



WELCOME TO A
BLISSFUL INDULGENCE

Get the full potential of a MICRO MARKET

Robust infrastructure, flourishing retail hubs, a variety of office spaces and residential units across budget segments backed by adequate basic and social infrastructure topped up by the presence of numerous IT and manufacturing clusters in the region has enabled OMR to be the most sought investment destination for homebuyers in the area.

Home to several IT-ITeS companies, Old Mahabalipuram Road (OMR) is a 45 km stretch extending from Madhya Kailash Temple in Adyar with well-developed localities along its bank such as Perungudi, Thoraipakkam and Karapakkam etc.



Get the Urbando Eterna Advantage

With a stunning stature accommodating 35 elegantly crafted homes, Eterna boasts of a location neighbouring the IT corridor and the embellishments of an urban lifestyle. The project is tucked conveniently amidst establishments that roll forward the carpets of comfort.

The attributes of work-to-home, shopping arenas, entertainment zones, educational institutions, hospitals are truly an icing on the cake that not only justifies your living experience but also appreciates a wise investment opportunity.



EDUCATIONAL INSTITUTIONS

Hindustan International School, Sankara Matriculation School, Shishya School & APL School, Mohammed Sathak College, Thangavel Engg. College etc within 2 Kms.



HEALTHCARE

Prominent hospitals include Apollo Hospital, Chettinad Hospital, Cleneagles Global Hospital etc within 5 kms



ESSENTIALS

The corridor also hosts a plethora of entertainment centres, restaurants (Mast Kalandar, Madras Machan's) malls (Marina Mall) & supermarkets (Nilgris)

CONNECTIVITY



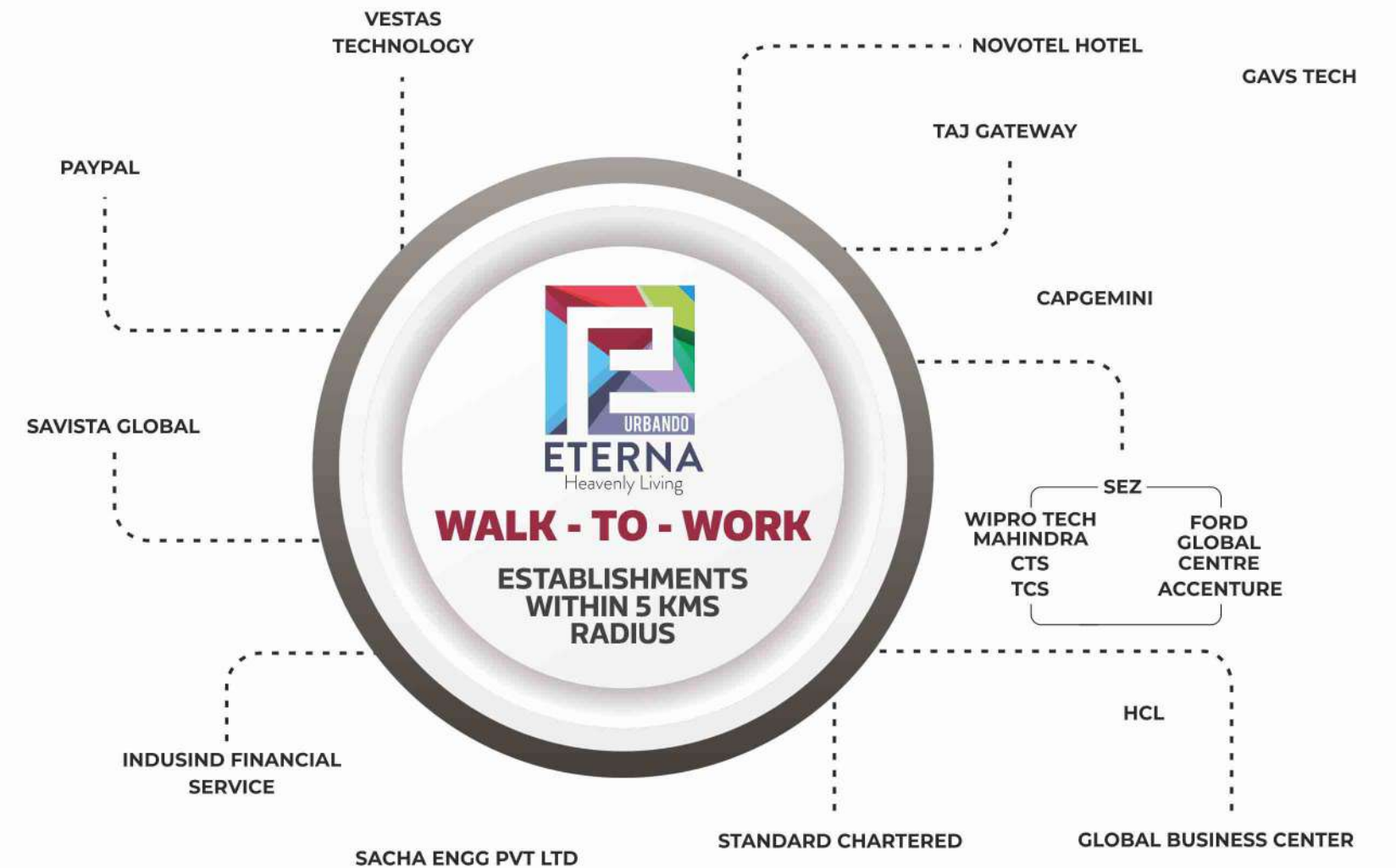
ROAD
Running parallel to GST, ECR, PERUNGUDI, SHOLINGANALLUR, SIRUSERI, THORAIPAKKAM etc.



RAIL
Central Railway Station is situated around 23 kms .



AIR
The Chennai International airport is 17.3 kms.



