



ABOUT US



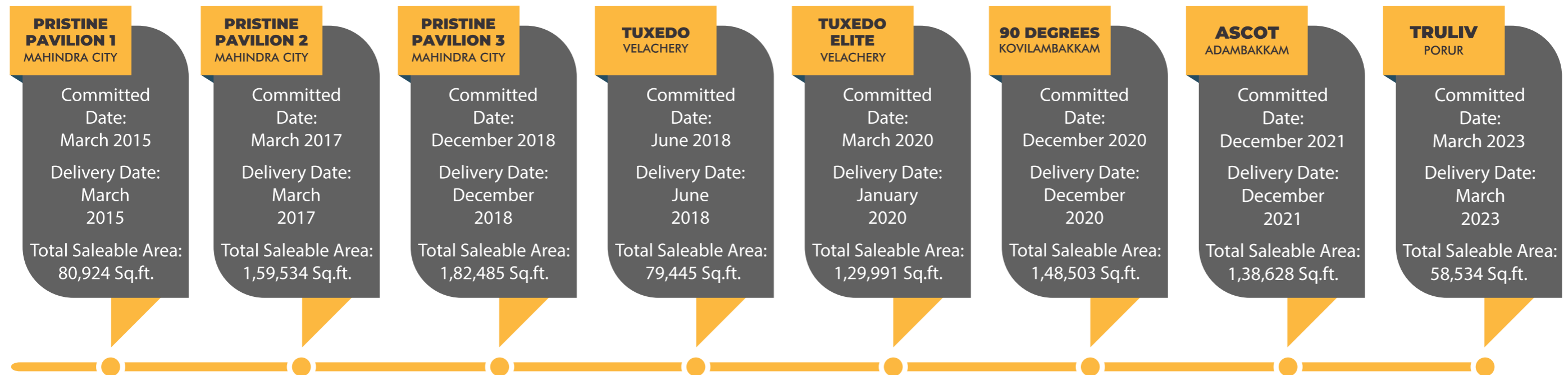
South India's First Developer to display Construction Timeline Meter at all project sites and to measure customer's happiness through Cisco's Customer Delight Meter.

Timeless Homes Delivered On-Time

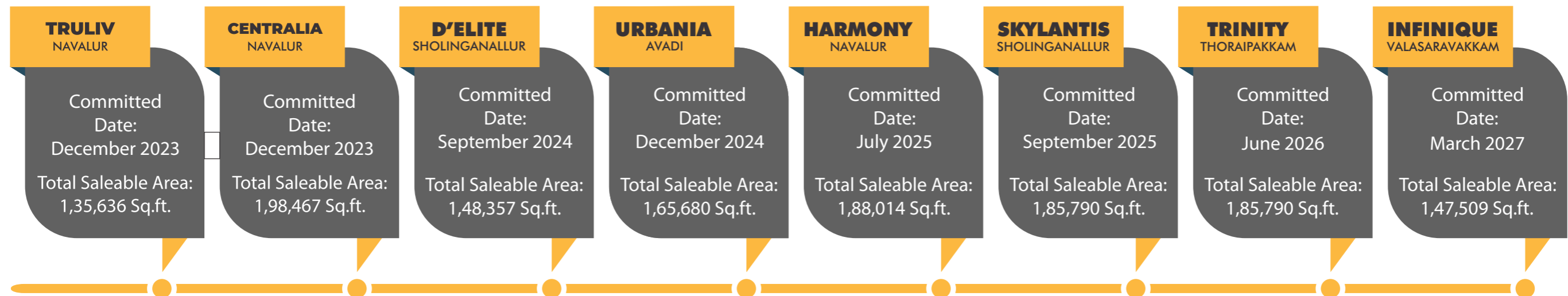


ON TIME, EVERY TIME!

