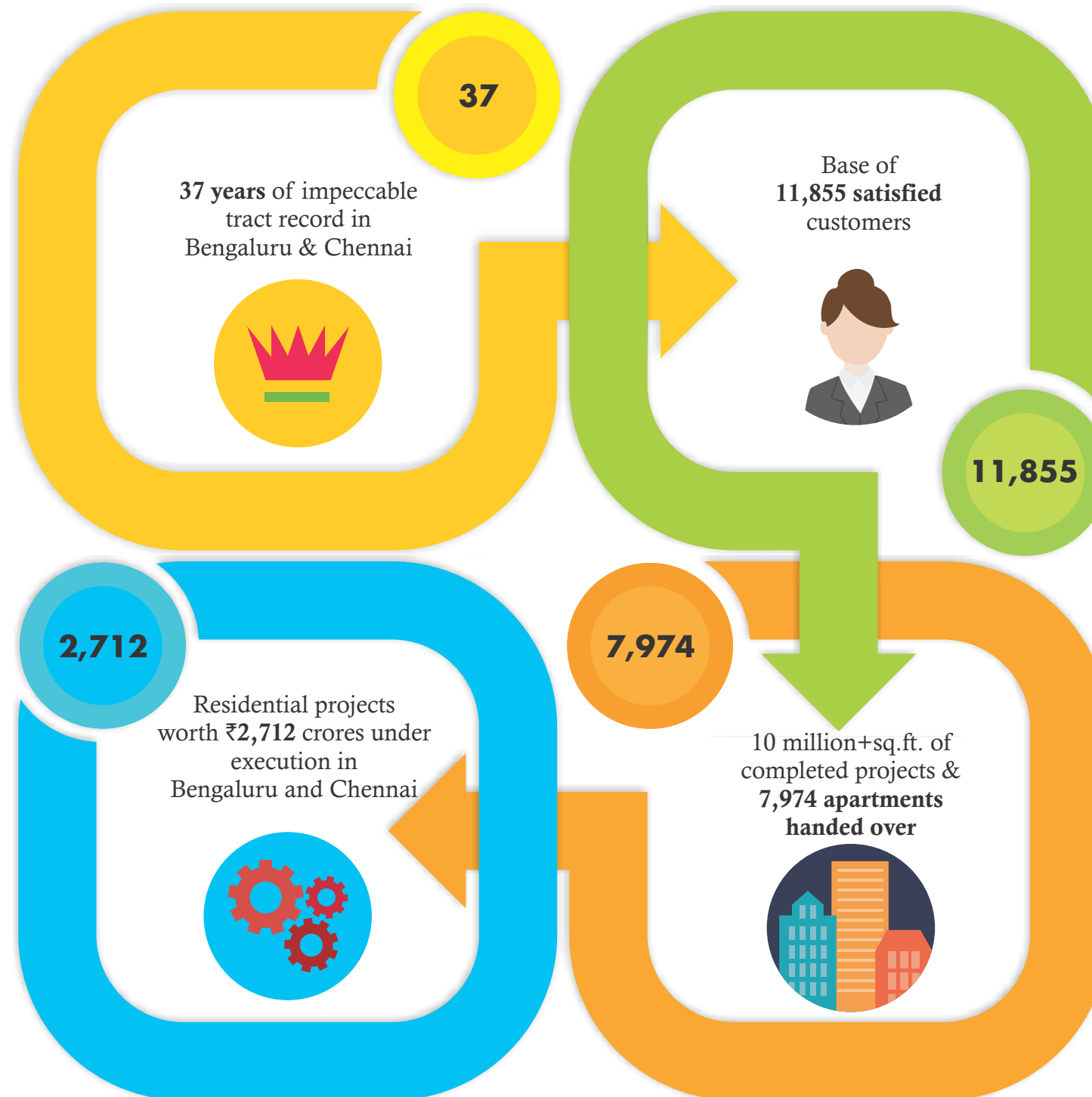






# ABOUT US



South India's First Developer to display Construction Timeline Meter at all project sites and to measure customer's happiness through Cisco's Customer Delight Meter.

