



Excellence in Design
For Greater Efficiencies
Edge

LANCOR
FUTURE-READY
TCP
ALTURA

TCP
ALTURA
OMR, SHOLINGANALLUR



1st residential property in Tamil Nadu with
EDGE Final Certification for Phase I
and Preliminary Certification for Phase II,
a green building rating program of IFC,
World Bank Group, administered by GBCI.

WELCOME HOME

There are few addresses that can aspire to be as well-known. Fewer still, can match it in terms of its lifestyle and amenities. But none can lay claim to its crowning glory. With 2 blocks built and ready for fittings in a record 12 months, it fulfilled its promise of creating a luxurious lifestyle within a vibrant community. Now the next 2 blocks are ready to take this lifestyle a notch higher, with amenities like a swimming pool and a landscaped garden situated within its podium.

Welcome to TCP Altura Phase II - built by Lancor Holdings, a name synonymous with creating landmarks in the city, for over 3 decades.

Welcome to TCP Altura Phase II, a collection of 335 apartments across 4 towers of 7 floors each that offer you a lifestyle you aspire with amenities that let you live life to the fullest. Get ready to enjoy the high life at TCP Altura Phase II.





In 2008, the first residents of TCP moved in giving birth to one of the most vibrant communities on OMR. 4 phases later, TCP Altura marks the ultimate phase of this prestigious project that houses over 650 families that call it home.

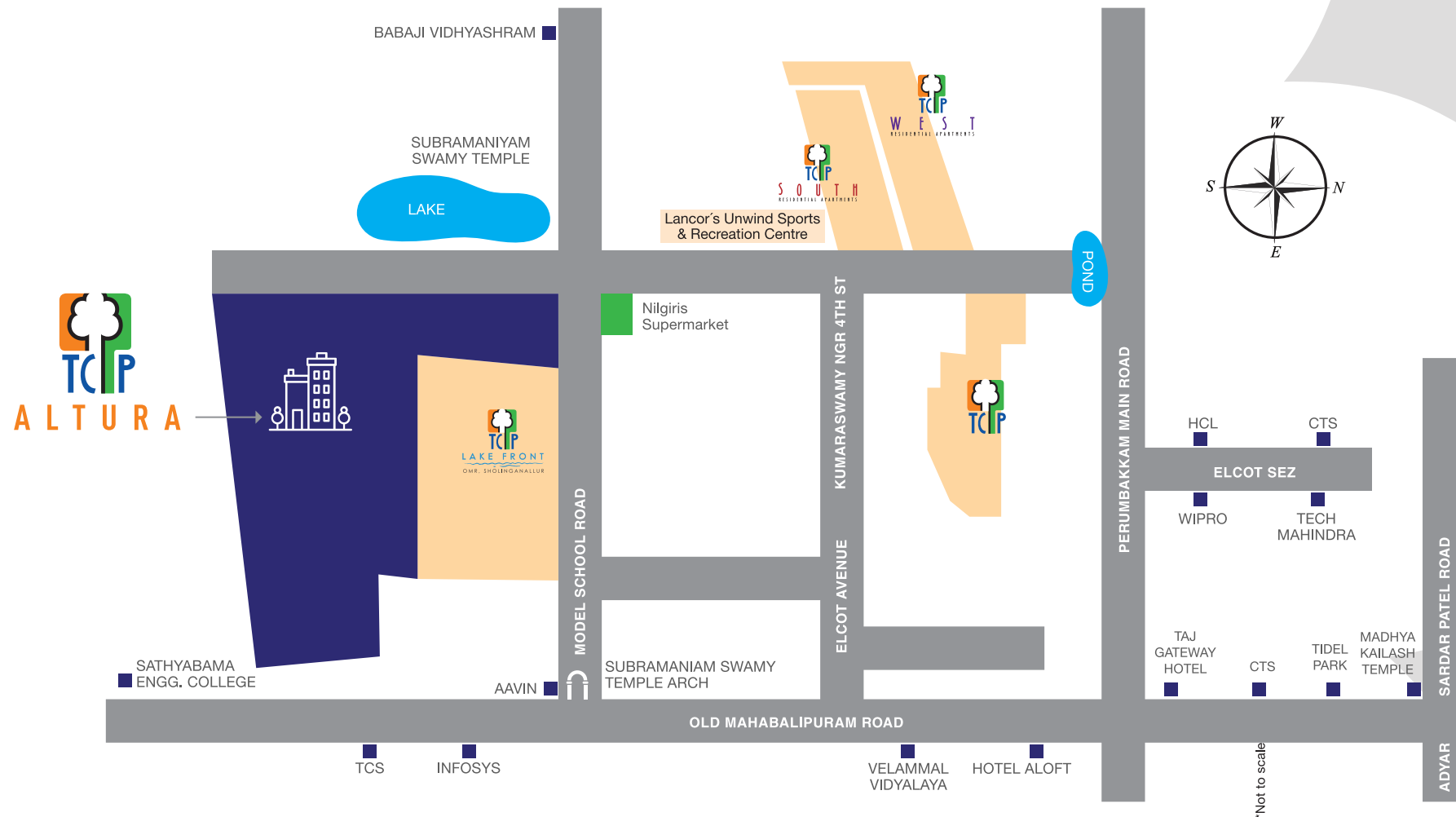


LANCOR
FUTURE-READY

Edge
Experience In Design
For Greater Efficiencies

LANCOR
TGP
ALTURA

LOCATION ADVANTAGES



- Centrally located near Sholinganallur Junction.
- Hospitals nearby: Global Hospital, Apollo Hospital, Lifeline Multi Speciality Hospital.
- Schools nearby: Babaji Vidyashram, St. Johns International School, Sacred Heart Matriculation Higher Secondary School & Velammal Vidyalaya.
- Colleges nearby: Sathyabama University, Mohamed Sathak College Of Arts And Science, KCG College of Technology.
- Located in close proximity to MNCs like Wipro, Infosys, HCL, CTS, TCS, etc.

