

Welcome to your World of
COMFORT & CONVENIENCE !

ORION
Your Home. Your World.



15 ADORABLE APARTMENTS @ **AGS COLONY, ADAMBAKKAM**

PROJECT INDEX

PLOT AREA

Block A: **4857 Sq.ft**
Block B: **2715 Sq.ft**

BUILD UP AREA

Block A: **10602 Sq.ft**
Block B: **5637 Sq.ft**

NO OF UNITS

15

UNIT TYPE

2 | 2.5 | 3 BHK

BLOCK A

Building Permit No:
BA / WDCN 13 / 06164 / 2020
Planning Permit No:
PPA / WDCN 13 / 04639 / 2020

BLOCK B

Building Permit No:
BA / WDCN 13 / 05583 / 2020
Planning Permit No:
PPA / WDCN 13 / 04764 / 2020

RERA NO

Block A:
TN / 02 / BUILDING / 073 / 2021

“

The ultimate luxury is being able to
relax and enjoy your home

Jeff Lincoln

”

#urbanism #betterlife #happyliving



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.



OUR MISSION

To bring in the professionalism and accountability in the field of real estate and set a new standard in project management, delivery and meeting customer expectation, while not compromising on the values, quality and the efficiency of the projects.

PROJECTS COMPLETED / ONGOING 2016 - 2020

APARTMENTS / VILLAS	PLOTTED DEVELOPMENTS
51,000 SQ.FT	43,000 SQ.FT

OUR COMPLETED & ON GOING PROJECTS



ADORABLE VILLA PLOTS
@ **PALLIKARANAI**



PREMIUM 3 BHK VILLAS
@ **ECR-INJAMBAKKAM**



VILLA PLOTS
@ **KOTAGIRI**



VILLA PLOTS
@ **ECR-INJAMBAKKAM**



24 ADORABLE APARTMENTS
@ **VELACHERY**

Block A



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ESSENTIALS THAT MAKE YOUR HOME

Etched with a professional approach, Urbando ensures that your home buying experience is a smooth transit right from the time of enquiry. As an organization that firmly believes in transparent and ethical business practices, Urbando backed up by an expert panel offers homes of high quality accommodating the best of specifications and finishes.

All locations are hand-picked considering future appreciation, proximity and convenience of essentials in and around the project.



CHECK LIST CRITERIA

You can be rest assured while buying your property from Urbando. Legal procedures, land records, all statutory approvals, clear indication of area statements and the right pricing while buying your dream property qualify a definite tick mark while associating with us.

For us it is not just selling a property. It is a lasting relationship that we value and which is why we go that extra mile to offer a property that surpasses all criteria to call it a dream home. Right from welcoming you to our site to assisting in your loan arrangements we are committed to guide you through a wholesome buying experience.



Site Address: 4th Cross Street Extension, AGS Colony, Adambakkam, Chennai - 600 042.

#urbanism



A LOCATION THAT UNFOLDS PROMISES

Strategically positioned at the backdrop of a promising urban landscape at Adambakkam, Orion boasts of its pristine location advantage. The location is a highly preferred middle-class residential settlement with great accessibility to renowned educational institutions, Velachery, Guindy, MRTS, shopping arenas etc.

Connectivity to OMR & GST | Neighbouring Nanganallur,
Velachery, Madipakkam, Medavakkam & Pallikaranai



Between 2010 to 2020 these micro markets have witnessed high capital appreciation due to rapid development in Infrastructure and commercial development



A LUCRATIVE INVESTMENT OPPORTUNITY

Adambakkam has seen an upward growth in terms of appreciation in property values. The region is well connected to all major parts of the city with well-established transport facilities. Orion, apart from being an apt residential pick also is a wise choice of investment.

Neighboring major IT establishments across the region, property rates are sure to soar high in the coming years which make it a right choice for investment.

LOCATION MAP

(Not to Scale)



NEAREST LANDMARKS



AIRPORT
10 MIN



ALANDUR METRO
STATION - 5 MIN



VELACHERY
5 MIN



DAV SCHOOL &
SUN SHINE SCHOOL
5 MIN



PHOENIX MARKET
CITY - 10 MIN



OMR - TIDEL PARK
15 MIN

Block B



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#betterlife



A JEWEL ON THE CROWN

At the backdrop of a pristine location advantage, Orion encompasses all essentials to offer a wholesome living experience. The project tucks in it all features to make it the most desired address in the region. Embellished with thoughtfully designed features, enviable finishes and the perfect size of homes make it another jewel on the crown that adorns your lifestyle.



