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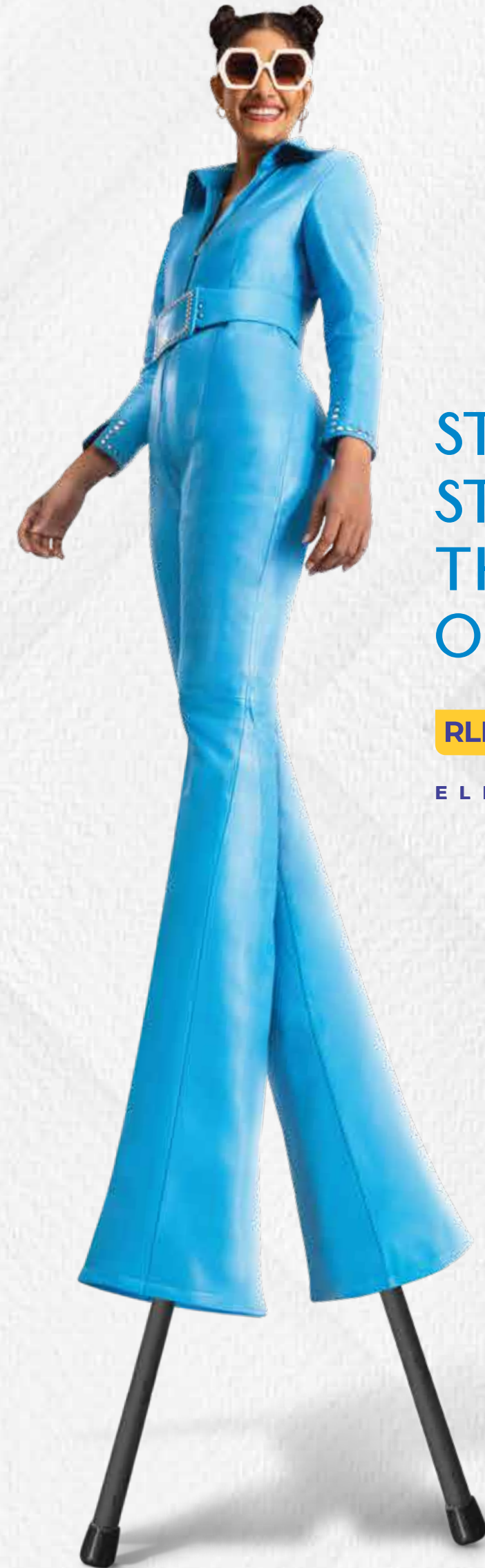
RERA NO.: TN/35/BUILDING/0144/2025  
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STEP UP  
STEP INTO  
THE NEXT LEVEL  
OF LIVING





WELCOME TO

THE ALTIMA OF

ELEVATED  
LIVING

RLD ALTIMA



Here's the pinnacle of high living from Royal Land & Developer Pvt. Ltd. Spread across 7.42 acres, this 35-floor landmark offers stunning sea views, natural light, and fresh air. More than a home, it's a lifestyle of elegance and balance.



WELCOME TO

THE WORLD YOU'VE

ALWAYS DREAMT OF

ELEVATED  
TO NEW  
HEIGHTS.



We've curated a world of peaceful green spaces to vibrant community so that whatever you desire is not even more than a few steps away. RLD ALTIMA is where elevated living meets every day.

**RLD** ALTIMA   
ELEVATED LIVING



UNVEILING

ONE LUXURY AT A TIME – PRESENTING

TOWER  
^

This is more than just a place to live. It is a lifestyle you've been waiting for, Tower A with 315 homes now open, your chance to be part of this visionary community begins today. Come home to elevated living. Come home to RLD ALTIMA.



ELEVATED LIVING – WHERE EVERY HOME RISES ABOVE

A LIFESTYLE THAT IS



CUT  
ABOVE

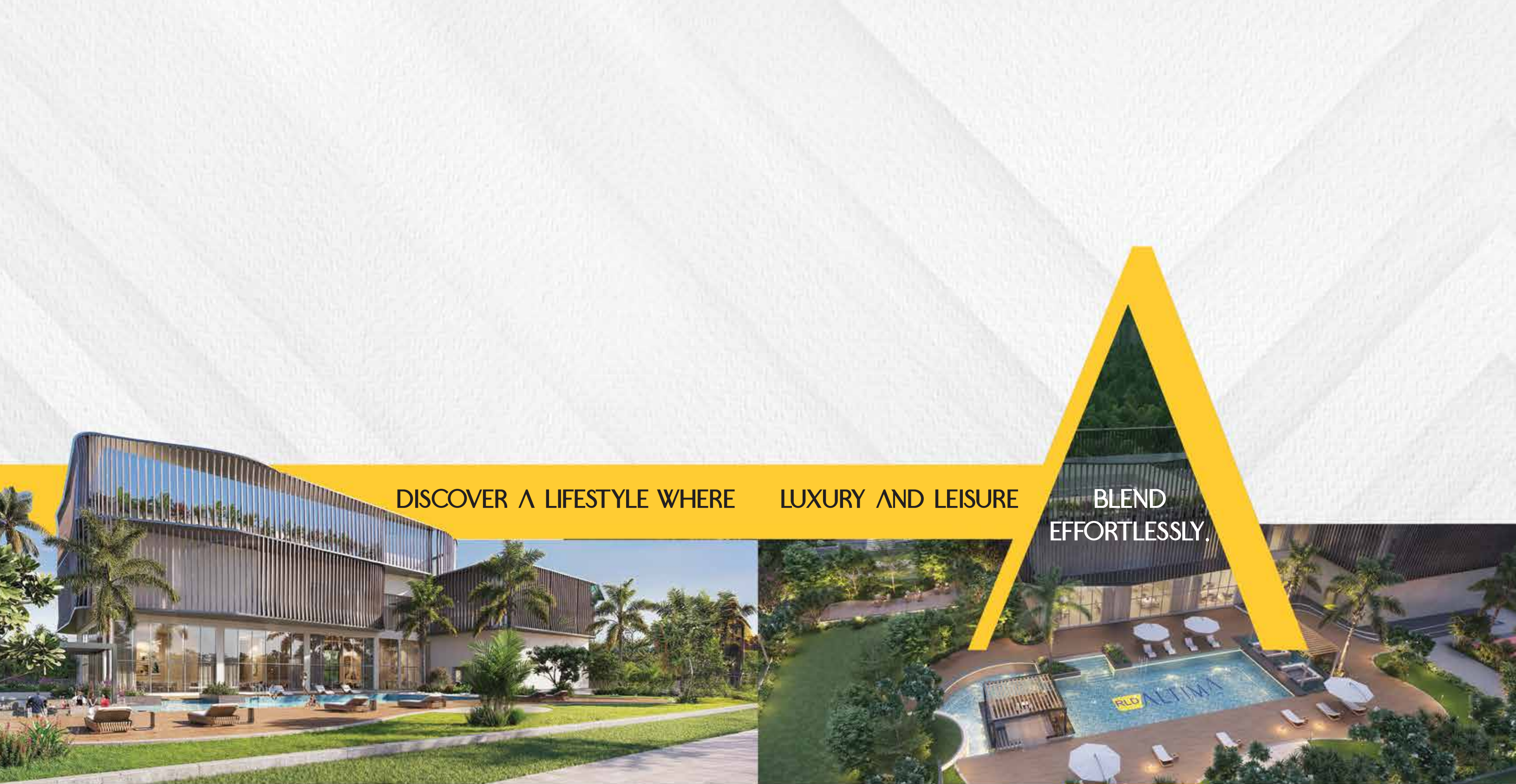


RLD ALTIMA

#### FEATURES

- Tower A - 35 floors with 315 homes
- Spacious 2 & 3 BHK apartments with Sea Views, Podium and Pool Views
- 100% Vastu-compliant with optimal building orientation
- Smart airflow and natural lighting everywhere
- Aluminium Formwork Construction Technology

Experience the vibrant heart of RLD ALTIMA's community at our 21,000 Sq.Ft. ultra modern clubhouse, together with over 8,350 Sq.Ft. of kid's amenities space, where memories are crafted and celebrations come alive. A dynamic space for socializing, unwinding, and making connections, it's the perfect place for residents to live life to the fullest.