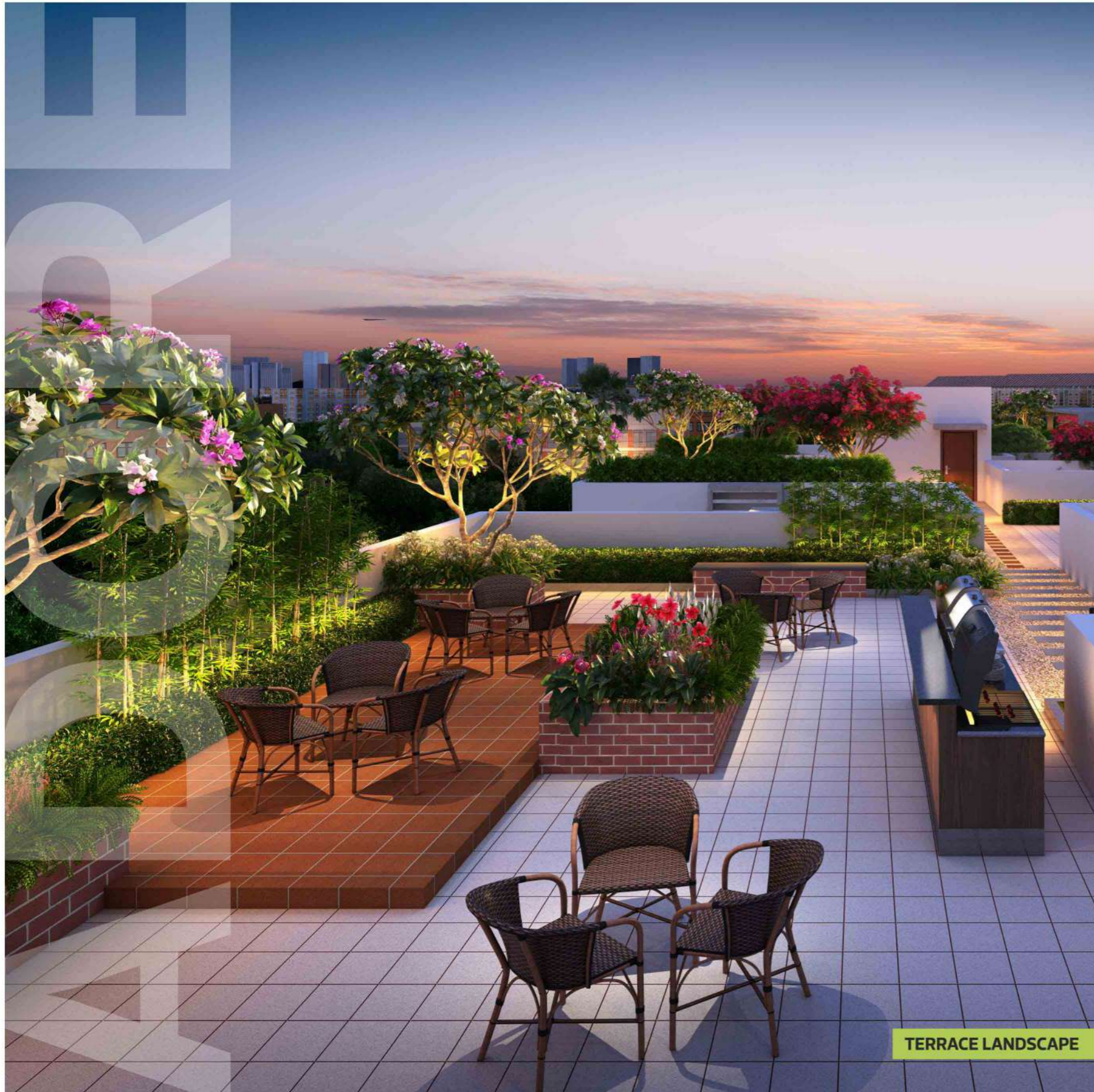


YOGA & MEDICATION

ETERNA... A BLISSFUL INDULGENCE

The virtue that moderates all the internal and external attributes start from home, nevertheless, home is where the heart is. Eterna is a blissful exaltation of emotions that overflows and guides one to an ever more immersing experience.

The philosophy behind the making of this eternal living spaces is conceived as a lustrous gem in a world dominated by routine and rigid conformity. Coming back home to Eterna, exude an "oneness" from both inside out.



TERRACE LANDSCAPE

ETERNA... WHERE YOU ADORE TO BE

Unleash your free will that travels beyond territories and inhibitions. There are no rules set in the path, no ifs & buts. Watch the ecstatic revelation of your inner-self engrossed and entitled to what is defined to be a true wholesome experience.

Eterna is just about it. An embodiment of fulfilment, these living spaces are free willed in nature to accommodate all your living pleasures stured and carved the way that it represents the depiction of your inner desire.



GYM VIEW

ETERNA... KEEPING YOU INDULGED

Highly acclaimed authors and poets across the globe have scripted on the influence of nature on us. True, the embracing breeze and the reckoning of waves are indeed a recitation of nature's lullaby that keeps us craving for more.

Eterna is a personification in concrete that reciprocates and cherishes the quantum of livelihood capsuled with all ingredients to make a lifestyle that keeps you indulged with the accompaniments of what the world outside has in its offering.



ADORN A BOUQUET OF LIFESTYLE ESSENTIALS

Featuring contemporary open-concept floor plans and premium features designed with your comfort and convenience in mind, Eterna comprises of 35 chic urban living spaces that addresses all essentials that you would expect to sum up a wholesome living experience.

With variants ranging from 2 and 3 BHK apartments, Eterna comes in sizes ranging from 989 to 1485 square feet. The intricately designed floor plans accommodate the abundance of natural lighting and fresh air along with a bouquet of lifestyle essentials.

2BED + 2 TOILET	3BED + 3 TOILET
989 - 1044 Sq.Ft	1485 Sq.Ft



ORCHESTRATING COMFORT AND CONVENIENCE

Discover upscale living reimagined with Eterna's urban living spaces. Homes here are stylishly appointed with premium finishes that complement the stature of your lifestyle expectations. All features here, are meticulously planned to keep you in awe.

The project boasts of a planning that inherits the qualities that is envisioned with a futuristic appeal. The water meters that help curb water usage, individual Vehicle charging points at car parks and solar powered lighting for common areas are a true benchmark.





ETERNA... KEEPING YOU INDULGED

From the relaxing indoor play area to invigorating with some fresh air in the manicured landscapes with your loved ones or toning your body at the well-equipped gym to flipping across your favourite author at the stunning terrace garden, our apartments at Eterna are designed to elevate your everyday living experience.

All features at Eterna is crafted keeping in mind the comfort and convenience of its proud owners. Attention to detail and a 360 degree approach on functional aspect is what makes this project a living beyond just adjectives.



Unisex Gym



Indoor Games



Indoor Toddlers Play Area



Power Backup
for Common Areas



Terrace Garden



Home-Safe
Home-Security App



EV Charging
Provision

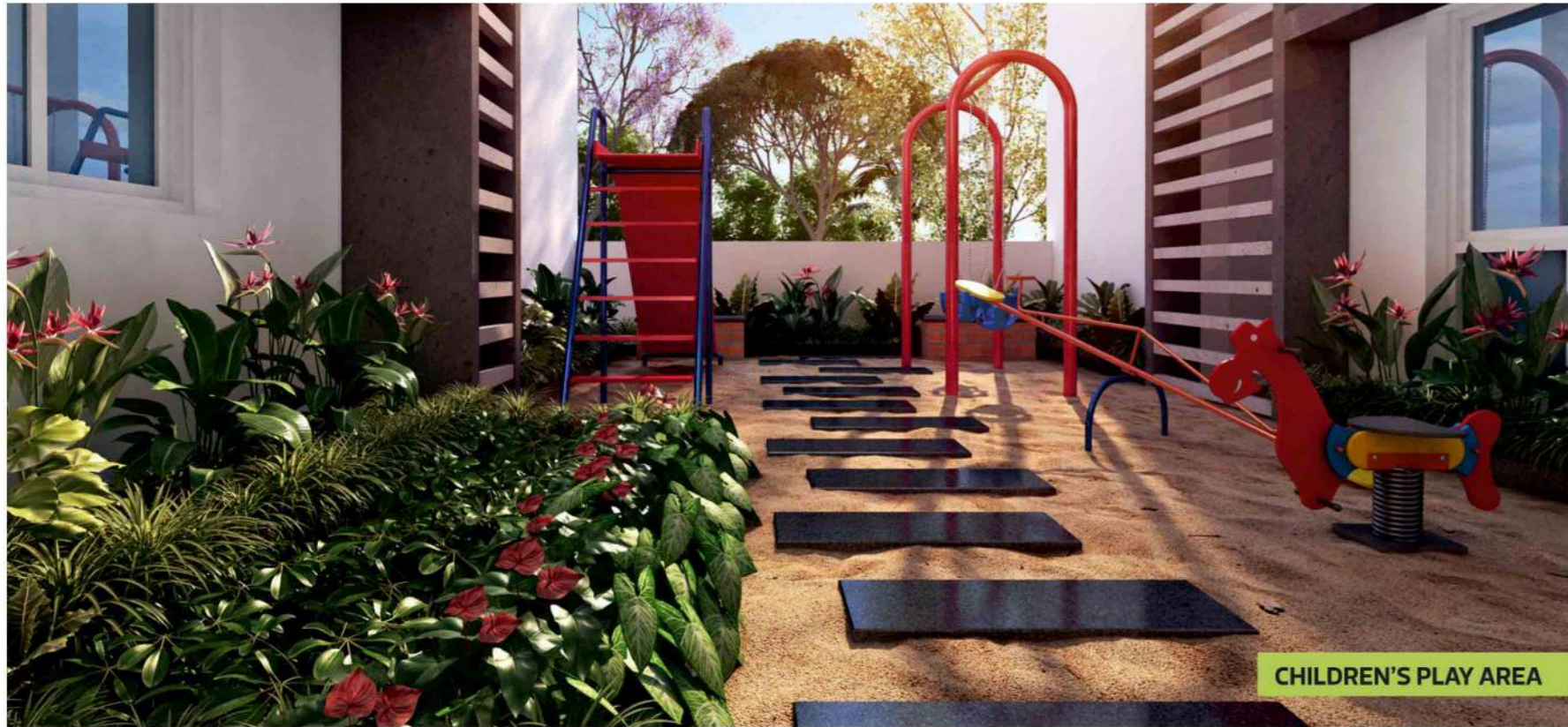




INDOOR GAMES



PARKING



CHILDREN'S PLAY AREA



LOBBY VIEW

STRUCTURE

- Pile with Raft Foundation as per Structural Design
- RCC Famed Structure designed for Seismic Zone 3 with Pile Foundation