ENGINEERED TO PERFECTION

Orion is home to elegance crafted in concrete. Every home is intricately crafted with the abundance of natural lighting and fresh air that compliments a healthy lifestyle which now is a rarity in urban living.



The Project is embellished with large windows that allow the flow of natural lighting and fresh air in abundance.



URBANDO
PROPERTY DEVELOPMENT

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A HAVEN OF COMFORT & CONVENIENCE

Orion is embellished with state-of-the-art specifications that make it an adorable address waiting to be adorned. Be it the well-laid vitrified flooring or the branded fittings, every home scripts the foreword to elegant engineering.

Every specification and finishes are carefully embedded by highly qualified professionals to offer an immaculate living experience that sure would be acknowledged by the connoisseurs of fine living.



LIVING SPACES THAT MAKES SENSE

Orion comes in variants of 2, 2 + study and 3 BHK aptly sized to accommodate all your dreamy desires.

2BHK	2.5BHK	3BHK
937 - 942 Sq.Ft	1114 - 1190 Sq.Ft	1230 Sq.Ft

TERRACE GARDEN



LIFT LOBBY



#happyliving

FEATURES THAT MAKE A DIFFERENCE

At Orion, Amenities or features are not just an adjective of lofty claims. Every feature at this project is carefully approached to be functional in all aspects. The project is vastu compliant bubbling with positivity in all corners.

All essentials in the project have a purpose and are functionally indulging. Orion also invites you to sit in peace sipping a hot brewed coffee at the comfort of a terrace garden – anything and everything here makes a difference.



HAND PICKED FEATURES

Water Meter | Solar Energy
Safety App | Power Gen set
Terrace Garden

THOUGHTFULLY DESIGNED FEATURES



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.



HOME SAFE HOME

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

WELCOME PROSPERITY

Vaastu Compliant

Orion 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.



SHEER POWER Solar Energy

The project is equipped with Solar power solutions to electrify common area lighting



CHARGE YOUR DRIVE

Keeping in mind the future of a stream of battery powered Automobile, the Project is equipped with charging port in all Car Parks

