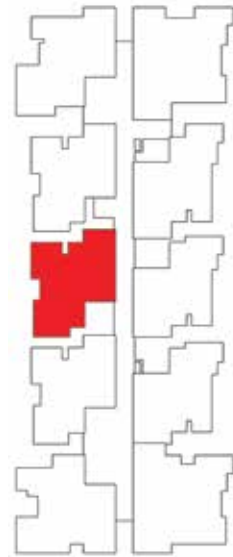
Saleable Area
1042 sq.ft.

Plinth Area
833 sq.ft.

Rera Carpet Area
697 sq.ft.

A 103

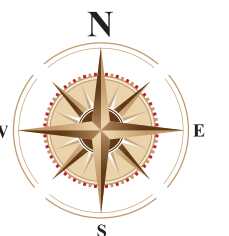
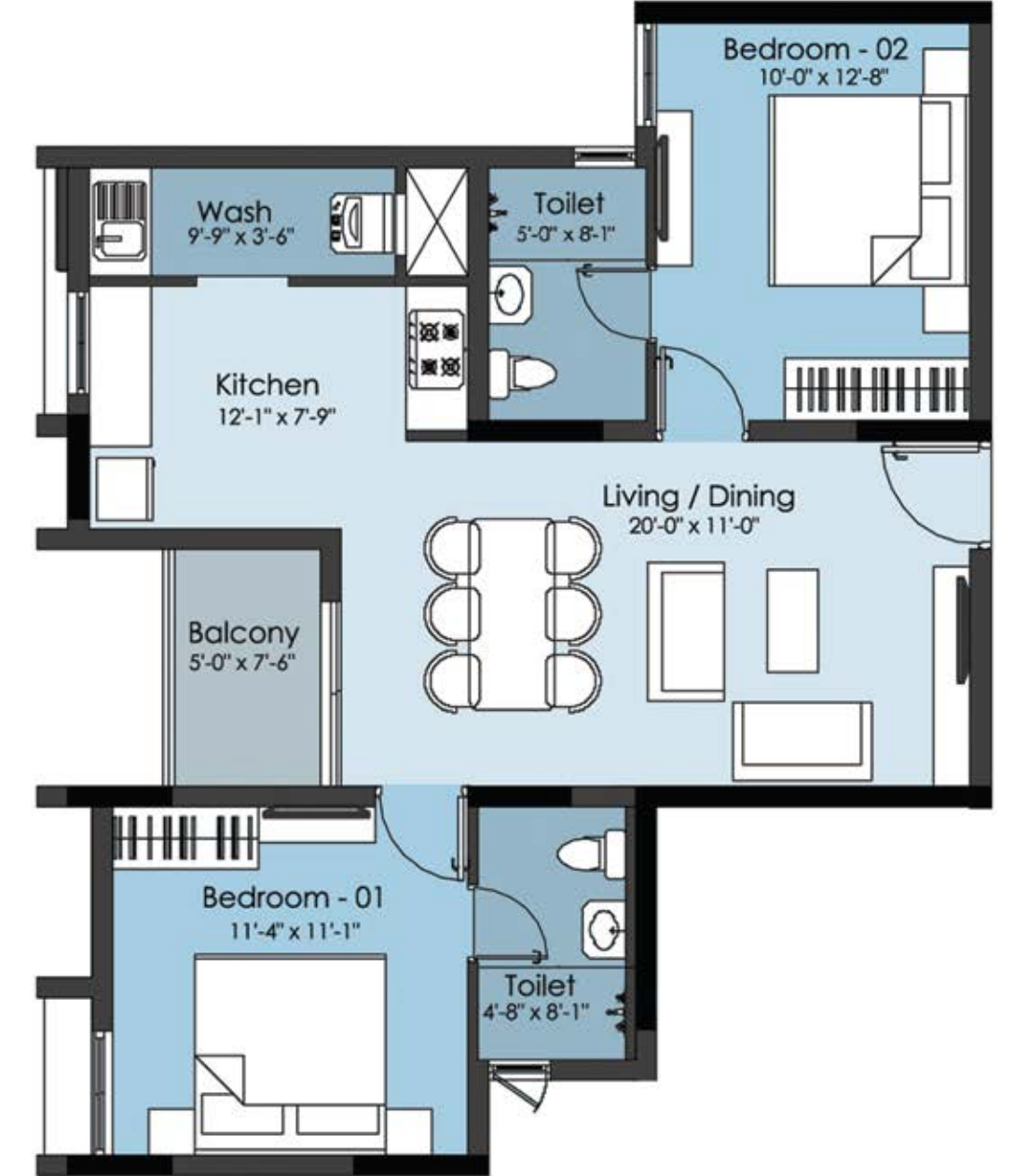
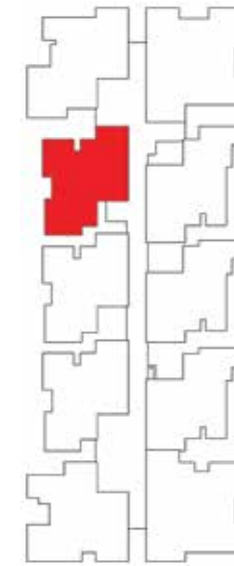
2 Bedroom + 2 Toilets



Saleable Area 1032 sq.ft. | Plinth Area 825 sq.ft. | Rera Carpet Area 693 sq.ft.

A 104

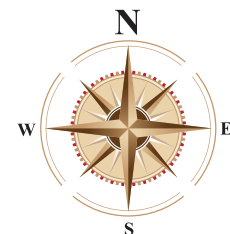
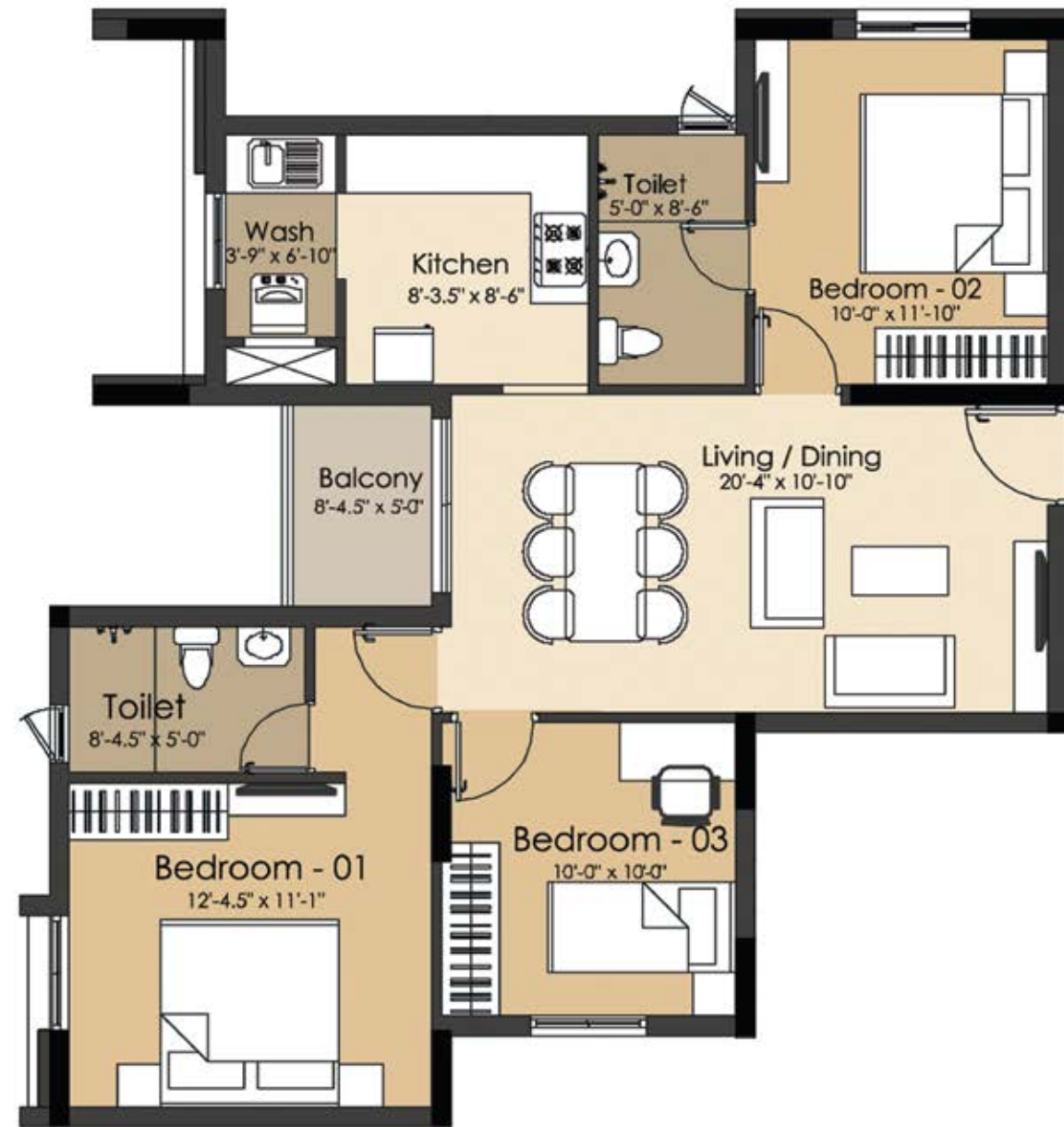
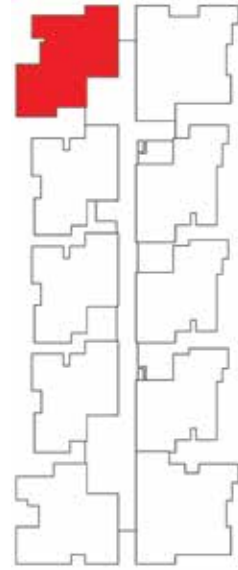
2 Bedroom + 2 Toilets



Saleable Area 1040 sq.ft. | Plinth Area 832 sq.ft. | Rera Carpet Area 698 sq.ft.

A 105

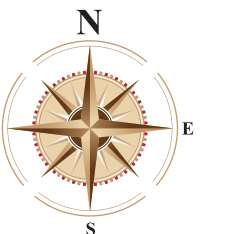
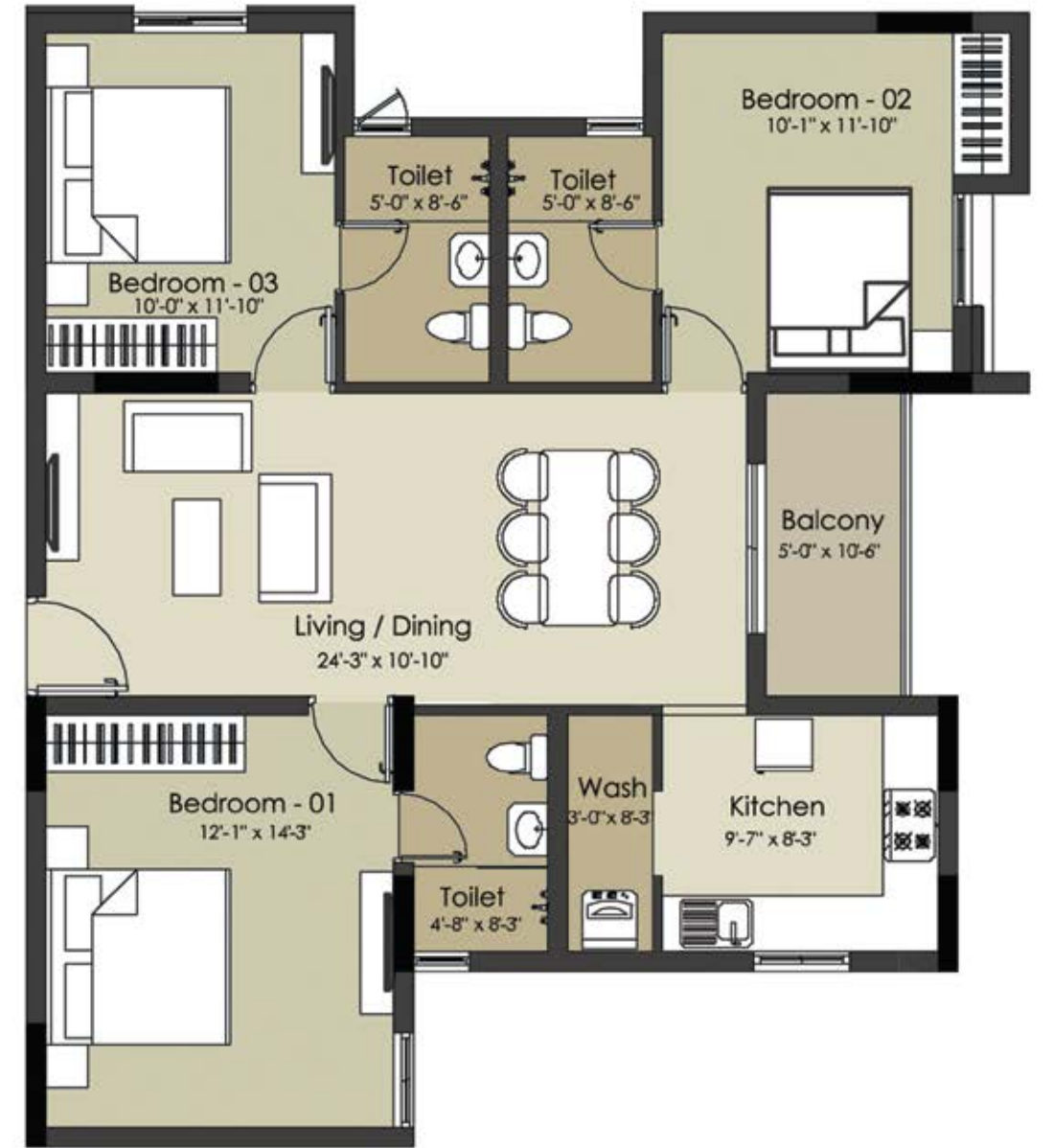
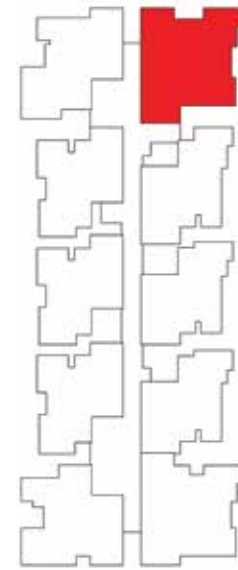
2.5 Bedroom + 2 Toilets



Saleable Area 1178 sq.ft. | Plinth Area 942 sq.ft. | Rera Carpet Area 806 sq.ft.

A 106

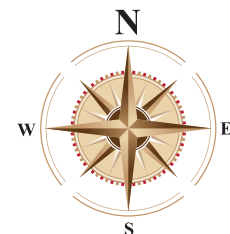
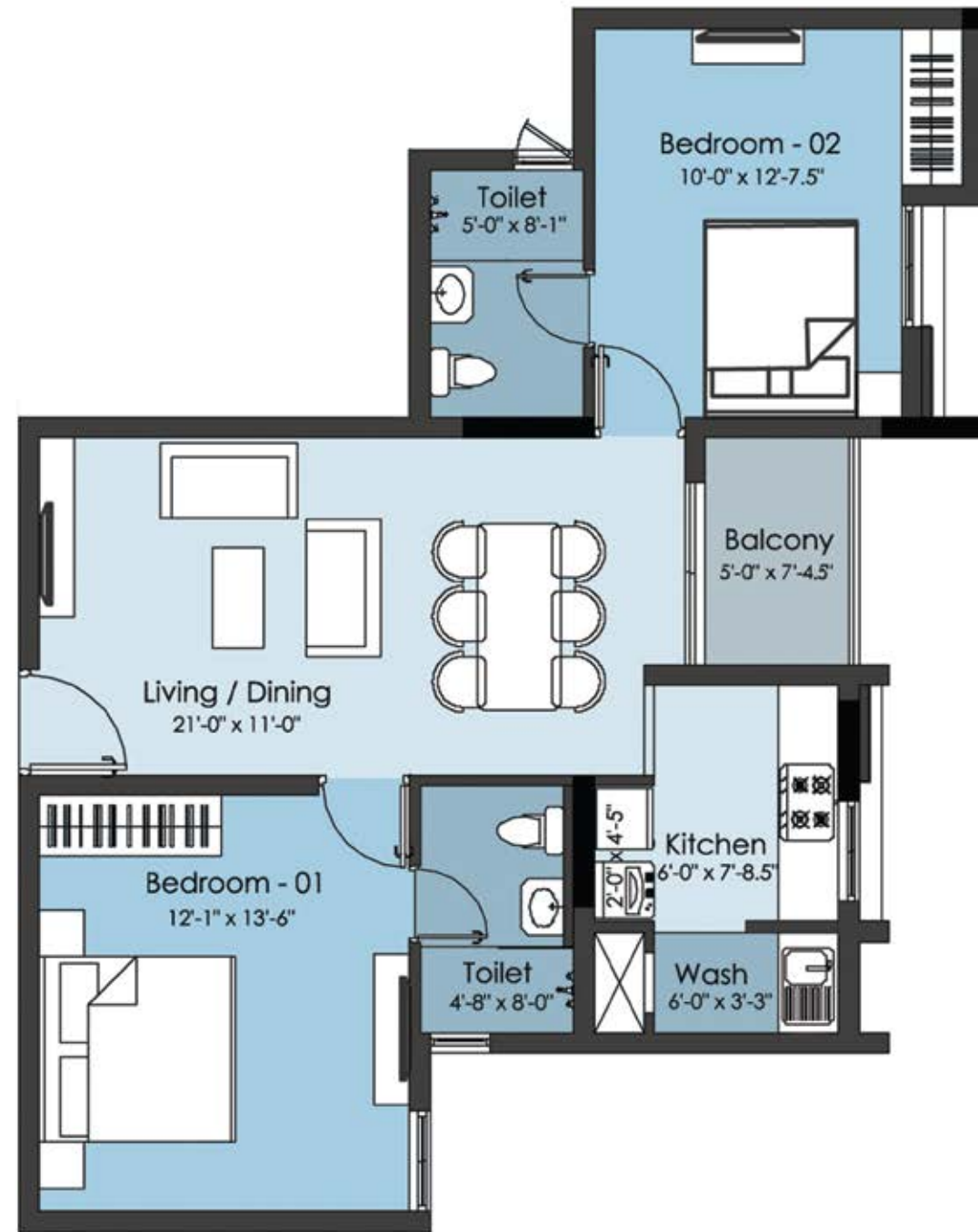
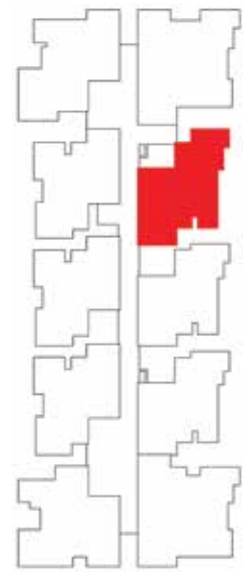
3 Bedroom + 3 Toilets



Saleable Area 1394 sq.ft. | Plinth Area 1115 sq.ft. | Rera Carpet Area 956 sq.ft.

