



THE BEST TIME TO BUY AN
APARTMENT WAS 20 YEARS AGO.
THE SECOND BEST TIME IS NOW.

A photograph of a modern apartment building at night, with the building's facade and windows visible against a dark sky. The image is used as a background for the text in the advertisement.

We're going real

On a mission to craft brand new spaces that make a difference

3BHK | 2 Car Parking Slots
2.25 Cr* onwards | 16 units

ABOUT US

SGRPL is a building contractor in Chennai and its periphery, started in 2019 as a Building Contractor, Eventually Venturing into Real Estate Developments. The Team of SGRPL have a combined experience of delivering quality buildings for over 30 years.

Our capability lies in understanding and planning the projects In a collaborative approach, the focus is to be a solution provider, in turn adding value to every single client by executing projects in the best possible ways.

SGRPL is spear headed by Vijay Srinivas. Vijay is second generation real estate. For more than 30 years, SSE was a family brand of Vijay, which has delivered 40+ Residential, Commercial and Kalyana Mandapams. Earlier for 14 years, Vijay had been part of a Leading Developer in Chennai in the capacity of Vice President and CEO, delivering Landmark residential buildings right from affordable to Uber luxury apartments leading to the delivery of over 2 million sq. Ft.

SGRPL's Extension - ALDA, is a name symbolising with being Wise and Traditional, this thought gets transformed into our Real Estate offerings. Focusing on End User Usage, we are sure that buying Homes with ALDA would be the perfect home for the Journey of Life.

Alda is a female name referring "Wise and Experienced", which leads to "wealth, prosperity, fortune".

Explore our Offering to see how we have translated the ALDA name meaning through our Real Estate Venture to Your Home

ALDA® – AYAN

Given our vast experience in understanding the requirements of Families, we have come up with the Design Concept which encompasses Family, Privacy, Utility and Convenience.

**3 BHK UNITS OF 1672-1934 SQ.FT WITH 2 CAR PARKS
AT THIRUVALLUVAR NAGAR 7TH MAIN ROAD, THIRUVANMIYUR**
4 Apartments Per Floor – 16 Units in total



Under Construction - Delivery September 2026*

(A Brand of Thula Ventures Pvt Ltd, SGRPL Infra LLP, Sri Shreenivas Enterprises)

Address :No :72 ,28th cross Street, Indra Nagar, Chennai - 600 020

Call: +91-89399 60009 +91-44-45609989 | E-Mail: info@aldaglobal.com | Website : www.aldaglobal.com

