

# EXPERIENCE EXCLUSIVITY BEYOND THE ORDINARY

*Embark on  
DRA's journey in designing  
a truly exclusive  
lifestyle community*



 **DRA**  
**inara**

 **NAVALUR, OMR**

**LUXURY 3, 4 & 5 BHK  
INDEPENDENT VILLAS WITH  
EXCLUSIVE LAND OWNERSHIP**

**50+ FEATURES & AMENITIES**







# ABOUT US



40+  
Years in  
Realestate



12000+  
Happy  
Families



10 Million+  
Sq.Ft  
Development



# TIMELESS HOMES TIMELY DELIVERY

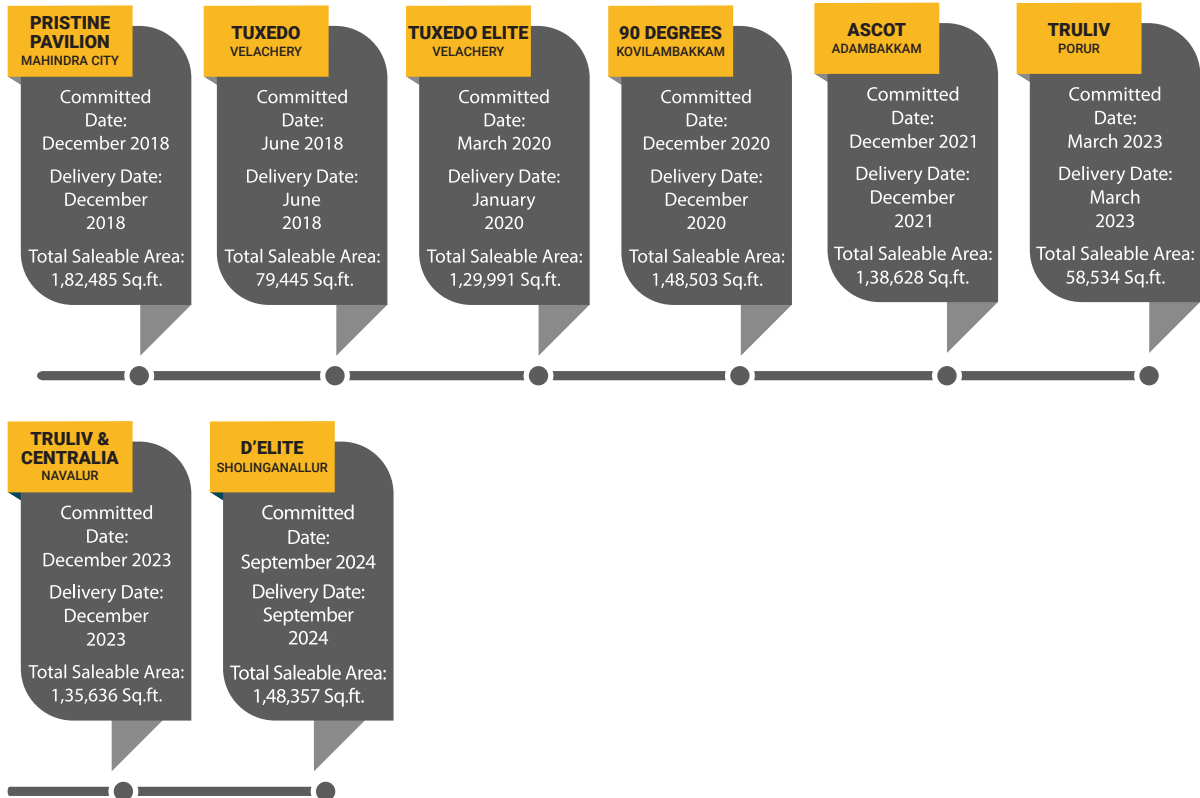
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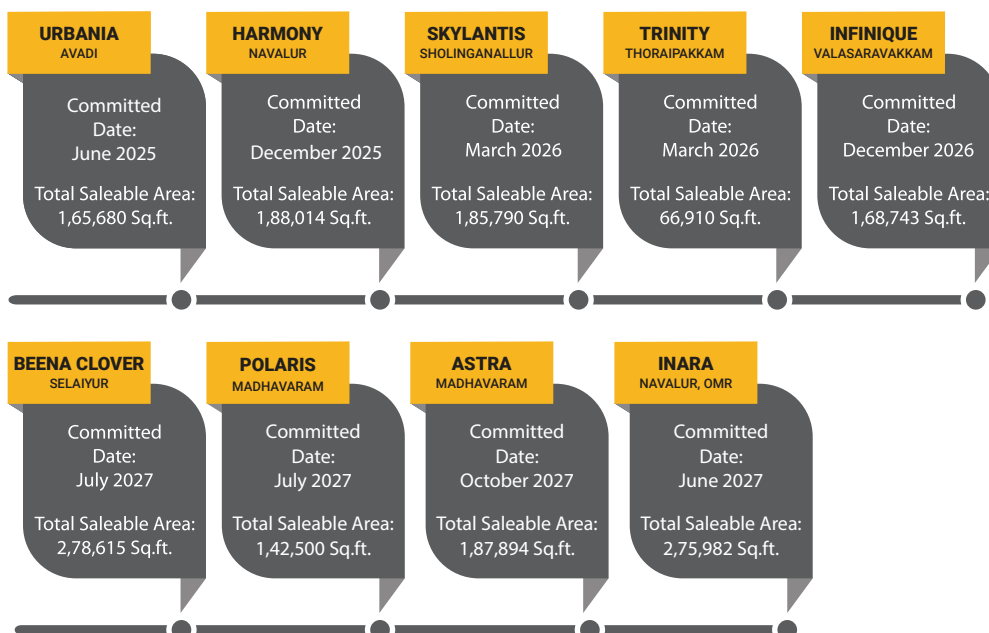


# ON TIME. EVERY TIME

## OUR PAST COMMITMENTS IN CHENNAI



## OUR ONGOING COMMITMENTS IN CHENNAI

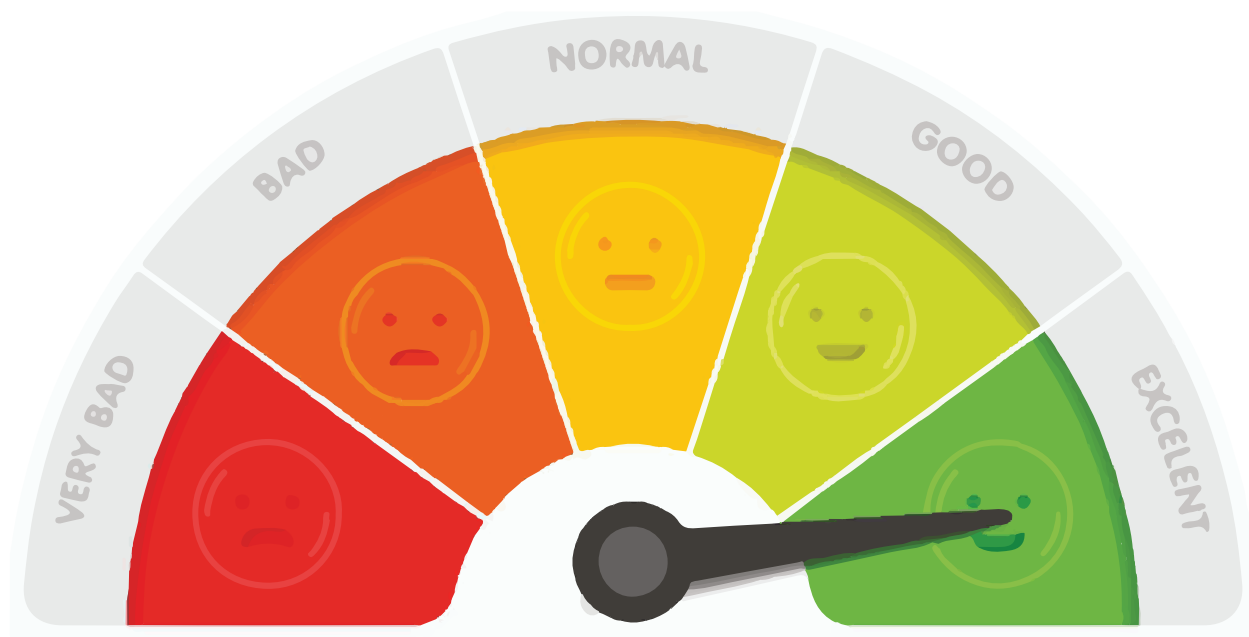




The image shows a digital display for a construction project. At the top, it features the DRA logo. Below the logo, the date and time are shown as 14.09.2022 02:49:07 PM. The main section is titled 'PROJECT COUNTDOWN' in red, followed by a green digital display showing 'DAY HRS MINS SECS' with values '747 10 40 02'. Below this, the project start date is 25-01-2022 and the estimated completion date is 30-09-2024. The next milestone is 'NEXT MILESTONE' in green, with two entries: 'FIRST FLOOR SLAB COMPLETED ON 04.09.2022' and 'SECOND FLOOR SLAB COMPLETED ON 24.09.2022'. At the bottom, it says 'HAVE A NICE DAY' in green.