DISCOVER A LIFESTYLE WHERE

LUXURY AND LEISURE

BLEND  
EFFORTLESSLY.

**RLD ALTIMA: Where Luxury Knows No Bounds**

Every aspect of RLD ALTIMA is crafted to provide an unparalleled lifestyle of comfort and happiness.

Amenities that redefine living from sunrises on your balcony to laughter and fun in the clubhouse, from kids learning new skills to elders enjoying the long walks.

RLD ALTIMA offers a holistic experience for all ages.



IN HARMONY WITH NATURE –

GREEN  
LIVING



## FEATURES

- 5.2 acres of lush, open green zones
- Healing Gardens, Hammock Parks & Reflexology Trails
- Aromatic Gardens, Fruit Orchards & Tranquil Plazas
- Thoughtful, Nature-centric spaces for peace and wellness
- Wide balconies, Bay windows and efficient layouts
- Built with Aluminium Formwork Construction Technology for efficient spacing

At RLD ALTIMA, we believe that embracing green living is not just a choice, but a necessity. That's why we've designed our spaces to seamlessly integrate nature and innovation, creating a harmonious balance between luxury and sustainability.



SPACES FOR JOY, CRAFTED FOR EVERY GENERATION

JOYOUS  
LIVING

#### FEATURES

21,000 Sq.Ft. ultra-modern clubhouse with:

- Double-height 5 star ambience entrance lobby & lounge
- AV Room, Banquet Hall & Meeting Pods
- Indoor Games and Relaxation Zones
- Pre-function zones & quiet seating areas
- Community spaces for social connection

Here's where your mornings begin with a peaceful yoga session and your nights end with celebration. With our 117 amenities, there's something here for every age and every mood.

- Family sized swimming pool with sunken bar
- Amphitheatre, Outdoor Gym, Yoga Lawns & Jogging / Cycling Tracks
- Trampoline Park, Adventure Zone & Sports Court



THOUGHTFULLY

DESIGNED FOR YOUNG MINDS



NEW  
HEIGHTS  
OF  
LEARNING

#### FEATURES

- Art & pottery studio and music rooms
- AI learning centre for tech-savvy development
- Barrier-free design with ramps and safe paths
- Secure and engaging zones for kids to play and learn freely

At RLD Bright Minds Zone, childhood has room to grow. With dedicated zones for art, learning, music, safe outdoor play and creative coaching classes, every day is an opportunity to explore, imagine, and create.



**INDOOR AMENITIES**

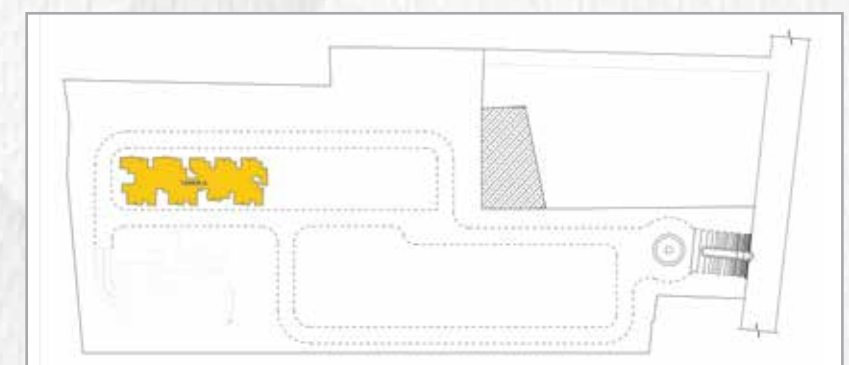
**KIDS**

- 101. Floor Chess Game
- 102. Floor Snake and Ladder
- 103. Obstacle Room
- 104. Neon Game Room
- 105. Gymnastics
- 106. Aerial Yoga
- 107. Podcast Studio
- 108. Music Room
- 109. Hobby Room

- 110. Makers Lab
- 111. Painting Room
- 112. Kids Lounge
- 113. Art Studio
- 114. Pottery Studio
- 115. Conference & Meeting Room

**FACILITIES**

- 116. Seating POD with Wifi Zone
- 117. Common Restroom



Aluminium Formwork Construction Technology utilizes a high-quality Aluminium Formwork System. Once the formwork is in place, it is filled with concrete, allowing for a monolithic structure that is both durable and refined. This advanced construction technique significantly accelerates project timelines while ensuring superior build quality.

RLD ALTIMA has fully embraced this cutting-edge construction.



BUILT  
WITH

ALUMINIUM FORMWORK  
CONSTRUCTION TECHNOLOGY

### Advantages of Aluminium Formwork Construction Technology

- Faster floor completion, leading to quicker project delivery
- Monolithic construction eliminates the joints between slabs and columns making it a better watertight construction as well as being more structurally robust for seismic loads
- Smooth, consistent concrete surface giving a more refined look
- Achieving better carpet area due to the construction accuracy
- Elimination of wood drastically reduces construction waste, making it an eco-friendly option. High accuracy with clearly defined edges safer construction technique due to the fact that aluminium panels are lighter.

### Embracing the Future of Urban Living

In a fast-growing, forward-thinking city like Chennai, adapting to newer, better, and more sustainable construction technologies is not just a choice—it's a necessity. RLD Altima reflects this future-forward vision. With Aluminium Formwork Construction Technology at its core, this project embodies efficiency, strength, and modern elegance.

