

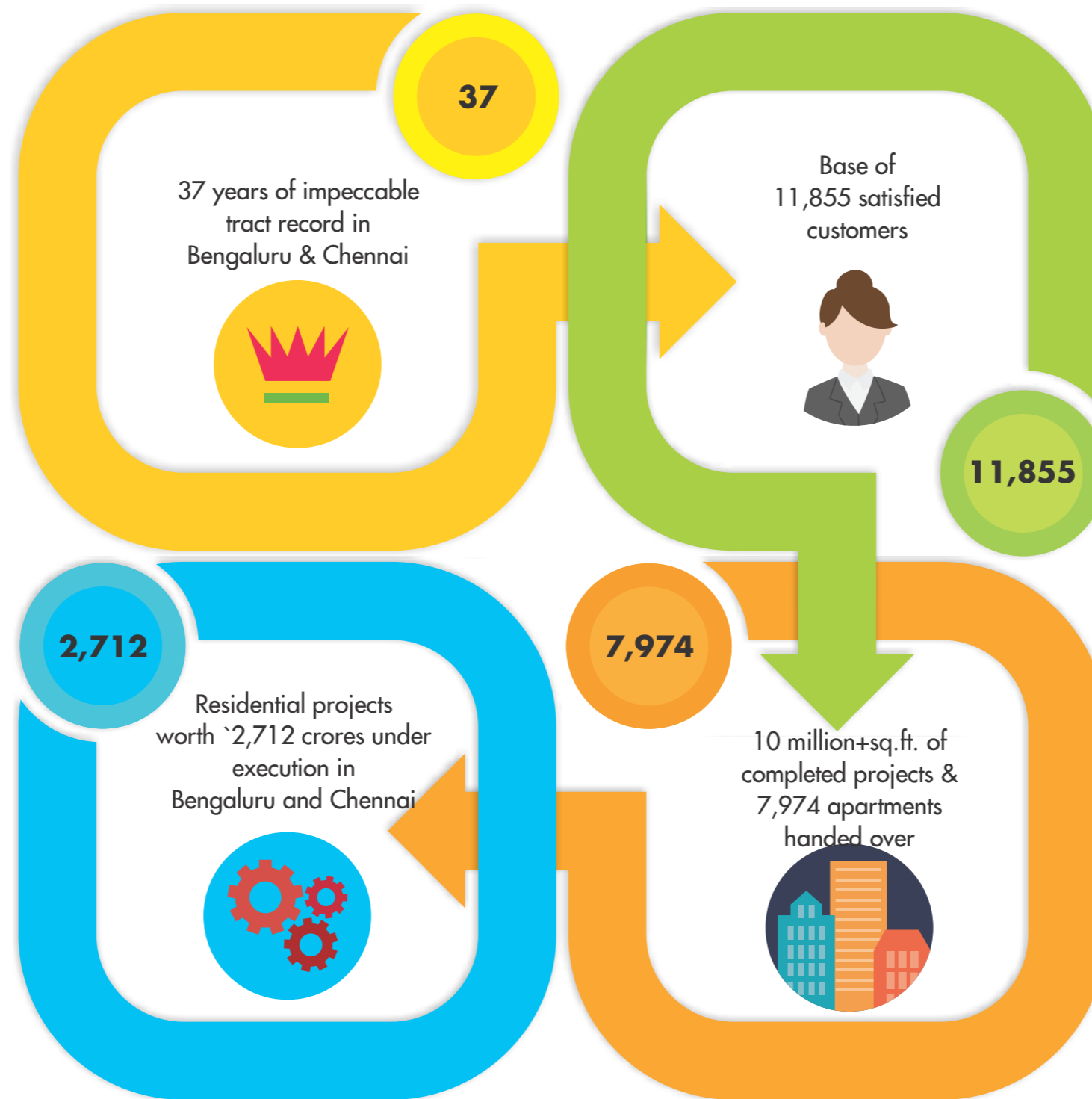
D'ELITE
THE ELITE LIFESTYLE

DRA
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.