FLOORING COMMON AREA

- Ground Floor Entrance & Lift lobbies : Granite Flooring
- Basement Lift Lobby: Vitrified Tile Flooring
- Upper Floor Lift Lobbies: Vitrified Tile Flooring
- Staircase: Restile / Equivalent Flooring
- Corridors: Vitrified Tile Flooring Lift Jamb will be Granite / Tile
- Terrace: Cool Roof Tiles

APARTMENT

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master Bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony : Antiskid Vitrified Tiles.
- Utility : Antiskid Vitrified

CLADDING

- Kitchen Dado: Ceramic Tiles 600 mm above the counter
- Toilet Dado: Ceramic Tile Dado up to 2100 mm height

KITCHEN

- Provision for Water Purifier
- Tile Dado of 2 feet above Kitchen Counter Level
- Sink Cock - Kerovit/ Bathsense or Equivalent
- Stainless Steel Single Bowl Sink - 10 inches depth
- Provision for Exhaust Fan

TOILETS

- Chromium Plated CP Fittings for all Toilets - Kerovit / Bath sense or Equivalent
- Single Lever Tap with Shower in Bath Area for all Toilets
- Health Faucet for all the Toilets - Kerovit / Bathsense or Equivalent
- Wall Mounted EWC with an exposed Flush Tank for all Toilets - Kerovit / Bathsense or Equivalent
- Antiskid Vitrified Tile Flooring
- Glazed / Ceramic Vitrified Tile Dado (up to false ceiling height)

PLUMBING

- All Internal and External Plumbing in UPVC / CPVC Pipes
- All Drainage Plumbing in PVC Pipes

UTILITY

- Inlet & Outlet for Washing Machine or Dishwasher

DOORS

- Main Door - Solid Wood Frame with Architraves & Shutter with double side Veneer and Polish Finish
- Internal Doors - Solid Wooden Frame with Flush Doors with Enamel Paint Finish.
- Toilet Doors - Solid Wooden Frame with Water Resistant Flush Door

WINDOWS & RAILINGS

- UPVC Windows with Toughened Glass & Grill - Kommerling / Equivalent
- UPVC Ventilators - Kommerling / Equivalent.
- Balcony Railings in MS

PAINTING

- Exterior Walls with Weather Coat Texture Paint
- Internal Walls and Ceilings with Plastic Emulsion
- Enamel Paint on all MS Railings/ Grills

INDICATIVE SPECIFICATIONS

LIFT

- Automatic 13 Passenger Lift - 1 No. (Johnson / Schindler or Equivalent.)

SECURITY SYSTEMS

- Round the Clock Security Surveillance
- CCTV Cameras at Entry & Exit Points of Building

POWER BACK UP

- 100% Backup in all Common Areas & 1.5 KVA in Apartments

ELECTRICAL

- One TV point in Living Room & Bedroom and One Telephone Point in Living Room.
- Switches & Sockets - Legrand / Norisys / Equivalent
- AC provision for All Bedrooms and Living Room
- Intercom Facility from each Apartment to the Security Room, connected with Club House & Other Apartments
- VDP is provided at Main Door
- Wires - Polycab / Equivalent
- ELCB and Individual Meters will be provided for all Units

AMENITIES

- Landscaped Driveway
- Indoor Children's Play Area
- Gymnasium
- Indoor Games (Table Tennis, Carrom, Chess)
- Terrace Roof Garden
- Yoga / Meditation Centre

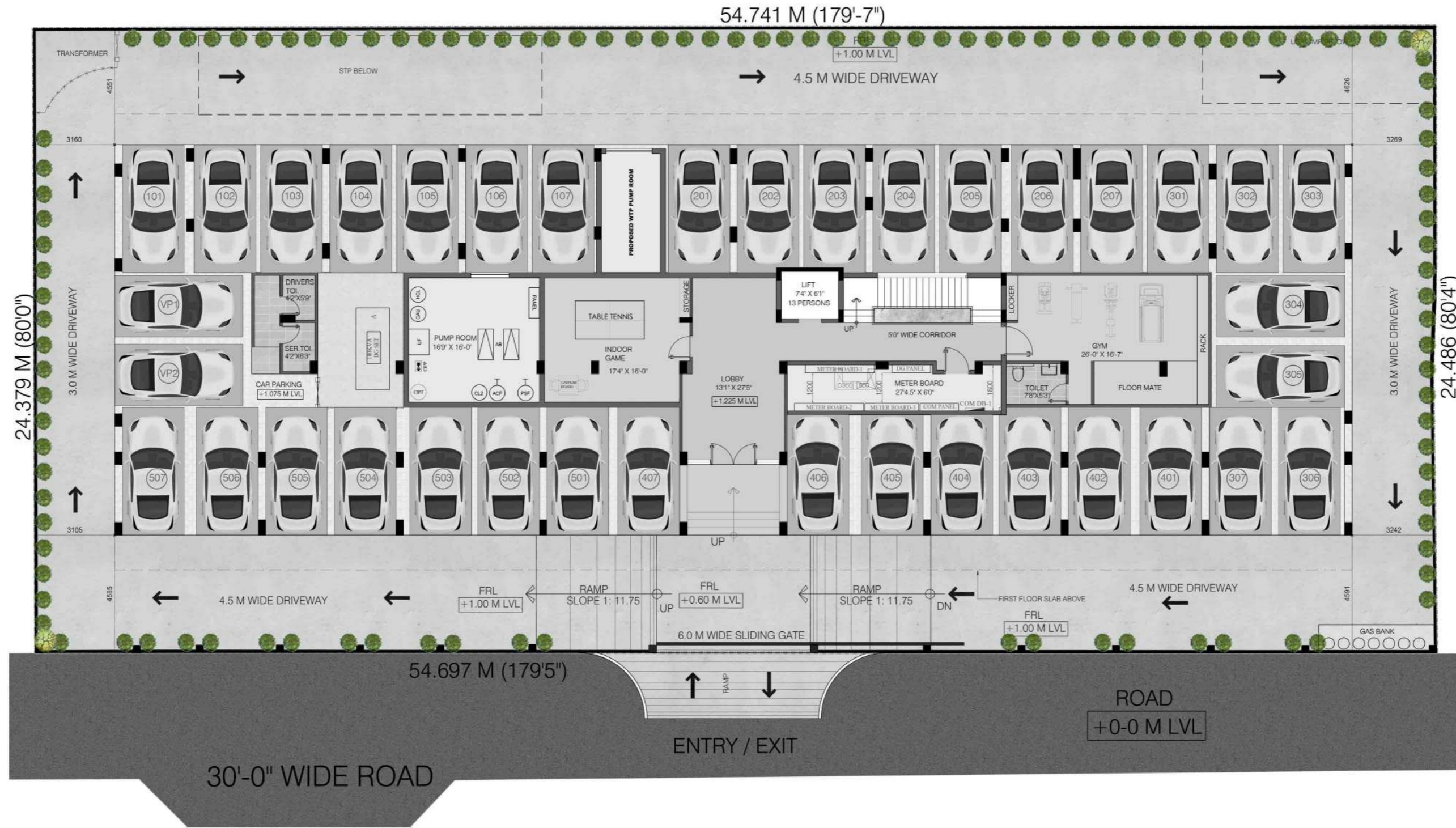
FEATURES

- Solar Power for Common Area
- Car Charging Provision at Parking
- Water Treatment Plant
- Sewage Treatment Plant
- Rain Water Harvesting
- Toilet at stilt floor for drivers & domestic help
- Digital Water Meter in All apartment
- Centralized Reticulated Gas Supply
- Home Safe Security app