Typical Floor Plan – Floors 1-4

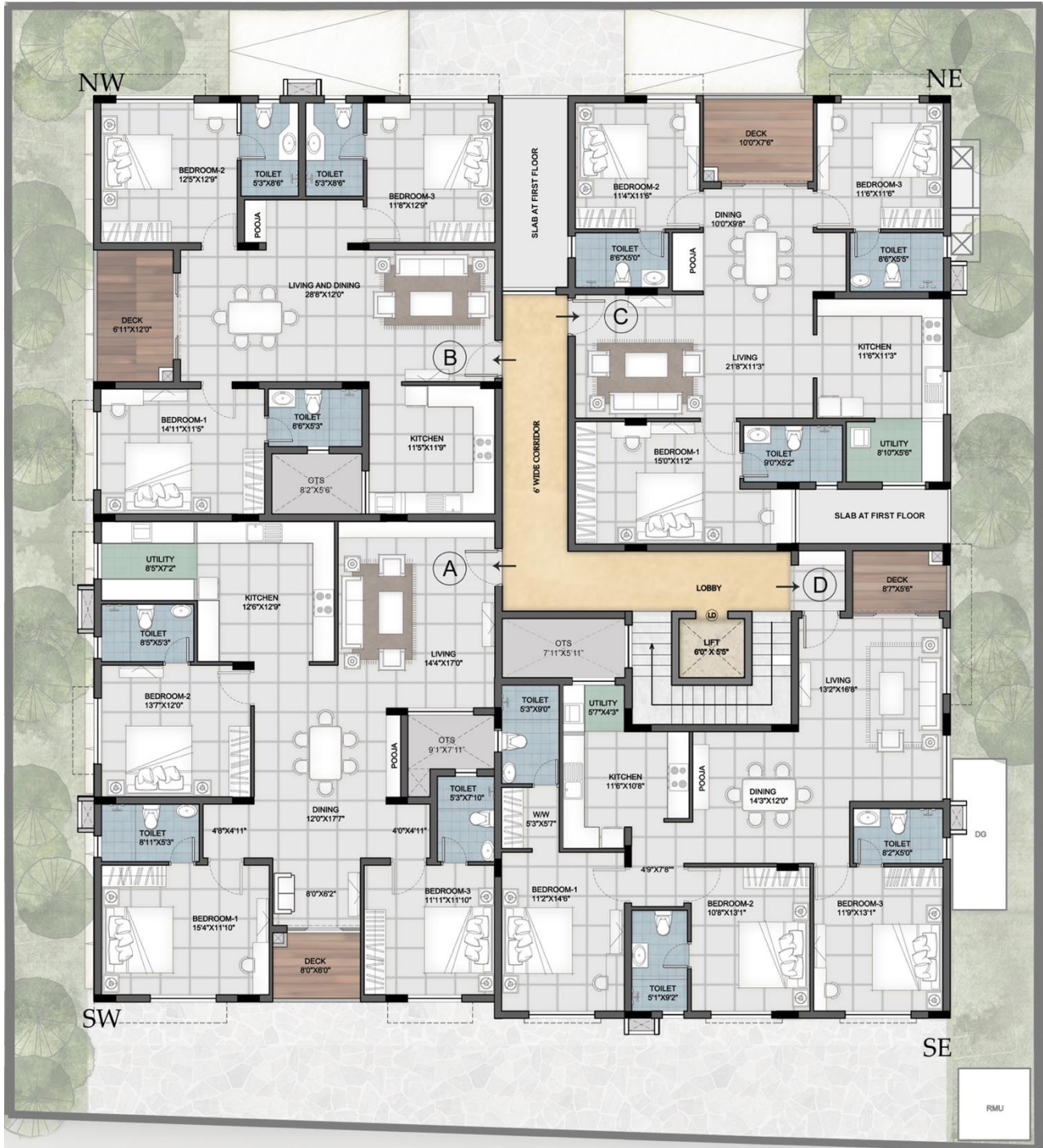
4 Units per Floor

Apartment A 1934 Sq.ft East Facing Door (Road Facing)

Apartment B 1700 Sq.ft East Facing Door

Apartment C 1676 Sq.ft West Facing Door

Apartment D 1672 Sq.ft North Facing Door (Road Facing)