A 107

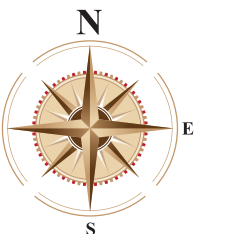
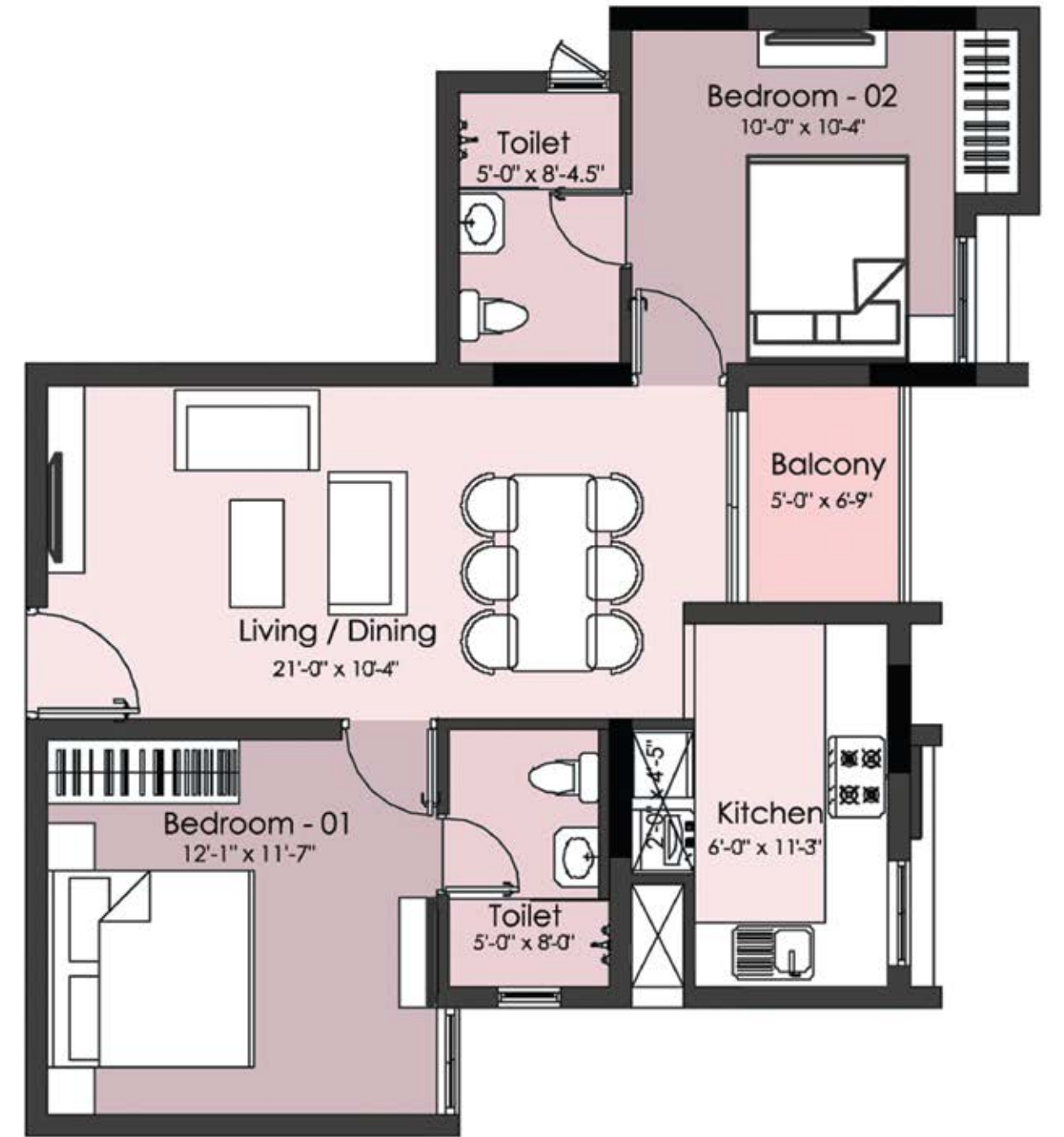
**2 Bedroom
+ 2 Toilets**



Saleable Area 1059 sq.ft. | Plinth Area 847 sq.ft. | Rera Carpet Area 711 sq.ft.

A 108

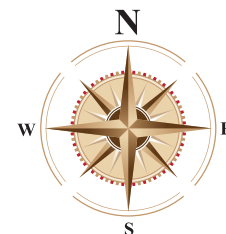
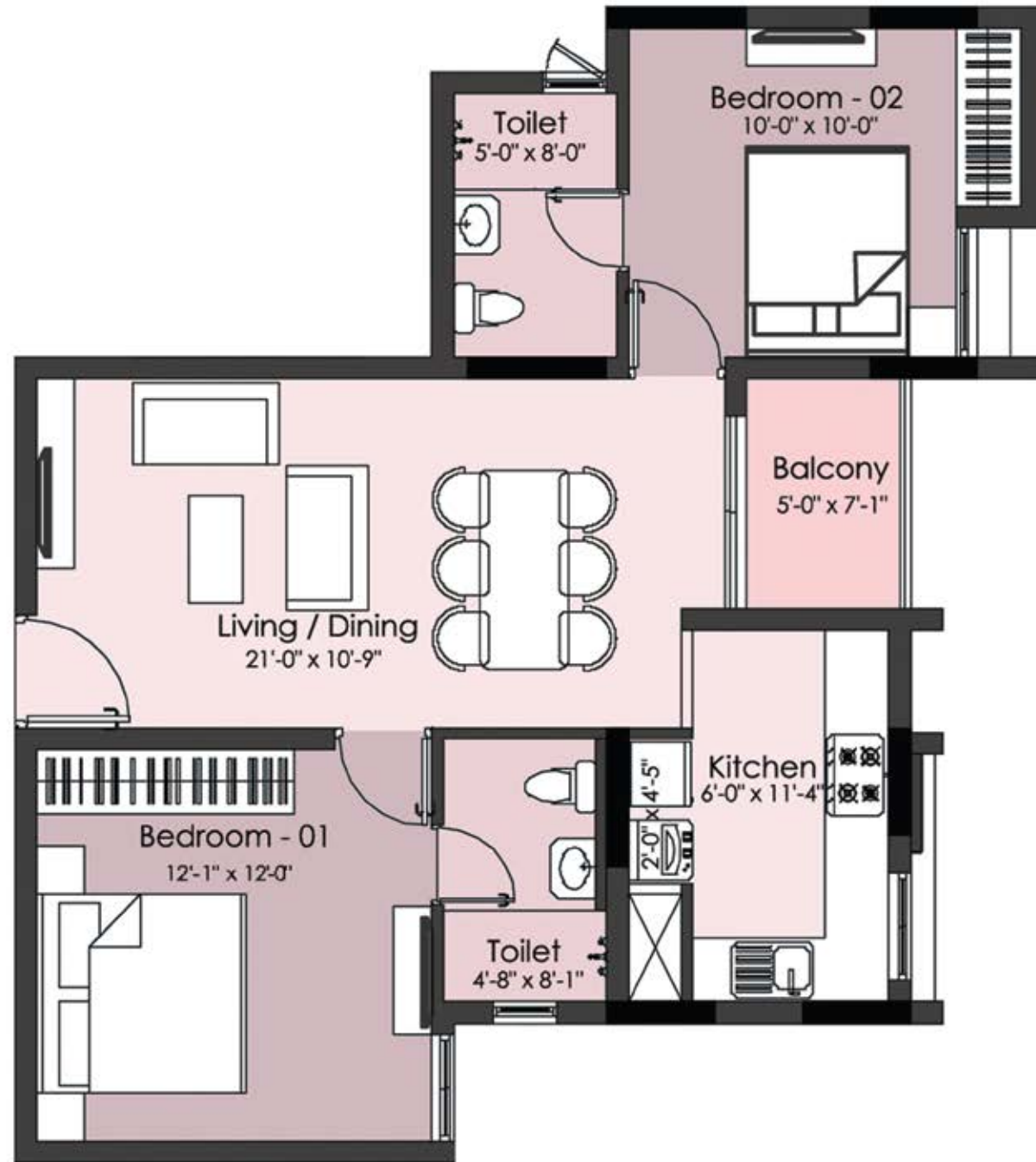
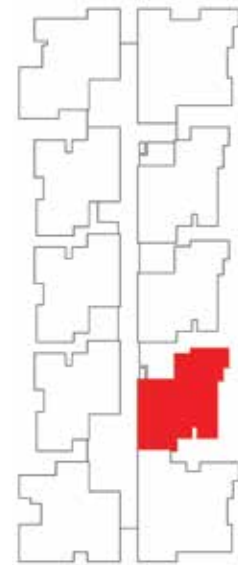
**2 Bedroom
+ 2 Toilets**



Saleable Area 972 sq.ft. | Plinth Area 777 sq.ft. | Rera Carpet Area 651 sq.ft.

A 109

2 Bedroom + 2 Toilets



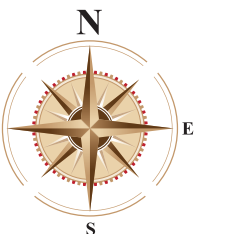
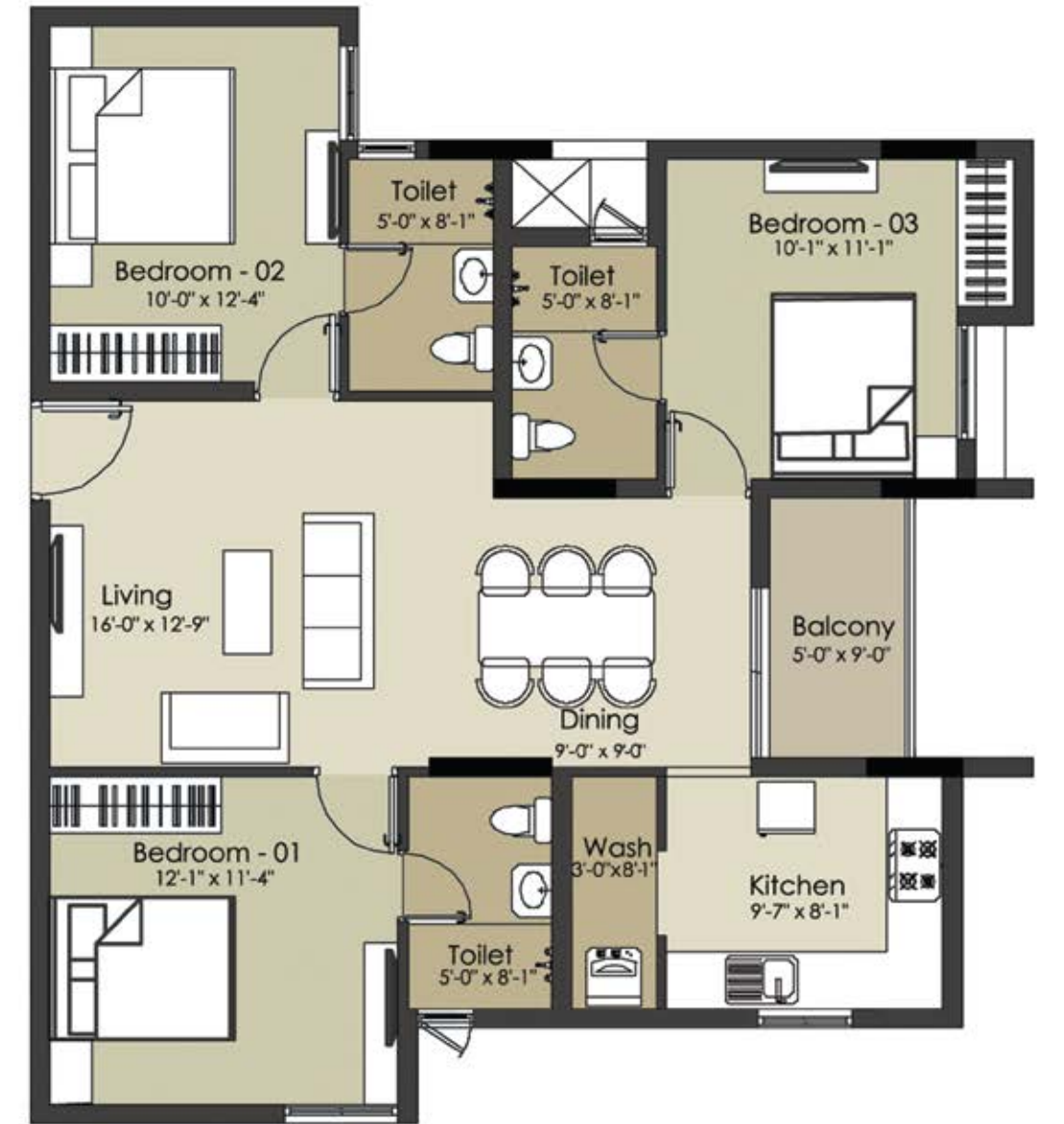
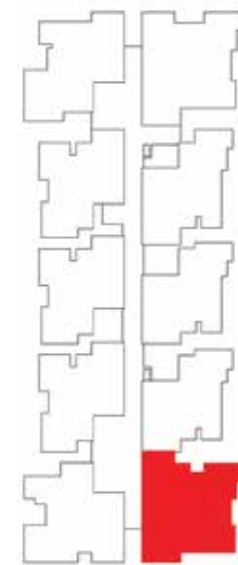
Saleable Area
981 sq.ft.

Plinth Area
784 sq.ft.

Rera Carpet Area
659 sq.ft.

A 110

3 Bedroom + 3 Toilets



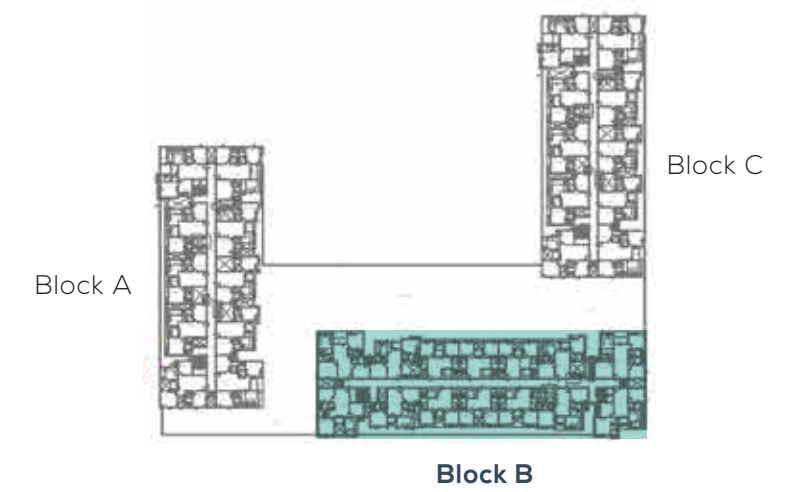
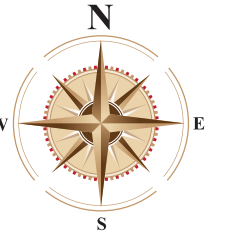
Saleable Area
1342 sq.ft.

Plinth Area
1073 sq.ft.

Rera Carpet Area
927 sq.ft.

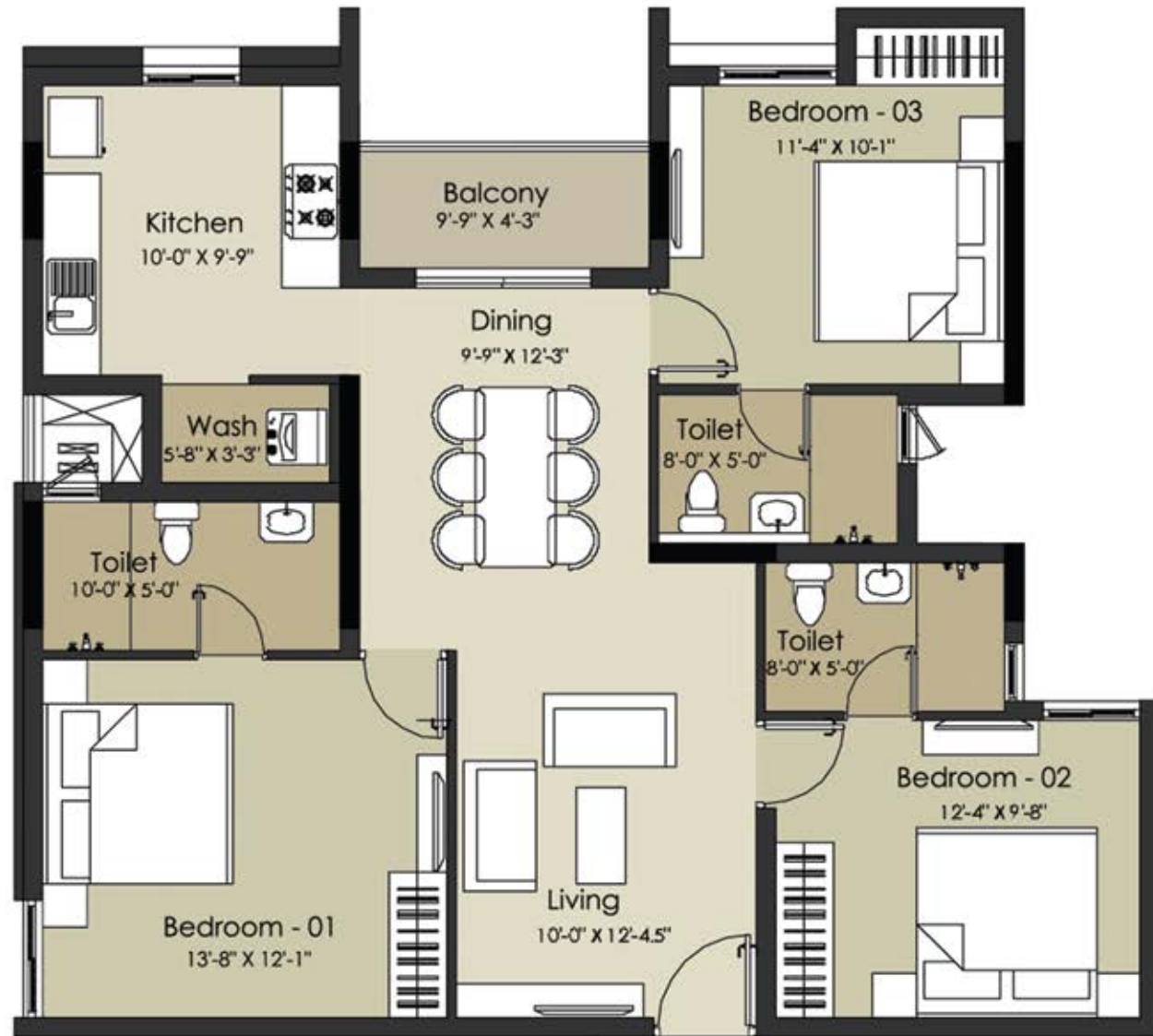
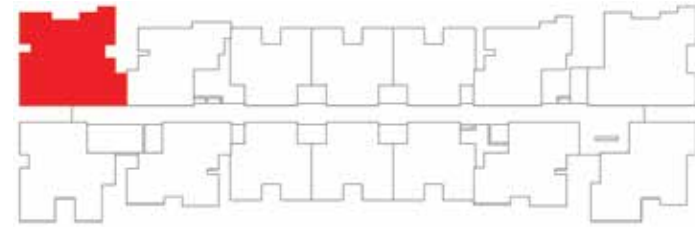
TYPICAL
FLOOR
PLAN