OUR PAST COMMITMENTS IN CHENNAI



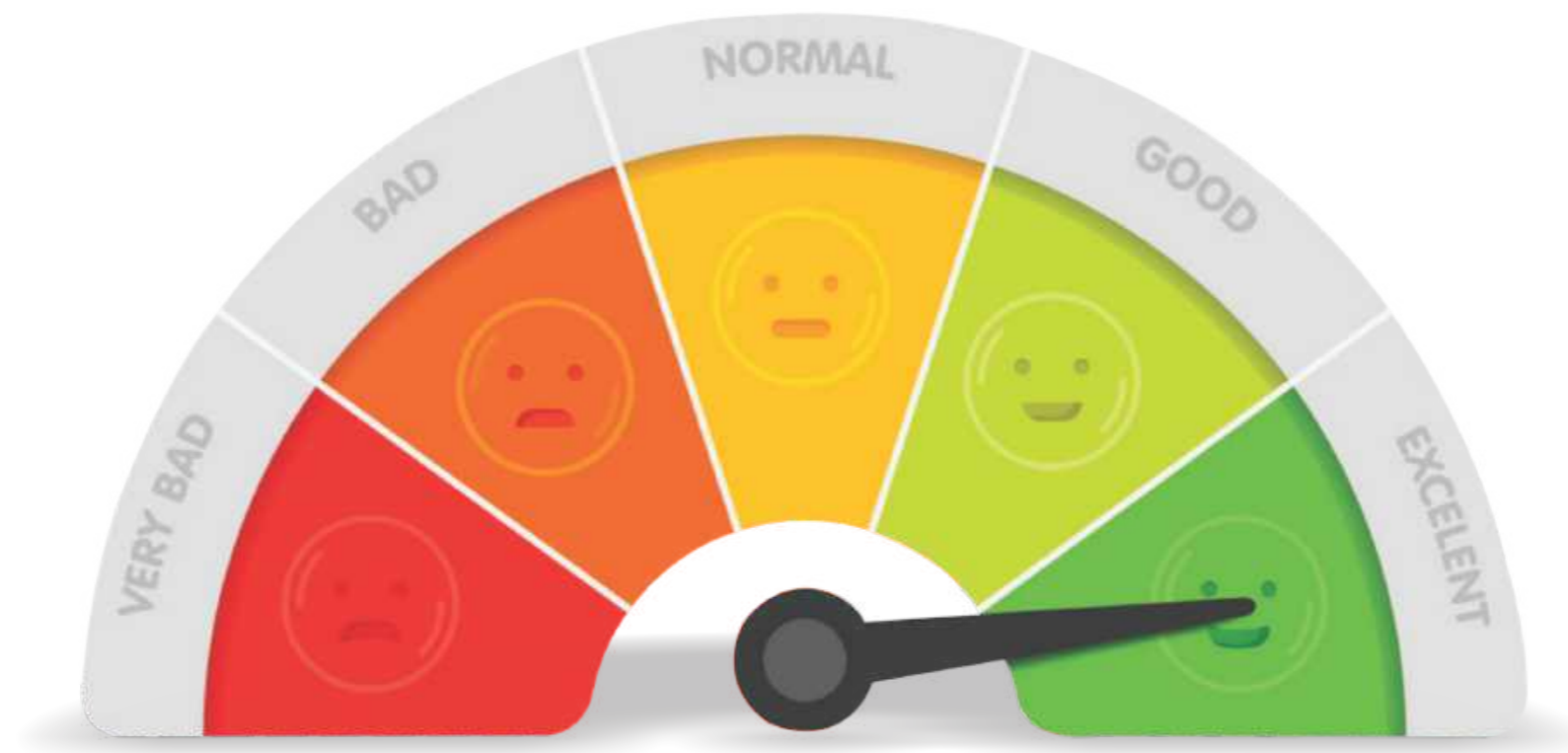
OUR ONGOING COMMITMENTS IN CHENNAI



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