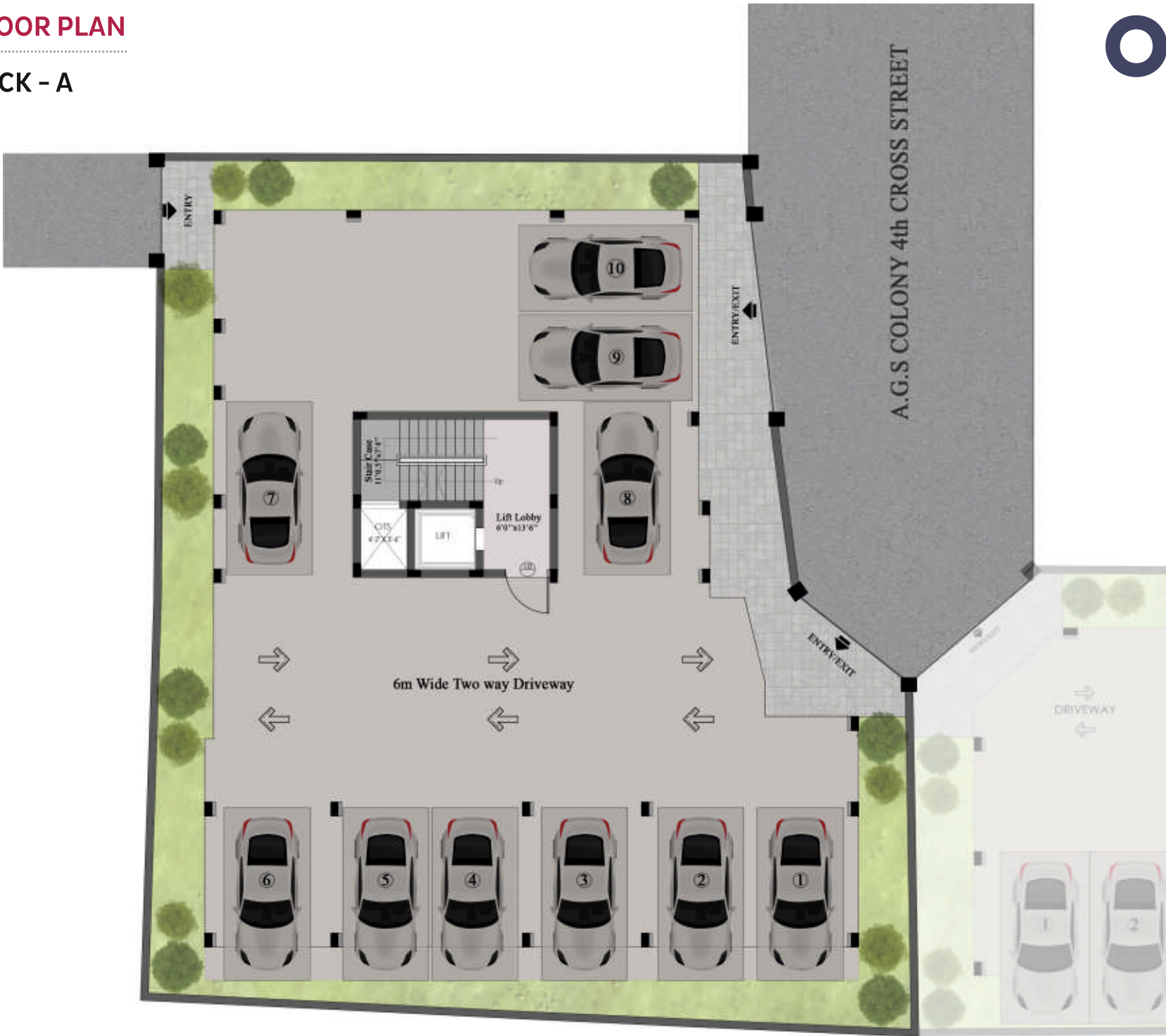
LIVE UNINTERRUPTED

The project is well equipped with 100% power backup in common areas & 1KW power backup in apartments that ensures uninterrupted power supply, so you're never inconvenienced.



