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TRINITY

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EXPERIENCE NICE





## ABOUT US



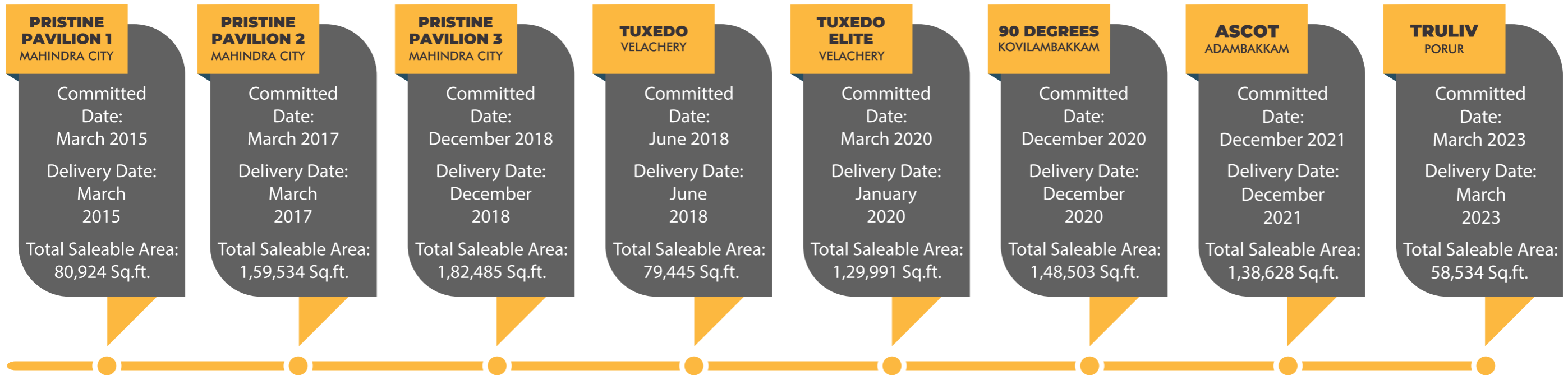
South India's First Developer to display Construction Timeline Meter at all project sites and to measure customer's happiness through Cisco's Customer Delight Meter.