THE BOLDEST GUARANTEE IN THE HISTORY OF REAL ESTATE

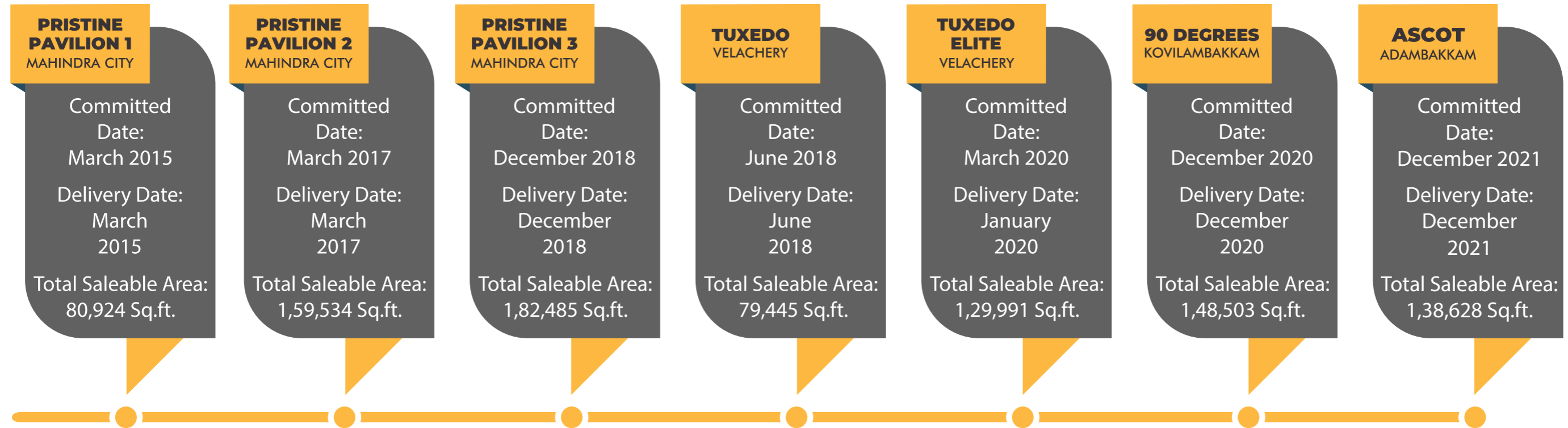
**WE ASSURE
ON-TIME DELIVERY,
OR WE PAY YOUR
EMI TILL POSSESSION.**



