

**A NATURE-WRAPPED, LEGACY LIFESTYLE AWAITS YOU
IN THIS WELL-CONNECTED NEIGHBOURHOOD**



**IDEAL FOR INDEPENDENT HOMES AND
GAINFUL INVESTMENT**



Premium Villa Plots
TONDIARPET





IMAGINE YOUR FUTURE HOME AND ADDRESS IN A POLLUTION-FREE, CLEAN ENVIRONMENT

Contrary to popular belief that good plots are found outside the city, Aavaas is lush green, gated, plotted development found inside Chennai at Tondiarpet – a rapidly progressing, well-connected neighbourhood.

This pollution-free, clean environment provides the ideal green setting for a healthy lifestyle. It is close to all conveniences such as social infrastructure, schools, transportation facilities, hospitals, and everything essential.

So invest now and take the first concrete step to build your dream future home or gain tidy returns.

WE ARE REVIVING YOUR LONG-FORGOTTEN PRECIOUS DREAM

For most, owning a home is a long-cherished, unrealised distant dream that involves many sacrifices. You either forgo location advantages, or compromise on your lifestyle dreams, or end up living in a compact apartment, or pay a hefty premium to live within the city limits.

So it's a monumental milestone in one's life to own a coveted plot inside the city and even better - to build an independent home in the future and subscribe to an aspirational lifestyle.



AN INVITING, SMART GRAND ENTRANCE

- Faces a 60ft wide main road
- Three entry arches with two-way entrance-exit access
- Elevated compound wall around the property for protection and clear demarcation



Inviting Contemporary Entrance

An entrance that tastefully blends wood, concrete, and green



Streamlined Green Plots

Subscribe to a healthier, pollution-free lifestyle

Aavaas Premium Villa Plots

Total Land Area - 8.6 acres

Total Residential Plots - 169

510.64 - 3068.71 sq.ft

Total Commercial Plots - 9

1926.65 - 3994.52 sq.ft

100% UDS Value



Prominent Street Signage

Cherish the luxury of clear and easy navigation



Well-Defined Plots

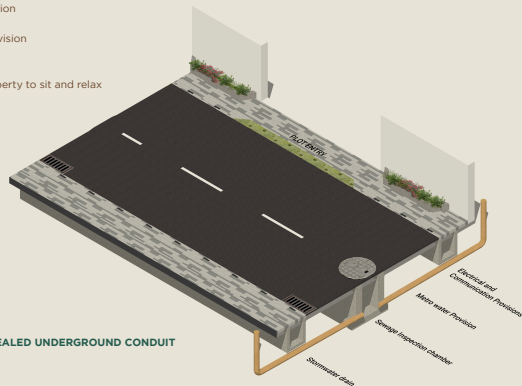
Prominently highlights your prestigious plot

ROBUST TREE-LINED SELF-SUFFICIENT PLOTS

- EB provision
- Metro water and sewage connection
- Storm water drains
- Landline/DTH/Internet cable provision
- Elevated blacktop roads
- Tree-lined avenues
- Outdoor benches across the property to sit and relax



NEATLY CONCEALED UNDERGROUND CONDUIT



MASTER SITE PLAN



Premium Villa Plots
TONDIA RPET





PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
01	27'-10.5" X 57'-7"	1780.37
02	30'-0" X 60'-0"	1800.39
03	30'-0" X 60'-0"	1800.39
04	30'-0" X 60'-0"	1800.39
05	30'-0" X 60'-0"	1800.39
06	30'-0" X 60'-0"	1800.39
07	30'-0" X 60'-0"	1800.39
08	30'-0" X 60'-0"	1800.39
09	30'-0" X 60'-0"	1800.39
10	30'-0" X 60'-0"	1800.39
11	30'-0" X 60'-0"	1788.33
12	30'-0" X 60'-0"	1788.33
13	30'-0" X 60'-0"	1800.39
14	30'-0" X 60'-0"	1800.39
15	30'-0" X 60'-0"	1800.39
16	30'-0" X 60'-0"	1800.39
17	30'-0" X 60'-0"	1800.39
18	30'-0" X 60'-0"	1800.39
19	30'-0" X 60'-0"	1800.39
20	30'-0" X 60'-0"	1800.39
21	30'-0" X 60'-0"	1800.39
22	27'-10.5" X 57'-7"	1780.37
23	39'-0" X 74'-6"	3165.26
24	66'-0" X 38'-7"	3068.71
PRIVATE PASSAGE	20'-8" X 27'-4.5"	
25	32'-10.5" X 61'-0"	1999.41
26	30'-0" X 58'-5.5"	1751.30
27	30'-0" X 56'-0"	1678.54
28	30'-0" X 53'-5.5"	1605.77
29	30'-0" X 51'-1.5"	1533.12
30	30'-0" X 48'-8.5"	1460.67
31	30'-0" X 46'-3"	1388.13
32	30'-0" X 43'-10.5"	1315.58
33	30'-0" X 41'-5.5"	1243.03
34	30'-0" X 39'-0"	1170.59
35	27'-6.5" X 34'-5"	1094.05
36	60'-1.5" X 25'-7.5"	1536.56
37	60'-0" X 30'-0"	1800.39