# THE BOLDEST GUARANTEE IN THE HISTORY OF REAL ESTATE

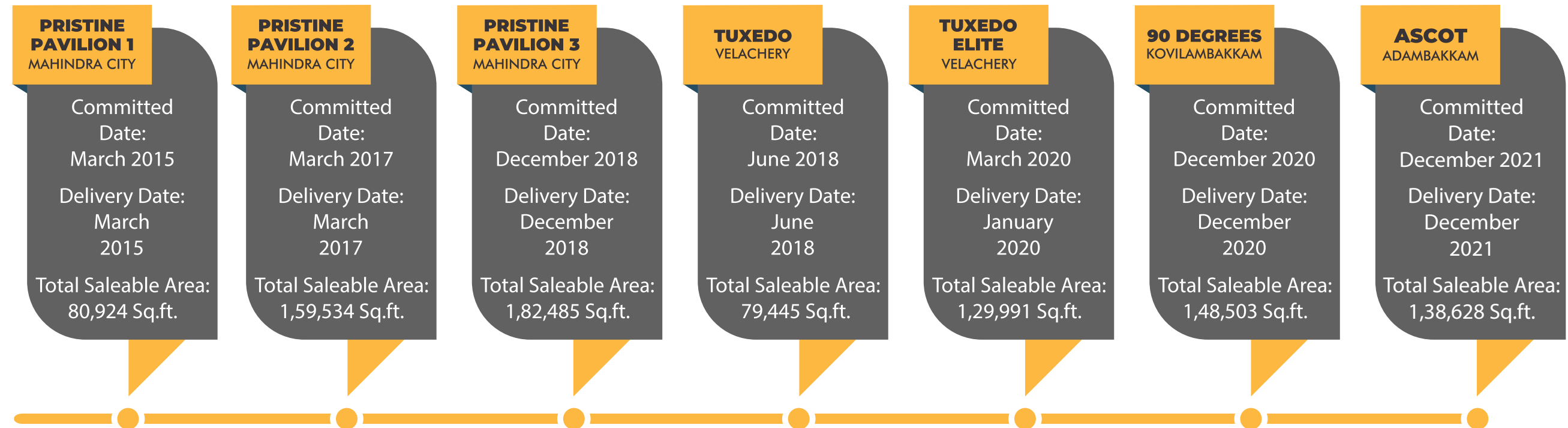
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We Assure  
On-time Delivery,  
Or We Pay Your  
EMI Till Possession.