## OUTDOOR

### Exclusive Sports Court

1. Multipurpose Court
2. Futsal / Tennis Court
3. Half Basket Ball Court
4. Pickle Ball Court
5. Box Cricket
6. Children's Bicycle / Scooter Lane



### Other Sports & Wellbeing

7. 3000mm Walkway
8. 2500mm Wide Leisure Walk / Jogging Path
9. Meditation / Yoga Lawn
10. Pit Stop With Trellis

24. Shower Changing Room (F)
25. Shower Changing Room (M)

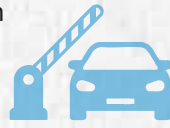
### Entertainment

26. Promenade with Perches - Plaza
27. Community Seating / Amphitheatre
28. BBQ Dining Area



### Features

29. Entrance Plaza With Security Cabin
30. Entrance Feature Structural Elements
31. Foxtail Palm Avenue
32. Visitors Car Park
33. Conocarpus Screen Wall



48. Patio Garden With Bamboo Groove Seating
49. Patio Garden With Therapeutic Plant
50. Plumeria Court
51. Parterre Garden
52. Tree Bosque
53. Trellis With Creepers To Lawn Area
54. Leisure Seating Alley
55. Parents Seating Plaza
56. Aromatic Bed
57. Healing / Outdoor Reading Garden
58. Hammock Garden
59. Contemplation Nook With Water Body



## CLUBHOUSE

### Entertainment & Convenience

72. Welcome Lounge
73. Pre-Function Area
74. Seating Pods
75. Coffee Shop
76. Admin and Meeting Room
77. Av Room
78. Banquet Area
79. Walk Area
80. Yoga Deck/ Zumba Deck
81. Open Seating Area
82. Juice Counter
83. Reflexology Path
84. Kids Play Area
85. Trampoline

## THE LUXURIOUS LIFESTYLE



11. Outdoor Trampoline Play
12. Outdoor Gym
13. Walking & Running Path
14. Roller Blade Skating
15. Jungle Theme Adventure Play

### Swimming Pool

16. Sunken Lounge
17. Semi Floating Chaise Deck
18. 20m Main Lap Pool
19. Sunken Bar
20. Family Pool
21. Tree Mound
22. Pool Deck
23. Poolside Pavilion



34. Canna Garden
35. Hanging Garden
36. Entrance Iconic Sculpture
37. Frangipani Circle - Special Paving
38. Thuja Garden
39. Tropical Garden
40. Vertical Garden
41. Grass Cell on Fire Engine Lane
42. Relaxation Nook With Cube Seaters
43. Mini Rock Garden
44. Youth Gathering Plaza
45. Youth Pavilion
46. Scented Garden
47. Knoll Garden With Relaxation Deck

60. Elderly Seating Alcove
61. Community Garden
62. Fruit Orchards
63. Garden Pavilion
64. Tranquil Plaza
65. Color Planting Bed
66. Open / Party Lawn
67. Flag Hoisting Area
68. Seating Gallery
69. Tropical Flower Bed
70. Reflexology Park
71. Pet Zone



86. Sand Pit
87. Community Seating
88. Bonfire Pit
89. Amphitheatre
90. Outdoor Screen

### INDOOR GAMES

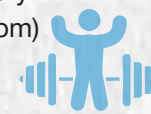
91. Foosball Area
92. Table Tennis
93. Billiards
94. Board Games
95. Dart Board



### Sports Fitness & Wellbeing

96. Gymnasium
97. Double Height Badminton Court

98. Cross Fit Corner
99. Zumba / Aerobics / Yoga
100. Consultation & Recovery Room (Cool Down Room)



### Kids

101. Floor Chess Game
102. Floor Snake and Ladder
103. Obstacle Room
104. Neon Game Room
105. Gymnastics
106. Aerial Yoga
107. Podcast Studio
108. Music Room
109. Hobby Room



110. Makers Lab
111. Painting Room
112. Kids Lounge
113. Art Studio
114. Pottery Studio
115. Conference & Meeting Room

### Facilities

116. Seating POD with Wifi Zone
117. Common Restroom



**Other Sports & Wellbeing**

- 15. Jungle Theme Adventure Play

**Swimming Pool**

- 16. Sunken Lounge
- 17. Semi Floating Chaise Deck
- 18. 20m Main Lap Pool
- 19. Sunken Bar
- 20. Family Pool
- 21. Tree Mound
- 22. Pool Deck

- 23. Poolside Pavilion
- 24. Shower Changing Room (F)
- 25. Shower Changing Room (M)

**Features**

- 44. Youth Gathering Plaza
- 66. Open / Party Lawn
- 67. Flag Hoisting Area

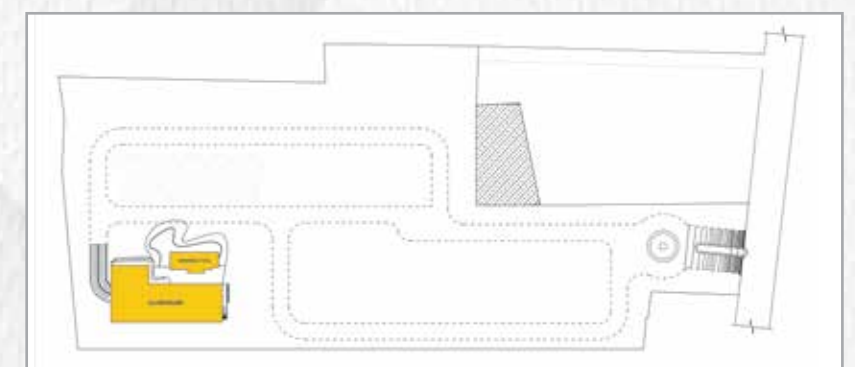
**Entertainment & Convenience**

- 72. Welcome Lounge
- 73. Pre-Function Area

- 74. Seating Pods
- 75. Coffee Shop
- 76. Admin and Meeting Room
- 77. Av Room
- 78. Banquet Area

**Indoor Games**

- 91. Foosball Area





**INDOOR GAMES**

- 92. Table Tennis
- 93. Billiards
- 94. Board Games
- 95. Dart Board

**SPORTS FITNESS & WELLBEING**

- 96. Gymnasium
- 97. Double Height Badminton Court
- 98. Cross Fit Corner
- 99. Zumba / Aerobics / Yoga
- 100. Consultation & Recovery Room  
(Cool Down Room)



- |                           |                       |
|---------------------------|-----------------------|
| 79. Walk Area             | 85. Trampoline        |
| 80. Yoga Deck/ Zumba Deck | 86. Sand Pit          |
| 81. Open Seating Area     | 87. Community Seating |
| 82. Juice Counter         | 88. Bonfire Pit       |
| 83. Reflexology Path      | 89. Amphitheatre      |
| 84. Kids Play Area        | 90. Outdoor Screen    |



## Best-in-Class Product Features

### HIGH-RISE LIVING

Choose from spacious 2 & 3 BHK apartments rising up to 35 floors with a structure of 2 Basements + Ground + 35 floors.

### BIGGER BALCONIES FOR A FANTASTIC VIEW

Spacious balconies with stunning views, perfect for relaxation.

### GREEN LIVING AT ITS BEST

A township with over 70% open space. 5.2 acres of beautifully landscaped lush greenery featuring an Amphitheatre, Grand Plaza, Children's Adventure Park and more.

### MASSIVE CLUBHOUSE EXPERIENCE

Spread across 21,000+ Sq.Ft. the ultra-modern clubhouse comes with double-height lobby and a wide range of indoor recreational spaces.

### UNMATCHED LIFESTYLE AMENITIES

With 117 amenities, including a family size swimming pool dedicated zones for fitness, wellness, entertainment and relaxation.

### CHENNAI'S FIRST-OF-ITS-KIND GARDEN-THEMED AMENITIES

Enjoy curated experiences like a Healing Garden, Aromatic Garden, Hammock Garden, Reflexology Park & more.

## EXCELLENT IN EVERY UNIT. SUPERIOR IN EVERY STEP.



### CHILD-CENTRIC ZONE - RLD BRIGHT MINDS

A dedicated kids' zone with Art Studio, Pottery Corner, AI Learning Lab, Spoken English Room, Music and Dance Studio – fostering creativity and learning.

### VASTU-COMPLIANT HOMES

Every home is 100% Vastu-compliant with zero dead space, ensuring positive energy and optimum space utilization.