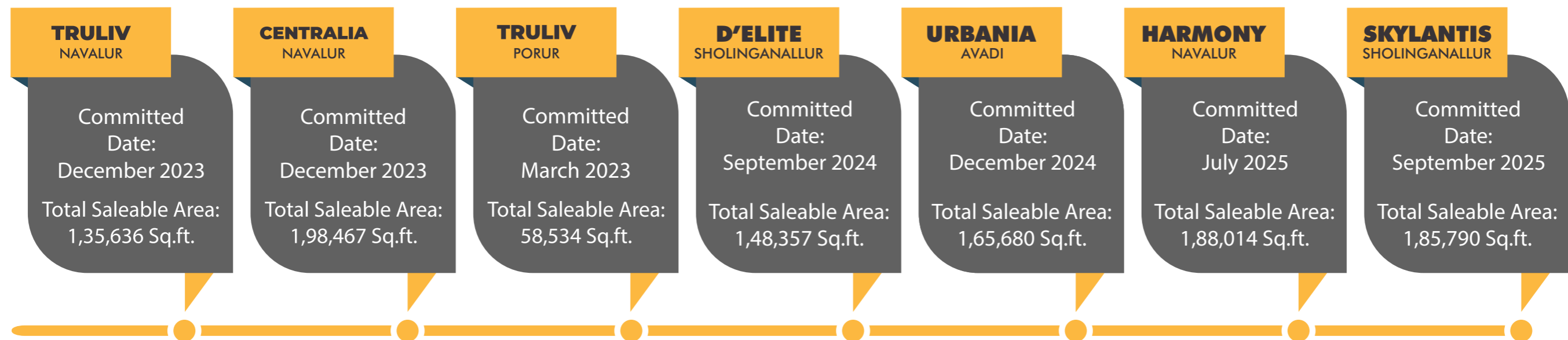


ON TIME, EVERY TIME

OUR PAST COMMITMENTS



OUR ONGOING COMMITMENTS

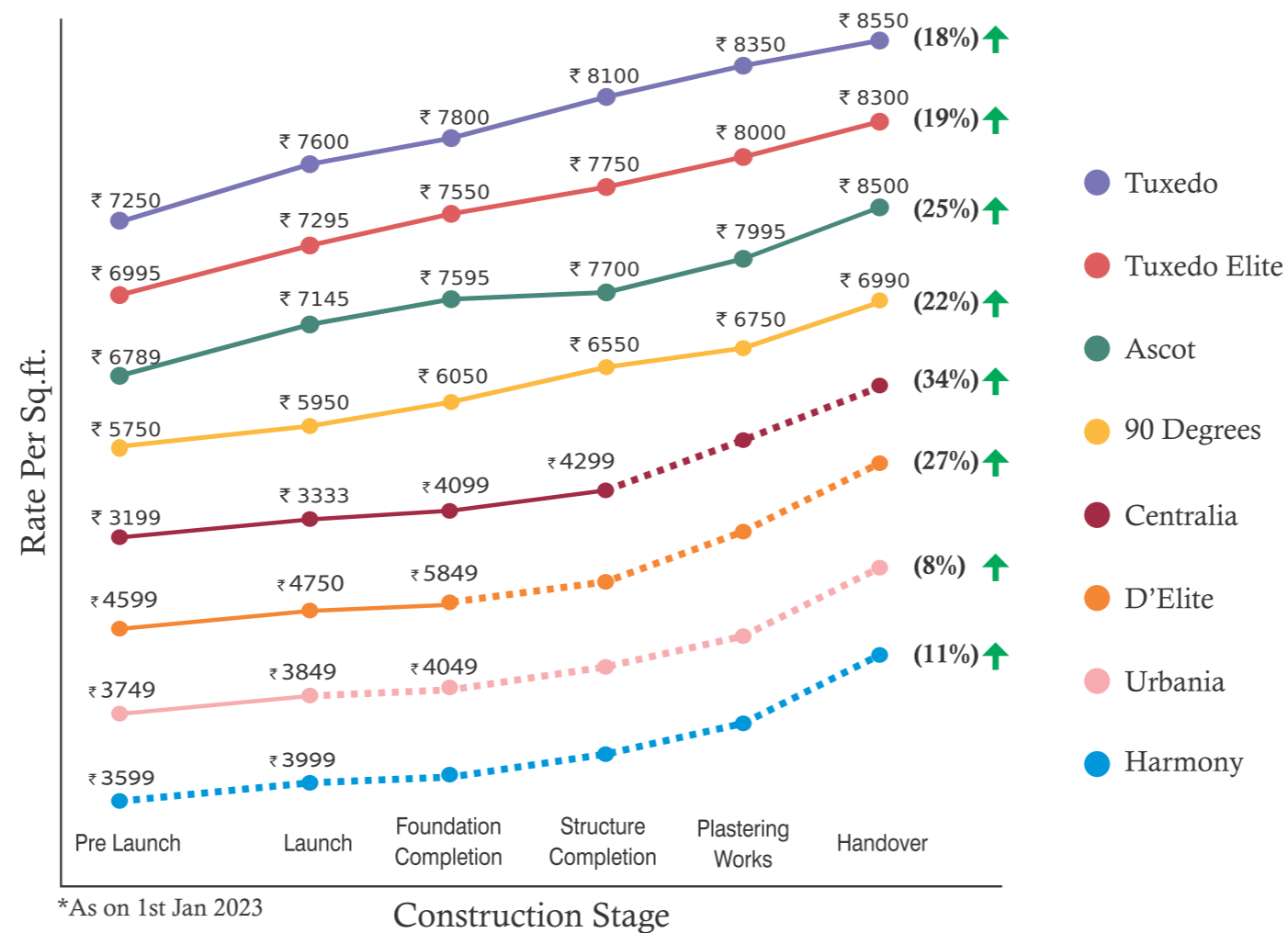




WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME

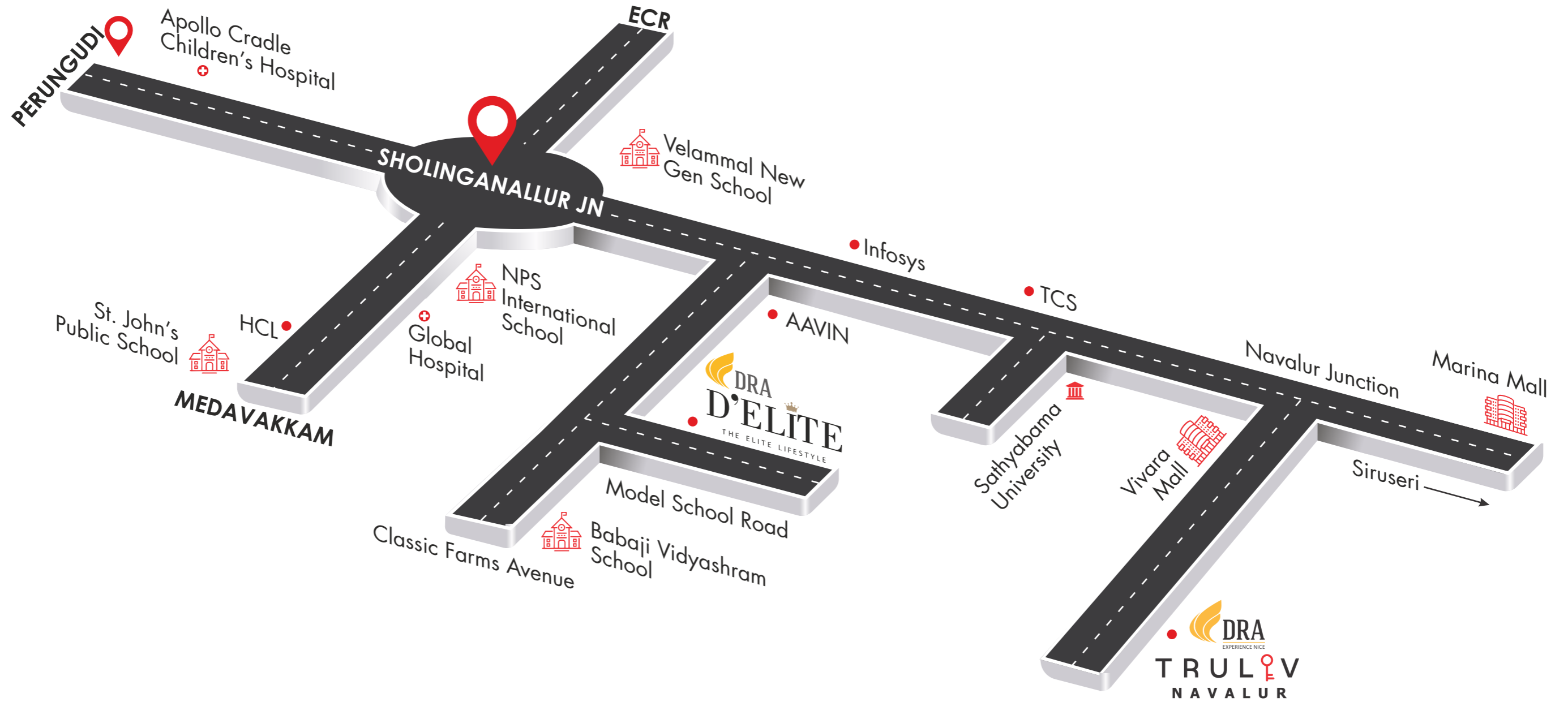
DRA believes in creating value in our customers' lives by building home that reaps them a rich harvest in the future.

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 Area	:	1.27 acres
Total Units	:	111 Nos.
No. of Blocks	:	1
No. of Floor	:	Basement + Stilt + 11 Floors
No. of Lifts	:	3
Handover	:	September 2024
Apartment Sizes	:	2 BHK : 1058 Sq.ft. - 1064 Sq.ft. 3 BHK + 2T : 1284 Sq.ft. - 1333 Sq.ft. 3 BHK + 3T : 1437 Sq.ft. - 1457 Sq.ft. 3.5 BHK : 1579 Sq.ft.









DRA



AERIAL VIEW
10th Floor Amenities



AERIAL VIEW
10th Floor Amenities



AMENITIES



Aroma Garden



Barbeque Counter





AMENITIES



Landscaped Podium



Senior Citizen Park





AMENITIES



Yoga Platform



Party Area





LIST OF AMENITIES - INDOOR

- Well Equipped Gymnasium
- Multi-purpose Hall
- Table Tennis
- Carrom
- Chess