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
38	60'-0" X 30'-0"	1800.39
39	60'-0" X 30'-0"	1800.39
40	60'-0" X 30'-0"	1800.39
41	57'-7" X 27'-11"	1788.33
42	57'-7" X 27'-11"	1638.17
43	55'-0" X 30'-0"	1650.34
44	55'-0" X 30'-0"	1650.34
45	55'-0" X 30'-0"	1650.34
46	55'-0" X 30'-0"	1650.34
47	55'-1.5" X 20'-11"	1151.64
48	40'-2" X 33'-9.5"	1378.87
49	40'-0" X 21'-4"	853.59
50	40'-0" X 21'-4"	853.59
51	40'-0" X 25'-11"	1043.03
52	40'-0" X 21'-4"	853.59
53	40'-0" X 21'-4"	853.59
54	41'-1.5" X 18'-10.5"	841.74
55	41'-1.5" X 18'-10.5"	841.74
56	40'-0" X 21'-4"	853.59
57	40'-0" X 21'-4"	853.59
58	40'-0" X 25'-11"	1043.68
59	40'-0" X 21'-4"	853.59
60	40'-0" X 21'-4"	853.59
61	40'-0" X 32'-6"	1289.53
62	57'-10" X 27'-1.5"	1568.53
63	57'-10" X 30'-0"	1735.91
64	55'-4.5" X 27'-6.5"	1723.75
65	57'-0" X 27'-6.5"	1770.57
66	59'-4.5" X 30'-0"	1782.63
67	59'-4.5" X 26'-6.5"	1573.91
68	62'-0" X 25'-7.5"	1588.01
69	62'-0" X 30'-0"	1861.53
70	59'-6.5" X 27'-6.5"	1849.36
71	47'-0" X 27'-6.5"	1470.15
72	49'-4.5" X 30'-0"	1482.31
73	49'-4.5" X 25'-6"	1235.28
74	41'-11" X 24'-3"	1025.70
75	42'-3" X 30'-0"	1268.11

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
76	39'-9.5" X 27'-6.5"	1256.05
77	46'-11" X 27'-6.5"	1470.15
78	49'-4.5" X 30'-0"	1482.31
79	49'-4.5" X 23'-9.5"	1174.89
80	60'-6.5" X 23'-0"	1389.74
81	60'-6.5" X 30'-0"	1817.18
82	58'-1.5" X 27'-6.5"	1805.12
83	47'-6.5" X 27'-6.5"	1489.85
84	50'-0" X 30'-0"	1502.01
85	50'-0" X 23'-4.5"	1119.35
86	34'-7.5" X 54'-9"	2330.19
87	40'-1.5" X 58'-1"	2320.18
88	40'-1.5" X 57'-3.5"	2302.10
89	40'-1" X 55'-10"	2237.62
90	40'-1" X 54'-10"	2198.65
91	40'-1" X 54'-6"	2183.59
92	40'-1" X 54'-2"	2169.70
93	40'-1" X 53'-9.5"	2155.81
94	34'-6" X 48'-6"	2082.73
95	36'-0" X 49'-10"	2173.79
96	40'-1" X 54'-9"	2193.60
97	40'-1" X 54'-5"	2181.54
98	40'-1" X 53'-11"	2160.87
99	40'-1" X 53'-5"	2140.31
100	40'-1" X 53'-3"	2132.56
101	40'-1" X 53'-3"	2134.18
102	40'-1" X 53'-3.5"	2135.90
103	35'-2" X 48'-5"	2113.30
104	34'-2" X 52'-4"	1988.97
105	34'-2" X 52'-7"	1797.70
106	35'-4.5" X 50'-8"	1789.84
107	35'-4.5" X 48'-7.5"	1717.29
108	35'-4.5" X 46'-6.5"	1644.74
109	32'-2.5" X 44'-7"	1433.55
110	32'-0" X 42'-9"	1366.71
111	32'-0" X 40'-10.5"	1307.18
112	32'-0" X 38'-10.5"	1244.96
113	32'-0" X 36'-8.5"	1173.81