SITE CUM STILT PLAN

TOTAL NO OF CARS: 37 NOS | VISITOR'S: 2 NOS

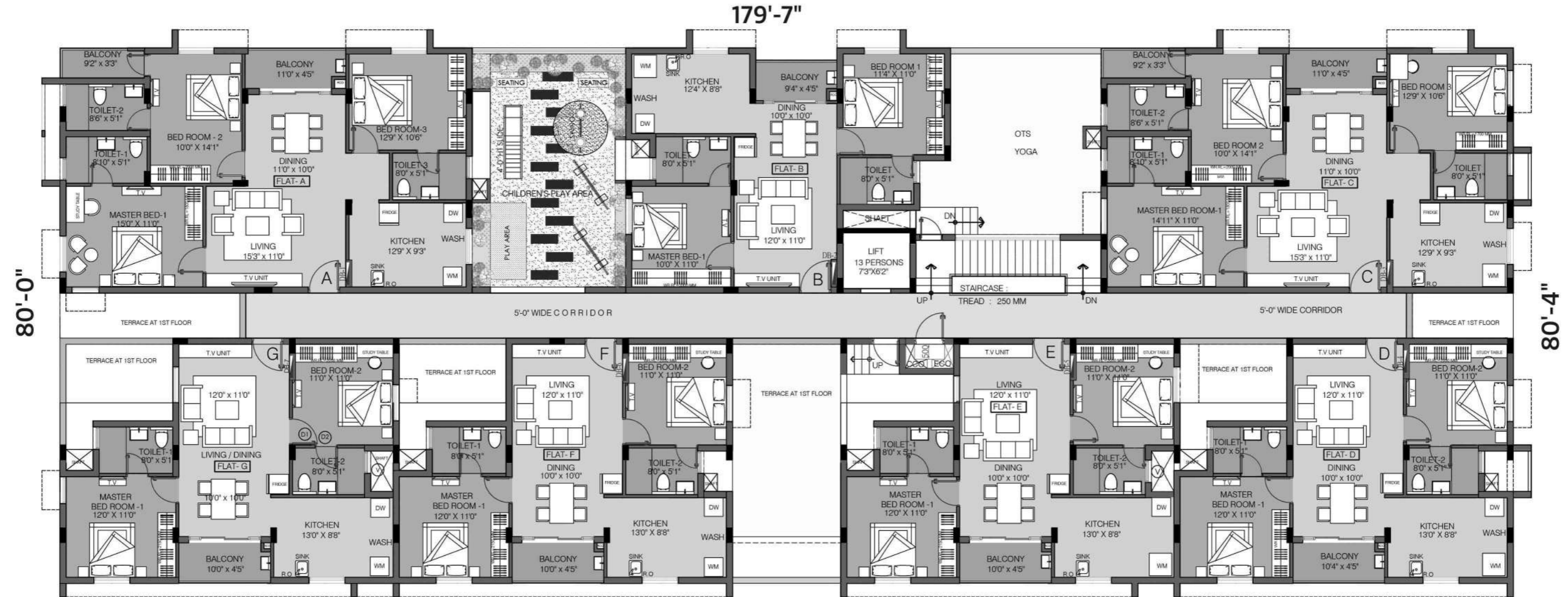


FIRST FLOOR PLAN

FLAT NO	FLAT - A	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	3 BHK	1485	1202	1028

FLAT NO	FLAT - B	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	2 BHK	989	800	674

FLAT NO	FLAT - C	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	3 BHK	1485	1202	1028



179'-5" - 30'-0" WIDE ROAD

FLAT NO	FLAT - 1G	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	2 BHK	1043	844	712

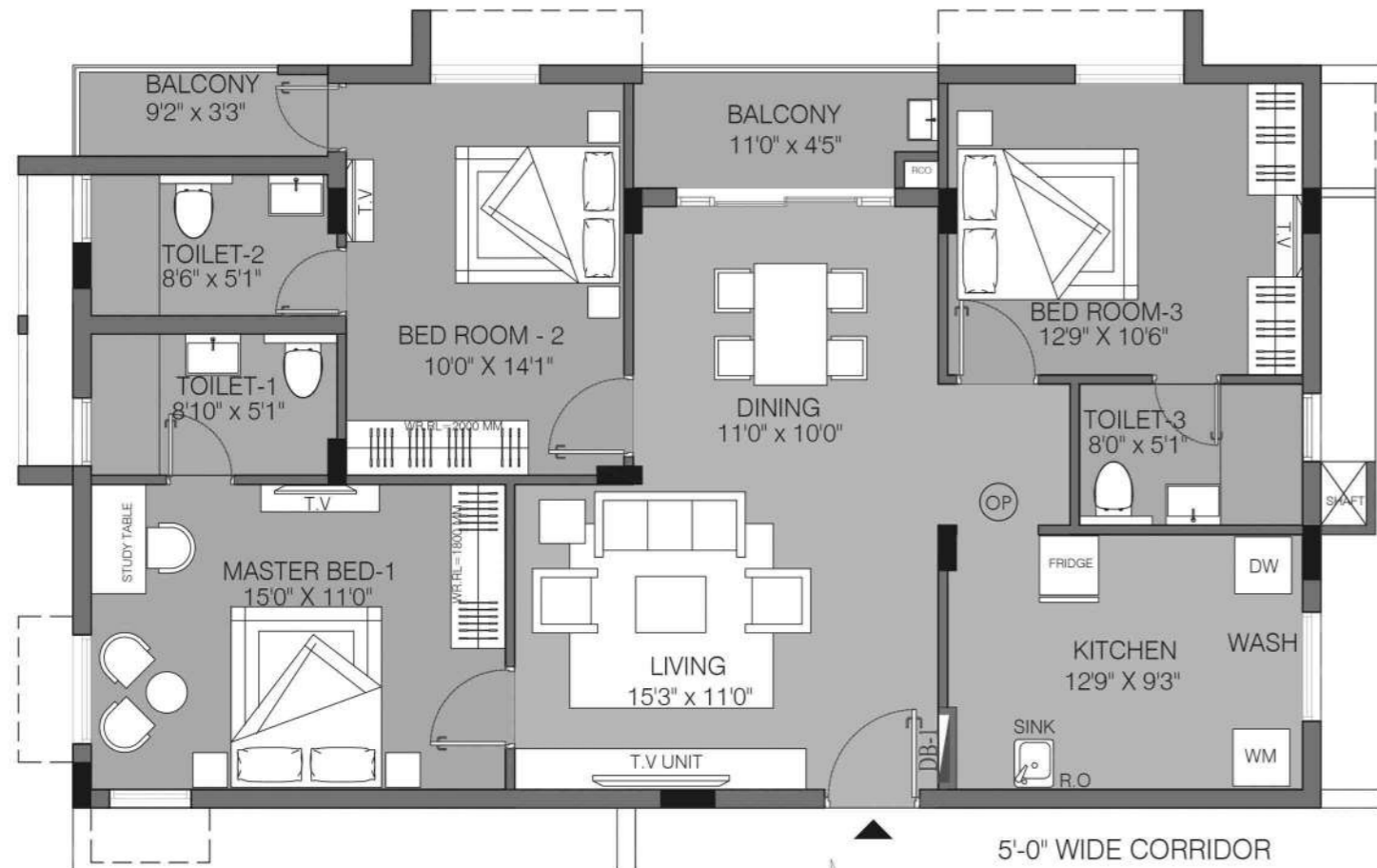
FLAT NO	FLAT - F	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	2 BHK	1040	842	712