- Foosball Table
- CCTV Surveillance Camera
- Security Room
- Association Room
- Toilet at Stilt Floor for Drivers / Domestic Help





LIST OF AMENITIES - OUTDOOR

- Landscaped Podium
- Children's Play Area
- Walking and Jogging Track
- Pebbles Walk (Acupuncture)
- Herbal Garden
- Pergola
- Landscaping Lawn
- Park Bench
- EV Charging Point (Two Wheeler)
- Barbeque Counter / Pantry
- Outdoor Party Lawn
- Yoga / Meditation for all age group
- Dedicated Place for Senior Citizen Relaxation
- Aroma Garden
- Solar Panels for common area lighting





MASTER PLAN





SITE PLAN





TYPICAL FLOOR PLAN - 1ST FLOOR



3BHK+2T (111)
 Saleable Area - 1333 Sq.ft.
 RERA Carpet Area - 829.66 Sq.ft.
 UDS Area - 468.54 Sq.ft.
 South Facing

3 BHK+3T (101)
 Saleable Area - 1445 Sq.ft.
 RERA Carpet Area - 906.65 Sq.ft.
 UDS Area - 507.84 Sq.ft.
 North Facing

2 BHK (110)
 Saleable Area - 1064 Sq.ft.
 RERA Carpet Area - 643.77 Sq.ft.
 UDS Area - 373.88 Sq.ft.
 South Facing

3BHK+2T (104)
 Saleable Area - 1284 Sq.ft.
 RERA Carpet Area- 810.15 Sq.ft.
 UDS Area - 451.44 Sq.ft.
 West Facing