# Timeless Homes Delivered On-Time

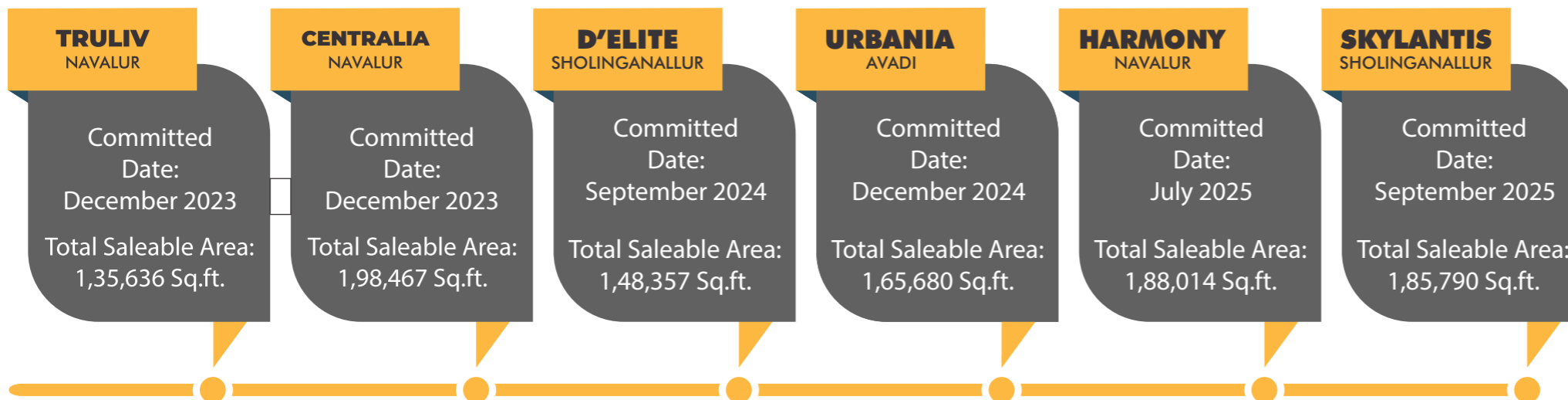


## ON TIME, EVERY TIME!

### OUR PAST COMMITMENTS



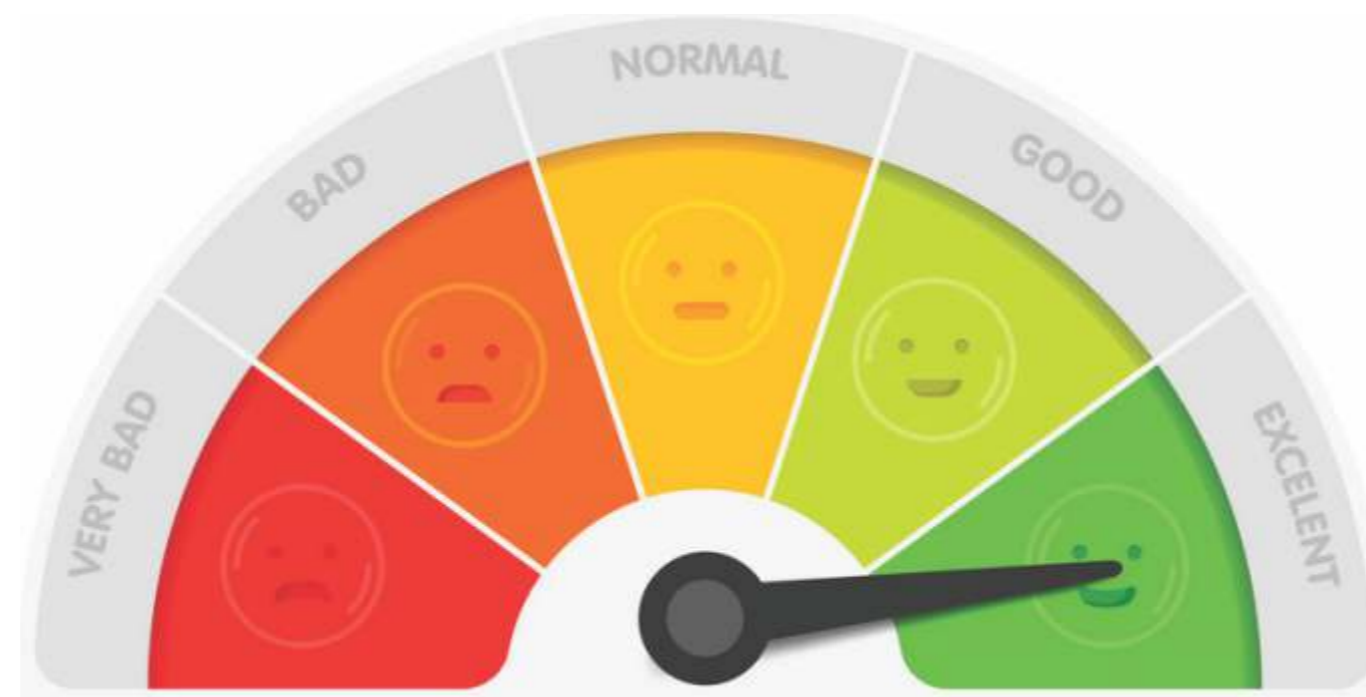
### OUR ONGOING COMMITMENTS



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



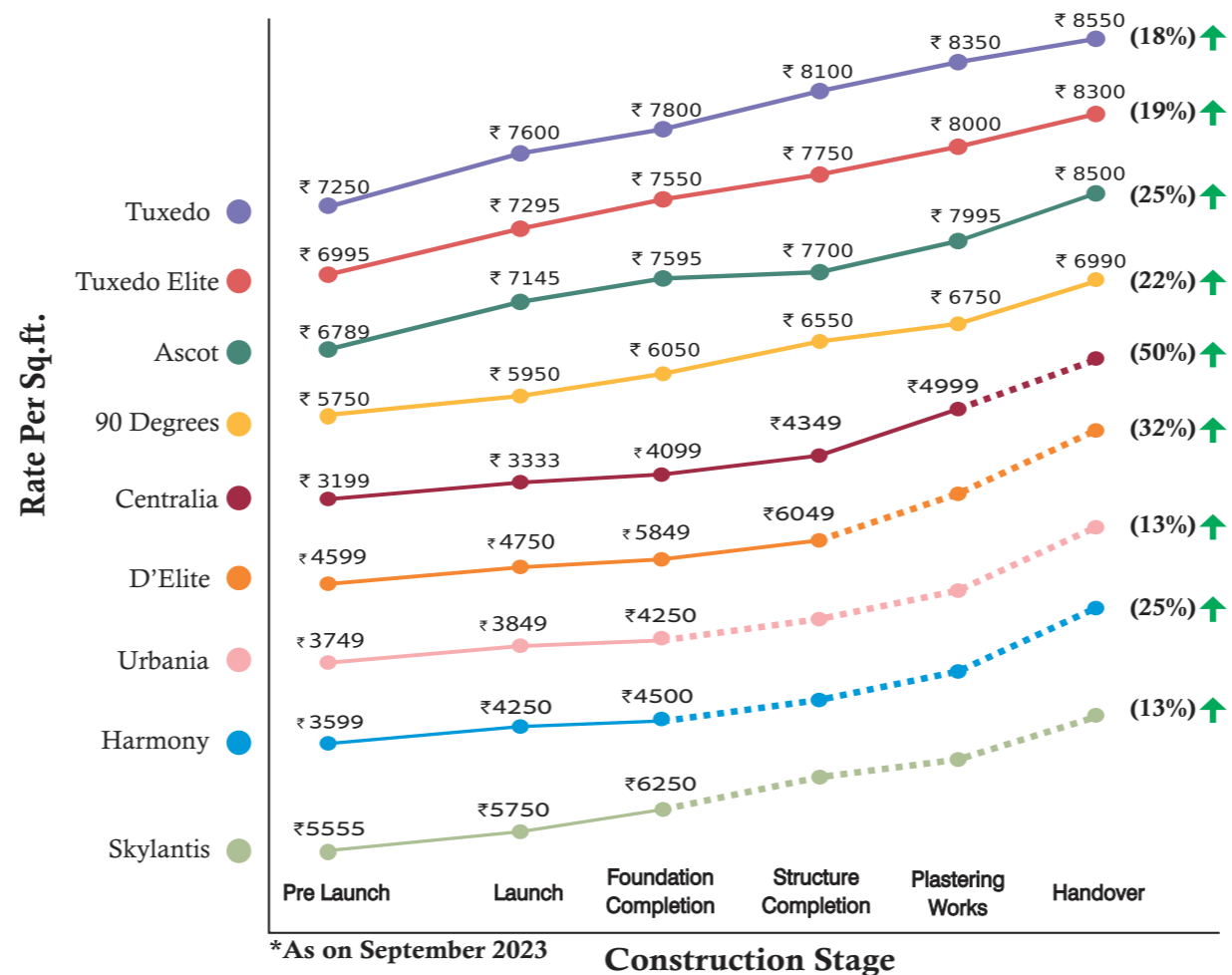
**CHENNAI'S FIRST DEVELOPER TO MEASURE  
CUSTOMER'S HAPPINESS THROUGH  
CUSTOMER DELIGHT METER**



