

URBAN LAND

**ENJOY THE
TIMELESS CHARM
OF THESE
FINE-CRAFTED
HOMES**



URBAN LAND PRESENTS



HERITAGE

FINE-CRAFTED, UPSCALE HOMES

12 upscale 2 BHK apartments
Ranging from 918 sq.ft. - 939 sq.ft.
Located at **Kundrathur**

Welcome to Urban Land Heritage! Our 12 beautiful contemporary apartments in Kundrathur offer a wonderful life of comfort and convenience for you and your family. Each apartment has been carefully crafted with attention to detail and is Vasthu compliant, so you can be sure you are living in the finest of homes. We look forward to welcoming you to your new home!



LUXURIOUS AMENITIES AND EXCEPTIONAL QUALITY FEATURES

Urban Land Heritage is overflowing with essential amenities and top of the line features that make life just that much easier and more enjoyable. You'll have everything you need to feel comfortable in your new home. With its cutting-edge features and modern design, Urban Land Heritage is the ideal place to live for those who appreciate the finer things in life.



Yoga
Deck



Cctv
Surveillance



EV Charging
Point



Rainwater
Harvesting



Inverter
Provision



Automatic
Lift



Terrace
Garden



Covered Car
Parking



Vastu
Compliant



Zero Wastage
Design



Rooftop
Pergola



Excellent
Ventilation



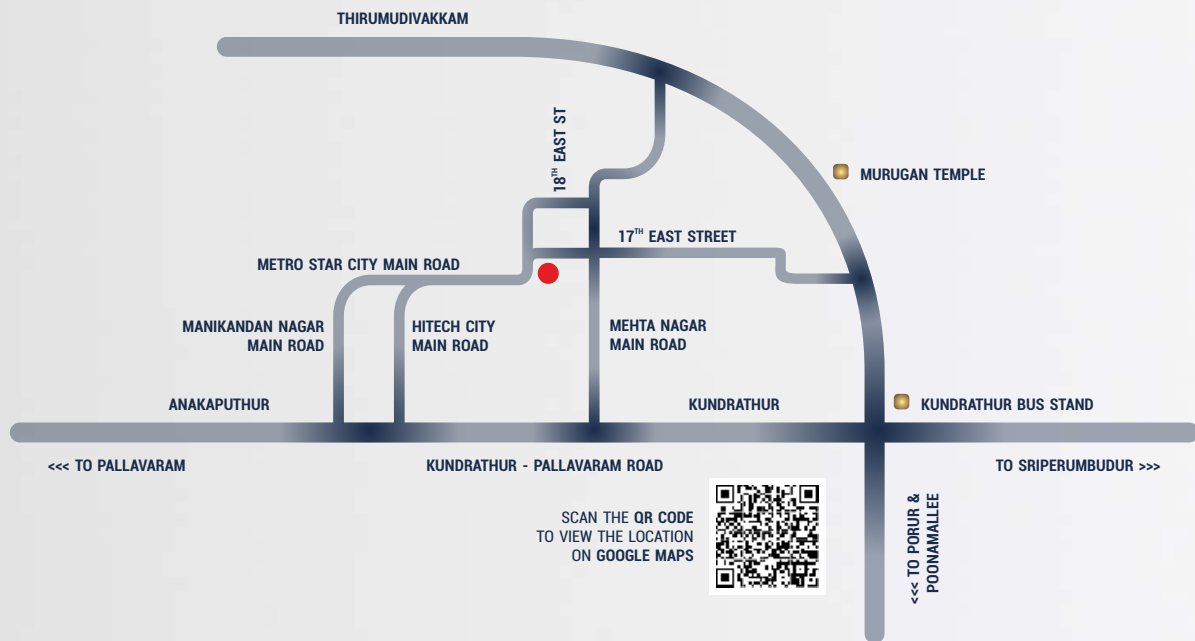
ROOFTOP PERGOLA IS AN OASIS OF RELAXATION, SHADE AND SHELTER

Head up to the rooftop and take in the incredible views and lush greenery from our delightful pergola! Let the warm sunshine and fresh air fill your lungs as you sit back and relax in this beautiful alfresco space. The strong, slatted roof allows for the natural light to filter through, creating a cheerful and airy atmosphere. Invite your friends and family up for a truly wonderful experience!