ESSENTIAL FEATURES



POWER
BACKUP



WATER
TREATMENT PLANT



SEWAGE
TREATMENT PLANT



2 ELEVATORS
IN EACH BLOCK



CAR PARKING FACILITIES
FOR RESIDENTS



MAGNIFICENT
LANDSCAPED PODIUM



LIFESTYLE FEATURES

- MOVIE THEATRE
- LOUNGE BANQUET HALLS
- RESTAURANT
- FREE WI-FI ZONE
- ELEVATED CENTRAL GARDEN
- 34,000 SQ. FT. MULTI-FACILITY CLUBHOUSE

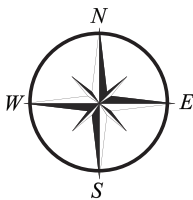


SPORTING FEATURES

- YOGA DECK
- BILLIARD TABLES
- TABLE TENNIS
- 2 SWIMMING POOLS INCLUDING A ROOFTOP & ELEVATED POOL
- STATE-OF-THE ART AIR-CONDITIONED GYM
- FLOODLIT TENNIS COURT
- 2 INDOOR BADMINTON COURTS

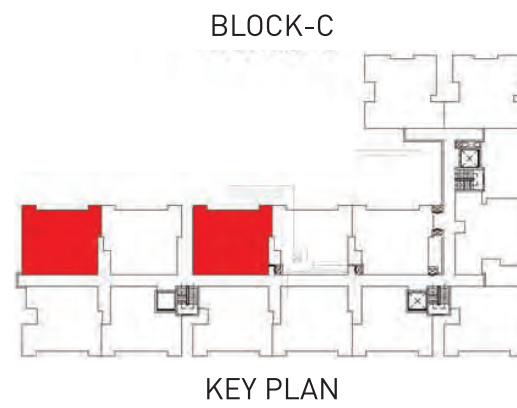


SITE WITH TYPICAL FLOOR PLAN









Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK C | APT NO: 101 to 701

APT NO: 203 to 703

RERA CARPET AREA : 785 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 917 SQ. FT.

SALEABLE AREA : 1129 SQ. FT.



BLOCK-C

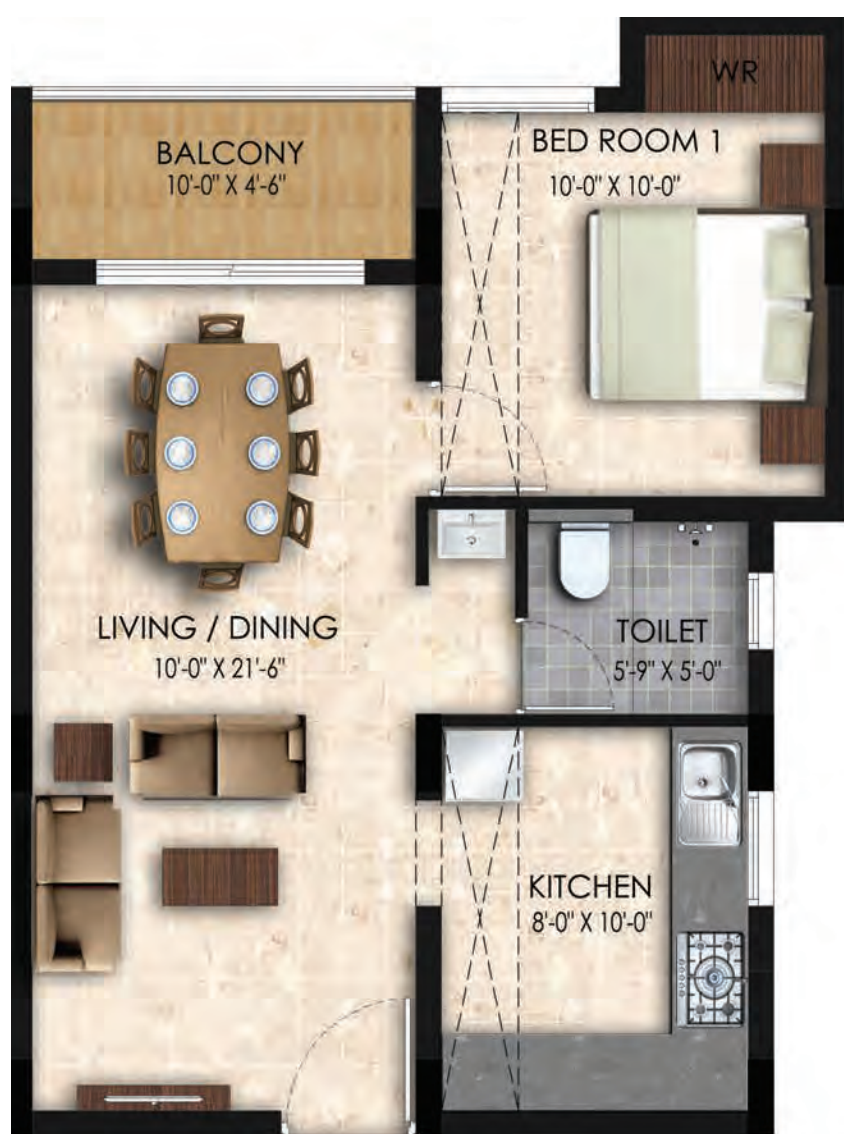
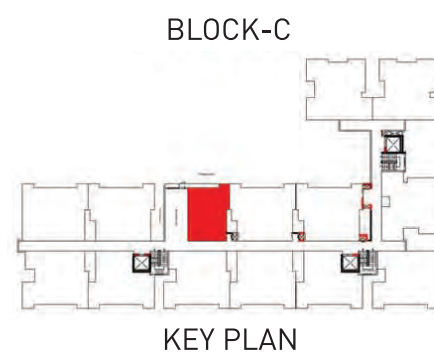


KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.





BLOCK C | APT NO: 103 (FIRST FLOOR)

RERA CARPET AREA : 458 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 568 SQ. FT.

SALEABLE AREA : 699 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



BLOCK C | APT NO: 104 to 704

RERA CARPET AREA : 742 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 874 SQ. FT.

SALEABLE AREA : 1076 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



BLOCK C | APT NO: 105 to 705

RERA CARPET AREA : 746 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

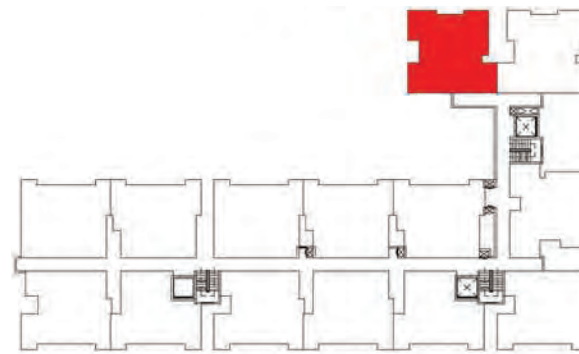
PLINTH AREA : 883 SQ. FT.

SALEABLE AREA : 1086 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



BLOCK C | APT NO: 106 to 706

RERA CARPET AREA : 777 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

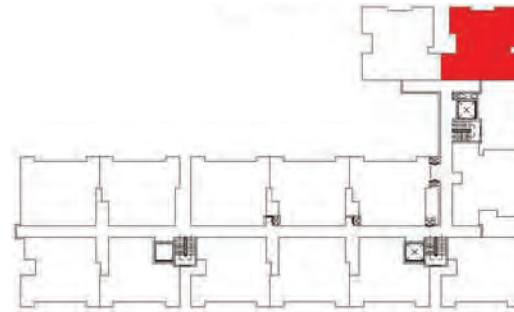
PLINTH AREA : 921 SQ. FT.

SALEABLE AREA : 1134 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



BLOCK C | APT NO: 107 to 707

RERA CARPET AREA : 761 SQ. FT.

EXCLUSIVE BALCONY AREA : 55 SQ. FT.

PLINTH AREA : 916 SQ. FT.

SALEABLE AREA : 1127 SQ. FT.



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BLOCK-C



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK C | APT NO: 108 to 708

RERA CARPET AREA : 753 SQ. FT.

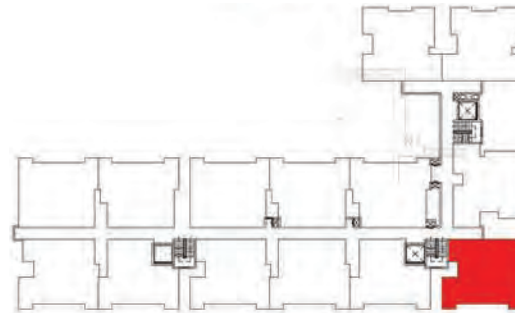
EXCLUSIVE BALCONY AREA : 43.5 SQ. FT.

PLINTH AREA : 902 SQ. FT.

SALEABLE AREA : 1110 SQ. FT.



BLOCK-C



KEY PLAN



BLOCK C | APT NO: 109 to 709

RERA CARPET AREA : 748 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 890 SQ. FT.

SALEABLE AREA : 1096 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



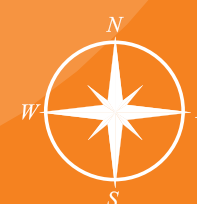
BLOCK C | APT NO: 110 to 710

RERA CARPET AREA : 649 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

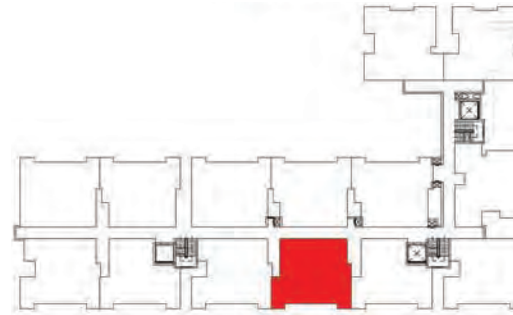
PLINTH AREA : 786 SQ. FT.