# HAPPY HOMES THAT APPRECIATE WELL OVER TIME !

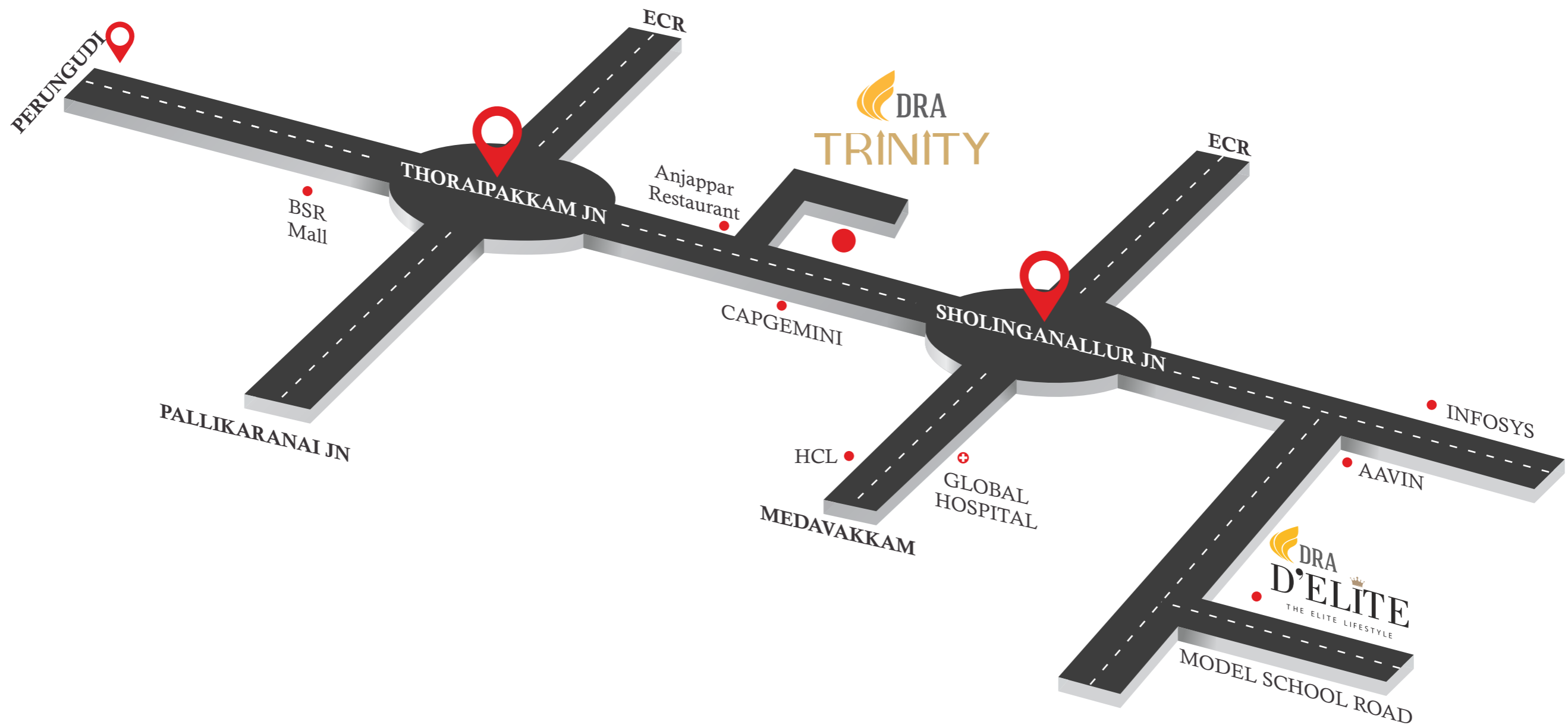
DRA believes in creating value in our customers' lives by building home that reaps them a rich harvest in the future.

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	:	10 Grounds
Total Units	:	50 Units
Number of Block	:	1 No.
No. of Floors	:	Stilt + 5 Floors
No. of Units per Floor	:	10 Units
Apartment Types & Sizes	:	3 BHK+2T - 1238 Sq.ft. - 1287 Sq.ft. 3 BHK+3T - 1393 Sq.ft. - 1434 Sq.ft.