Block B

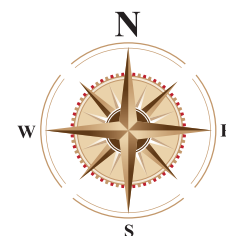


B 101

**3 Bedroom
+ 3 Toilets**

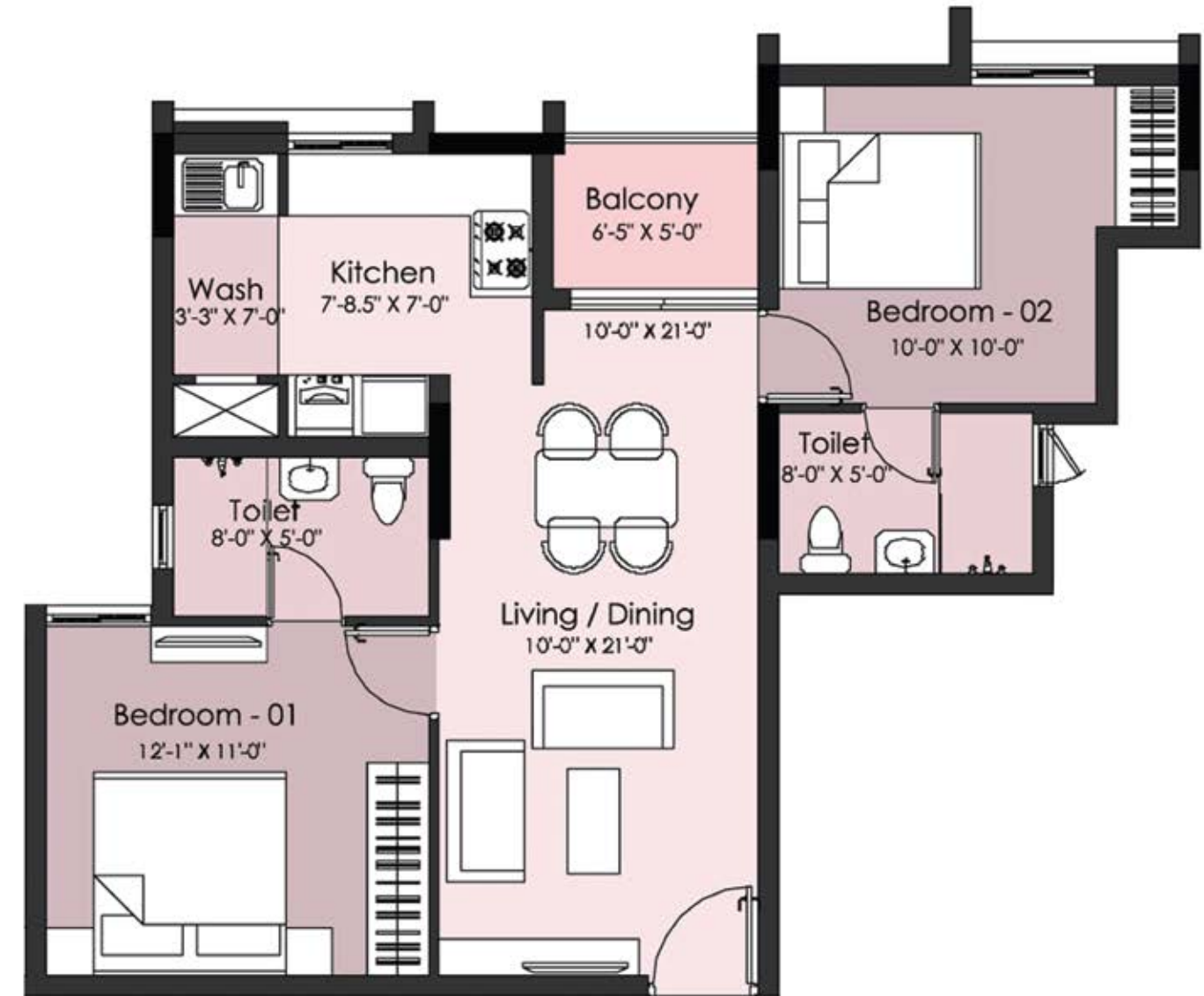
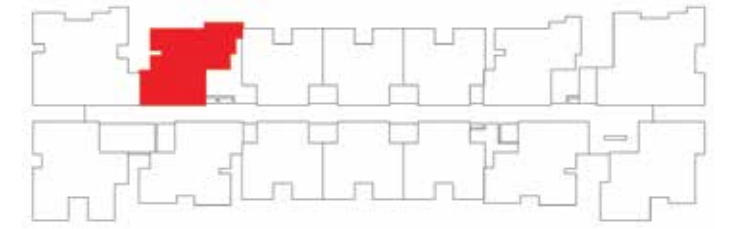


Saleable Area 1389 sq.ft.	Plinth Area 1110 sq.ft.	Rera Carpet Area 962 sq.ft.
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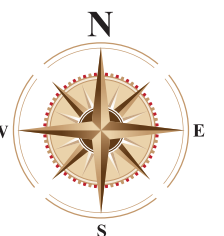


B 102

**2 Bedroom
+ 2 Toilets**

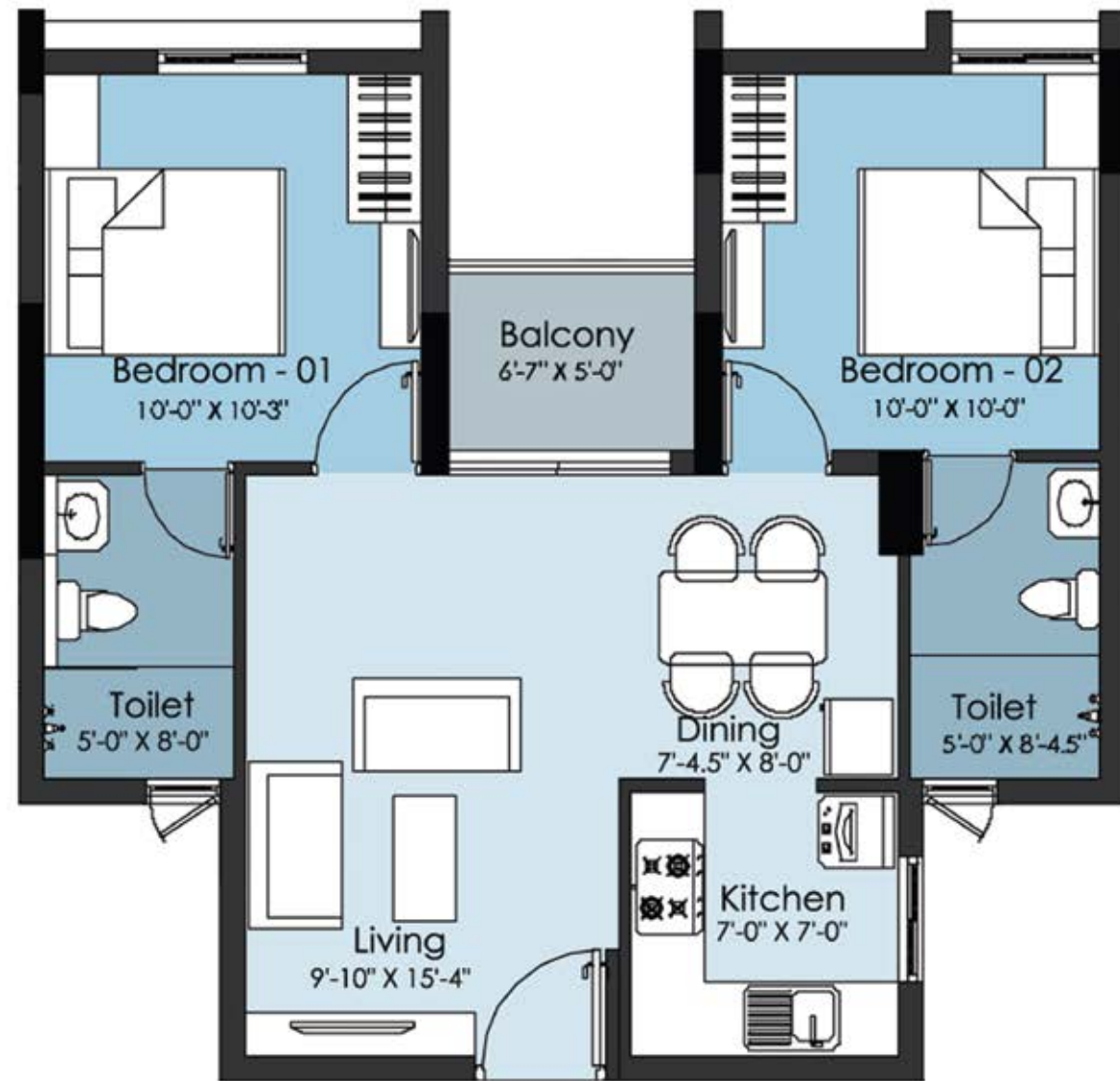
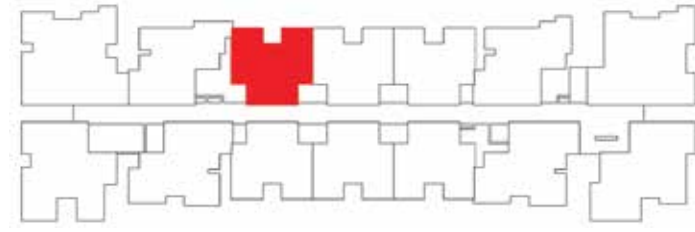


Saleable Area 949 sq.ft.	Plinth Area 759 sq.ft.	Rera Carpet Area 640 sq.ft.
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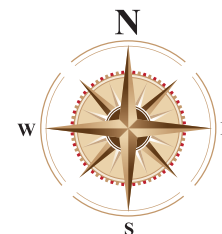


B 103

2 Bedroom
+ 2 Toilets

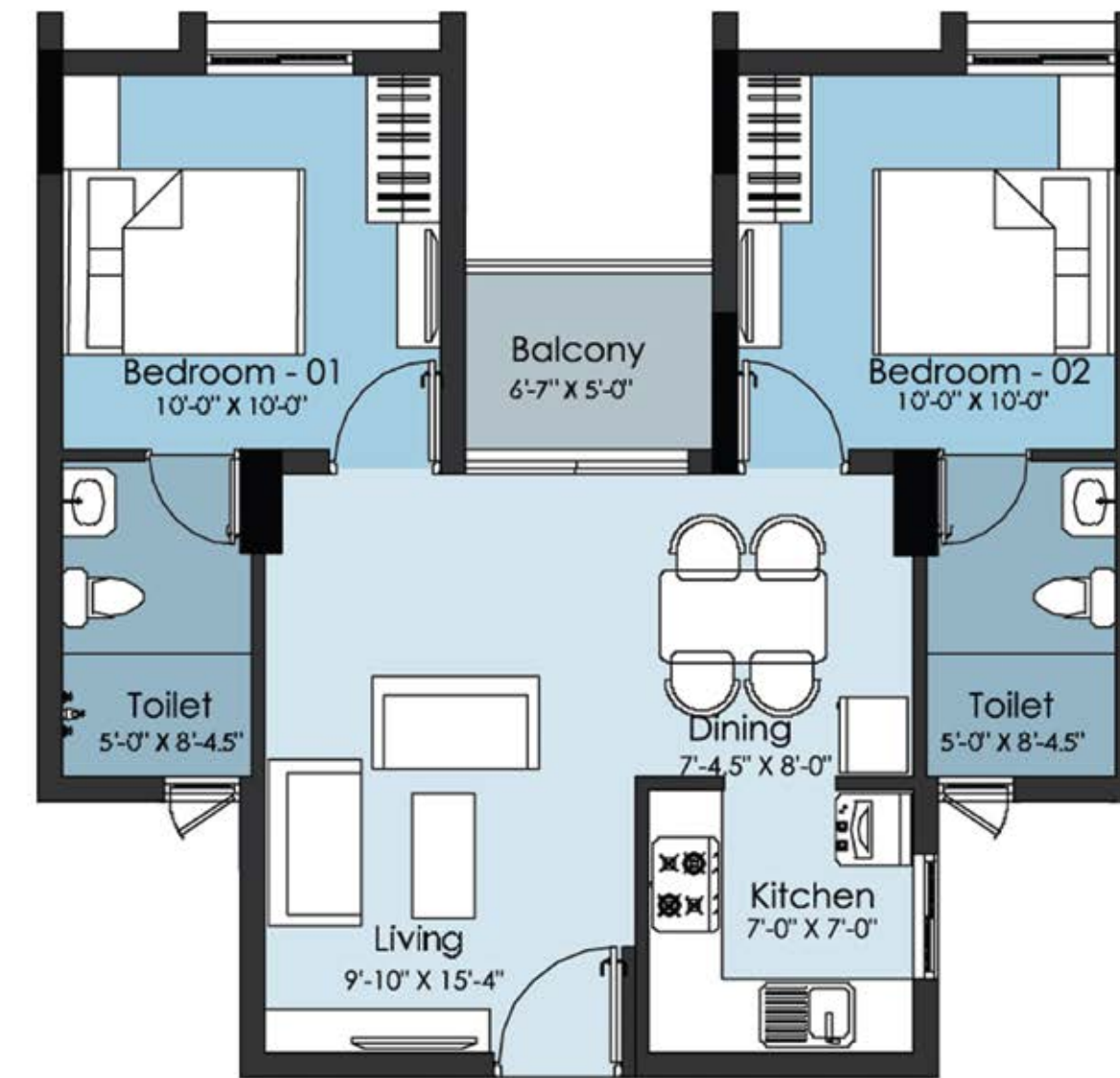
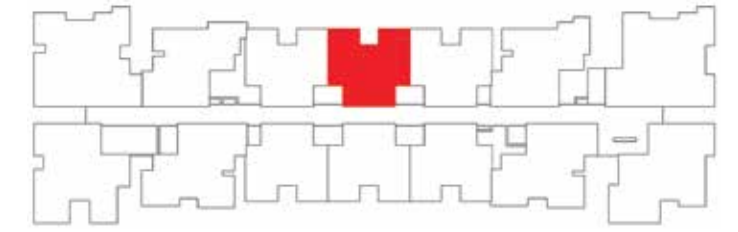


Saleable Area 842 sq.ft.	Plinth Area 673 sq.ft.	Rera Carpet Area 564 sq.ft.
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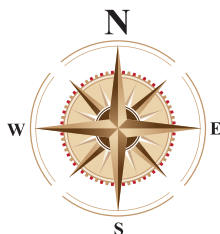


B 104

2 Bedroom
+ 2 Toilets

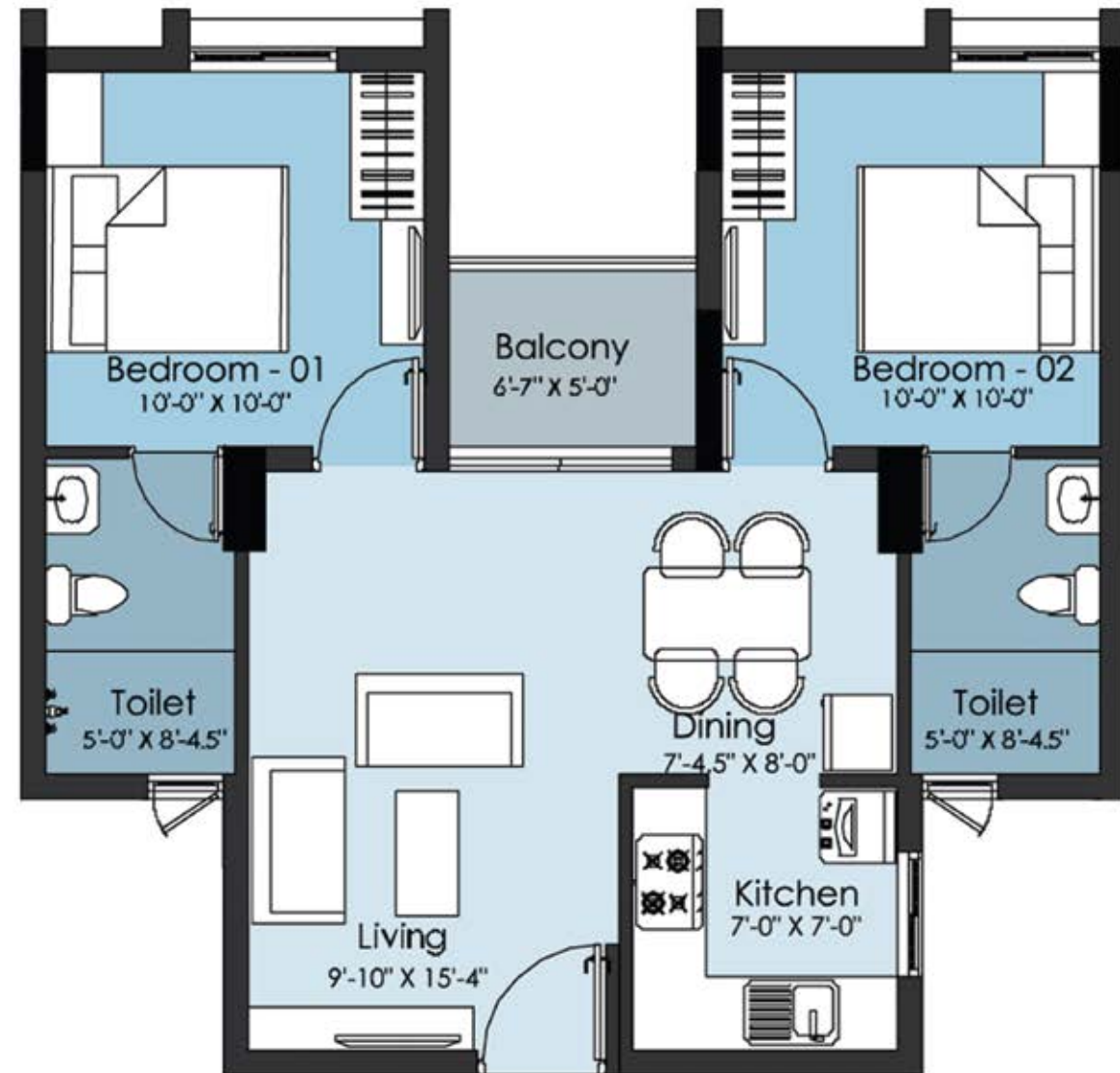
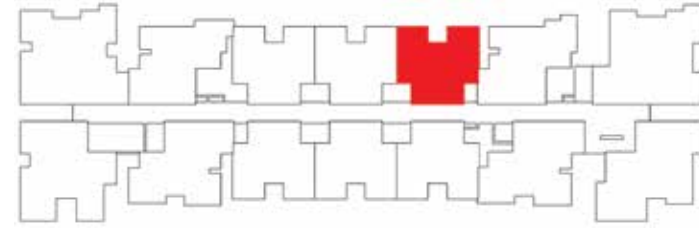


Saleable Area 835 sq.ft.	Plinth Area 668 sq.ft.	Rera Carpet Area 564 sq.ft.
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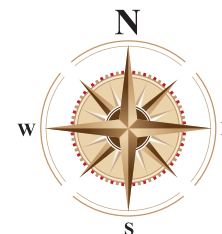


B 105

2 Bedroom
+ 2 Toilets

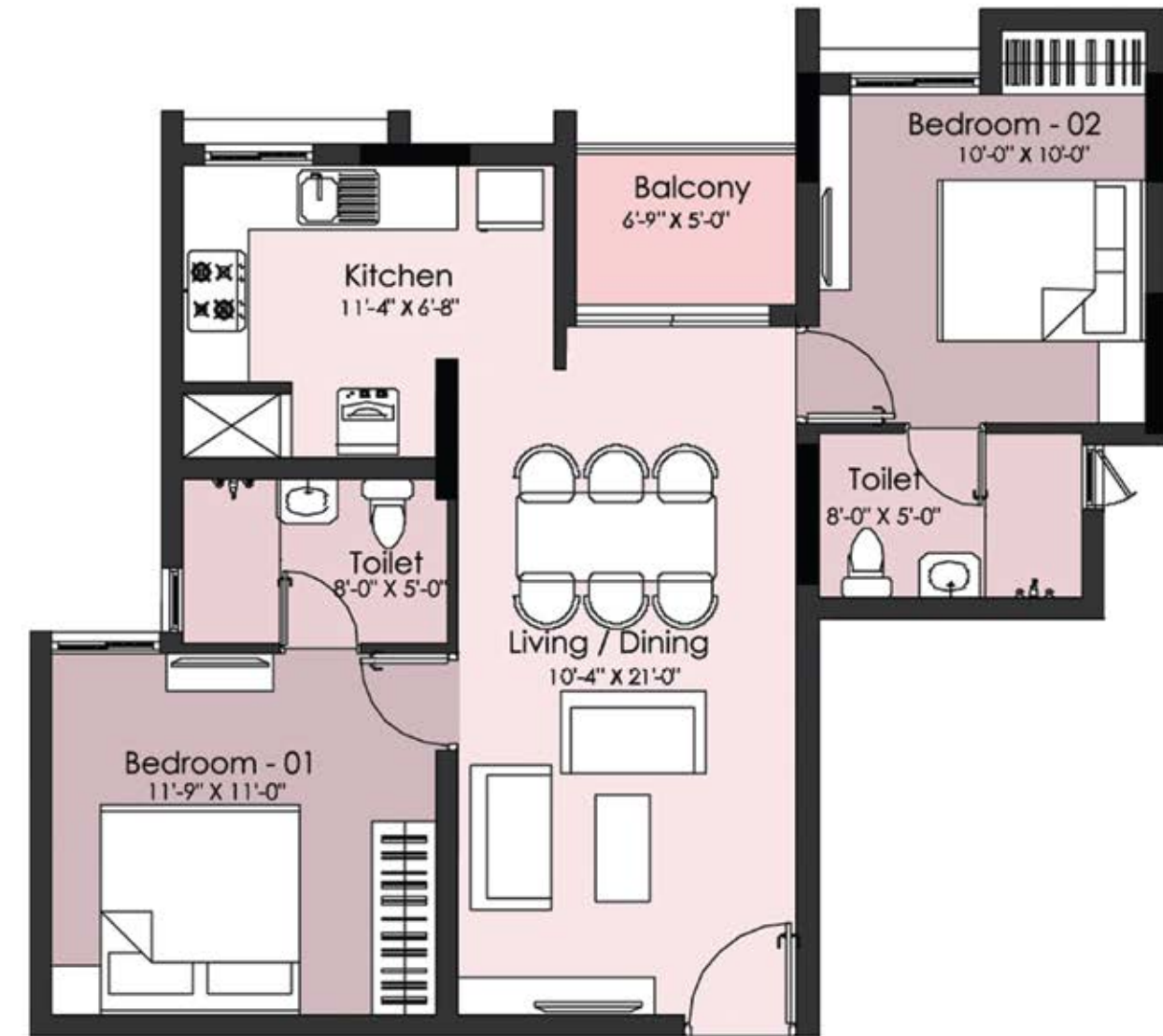
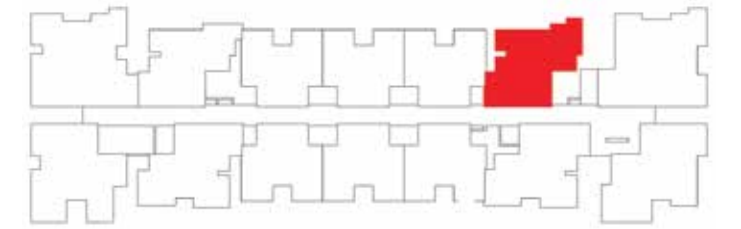


Saleable Area 841 sq.ft.
Plinth Area 672 sq.ft.
Rera Carpet Area 564 sq.ft.