DISTINCT ADVANTAGES OF OUR LOCATION

Located in a great neighborhood, there is easy access to schools, stores, and other local conveniences, while being surrounded by lush greenery and nature. Whether you're looking for a comfortable home to settle into, or a great investment opportunity, you won't be disappointed by these modern and luxurious apartments. Come take a look.



EDUCATIONAL INSTITUTIONS

- 0.4 km - Sivanthi Public School
- 0.5 km - Sivanthi College of Education
- 1.0 km - Peace on Green Earth School
- 1.0 km - Vivekananda School
- 1.3 km - Little Flower School
- 1.4 km - Madha Arts & Science College
- 4.0 km - Madha Engineering College

HEALTHCARE

- 1.3 km - Lakshmi Multi Specialty Hospital
- 4.0 km - Madha Medical Hospital

TRANSPORT HUBS

- 1.0 km - 200 ft By-Pass Road
- 4.0 km - 400 ft Outer Ring Road
- 5.0 km - Pallavaram

JUNCTIONS

- 0.8 km - Mehta Nagar Bus Stop
- 1.4 km - Anakapathur Bus Stand
- 2.6 km - Kundrathur Bus Stand

BANKS

- 1.6 km - Axis Bank
- 1.9 km - ICICI Bank
- 2.4 km - Indian Overseas Bank

PUBLIC PLACES

- 0.1 km - Shri Methaleeswarar Temple
- 0.4 km - Gee Gee Cricket Academy
- 1.9 km - Sri Ramachandra Mahal
- 2.0 km - Velco Cinemas
- 2.2 km - Kundrathur Murugan Temple
- 3.0 km - Police Station



TYPICAL FLOOR PLAN - 1, 2 & 3 FLOOR



FLAT TYPE	RERA CARPET IN SQ.FT.	SALEABLE AREA IN SQ.FT.	UDS IN SQ.FT.
1	683	918	436
2	709	925	440
3	701	939	447
4	697	925	439

SPECIFICATONS

STRUCTURE

- **Structural System** : RCC framed, Earth Quake Resistant Structure (adhering to Seismic Zone III).
- **Masonry** : Solid Block work of 200mm for outer wall and 100mm for Inner wall.
- **ATT** : Anti-Termite Treatments wherever applicable on construction stage.
- **Floor-floor Height (incl. slab)** : Shall be maintained at 2.95m.

FLOOR FINISH

- **Living, Dining, Kitchen and Bedroom** : Vitrified tiles of 600x600 mm with skirting 100mm.
- **Toilets** : Anti-skid ceramic floor tiles of 300 x 300 mm. Glazed tiles of 450 x 300 mm, up to 2100 mm height in Wall area.
- **Balconies & Utility Area** : Anti-skid floor tiles of 600 x 600 mm.

DOORS AND WINDOWS

- **Main Door** : Solid/Engineered door frame with skin moulded shutter of size (1100 x 2100 mm).
- **Bed Room Door** : Solid/Engineered door frame with skin moulded shutter of size (900 x 2100 mm).
- **Toilet Door/Utility** : Solid/Engineered door frame with FRP panelled shutter of size (750 x 2100 mm).
- **All Windows** : UPVC windows with clear glass fitted shutter of required size.
- **Ventilators** : UPVC Ventilators with pin head glass louver with exhaust fan provision.
- **Lock and Hardware** : Godrej lock with necessary hardware fittings.