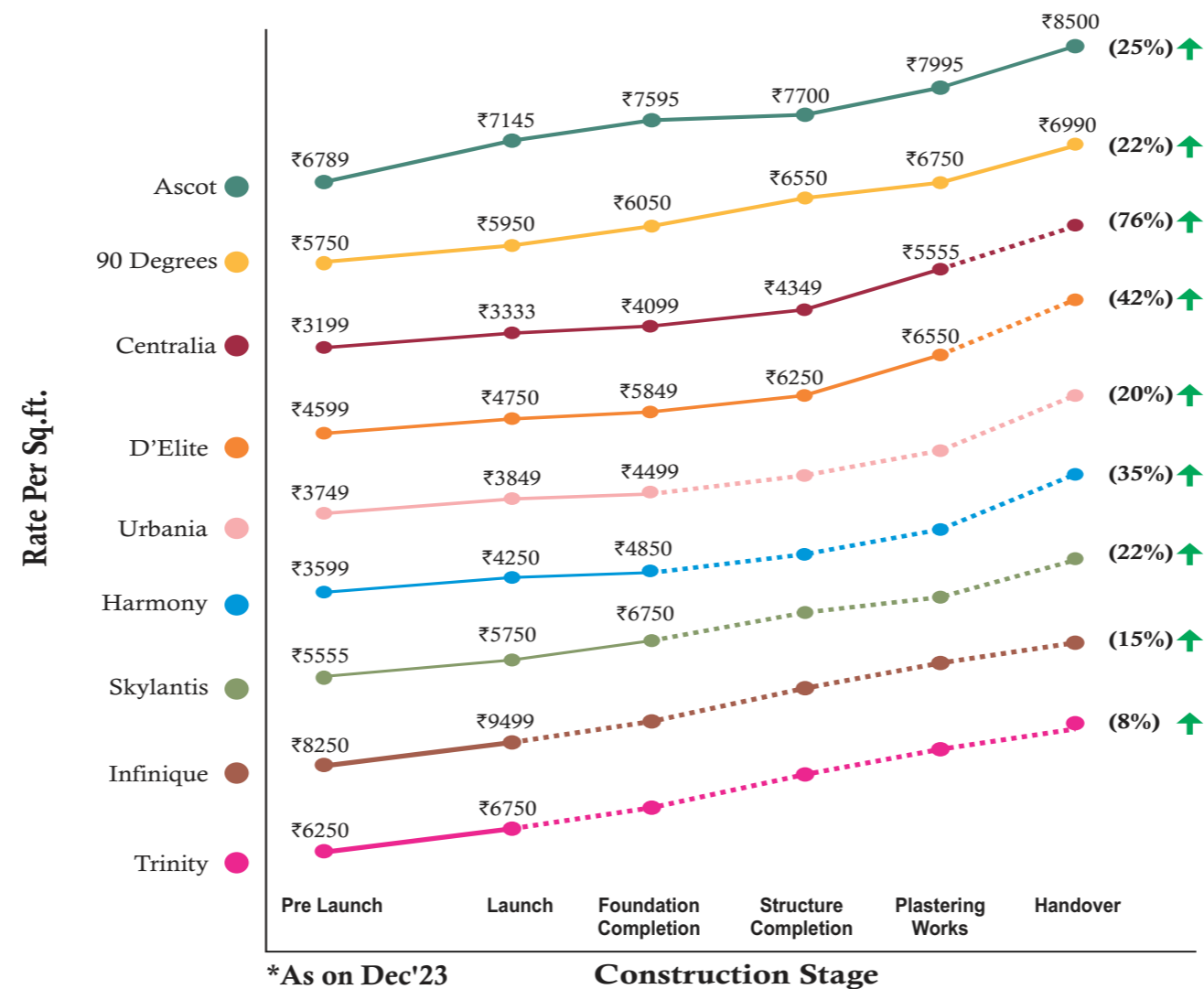
**CHENNAI'S FIRST DEVELOPER TO MEASURE
CUSTOMER'S HAPPINESS THROUGH
CUSTOMER DELIGHT METER**