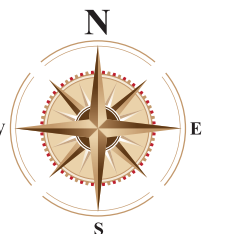


B 106

2 Bedroom
+ 2 Toilets

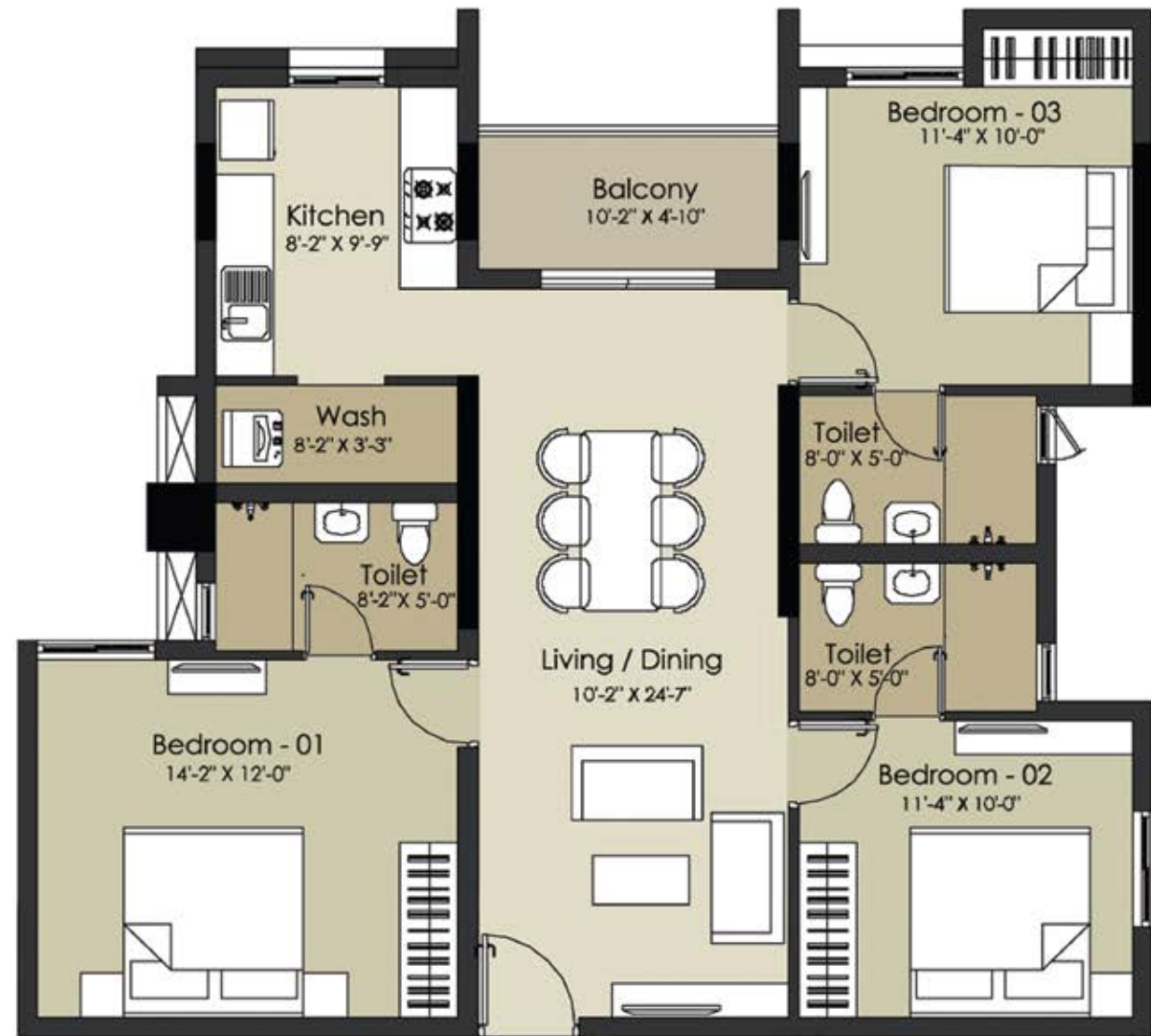
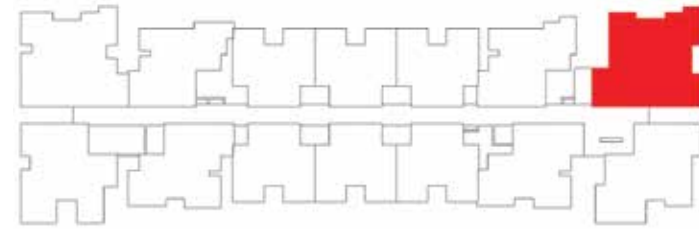


Saleable Area 957 sq.ft.
Plinth Area 765 sq.ft.
Rera Carpet Area 642 sq.ft.

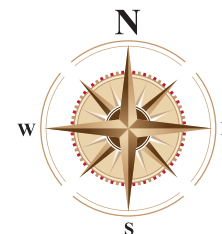


B 107

**3 Bedroom
+ 3 Toilets**

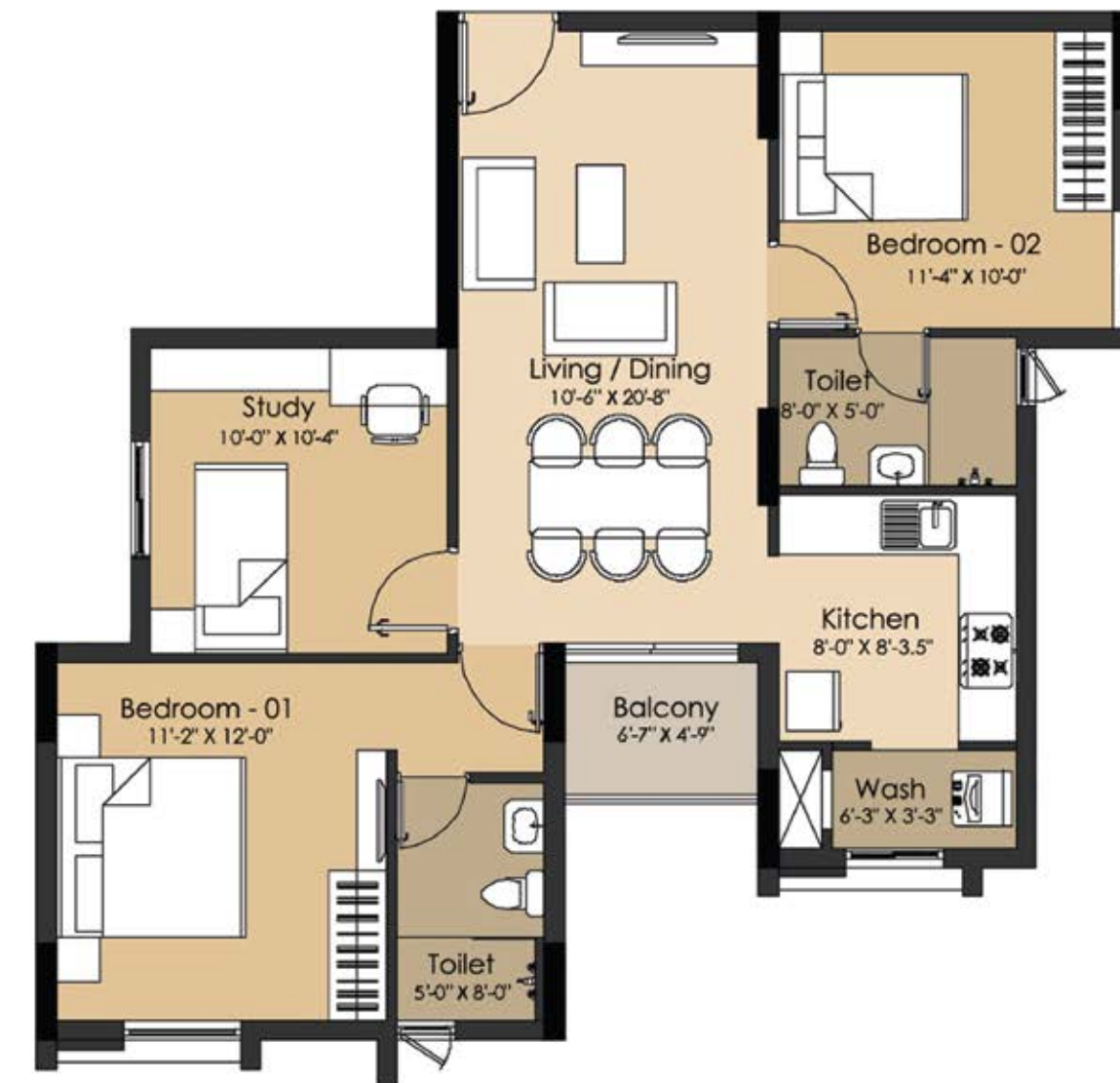
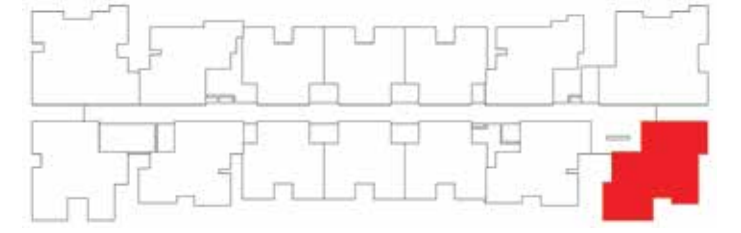


Saleable Area 1372 sq.ft.	Plinth Area 1097 sq.ft.	Rera Carpet Area 943 sq.ft.
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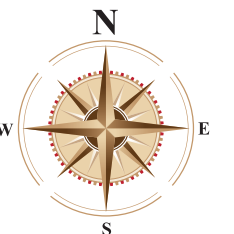


B 108

**2.5 Bedroom
+ 2 Toilets**

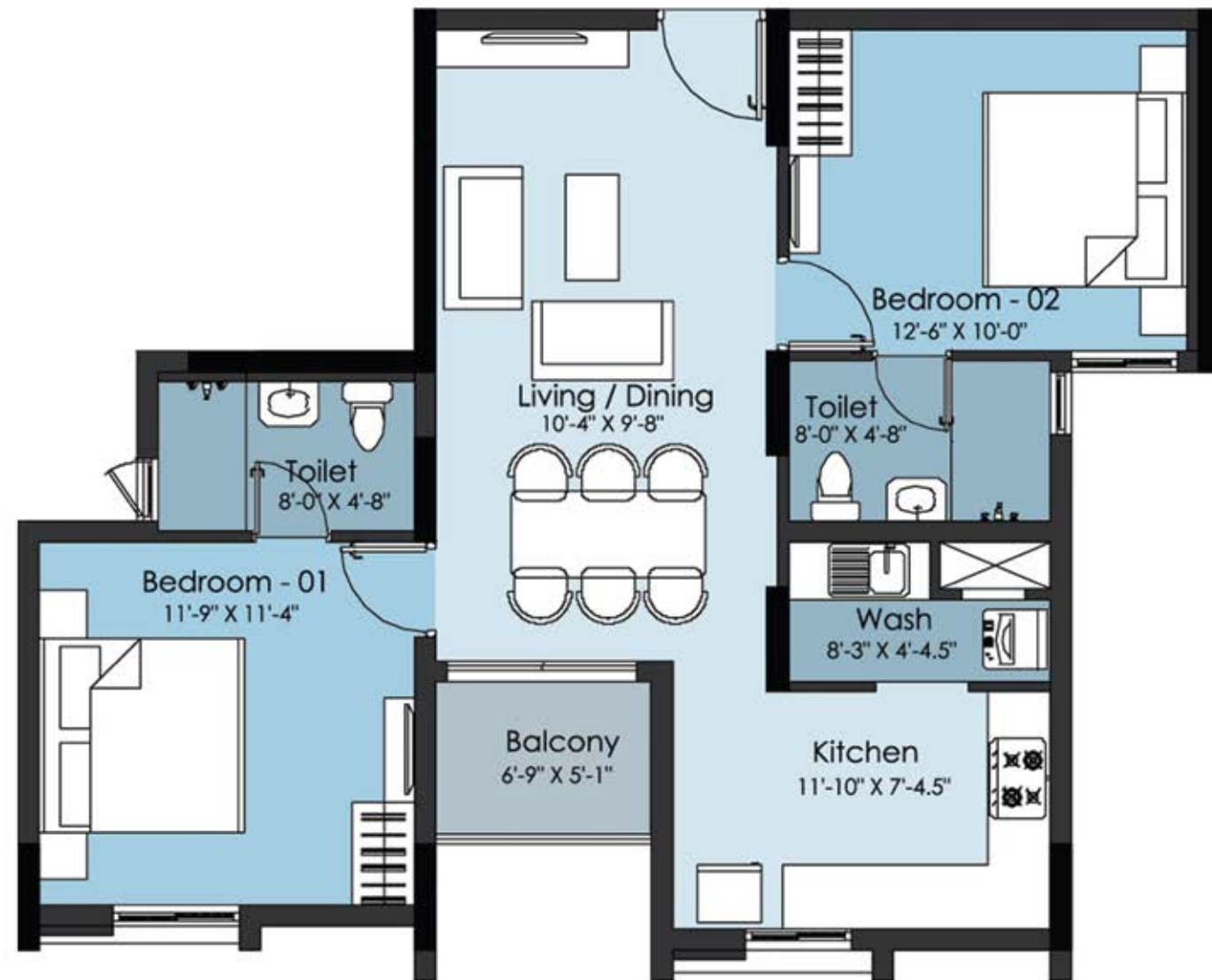
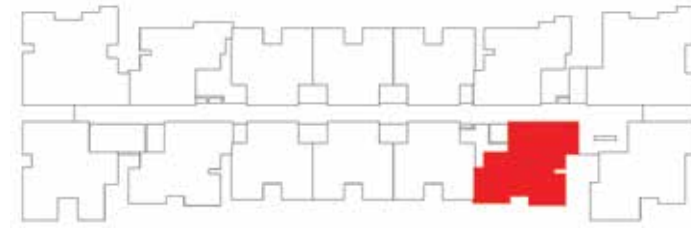


Saleable Area 1153 sq.ft.	Plinth Area 922 sq.ft.	Rera Carpet Area 785 sq.ft.
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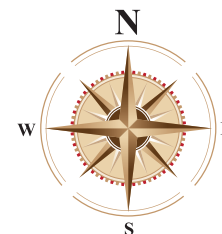


B 109

2 Bedroom
+ 2 Toilets

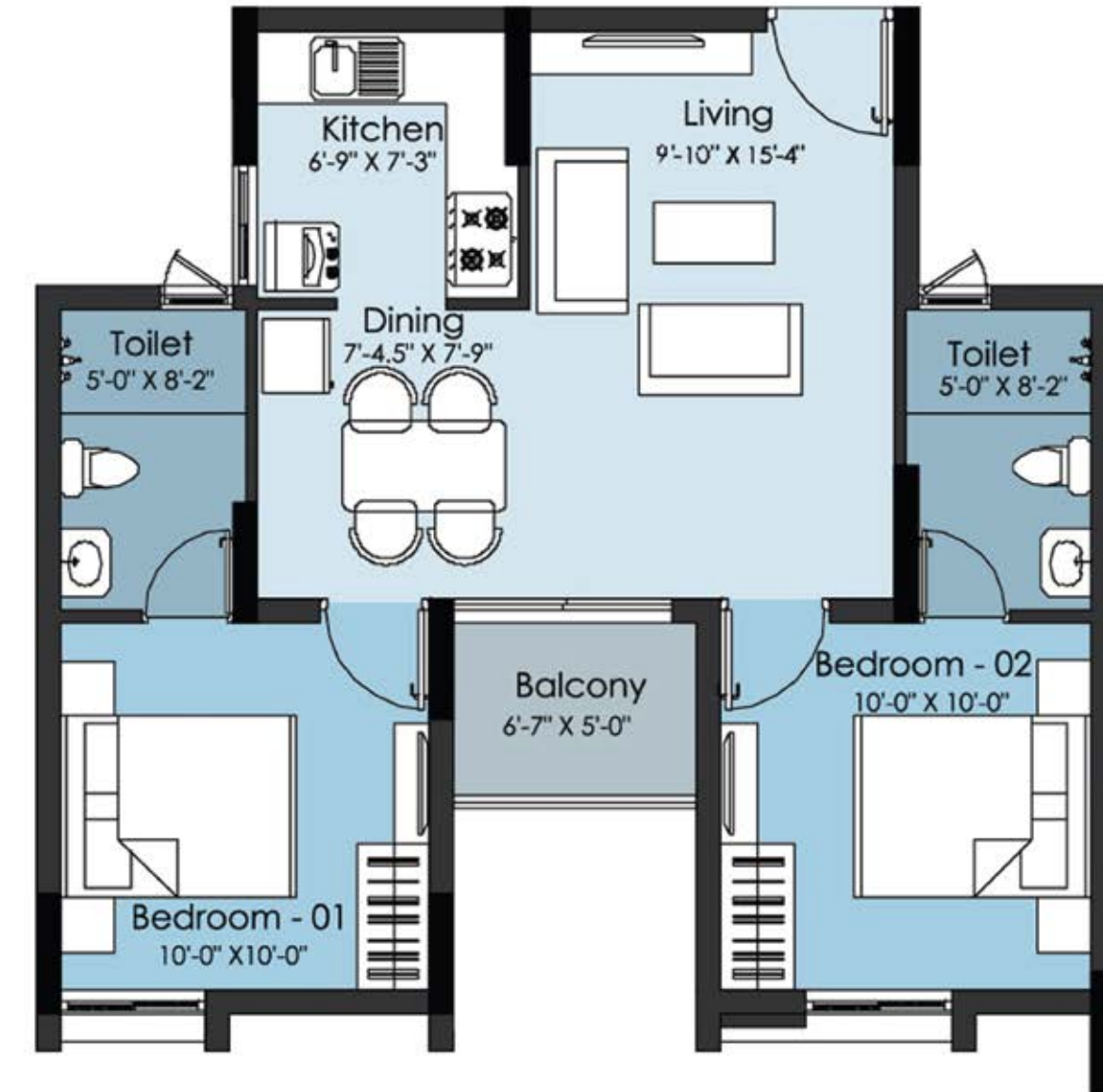
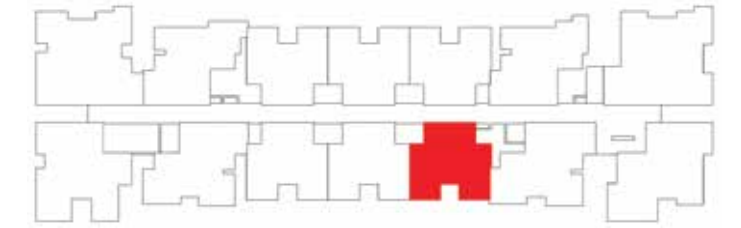


Saleable Area 1031 sq.ft. | Plinth Area 825 sq.ft. | Rera Carpet Area 694 sq.ft.