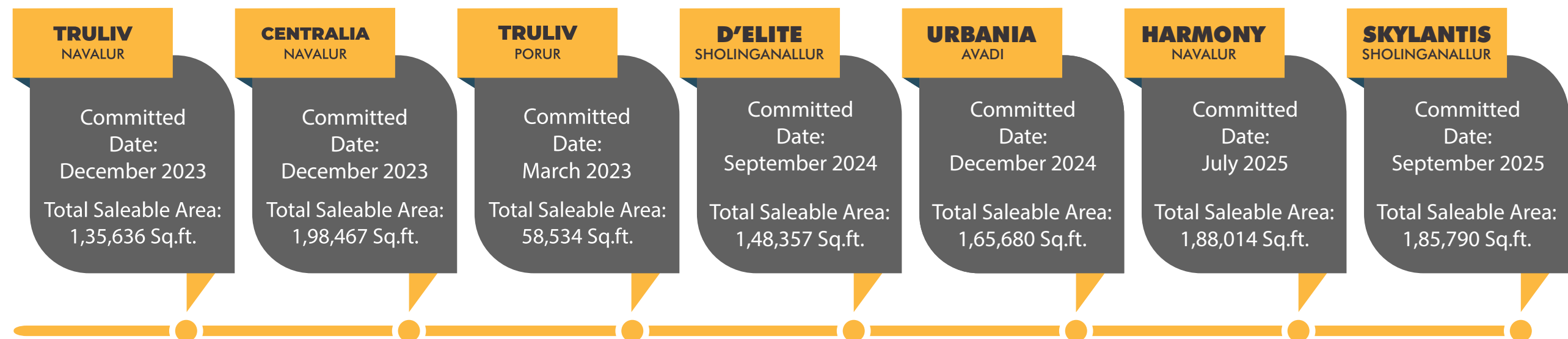


# ON TIME, EVERY TIME!

## OUR PAST COMMITMENTS



## OUR ONGOING COMMITMENTS

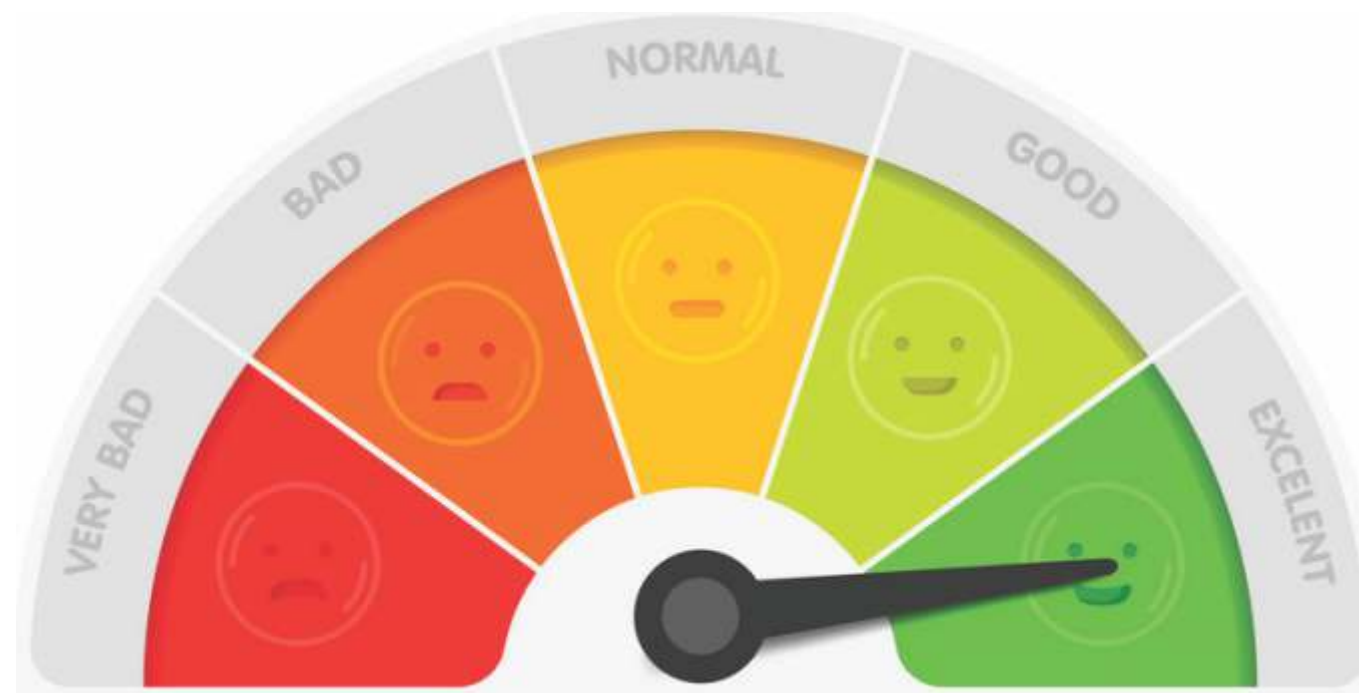




## CHENNAI'S FIRST DEVELOPER TO DISPLAY CONSTRUCTION TIMELINE METER AT ALL PROJECT SITES.



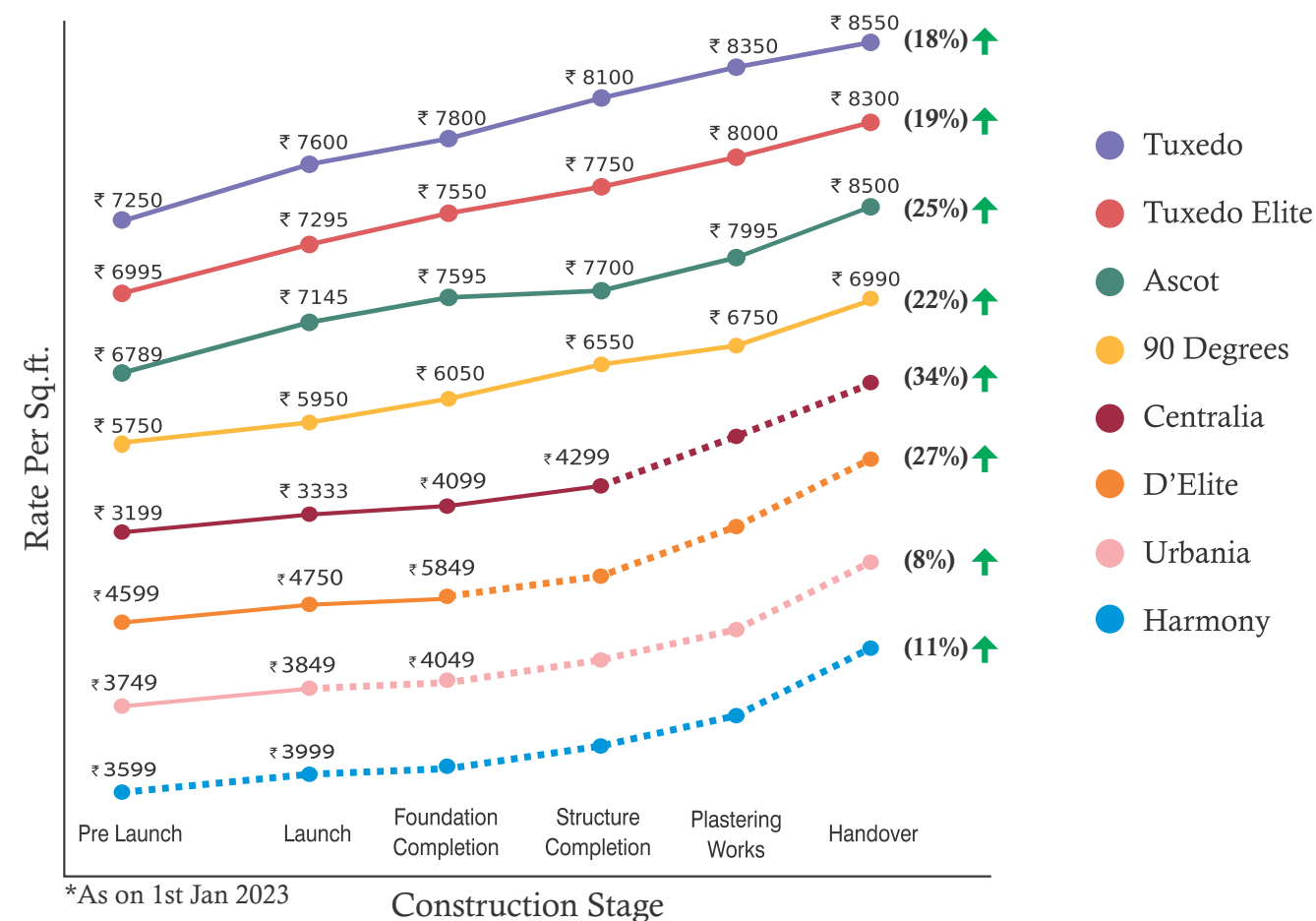
## CHENNAI'S FIRST DEVELOPER TO MEASURE CUSTOMERS' HAPPINESS THROUGH CUSTOMER DELIGHT METER