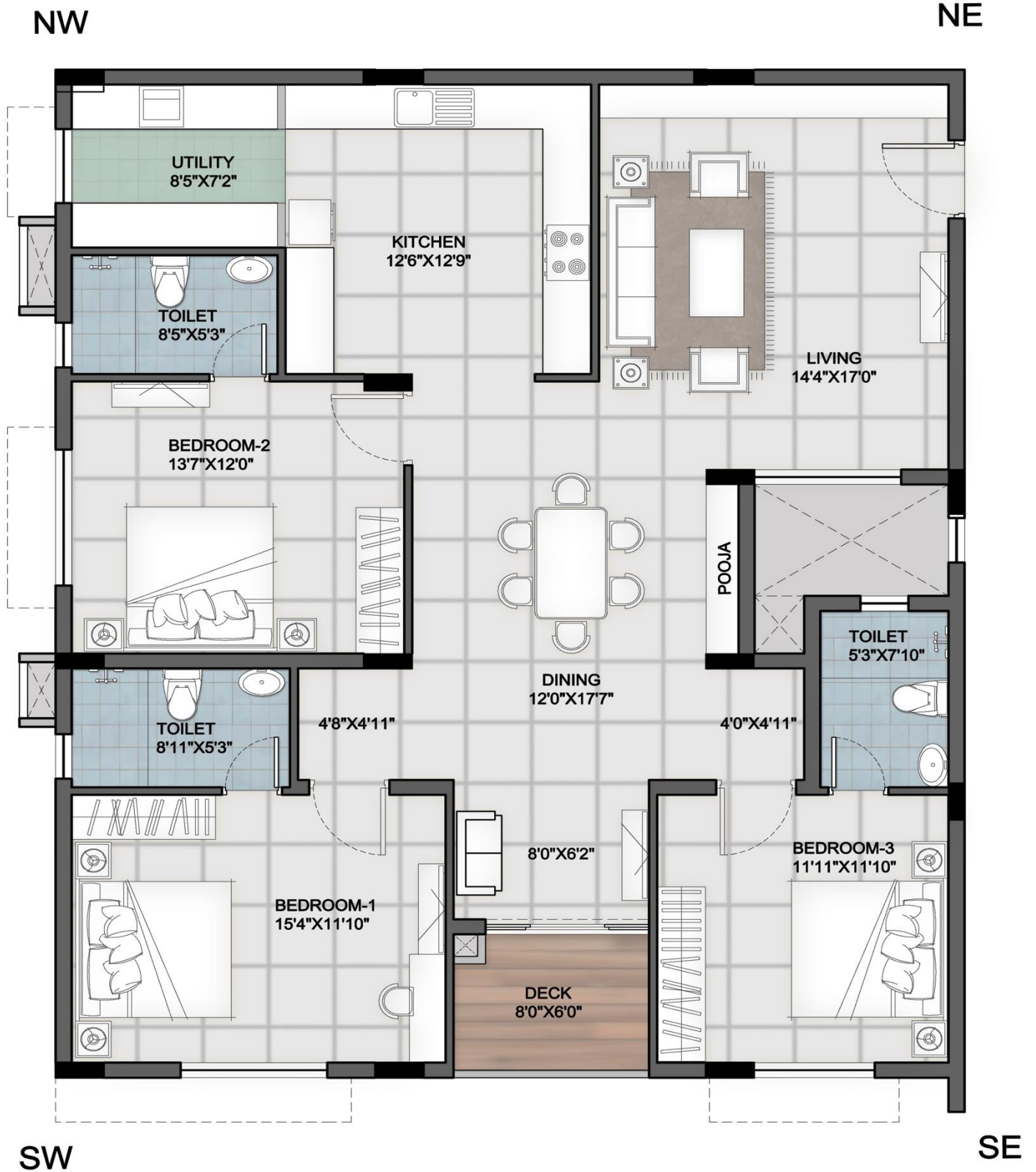


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Apartment 1A – 4A Carpet Area 1464 Sq.ft - Saleable Area 1934 Sq.ft