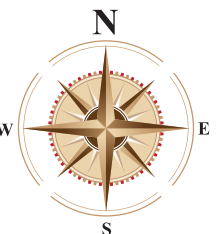


B 110

2 Bedroom
+ 2 Toilets

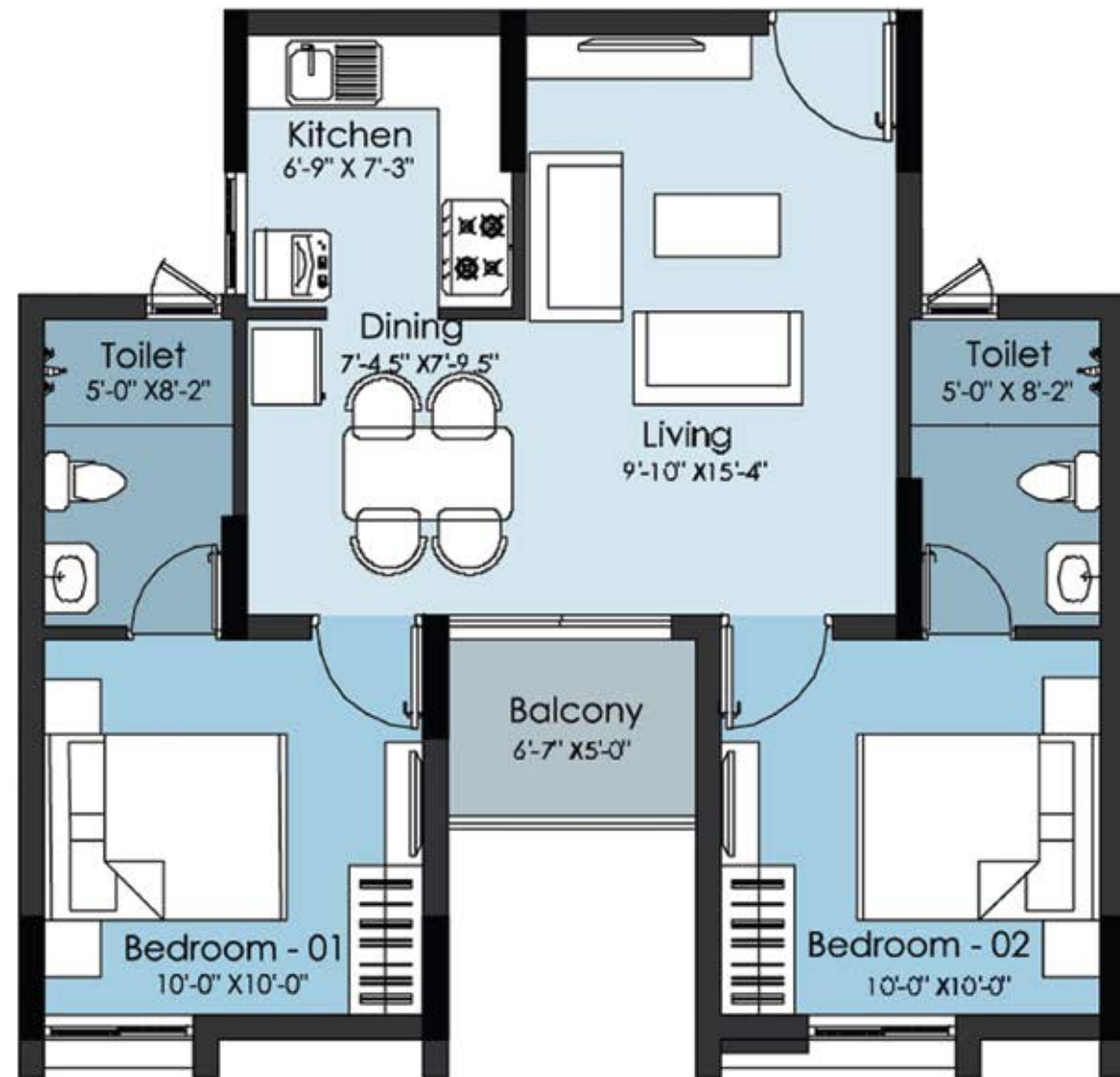
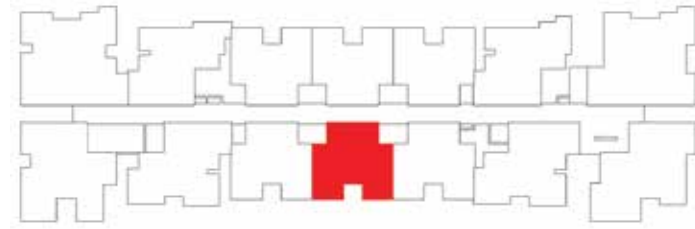


Saleable Area 835 sq.ft. | Plinth Area 668 sq.ft. | Rera Carpet Area 561 sq.ft.

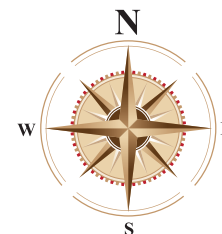


B 111

**2 Bedroom
+ 2 Toilets**

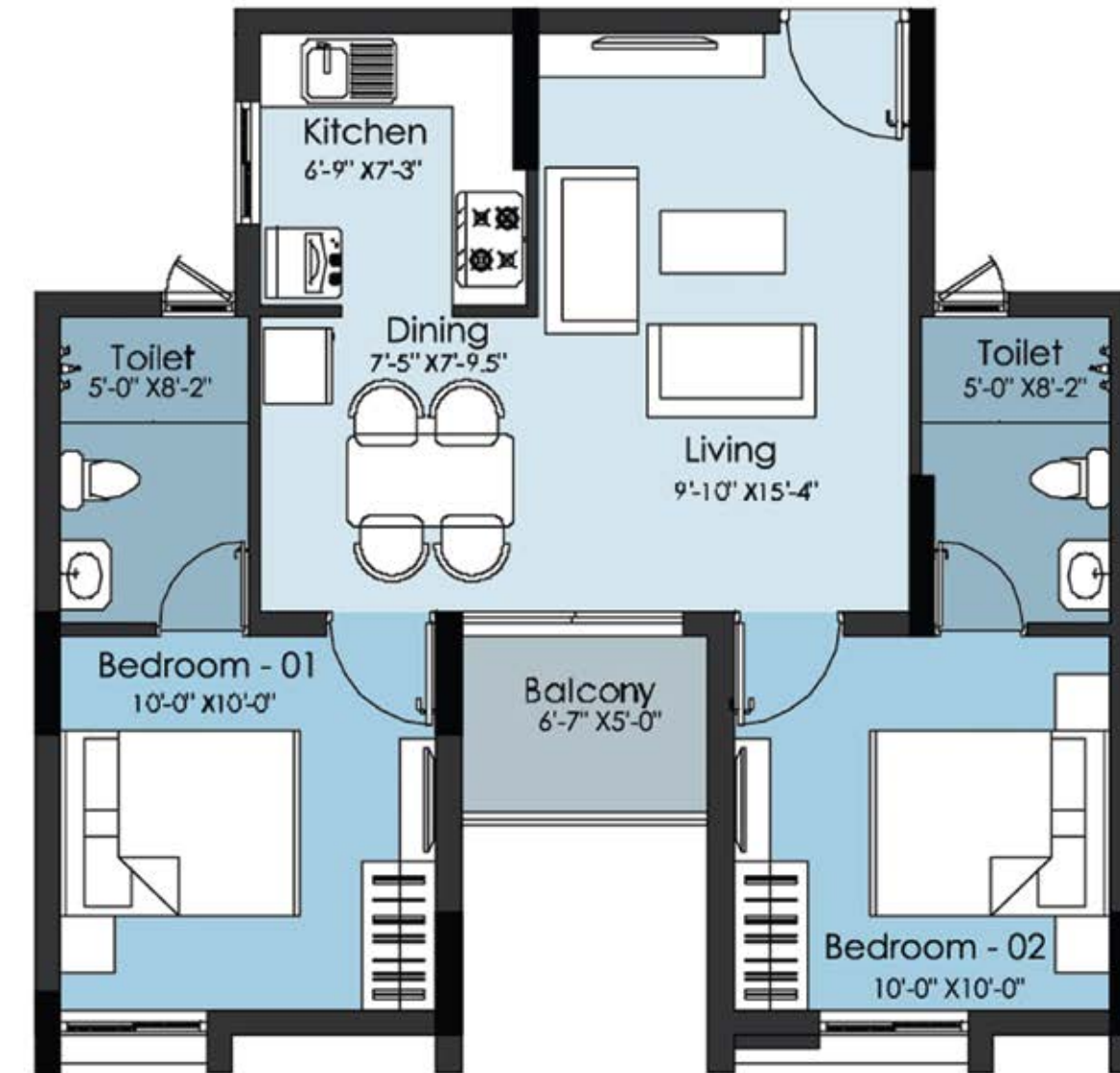
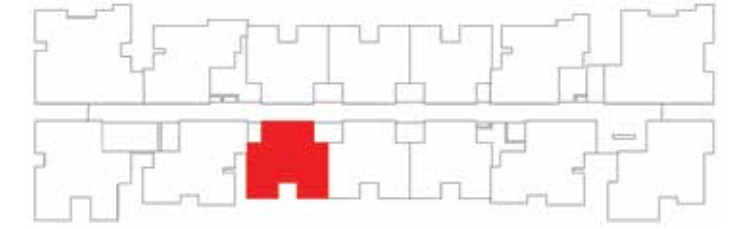


Saleable Area 832 sq.ft.	Plinth Area 665 sq.ft.	Rera Carpet Area 561 sq.ft.
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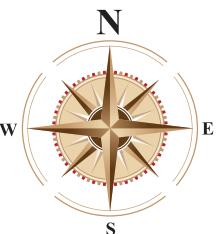


B 112

**2 Bedroom
+ 2 Toilets**

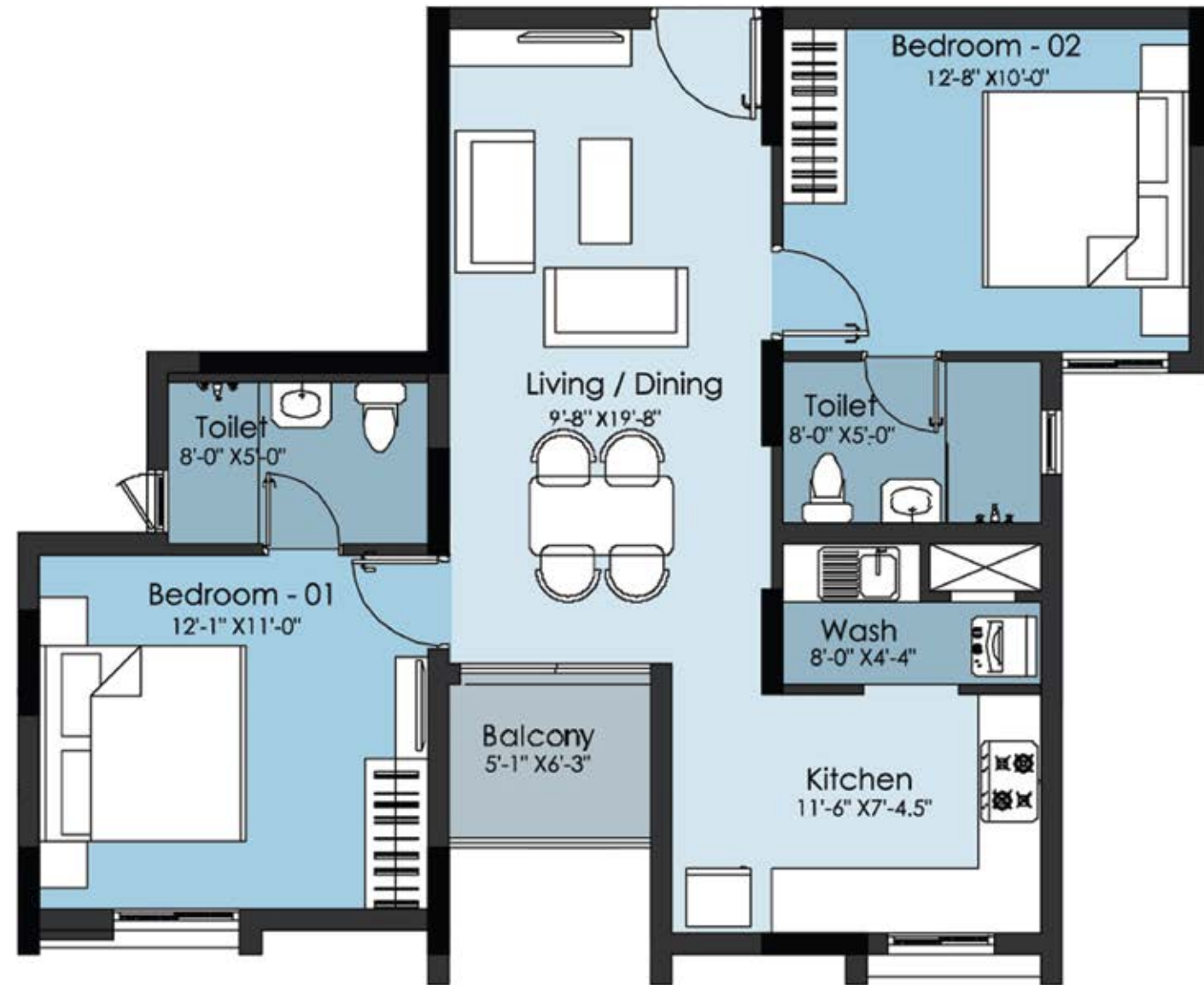
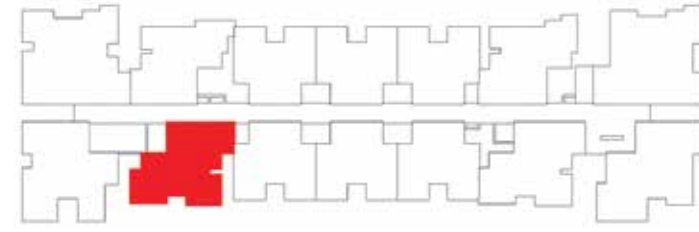


Saleable Area 838 sq.ft.	Plinth Area 670 sq.ft.	Rera Carpet Area 561 sq.ft.
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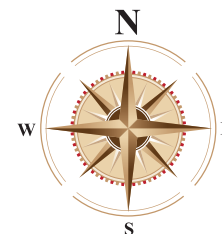


B 113

2 Bedroom
+ 2 Toilets

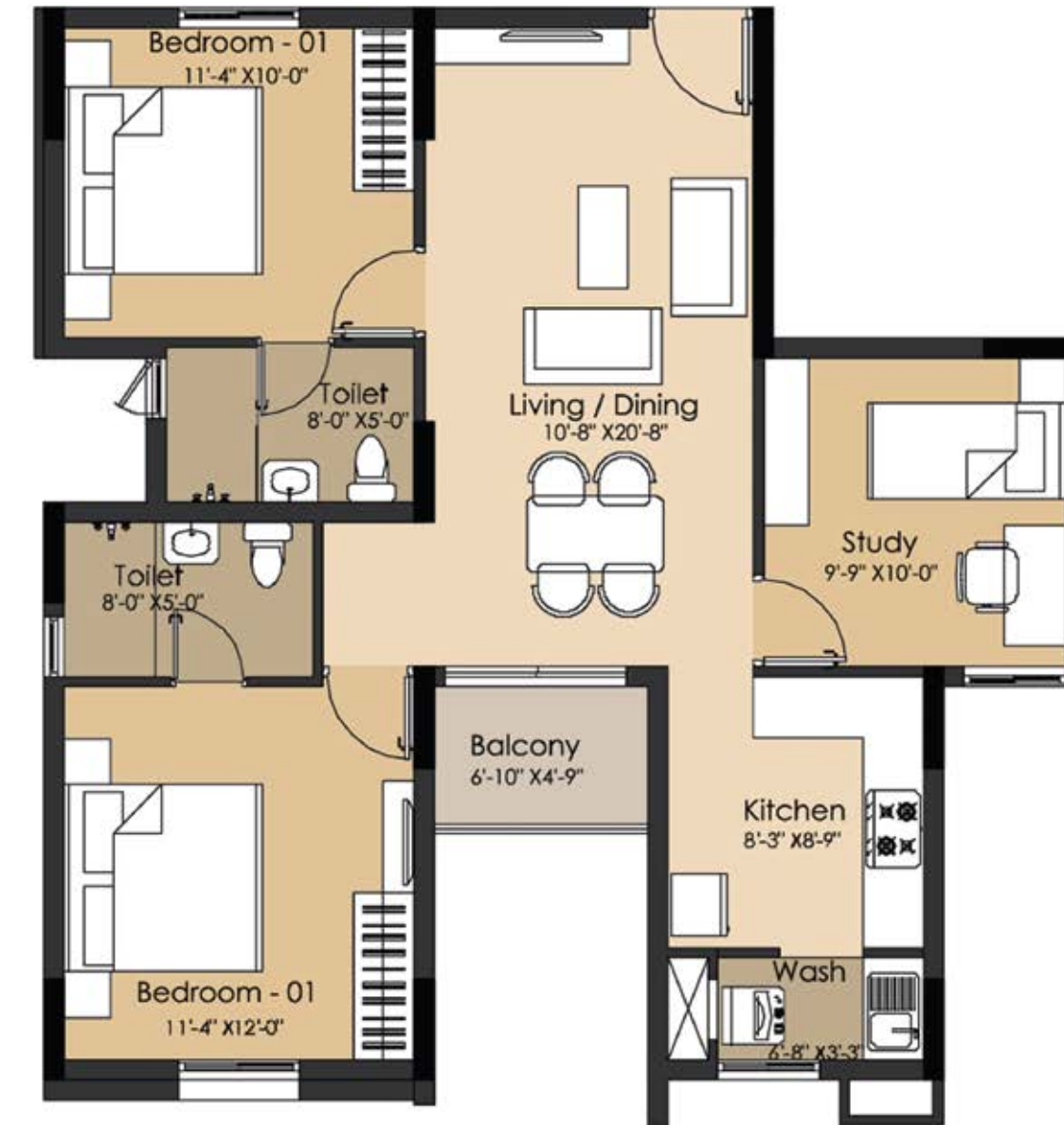
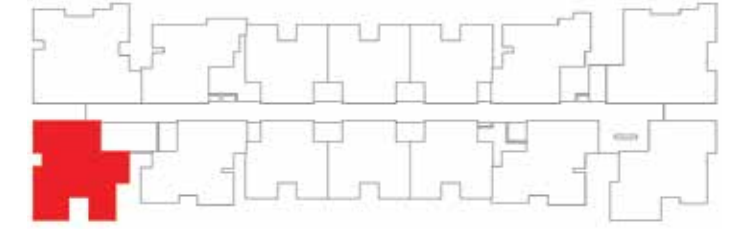


Saleable Area 1011 sq.ft.
Plinth Area 808 sq.ft.
Rera Carpet Area 678 sq.ft.