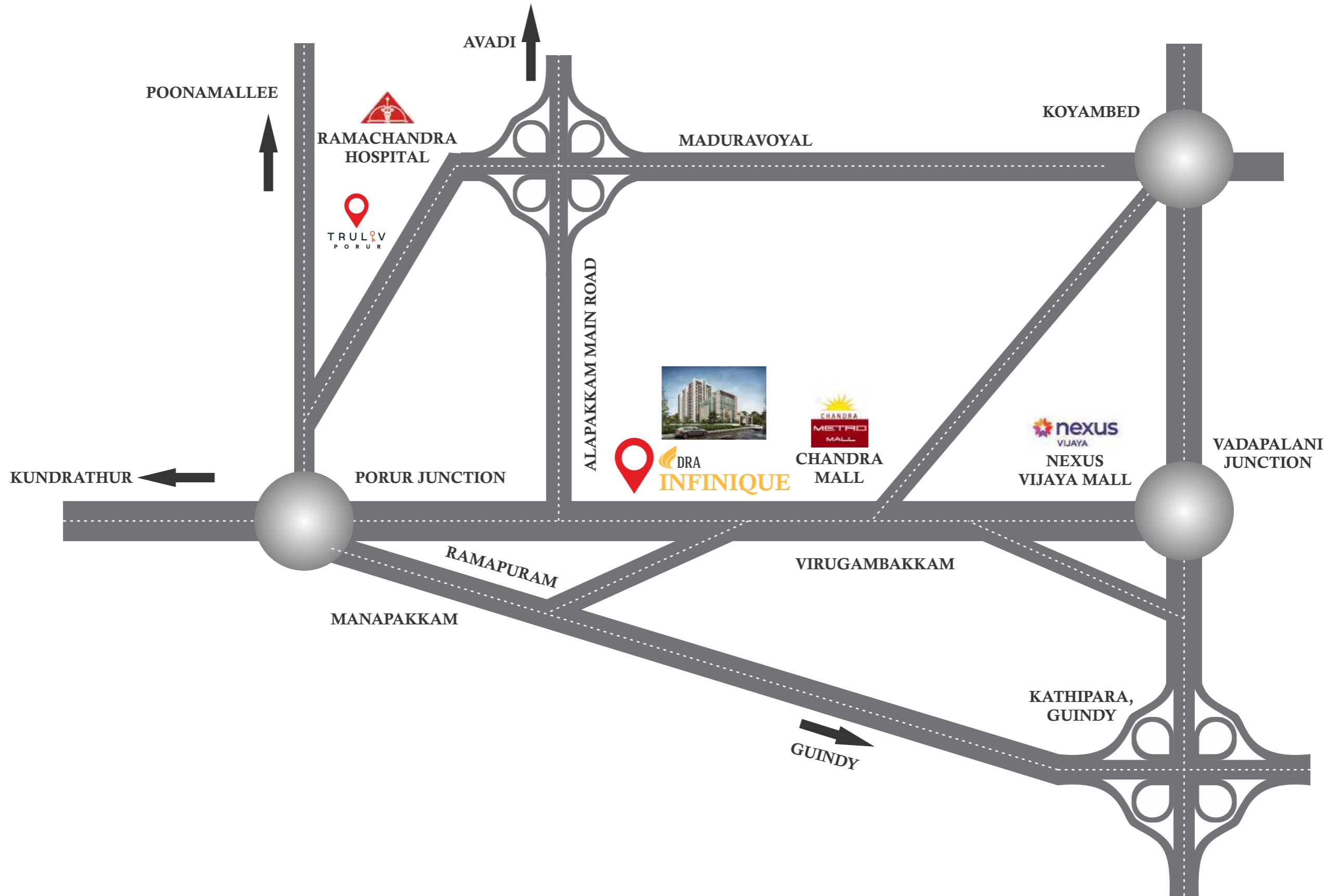
HAPPY HOMES THAT APPRECIATE WELL OVER TIME !