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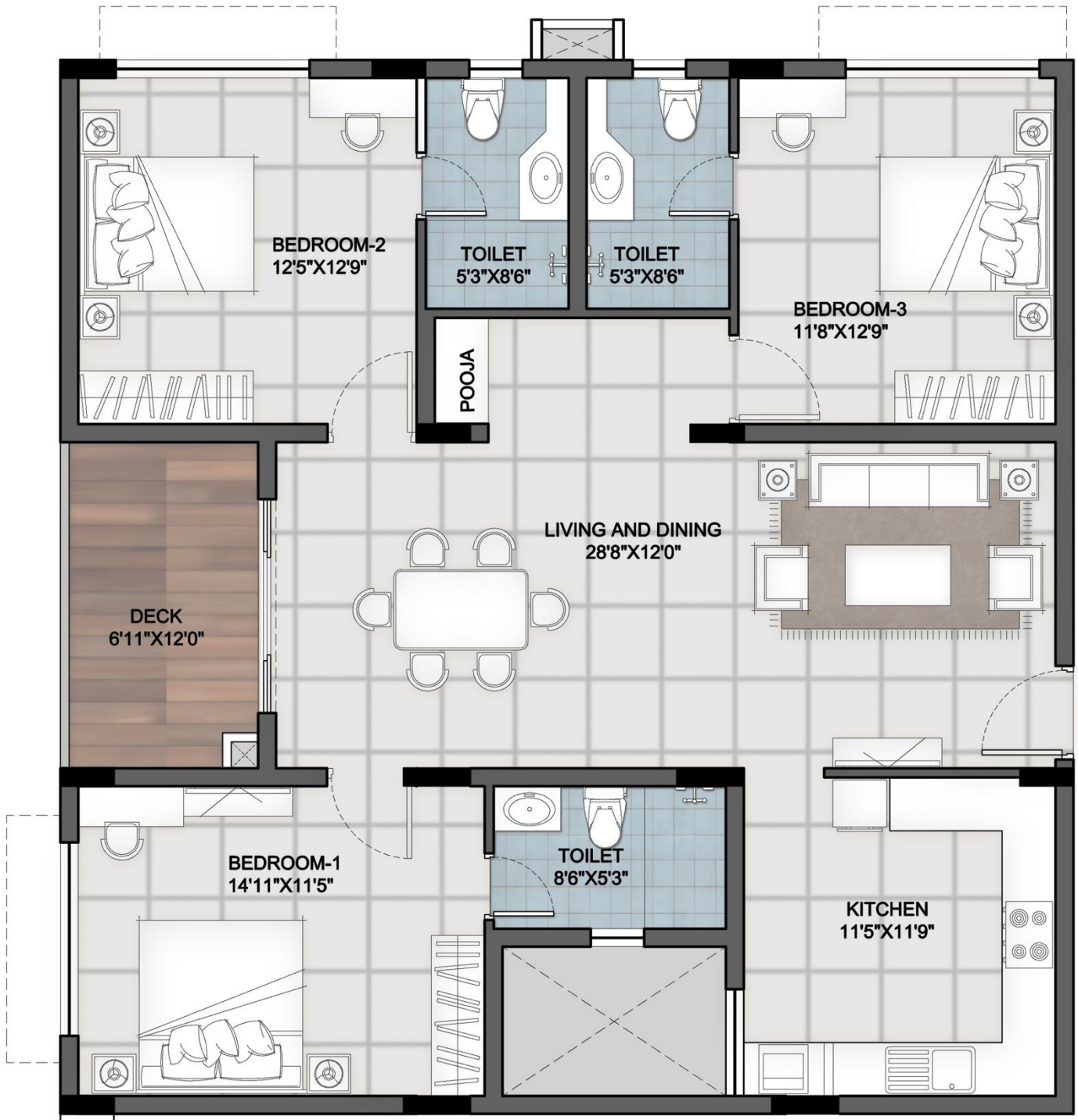
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Apartment 1B – 4B Carpet Area 1268 Sq.ft - Saleable Area 1700 Sq.ft