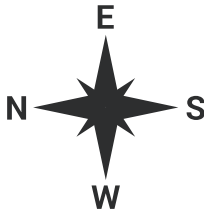
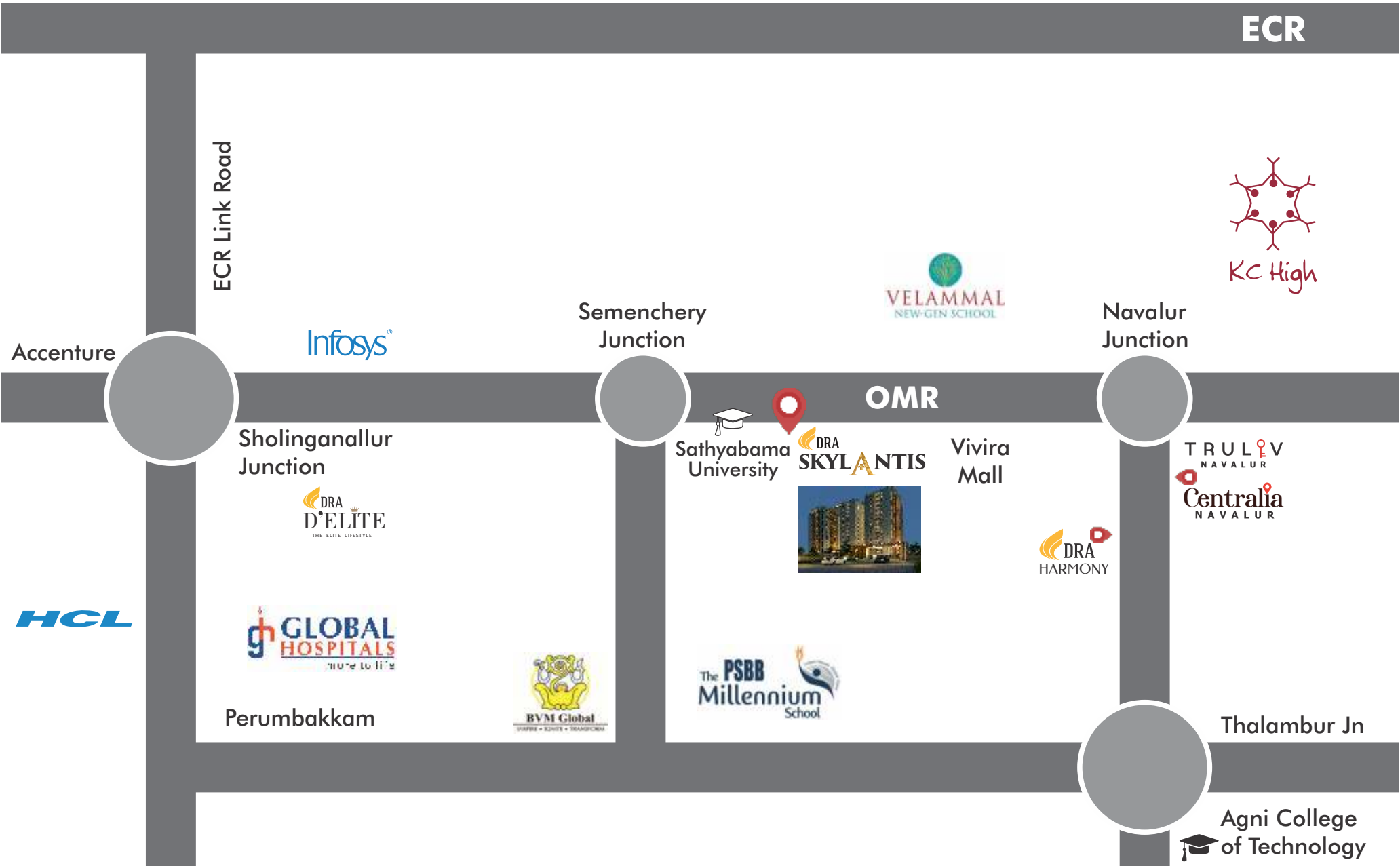
## WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME

DRA believes in creating value in our customers' lives by building home that reaps them a rich harvest in the future.