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
114	40'-0" X 34'-3"	1364.77
115	30'-8.5" X 21'-0"	645.95
116	30'-3" X 18'-0"	654.45
117	19'-4.5" X 29'-5.5"	684.48
118	20'-3" X 31'-11"	646.70
119	20'-3" X 31'-11"	646.70
120	20'-3" X 31'-11"	646.70
121	20'-3" X 31'-11"	646.70
122	20'-3" X 31'-11"	646.70
123	20'-3" X 31'-11"	646.70
124	20'-3" X 31'-11"	646.70
125	20'-3" X 31'-11"	646.70
126	20'-3" X 31'-11"	646.70
127	20'-3" X 31'-11"	646.70
128	20'-3" X 31'-11"	646.70
129	20'-3" X 31'-11"	646.70
130	20'-3" X 31'-11"	646.70
131	20'-3" X 31'-11"	646.70
132	17'-1.5" X 29'-9.5"	613.12
133	17'-1.5" X 30'-10"	638.95
134	20'-3" X 33'-2.5"	673.29
135	20'-3" X 33'-2.5"	673.29
136	20'-3" X 33'-2.5"	673.29
137	20'-3" X 33'-2.5"	673.29
138	20'-3" X 33'-2.5"	673.29
139	20'-3" X 33'-2.5"	673.29
140	20'-3" X 33'-2.5"	673.29
141	20'-3" X 33'-2.5"	673.29
142	20'-3" X 33'-2.5"	673.29
143	20'-3" X 33'-2.5"	673.29
144	20'-3" X 33'-2.5"	673.29
145	20'-3" X 33'-2.5"	673.29
146	20'-3" X 33'-2.5"	673.29
147	20'-3" X 33'-2.5"	673.29
148	22'-10" X 30'-9"	713.22
149	35'-0" X 17'-2.5"	725.39
150	39'-4.5" X 19'-8"	775.01
151	22'-4" X 26'-11"	604.94

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
152	19'-4.5" X 26'-11"	519.90
153	20'-3" X 25'-4"	510.64
154	20'-3" X 25'-5"	515.92
155	20'-3" X 25'-10"	521.19
156	20'-3" X 26'-0"	526.47
157	20'-3" X 26'-3"	531.96
158	20'-3" X 26'-6"	537.12
159	20'-3" X 26'-9.5"	542.51
160	20'-3" X 27'-0"	547.78
161	20'-3" X 27'-3"	553.05
162	20'-3" X 27'-8.5"	561.02
163	20'-3" X 28'-3"	571.46
164	20'-3" X 28'-9"	581.90
165	20'-3" X 29'-3"	592.56
166	20'-3" X 29'-9"	603.00
167	20'-3" X 30'-2"	612.79
168	20'-3" X 30'-4.5"	615.70
169	19'-7.5" X 25'-6.5"	722.48

COMMERCIAL PLOTS		
PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
SHOP 1	33'-3.5" X 103'-8.5"	3393.78
SHOP 2	41'-0" X 98'-1.5"	3994.52
SHOP 3	42'-4.5" X 91'-9.5"	3737.15
SHOP 4	41'-2" X 84'-4.5"	3436.08
SHOP 5	41'-2" X 75'-10.5"	3093.14
SHOP 6	55'-0" X 72'-6.5"	3879.67
SHOP 7	48'-11" X 72'-6"	3489.80
SHOP 8	49'-3" X 67'-9"	3320.26
SHOP 9	25'-6" X 59'-4.5"	1926.65

PUBLIC PLOTS		
PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
PP1	31'-5" X 45'-11"	1501.58
PP2	32'-6" X 40'-0"	1501.58

Amenities



Yoga Zone



8 Shaped Walking Area



Seating Area



Cobblestone Walkway



Landscape Garden



Multipurpose Court



Basketball Court



Children's Play Area



Sandpit



Senior Citizens Sit Outs



Tree Lines Walkways



Ample Seating Areas



LED Street Lights



CCTV



Wheel Chair Friendly Feature

LUSH GREEN OSR PARK
FOR ALL YOUR HEALTH AND
LEISURE PURSUITS

A whopping 29,000 sq.ft (approx.)
recreation zone



An Imposing OSR Park
Rare luxury to unwind in a natural leisure zone

THOUGHTFUL NATURAL POLLUTION BARRIER

Rows of densely planted bamboo trees at the backend of OSR Park provide a natural sound and air pollution barrier. This thoughtfully created buffer enhances the serene atmosphere and provides an ample dose of clean, fresh air.