NW

NE



SW

SE

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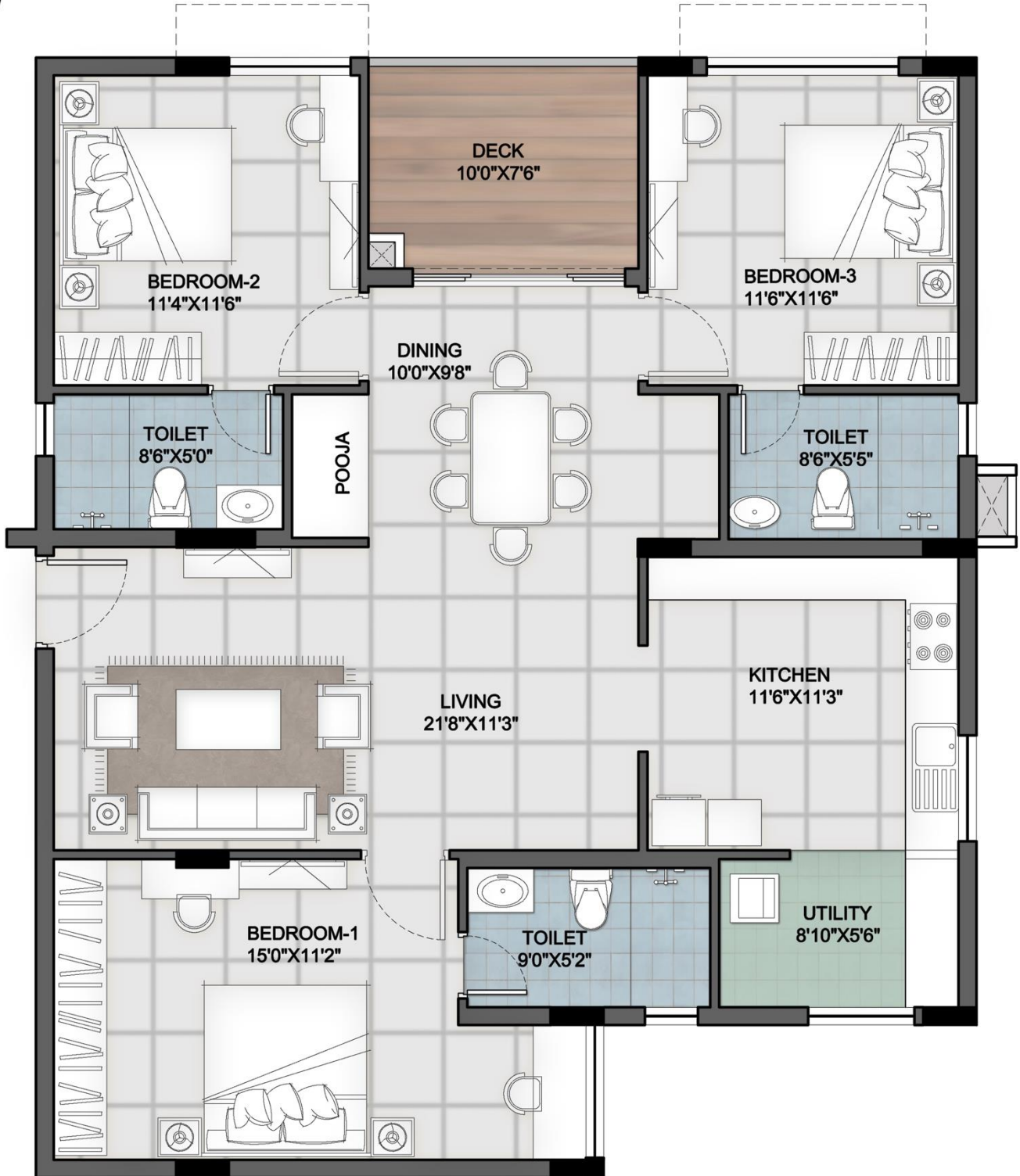
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Apartment 1C – 4C Carpet Area 1247 Sq.ft - Saleable Area 1676 Sq.ft