Customers who have invested with us have enjoyed multifold returns over the year & continue to do so even today. The choice you make shall be one based on premium service, proven track record & solid evidence of our expertise in giving our customers the finest value appreciation.



# LOCATION MAP





## PROJECT OVERVIEW

Land Extent	: 1.3 Acres
Total Units	: 125 Units
Number of Block	: 2 No.
No. of Floors	: Stilt + Upper Stilt + 13 Floors
No. of Units / Floor	: Block A - 4, Block B - 6
Apartment Types & Sizes	: 2 BHK+2T - 1198 Sq.ft. & 1234 Sq.ft. 3 BHK+2T - 1342 Sq.ft. - 1397 Sq.ft. 3 BHK+3T - 1675 Sq.ft. - 1700 Sq.ft. 4 BHK+3T - 1911 Sq.ft.

# SITE CUM STILT FLOOR PLAN



# UPPER STILT FLOOR PLAN





# TYPICAL FLOOR PLAN - 3rd to 13th FLOOR

**3BHK+2T - (B303 - B1303)**  
Saleable Area : 1342 Sq.ft.  
Carpet Area : 850 Sq.ft.  
UDS : 453 Sq.ft.  
North Facing



**3BHK+2T - (B304 - B1304)**  
Saleable Area : 1391 Sq.ft.  
Carpet Area : 841 Sq.ft.  
UDS : 431 Sq.ft.  
East Facing



**2BHK+2T - (B302 - B1302)**  
Saleable Area : 1198 Sq.ft.  
Carpet Area : 752 Sq.ft.  
UDS : 371 Sq.ft.  
North Facing

**2BHK+2T - (B305 - B1305)**  
Saleable Area : 1239 Sq.ft.  
Carpet Area : 743 Sq.ft.  
UDS : 384 Sq.ft.  
East Facing



**3BHK+2T - (B301 - B1301)**  
Saleable Area : 1363 Sq.ft.  
Carpet Area : 847 Sq.ft.  
UDS : 422 Sq.ft.  
North Facing

**3BHK+2T - (B306 - B1306)**  
Saleable Area : 1382 Sq.ft.  
Carpet Area : 840 Sq.ft.  
UDS : 428 Sq.ft.  
East Facing



**3BHK+3T - (A301 - A1301)**  
Saleable Area : 1675 Sq.ft.  
Carpet Area : 1068 Sq.ft.  