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

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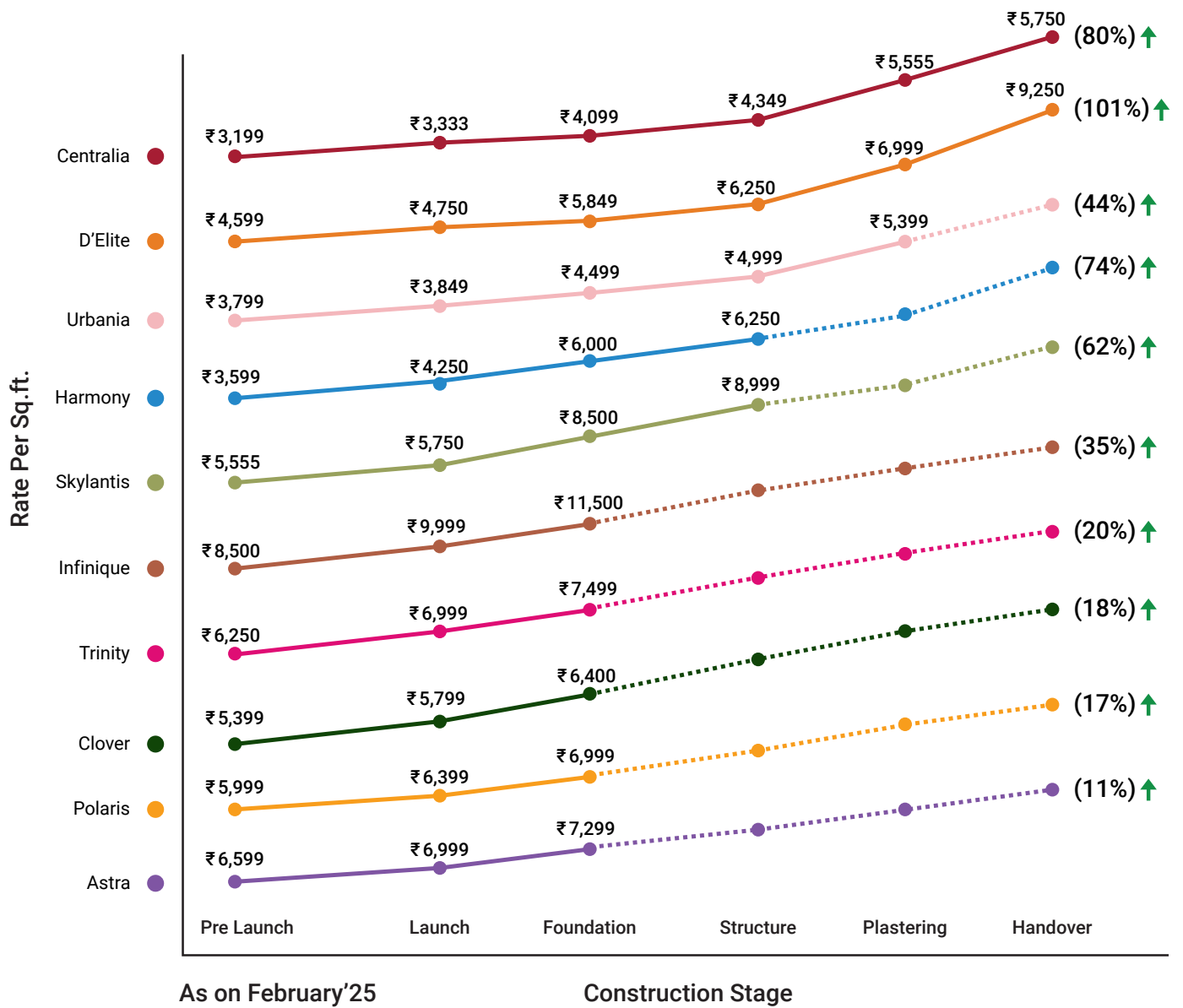
**CHENNAI'S FIRST DEVELOPER TO MEASURE  
CUSTOMER'S HAPPINESS THROUGH  
CUSTOMER DELIGHT METER**

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# WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME

At DRA, we don't just build homes—we craft investments that grow with time. Each home is designed to create enduring value, offering not just a place to live but a future to thrive. Over the years, our customers have reaped exceptional returns, turning their trust into wealth. With DRA, your dream home is also your smartest financial decision.







# NAVALUR:

*A sought-after locality for growth & investment*



Proximity to  
IT Hubs

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Infrastructure  
Development