NW

NE



SW

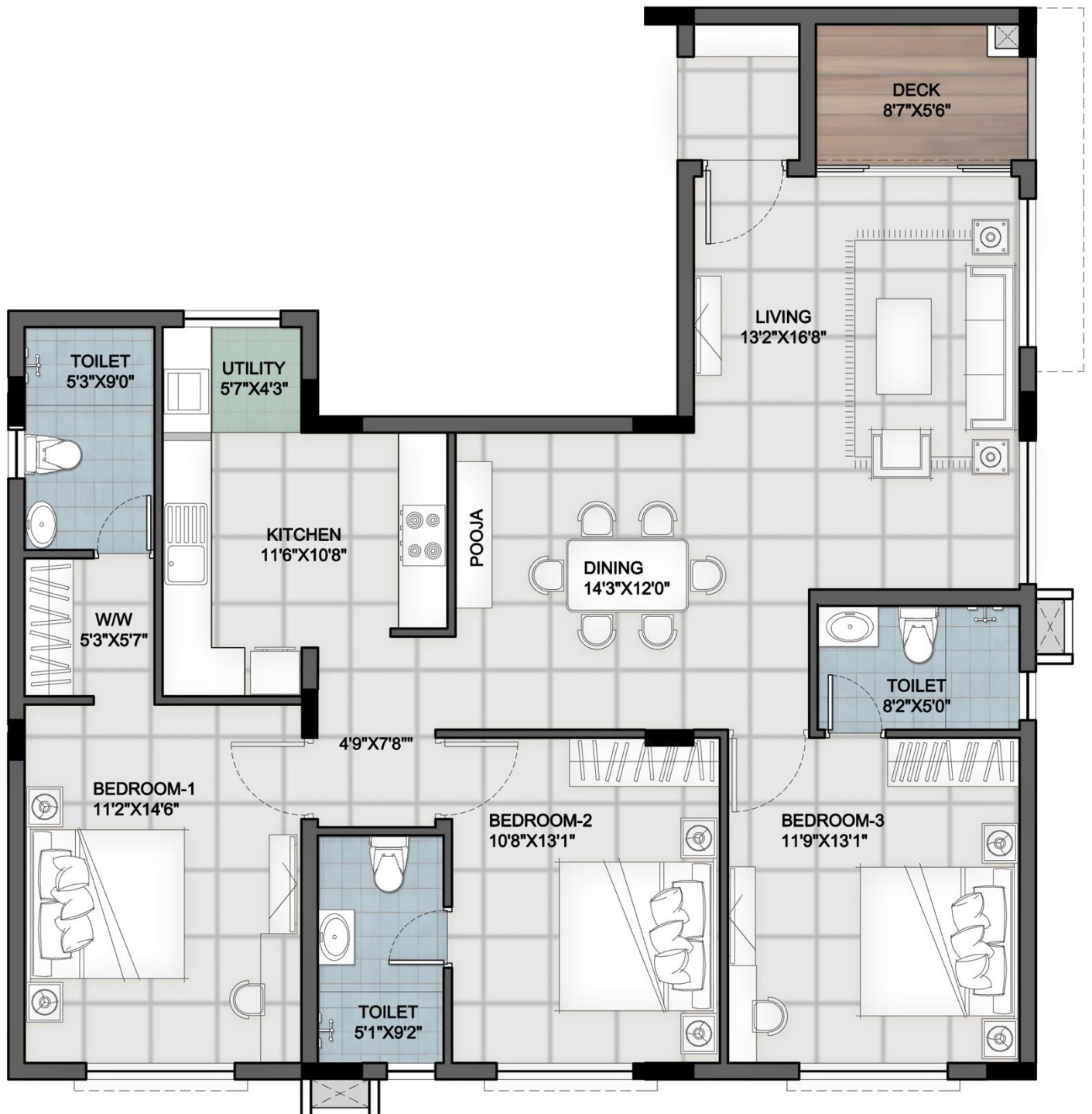
SE

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Apartment 1D – 4D Carpet Area 1246 Sq.ft - Saleable Area 1672 Sq.ft