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	:	1.15 Acres
Total Units	:	76 Units
Number of Block	:	1 No.
No. of Floors	:	Basement + Stilt + 13 Floors
No. of Units per Floor	:	6 Units
Apartment Types & Sizes	:	3BHK + 3T - 1837 Sq.ft. - 1918 Sq.ft. 4BHK + 3T - 2058 Sq.ft. & 2143 Sq.ft.







AMENITIES



MULTI PURPOSE HALL



GYM



TERRACE AMENITIES





TERRACE AMENITIES





SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN - 1st to 13th FLOOR

PORUR



ARCOT ROAD



VADAPALANI

Flat No : 202 - 1302
3BHK+3T
Saleable Area : 1918 Sq.ft.
Carpet Area : 1258 Sq.ft.
UDS : 560 Sq.ft.
East Facing



Flat No : 203 - 1303
3BHK+3T
Saleable Area : 1837 Sq.ft.
Carpet Area : 1184 Sq.ft.
UDS : 537 Sq.ft.
East Facing



Flat No : 204 - 1304
4BHK+3T
Saleable Area : 2058 Sq.ft.
Carpet Area : 1363 Sq.ft.
UDS : 601 Sq.ft.
East Facing



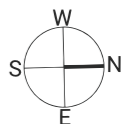
Flat No : 201 - 1301
3BHK+3T
Saleable Area : 1852 Sq.ft.
Carpet Area : 1172 Sq.ft.
UDS : 541 Sq.ft.
North Facing



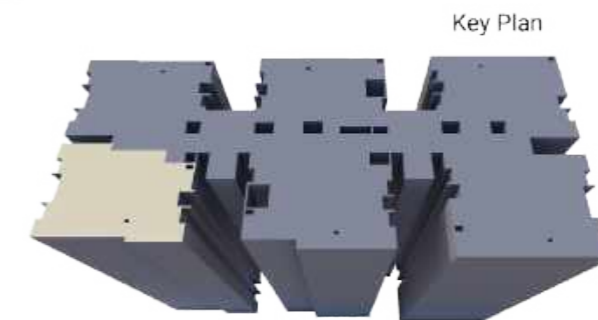
Flat No : 206 - 1306
3BHK+3T
Saleable Area : 1862 Sq.ft.
Carpet Area : 1176 Sq.ft.
UDS : 544 Sq.ft.
North Facing



Flat No : 205 - 1305
4BHK+3T
Saleable Area : 2143 Sq.ft.
Carpet Area : 1386 Sq.ft.
UDS : 626 Sq.ft.
North Facing

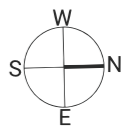


INDIVIDUAL UNIT PLAN (3 BHK+3T - 1852 Sq.ft.)

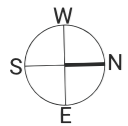


UNIT PLAN - 1 : 3BHK+3T - North Facing

Saleable Area - 1852 Sq.ft. | Carpet Area - 1172 Sq.ft. | UDS Area : 541 Sq.ft. | Unit Nos. : 201 - 1301



ISOMETRIC VIEW (3 BHK+3T - 1852 Sq.ft.)



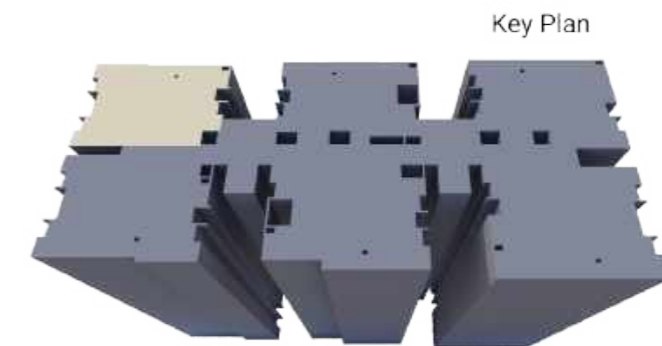
UNIT PLAN - 1 : 3BHK+3T - North Facing

Saleable Area - 1852 Sq.ft. | Carpet Area - 1172 Sq.ft. | UDS Area : 541 Sq.ft. | Unit Nos. : 201 - 1301

INDIVIDUAL UNIT PLAN (3 BHK+3T - 1918 Sq.ft.)