FLAT NO	FLAT - E	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	2 BHK	1043	844	712

FLAT NO	FLAT - D	FLAT AREA DETAILS		
FLOOR	FIRST FLOOR	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	2 BHK	1040	842	712

TYPICAL UNIT PLAN

FLAT: A



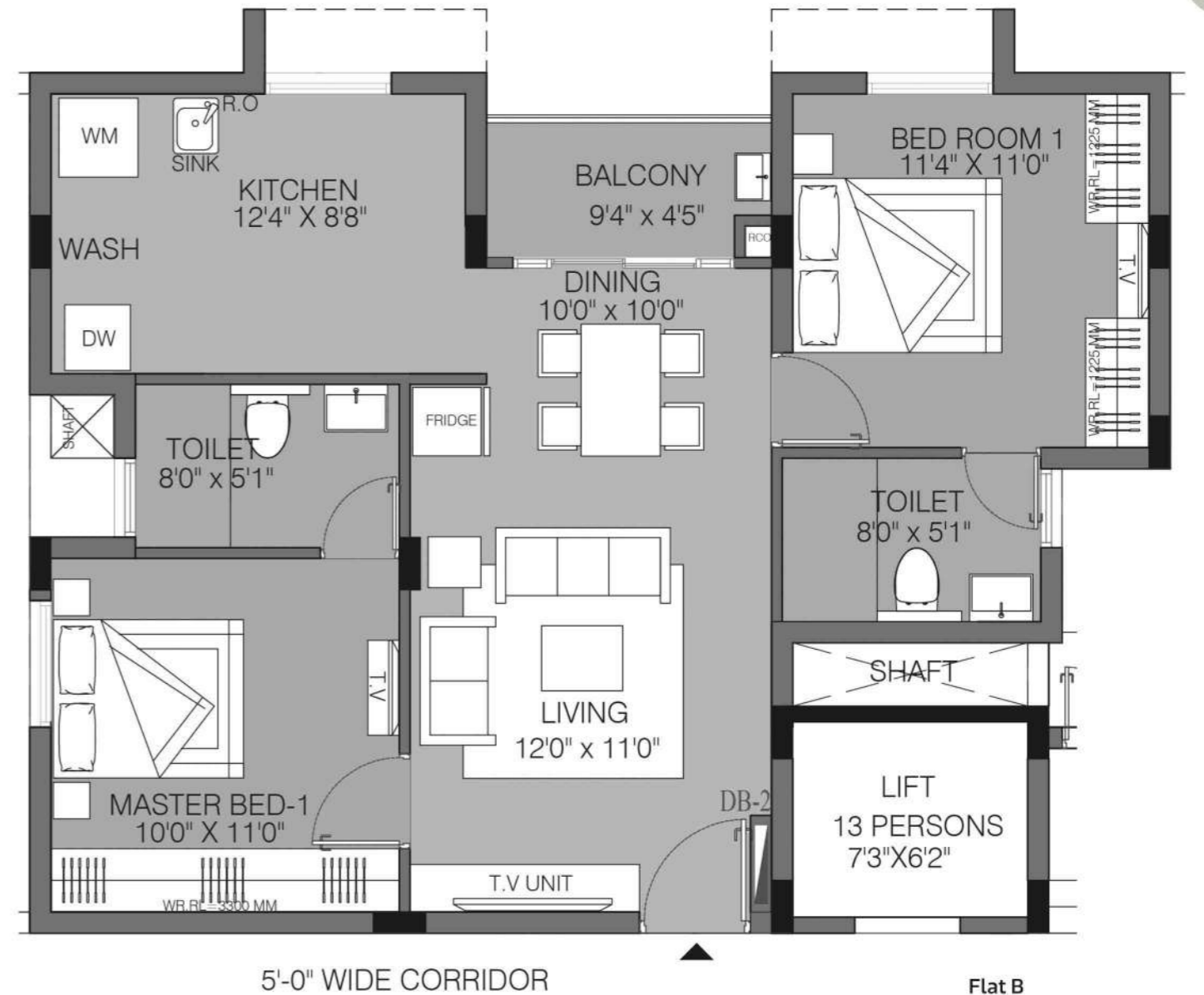
Flat A



FLAT NO	101, 201, 301, 401, 501	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	3 BHK	1485	1202	1028

TYPICAL UNIT PLAN

FLAT: B



5'-0" WIDE CORRIDOR

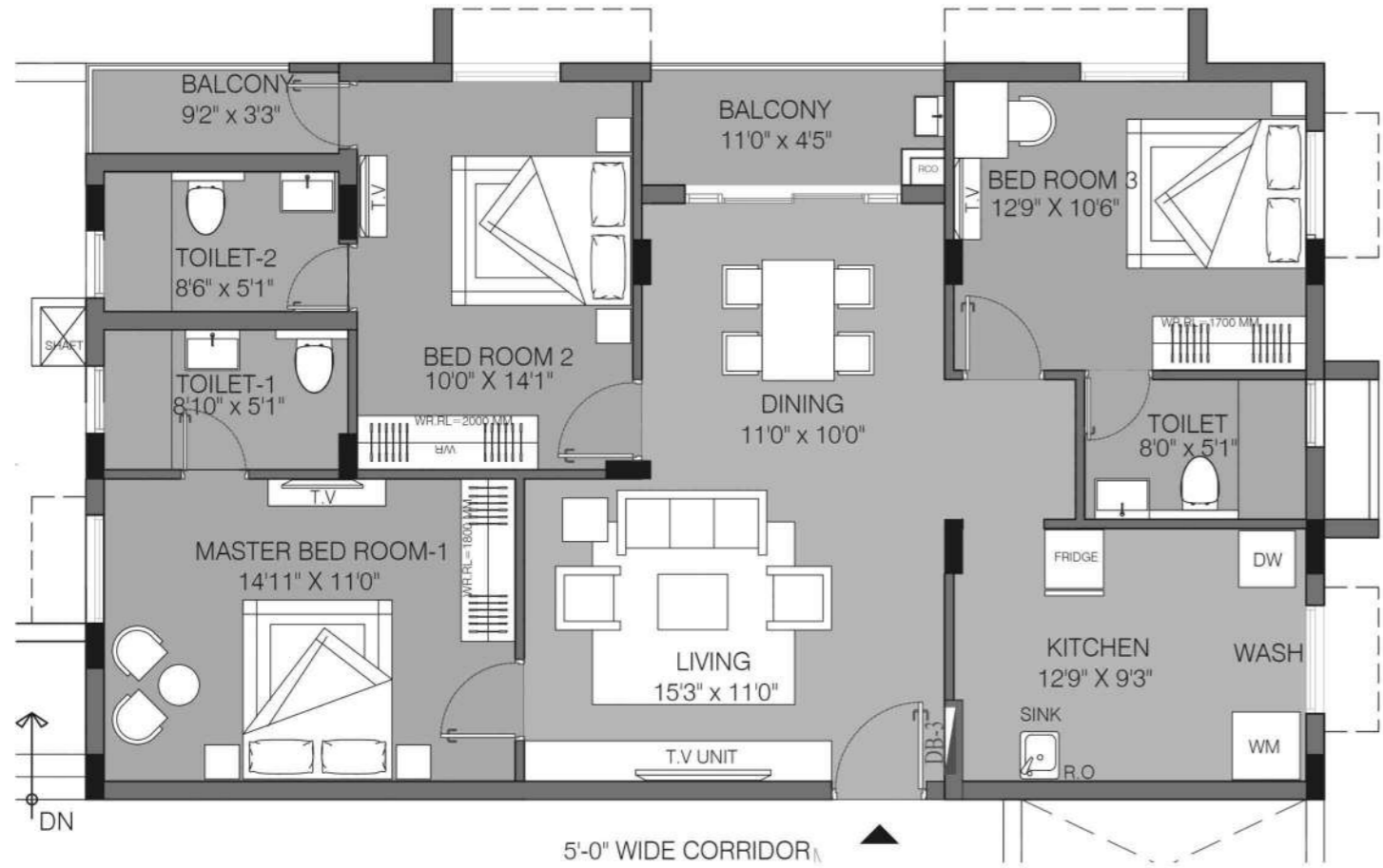
Flat B



FLAT NO	102, 202, 302, 402, 502	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
TYPE	2 BHK	989	800	674