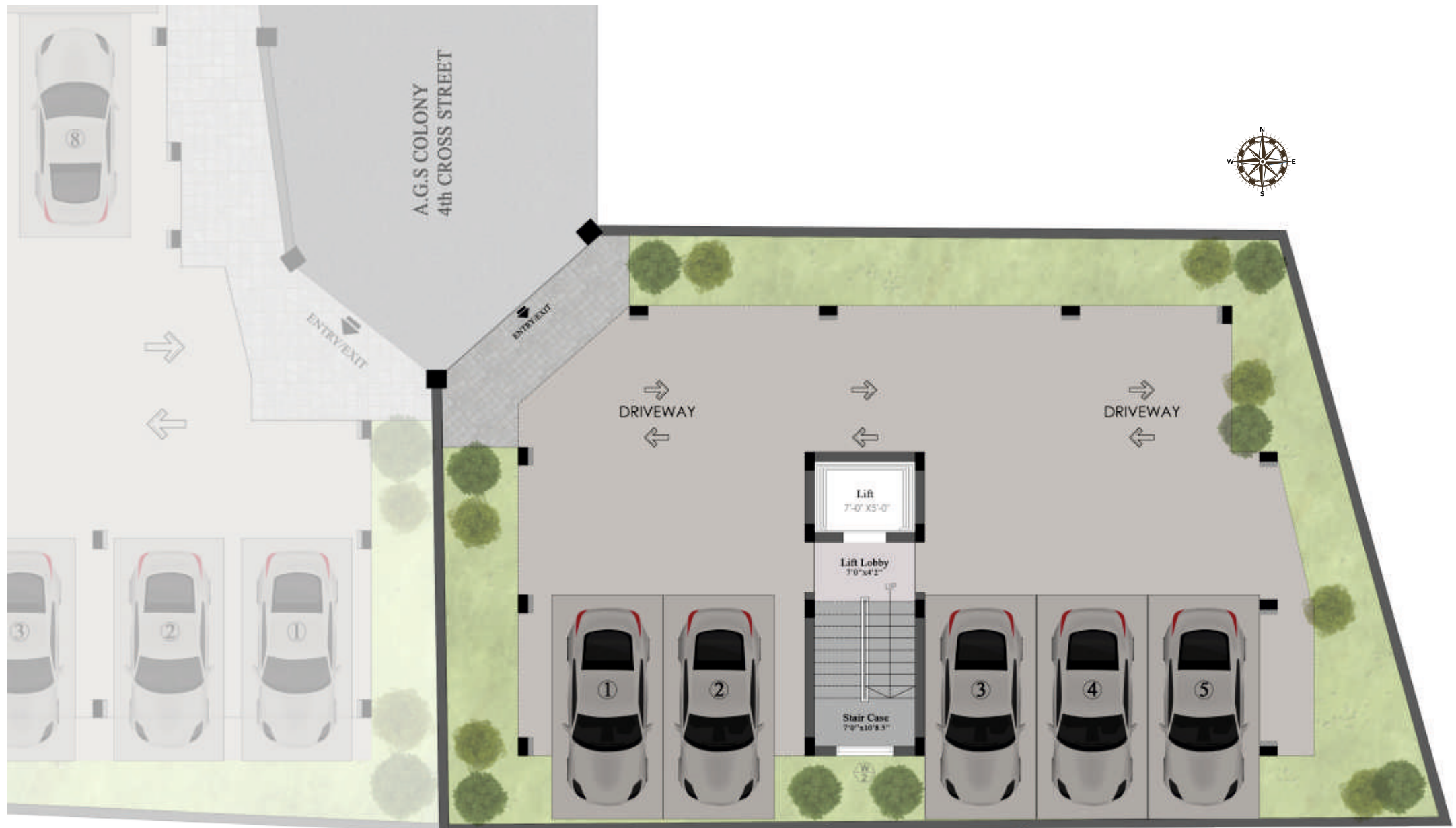
STILT FLOOR PLAN

BLOCK - A



STILT FLOOR PLAN

BLOCK - B



TYPICAL FLOOR PLAN

BLOCK - A



BLOCK - A			
UNIT NO.	A	B	C
UNIT TYPE	3BHK	2BHK+ STUDY	2BHK + STUDY
UNIT - AREA (sq.ft)	1230	1114	1190
CARPET AREA (sq.ft)	920	840	899
FACING	SOUTH	WEST	NORTH