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Connectivity

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Growth  
Potential

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Appreciation  
Rate



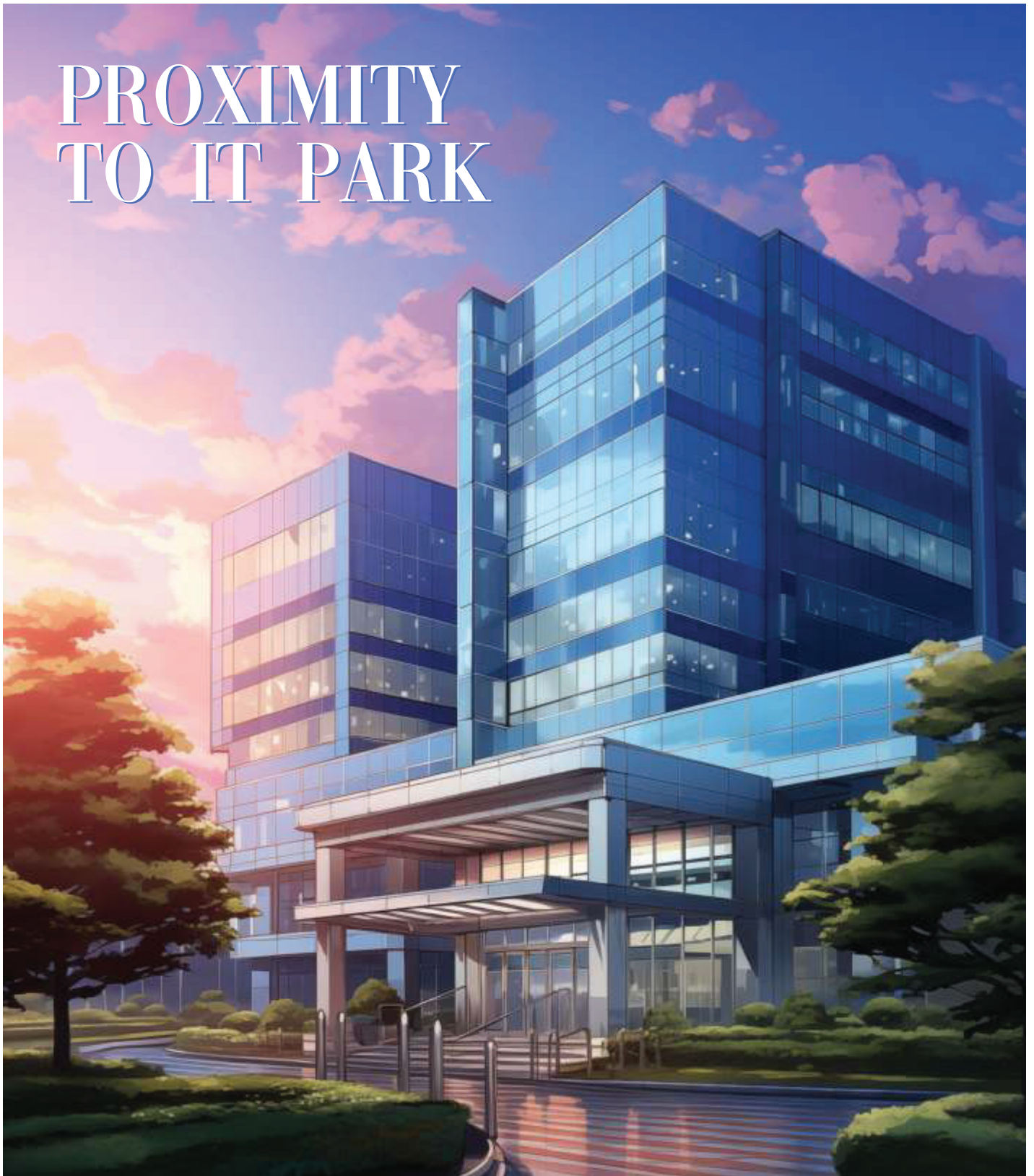
Educational  
Institutions



Healthcare  
Facilities



# PROXIMITY TO IT PARK



Easy commute to work with multiple transport options

Home to plenty of multinational IT companies

Enhanced connectivity with easy access to everyday amenities

Provides employment to a significant workforce

One of the largest IT Special Economic Zones (SEZs) in Chennai

Ensures a steady demand for residential properties from IT professionals



# INFRASTRUCTURE DEVELOPMENT



Good development in terms of road connectivity & public transport.

Continuous expansion & improvement of Old Mahabalipuram Road (OMR) to accommodate the increasing traffic flow



Enhances accessibility & convenience

Planned metro connectivity that aims to connect Navalur directly to other parts of Chennai further boosts the area's appeal.



The picturesque Navalur lake, an upcoming world class Global Sports City in Semmanchery further amp up the value of the location.

As the location is under CMDA limits, a proper sewage system construction is under progress.





# CONNECTIVITY

Perfectly positioned  
in the Golden Quadrilateral  
of Velachery - Tambaram Road,  
OMR , GST and  
Vandalur - Kelambakkam Road

Attracts families  
seeking quality  
education

Increases real estate  
demand & raises  
value of the locality  
& properties

Presence of reputed  
educational institutions &  
hospitals





# LOCATION ADVANTAGES

## *CORPORATES*

- Ozone Techno Park
- Infosys
- SIPCOT IT Park
- TCS
- Elcot SEZ
- Sandhya Infocity
- Pacifica Tech Park

## *SCHOOLS*

- Athena Global School
- BVM Global School
- PSBB Millennium School
- Amethyst International School
- The School - KFI
- HLC International School
- M S Dhoni School
- Mount Litera Zee School
- Vels Vidyashram School

## *COLLEGES*

- Agni College of Technology
- T S Narayanaswami College of Arts & Science
- Jeppiar Engg. College
- Sathyabama University
- St. Josephs College of Engg.
- S.R.R Engg College
- VITCollege

## *ENTERTAINMENT*

- AGS Cinemas
- Vivira Mall
- The Marina Mall
- Inox Cinemas

## *HOSPITALS*

- Sri Venkateswara Dental Hospital
- Gleneagles Global Health City
- Swaram Hospital & Specialty Clinic
- Chettinad Hospital
- Kaveri Hospital
- Kamachi Hospital



## *GLOBAL SPORTS CITY*



# APPRECIATION RATE



**1** Steady appreciation in property prices over the past few years

**2** Contributed by the development of IT parks and commercial hubs

**3** Investors have enjoyed good returns on their investments

**4** Navalur is witnessing huge residential and commercial developments in the recent years owing to good infra, great social life, proximity to everyday conveniences, work etc.

**5** Affordable prices and consistent appreciation are other reasons why people prefer to invest in Navalur.



04



06





# AN OPULENT LIVING BEFITTING TRUE ICONS



Real luxury stems from design. From the planning. From the beginning. Only then will be brightly reflected in every aspect of your home. And that's how we've planned DRA's latest range of ultra-luxury villas for you.

Come and explore a truly lavish villa community, complete with state-of-the-art amenities, high-end specifications, luxurious fittings, beautiful landscaping, and inspiring design.

**LAND EXTENT - 6 ACRES**

**TOTAL VILLAS - 121 UNITS**

**VILLA TYPE - 3, 4 & 5 BHK LUXURY VILLAS**

## **VILLA RANGE**

3 BHK (1558 - 2161 sq.ft.) | 4 BHK (2166 - 3697 sq.ft.)

5 BHK (3177 - 3628 sq.ft.)

# 50+

*FEATURES &  
AMENITIES*







## *LIST OF FEATURES & AMENITIES*

### **CLUBHOUSE AMENITIES**

- Gymnasium
- Multipurpose Hall
- Indoor games
- Swimming pool
- Pool side loungers
- Steam Room
- Shower Room
- Laundromat

### **INDOOR AMENITIES**

- Business centre
- Reading lounge
- Mini theatre
- Snooker
- Foosball

- Board games
- Carrom
- Dart Board

### **OUTDOOR AMENITIES**

- Rock climbing wall
- Kids play area
- Multipurpose court
- Jogging/walking track
- Barbeque lounge
- Party lawn
- Aroma garden
- Herb garden
- Play Mounds
- Plaza Seating
- Senior Citizen Seating
- Reflexology pathway

### **COMMON FEATURES**

- 24 x 7 Security
- CCTV
- Convex Mirror
- Solar Enabled Street Lights
- Power Backup
- Rainwater Harvesting
- Jogging Track
- Wifi Zone
- Avenue Trees
- Storm Water Drain
- Well Defined Driveway and more...

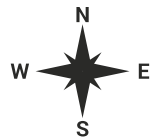




# SITE PLAN



- 3BHK
- 4BHK (With Lift)
- 4BHK (Without Lift)
- 5BHK
- 3BHK (EWS)
- Commercial / Amenities



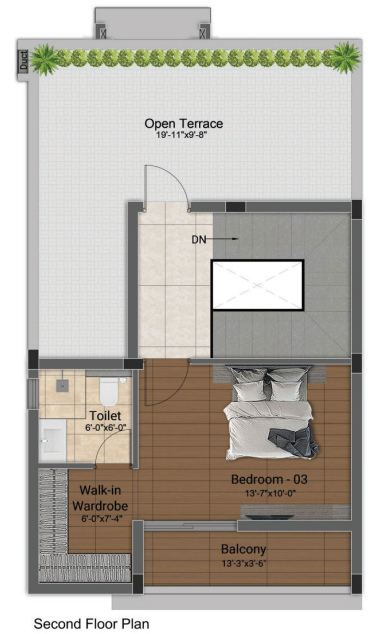
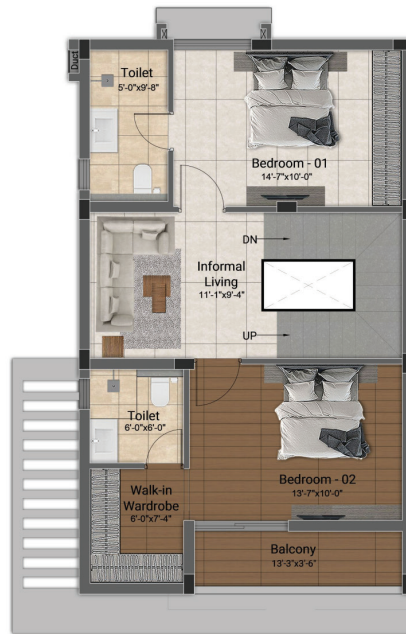


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**3 BHK**  
**LUXURY VILLAS**  
(1558 SQ.FT - 2160 SQ.FT)