UDS : 519 Sq.ft.  
East Facing

**3BHK+3T - (A302 - A1302)**  
Saleable Area : 1675 Sq.ft.  
Carpet Area : 1068 Sq.ft.  
UDS : 519 Sq.ft.  
East Facing

**3BHK+3T - (A303 - A1303)**  
Saleable Area : 1700 Sq.ft.  
Carpet Area : 1045 Sq.ft.  
UDS : 527 Sq.ft.  
North Facing

**4BHK+3T - (A304 - A1304)**  
Saleable Area : 1911 Sq.ft.  
Carpet Area : 1193 Sq.ft.  
UDS : 592 Sq.ft.  
North Facing

# TERRACE PLAN

**BLOCK-B**

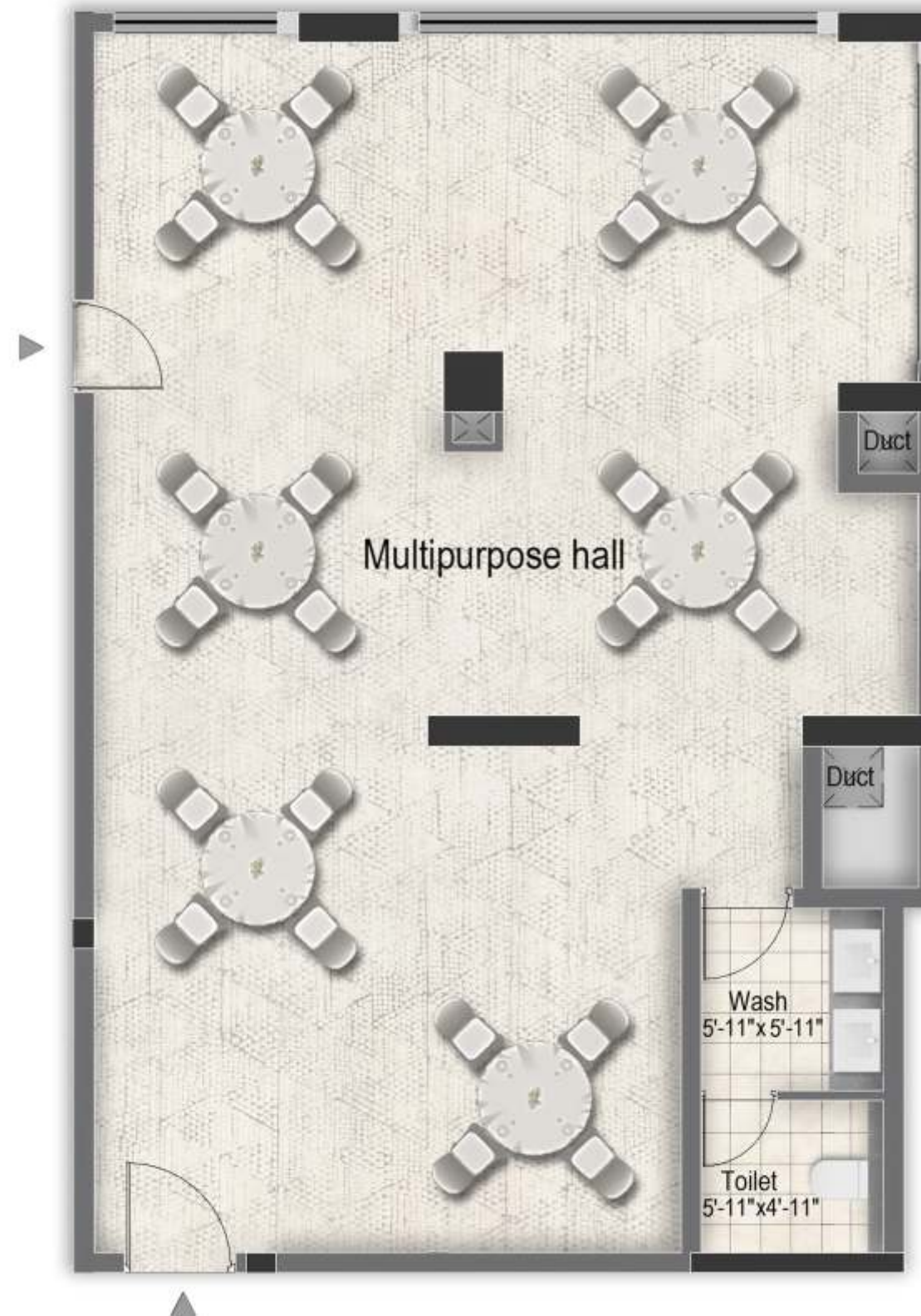


**BLOCK-A**





## FIRST FLOOR - MULTIPURPOSE HALL





# FIRST FLOOR - GYM



# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1675 Sq.ft.)



Key Plan



## UNIT PLAN : 3BHK+3T - East Facing

Saleable Area - 1675 Sq.ft. | Carpet Area - 1068 Sq.ft. | UDS Area : 519 Sq.ft | Unit Nos. : A301 - A1301



# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1675 Sq.ft.)



Key Plan



**UNIT PLAN : 3BHK+3T - North Facing**

Saleable Area - 1700 Sq.ft. | Carpet Area - 1045 Sq.ft. | UDS Area : 527 Sq.ft. | Unit Nos. : A302 - A1302



# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1700 Sq.ft.)



Key Plan



## UNIT PLAN : 3BHK+3T - North Facing

Saleable Area - 1700 Sq.ft. | Carpet Area - 1045 Sq.ft. | UDS Area : 527 Sq.ft. | Unit Nos. : A303 - A1303

# INDIVIDUAL UNIT PLAN (4 BHK+3T - 1911 Sq.ft.)



Key Plan



**UNIT PLAN : 4BHK+3T - North Facing**

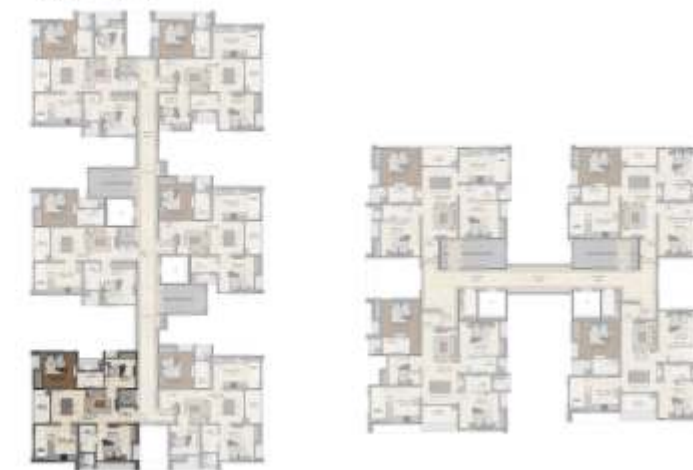
Saleable Area - 1911 Sq.ft. | Carpet Area - 1193 Sq.ft. | UDS Area : 592 Sq.ft. | Unit Nos. : A304 - A1304



# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1363 Sq.ft.)