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## AMENITIES



**MULTI PURPOSE HALL**



**GYM**

## AMENITIES

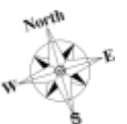


**CHILDREN'S PLAY AREA**

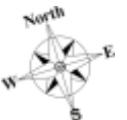
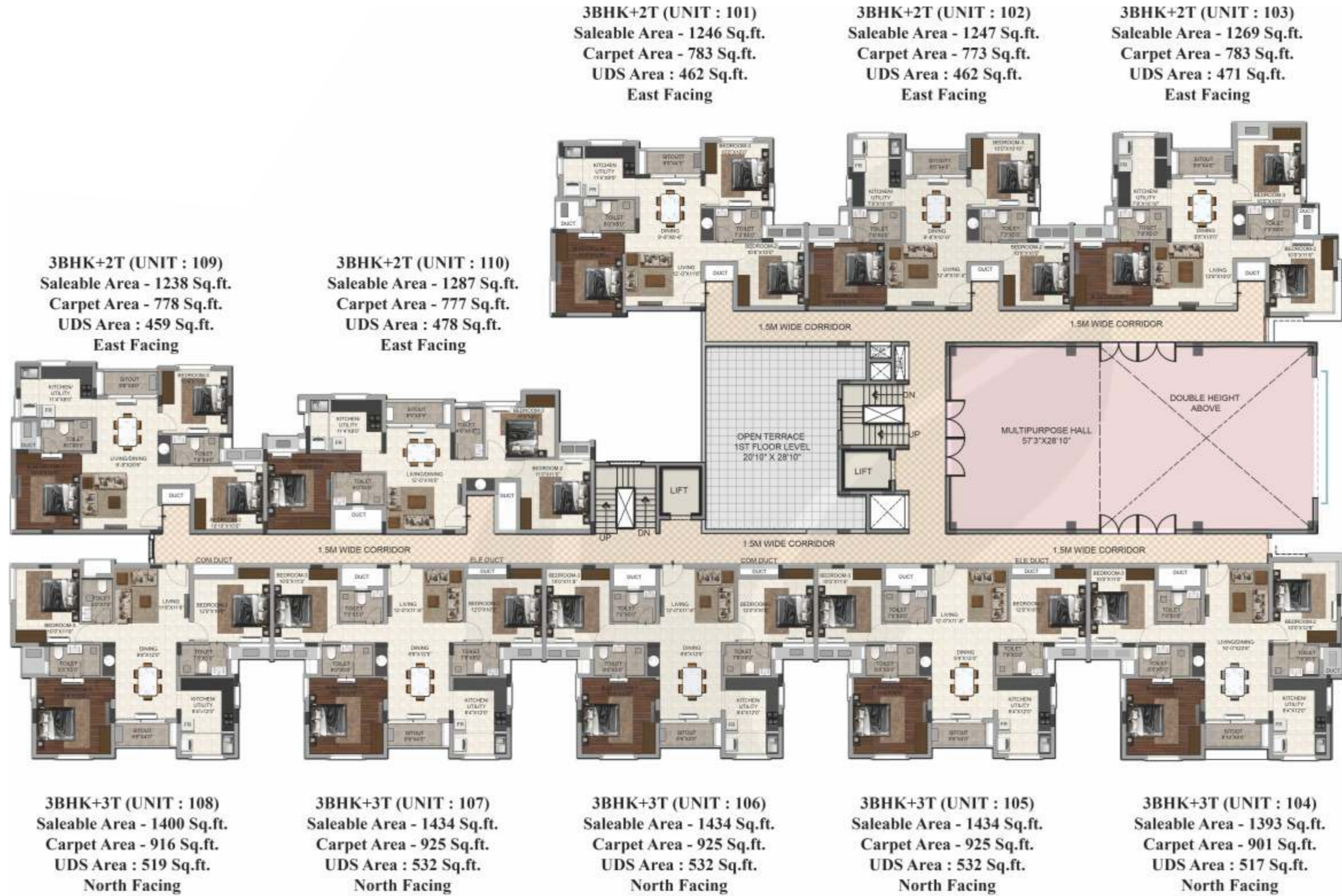