# INDIVIDUAL VILLA / PLOT NO: 22



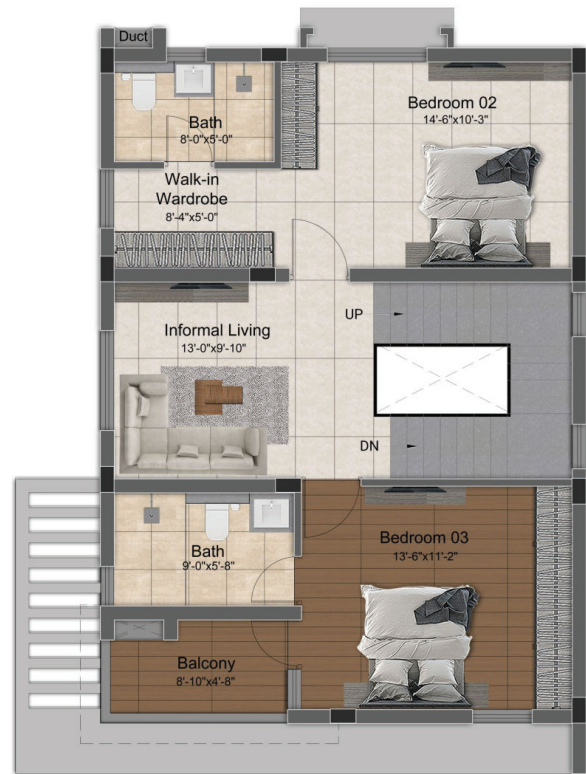
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	2161 Sq.ft.	1252 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 47-52, 63-70



Ground Floor Plan



First Floor Plan

Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1986 Sq.ft.	1274 Sq.ft.	South	South

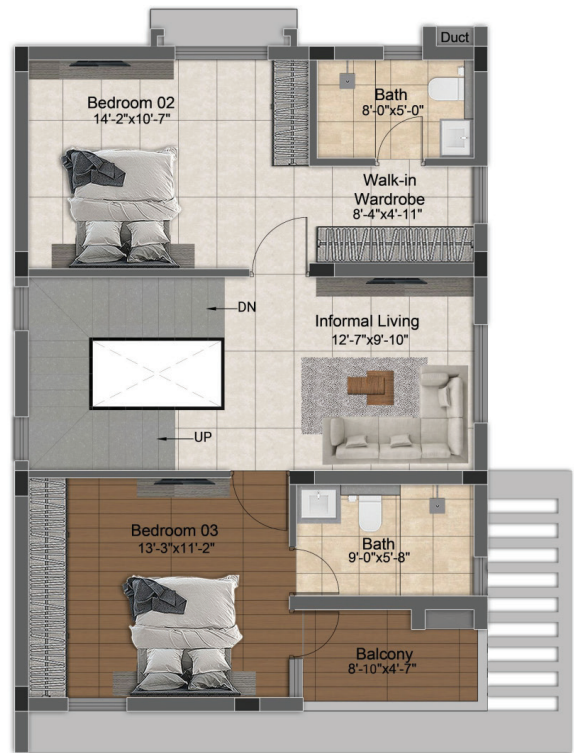




# INDIVIDUAL VILLA / PLOT NO: 53, 54, 71



Ground Floor Plan



First Floor Plan

Key Plan



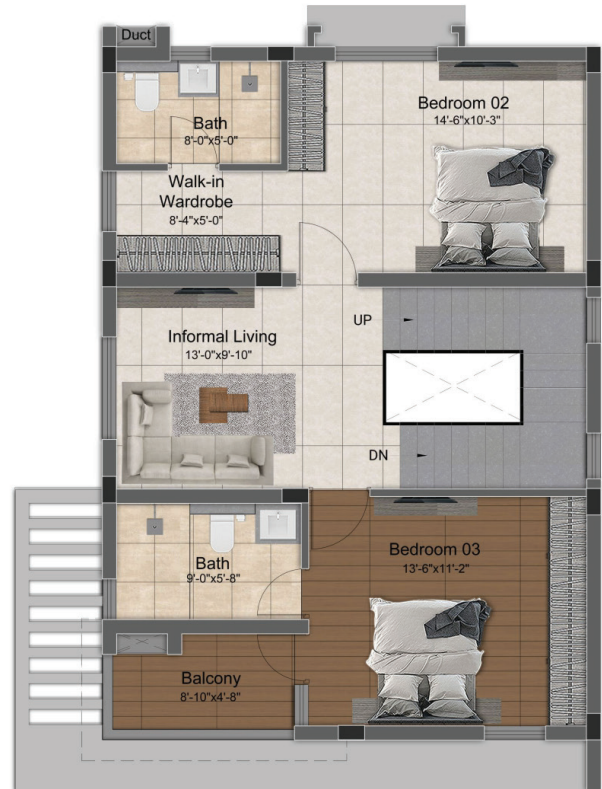
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1952 Sq.ft.	1313 Sq.ft.	East	East



# INDIVIDUAL VILLA / PLOT NO: 56-61, 74-81



Ground Floor Plan



First Floor Plan

Key Plan



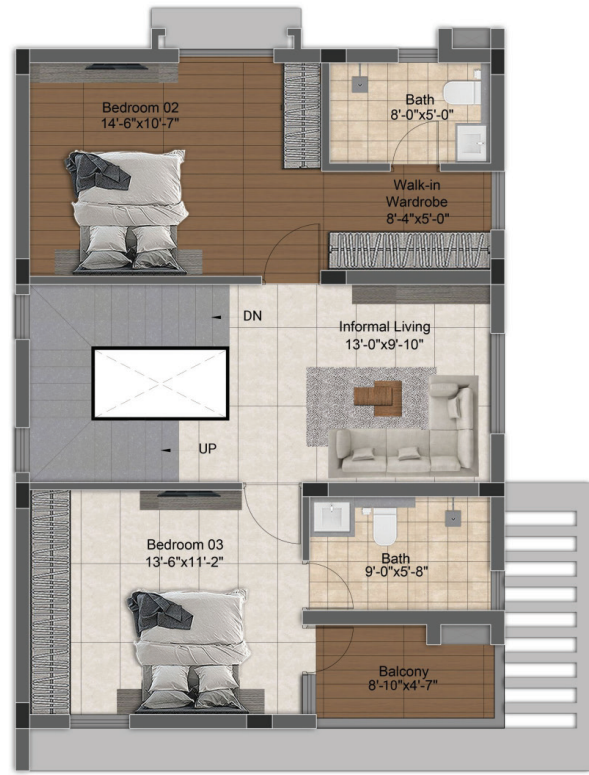
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1986 Sq.ft.	1274 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 72



Ground Floor Plan



First Floor Plan



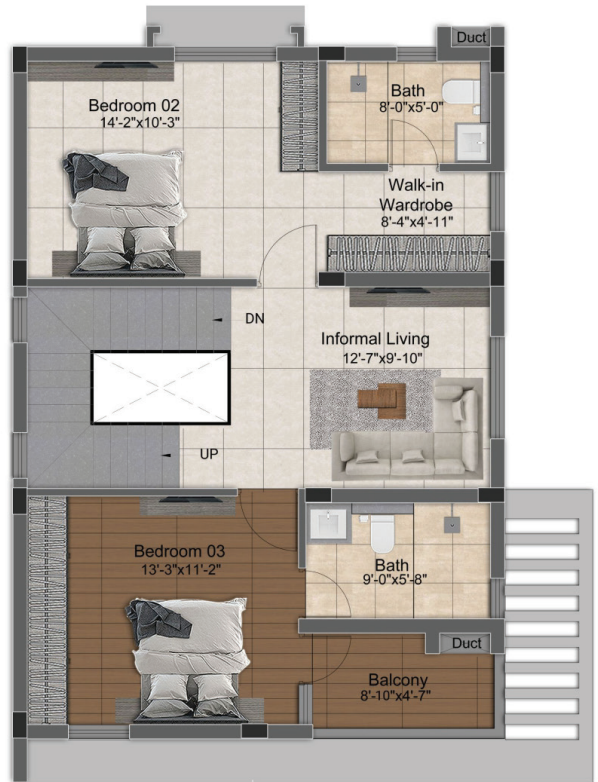
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1975 Sq.ft.	1331 Sq.ft.	East	East



# INDIVIDUAL VILLA / PLOT NO: 55, 73



Ground Floor Plan



First Floor Plan

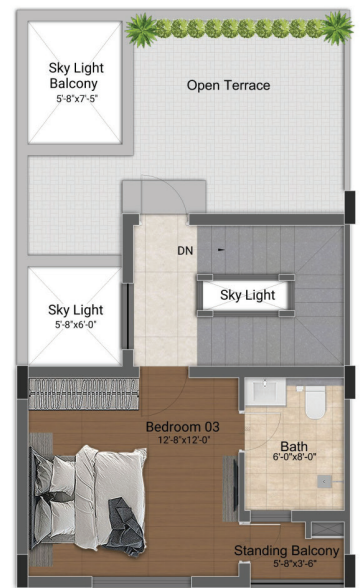
Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1952 Sq.ft.	1313 Sq.ft.	East	East