FLOOR PLAN

BLOCK - A



KEY PLAN

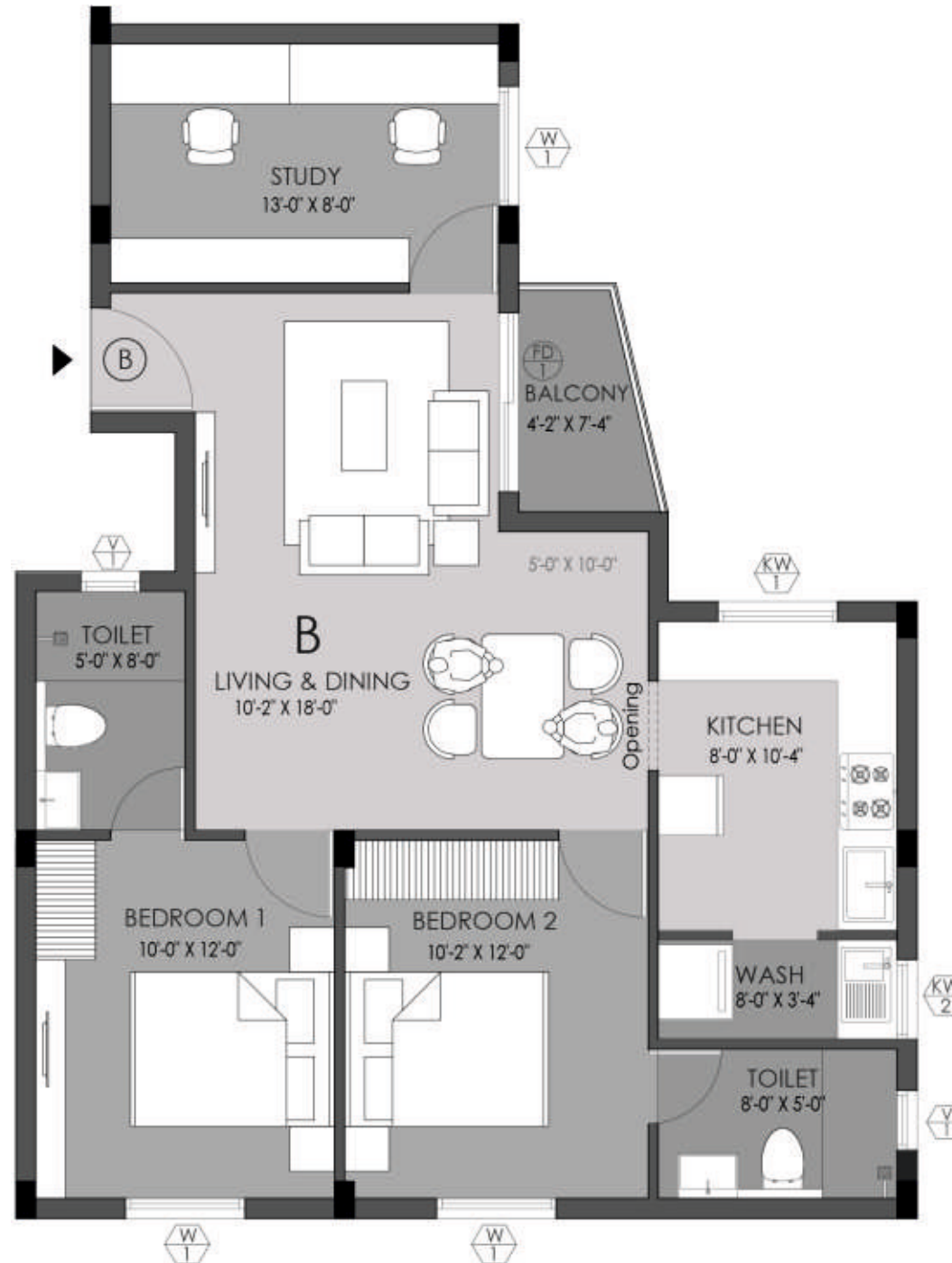


FLAT : A UNITTYPE : 3 BHK FACING : SOUTH UNIT AREA : 1230 SQ.FT CARPET AREA : 920 SQ.FT

FLOOR PLAN

BLOCK - A

FLAT	: B
UNIT TYPE	: 2 BHK + STUDY
FACING	: WEST
UNIT AREA	: 1114 SQ.FT
CARPET AREA	: 840 SQ.FT



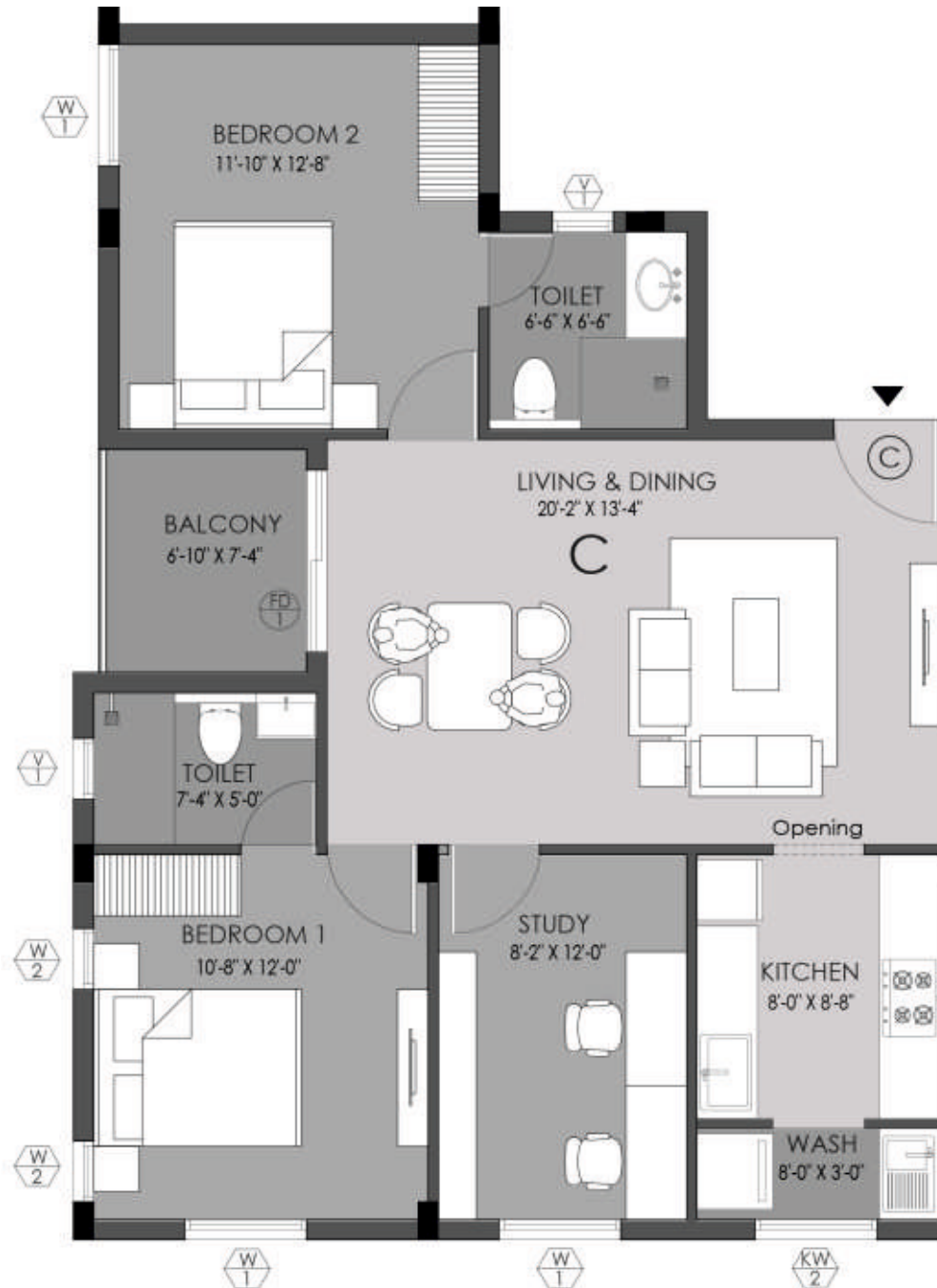
KEY PLAN



FLOOR PLAN

BLOCK - A

FLAT	: C
UNIT TYPE	: 2 BHK + STUDY
FACING	: NORTH
UNIT AREA	: 1190 SQ.FT
CARPET AREA	: 899 SQ.FT



KEY PLAN



TYPICAL FLOOR PLAN

BLOCK - B



BLOCK - B

UNIT NO.	UNIT TYPE	UNIT - AREA (sq.ft)	CARPET AREA (sq.ft)	FACING
A	2BHK	937	679	EAST
B	2BHK	942	685	WEST