**TENNIS COURT**

# SITE PLAN



# TYPICAL FLOOR PLAN - 1<sup>st</sup> FLOOR



# TYPICAL FLOOR PLAN - 2<sup>nd</sup> FLOOR

**3BHK+2T (UNIT : 201)**  
Saleable Area - 1246 Sq.ft.  
Carpet Area - 783 Sq.ft.  
UDS Area : 462 Sq.ft.  
East Facing

**3BHK+2T (UNIT : 202)**  
Saleable Area - 1247 Sq.ft.  
Carpet Area - 773 Sq.ft.  
UDS Area : 462 Sq.ft.  
East Facing

**3BHK+2T (UNIT : 203)**  
Saleable Area - 1269 Sq.ft.  
Carpet Area - 783 Sq.ft.  
UDS Area : 471 Sq.ft.  
East Facing

**3BHK+2T (UNIT : 209)**  
Saleable Area - 1238 Sq.ft.  
Carpet Area - 778 Sq.ft.  
UDS Area : 459 Sq.ft.  
East Facing

**3BHK+2T (UNIT : 210)**  
Saleable Area - 1287 Sq.ft.  
Carpet Area - 777 Sq.ft.  
UDS Area : 478 Sq.ft.  
East Facing



**3BHK+3T (UNIT : 208)**  
Saleable Area - 1400 Sq.ft.  
Carpet Area - 916 Sq.ft.  
UDS Area : 519 Sq.ft.  
North Facing

**3BHK+3T (UNIT : 207)**  
Saleable Area - 1434 Sq.ft.  
Carpet Area - 925 Sq.ft.  
UDS Area : 532 Sq.ft.  
North Facing

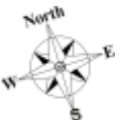
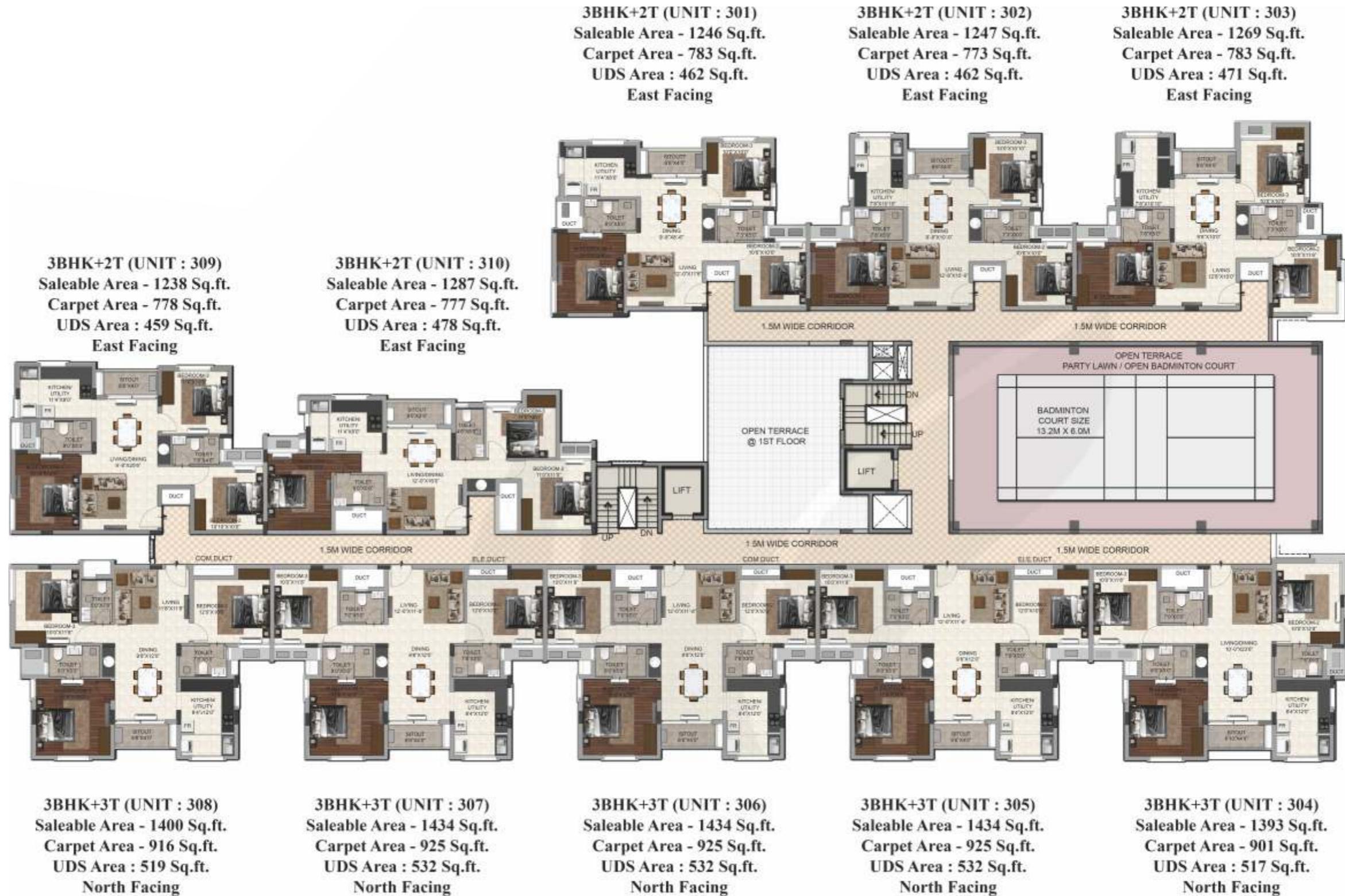
**3BHK+3T (UNIT : 206)**  
Saleable Area - 1434 Sq.ft.  
Carpet Area - 925 Sq.ft.  
UDS Area : 532 Sq.ft.  
North Facing

**3BHK+3T (UNIT : 205)**  
Saleable Area - 1434 Sq.ft.  
Carpet Area - 925 Sq.ft.  
UDS Area : 532 Sq.ft.  
North Facing

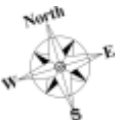
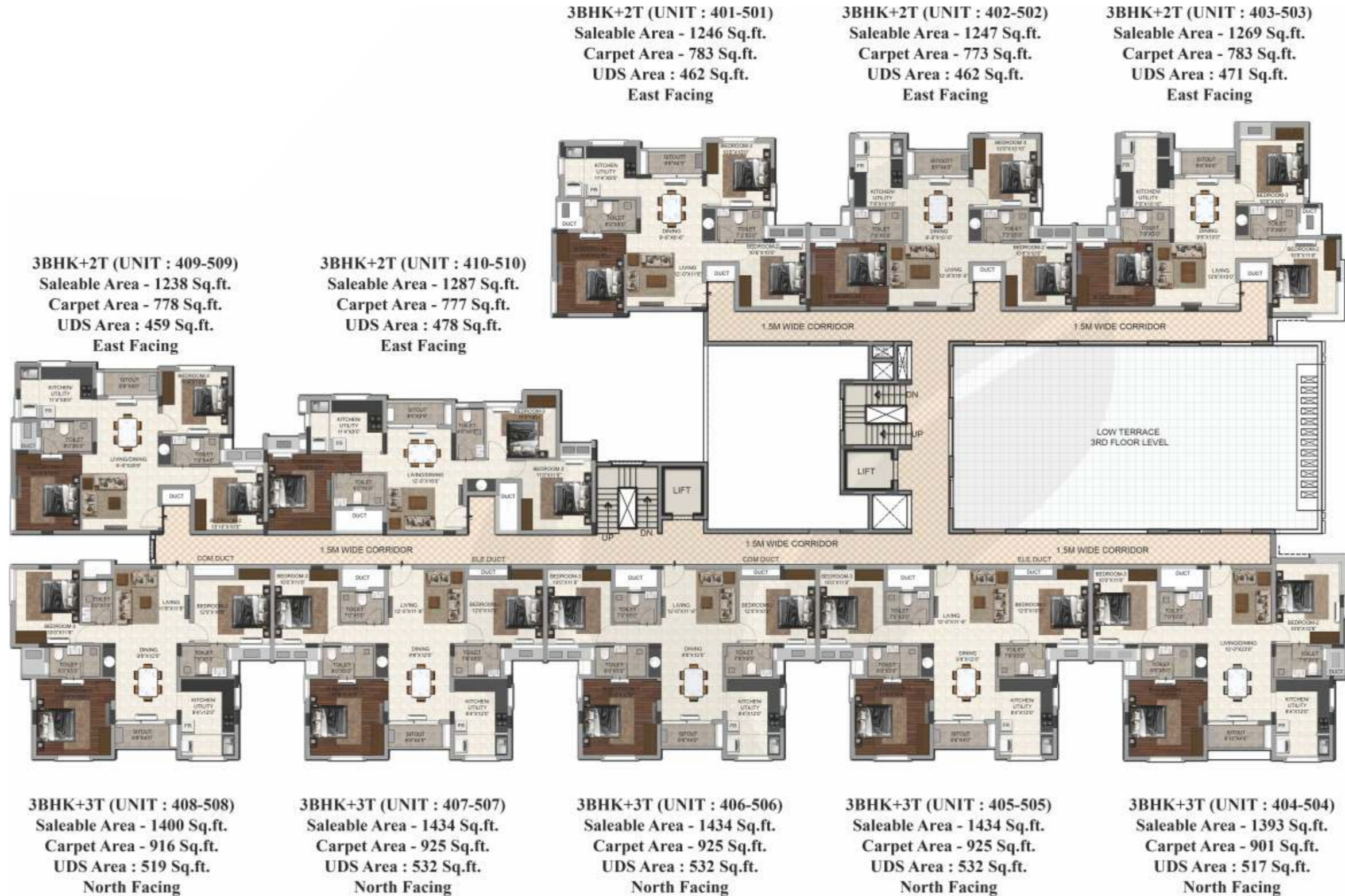
**3BHK+3T (UNIT : 204)**  
Saleable Area - 1393 Sq.ft.  
Carpet Area - 901 Sq.ft.  
UDS Area : 517 Sq.ft.  
North Facing