SALEABLE AREA : 968 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



BLOCK C | APT NO: 111 to 711

RERA CARPET AREA : 736 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

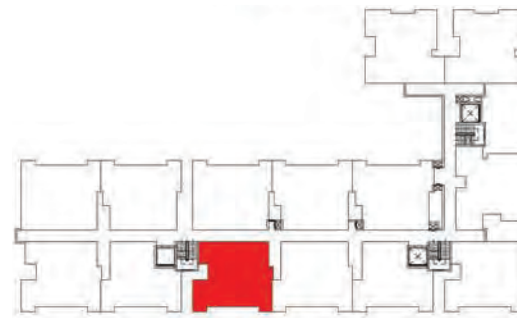
PLINTH AREA : 868 SQ. FT.

SALEABLE AREA : 1068 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



BLOCK C | APT NO: 112 to 712

RERA CARPET AREA : 730 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 867 SQ. FT.

SALEABLE AREA : 1068 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-C



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK C | APT NO: 113 to 713

RERA CARPET AREA : 649 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 781 SQ. FT.

SALEABLE AREA : 962 SQ. FT.



BLOCK-C



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK C | APT NO: 114 to 714

RERA CARPET AREA : 733 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

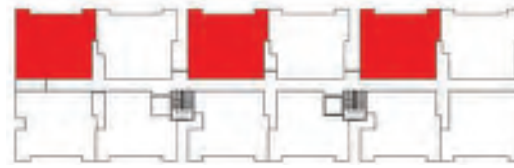
PLINTH AREA : 870 SQ. FT.

SALEABLE AREA : 1072 SQ. FT.





BLOCK-D



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK D | APT NO: 101 to 701

APT NO: 103 to 703

APT NO: 205 to 705

RERA CARPET AREA : 785 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 917 SQ. FT.

SALEABLE AREA : 1129 SQ. FT.



BLOCK-D



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK D | APT NO: 102 to 702

APT NO: 104 to 704

APT NO: 106 to 706

RERA CARPET AREA : 746 SQ. FT.

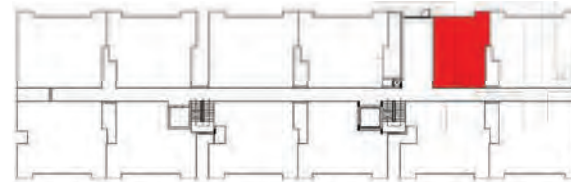
EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 878 SQ. FT.

SALEABLE AREA : 1081 SQ. FT.



BLOCK-D



KEY PLAN



BLOCK D | APT NO: 105 (FIRST FLOOR)

RERA CARPET AREA : 458 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 568 SQ. FT.

SALEABLE AREA : 699 SQ. FT.



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK-D



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK D | APT NO: 107 to 707

RERA CARPET AREA : 779 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 912 SQ. FT.

SALEABLE AREA : 1123 SQ. FT.



BLOCK-D



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK D | APT NO: 108 to 708

APT NO: 110 to 710

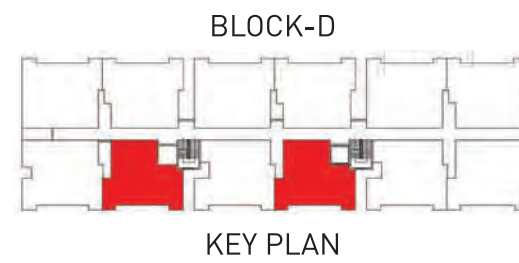
RERA CARPET AREA : 730 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 867 SQ. FT.

SALEABLE AREA : 1068 SQ. FT.





Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK D | APT NO: 109 to 709

APT NO: 111 to 711

RERA CARPET AREA : 649 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 781 SQ. FT.

SALEABLE AREA : 962 SQ. FT.



BLOCK-D



KEY PLAN



Note: Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK D | APT NO: 112 to 712

RERA CARPET AREA : 773 SQ. FT.

EXCLUSIVE BALCONY AREA : 45 SQ. FT.

PLINTH AREA : 910 SQ. FT.

SALEABLE AREA : 1120 SQ. FT.