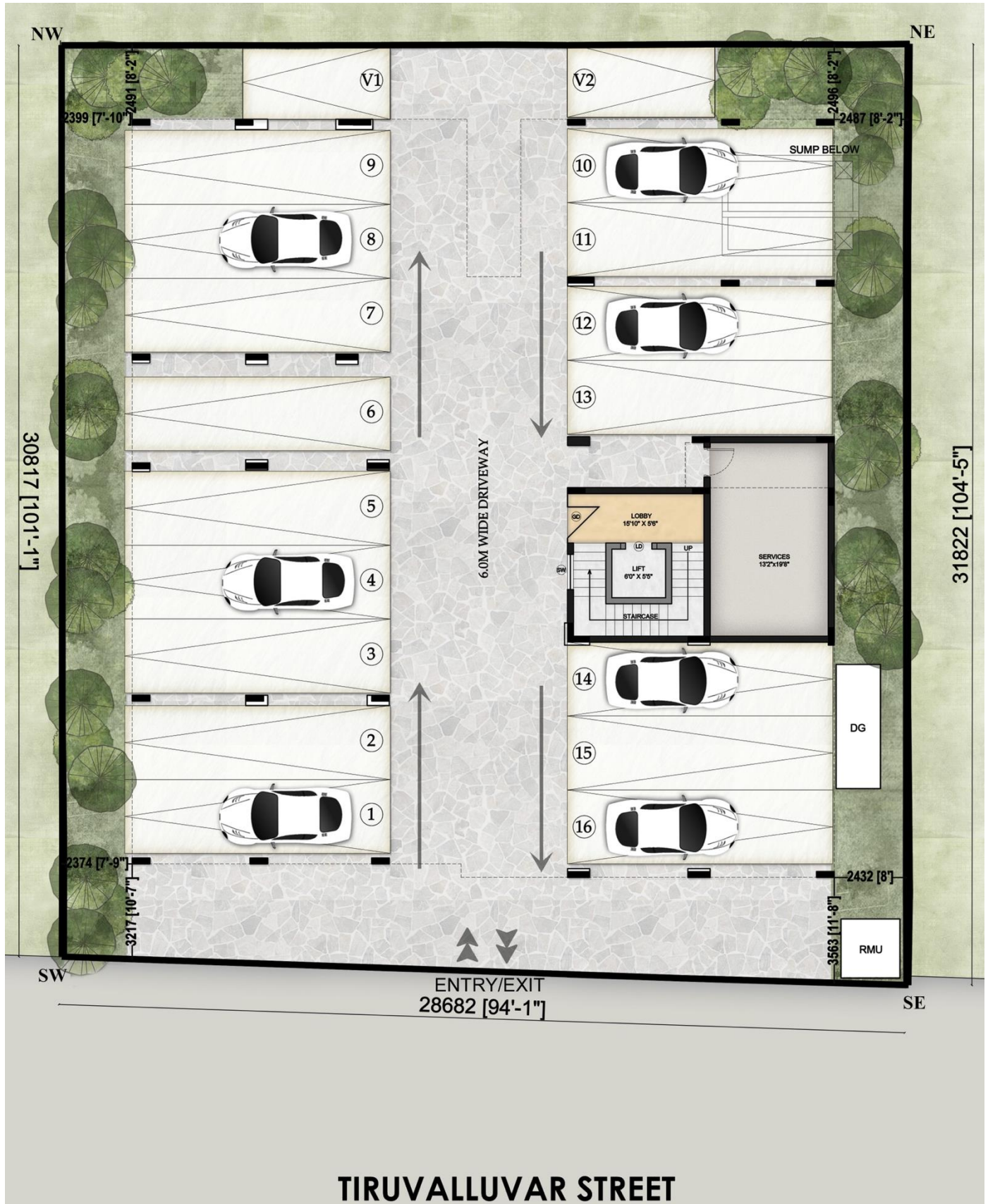


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Stilt Floor/Car Parking Plan



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SPECIFICATION**Structure**

- RCC Footing as per the structural consultant advice
- RCC frame structure with Block Work or Equivalent make.
- Concrete grade and Steel grade as per structural consultant's advice.
- Height of each floor shall be 3.10 floor to floor.