# TYPICAL FLOOR PLAN - 3<sup>rd</sup> FLOOR



# TYPICAL FLOOR PLAN - 4<sup>th</sup> & 5<sup>th</sup> FLOOR



## INDIVIDUAL UNIT PLAN - 1 (3 BHK+2T - 1246 Sq.ft.)



**Key Plan**



### UNIT PLAN -1 : 3BHK+2T - East Facing

Saleable Area - 1246 Sq.ft. | Carpet Area - 783 Sq.ft. | UDS Area : 462 Sq.ft. | Unit Nos. : 101 - 501

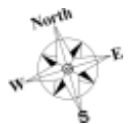
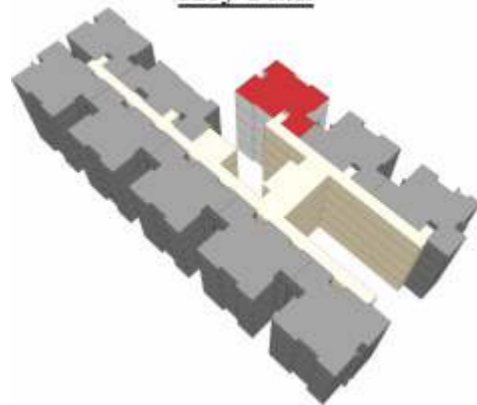




# ISOMETRIC VIEW (3 BHK+2T - 1246 Sq.ft.)



**Key Plan**



**UNIT PLAN -1 : 3BHK+2T - East Facing**

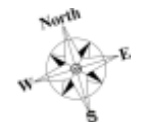
Saleable Area - 1246 Sq.ft. | Carpet Area - 783 Sq.ft. | UDS Area : 462 Sq.ft. | Unit Nos. : 101 - 501

## INDIVIDUAL UNIT PLAN - 2 (3 BHK+2T - 1247 Sq.ft.)



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

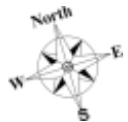
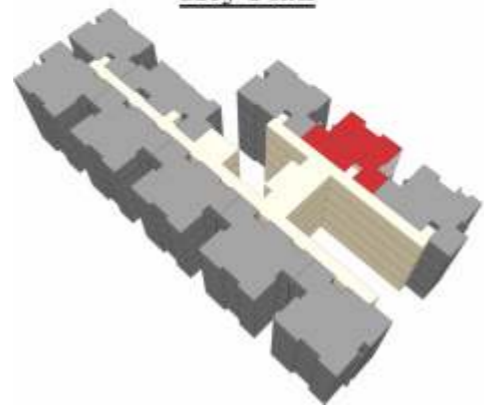
Saleable Area - 1247 Sq.ft. | Carpet Area - 773 Sq.ft. | UDS Area : 462 Sq.ft. | Unit Nos. : 102 - 502