# INDIVIDUAL VILLA / PLOT NO: 83



Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1692 Sq.ft.	841 Sq.ft.	South	South



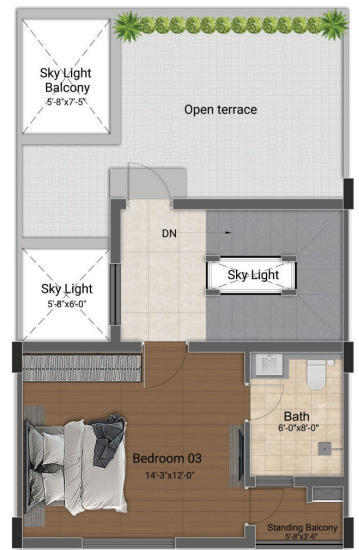
# INDIVIDUAL VILLA / PLOT NO: 84, 85



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1821 Sq.ft.	835 Sq.ft.	South	South



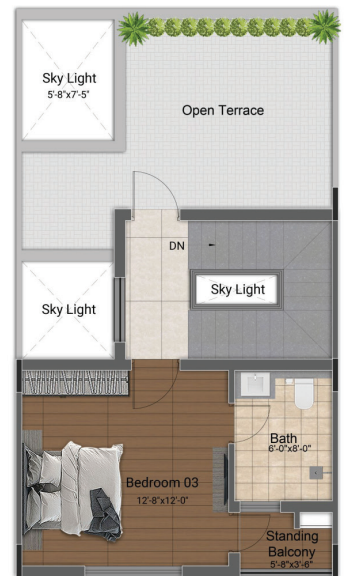
# INDIVIDUAL VILLA / PLOT NO: 86 - 96, 101



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



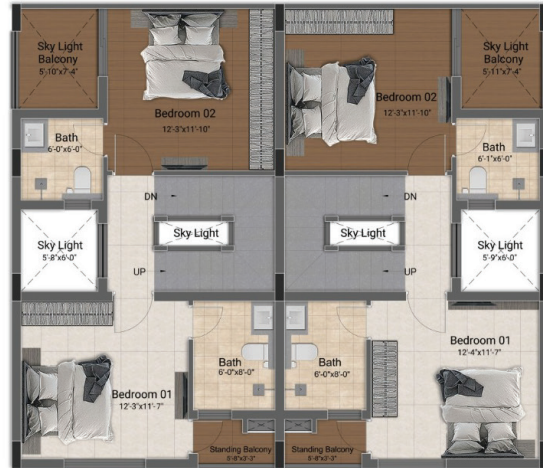
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1670 Sq.ft.	771 Sq.ft.	South	South



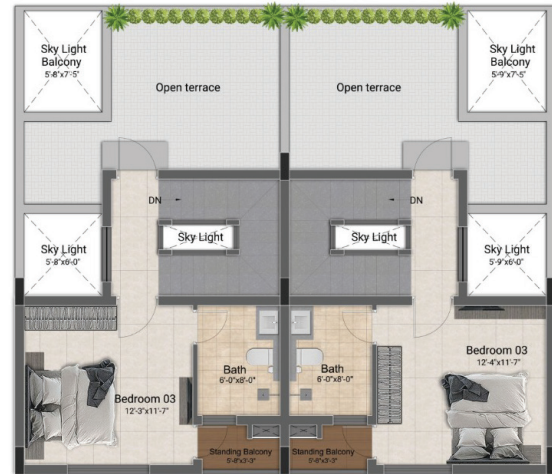
# INDIVIDUAL VILLA / PLOT NO: 97



Ground Floor Plan



First Floor Plan



Second Floor Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1619 Sq.ft.	749 Sq.ft.	East	East





# INDIVIDUAL VILLA / PLOT NO: 98

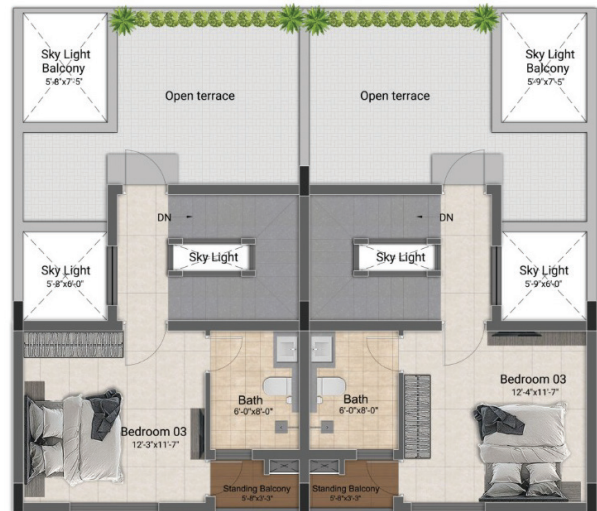


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1624 Sq.ft.	765 Sq.ft.	East	East

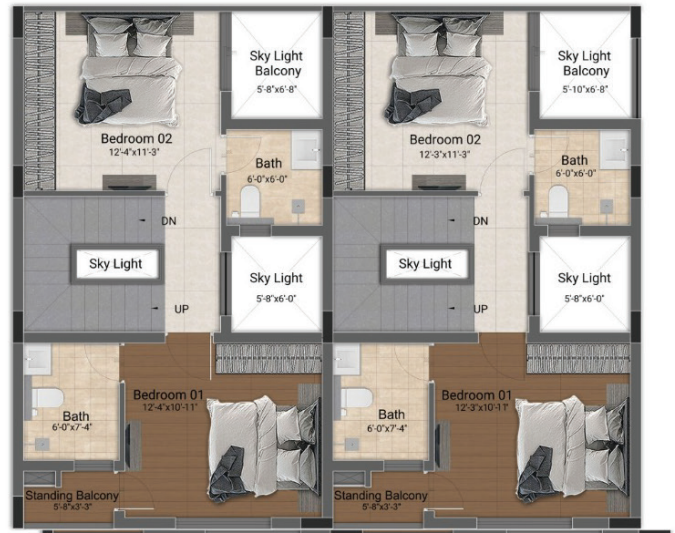


# INDIVIDUAL VILLA / PLOT NO: 99

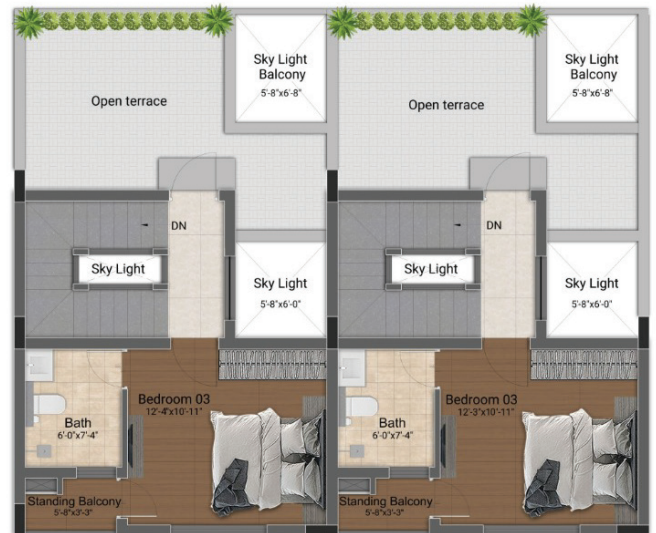


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1571 Sq.ft.	739 Sq.ft.	West	West