Key Plan



## UNIT PLAN : 3BHK+2T - North Facing

Saleable Area - 1363 Sq.ft. | Carpet Area - 847 Sq.ft. | UDS Area : 422 Sq.ft. | Unit Nos. : B301 - B1301



# INDIVIDUAL UNIT PLAN (2 BHK+2T - 1198 Sq.ft.)



Key Plan



**UNIT PLAN : 2BHK+2T - North Facing**

Saleable Area - 1198 Sq.ft. | Carpet Area - 752 Sq.ft. | UDS Area : 371 Sq.ft. | Unit Nos. : B302 - B1302

# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1342 Sq.ft.)



Key Plan



## UNIT PLAN : 3BHK+2T - East Facing

Saleable Area - 1342 Sq.ft. | Carpet Area - 850 Sq.ft. | UDS Area : 416 Sq.ft. | Unit Nos. : B303 - B1303



# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1391 Sq.ft.)



Key Plan



**UNIT PLAN : 3BHK+2T - East Facing**

Saleable Area - 1391 Sq.ft. | Carpet Area - 841 Sq.ft. | UDS Area : 431 Sq.ft. | Unit Nos. : B304 - B1304

# INDIVIDUAL UNIT PLAN (2 BHK+2T - 1239 Sq.ft.)



Key Plan



## UNIT PLAN : 2BHK+2T - East Facing

Saleable Area - 1239 Sq.ft. | Carpet Area - 743 Sq.ft. | UDS Area : 384 Sq.ft. | Unit Nos. : B305 - B1305



# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1382 Sq.ft.)



Key Plan



**UNIT PLAN : 3BHK+2T - East Facing**

Saleable Area - 1382 Sq.ft. | Carpet Area - 840 Sq.ft. | UDS Area : 428 Sq.ft. | Unit Nos. : B306 - B1306

## STRUCTURE

Structural System	:	Pile foundation with RCC framed structure designed for seismic compliance (Zone-III).
Masonry	:	AAC block masonry wall
Pest Control	:	Anti-termite treatments wherever applicable during the construction stage.

## FLOOR FINISH WITH SKIRTING

Living, dining	:	800mm x 800mm vitrified tile flooring and skirting
Master Bedroom	:	Wooden Finish vitrified tile flooring and skirting - (U)
Bedrooms& kitchen	:	600mm x 600mm vitrified tile flooring and skirting
Bathrooms	:	300mm x 300mm anti-skid ceramic tile flooring
Balcony	:	300mm x 300mm anti-skid ceramic tile flooring
Utility / service area	:	300mm x 300mm anti-skid ceramic tile flooring

## WALL FINISHES

Internal walls	:	Two coats of acrylic emulsion over one coat primer and two coats of wall putty
Ceiling	:	Two coats of acrylic emulsion over one coat primer and two coats of wall putty
Exterior walls	:	Plaster finish with weatherproof texture paint or weatherproof emulsion paint as decided by the architect
Bathrooms	:	300mm x 450mm Glazed ceramic wall tiles up to 7'-0" height
Utility	:	Glazed ceramic wall tile up to 5' 0"

## KITCHEN&UTILITY / SERVICE AREA

Kitchen platform	:	Bare Kitchen
Electrical point	:	Provision for exhaust& water purifier
Utility area	:	Provision for washing machine



# SPECIFICATIONS

## BATHROOMS

- Sanitary fixture : Wall mounted European Water Closet (EWC) of Jaquar, or equivalent. Rimless wall mounted EWC for all the toilets. (The rimless toilet is easier to keep clean, it will stay more hygienic after every flush. The direct flush technique used by most rimless toilets shoots water around the whole of the bowl, which cleans the pan much more effectively than a regular toilet) - (U)
- CP fitting : Health faucet, pillar cock, wall mixer, overhead shower of Jaquar, or equivalent
- Drain : SS square designed gratings will be provided
- False ceiling : Grid type false ceiling will be provided above 7'-0" height(easy maintenance of plumbing lines & geysers)

## JOINERY

- Main doors : Main Doors 7 Feet Height: African teak wood frame with 40mm thick flush shutter both the side Teak Veneer finish with architrave. Smart biometric door lock Dorma / Dorset or equivalent, Iron mongeries like tower bolts, door viewer, magnetic catcher in SS finish.
- Bedroom doors : Laminated Pre-engineered doors with 35mm thick flush shutter with architrave. Iron mongeries like door lock of Dorma / Dorset or equivalent locks, thumb turn with key, magnetic catcher, tower bolt etc..
- Bathroom doors : Laminated pre-engineered doors with 35mm thick flush shutter with architrave. Iron mongeries like door baby latch of Dorma / Dorset or equivalent, tower bolt, PVC bush etc