### SMART ORIENTATION & DESIGN

Building placement ensures maximum cross ventilation, minimal heat gain, and no wall sharing between units.

### HASSLE FREE LIVING

Thoughtfully designed pedestrian walkways and bicycle tracks across the site with planned basement parking.

### SEA & FOREST FACING HOMES

Enjoy stunning views from the 15th floor and above, with large balconies in every home for better light and ventilation.

### WORLD-CLASS CONSTRUCTION

Built using Aluminium Formwork Construction Technology for smoother finishes, enhanced durability, and better space efficiency.

### RLD BRIGHT MINDS ZONE:

Where Imagination Meets Fun!

Play, learn, and create unforgettable memories with our awesome amenities - play areas, kid-friendly facilities, and exciting activities.



## Apartment Efficiency

### VISUAL CONNECTIVITY

All bedrooms and balconies face central courtyards or exterior views for privacy and openness.

### NO OVERLOOKING LAYOUT

The tower is positioned to avoid direct views into other apartments, with centralized and podium landscaping.

### THOUGHTFUL INTERIORS

Bedrooms, kitchens, and living spaces are well-ventilated with external or courtyard-facing windows.

### PRIVACY-FOCUSED PLANNING

Most homes include a foyer to create separation between the entrance and living spaces.

### SMART UTILITY SPACES

Dedicated service areas for washing machines and convenient AC ODU spaces that are easily accessible.



## Location Advantages – Vandalur–Kelambakkam Road

The Vandalur-Kelambakkam Road in Chennai offers significant locational advantages, making it a strategic corridor for both residential and commercial developments

### EXCELLENT ROAD CONNECTIVITY

Connects GST Road at Vandalur and OMR at Kelambakkam, bridging two major business hubs.

### SEAMLESS COMMUTE

Easy access to Chennai International Airport, Tambaram Railway Station, and the upcoming Metro line at Siruseri. The Kelambakkam Bus Terminus further improves public transport access.

### PROXIMITY TO KEY WORK HUBS

Close to SIPCOT IT Park, Siruseri and Mahindra World City, making it ideal for professionals in the IT and industrial sectors.

THE BEST JUST GOT BETTER EXPERIENCE THE ALTIMA SUPERIORITY



### RENOWNED INSTITUTIONS NEARBY

Surrounded by leading educational and medical institutions like VIT Chennai, SRM University, IIT Madras (Thaiyur Campus), Chettinad Health City, and Global Hospitals.

### REAL ESTATE GROWTH HOTSPOT

A highly sought-after zone due to its affordability, proximity to job hubs, and fast-paced infrastructure development.

### RECREATIONAL BLISS

Enjoy easy access to Arignar Anna Zoological Park (Vandalur Zoo) and other green escapes. Located just 5 km from the scenic ECR – perfect for weekend getaways.



### Vastu Highlights

- Entrances facing North or East to invite positive energy and prosperity.
- Bedrooms in the Southwest enhance stability and restful sleep.
- Kitchens are best placed in the Southeast or Northwest, with hobs oriented towards the East or North
- Headboards are placed away from North to support mental clarity and calm.
- Toilets are kept out of the Southwest and Northeast to maintain energetic balance.

# FLOOR PLANS



A-103 to A-1703	A-1903 to A-2603	A-2803 to A-3503
Size : 1383		
Type : 3 BHK + 2 T		

A-204 to A-1704	A-1904 to A-2604	A-2804 to A-3504
Size : 1382		
Type : 3 BHK + 2 T		

A-105 to A-1705	A-1905 to A-2605	A-2805 to A-3505
Size : 1040		
Type : 2 BHK + 2 T		

A-106 to A-1706	A-1906 to A-2606	A-2806 to A-3506
Size : 1041		
Type : 2 BHK + 2 T		

A-107 to A-1707	A-1907 to A-2607	A-2807 to A-3507
Size : 1041		
Type : 2 BHK + 2 T		

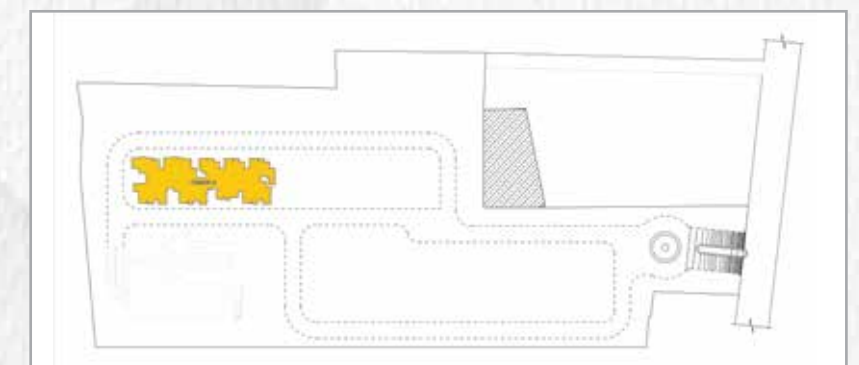


A-102 to A-1702	A-1902 to A-2602	A-2802 to A-3502
Size : 1501		
Type : 3 BHK + 3 T		

A-101 to A-1701	A-1901 to A-2601	A-2801 to A-3501
Size : 1496		
Type : 3 BHK + 3 T		

A-109 to A-1709	A-1909 to A-2609	A-2809 to A-3509
Size : 1106		
Type : 2 BHK + 2 T		

A-108 to A-1708	A-1908 to A-2608	A-2808 to A-3508
Size : 1504		
Type : 3 BHK + 3 T		