# INDIVIDUAL VILLA / PLOT NO: 100

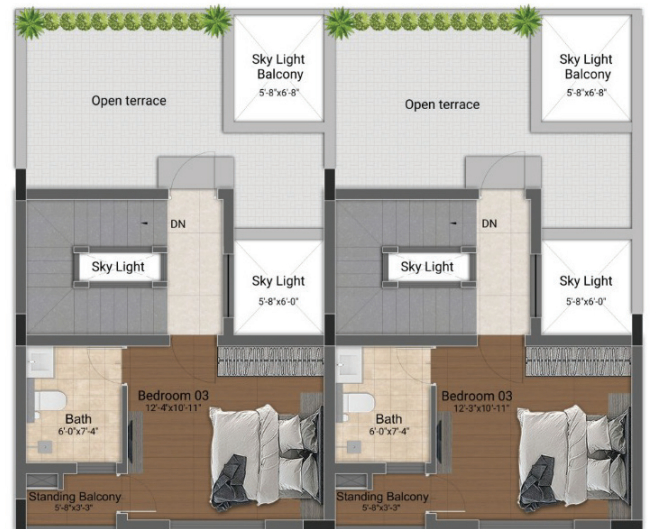


Ground Floor Plan

Key Plan



First Floor Plan

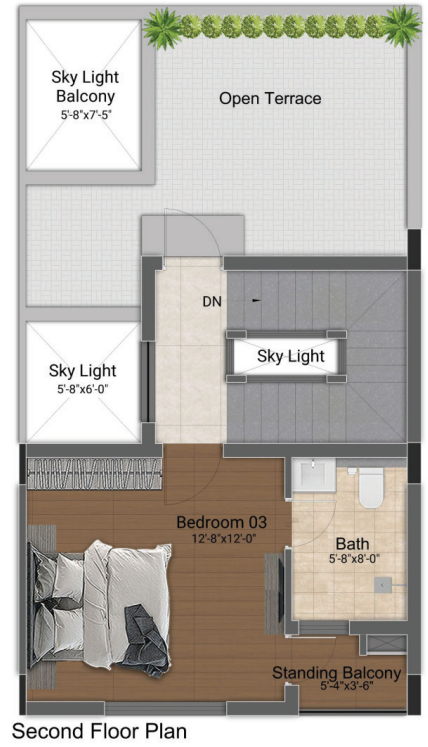


Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1558 Sq.ft.	724 Sq.ft.	West	West



# INDIVIDUAL VILLA / PLOT NO: 102



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
3 BHK	1668 Sq.ft.	771 Sq.ft.	South	South

DRA  
inara





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**4 BHK**  
**LUXURY VILLAS**  
(2166 SQ.FT - 3697 SQ.FT)



# INDIVIDUAL VILLA / PLOT NO: 17



Ground Floor Plan



First Floor Plan



Second Floor Plan

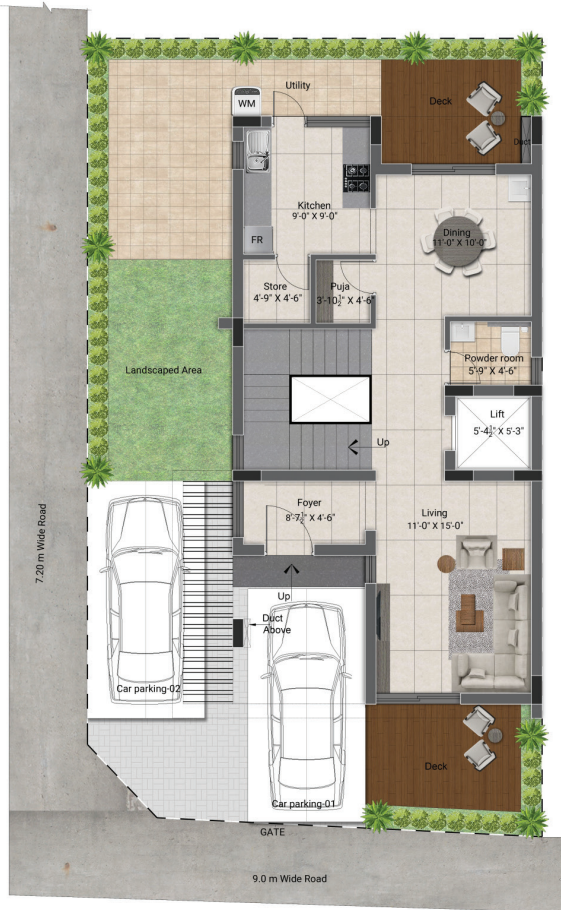
Key Plan



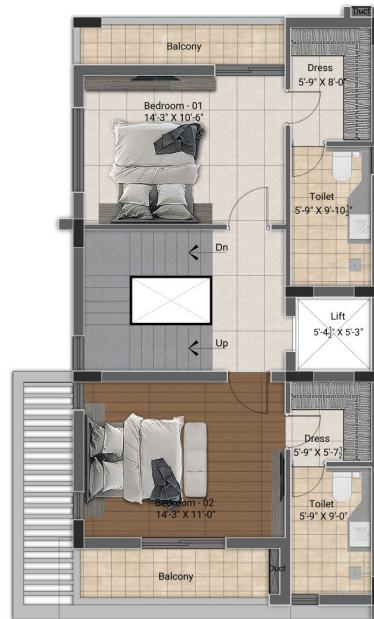
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	3697 Sq.ft.	2394 Sq.ft.	East	East



# INDIVIDUAL VILLA / PLOT NO: 20



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	3103 Sq.ft.	1775 Sq.ft.	South	South

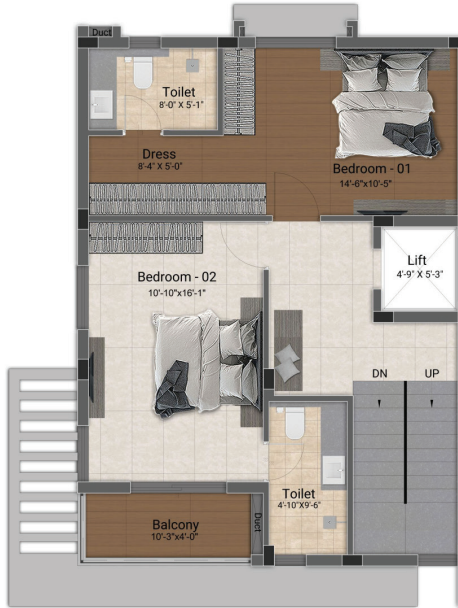




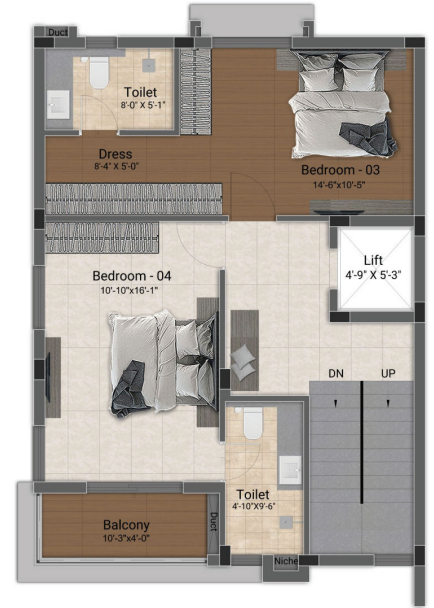
# INDIVIDUAL VILLA / PLOT NO: 23 - 27



Ground Floor Plan



First Floor Plan



Second floor plan

Key Plan



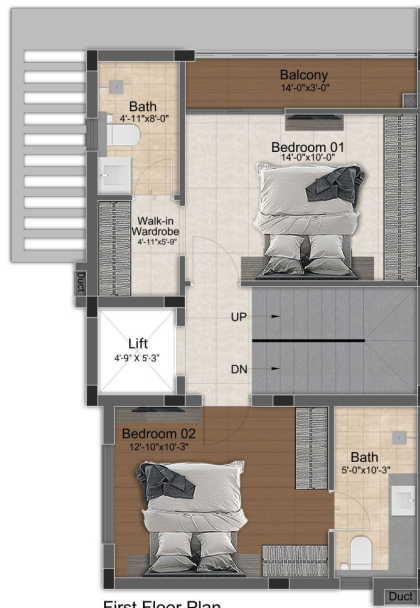
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2868 Sq.ft.	1303 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 28