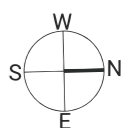


202 - 1302

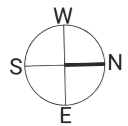


UNIT PLAN - 2 : 3BHK+3T - East Facing

Saleable Area - 1918 Sq.ft. | Carpet Area - 1258 Sq.ft. | UDS Area : 560 Sq.ft. | Unit Nos. : 202 - 1302



ISOMETRIC VIEW (3 BHK+3T - 1918 Sq.ft.)



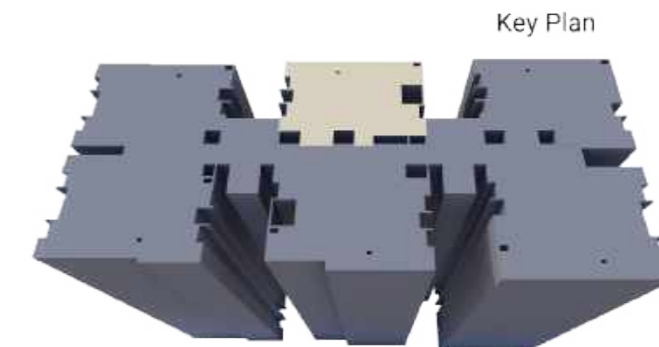
UNIT PLAN - 2 : 3BHK+3T - East Facing

Saleable Area - 1918 Sq.ft. | Carpet Area - 1258 Sq.ft. | UDS Area : 560 Sq.ft. | Unit Nos. : 202 - 1302

INDIVIDUAL UNIT PLAN (3 BHK+3T - 1837 Sq.ft.)

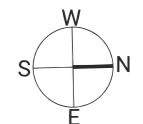


203 - 1303

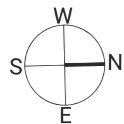


UNIT PLAN -3 : 3BHK+3T - East Facing

Saleable Area - 1837 Sq.ft. | Carpet Area - 1184 Sq.ft. | UDS Area : 537 Sq.ft. | Unit Nos. : 203 - 1303



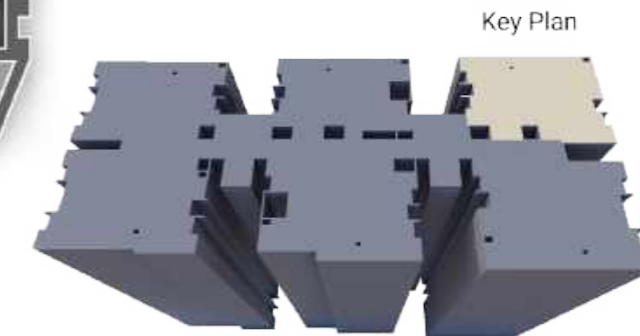
ISOMETRIC VIEW (3 BHK+3T - 1837 Sq.ft.)



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

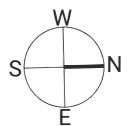
Saleable Area - 1837 Sq.ft. | Carpet Area - 1184 Sq.ft. | UDS Area : 537 Sq.ft. | Unit Nos. : 203 - 1303

INDIVIDUAL UNIT PLAN (4 BHK+3T - 2058 Sq.ft.)