**A-1803 & A-2703**  
Size : 1383  
Type : 3 BHK + 2 T

**A-1804 & A-2704**  
Size : 1382  
Type : 3 BHK + 2 T

**A-1805 & A-2705**  
Size : 1040  
Type : 2 BHK + 2 T

**A-1806 & A-2706**  
Size : 1041  
Type : 2 BHK + 2 T

**A-1807 & A-2707**  
Size : 1041  
Type : 2 BHK + 2 T

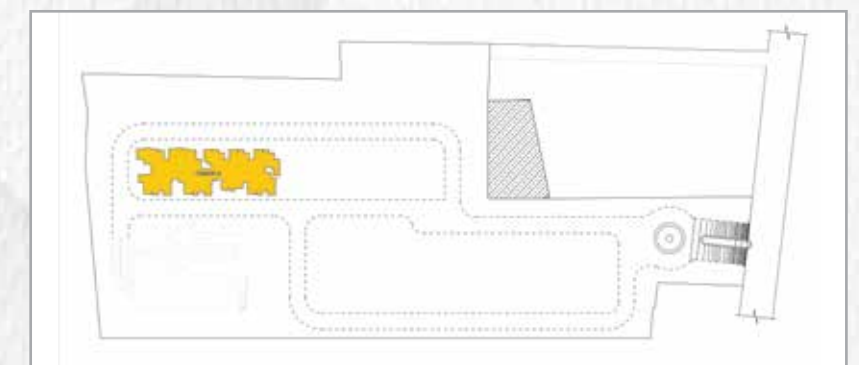


**A-1802 & A-2702**  
Size : 1501  
Type : 3 BHK + 3 T

**A-1801 & A-2701**  
Size : 1496  
Type : 3 BHK + 3 T

**A-1809 & A-2709**  
Size : 1106  
Type : 2 BHK + 2 T

**A-1808 & A-2708**  
Size : 1504  
Type : 3 BHK + 3 T



<b>A-103</b>
Size : 1383 Sq.Ft
Type : 3 BHK + 2 T

<b>A-104</b>
Size : 1153 Sq.Ft
Type : 2 BHK + 2 T

<b>A-105</b>
Size : 1040 Sq.Ft
Type : 2 BHK + 2 T

<b>A-106</b>
Size : 1041 Sq.Ft
Type : 2 BHK + 2 T

<b>A-107</b>
Size : 1041 Sq.Ft
Type : 2 BHK + 2 T

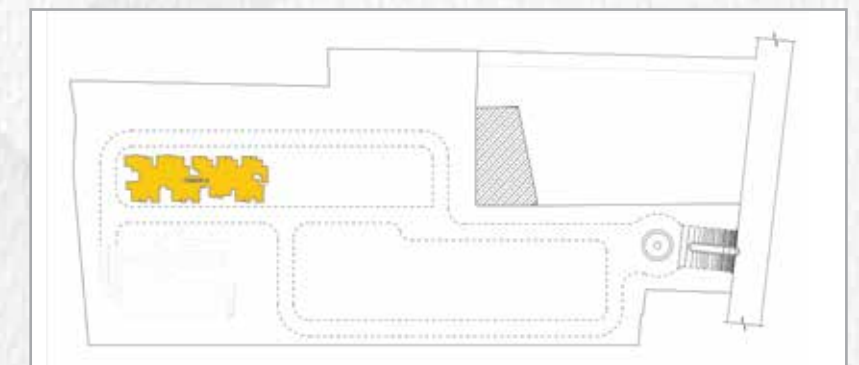


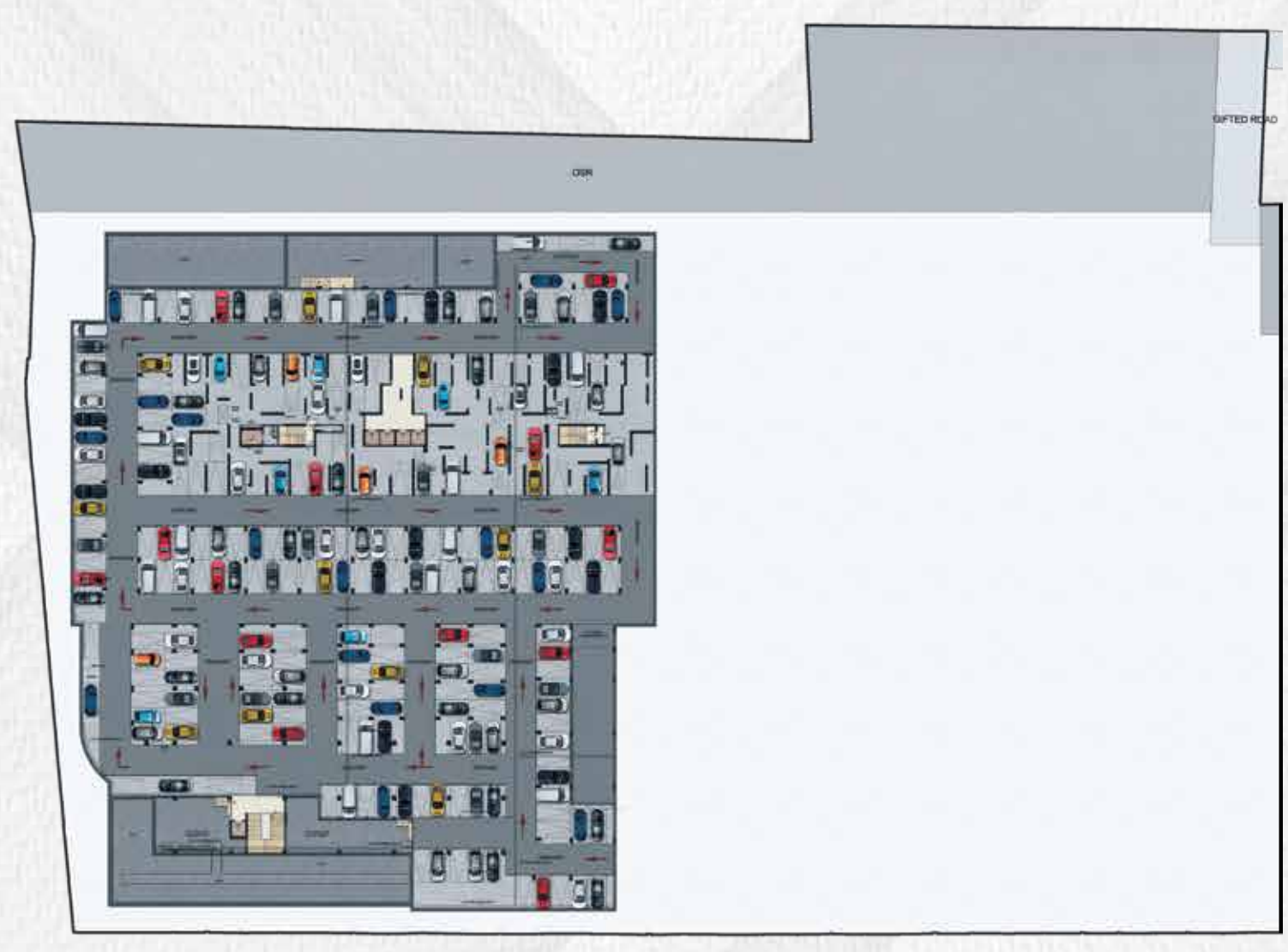
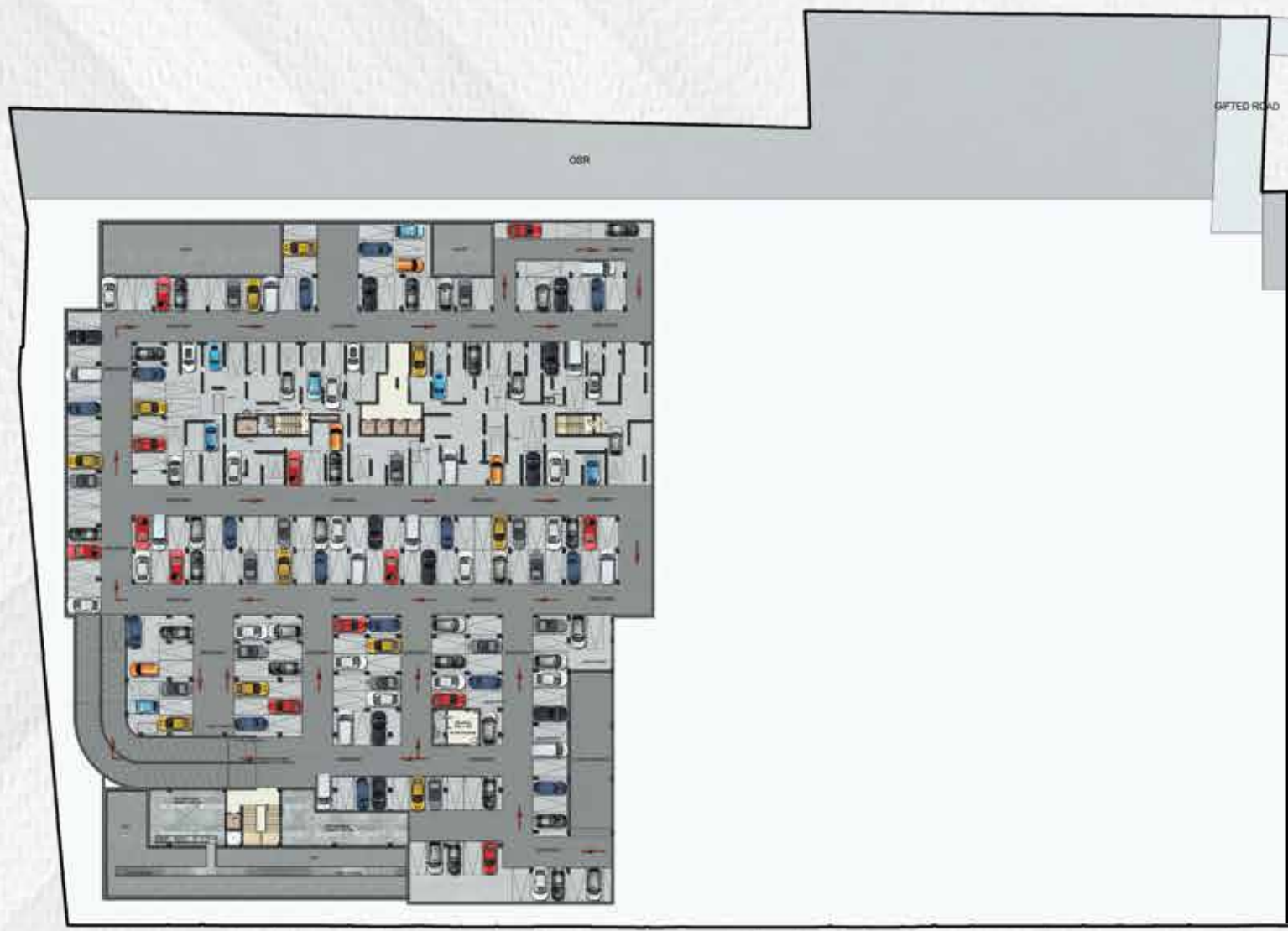
<b>A-102</b>
Size : 1501 Sq.Ft
Type : 3 BHK + 3 T