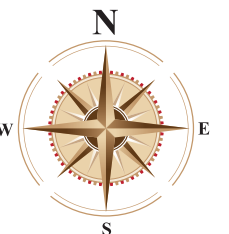


B 114

2.5 Bedroom
+ 2 Toilets

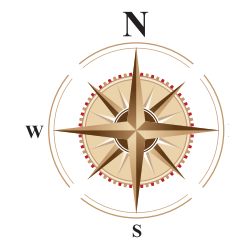
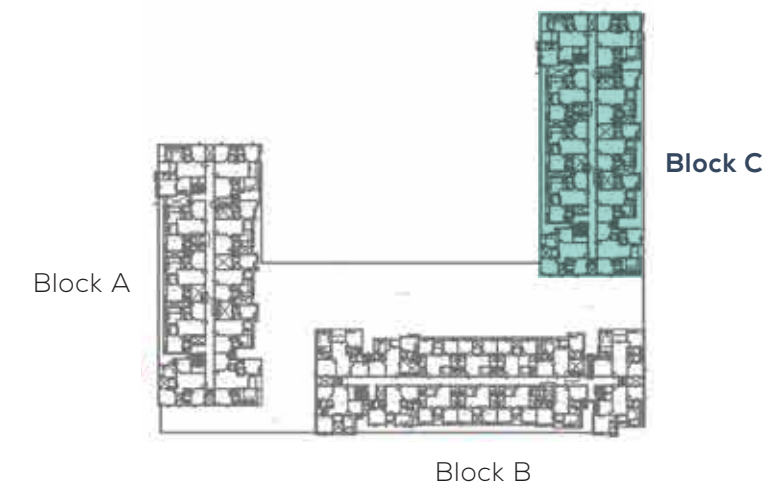


Saleable Area 1167 sq.ft.
Plinth Area 933 sq.ft.
Rera Carpet Area 788 sq.ft.



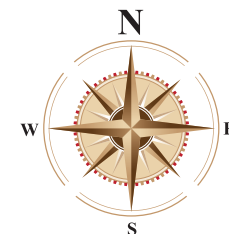
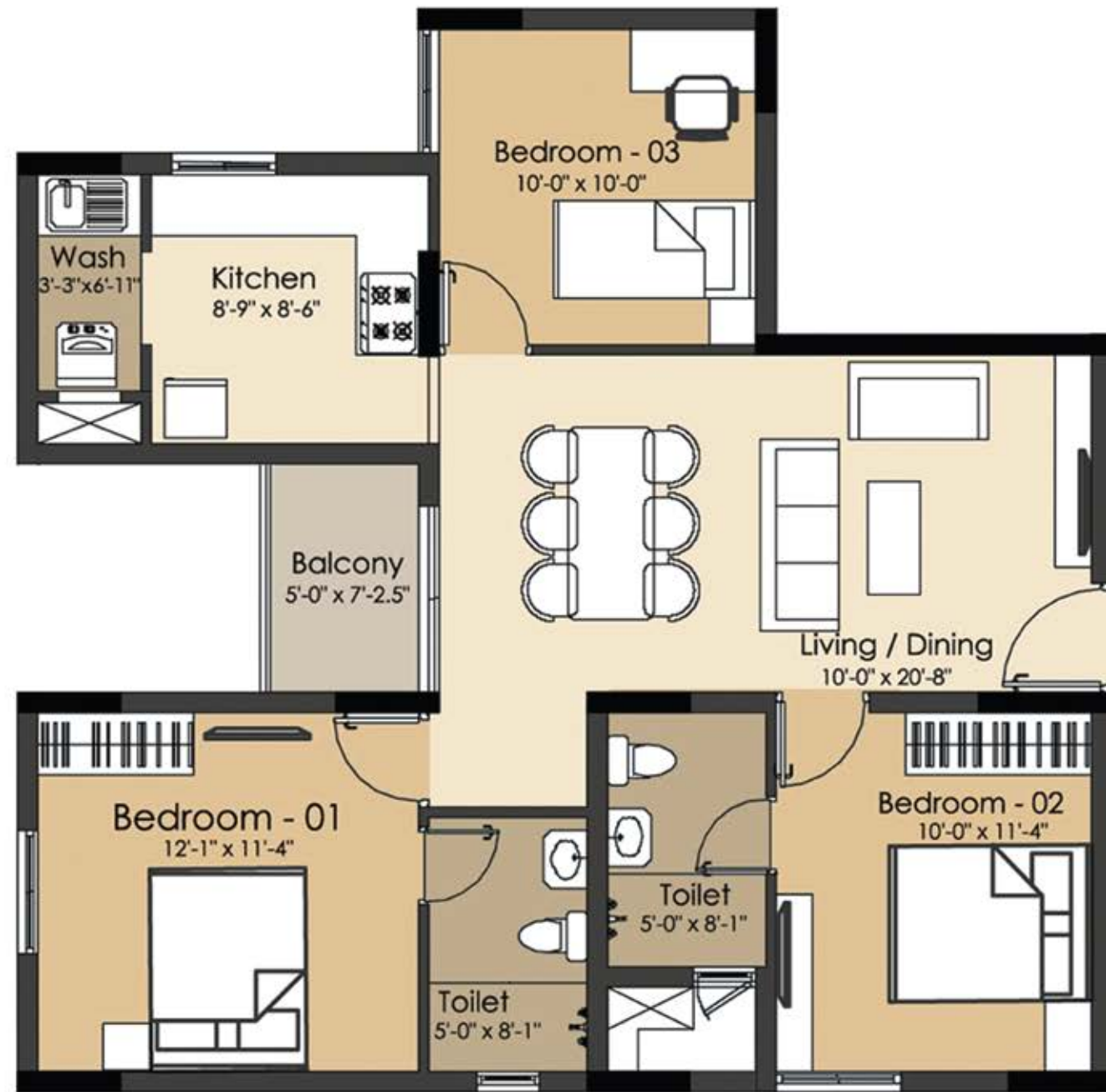
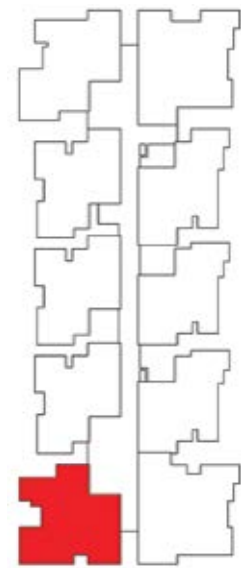
TYPICAL
FLOOR
PLAN

Block C



C 101

**2.5 Bedroom
+ 2 Toilets**



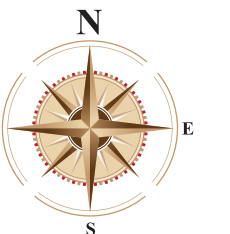
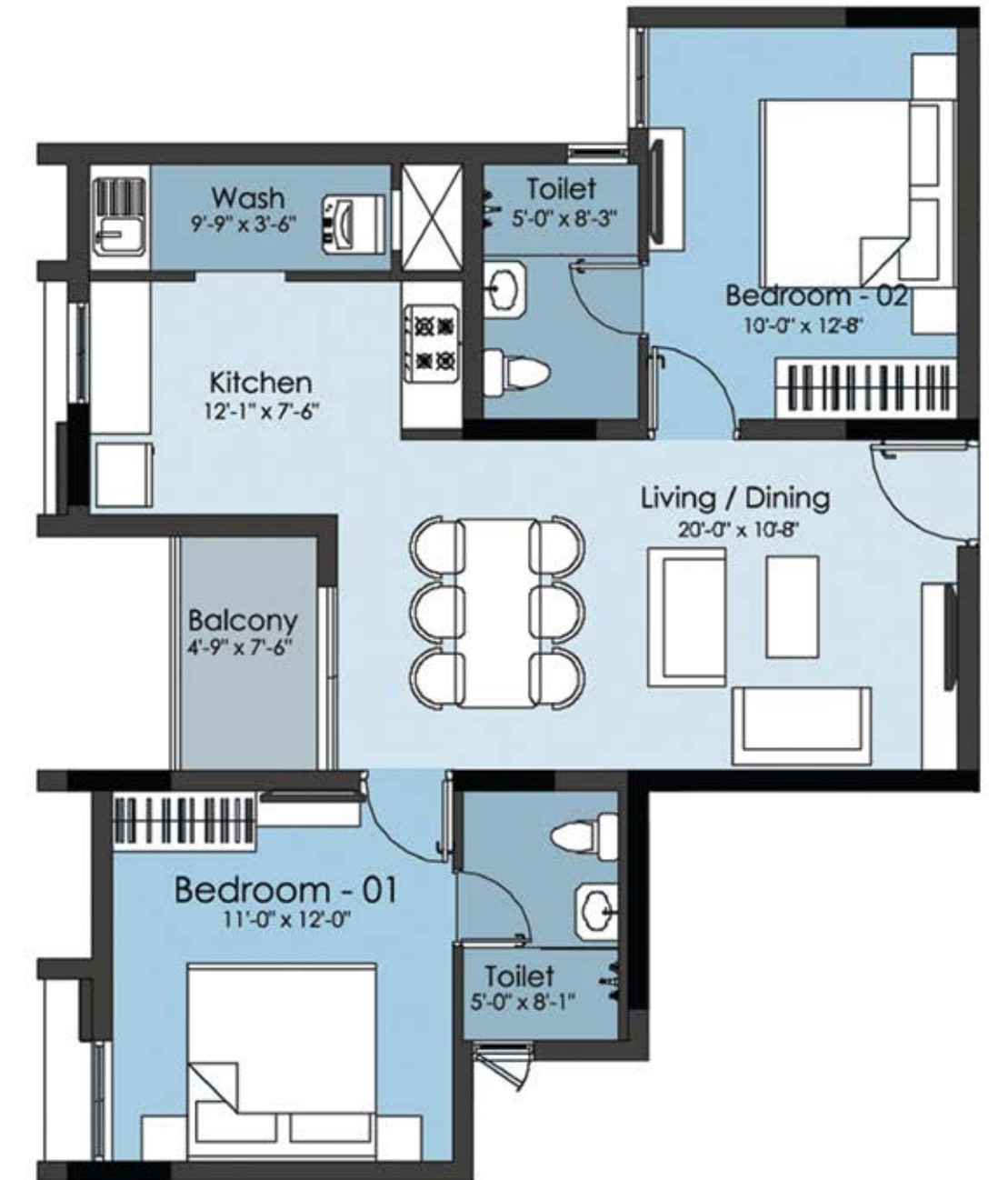
Saleable Area
1178 sq.ft.

Plinth Area
942 sq.ft.

Rera Carpet Area
800 sq.ft.

C 102

**2 Bedroom
+ 2 Toilets**



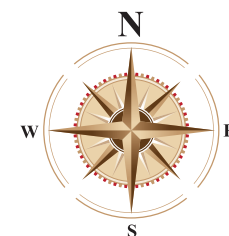
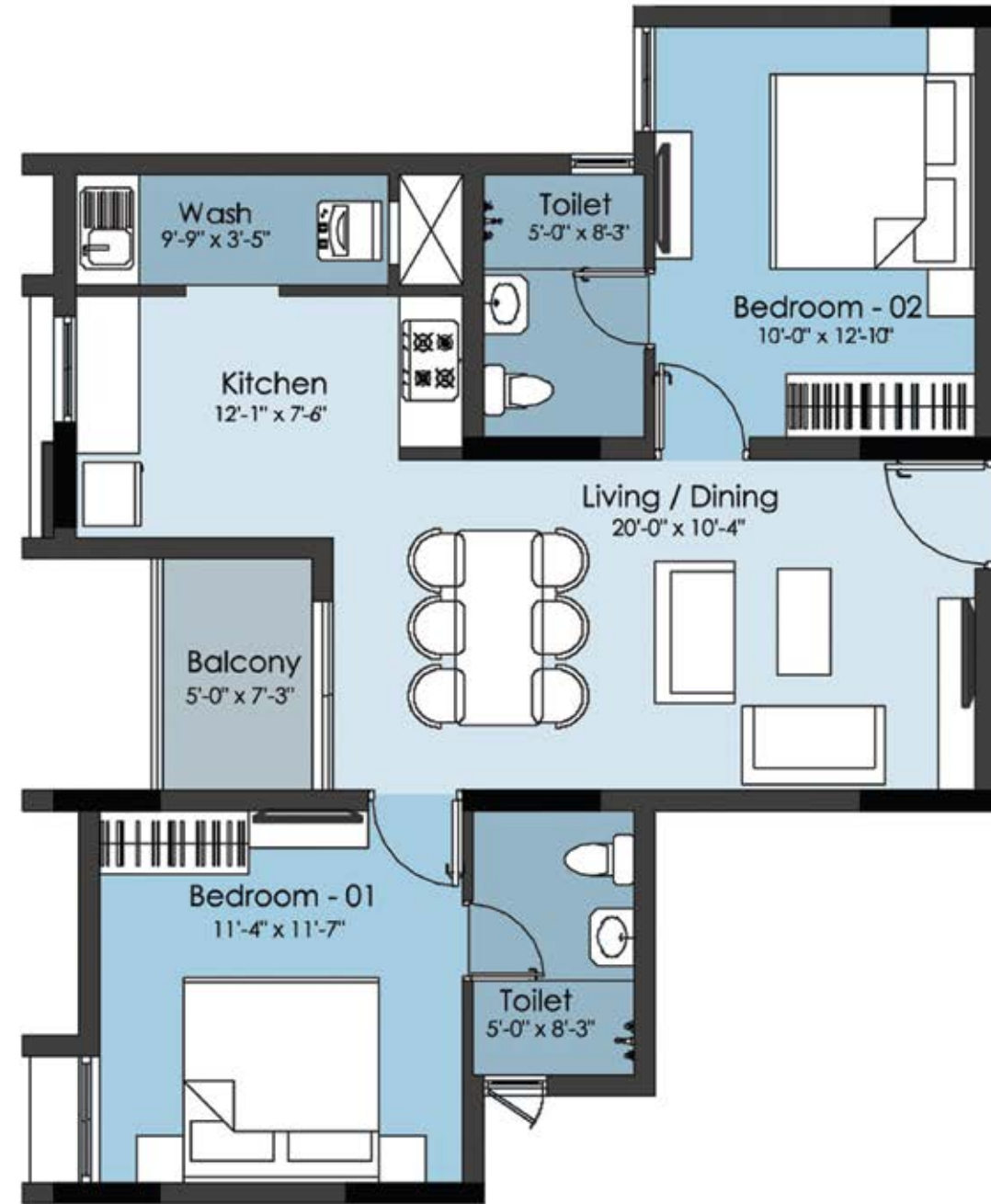
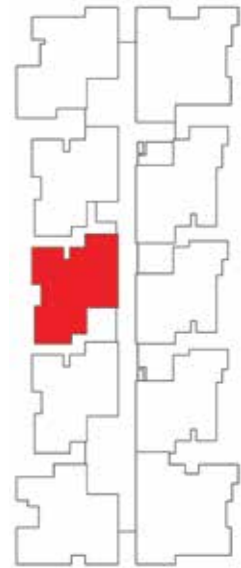
Saleable Area
1042 sq.ft.

Plinth Area
833 sq.ft.

Rera Carpet Area
697 sq.ft.

C 103

**2 Bedroom
+ 2 Toilets**



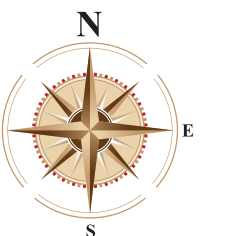
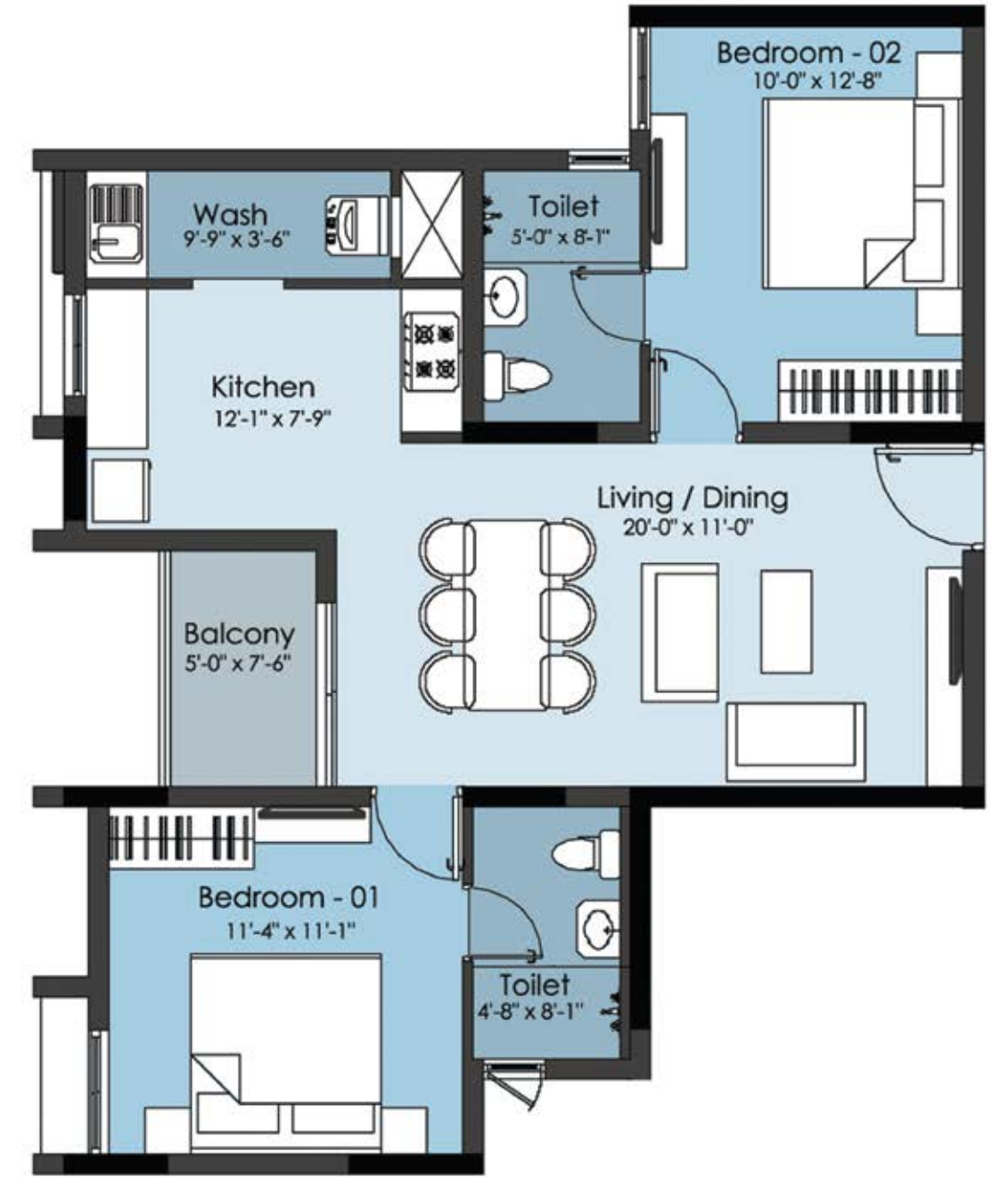
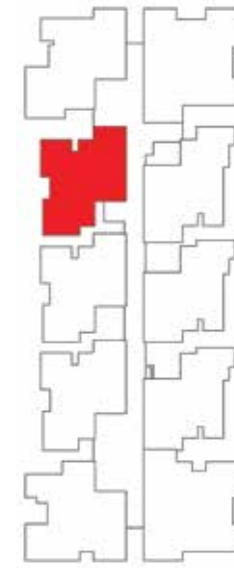
Saleable Area
1032 sq.ft.