Ground Floor Plan



First Floor Plan



Second floor plan



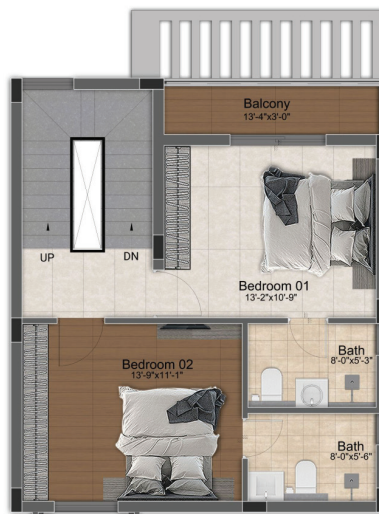
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2370 Sq.ft.	1279 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 29



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2177 Sq.ft.	1298 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 30, 39, 112



Ground Floor Plan



First Floor Plan

Second floor plan

Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2942 Sq.ft.	1957 Sq.ft.	East	East



# INDIVIDUAL VILLA / PLOT NO: 31, 32, 40, 118, 119



Key Plan



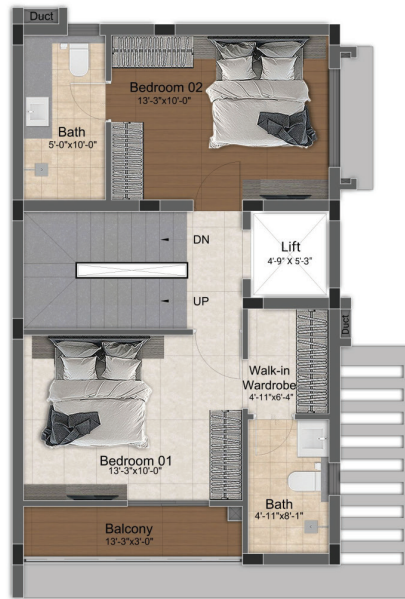
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2257 Sq.ft.	1274 Sq.ft.	East	East



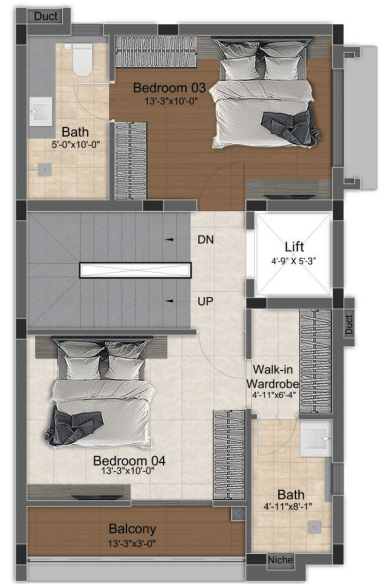
# INDIVIDUAL VILLA / PLOT NO: 33



Ground Floor Plan



First Floor Plan



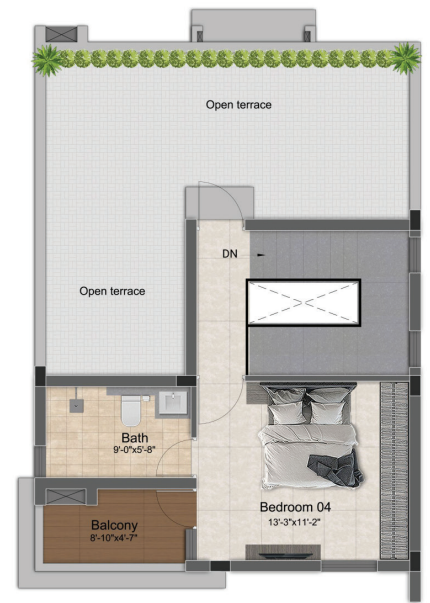
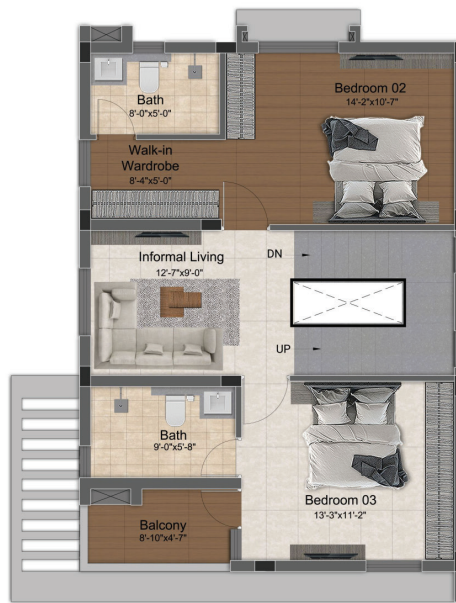
Second floor plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2343 Sq.ft.	1266 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 34, 35



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2166 Sq.ft.	1279 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 36, 37, 44, 45 , 114, 115



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2257 Sq.ft.	1274 Sq.ft.	South	West





# INDIVIDUAL VILLA / PLOT NO: 38



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



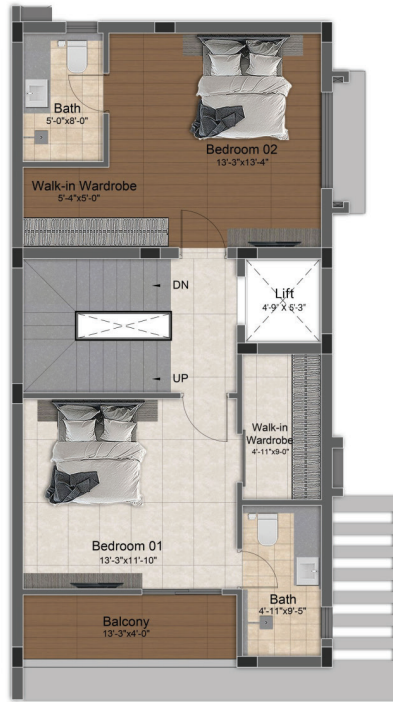
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2269 Sq.ft.	1647 Sq.ft.	South	West



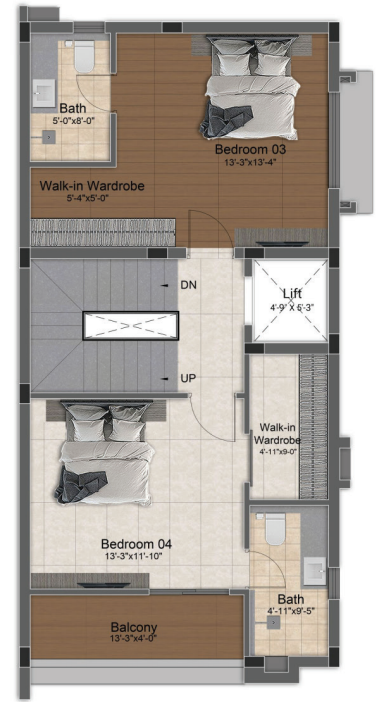
# INDIVIDUAL VILLA / PLOT NO: 41



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



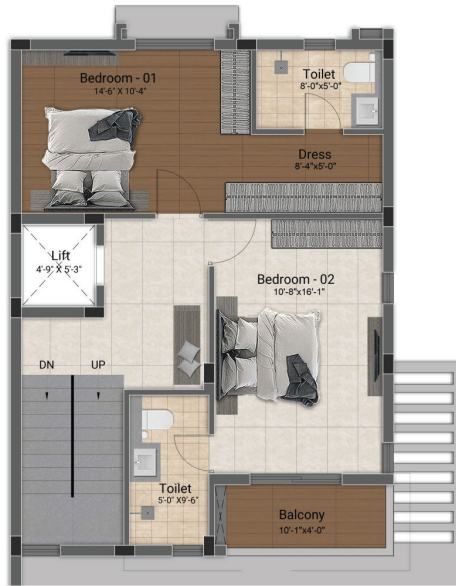
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2780 Sq.ft.	1488 Sq.ft.	North	North



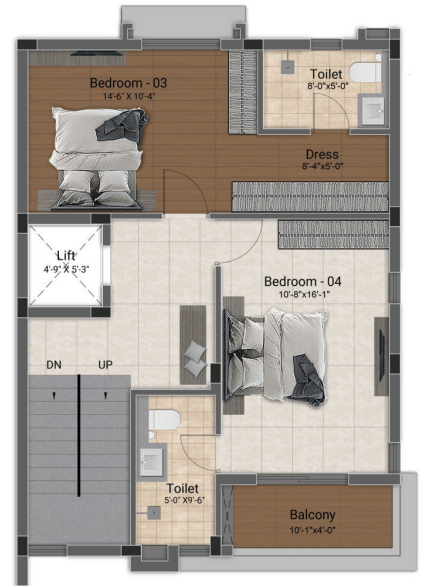
# INDIVIDUAL VILLA / PLOT NO: 46



Ground Floor Plan



First Floor Plan



Second Floor Plan

Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2870 Sq.ft.	1245 Sq.ft.	East	East