3BHK+2T (105)
 Saleable Area - 1287 Sq.ft.
 RERA Carpet Area - 810.15 Sq.ft.
 UDS Area - 452.45 Sq.ft.
 West Facing

2 BHK (109)
 Saleable Area - 1058 Sq.ft.
 RERA Carpet Area - 643.77 Sq.ft.
 UDS Area - 371.86 Sq.ft.
 South Facing

3 BHK+3T (108)
 Saleable Area - 1456 Sq.ft.
 RERA Carpet Area - 914.58 Sq.ft.
 UDS Area - 511.71 Sq.ft.
 East Facing

3 BHK+3T (107)
 Saleable Area - 1457 Sq.ft.
 RERA Carpet Area - 912.21 Sq.ft.
 UDS Area - 512.18 Sq.ft.
 East Facing

3.5 BHK (106)
 Saleable Area - 1579 Sq.ft.
 RERA Carpet Area - 999.20 Sq.ft.
 UDS Area - 554.89 Sq.ft.
 East Facing





TYPICAL FLOOR PLAN (2ND - 9TH FLOOR)

3BHK+2T (211-911)
 Saleable Area - 1333 Sq.ft.
 RERA Carpet Area - 829.66 Sq.ft.
 UDS Area - 468.54 Sq.ft.
 South Facing



3 BHK+3T (201-901)
 Saleable Area - 1445 Sq.ft.
 RERA Carpet Area - 906.65 Sq.ft.
 UDS Area - 507.84 Sq.ft.
 North Facing

2 BHK (210-910)
 Saleable Area - 1064 Sq.ft.
 RERA Carpet Area - 643.77 Sq.ft.
 UDS Area - 373.88 Sq.ft.
 South Facing



3 BHK+3T (202-902)
 Saleable Area - 1437 Sq.ft.
 RERA Carpet Area - 906.65 Sq.ft.
 UDS Area - 504.94 Sq.ft.
 North Facing

3BHK+2T(203-903)
 Saleable Area - 1287Sq.ft.
 RERA Carpet Area - 810.15 Sq.ft.
 UDS Area - 452.45 Sq.ft.
 West Facing

3BHK+2T (204-904)
 Saleable Area - 1284 Sq.ft.
 RERA Carpet Area- 810.15 Sq.ft.
 UDS Area - 451.44 Sq.ft.
 West Facing

3BHK+2T (205-905)
 Saleable Area - 1287 Sq.ft.
 RERA Carpet Area - 810.15 Sq.ft.
 UDS Area - 452.45 Sq.ft.
 West Facing

2 BHK (209-909)
 Saleable Area - 1058 Sq.ft.
 RERA Carpet Area - 643.77 Sq.ft.
 UDS Area - 371.86 Sq.ft.
 South Facing



3 BHK+3T (208-908)
 Saleable Area - 1456 Sq.ft.
 RERA Carpet Area - 914.58 Sq.ft.
 UDS Area - 511.71 Sq.ft.
 East Facing

3 BHK+3T (207-907)
 Saleable Area - 1457 Sq.ft.
 RERA Carpet Area - 912.21 Sq.ft.
 UDS Area - 512.18 Sq.ft.
 East Facing

3.5 BHK (206-906)
 Saleable Area - 1579 Sq.ft.
 RERA Carpet Area - 999.20 Sq.ft.
 UDS Area - 554.89 Sq.ft.
 East Facing





TYPICAL FLOOR PLAN (10TH & 11TH FLOOR)

3BHK+2T (1011-1111)
 Saleable Area - 1333 Sq.ft.
 RERA Carpet Area - 829.66 Sq.ft.
 UDS Area - 468.54 Sq.ft.
 South Facing



3 BHK+3T (1001-1101)
 Saleable Area - 1445 Sq.ft.
 RERA Carpet Area - 906.65 Sq.ft.
 UDS Area - 507.84 Sq.ft.
 North Facing



2 BHK (1010-1110)
 Saleable Area - 1064 Sq.ft.
 RERA Carpet Area - 643.77 Sq.ft.
 UDS Area - 373.88 Sq.ft.
 South Facing



3BHK+2T (1004-1104)
 Saleable Area - 1284 Sq.ft.
 RERA Carpet Area- 810.15 Sq.ft.
 UDS Area - 451.44 Sq.ft.
 West Facing

3BHK+2T (1005-1105)
 Saleable Area - 1287 Sq.ft.
 RERA Carpet Area - 810.15 Sq.ft.
 UDS Area - 452.45 Sq.ft.
 West Facing



3 BHK+3T (1007-1107)
 Saleable Area - 1457 Sq.ft.
 RERA Carpet Area - 912.21 Sq.ft.
 UDS Area - 512.18 Sq.ft.
 East Facing

3.5 BHK (1006-1106)
 Saleable Area - 1579 Sq.ft.
 RERA Carpet Area - 999.20 Sq.ft.
 UDS Area - 554.89 Sq.ft.
 East Facing





UNIT PLAN - 2 BHK - 1058 Sq.ft.