<b>A-101</b>
Size : 1496 Sq.Ft
Type : 3 BHK + 3 T

<b>A-109</b>
Size : 1106 Sq.Ft
Type : 2 BHK + 2 T

<b>A-108</b>
Size : 1504 Sq.Ft
Type : 3 BHK + 3 T





# UNIT PLANS





**BLOCK 1 TOWER-A (101 TO 3501)**

BLOCK 1 TOWER - A (101 TO 3501)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
946	33	23	1002	1496



**BLOCK 1 TOWER-A (102 TO 3502)**

BLOCK 1 TOWER - A (102 TO 3502)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
947	36	23	1006	1501





**BLOCK 1 TOWER-A (103 TO 3503)**

BLOCK 1 TOWER - A (103 TO 3503)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
871	33	23	927	1383



**BLOCK 1 TOWER-A (204 TO 3504)**



BLOCK 1 TOWER - A (204 TO 3504)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
870.5	33	22.5	926	1382





**BLOCK 1 TOWER-A (105 TO 3505)**

BLOCK 1 TOWER - A (105 TO 3505)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
665	32	-	697	1040



**BLOCK 1 TOWER-A (106 TO 3506)**

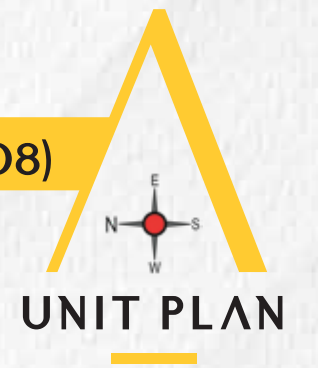
BLOCK 1 TOWER - A (106 TO 3506)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
665	32	-	697	1041





**BLOCK 1 TOWER-A (107 TO 3507)**

BLOCK 1 TOWER - A (107 TO 3507)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
665	32	-	697	1041



**BLOCK 1 TOWER-A (108 TO 3508)**

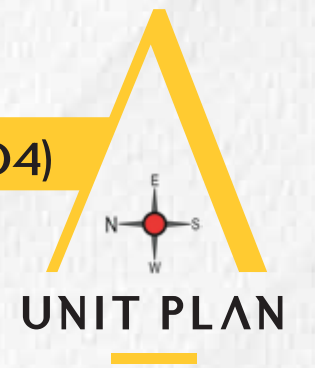
BLOCK 1 TOWER - A (108 TO 3508)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
948.5	36.5	23	1008	1504





**BLOCK 1 TOWER-A (109 TO 3509)**

**BLOCK 1 TOWER-A (104)**



BLOCK 1 TOWER - A (109 TO 3509)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
682	34	25	741	1106

BLOCK 1 TOWER - A (104)				
Rera Carpet Area (Sq.ft)	Balcony Area (Sq.ft)	Utility Area (Sq.ft)	Total Area (Sq.ft)	Saleable Area (Sq.ft)
717	33	23	772	1153



# PREMIUM SPECIFICATIONS FOR AN ELEVATED EXPERIENCE

## STRUCTURE



Structural system : RCC framed structure designed for seismic compliance (zone 3) with all concrete works

Floor- Floor height: Floor - height 3150mm (Including slab)

## WALL FINISH



Internal Walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint.

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint.

Exterior Walls : Exterior surfaces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect design intent.

Bathroom - 1 : Glazed/Matte ceramic tile up to 2250mm height of size 300x600mm & above false ceiling will be finished with cement paint.

Bathroom - 2 : Glazed/Matte ceramic tile up to 2250mm height of size 300x600mm & above false ceiling will be finished with cement paint.

Toilet Ceiling : Grid type false ceiling

## FLOOR FINISH WITH SKIRTING



Living, Dining : Vitrified tiles of size 600x1200mm

Internal Bedrooms: Vitrified tiles of size 600x1200mm

Bathrooms : Vitrified Matte tiles of size 600x600mm

Balcony : Wooden finish tiles 200x1200mm

Utility : Vitrified Matte finished tiles of size 600x600mm

## KITCHEN & DINING



CP Fitting : Jaquar or equivalent

Kitchen Sink : SS Finish

Electrical Point : For Chimney & Water Purifier

Dining : Wash basin provision wherever applicable

Kitchen Counter : The counter platform will be finished with Granite slab

## BALCONY



Handrail : MS handrail as per architect's design intent.

## BATHROOMS



Sanitary Fixture : Jaquar or equivalent

CP Fitting : Jaquar or equivalent

Bathroom - 1 : Wall mounted WC with concealed cistern, health faucet, single lever diverter, head shower, wash basin & with standard grating in the shower area and fixed glass partition (**wherever applicable**).

Bathroom - 2 : Wall mounted WC with concealed cistern, health faucet, single lever diverter, head shower, wash basin & with standard grating in the shower area and fixed glass partition (**wherever applicable**).

Bathroom - 3 : Wall mounted WC with concealed cistern, health faucet, single lever diverter, head shower, wash basin & with standard grating in the shower area and fixed glass partition (**wherever applicable**).