Flooring & Tiling

- Lift Lobby and Fascia Wall & Floor using Granite
- Car Park Area : Granolithic Flooring with Grooves.
- Foyer / Living/ Dining: Vitrified Tiles size 4'X2' (Kajaria/Somany)*
- All Bedrooms: Vitrified Tiles size 4'X2' (Kajaria/Somany)*
- Kitchen: Vitrified Tiles size 2'X2' and Wall Dado up-to 2' Height (Kajaria/Somany)*
- Toilets: Ceramic Tile size 2'X1' for Floor and Walls up to Height of 8'0". No Highlighters. (Kajaria/Somany)*
- Utility/Balconies/Step out Ceramic Tiles size 1'X1' for Floor (Kajaria/Somany)*
- Kitchen and Toilet Countertop will be finished with Black Granite.

Sanitary & Plumbing

- Sanitary Fittings: EWC Wall-hung and Wash Basins using Jaquar or equivalent Concealed Cisterns Gebrüt or Equivalent make.
- Faucets: Shall be Single Lever Concealed Diverters CP finish, Jaquar or equivalent make. Provision for Hot & Cold-Water Connection shall be provided for Overhead Showers, Wash Basins and Kitchen Sink.
- Plumbing: All Water Supply Lines shall be in ISI marked CPVC Pipes. Drainage Lines and Storm / Rainwater Drain pipes shall be in PVC.
- Kitchen: Floor/wall Mounted Faucets Taps using Jaquar/Roca or equivalent make shall be provided and Sink Single Bowl with Drain Board shall be provided for the kitchen
- Utility: Provision for Washing Machine shall be provided.
- Geyser Provision to be provided all toilet

Doors & Windows

- All Doors shall be of 8'0" Height.
- Main Door: Main Door Frame shall be of Seasoned Teak second quality Wood and Shutter with 0.35mm Thick with Moulded flush door Melamine Finishes.
- Internal Door: Solid wood frame with 30mm Thick flush door finished enamel Paint Finish.
- Hardware: All Hardware shall be in Chrome Plated Finish, Tower Bolts, Door Stoppers, Hinges. Cylindrical Locks for Internal Doors and Mortise Type for Main Door as per Architect Design – Godrej/ Dorset make or Equivalent.
- Window Shutters & Ventilators: UPVC Sliding Windows Veka brand or Equivalent make with 5mm Glass shall be provided
- Staircases: Tile with Mild Steel
- Digital lock provided at Main door

Electrical

- Concealed Copper Wiring using Orbit/Finolex Cables or Equivalent make.
- Wiring shall be done for Lighting, 5Amps, 15 Amps and AC points in the Apartment as per Point Matrix shared in the agreement.
- Switches: All Switches shall be Legrand/Litaski or Equivalent make.
- Generator: 100% Backup Power is provided for the Lift and Common Areas , Apartments to be provided with 6Kva Power.
- Adequate ELCB and MCB shall be provided in each Apartment.
- Concealed Copper Piping, Drain Pipe and Electrical Provision for Air Conditioners will be provided in Bedrooms, Hall/Dining.
- One Termination Point for Telephone/Data, DTH shall be provided.
- 12w LED Round Light Fittings would be provided for Entire Apartment and Common Area.
- Provision for EV (Electrical Vehicle) charging point in the Designated Parking Lot.
- Geyser Point to be provided all toilet
- * Equivalent

ALDA[®]

Crafting Spaces

CONSTRUCTION | REAL ESTATE



100 years of
business legacy*

*Alda has been running
group business operations
for a century now.



Developers for
over 30 years*

*Alda was previously known as SSE
and ran its operations as the same
for 30 years before rebranding itself.

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Scan QR Code for ALDA AYAN Location



ALDA AMOGH

2BHK – 1 Unit available

Ready to Occupy



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