APARTMENT SELECTION GUIDE - BLOCK - C (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
101	First	785.00	45.00	917.00	1,129.00
102	First	746.00	45.00	878.00	1,081.00
103	First	458.00	45.00	568.00	699.00
104	First	742.00	45.00	874.00	1,076.00
105	First	746.00	45.00	883.00	1,086.00
106	First	777.00	45.00	921.00	1,134.00
107	First	761.00	55.00	916.00	1,127.00
108	First	753.00	43.50	902.00	1,110.00
109	First	748.00	45.00	890.00	1,096.00
110	First	649.00	45.00	786.00	968.00
111	First	736.00	45.00	868.00	1,068.00
112	First	730.00	45.00	867.00	1,068.00
113	First	649.00	45.00	781.00	962.00
114	First	733.00	45.00	870.00	1,072.00
201	Second	785.00	45.00	917.00	1,129.00
202	Second	746.00	45.00	878.00	1,081.00
203	Second	785.00	45.00	917.00	1,129.00
204	Second	742.00	45.00	874.00	1,076.00

APARTMENT SELECTION GUIDE - BLOCK - C (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
205	Second	746.00	45.00	883.00	1,086.00
206	Second	777.00	45.00	921.00	1,134.00
207	Second	761.00	55.00	916.00	1,127.00
208	Second	753.00	43.50	902.00	1,110.00
209	Second	748.00	45.00	890.00	1,096.00
210	Second	649.00	45.00	786.00	968.00
211	Second	736.00	45.00	868.00	1,068.00
212	Second	730.00	45.00	867.00	1,068.00
213	Second	649.00	45.00	781.00	962.00
214	Second	733.00	45.00	870.00	1,072.00
301	Third	785.00	45.00	917.00	1,129.00
302	Third	746.00	45.00	878.00	1,081.00
303	Third	785.00	45.00	917.00	1,129.00
304	Third	742.00	45.00	874.00	1,076.00
305	Third	746.00	45.00	883.00	1,086.00
306	Third	777.00	45.00	921.00	1,134.00
307	Third	761.00	55.00	916.00	1,127.00
308	Third	753.00	43.50	902.00	1,110.00

APARTMENT SELECTION GUIDE - BLOCK - C (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
309	Third	748.00	45.00	890.00	1,096.00
310	Third	649.00	45.00	786.00	968.00
311	Third	736.00	45.00	868.00	1,068.00
312	Third	730.00	45.00	867.00	1,068.00
313	Third	649.00	45.00	781.00	962.00
314	Third	733.00	45.00	870.00	1,072.00
401	Fourth	785.00	45.00	917.00	1,129.00
402	Fourth	746.00	45.00	878.00	1,081.00
403	Fourth	785.00	45.00	917.00	1,129.00
404	Fourth	742.00	45.00	874.00	1,076.00
405	Fourth	746.00	45.00	883.00	1,086.00
406	Fourth	777.00	45.00	921.00	1,134.00
407	Fourth	761.00	55.00	916.00	1,127.00
408	Fourth	753.00	43.50	902.00	1,110.00
409	Fourth	748.00	45.00	890.00	1,096.00
410	Fourth	649.00	45.00	786.00	968.00
411	Fourth	736.00	45.00	868.00	1,068.00
412	Fourth	730.00	45.00	867.00	1,068.00

APARTMENT SELECTION GUIDE - BLOCK - C (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
413	Fourth	649.00	45.00	781.00	962.00
414	Fourth	733.00	45.00	870.00	1,072.00
501	Fifth	785.00	45.00	917.00	1,129.00
502	Fifth	746.00	45.00	878.00	1,081.00
503	Fifth	785.00	45.00	917.00	1,129.00
504	Fifth	742.00	45.00	874.00	1,076.00
505	Fifth	746.00	45.00	883.00	1,086.00
506	Fifth	777.00	45.00	921.00	1,134.00
507	Fifth	761.00	55.00	916.00	1,127.00
508	Fifth	753.00	43.50	902.00	1,110.00
509	Fifth	748.00	45.00	890.00	1,096.00
510	Fifth	649.00	45.00	786.00	968.00
511	Fifth	736.00	45.00	868.00	1,068.00
512	Fifth	730.00	45.00	867.00	1,068.00
513	Fifth	649.00	45.00	781.00	962.00
514	Fifth	733.00	45.00	870.00	1,072.00
601	Sixth	785.00	45.00	917.00	1,129.00
602	Sixth	746.00	45.00	878.00	1,081.00

APARTMENT SELECTION GUIDE - BLOCK - C (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
603	Sixth	785.00	45.00	917.00	1,129.00
604	Sixth	742.00	45.00	874.00	1,076.00
605	Sixth	746.00	45.00	883.00	1,086.00
606	Sixth	777.00	45.00	921.00	1,134.00
607	Sixth	761.00	55.00	916.00	1,127.00
608	Sixth	753.00	43.50	902.00	1,110.00
609	Sixth	748.00	45.00	890.00	1,096.00
610	Sixth	649.00	45.00	786.00	968.00
611	Sixth	736.00	45.00	868.00	1,068.00
612	Sixth	730.00	45.00	867.00	1,068.00
613	Sixth	649.00	45.00	781.00	962.00
614	Sixth	733.00	45.00	870.00	1,072.00
701	Seventh	785.00	45.00	917.00	1,129.00
702	Seventh	746.00	45.00	878.00	1,081.00
703	Seventh	785.00	45.00	917.00	1,129.00
704	Seventh	742.00	45.00	874.00	1,076.00
705	Seventh	746.00	45.00	883.00	1,086.00
706	Seventh	777.00	45.00	921.00	1,134.00