## JOINERY



Main Door : **A.** Wooden architrave with shutter of double side laminate finish, Engineered wood door of size 1050x2400mm

**B.** Ironmongeries like digital lock system of Yale or equivalent lock, tower bolt, door viewer, magnetic catcher, etc.

Bedroom Doors : **A.** Wooden architrave with shutter of double side laminate finish, Engineered wood door of size 900x2100mm

**B.** Ironmongeries like Yale or equivalent lock, designer door handle, tower bolt, door stopper/ bush etc.

Bathroom Doors : **A.** Wooden architrave with shutter of double side laminate finish, Engineered wood door of size 750x2100mm

**B.** Ironmongeries like Yale or equivalent lock, designer door handle, tower bolt etc.

## WINDOWS



Windows : Aluminium powder coated windows with sliding shutter with see through toughened glass without grill.

French doors : Aluminium powder coated doors with see through toughened glass without grill.

Ventilators : **A.** UPVC frame of fixed frost glass openable shutter for ODU access (**wherever applicable**)

**B.** Sill treatment with granite

## ELECTRICAL



Power Supply : 3 phase power supply connection

Safety Device : MCB & RCCB (Residual Current Circuit Breaker)

Switch & Sockets : Modular box, modular switches & sockets of Legrand or equivalent make will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent will be provided

Fan : Point provided in living, bedroom & kitchen

TV : Power point with TV cable in Living & and only power point provision in bedrooms

Data : Provision for cable and power point in living room

Split-air conditioner: Points will be given in Living / Dining and in all bedrooms

Exhaust fan : Point will be provided in all bathrooms

Geyser : Geyser point will be provided in all bathrooms

Back-up : 400W for 2 BHK & 500W for 3 BHK. Only for Light, Fan & Mobile charging point in each room

## OUTDOOR FEATURES



Lift : 4 high-speed elevators with a capacity of 15 passengers each, featuring a sleek SS finish, will be installed. Additionally, a separate service lift will be provided

Back-Up : 100% power backup for common amenities such as Clubhouse, Lifts, WTP, STP & common area lighting

Name Board : Apartment owner name will be provided in ground floor

Lift Fascia : Granite/Marble or equivalent cladding at all levels

Lobby : Granite / Marble / Double charged Vitrified tiles or equivalent flooring at ground floor & Vitrified tile flooring at other levels

Corridor : Vitrified tiles flooring at all levels

Corridor Wall Dado: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint

Staircase Floor : Kota stone / Designer cement tile flooring at all levels

Staircase Handrail: MS handrail with enamel paint finish in all floors

Terrace Floor : Cooling tile flooring

Terrace Door : Good quality FRP door size of 1050X2100mm

Solar Panel : Provided based on requirements

## COMMON FEATURES



Water storage : Centralized UG sump with WTP (Provided as per water test report)

Rain Water Harvest: Rain water harvesting site

STP : Centralized Sewage Treatment Plant

Safety : CCTV surveillance camera will be provided all round the building at pivotal locations in ground level

Well defined walkway : Walkway spaces well defined as per landscape design intent

Security : Security control rooms will be provided at the entry / exit facilitated with MY GATE or equivalent APP

Compound Wall : Site perimeter compound wall with entry level security system as per design intent

Landscape : Suitable landscape at appropriate places in the project as per design intent

Driveway : Convex mirror for safe turning in driveway in/out as per design

External Driveway : Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent




MAP NOT TO SCALE

 HOSPITALS	DISTANCE
Chettinad Health City Gate - 2	60 M
Dr. Kamakshi Memorial Hospitals	06 KM
Tagore Medical College & Hospital	12 KM
Gleneagles Healthcity	18 KM


 COLLEGES	DISTANCE
Hindustan Institute	02 KM
Shiv Nadar University	07 KM
VIT	09 KM
Crescent College	21 KM
SRM University	27 KM

 SCHOOLS	DISTANCE
Chettinad - Sarvalokaa Education	2 KM
Velammal New Gen School	3 KM
Milton International School	5 KM
SBIOA International School	10 Km

**IN THE HEART OF EVERYWHERE**

 CORPORATES	DISTANCE
SIPCOT IT Park	7 KM
TCS	12 KM
Infosys	12 KM
Standard Chartered	13 KM
ELCOT IT Park	13 KM
Chennai One	20 KM
RMZ, Campus	23 KM
TIDEL Park	26 KM

 TRANSPORTATION	DISTANCE
Kelambakkam Bus Stand	01 KM
Metro Station Proposed	07 KM
Kilambakkam New Bus Stand	21 KM
Tambaram Railway Station	25 KM
Chennai International Airport	32 KM

 ENTERTAINMENTS	DISTANCE
Marina Mall	6 KM
Muttukadu Boat House	8 KM
MGM Dizzee World, Muthukadu	9 KM
Vivira Mall	9 KM
Mayajaal Multiplex, Kanathur	12 KM

 JUNCTIONS	DISTANCE
Kelambakkam	650 MM
Kovalam	5 KM
Navalur	7 KM
Mambakkam	8 KM
Thiruporur	8 KM
Sholinganallur	14 KM
Vandalur	18 KM
Medavakkam	19 KM

## BUILT ON EXCELLENCE: OUR PARTNER NETWORK

At RLD ALTIMA, we've assembled a dream team of experts to bring our vision to life. Our partners include:



**Architect:**  
DFI Architect Pvt Ltd



**MEP:**  
Advantech  
MEP Consultants  
and Engineers Pvt Ltd



**Structural Design:**  
Design Werks Engineering  
PVT. LTD



**Club House  
Interior Consultant:**  
ILESEUM CLUBS



**Landscaping Design:**  
Taib Landscape Pvt Ltd



**Landscapers:**  
Rebuild Infra

### PROJECT FUNDED BY



### HOME LOANS BY



## PAYMENT SCHEDULE

Period of payment	Percentage
Booking Advance	10%
Execution of Agreement	10%
Completion of Basements	10%
Completion of Ground/Stilt floor roof Slab	10%
Completion of 4th Floor Slab Casting	4%
Completion of 8th Floor Slab Casting	4%
Completion of 12th Floor Slab Casting	4%
Completion of 16th Floor Slab Casting	4%
Completion of 20th Floor Slab Casting	4%
Completion of 24th Floor Slab Casting	4%
Completion of 28th Floor Slab Casting	4%
Completion of 32nd Floor Slab Casting	4%
Completion of 35th Floor Slab Casting	4%
Completion of Flooring	8%
Installation of Doors	6%
Commencement of Erection of L ifts	5%
On Intimation of Possession	5%
<b>Total Consideration</b>	<b>100%</b>



# BUILDING TRUST, SHAPING FUTURE.



YEARS OF EXCELLENCE

At Royal Land Developers, we pride ourselves on 20 years of experience in delivering exceptional living spaces that exceed our customers' expectations. Our commitment to quality, transparency, and customer satisfaction has earned us a reputation as a trusted partner in the industry. We continue to strive for excellence in everything we do. Whether you're looking for a dream home or a smart investment, Royal Land Developers is your partner of choice.

<b>9.3<sup>+</sup> K</b> HAPPY CUSTOMERS	<b>10<sup>+</sup> L</b> ONGOING PROJECTS (SQ.FT)
<b>10.2<sup>+</sup> L</b> COMPLETED PROJECTS (SQ.FT)	<b>17<sup>+</sup> L</b> UPCOMING PROJECTS (SQ.FT)

Building Trust, One Home at a Time.