South Facing 2 BHK (109-909)
RERA Carpet Area - 644 Sq.ft. | UDS Area - 372 Sq.ft.



UNIT PLAN - 2 BHK - 1064 Sq.ft.



South Facing 2 BHK (110-1110)
RERA Carpet Area - 644 Sq.ft. | UDS Area - 374 Sq.ft.



UNIT PLAN - 3 BHK+2T - 1284 Sq.ft.



West Facing 3 BHK+2T (104-1104)
RERA Carpet Area - 810 Sq.ft. | UDS Area - 451 Sq.ft.



UNIT PLAN - 3 BHK+2T - 1287 Sq.ft.



West Facing 3 BHK+2T (203-903)
RERA Carpet Area - 810 Sq.ft. | UDS Area - 452 Sq.ft.



UNIT PLAN - 3 BHK+2T - 1287 Sq.ft.



West Facing 3 BHK+2T (105-1105)
RERA Carpet Area - 810 Sq.ft. | UDS Area - 452 Sq.ft.



UNIT PLAN - 3 BHK+2T - 1333 Sq.ft.



South Facing 3 BHK+2T (111-1111)
RERA Carpet Area - 830 Sq.ft. | UDS Area - 469 Sq.ft.



UNIT PLAN - 3 BHK+3T - 1437 Sq.ft.



North Facing 3 BHK+3T (202-902)
RERA Carpet Area - 907 Sq.ft. | UDS Area - 505 Sq.ft.



UNIT PLAN - 3 BHK+3T - 1445 Sq.ft.



North Facing 3 BHK+3T (101-1101)
RERA Carpet Area - 907 Sq.ft. | UDS Area - 508 Sq.ft.



UNIT PLAN - 3 BHK+3T - 1456 Sq.ft.



East Facing 3 BHK+3T (108-908)
RERA Carpet Area - 915 Sq.ft. | UDS Area - 512 Sq.ft.



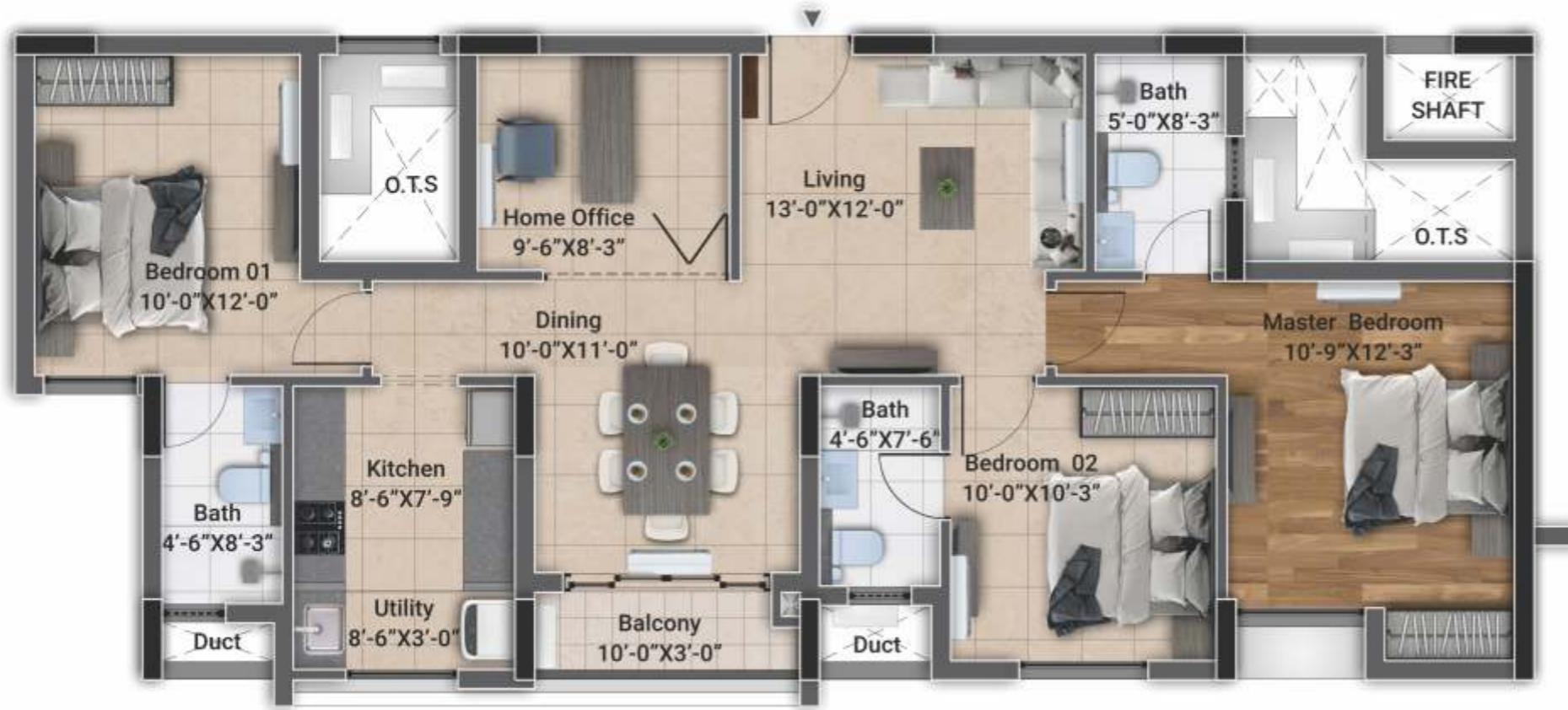
UNIT PLAN - 3 BHK+3T - 1457 Sq.ft.