# ISOMETRIC VIEW (3 BHK+2T - 1247 Sq.ft.)



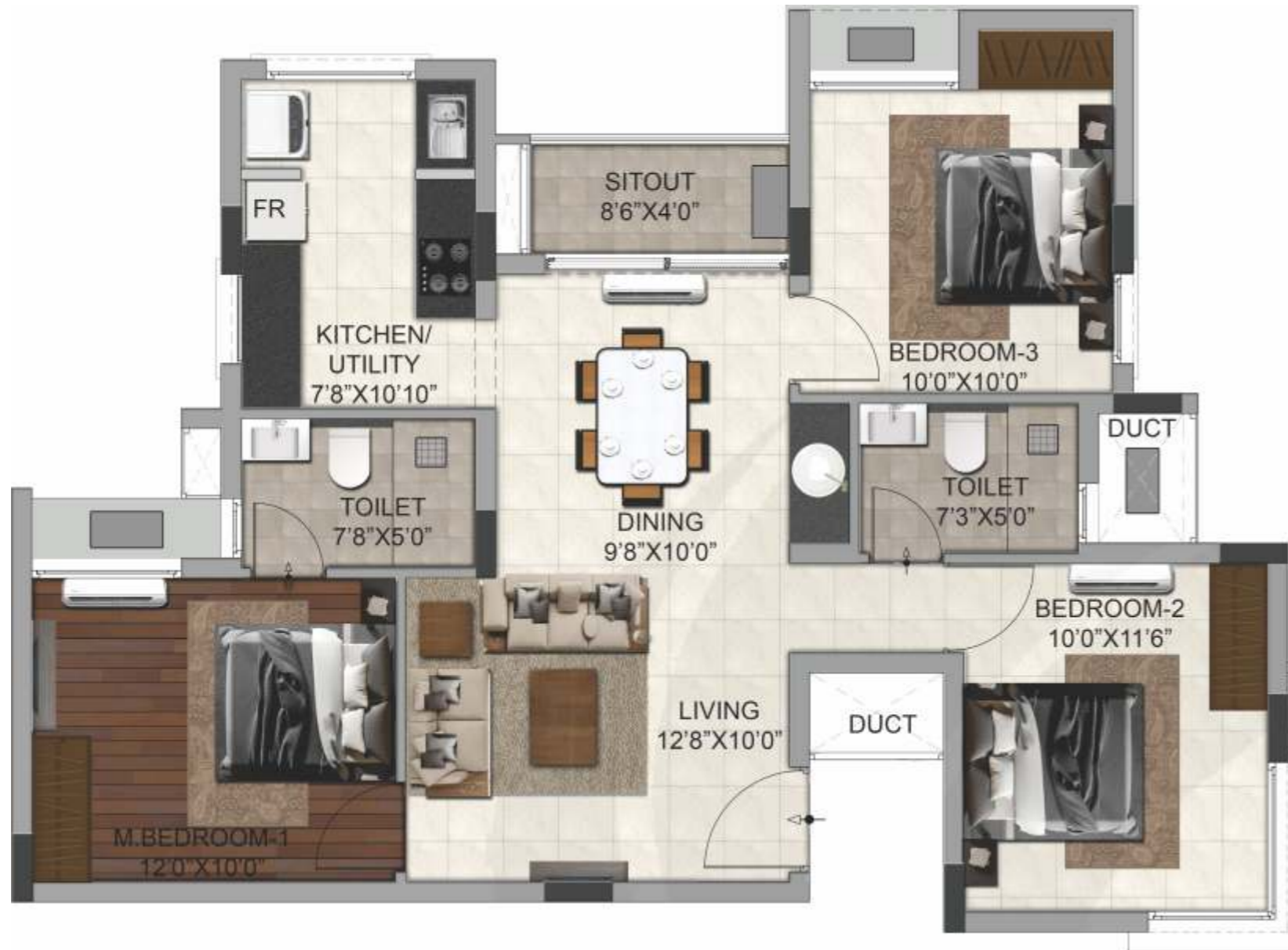
**Key Plan**



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

Saleable Area - 1247 Sq.ft. | Carpet Area - 773 Sq.ft. | UDS Area : 462 Sq.ft. | Unit Nos. : 102 - 502

## INDIVIDUAL UNIT PLAN - 3 (3 BHK+2T - 1269 Sq.ft.)

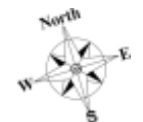


**Key Plan**



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

Saleable Area - 1269 Sq.ft. | Carpet Area - 783 Sq.ft. | UDS Area : 471 Sq.ft. | Unit Nos. : 103 - 503



# ISOMETRIC VIEW (3 BHK+2T - 1269 Sq.ft.)



Key Plan



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

Saleable Area - 1269 Sq.ft. | Carpet Area - 783 Sq.ft. | UDS Area : 471 Sq.ft. | Unit Nos. : 103 - 503

## INDIVIDUAL UNIT PLAN - 4 (3 BHK+3T - 1393 Sq.ft.)



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

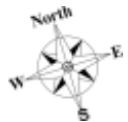
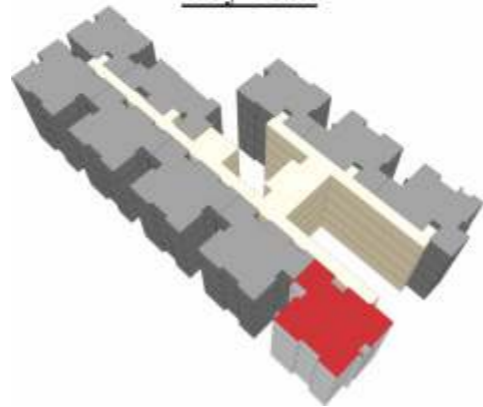
Saleable Area - 1393 Sq.ft. | Carpet Area - 901 Sq.ft. | UDS Area : 517 Sq.ft. | Unit Nos. : 104 - 504



# ISOMETRIC VIEW (3 BHK+3T - 1393 Sq.ft.)



Key Plan



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

Saleable Area - 1393 Sq.ft. | Carpet Area - 901 Sq.ft. | UDS Area : 517 Sq.ft. | Unit Nos. : 104 - 504

## INDIVIDUAL UNIT PLAN - 5 (3 BHK+3T - 1434 Sq.ft.)



**Key Plan**



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

Saleable Area - 1434 Sq.ft. | Carpet Area - 925 Sq.ft. | UDS Area : 532 Sq.ft. | Unit Nos. : 105 - 505





# ISOMETRIC VIEW (3 BHK+3T - 1434 Sq.ft.)



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

Saleable Area - 1434 Sq.ft. | Carpet Area - 925 Sq.ft. | UDS Area : 532 Sq.ft. | Unit Nos. : 105 - 505



## INDIVIDUAL UNIT PLAN - 6 (3 BHK+3T - 1434 Sq.ft.)

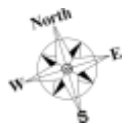


**Key Plan**



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

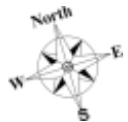
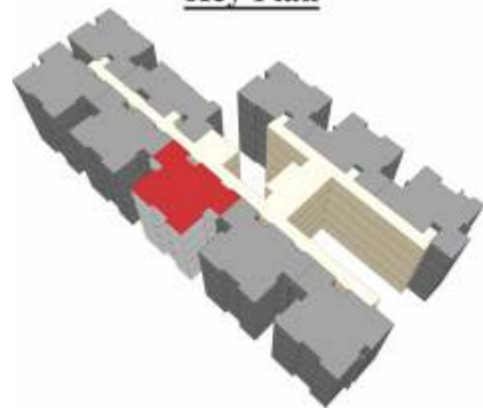
Saleable Area - 1434 Sq.ft. | Carpet Area - 925 Sq.ft. | UDS Area : 532 Sq.ft. | Unit Nos. : 106 - 506



# ISOMETRIC VIEW (3 BHK+3T - 1434 Sq.ft.)



**Key Plan**



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

Saleable Area - 1434 Sq.ft. | Carpet Area - 925 Sq.ft. | UDS Area : 532 Sq.ft. | Unit Nos. : 106 - 506