TYPICAL UNIT PLAN

FLAT: C



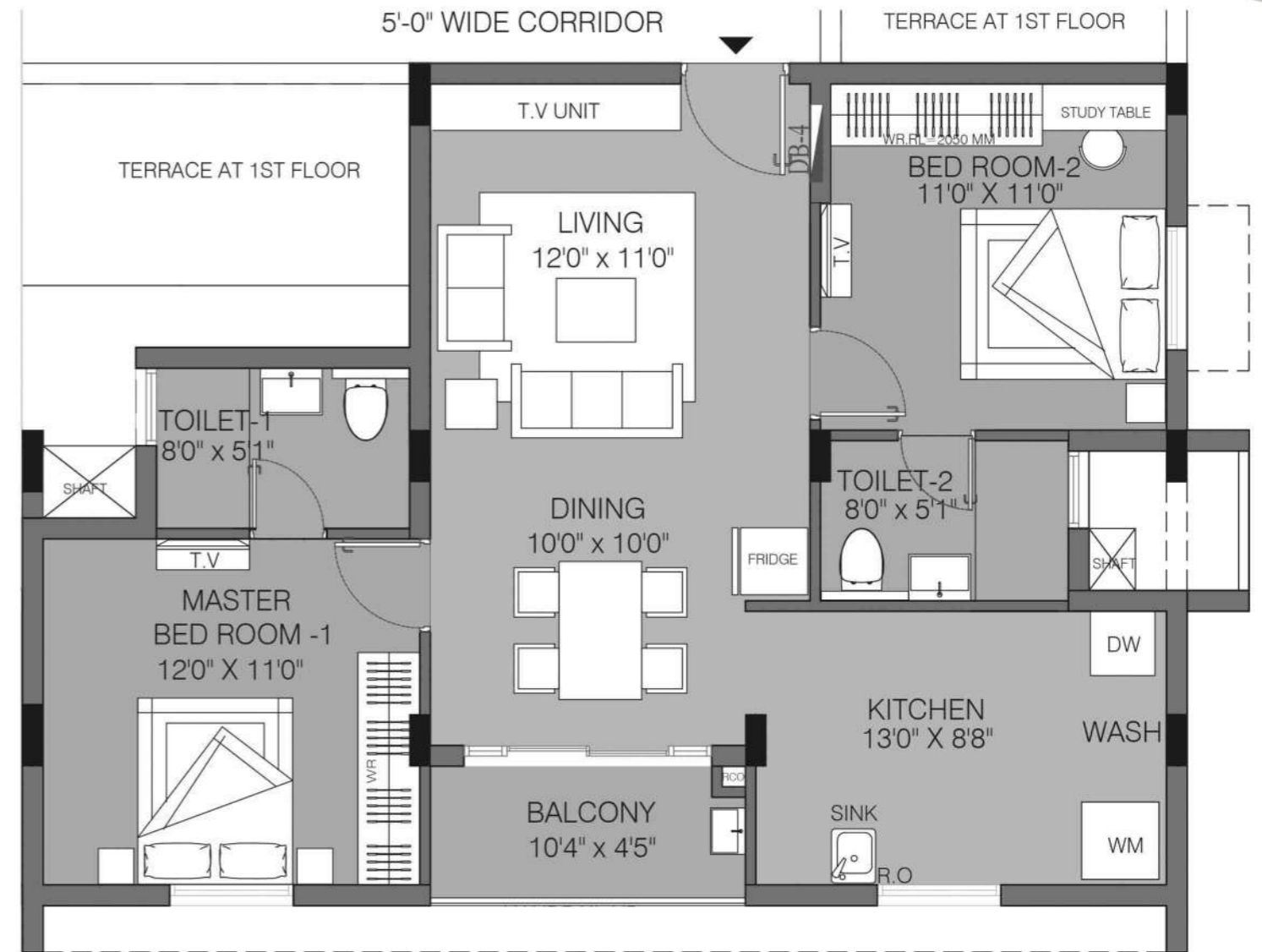
Flat C

FLAT NO	103, 203, 303, 403, 503	FLAT AREA DETAILS		
		SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
FLOOR	1/2/3/4/5	1485	1202	1028
TYPE	3 BHK			



TYPICAL UNIT PLAN

FLAT: D



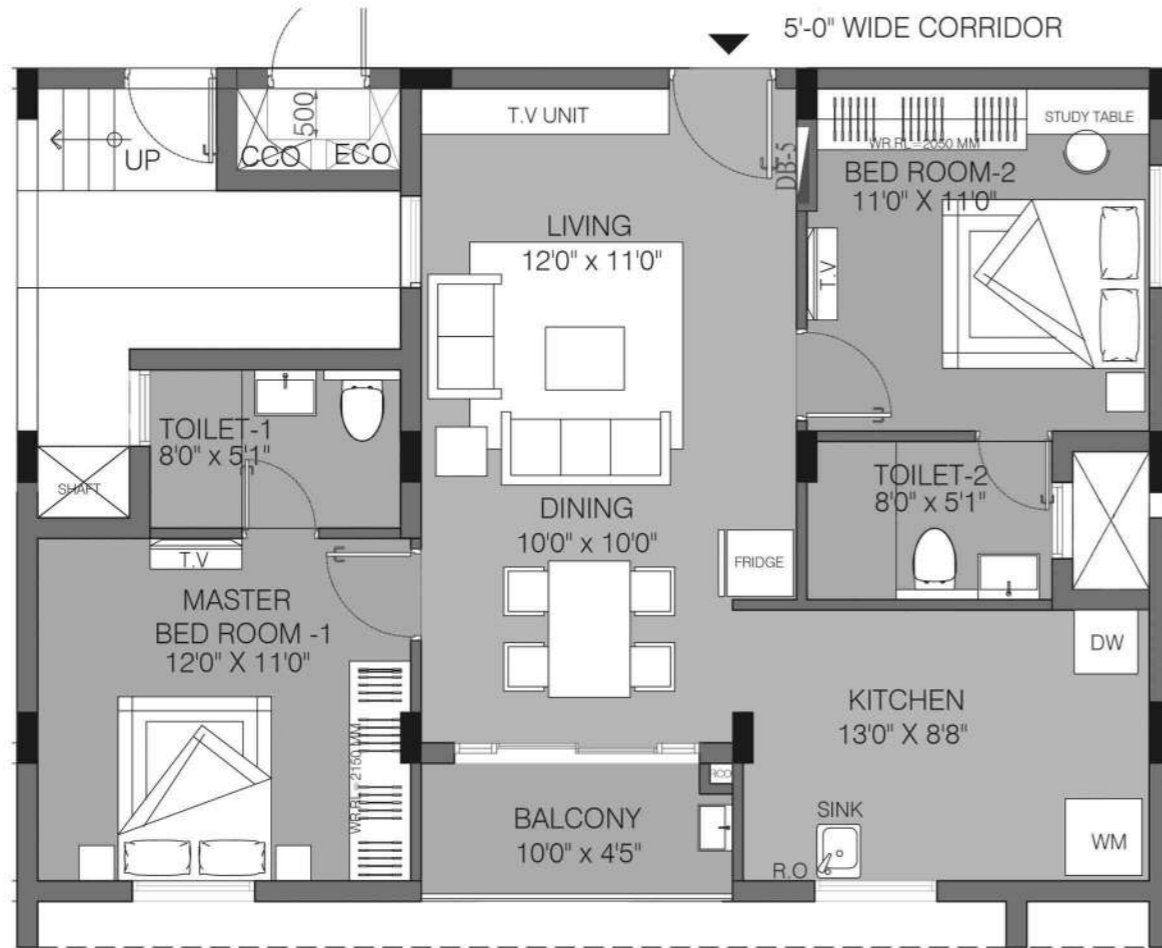
Flat D

FLAT NO	104, 204, 304, 404, 504	FLAT AREA DETAILS		
		SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
FLOOR	1/2/3/4/5	1040	842	712
TYPE	2 BHK			