East Facing 3 BHK+3T (107-1107)
RERA Carpet Area - 912 Sq.ft. | UDS Area - 512 Sq.ft.



UNIT PLAN - 3.5 BHK - 1579 Sq.ft.



East Facing 3.5 BHK (106-1106)
RERA Carpet Area - 999 Sq.ft. | UDS Area - 555 Sq.ft.



SPECIFICATIONS

1. SUB STRUCTURE & SUPER STRUCTURE:

Raft foundation and single basement as per structural design

RCC framed superstructure and AAC blocks used for external / internal walls

Earth quake resistant structure adhere to Seismic Zone III

Anti-termite treatments wherever applicable during construction stage

2. FLOORING

800mm x 800mm Vitrified tile flooring and skirting for Living / Dining

Wooden finish vitrified tile flooring and skirting for Master Bedroom- (U)

600mm x 600mm Vitrified tile flooring and skirting for Other Bedrooms & Kitchen

300mm x 300mm Anti-skid ceramic tile and skirting for Balcony

300mm x 300mm Anti-skid tile flooring for all the toilets & utility

Private open terrace flooring as per landscaping architect design

3. KITCHEN & UTILITY

RO Water Purifier (U)

Provision for Chimney

300mm x 450mm Glazed ceramic wall tiles up to 3'-0" height in utility

Provision for inlet and outlet of washing machine





4. BATHROOM WALL & CEILING

300mm x 450mm Glazed ceramic wall tiles up to 7'-0" height

Grid false ceiling above 7 feet height (easy maintenance of plumbing lines & covers geysers)

5. COMMON AREA

Ground floor lobby : Granite flooring with gypsum false ceiling

Lift cladding : Granite cladding for all the floors

Staircase : Granite for all the floors

Corridor: Rustic finish vitrified tile flooring with skirting

Terrace : Weathering course with pressed clay tile

Basement & Stilt : Granolithic cement flooring with reflector paint demarcation for traffic

Driveway : Well defined driveway with interlocking paver block laid all-round the building

6. BATH ROOM FITTINGS

CP fittings: JAQUAR / ROCA or equivalent will be provided.

Single lever HI-FLOW concealed diverter for hot & cold mixer with overhead shower will be provided in all the toilets

Sanitary Fittings: JAQUAR / AMERICAN STANDARD or equivalent will be provided

Rimless wall mounted EWC for all the toilets. (The rimless toilet 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)

Wash Basin: Granite counter top wash basin will be provided for all the toilets **-(U)**

Provision for Geyser & Exhaust Fan

7. 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 7 Feet Height: 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.



Toilet Doors 7 Feet Height: 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.

Balcony Doors: French UPVC doors with bug mesh will be provided. **-(U)**

8. WINDOWS

UPVC Windows with bug mesh will be provided inside the apartments (Bug mesh protects you from the menace of mosquitoes) **-(U)**

UPVC Ventilator with suitable glass louver will be provided.

UPVC Windows will be provided for common area wherever required.

Window safety grills will be provided for all the sliding windows inside the apartment.