APARTMENT SELECTION GUIDE - BLOCK - C (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
707	Seventh	761.00	55.00	916.00	1,127.00
708	Seventh	753.00	43.50	902.00	1,110.00
709	Seventh	748.00	45.00	890.00	1,096.00
710	Seventh	649.00	45.00	786.00	968.00
711	Seventh	736.00	45.00	868.00	1,068.00
712	Seventh	730.00	45.00	867.00	1,068.00
713	Seventh	649.00	45.00	781.00	962.00
714	Seventh	733.00	45.00	870.00	1,072.00



APARTMENT SELECTION GUIDE - BLOCK - D (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
101	First	785.00	45.00	917.00	1,129.00
102	First	746.00	45.00	878.00	1,081.00
103	First	785.00	45.00	917.00	1,129.00
104	First	746.00	45.00	878.00	1,081.00
105	First	458.00	45.00	568.00	699.00
106	First	746.00	45.00	878.00	1,081.00
107	First	779.00	45.00	912.00	1,123.00
108	First	730.00	45.00	867.00	1,068.00
109	First	649.00	45.00	781.00	962.00
110	First	730.00	45.00	867.00	1,068.00
111	First	649.00	45.00	781.00	962.00
112	First	773.00	45.00	910.00	1,120.00
201	Second	785.00	45.00	917.00	1,129.00
202	Second	746.00	45.00	878.00	1,081.00
203	Second	785.00	45.00	917.00	1,129.00
204	Second	746.00	45.00	878.00	1,081.00
205	Second	785.00	45.00	917.00	1,129.00
206	Second	746.00	45.00	878.00	1,081.00

APARTMENT SELECTION GUIDE - BLOCK - D (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
207	Second	779.00	45.00	912.00	1,123.00
208	Second	730.00	45.00	867.00	1,068.00
209	Second	649.00	45.00	781.00	962.00
210	Second	730.00	45.00	867.00	1,068.00
211	Second	649.00	45.00	781.00	962.00
212	Second	773.00	45.00	910.00	1,120.00
301	Third	785.00	45.00	917.00	1,129.00
302	Third	746.00	45.00	878.00	1,081.00
303	Third	785.00	45.00	917.00	1,129.00
304	Third	746.00	45.00	878.00	1,081.00
305	Third	785.00	45.00	917.00	1,129.00
306	Third	746.00	45.00	878.00	1,081.00
307	Third	779.00	45.00	912.00	1,123.00
308	Third	730.00	45.00	867.00	1,068.00
309	Third	649.00	45.00	781.00	962.00
310	Third	730.00	45.00	867.00	1,068.00
311	Third	649.00	45.00	781.00	962.00
312	Third	773.00	45.00	910.00	1,120.00

APARTMENT SELECTION GUIDE - BLOCK - D (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
401	Fourth	785.00	45.00	917.00	1,129.00
402	Fourth	746.00	45.00	878.00	1,081.00
403	Fourth	785.00	45.00	917.00	1,129.00
404	Fourth	746.00	45.00	878.00	1,081.00
405	Fourth	785.00	45.00	917.00	1,129.00
406	Fourth	746.00	45.00	878.00	1,081.00
407	Fourth	779.00	45.00	912.00	1,123.00
408	Fourth	730.00	45.00	867.00	1,068.00
409	Fourth	649.00	45.00	781.00	962.00
410	Fourth	730.00	45.00	867.00	1,068.00
411	Fourth	649.00	45.00	781.00	962.00
412	Fourth	773.00	45.00	910.00	1,120.00
501	Fifth	785.00	45.00	917.00	1,129.00
502	Fifth	746.00	45.00	878.00	1,081.00
503	Fifth	785.00	45.00	917.00	1,129.00
504	Fifth	746.00	45.00	878.00	1,081.00
505	Fifth	785.00	45.00	917.00	1,129.00
506	Fifth	746.00	45.00	878.00	1,081.00

APARTMENT SELECTION GUIDE - BLOCK - D (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
507	Fifth	779.00	45.00	912.00	1,123.00
508	Fifth	730.00	45.00	867.00	1,068.00
509	Fifth	649.00	45.00	781.00	962.00
510	Fifth	730.00	45.00	867.00	1,068.00
511	Fifth	649.00	45.00	781.00	962.00
512	Fifth	773.00	45.00	910.00	1,120.00
601	Sixth	785.00	45.00	917.00	1,129.00
602	Sixth	746.00	45.00	878.00	1,081.00
603	Sixth	785.00	45.00	917.00	1,129.00
604	Sixth	746.00	45.00	878.00	1,081.00
605	Sixth	785.00	45.00	917.00	1,129.00
606	Sixth	746.00	45.00	878.00	1,081.00
607	Sixth	779.00	45.00	912.00	1,123.00
608	Sixth	730.00	45.00	867.00	1,068.00
609	Sixth	649.00	45.00	781.00	962.00
610	Sixth	730.00	45.00	867.00	1,068.00
611	Sixth	649.00	45.00	781.00	962.00
612	Sixth	773.00	45.00	910.00	1,120.00

APARTMENT SELECTION GUIDE - BLOCK - D (Area in sq. ft.)