FLOOR PLAN

BLOCK - B

FLAT	: A
UNIT TYPE	: 2 BHK
FACING	: EAST
UNIT AREA	: 937 SQ.FT
CARPET AREA	: 679 SQ.FT



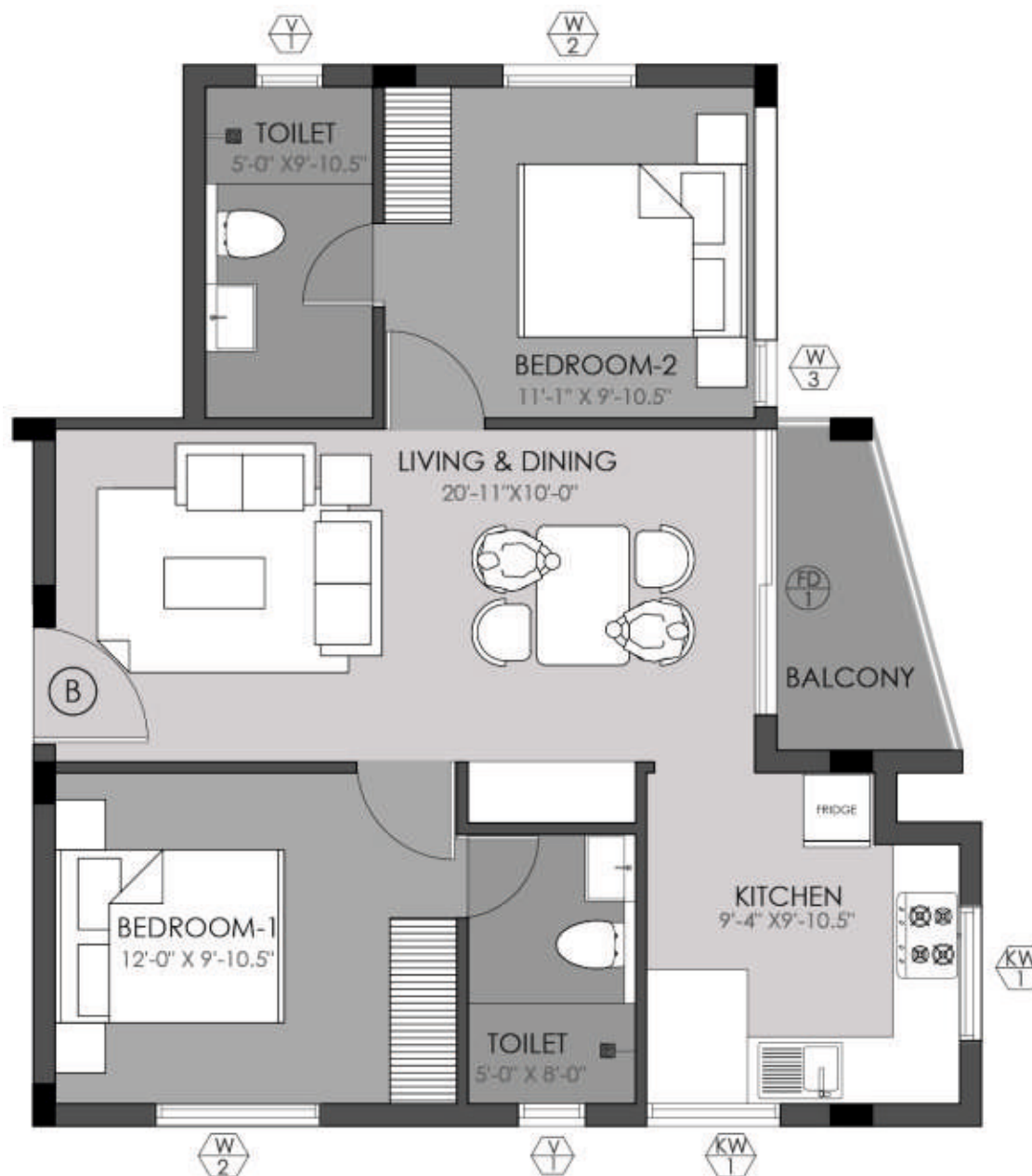
KEY PLAN



FLOOR PLAN

BLOCK - B

FLAT	: B
UNIT TYPE	: 2 BHK
FACING	: WEST
UNIT AREA	: 942 SQ.FT
CARPET AREA	: 685 SQ.FT



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KEY PLAN



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 will be finished with 1 coat of primer, 2 coats of putty & 2 coats of Emulsion Paint
- CEILING will be finished with 1 coat of primer, 2 coats of putty & 2 coats of OBD
- EXTERIOR FACES of the building will be finished with 1 coat of primer and 2 coats of Exterior Emulsion
- UTILITY & BATHROOMS will be finished with 1 coat of primer & 2 coats of OBD
- BATHROOM WALLS will be finished with glazed ceramic tiles up to 8 feet from finished floor level
- UTILITY WALLS to be finished with glazed ceramic tiles up to 4 feet from finished floor level
- Balcony will have MS Hand Railing



FLOORING

- FOYER, LIVING, DINING, KITCHEN AND BEDROOMS will have 600 x 1200 mm Polished Vitrified flooring
- BATHROOM will have 600 x 600 mm, BALCONY & UTILITY will have 300x300 mm ceramic
- TERRACE floor will have Grano flooring with threaded grooves