TYPICAL UNIT PLAN

FLAT: E



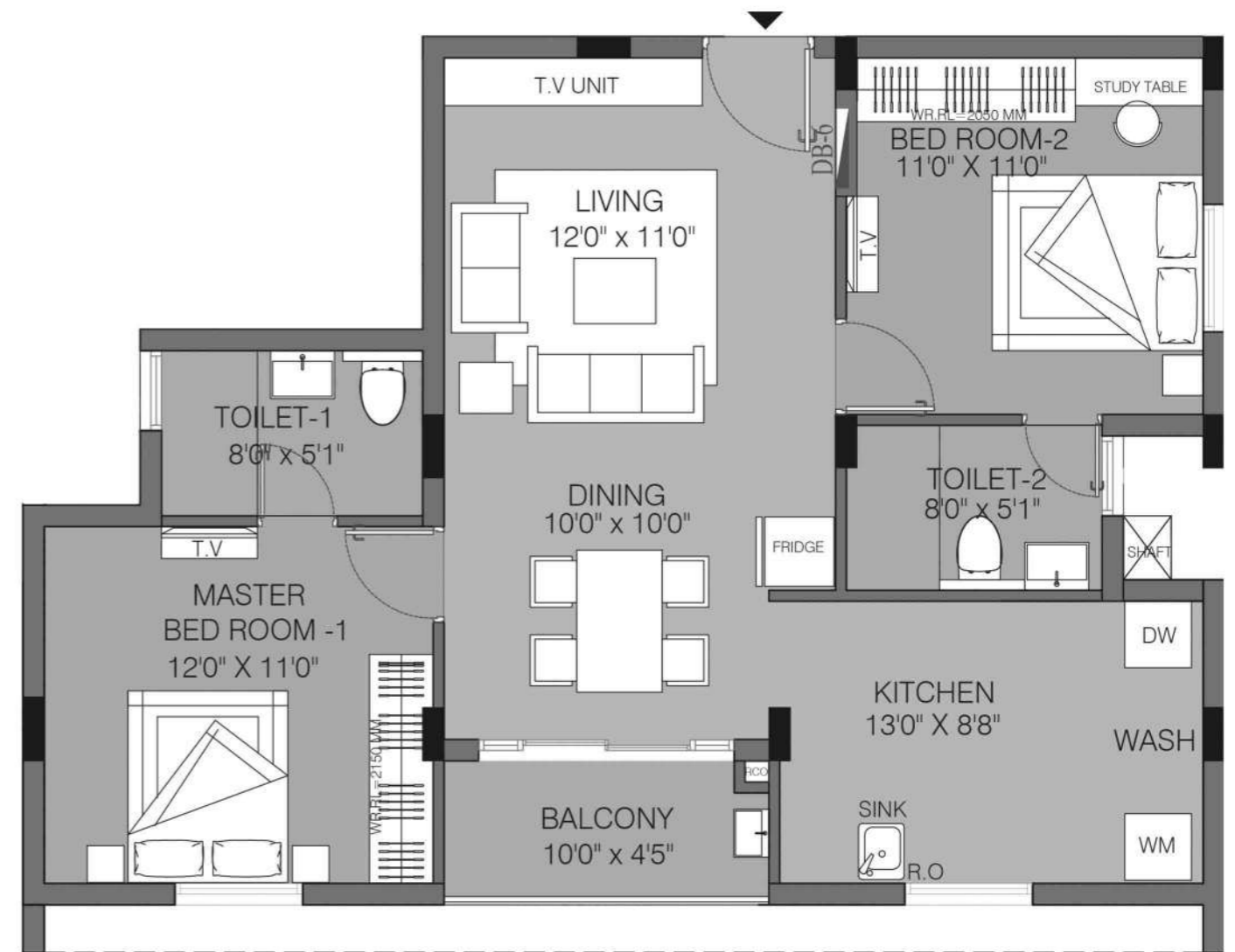
FLAT NO	105, 205, 305, 405, 505	FLAT AREA DETAILS		
		SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
FLOOR	1/2/3/4/5	1043	844	712
TYPE	2 BHK			



Flat E

TYPICAL UNIT PLAN

FLAT: F



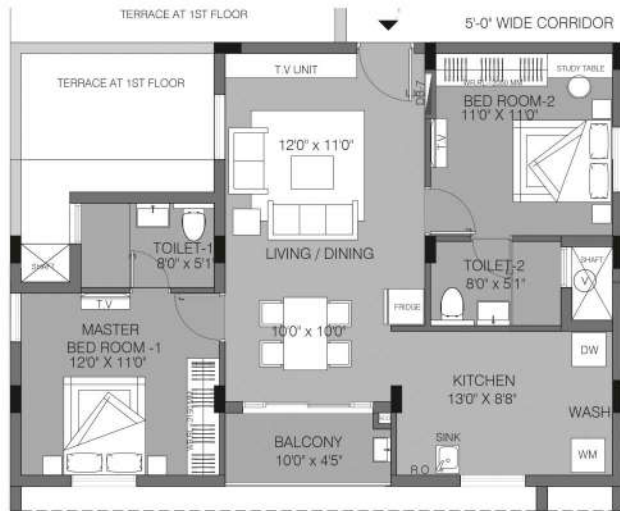
FLAT NO	106, 206, 306, 406, 506	FLAT AREA DETAILS		
		SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excu.balcony) sq.ft
FLOOR	1/2/3/4/5	1040	842	712
TYPE	2 BHK			



Flat F

TYPICAL UNIT PLAN

FLAT: G



FLAT NO	107, 207, 307, 407, 507	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALABLE AREA SQ.FT	PLINTH AREA SQ.FT	CARPET AREA (excl.balcony) sq.ft
TYPE	2 BHK	1043	844	712



Flat G



Site Address: Riverview Society, 6th Street, Karapakkam, Chennai, Tamil Nadu 600 100.

DISTANCE INDICATOR



IT PARKS & COMPANIES

- Paypal - 300 mtrs.
- Accenture - 800 mtrs.
- Wipro - 17 kms.
- Elcot SEZ - 3 kms.



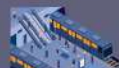
COLLEGES & SCHOOLS

- Hindustan International School - 600 mtrs.
- Thangavel Engineering College - 1 kms.
- Sankara Matriculation School - 1.5 kms.
- Mohammed Sathak College - 2 kms.



SHOPPING & ENTERTAINMENT

- Saravana Stores - 350 mtrs.
- Nilgiris - 900 mtrs.
- Marina Mall - 10.5 kms.



METRO STATIONS & BUS STOP

- Karapakkam Bus Stop - 200 mtrs.
- Taramani MRTS - 7.2 kms.



HOSPITALS

- Apollo Hospital - 100 mtrs.
- Cleneagles Global Hospital - 4.6 kms.