## ONGOING PROJECTS



### RLD Avalon



Ready to Build Villa Plots  
Athipet

RERA NO.: TN/29/Layout/3918/2024  
www.rera.tn.gov.in



### Evita



2 & 3 BHK Homes - Handing Over Soon  
Madhavaram, 226 Units

RERA NO.: TN/29/Building/0298/2023  
www.rera.tn.gov.in



### RLD Royal Star - Phase IV



Villa Plots  
Ayapakkam, 15 Acres

RERA NO.: TN/02/Layout/02408/2023  
www.rera.tn.gov.in



### RLD Royal Garden



Ready to Build Villa Plots  
Maraimalai Nagar, 1.54 Acres

RERA NO.: TN/35/Layout/1004/2024  
www.rera.tn.gov.in



### RLD Triveni



Handing Over Soon 2 BHK Homes  
Mogappair, 15 Units

RERA NO.: TN/29/Building/427/2023  
www.rera.tn.gov.in

## ONGOING PROJECTS



### RLD Merlion Estate



Ready to Build Villa Plots  
Vanagaram, 18 Acres

RERA NO.: TN/02/Layout/3702/2024  
www.rera.tn.gov.in



## UPCOMING PROJECTS

### APARTMENTS



2 BHK Luxury Homes  
Ayapakkam, 49 Units

2 & 3 BHK  
Luxury Homes  
Vanagaram, 600 Units

Luxury Apartment  
at Karapakkam

### VILLA PLOTS AT MARAIMALAI NAGAR



- Manimangalam
- Paramankeni,  
Swarna Bhoomi, ECR
- Unamancheri
- Ooty - Ketty Village

## COMPLETED PROJECTS



### Royal Eternity



Premium Villa Plots  
Sholinganallur



### RLD Royal Star - Phase I-II



Ready to Build Villa Plots  
Ayapakkam



### Royal Avalon



Ready to Build Villa Plots  
Athipet



### Sweet Homez



Villas  
Ayapakkam



### Royal Solitaire



Ready to Build Villa Plots  
Mahindra World City



### RLD Tripti



Ready to Occupy 2 BHK Homes  
Mogappair, 15 Units

## COMMERCIAL PROJECT

### DIGITAL ZONE II KARAPAKKAM



#### Ground Floor

Area - 24,191 Sq.Ft

#### First Floor

Area - 25,590 Sq.Ft

#### Second Floor

Area - 27,829 Sq.Ft

#### Seventh Floor

Area - 27,829 Sq.Ft



**RLD ALTIMA**  
**ELEVATED LIVING**  
**SITE PLAN**



# AMENITIES

- OUTDOOR**
- Exclusive Sports Court**
  - 1. Multipurpose Court
  - 2. Futsal / Tennis Court
  - 3. Half Basket Ball Court
  - 4. Pickle Ball Court
  - 5. Box Cricket
  - 6. Children's Bicycle / Scooter Lane
- Other Sports & Wellbeing**
  - 7. 3000mm Walkway
  - 8. 2500mm Wide Leisure Walk / Jogging Path
  - 9. Meditation / Yoga Lawn
  - 10. Pit Stop With Trellis
  - 11. Outdoor Trampoline Play
  - 12. Outdoor Gym
  - 13. Walking & Running Path
  - 14. Roller Blade Skating
  - 15. Jungle Theme Adventure Play
- Swimming Pool**
  - 16. Sunken Lounge
  - 17. Semi Floating Chaise Deck
  - 18. 20m Main Lap Pool
  - 19. Sunken Bar
  - 20. Family Pool
  - 21. Tree Mound
  - 22. Pool Deck
  - 23. Poolside Pavilion
  - 24. Shower Changing Room (F)
  - 25. Shower Changing Room (M)
- Entertainment**
  - 26. Promenade with Perches - Plaza
  - 27. Community Seating / Amphitheatre
  - 28. BBQ Dining Area
- Features**
  - 29. Entrance Plaza With Security Cabin
  - 30. Entrance Feature Structural Elements
  - 31. Foxtail Palm Avenue
  - 32. Visitors Car Park
  - 33. Conocarpus Screen Wall
  - 34. Canna Garden
  - 35. Hanging Garden
  - 36. Entrance Iconic Sculpture
  - 37. Frangipani Circle - Special Paving
  - 38. Thuja Garden
  - 39. Tropical Garden
  - 40. Vertical Garden
  - 41. Grass Cell on Fire Engine Lane
  - 42. Relaxation Nook With Cube Seaters
  - 43. Mini Rock Garden
  - 44. Youth Gathering Plaza
  - 45. Youth Pavilion
  - 46. Scented Garden
  - 47. Knoll Garden With Relaxation Deck
  - 48. Patio Garden With Bamboo Groove Seating
  - 49. Patio Garden With Therapeutic Plant
  - 50. Plumeria Court
  - 51. Parterre Garden
  - 52. Tree Bosque
  - 53. Trellis With Creepers To Lawn Area
  - 54. Leisure Seating Alley
  - 55. Parents Seating Plaza
  - 56. Aromatic Bed
  - 57. Healing / Outdoor Reading Garden
  - 58. Hammock Garden
  - 59. Contemplation Nook With Water Body
- 60. Elderly Seating Alcove
- 61. Community Garden
- 62. Fruit Orchards
- 63. Garden Pavilion
- 64. Tranquil Plaza
- 65. Color Planting Bed
- 66. Open / Party Lawn
- 67. Flag Hoisting Area
- 68. Seating Gallery
- 69. Tropical Flower Bed
- 70. Reflexology Park
- 71. Pet Zone
- CLUBHOUSE**
- Entertainment & Convenience**
  - 72. Welcome Lounge
  - 73. Pre-Function Area
  - 74. Seating Pods
  - 75. Coffee Shop
  - 76. Admin and Meeting Room
  - 77. Av Room
  - 78. Banquet Area
  - 79. Walk Area
  - 80. Yoga Deck/ Zumba Deck
  - 81. Open Seating Area
  - 82. Juice Counter
  - 83. Reflexology Path
  - 84. Kids Play Area
  - 85. Trampoline
  - 86. Sand Pit
  - 87. Community Seating
  - 88. Bonfire Pit
  - 89. Amphitheatre
  - 90. Outdoor Screen
- INDOOR GAMES**
  - 91. Foosball Area
  - 92. Table Tennis
  - 93. Billiards
  - 94. Board Games
  - 95. Dart Board
- Sports Fitness & Wellbeing**
  - 96. Gymnasium
  - 97. Double Height Badminton Court
  - 98. Cross Fit Corner
  - 99. Zumba / Aerobics / Yoga
  - 100. Consultation & Recovery Room (Cool Down Room)
- Kids**
  - 101. Floor Chess Game
  - 102. Floor Snake and Ladder
  - 103. Obstacle Room
  - 104. Neon Game Room
  - 105. Gymnastics
  - 106. Aerial Yoga
  - 107. Podcast Studio
  - 108. Music Room
  - 109. Hobby Room
  - 110. Makers Lab
  - 111. Painting Room
  - 112. Kids Lounge
  - 113. Art Studio
  - 114. Pottery Studio
  - 115. Conference & Meeting Room
- Facilities**
  - 116. Seating POD with Wifi Zone
  - 117. Common Restroom