Plinth Area
825 sq.ft.

Rera Carpet Area
693 sq.ft.

C 104

**2 Bedroom
+ 2 Toilets**



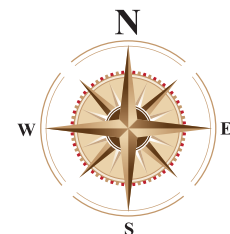
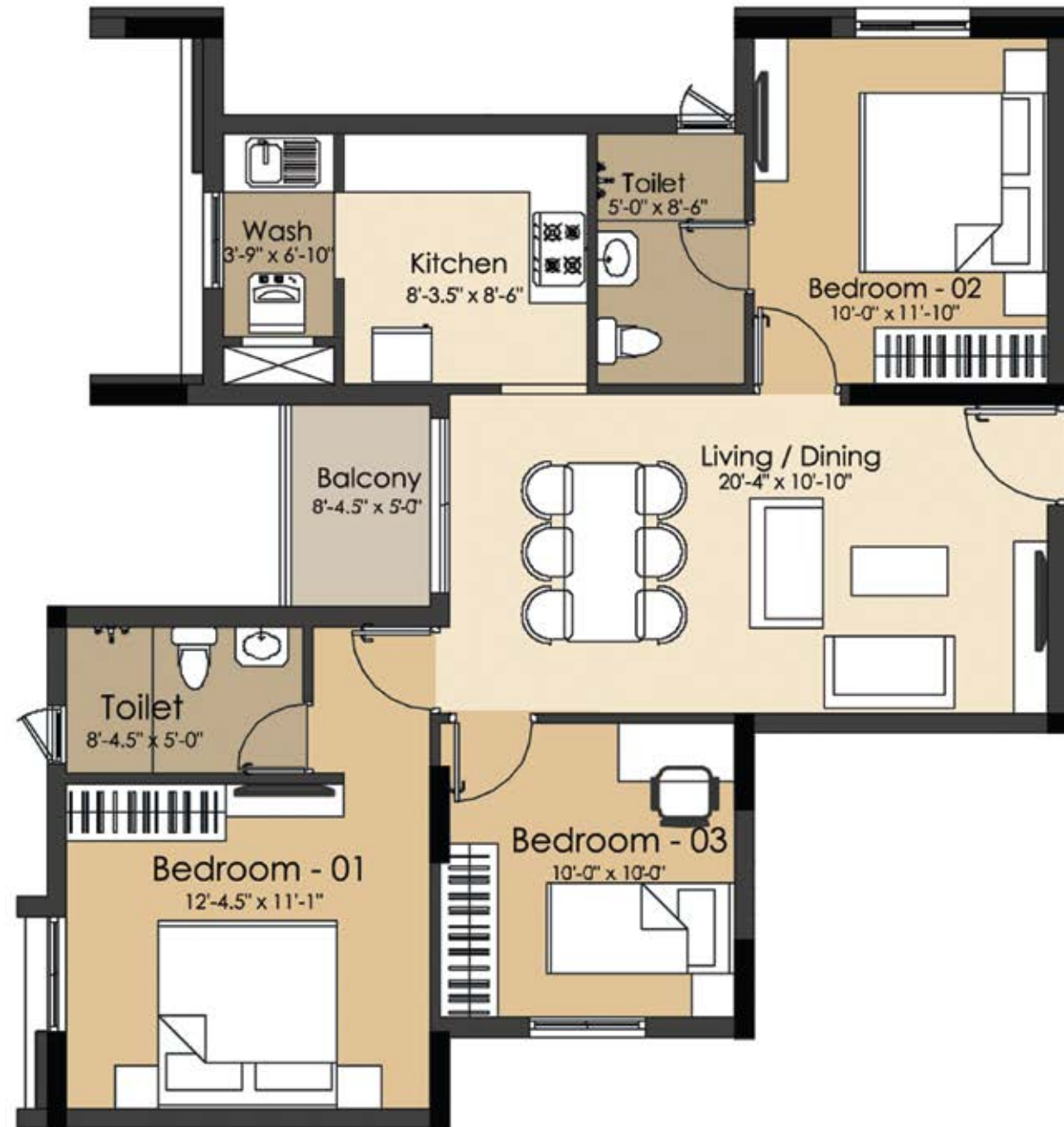
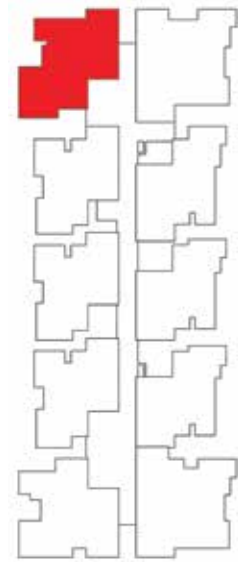
Saleable Area
1040 sq.ft.

Plinth Area
832 sq.ft.

Rera Carpet Area
698 sq.ft.

C 105

**2.5 Bedroom
+ 2 Toilets**



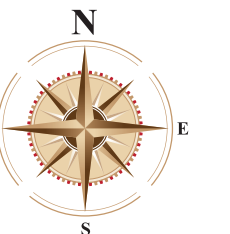
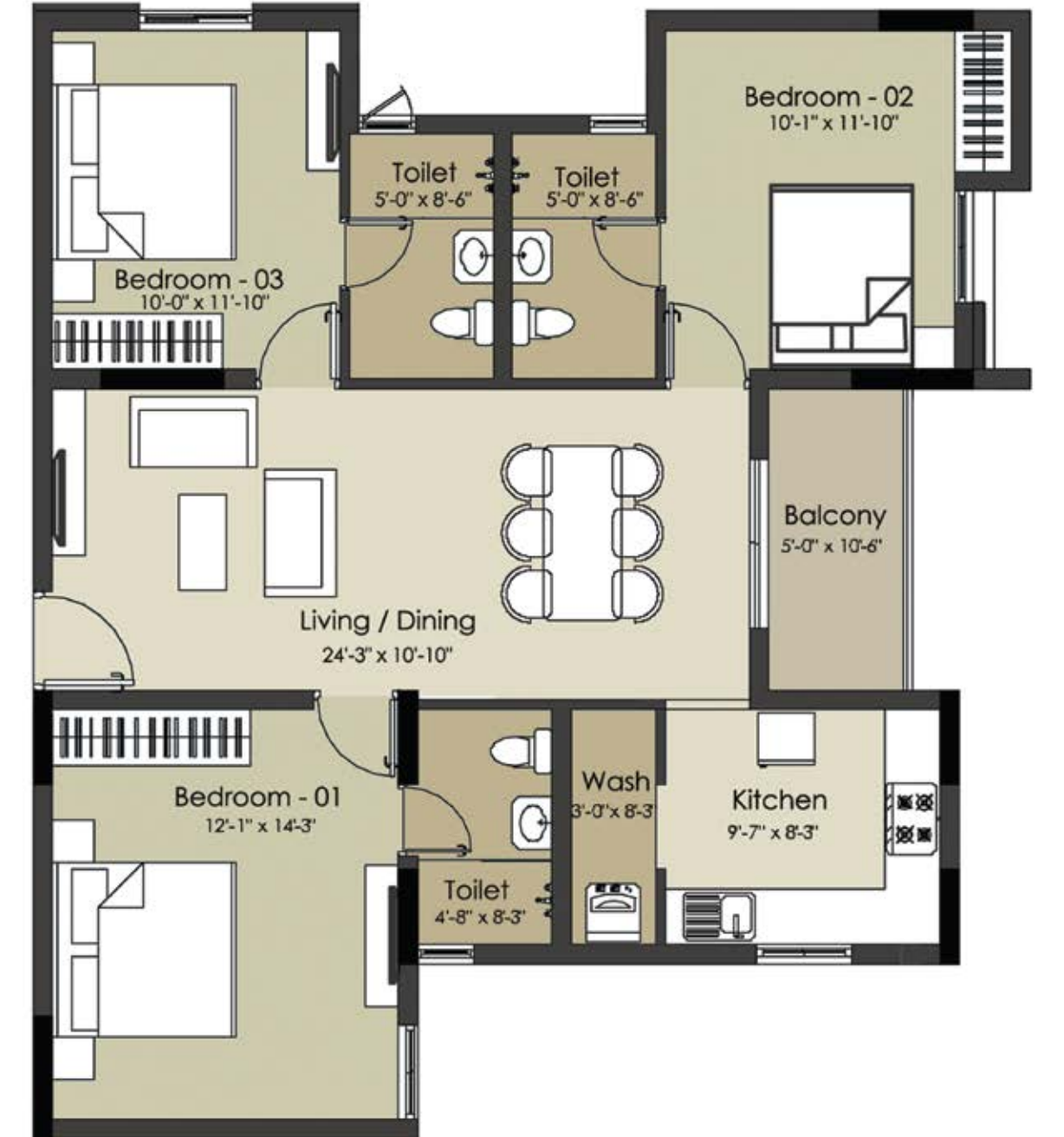
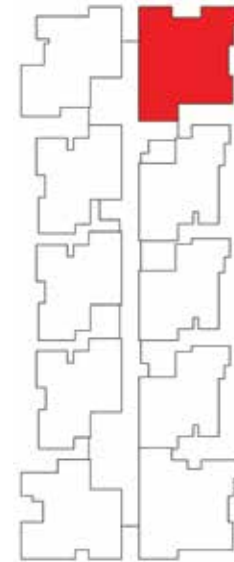
Saleable Area
1178 sq.ft.

Plinth Area
942 sq.ft.

Rera Carpet Area
806 sq.ft.

C 106

**3 Bedroom
+ 3 Toilets**



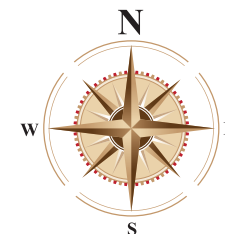
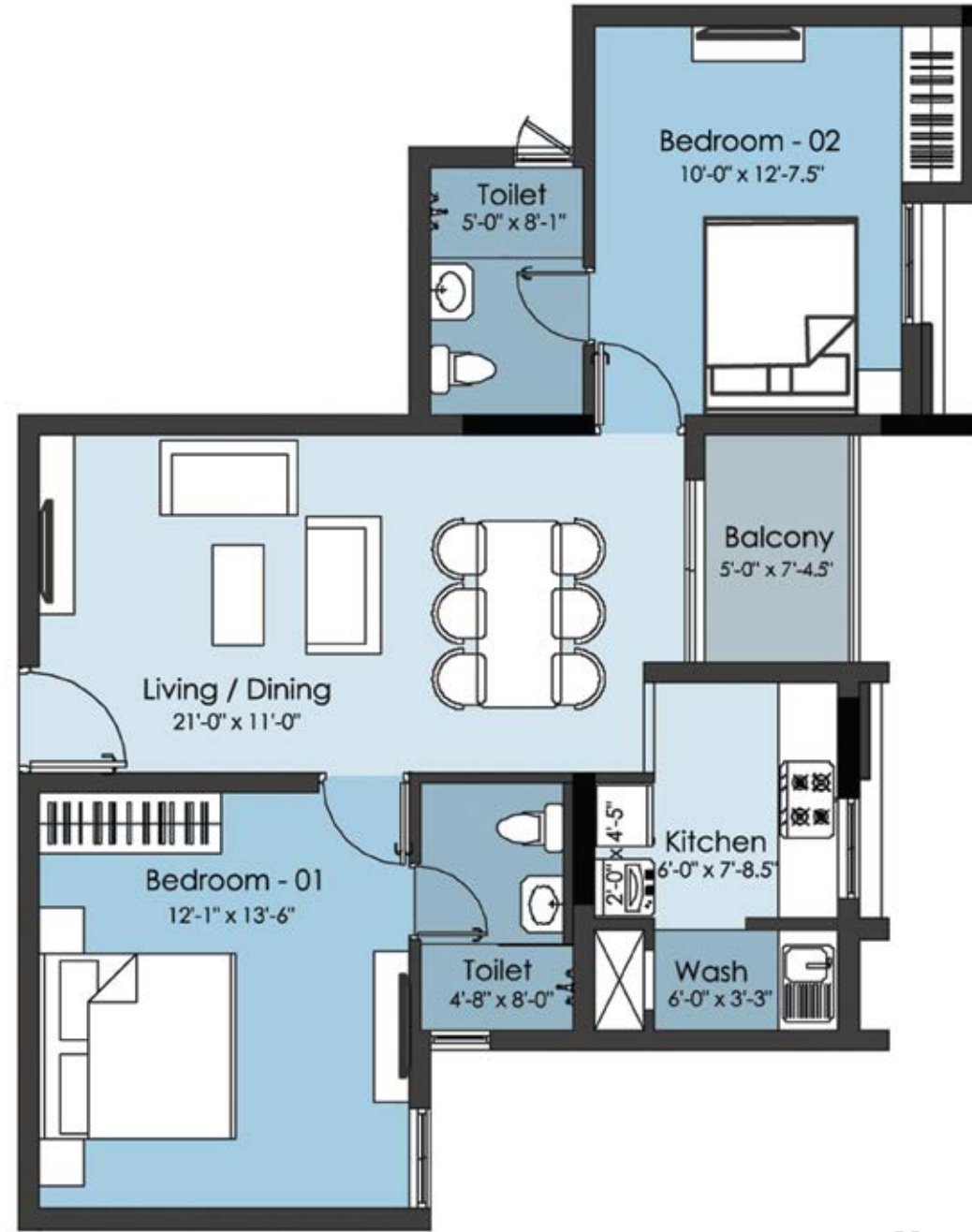
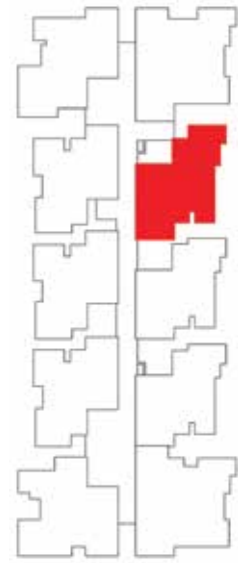
Saleable Area
1394 sq.ft.

Plinth Area
1115 sq.ft.

Rera Carpet Area
956 sq.ft.

C 107

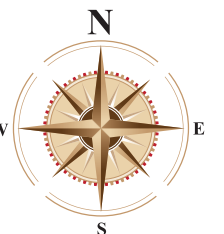
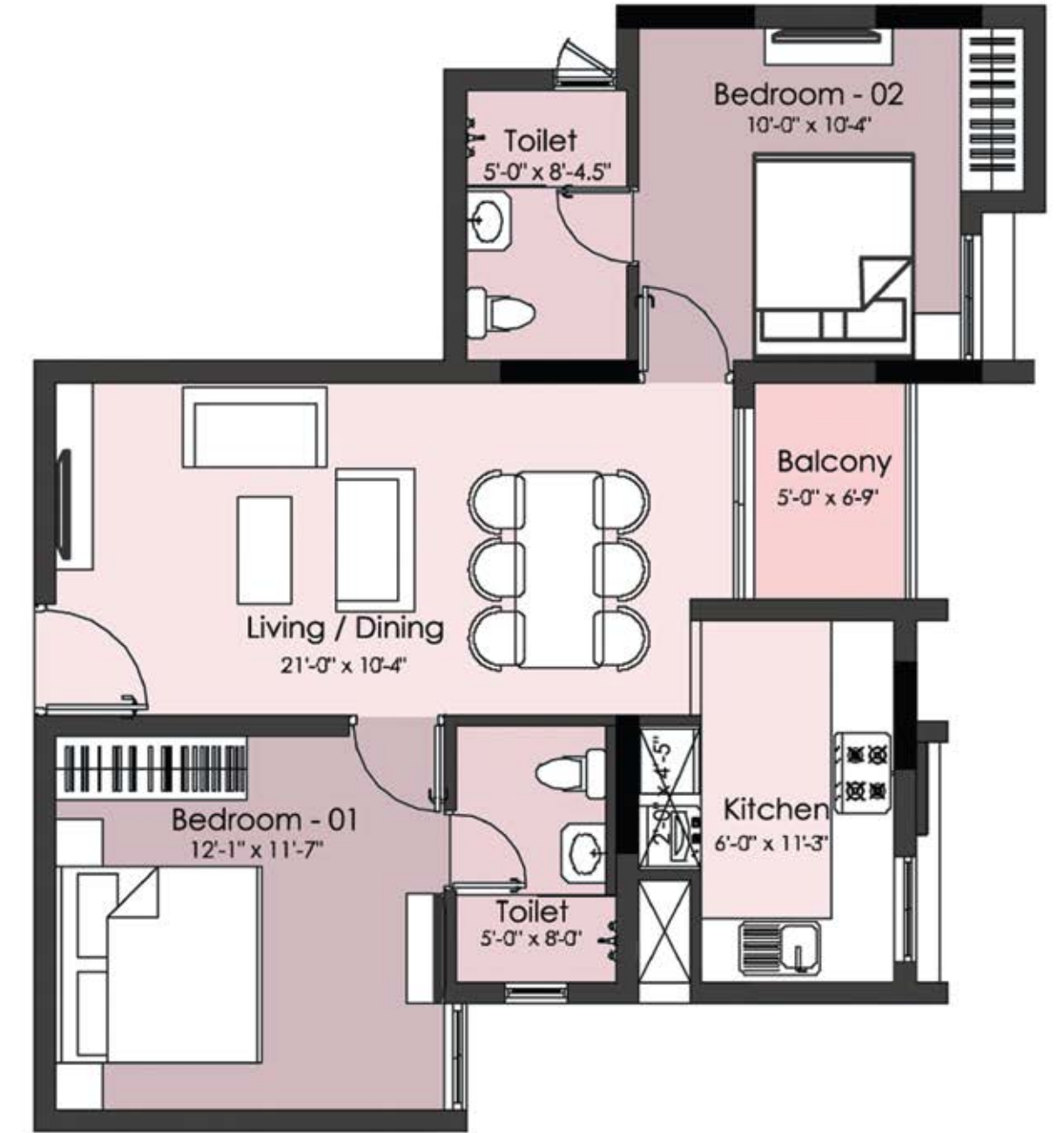
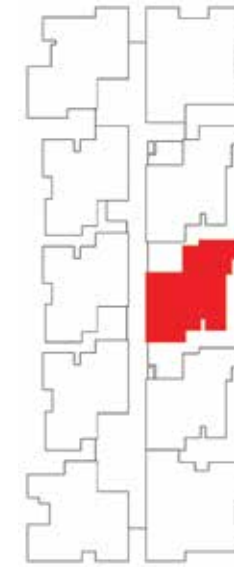
**2 Bedroom
+ 2 Toilets**



Saleable Area 1059 sq.ft.	Plinth Area 847 sq.ft.	Rera Carpet Area 711 sq.ft.
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C 108