Apt. No.	Floor	Rera carpet area	Exclusive balcony area	Plinth area	Saleable area
701	Seventh	785.00	45.00	917.00	1,129.00
702	Seventh	746.00	45.00	878.00	1,081.00
703	Seventh	785.00	45.00	917.00	1,129.00
704	Seventh	746.00	45.00	878.00	1,081.00
705	Seventh	785.00	45.00	917.00	1,129.00
706	Seventh	746.00	45.00	878.00	1,081.00
707	Seventh	779.00	45.00	912.00	1,123.00
708	Seventh	730.00	45.00	867.00	1,068.00
709	Seventh	649.00	45.00	781.00	962.00
710	Seventh	730.00	45.00	867.00	1,068.00
711	Seventh	649.00	45.00	781.00	962.00
712	Seventh	773.00	45.00	910.00	1,120.00



ALTURA SPECIFICATIONS



STRUCTURE

- RCC framed structure with RC foundations conforming to BIS.
- Pre-constructional anti-termite treatment will be provided under Foundations, external perimeter of the building as per BIS for the entire building.
- Walls will be constructed using Autoclaved Aerated Concrete Blocks (AAC Blocks) from Aerocon or equivalent.
- The height will be maintained at 9'10" from structural floor to floor.



WALL FINISHES

- Internal walls will be finished with cement and gypsum plaster, emulsion painted above wall putty.
- The toilet walls will be finished with ceramic tiles upto 7' height – patterns and sizes will be as recommended by Architects.
- Trims and profiles will be used to protect the vertical edges of the tiles.
- Common areas will be finished with gypsum plaster and cement paint.
- Dado of 2' above the Kitchen platform will be finished with ceramic tiles.
- Lofts will be provided in the Kitchen and one Bedroom.
- Exterior faces of the building (including the balconies) will be finished with cement plaster and paint.



CEILING

- Ceiling areas of Living, Dining, Bedrooms, Balconies & Kitchen will be finished with wall putty and paint.
- Ceiling areas of Toilets & other common areas will be finished with cement paint.



FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with Vitrified tiles - pattern and colors as suggested by Architects.
- Kitchen, Balcony & Toilets will be finished with ceramic tiles
- 4" high skirting matching the floor tile will be provided wherever required.

ALTURA SPECIFICATIONS



COMMON AREA FINISHES

- Staircase & Lobbies will be finished with Green Marble or Natural Stone as recommended by Architects. Staircase walls and Corridor will be finished with Gypsum plaster, wall putty and paint.
- Car parks and Driveways will be finished with Granolithic flooring.



DOORS AND WINDOWS

- MAIN DOORS teak wood frame with 40mm thick shutter, polished finish on both sides with locks. Suitable wooden architrave as recommended by Architect and a threshold will be provided for this frame.
- BEDROOM DOORS Seasoned wooden frame, 32mm thick shutter finished with enamel paint on both sides with locks will be provided.
- TOILET DOORS Seasoned wooden frame, 32mm thick shutter, finished with enamel paint on one side.
- WINDOWS UPVC sliding windows will be provided in all rooms with M.S.Grills.
- FRENCH DOORS UPVC Sliding Type French doors will be provided.



KITCHEN

- Counter top Platform (dry fixing) will be finished with 18mm thick granite slabs 2' wide.
- Stainless Steel Single Bowl sink with drain board will be provided.
- Provision for fixing washing machine will be made.



TOILET

- All Sanitary ware will be of 'White' Color, CP fittings will be provided as suggested by Architect.
- Single lever diverter with overhead shower will be provided in all toilets.



ELECTRICAL

- Concealed insulated copper multi-strand wires will be provided with distribution board having MCBs. Required Number of switches and sockets will be provided.
- Empty conduits for a TV point will be provided in Living room.
- One Telephone point will be provided in Living room.



ALTURA SPECIFICATIONS



LIFT

- Each block will be served with 2 numbers of Passenger Lifts with automatic openable doors.



POWER SUPPLY AND GENERATOR

- 3 phase power supply with generator back up for all lighting loads of the apartment with manual changeover arrangement (lights, fans, 6A only), common area lighting, lifts and pumps as recommended by Consultant.



COMPOUND WALL

- 5' high compound wall will be provided as recommended by Architects.



LANDSCAPING

- Magnificent landscaped podium



WATER

- Water Treatment Plant will be provided.
- Underground RCC sump of suitable capacity for WTP Treated water/ STP Treated water will be provided. Overhead tanks will be provided as recommended by Consultant.



SEWAGE TREATMENT PLANT

- Common Sewerage treatment plant will be provided as recommended by Consultant.
- Treated water will be circulated for flushing in toilets and for landscaping.



UNWIND' SPORTS & RECREATION CENTRE

- The functional 'Unwind' Sports & Recreation Centre has fully fitted air-conditioned Gym, 110 seated theatre, 2 billiard tables, table tennis, swimming pool in the terrace. Tennis court and the upcoming Sports and Recreation Centre Annexe with 2 badminton courts, Indoor Games & Party Hall in TCP-ALTURA will all cater to the entertainment and fitness requirements of the residents of TCP.



FIRE PROTECTION SERVICES

- Fire Protection System is designed and installed as per NBC and other necessary fire safety measures and will be provided in compliance with the Statutory Norms as recommended by our Consultants.