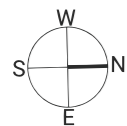


UNIT PLAN - 4 : 4BHK+3T - East Facing

Saleable Area - 2058 Sq.ft. | Carpet Area - 1363 Sq.ft. | UDS Area : 601 Sq.ft. | Unit Nos. : 204 - 1304



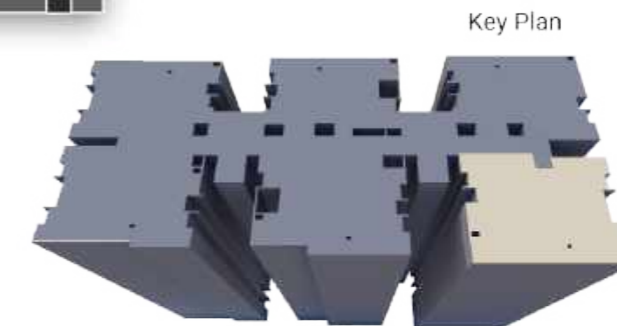
ISOMETRIC VIEW (4 BHK+3T - 2058 Sq.ft.)



UNIT PLAN - 4 : 4BHK+3T - East Facing

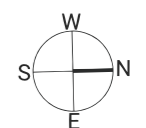
Saleable Area - 2058 Sq.ft. | Carpet Area - 1363 Sq.ft. | UDS Area : 601 Sq.ft. | Unit Nos. : 204 - 1304

INDIVIDUAL UNIT PLAN (4 BHK+3T - 2143 Sq.ft.)

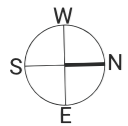


UNIT PLAN - 5 : 4BHK+3T - North Facing

Saleable Area - 2143 Sq.ft. | Carpet Area - 1386 Sq.ft. | UDS Area : 626 Sq.ft. | Unit Nos. : 205 - 1305



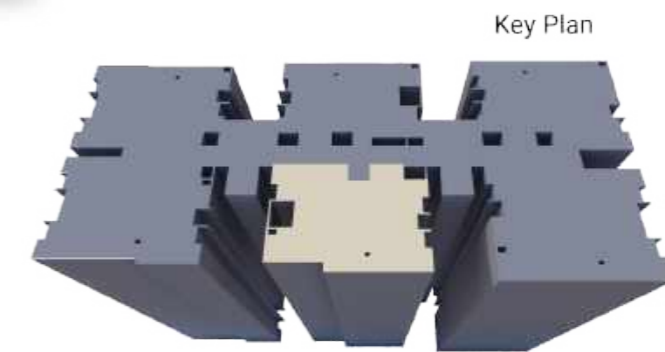
ISOMETRIC VIEW (4 BHK+3T - 2143 Sq.ft.)



UNIT PLAN - 5 : 4BHK+3T - North Facing

Saleable Area - 2143 Sq.ft. | Carpet Area - 1386 Sq.ft. | UDS Area : 626 Sq.ft. | Unit Nos. : 205 - 1305

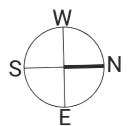
INDIVIDUAL UNIT PLAN (3 BHK+3T - 1862 Sq.ft.)



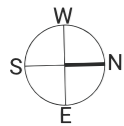
Key Plan

UNIT PLAN - 6 : 3BHK+3T - North Facing

Saleable Area - 1862 Sq.ft. | Carpet Area - 1176 Sq.ft. | UDS Area : 544 Sq.ft. | Unit Nos. : 206 - 1306



ISOMETRIC VIEW (3 BHK+3T - 1862 Sq.ft.)



UNIT PLAN - 6 : 3BHK+3T - North Facing

Saleable Area - 1862 Sq.ft. | Carpet Area - 1176 Sq.ft. | UDS Area : 544 Sq.ft. | Unit Nos. : 206 - 1306

SPECIFICATIONS

STRUCTURE

- Structural System : 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 : **1200mm x 600mm vitrified tile flooring and skirting - (U)**
- 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

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.
- 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.

KITCHEN & SERVICE AREA

- Kitchen Platform : Bare Kitchen.
- Electrical point : Provision for chimney, water purifier & washing machine.