RESTAURANTS

- Mast Kalandar - 750 mtrs.
- Dindigul Thalappakatti - 1.2 kms.
- Madras Machan's - 500 mtrs.



WELCOME
HOME

URBANDO ETERNA FAQS

What is Brand Urbando ?

Urbando is an emerging and new age real-estate developer predominantly into residential spaces, Eterna is our 8th Project and we have successfully completed 7 residential projects which includes Layouts / Apartments & villas.

Why buy from Urbando ?

Urbando is a professionally run real estate company, we work with the passion to deliver the best of product and services to our clients. We always choose to work with professionally qualified and renowned consultants across all our projects to ensure quality products to our clients

What is Urbando Eterna ?

Urbando Eterna is a micro community with 35 units comprising 2 BHK & 3 BHK apartments with all modern-day features & amenities for urban living. We have ensured the design and detailing of the project to provide the maximum comfort of living in a smaller community.

Why buy Eterna ?

Urbando Eterna is designed and equipped with essential modern-day features and amenities to suit the living for a first home buyer with great comfort and safety. Project features include Security Devices like Access Control Entry, 24/7 Manned Security, Surveillance Cameras, Solar Power for Common Area Appliance, Power back up for the apartments, Water meters for governing the usage of Water, Sewage Treat Plant for recycling water, Water Treatment Plan for removing impurities, Kids Play area, Gymnasium, Indoor Play Area, Terrace Garden and all such attributes. These characteristics make the perfect choice for a good community living

What are the statutory approvals obtained for Urbando Eterna ?

We have obtained the Planning Permit from CMDA vide # PP/NHRB/350/2021 dated 18/12/2021 and Building Permit from Chennai Corporation vide # CEBA/WDCN15/00017/2022 and approved under RERA vide # TN/29/Building/0113/2022

What kind of foundation is being done for Eterna, and what is depth of the piling ?

As per the Structural design we have done pile foundation for the building and depth of the pile is about 14 mts ~ 15 mts.

Property Frontage Setback ?

Eterna is being developed in 14400 Sq. ft of Land Area i.e 6 grounds and we have provisioned 10 feet of driveway around the building.

Compound Wall Height Planned ?

Building is secured with 5 feet height compound around the property.

Height of the Plinth Level & Building height ?

We have raised the Plinth level to about 900 mm i.e 3 feet from current road level and the height of the Building from Stilt is about 12 m i.e 60 feet

Clinic & Hospitals near Urbando Eterna ?

Apollo Clinic, Government Health Centre

What are the Schools & Colleges near Eterna ?

Hindustan International School, Sankara Matriculation School, Shishya School & APL School, Mohammad Sathak College. Thangavel Engg College etc within 2 Kms.

Do we get Piped Gas facility in Eterna ?

Yes, Piped Gas Facility to all apartments is being provisioned at Additional Cost

Do all apartments have covered car parking space ?

Yes, all apartments are provided with one covered car parking space

Is Two-Wheeler Parking available?

Yes, each apartment will have a two-wheeler parking slot along with the car parking

Do Eterna apartments come with Power Back Up facility ?

Yes, each apartment is provided with 1.5 KVA of Power back through diesel genset.

What about the Water storage ?

Considering the number of apartment and as per the standard of NHB we have designed the UG Sump and Overhead tank which has combined capacity of 82000 litres which can last for 2 days.

Capacity of UG Sump	52,000 L
Over Head Tank	30,000 L



Is WTP Provided and What kind of WTP is proposed ?

Yes, WTP will be provided to treat the impurities from the bought-out water and future ready corporation water.

Do we have centralized WIFI & DTH ?

Can be provided at additional cost. Conduits will be provided.

Why Terrace Garden ?

Terrace Garden with the Green pockets and Planter Boxes is being provided to enhance the green footprint of Eterna Project

Make, Type and Capacity of Lift ? Lift function is up to Terrace or Fifth floor ?

Johnson 13 Passenger Lift is being provided upto 5th Floor Level, this is another special feature of Eterna, instead of 8 passenger we are offering 13 Passenger lift.

Door Height & Thickness, Main Door Teak & Other Doors ?

Main door - 8ft & 32-35mm thickness, other doors - 7ft height & 30-32 mm thickness.

Are we providing AC Conduit & Copper Pipe ?

Yes, we will provide AC Drain Lines Conduit, but if the client wants Copper Pipe, we can do it at additional cost.

Is Solar power provided ?

Eterna will be equipped with 10 KW of Solar power which will be connected to all Common Area appliances like Motor, Lift, WTP, STP & Common Area Lights.

Is the project completely insured against natural calamities ?

Yes, Project is insured for all risk policy till the completion of Project, and no insurance will cover natural calamities.

Are we using brick work/solid block, what is the wall thickness Inner & Outer ?

We are using Aerocon Blocks for the construction of Walls to get the smooth finish walls without any undulation and protect from Heat wave, Inner Walls will be of 4 inches thickness and Outer walls will be of 8 inches.

Carpet Area, Plinth Area and Common Area percentage ?

Plinth Area to Carpet Area is 10%, Common Area Percentage is over 12%

Common Area details included in SBUA ?

Common Area includes the Lift Lobby, Typical Floor Lobby, Motor room, EB Room, Terrace Head Room, GYM Area, Indoor Play Area.

Recycled water of STP - will it be used for landscaping & Back flush ?

STP is designed to recycle water from Bath and Kitchen Area and the same will be put to use for Toilet Flush and garden Maintenance.

Up to what height will wall tiles be provided in Bathrooms.

Wall Tiles will be provided up to 8ft / false ceiling height.

Will there be CMWSSB connections ? (Sewage & Metro)

Currently OMR Stretch from Perungudi doesn't have government sewer lines however from STP Sump we will provide and outlet for future connectivity. But Eterna project comes under the Riverview society which is an CMDA approved layout and future infra for sewage is readily made available. Metro Connection is not available at present.

Is there a Drivers Toilet ?

Yes, there will be one service toilet for Security / Drivers / Maids.

Home loans process - Approved Bankers ?

Eterna is a pre-approved project with HDFC, SBI, Axis, ICICI, IDBI & LIC

What would be the resale, appreciation value after 5 years ?

Resale / appreciation value is based on the market situation. As per the past 5 years property pricing trend in Thoraipakkam, Karapakkam locations pricing gone from Rs. 4500/- per sq.ft to Rs. 6500/- per sq.ft.

What is the Rental Compensation for delay in Handover ?

As per Agreement clause we will provide Rs.8000 per month for 2-bedroom units and Rs.10000 for 3 bedrooms.

What is the minimum rental assurance ?

15000 to 18000 for a 2BHK + Maintenance & 22000 to 25000 for 3BHK





REDESIGNING THE URBAN LANDSCAPE

From the MD's Desk

As a fully equipped professional team, we at Urbando are committed to go that extra mile to provide you a wholesome experience while investing in a property with us. Our transparent business practices and ethical approach coupled with handpicked locations and urban features will vouch for the appreciation. Welcome to the Urbando family.

Bharath Kumar Venkatesan

Developer
URBANDO HOUSING LLP

Architect
NATRAJ & VENKAT
Thiruvanmiyur

Structural Engineer
KANNAN C
Reg # SE/GR-I/19/02/0022
Adyar Chennai -600020

Liaison Consultant
SRIDHAR K
RE/GR-III/19/04/066
SPLACE, Taramani

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.

Vaastu by
Mr. VAASTU RANGAN
Anna Nagar

Electrical Consultant
PAL DESIGNS
Mr. Palaniappan



Project Branding
Point S
Ashok Nagar

Home Loan Advisor
Seshadri P
gethomegetloan.com



OUR COMPLETED & ON GOING PROJECTS



Preferred Bankers



URBANDO HOUSING LLP

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