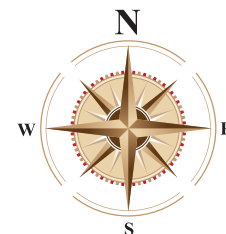
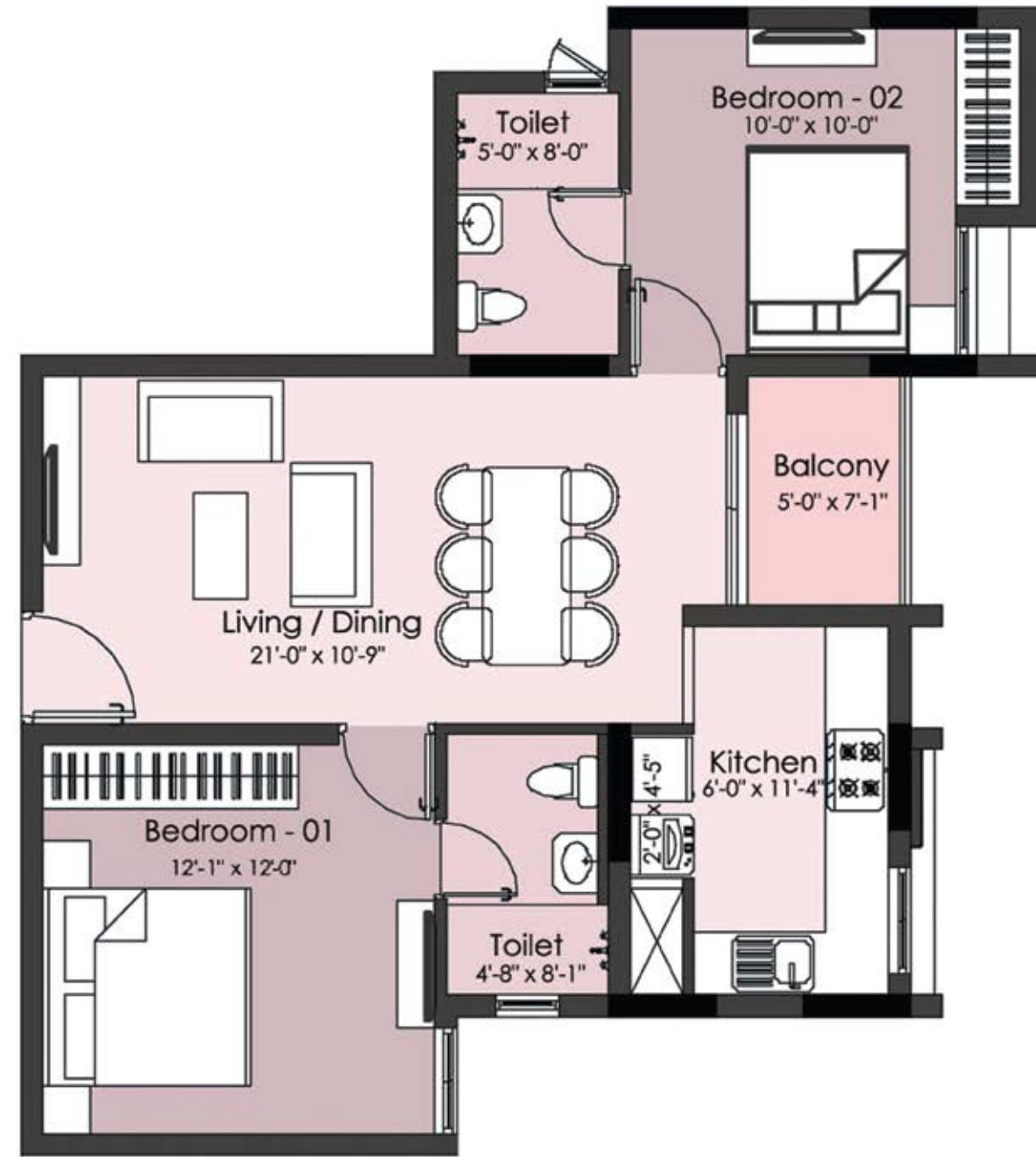
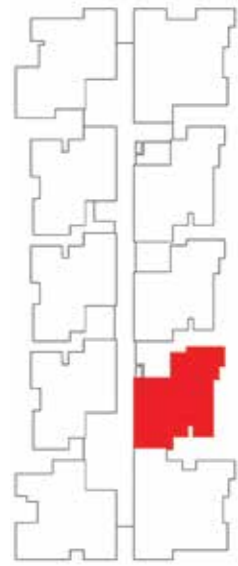
**2 Bedroom
+ 2 Toilets**



Saleable Area 972 sq.ft.	Plinth Area 777 sq.ft.	Rera Carpet Area 651 sq.ft.
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C 109

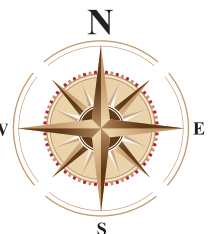
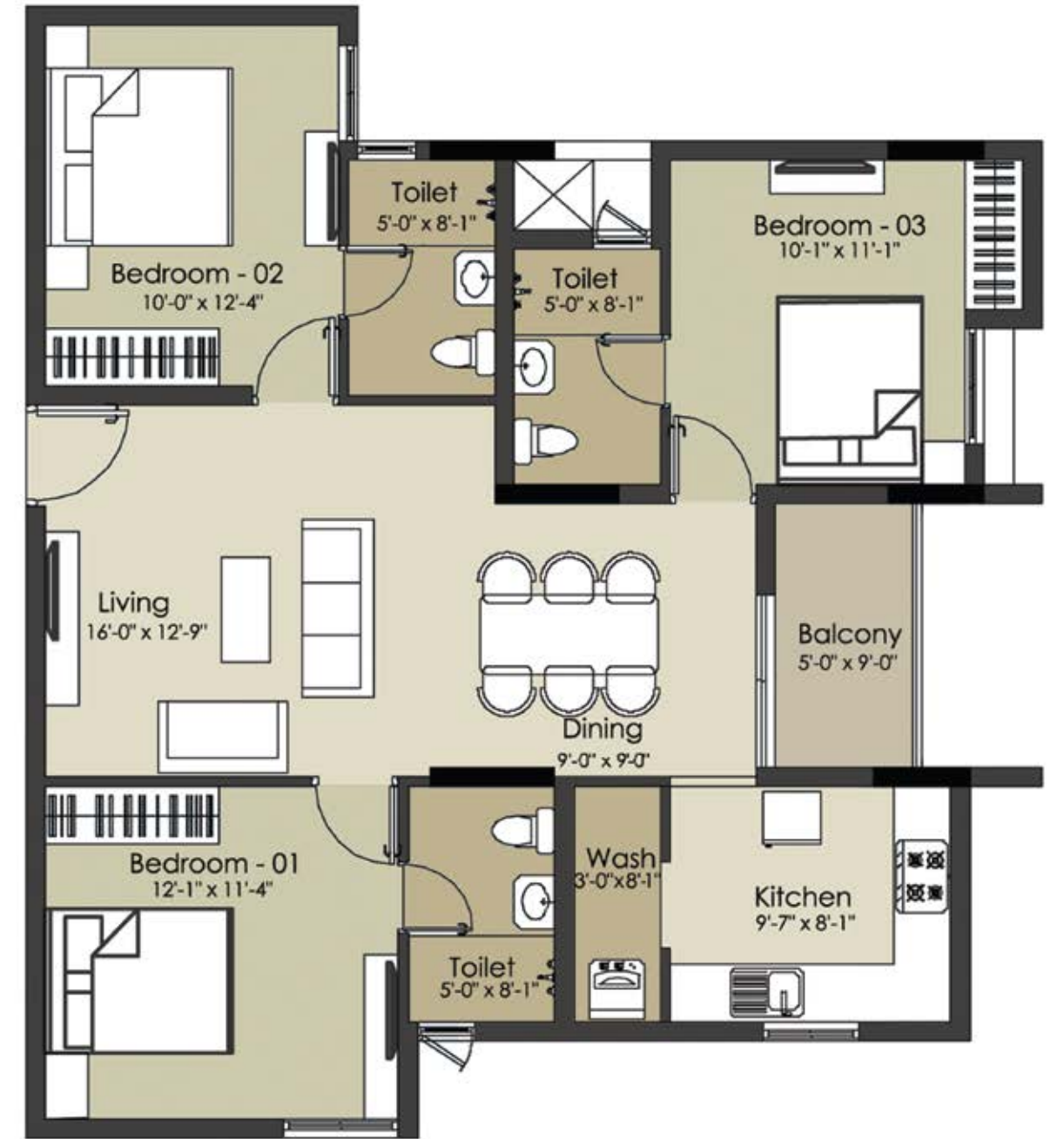
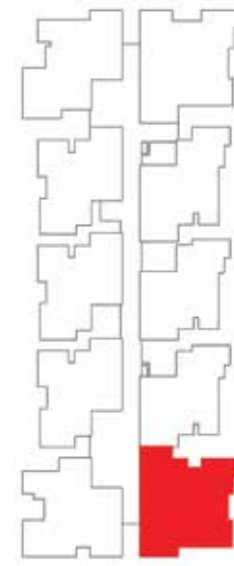
**2 Bedroom
+ 2 Toilets**



Saleable Area 981 sq.ft. | Plinth Area 784 sq.ft. | Rera Carpet Area 659 sq.ft.

C 110

**3 Bedroom
+ 3 Toilets**



Saleable Area 1342 sq.ft. | Plinth Area 1073 sq.ft. | Rera Carpet Area 927 sq.ft.



ALTIS ASHRAYA - AREA STATEMENT					
Tower A	Type	RERA Carpet Area (in sq.ft)	Plinth Area (in sq.ft)	Saleable Size (in sq.ft)	UDS (in sq.ft)
FLOOR					
A - 101 - 1701	2.5 BHK + 2T	800	942	1178	315.84
A - 102 - 1702	2 BHK + 2T	697	833	1042	279.38
A - 103 - 1703	2 BHK + 2T	693	825	1032	276.69
A - 104 - 1704	2 BHK + 2T	698	832	1040	278.84
A - 105 - 1705	2.5 BHK + 2T	806	942	1178	315.84
A - 106 - 1706	3 BHK + 3T	956	1115	1394	373.75
A - 107 - 1707	2 BHK + 2T	711	847	1059	283.93
A - 108 - 1708	2 BHK + 2T	651	777	972	260.61
A - 109 - 1709	2 BHK + 2T	659	784	981	263.02
A - 110 - 1710	3 BHK + 3T	927	1073	1342	359.81

ALTIS ASHRAYA - AREA STATEMENT					
Tower B	Type	RERA Carpet Area (in sq.ft)	Plinth Area (in sq.ft)	Saleable Size (in sq.ft)	UDS (in sq.ft)
FLOOR					
B - 101 - 1701	3 BHK + 3T	962	1110	1389	372.41
B - 102 - 1702	2 BHK + 2T	640	759	949	254.44
B - 103 - 1703	2 BHK + 2T	564	673	842	225.75
B - 104 - 1704	2 BHK + 2T	564	668	835	223.88
B - 105 - 1705	2 BHK + 2T	564	672	841	225.48
B - 106 - 1706	2 BHK + 2T	642	765	957	256.59
B - 107 - 1707	3 BHK + 3T	943	1097	1372	367.85
B - 108 - 1708	2.5 BHK + 2T	785	922	1153	309.14
B - 109 - 1709	2 BHK + 2T	694	825	1031	276.43
B - 110 - 1710	2 BHK + 2T	561	668	835	223.88
B - 111 - 1711	2 BHK + 2T	561	665	832	223.07
B - 112 - 1712	2 BHK + 2T	561	670	838	224.68
B - 113 - 1713	2 BHK + 2T	678	808	1011	271.06
B - 114 - 1714	2.5 BHK + 2T	788	933	1167	312.89

Thoughtful Amenities

There's no end to the leisure activities you can spend time on. Besides an earmarked recreational space for fitness and sporting activities, there are also open spaces around the property that you can get creative with and use it as you wish- Gully cricket, yoga classes, laughter therapy sessions... The choices are plenty for you to explore.

- › Intercom
- › CCTV
- › Multipurpose Club House
- › Badminton Court
- › Joggers' Track
- › Park
- › Adequate capacity sewage treatment plant
- › 24 hours Power Backup

Assured Car Park

Adjoining Building -
Velammal Vidyalaya CBSE School

ALTIS ASHRAYA - AREA STATEMENT

Tower C	Type	RERA Carpet Area (in sq.ft)	Plinth Area (in sq.ft)	Saleable Size (in sq.ft)	UDS (in sq.ft)
FLOOR					
C - 101 - 1701	2.5 BHK + 2T	800	942	1178	315.84
C - 102 - 1702	2 BHK + 2T	697	833	1042	279.38
C - 103 - 1703	2 BHK + 2T	693	825	1032	276.69
C - 104 - 1704	2 BHK + 2T	698	832	1040	278.84
C - 105 - 1705	2.5 BHK + 2T	806	942	1178	315.84
C - 106 - 1706	3 BHK + 3T	956	1115	1394	373.75
C - 107 - 1707	2 BHK + 2T	711	847	1059	283.93
C - 108 - 1708	2 BHK + 2T	651	777	972	260.61
C - 109 - 1709	2 BHK + 2T	659	784	981	263.02
C - 110 - 1710	3 BHK + 3T	927	1073	1342	359.81



Swimming Pool



Podium



Gym



Library

Specifications

STRUCTURE:

- RCC Framed structure
- Earthquake resistant structure in compliance with Seismic Zone III
- Solid concrete blocks with plastering

JOINERIES AND LOCKS:

- **Main Doors** – Door frame made of good quality, seasoned and chemically treated wood with 35mm thick flush shutter with Veneer on both sides. Good quality locks will be provided
- **Bedroom Doors** – Door frame made of good quality, seasoned and chemically treated wood. Flush doors of 32mm thickness finished with laminate and good quality lock of Yale or equivalent
- **Toilet Doors** – Door frame made of good quality, seasoned and chemically treated wood with one side paint and other side laminated flush shutter with locks of Yale or equivalent
- **Window** – UPVC sliding and openable shutters
- **Ventilators** – UPVC frame with louvers or openable shutters
- **Balcony** – UPVC sliding French door

FLOORING AND OTHER FINISHES:

- **Living, Dining & Bedrooms** – Vitrified tiles of suitable sizes and skirting
- **Kitchen, Toilet, Balcony & Utility / Service** – Antiskid ceramic tiles of suitable size
- **Common Area & Staircase** – Granite for staircase, lobby / corridors
- **Car Park** – PCC / Granolithic flooring / Paver
- **Kitchen Dado and toilet cladding** – Ceramic tiles of suitable size up to 2' for kitchen & 7' height for toilets will be provided
- Trims & Profiles in PVC will be used to protect the edges of ceramic tiles
- **Railing** – M S Railing with handrail for staircase. M S Railing for balconies as per architect's design

- Kitchen counter with granite and kitchen wall dado up to 600mm from counter top

ELECTRICAL:

- **Concealed Wiring** – Polycab / Anchor / Panasonic / RR Cables or equivalent (ISI Certified)
- **Switches** – Anchor or Panasonic equivalent. Adequate light, fan and power points. Electrical provision for air conditioners in living and bedroom
- Telephone & TV point in living & master bedroom
- Lifts by Johnson or equivalent
- Elevators and common area with 100% power backup
- Power backup up to 750 Watts for each apartment

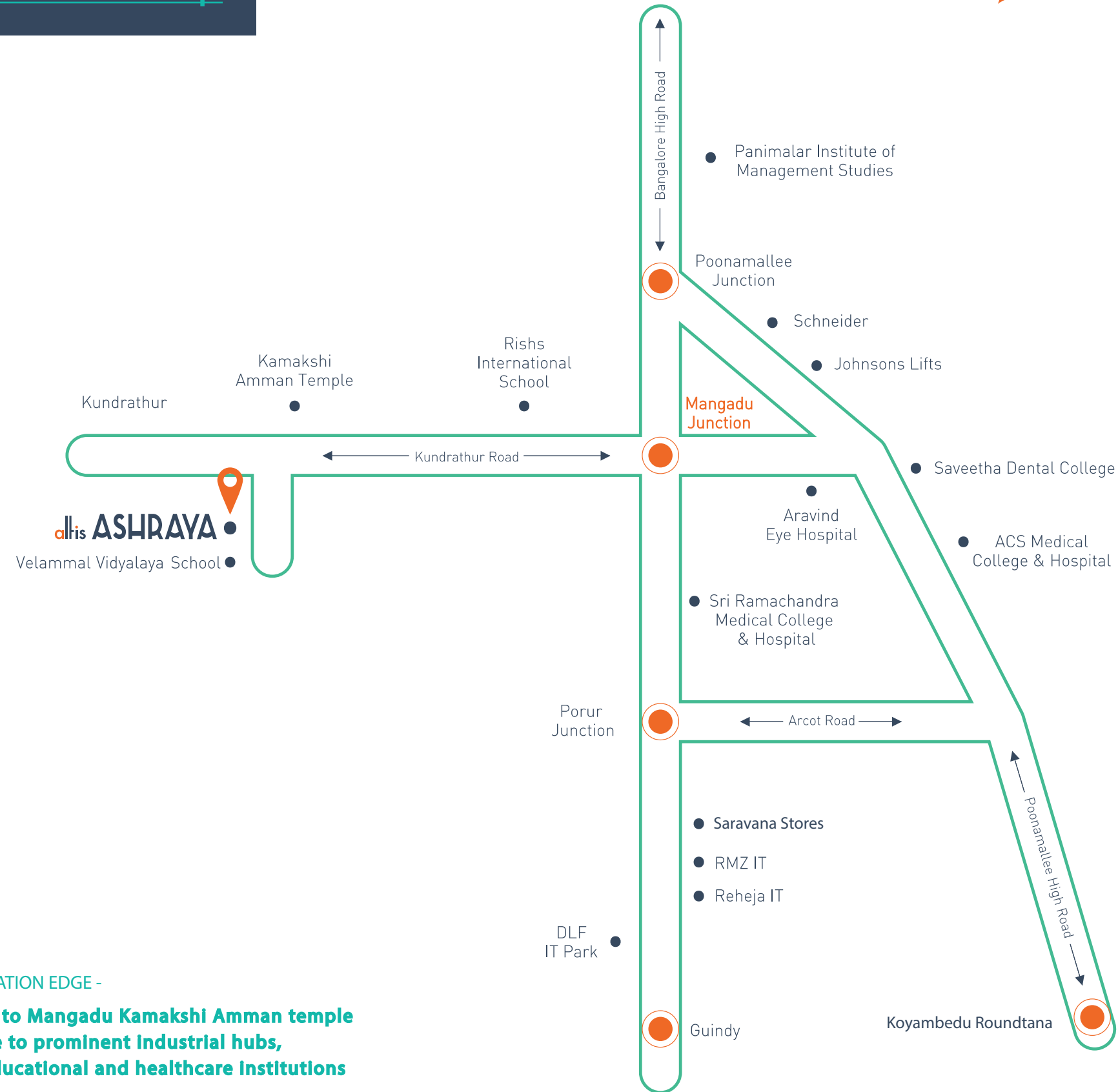
PLUMBING AND SANITARY:

- **Concealed CPVC Pipeline in bathrooms** – Aashirwad / Astral Prince / Equivalent (ISI certified)
- Supreme / Astral / Finolex / Equivalent UPVC Soil, Waste and Rain water line in open ducts. Sewage Pipeline of ISI certified make for underground drainage
- **CP Fixtures** – Jaguar or equivalent CP fixtures
- **Sanitary Fittings** – Hindware or equivalent. All sanitary fittings will be of white colour
- **EWC** – Floor mounted in all the toilets
- One stainless steel single bowl sink with drain board will be provided in Kitchen
- Sewage Treatment Plant, Waste Water Re-cycling & Rain Water Harvesting

PAINTING AND FINISHING:

- **Ceiling** – Oil Bound distemper
- **Living, Dining & Bedrooms** – Tractor emulsion of colour chosen by architect
- **Exterior** – Weather Proof Exterior Paint from Asian Paints or equivalent
- **Wooden doors / frames (wherever applicable)** – Enamel Paint

Location Map



- LOCATION EDGE -

**Opp. to Mangadu Kamakshi Amman temple
Close to prominent Industrial hubs,
IT, educational and healthcare Institutions**

Promoter's Repute

altis

Altis revolutionises the way homes, offices and social spaces are built. A comprehensive understanding of the real estate sector has helped the promoters construct 1.50 million sq. ft. of residential space. Altis is renowned for building a successful range of premium and luxury homes. Its steadfast commitment to on-time delivery and solid build quality is well documented. This has helped the brand garner trust and build a loyal customer base.

PAST ILLUSTRIOUS PROJECTS



Sri Lakshmi Vilas - Kotturpuram



Ecstasea - ECR



Urbanville - Velachery



Horizon - Saligramam



Oceanique - ECR



Sky City - Vanagaram