9. PAINTING

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 of primer

External walls: Plaster finish with weather proof texture paint or weather proof emulsion paint as decided by the architect **-(U)**

Lobby, Corridor & Staircase walls: Two coats of Acrylic Emulsion over one coat primer and two coats of wall putty.

Stilt floor: Two coats of Acrylic Emulsion over one coat primer and two coats of wall putty.

Basement/Parking area: Finished with cement paint

10. RAILING

Balcony Railing -SS Railing with toughened glass as per Architect design **-(U)**

Staircase Railing - MS Railing as per Architect design

11. WATER PROOFING

Water proofing in basement, podium, bathrooms, balcony, utility/service, UG sumps & overhead tanks.

12. PLUMBING

All internal plumbing lines are CPVC & external plumbing in UPVC/PVC pipes.

All Drainage plumbing in PVC pipes.

Adequate number of rain water harvesting pit will be provided



13. WATER SUPPLY SYSTEM

Hydro pneumatic Pressure System (Provides water at constant pressure in all apartment irrespective of the floor vis-à-vis traditional overhead tank) **-(U)**

14. ELECTRICAL & HVAC

All internal and external PVC Conduits with ISI brand

Fire Retardant Low Smoke (FRLS) copper wire of a quality ISI brand KEI/Havel's/Polycab/equivalent

Modular Switches and sockets will be of Panasonic / L & T / MK or equivalent

3 Phase connection for each apartment

RCCB safety device will be provided for each apartment (protection against voltage fluctuations, earth fault as well as any leakage current)

Split Air-conditioner points will be provided Living/ Dining and all the bedrooms.

All Conduit: Pre - installed as provision for A/C (Easy for fixing your air-conditioner without calling technicians to drill the walls)

15. POWER BACKUP

600 watts for regular 2 BHK & 3BHK+2T, 800 watts for 3 BHK+3T and 1000 watts for 3.5 BHK with Automatic Changeover Current & Limiter **(AACL)**
(Instead of pre-designed use of equipment during power cut flexibility to use equipment / appliance of choice within the allotted power capacity) **-(U)**

Full power backup will be provided for common areas.

16. COMMUNICATION / ENTERTAINMENT / SECURITY

Stand-alone Video Door Phone (VDP) will be provided for each apartments. **-(U)**

Provision for telephone, pre-wired coaxial cable for DTH easy connectivity

24x7 CCTV surveillance camera for basement, stilt, entry & exit

17. ELEVATOR

13 Passenger stretcher lift Schindler/ FUJITEC or equivalent will be provided.



UNIQUE SPECIFICATIONS

1. FLOORING

Wooden finish vitrified tile flooring and skirting for Master Bedroom

2. KITCHEN

RO Water Purifier

3. BATHROOM FITTINGS

Rimless wall mounted EWC for all the toilets. (The rimless toilet easier to keep clean, it will stay more hygienic after every flush).

Wash Basin: Granite counter top wash basin will be provided for all the toilets.

Balcony Doors: French UPVC doors with bug mesh will be provided.

4. WINDOWS

UPVC Windows with bug mesh will be provided inside the apartments (Bug mesh protects you from the menace of mosquitoes).

5. PAINTING

External Walls: Plaster finish with weather proof texture paint or weather proof emulsion paint as decided by the architect.

6. RAILING

Balcony Railing - SS Railing with toughened glass as per Architect Design.

7. WATER SUPPLY SYSTEM

Hydro-pneumatic Pressure System (Provides water at constant pressure in all apartment irrespective of the floor vis-a-vis traditional overhead tank).

8. POWER BACKUP

600 watts for regular 2 BHK & 3BHK+2T, 800 watts for 3 BHK+3T and 1000 watts for 3.5 BHK with Automatic Changeover Current & Limiter (AACL)
Instead of pre-designed use of equipment during power cut flexibility to use equipment / appliance of choice within the allotted power capacity.

9. COMMUNICATION / ENTERTAINMENT / SECURITY

Stand-alone Video Door Phone (VDP) will be provided for each apartments.



PARTNERS FOR DEVELOPMENT

Architect

Kharche &
Associates

Structural

Jays Civil Tec
Design (P) Ltd

Contractor

Asia (Chennai) Engineering
Company Pvt.Ltd.

HOME LOAN PARTNERS



Project Funded by

SHRIRAM

Member

CREDAI



RERA No.: TN/29/Building/0341/2021 | www.rera.tn.gov.in

Site Office: S.No. 506/1, 506/2, 497/2A, 2B, Model School,
Extension Road, Sholinganallur - 600 119.

Corporate Office: DRA Homes, New No. 109, 111 & 113, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai - 600 0014.

☎ **98403 50001**

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Furniture & Fixtures shown in the unit plan are not part of the offering.