CP & SANITARY FITTINGS

- **Bathrooms** : Floor mounted EWC, health faucet, single lever diverter with overhead shower and wall mounted wash basin.
- **Kitchen** : Single bowl SS sink with drain board fitted with sink tap and water purifier provision.
- **Dining** : Wall mount wash basin with tap.
- **Utility** : Washing machine inlet and outlet provision.
- **CP & Sanitary Fittings** : Hindware / Parryware or equivalent.
- **Pipe** : CPVC & UPVC pipelines for domestic water / PVC pipelines for Soil waste lines / sewage pipelines & Rainwater lines of Premium quality.

KITCHEN

- **Counter top** : Platform will be finished with Black granite slab.
- **Wall Dado tiles** : Designer tiles up to 600mm height above the counter top.
- **Electrical** : Provision for exhaust fan and water purifier



PAINTING

- **Internal walls** : 2 coats of Asian/Berger/Dulux or equivalent emulsion Paint over base Primer & Putty.
- **External walls** : 2 coats of Asian/Berger/Dulux or equivalent emulsion Paint over base Primer.
- **Ceilings** : 2 coats of Asian/Berger/Dulux or equivalent emulsion Paint over base Primer & Putty.

ELECTRICAL FITTINGS

- **Power Supply** : 3 Phase power supply connection
- **Power Points** : Adequate Light, Fan and power points will be provided as per architect recommend.
- **Switches & Sockets** : Modular box & Modular switches and sockets of Premium brand.
- **Cables & wiring** : Fire Retardant Low Smoke (FRLS) copper wire of Premium brand.
- **Telephone / Internet** : Points will be provided in Living room.
- **TV points** : Points will be provided in Living room and Master bedroom.
- **Split A/C** : Points will be provided in Living room and Bedrooms.
- **Exhaust fan & Geyser** : Point will be provided in all the bath rooms.

ELECTRICAL POINTS

- **20 Amps** : A/C point in Living room and Bedrooms.
- **15 Amps** : Refrigerator and Microwave points in kitchen, Washing machine point in Utility, Geyser point in Toilets.
- **5 Amps** : Chimney, Water purifier, Mixer/Grinder points in kitchen.

COMMON FEATURES

- **Elevator** : 4 passenger automatic elevator will be provided.
- **Name board and Letter box** : Apartment owner's name will be provided in stilt floor.
- **Car Park** : Marking and Signages in stilt floor will be provided
- **Electric Vehicle charging points** : 15A socket at Car Park will be provided open wiring (one number for every 3-car park)
- **CCTV** : Surveillance camera will be provided at pivotal locations.
- **Rain water harvesting** : Provided at the setback area
- **Staircase and all balconies** : Block work/MS handrail with 2 coats of enamel paint.
- **Compound wall** : Solid block work combined with MS grill work with the height of 4' 6" from the car parking level.
- **Main Gate** : Openable double Leaf MS gate for Building Entry & Exit points and finished with Epoxy Paint
- **Common area flooring** : Vitrified tiles/ Natural Stones
- **Terrace & Stilt flooring** : Cementitious floor with grid marking
- **Power back up** : Inverter for common area lightings and Inverter provision for all flats.





ABOUT US

At Urban Land, we strive to ensure that our homes, buildings and spaces are crafted with care, to last and to be enjoyed for years to come. We take immense pride in our drive for innovation and are devoted to keeping current with the latest trends in design, construction techniques and materials. Our team is passionate about growing our knowledge and skillset to provide our customers with sustainable and enduring value. Staying ahead of the curve is what we strive for!

URBAN LAND

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OUR ONGOING PROJECTS

VEDANTHA NAGAR
RESIDENTIAL PLOTS AT
KADAMBATHUR

SYNERGY
RESIDENTIAL PLOTS AT
KUNDRATHUR

CMDA Planning Permission No: PP/NHRB/183/2022 dated 20/06/2022
RERA Approval No: TN/01/Building/0036/2023 dated 19/01/2023

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