# INDIVIDUAL UNIT PLAN - 7 (3 BHK+3T - 1434 Sq.ft.)



## UNIT PLAN - 7 : 3BHK+3T - North Facing

Saleable Area - 1434 Sq.ft. | Carpet Area - 925 Sq.ft. | UDS Area : 532 Sq.ft. | Unit Nos. : 107 - 507



# ISOMETRIC VIEW (3 BHK+3T - 1434 Sq.ft.)



**UNIT PLAN - 7 : 3BHK+3T - North Facing**

Saleable Area - 1434 Sq.ft. | Carpet Area - 925 Sq.ft. | UDS Area : 532 Sq.ft. | Unit Nos. : 107 - 507



# INDIVIDUAL UNIT PLAN - 8 (3 BHK+3T - 1400 Sq.ft.)



**Key Plan**



## **UNIT PLAN - 8 : 3BHK+3T - North Facing**

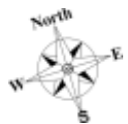
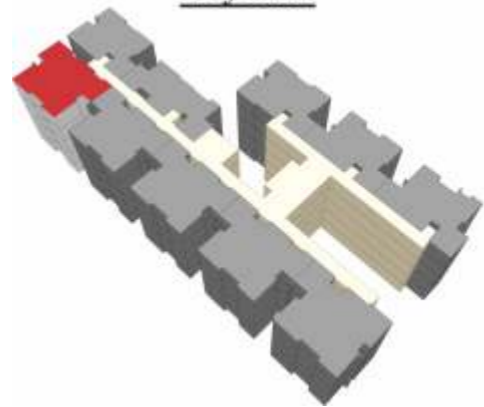
Saleable Area - 1400 Sq.ft. | Carpet Area - 916 Sq.ft. | UDS Area : 519 Sq.ft. | Unit Nos. : 108 - 508



# ISOMETRIC VIEW (3 BHK+3T - 1400 Sq.ft.)



**Key Plan**



**UNIT PLAN - 8 : 3BHK+3T - North Facing**

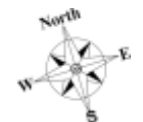
Saleable Area - 1400 Sq.ft. | Carpet Area - 916 Sq.ft. | UDS Area : 519 Sq.ft. | Unit Nos. : 108 - 508

## INDIVIDUAL UNIT PLAN - 9 (3 BHK+2T - 1238 Sq.ft.)



### UNIT PLAN - 9 : 3BHK+2T - East Facing

Saleable Area - 1238 Sq.ft. | Carpet Area - 778 Sq.ft. | UDS Area : 459 Sq.ft. | Unit Nos. : 109 - 509

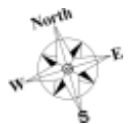
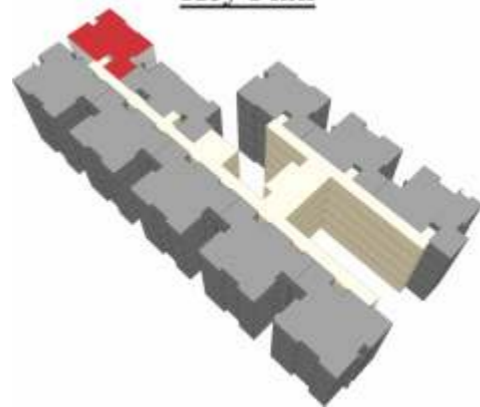




# ISOMETRIC VIEW (3 BHK+2T - 1238 Sq.ft.)



**Key Plan**



**UNIT PLAN - 9 : 3BHK+2T - East Facing**

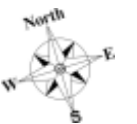
Saleable Area - 1238 Sq.ft. | Carpet Area - 778 Sq.ft. | UDS Area : 459 Sq.ft. | Unit Nos. : 109 - 509

## INDIVIDUAL UNIT PLAN - 10 (3 BHK+2T - 1287 Sq.ft.)



### UNIT PLAN -10 : 3BHK+2T - East Facing

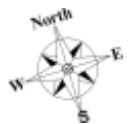
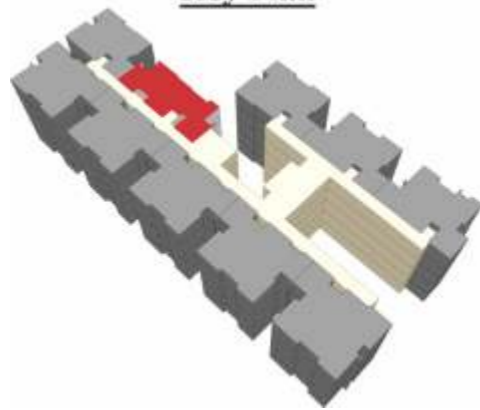
Saleable Area - 1287 Sq.ft. | Carpet Area - 777 Sq.ft. | UDS Area : 478 Sq.ft. | Unit Nos. : 110 - 510



# ISOMETRIC VIEW (3 BHK+2T - 1287 Sq.ft.)



**Key Plan**



**UNIT PLAN -10 : 3BHK+2T - East Facing**

Saleable Area - 1287 Sq.ft. | Carpet Area - 777 Sq.ft. | UDS Area : 478 Sq.ft. | Unit Nos. : 110 - 510

# 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 doorsUPVC 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 : 350 watts for 2BHK, 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. WiresFire 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. DrainageAll 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 areaGranolith cement flooring with car park numbering Terrace floorWeathering 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.
- 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. SignagesApartment owners name board will be provided in the stilt floor.

### AMENITIES

- Gym : Well-equipped gymnasium
- Multipurpose Hall : Multipurpose Hall with furniture
- Children Play Area : Well-equipped kids play court.
- Play Court : Open terrace badminton court.
- 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.





**Site Office:** DRA Trinity, Sakthi Garden Road, Okkiyam Thoraipakkam Village, Sholinganallur Taluk, Chennai District - 600 097.

**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

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

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and other offerings are subject to change without notice