Tree-Lined Walkways

Jog an extra mile with nature for company



Ample Seating Areas

Sit back and enjoy refreshing views all day long



Children's Play Area

Give your kids a break from gadgets

Vibrant Outdoor Basketball Court

Run, dribble, pass, jump, shoot...
A big hi-five to sport





LED Streetlights

Ensures pedestrian safety and brightens up the scenic views

UTMOST SAFETY AND SECURITY

It promises to be a safe and secure environment to raise a family and is just a stone's throw away from a vibrant resident community of nearly a thousand families.

- LED streetlights
- CCTV around the property



WHEELCHAIR-FRIENDLY FEATURE

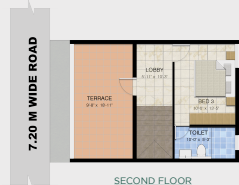
The entire property has thoughtfully provided ramps running parallel to stairs to enable the physically challenged to easily and safely navigate the site.

A HOME BUILDER'S GUIDE

Floor Plan 1

Villa Size : 32'-7" x 20'-3"

Land Area - 660 sq.ft
Ground Floor Area - 443 sq.ft
First Floor Area - 565 sq.ft
Second Floor Area - 356 sq.ft
Terrace Area - 209 sq.ft
Total Area - 1573 sq.ft



2

Land Area - 1501 sq.ft
Ground Floor Area - 948 sq.ft
First Floor Area - 889 sq.ft
Terrace Area - 213 sq.ft
Total Area - 2050 sq.ft

Villa Size : 30'-0" x 50'-0"



3

Land Area - 1800 sq.ft
Ground Floor Area - 1138 sq.ft
First Floor Area - 1078 sq.ft
Terrace Area - 215 sq.ft
Total Area - 2431 sq.ft

Villa Size : 60'-0" x 30'-0"



Land Area - 2182 sq.ft
Ground Floor Area - 1184 sq.ft
First Floor Area - 1184 sq.ft
Terrace Area - 164 sq.ft
Total Area - 2532 sq.ft

GROUND FLOOR



FIRST FLOOR



KEY PLAN



PICTURE YOUR HOME IN THE FOLLOWING STYLES

CLASSIC



MODERN



PROMOTER'S REPUTE

Altis revolutionises the way homes, offices and social spaces are built. A comprehensive understanding of the real estate sector has helped the promoters construct 2.1 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.



Palacio Court - Nungambakkam



Ashraya - Mangadu



Sri Lakshmi Vilas - Kotturpuram



Ecstasea - ECR



Urbanville - Velachery



Horizon - Saligramam



YOU ARE NEVER FAR FROM CONVENIENCES

Tollgate Metro Station - 1 km

Tondiarpet Metro Station - 1.7 km

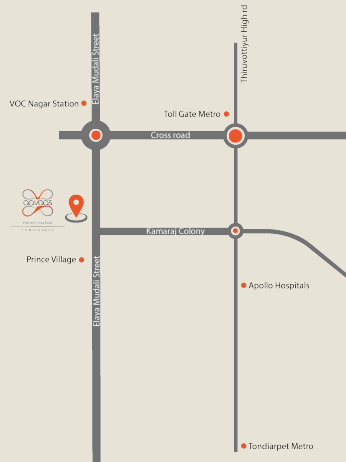
VOC Nagar Suburban Railway Station - 100 m

Central Station - 8 km

K. K. Hospital - 1.3 km

Apollo Hospital - 1.9 km

Vaigai ENT Hospital - 1.9 km



Printed April 2023

Site Address: No. 114, Elaya Mudali Street, Adjoining Prince Village, Tondiarpet, Chennai - 600 081.

HOME LOANS BY



CREDAI

CHDA Planning Permit No. 1008 for layout No. 10/2012 vide LATCHI No. 13/7634/2010 dated 16.06.2012 and Greater Chennai Corporation vide No.30/NO/CHDA/2008/22552 dated 27.03.2012
TNREGA No.TN/26/Layout/1055/2013 dt.20.01.2021 - ALTB. RAJANAS.



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Note: Values of the saleable area may slightly vary in the actual project.