ABOUT LANCOR

Lancor Holdings Limited, a Public Limited Company listed on the Bombay Stock Exchange, has been creating landmarks for over 34 years in Chennai. Lancor's well-known projects include The Atrium, Westminster, TCP, Menon Eternity, Abode Valley, The Courtyard amongst others. Lancor is synonymous with the best in quality, trust and transparency. These steadfast values have bestowed Lancor with several accolades including "The Highest Transparency Award" at the CNBC CRISIL- CREDAI Real Estate Awards 2009; "The Highest Customer Protection Award" at the CNBC CRISIL - CREDAI Real Estate Awards 2010; "The Best Gated Community Project- 2017 by TOI" for Lumina, "The Best Customer Centric Project - 2018 by TOI" for Altura, "Senior Citizen Housing Project of the year (South)" at Estate Awards, 2019, "Best Senior Living Project – 2019 by TOI" for Harmonia and the LEED Platinum rating from the United States Green Building Council for Menon Eternity - an IT Park in the heart of the city. Lancor's futuristic plans will meet a wide spectrum of housing needs.

LANCOR AWARDS



Highest Transparency Award - CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2009



Highest Customer Protection Award - CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2010



Menon Eternity



Lancor Lumina



TCP Altura



11th Annual Estate Awards 2019
Senior Citizen Housing Project of the Year (South) - Lancor Harmonia



Lancor Harmonia

OTHER ON-GOING PROJECTS



COMPLETED PROJECTS



ALTURA CREDITS

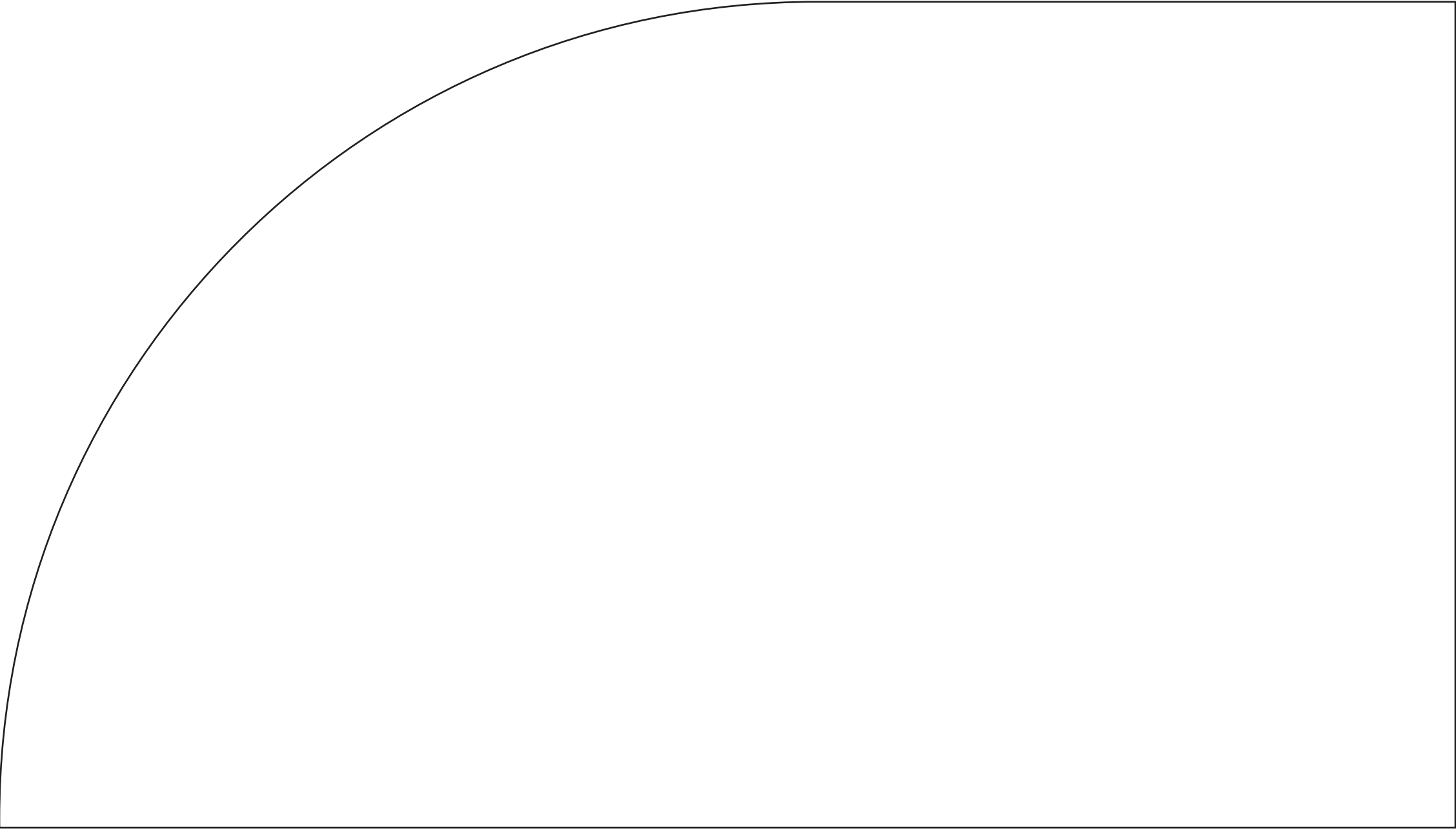
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