BATHROOMS

- Sanitary Fixture : Wall mounted European Water Closet (EWC) of JAQUAR / PARRYWARE 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, **SINGLE LEVER HI-FLOW CONCEALED DIVERTER FOR HOT & COLD MIXER (U)**, overhead shower of JAQUAR / PARRYWARE 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)**

SPECIFICATIONS

JOINERY

- Main Doors : Pre-engineered veneer finish flush door with architrave, ironmongery like door lock, tower bolt, door viewer, magnetic catcher will be provided
- Bedroom Doors : Pre-engineered laminate finish flush door with architrave , ironmongery like door lock, tower bolt, magnetic catcher will be provided
- Bathroom Doors : Pre-engineered FRP moulded shutter doors with ironmongery like thumb turn lock and a latch will be provided.

WINDOWS

- Windows : UPVC sliding windows with necessary hardware will be provided
- French Doors : UPVC frame and sliding door with see through glass
- Ventilators : UPVC frame with glass louvered ventilation will be provided
- MS Grill : MS safety grills will be provided for all the sliding windows inside the apartment

HANDRAIL

- Balcony Handrails : **SS handrail with Toughened Glass as per architect design -(U)**

WATERPROOFING

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

ELECTRICAL

- Power Supply : 3 Phase connection for each apartment
- Power Back-up : 600 watts for 3BHK, 800 watts for 4BHK 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 Anchor Roma Plus/ 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. Drain and copper pipe 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

SPECIFICATIONS

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 : 13 passenger stretcher lift KONE / FUJITEC or equivalent
- Lift facia : Tiles or panel cladding will be provided.
- Lobby & Corridor : Ground floor lobby finished with vitrified flooring with gypsum false ceiling. All the corridors will be finished with vitrified tile flooring with matching skirting. Painting will be two coats of acrylic emulsion over one coat primer.
- Staircase : Anti-skid ceramic tile flooring and painting will two coats of acrylic emulsion over one coat primer
- Staircase handrail : MS handrail with enamel paint for all the floors
- Parking Area : Granolith cement flooring with car park numbering
- 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.
- STP : Centralized sewage treatment plant will be provided.
- WTP : Adequate capacity of centralized water treatment plant will be provided based on water quality.
- 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
- Multipurpose Hall : Multipurpose Hall with furniture
- 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 and connected with common services
- EV Charging : Two-wheeler electric charging point will be provided at designated location in the stilt floor level

TENTATIVE PAYMENT SCHEDULE

PAYMENT STAGES	% OF PAYMENT DUE *
On Booking Token advance	Rs.200000
Booking Amount within 15 days of Booking Date	10% (Less Token Advance)
Agreement stage within 30 days of Booking Date	15%
On Completion of Foundation	15%
On Completion of Stilt Floor Roof Level	5%
On Completion of 1st Floor Roof Level	5%
On Completion of 3rd Floor Roof Level	5%
On Completion of 5th Floor Roof Level	5%
On Completion of 7th Floor Roof Level	5%
On Completion of 9th Floor Roof Level	5%
On Completion of 11th Floor Roof Level	5%
On Completion of 13th Floor Roof Level	5%
On Completion of Block work of the apartment	5%
On Completion of Plastering of the apartment	5%
On Completion of Internal finishes of the apartment	5%
Upon Pre Handing over Inspection Intimation	2.5%
Upon intimation of handing over (Payable alongwith Corpus Fund & Maintenance Charges)	2.5%
TOTAL	100%

* The amount due shall be payable on the actual day of completion of each stage as the above schedule are only tentative.

* The Stamp duty and Registration are payable by the allottee at actuals at the time of Registration of the agreements and the time of registration of sale deed.



Site Office: DRA Infinique, Arcot Road, Valasaravakkam, Chennai - 600 116.

Corporate Office: DRA Homes, Old Nos. 76/1, 77 & 78, New Door Nos. 109, 111 & 113, Lloyds Road,
(Avvai Shanmugham Salai), Royapettah, Chennai, Tamil Nadu. INDIA - 600 014. ☎ : 98403 50001

www.drahomes.in

Disclaimer : This brochure does not constitute a legal offering. Elevation, specifications, plans, furniture & fittings and other offerings are subject to change without notice