KITCHEN

- GRANITE SLAB and Stainless Steel Sink with drain board (Nirali or equivalent) will be handed over without counter top.
- DADO TILES of up to 600mm from the granite slab position
- Concrete RCC loft
- Provision for EXHAUST and WATER PURIFIER point will be provided
- CP FITTINGS will be Roca or equivalent



BATHROOMS

- WALL MOUNTED BASIN Roca or equivalent will be given in all bathrooms
- WALL MOUNTED W/C Roca or equivalent will be given in all bathrooms
- SANITARY FITTINGS will be Roca or equivalent
- WALL MIXER Roca or equivalent in all bathrooms
- CP FITTINGS will be Roca or equivalent
- Provision for EXHAUST and GEYSER will be provided



DOORS

- MAIN DOOR - will be Teak door of 7' height with paint finish with Godrej or equivalent locks, Aluminium tower bolts, door viewer, safety latch, door stopper etc.
- BEDROOM DOORS - Flush doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.



WINDOWS

- WINDOWS will be French windows with UPVC and clear float 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) conduits without wires will be provided in Living, Dining and all Bedrooms
- Split AIR CONDITIONER POINTS will be provided in Bedrooms & Living
- Modular plate switches (Fibres or Litaksi), 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 of 1 KW per apartment
- Security Room & common washroom
- Solar powered common area lights
- Car Parking is provisioned with charging port

AREA STATEMENT

Block	Flat Name	Floor	Apt No.	Type	Carpet Area (Sqft)	Saleable Area (Sqft)	UDS Area (Sqft)
A	1A	1	A-1A	3BHK+3T	920	1230	563
A	1B	1	A-1B	2.5BHK+2T	840	1114	511
A	1C	1	A-1C	2.5BHK+2T	899	1190	545
A	2A	2	A-2A	3BHK+3T	920	1230	563
A	2B	2	A-2B	2.5BHK+2T	840	1114	511
A	2C	2	A-2C	2.5BHK+2T	899	1190	545
A	3A	3	A-3A	3BHK+3T	920	1230	563
A	3B	3	A-3B	2.5BHK+2T	840	1114	511
A	3C	3	A-3C	2.5BHK+2T	899	1190	545
TOTAL					7977	10602	4857

BLOCK A	TOTAL CARPET AREA: 7978.00	TOTAL SALEABLE AREA: 10602.56	TOTAL UDS: 4858.98
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B	1A	1	B-1A	2BHK+2T	679	937	451
B	1B	1	B-1B	2BHK+2T	685	942	454
B	2A	2	B-2A	2BHK+2T	679	937	451
B	2B	2	B-2B	2BHK+2T	685	942	454
B	3A	3	B-3A	2BHK+2T	679	937	451
B	3B	3	B-3B	2BHK+2T	685	942	454
TOTAL					4092	5637	2715

BLOCK B	TOTAL CARPET AREA: 4092	TOTAL SALEABLE AREA: 5636.39	TOTAL UDS: 2717.05
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GRAND TOTAL	TOTAL CARPET AREA: 12069.00	TOTAL SALEABLE AREA: 16238.95	TOTAL UDS: 7576.03
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Developer

URBANDO DEVELOPERS LLP

Architect

MS. KAVYA KUMAR

Reg # CA/2021/128162

Thoraipakkam

Structural Engineer

MR. KANNAN C

Reg # SE/GR-I/19/02/0022

Adyar Chennai -600020

Plumbing & Fire Fighting Consultants

M/S.D&R ASSOCIATES,

Mr. Murugan

Plot No:42, D.No 3A,First Floor,
Singaravelan Nagar,2nd Street,
Puthagaram, Kolathur, Chennai-600099.



Preferred Bankers



Liaison Consultant

MR. SRIDHAR K

RE/GR-III/19/04/066

SPLACE, Taramani

Vaastu by

MR. VAASTU RANGAN

Anna Nagar



Electrical Consultant

PAL DESIGNS

Mr. Palaniappan



Home Loan Advisor

MR. SESHADRI P

gethomegetloan.com

Project Branding

Point S

Ashok Nagar



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