## WINDOWS

- Windows : UPVC sliding windows with bug mesh will be provided inside the apartments (except openable windows & bug mesh protects you from the menace of mosquitoes) - (U)
- French doors : UPVC frame and sliding door with see through glass
- Ventilators : UPVC frame of fixed or adjustable louvered or openable shutter for ODU access
- MS Grill : MS safety grills will be provided all the sliding windows inside the apartment

## HANDRAIL

- Balcony handrails : SS handrail with Toughened Glass will be provided as per architect design

## WATERPROOFING

- Water proofing : Water proofing will be done the water retain area like lift pit, toilet, balcony & utility / service area, UG sump, STP & OHT

## ELECTRICAL

Power supply	:	3 Phase connection for each apartment
Power back-up	:	600 watts for 2BHK+2T & 3BHK+2T, 800 watts for 3BHK+3T, 1000 watts for 4BHK+3T through Automatic Changeover Current & Limiter (ACCL). (Instead of pre-designed use of electrical light points during power cut flexibility to use the lighting circuit of choice within the allotted power capacity). - (U)
Safety device	:	RCCB safety device will be provided for each apartment (protection against voltage fluctuations, earth fault as well as any leakage current)
Switches & sockets	:	Modular Switches and sockets will be of Panasonic/ L & T or equivalent
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of a quality ISI brand
TV	:	Provision for TV in living and master bedroom with pre-wired co-axial cable for DTH easy connectivity
Data	:	Provision for fibre optical cabling in living
Air-conditioner	:	Split air-conditioner provision will be provided living/dining and all the bedrooms. Pre - installed conduit provided as provision for A/C (Easy for fixing your air-conditioner without calling technicians to drill the walls)
Exhaust fan	:	Exhaust fan provision for all the toilet
Geyser	:	Geyser provision for all the toilets

## PLUMBING

Water supply	:	Hydro pneumatic Pressure System (Provides water at constant pressure in all apartments irrespective of the floor vis-à-vis traditional overhead tank) - (U)
Internal	:	All internal plumbing line are CPVC
External	:	All external plumbing lines are UPVC / PVC pipes
Drainage	:	All drainage plumbing lines are PVC pipes

## COMMON FEATURES

Power back-up	:	100% power back-up for common areas
Lift	:	2 elevators of 13 passenger stretcher lift for each block
Lift facia	:	Granite or panel cladding will be provided



# SPECIFICATIONS

Lobby & corridor	:	All lobby and corridor will be finished with granite flooring with matching skirting. Gypsum false ceiling at stilt lobby. Painting will be two coats of acrylic emulsion over one coat primer
Staircase	:	Granite flooring and painting will two coats of acrylic emulsion over one coat primer
Staircase handrail	:	SS handrail as per architect design
Stilt & Upper Stilt	:	Granolith cement flooring with car park numbering and painting will be two coats of acrylic emulsion over one coat primer
Terrace floor	:	Weathering course with pressed clay tile finishing
Driveway	:	Well defined driveway with interlocking paver block laid all-round the building, demarcation of driveway, convex mirror, driveway lighting, speed breakers for safe turning in driveway
Rainwater harvest	:	Adequate rainwater harvesting pit will be provided at site
STP	:	Centralized sewage treatment plant will be provided
Safety	:	CCTV surveillance cameras will be provided at entry and exit, stilt lobby, driveway& All floors lift/staircase lobby.
Security	:	Security cabin will be provided at the entrance.
Compound wall	:	Building perimeter fenced by the compound wall with grand entry gates for a height as per architect / landscape design.
Landscape	:	Adequate landscape will be provided as per the landscaping consultant
Signages	:	Apartment owners name board will be provided in the stilt floor

## AMENITIES

Gym	:	Well-equipped gymnasium
Indoor games	:	Indoor games like table tennis, carrom, chess, foosball, scrabble, Board games
Multipurpose hall	:	Multipurpose Hall with furniture
Kids Play area	:	Kids play equipment like Slider, Merry GO Round, Seesaw & Spring Rider
Landscape	:	Adequate landscaping will be provided
Association room	:	Association room will be provided
Common Toilet	:	Toilet at stilt floor for drivers / domestic help
Solar panel	:	Solar panels will be provided at terrace
EV charging	:	Provision for Electric charging point for all 4-wheeler / 2-wheeler will be provided at designated location in the stilt floor level.



**Site Office:** DRA Skylantis, (Adj. to Sathyabama University), Semmancheri, OMR, Chennai - 600 119.

**Corporate Office:** Old Nos. 76/1, 77 & 78, New Door Nos. 109, 111 & 113, Llyods Road,  
(Avvai Shanmugham Salai), Royapettah, Chennai - 600 014.

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**[www.drahomes.in](http://www.drahomes.in)**

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