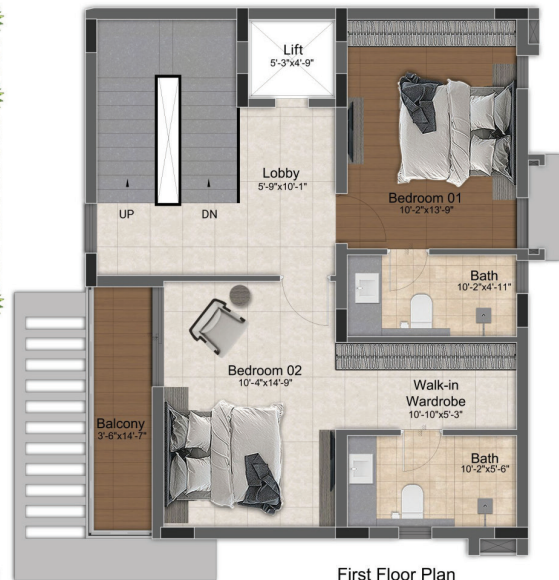


# INDIVIDUAL VILLA / PLOT NO: 103

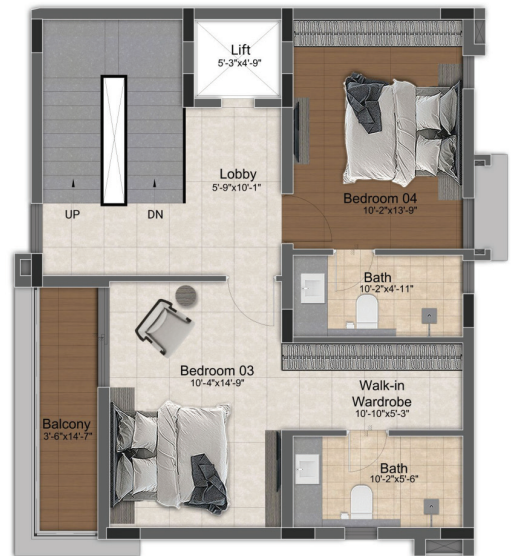


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	3012 Sq.ft.	1521 Sq.ft.	North	East

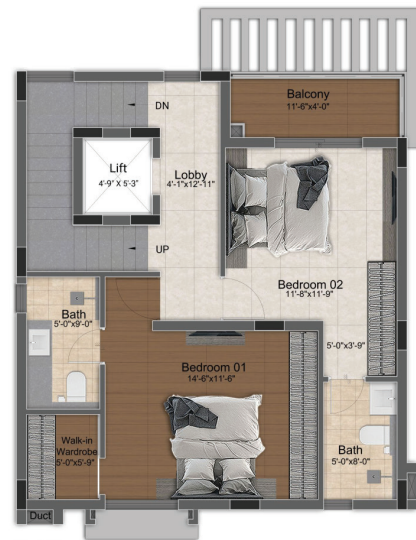


# INDIVIDUAL VILLA / PLOT NO: 104, 105



Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2783 Sq.ft.	1508 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 106

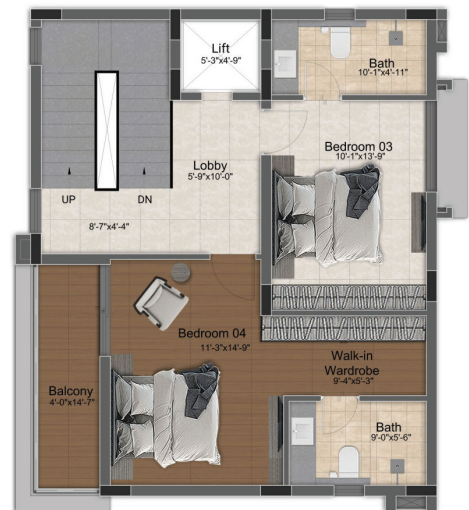


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2995 Sq.ft.	1517 Sq.ft.	South	West

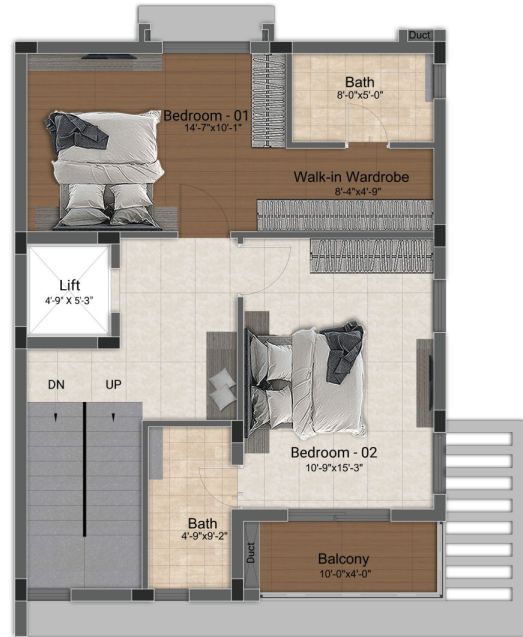


# INDIVIDUAL VILLA / PLOT NO: 109, 117

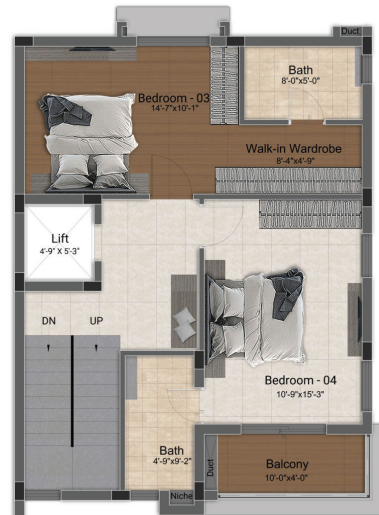


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2767 Sq.ft.	1289 Sq.ft.	East	East

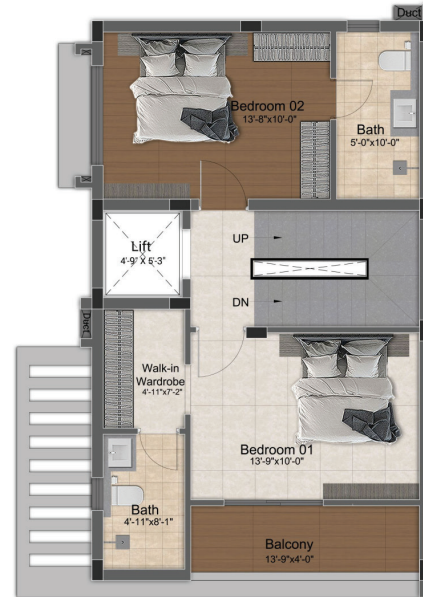


# INDIVIDUAL VILLA / PLOT NO: 110, 111

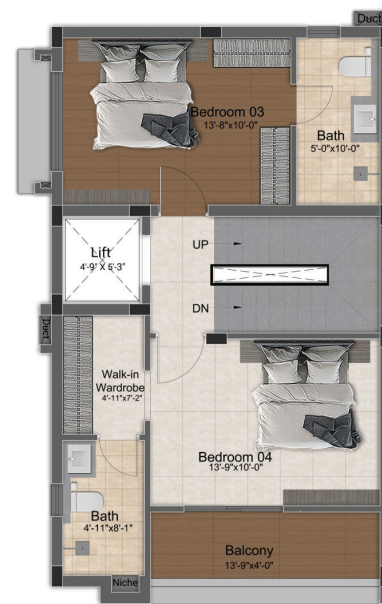


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2426 Sq.ft.	1331 Sq.ft.	East	East





# INDIVIDUAL VILLA / PLOT NO: 113, 121



Ground Floor Plan

Key Plan



First Floor Plan



Second floor plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2757 Sq.ft.	1522 Sq.ft.	South	West



# INDIVIDUAL VILLA / PLOT NO: 116



Ground Floor Plan

Key Plan



First Floor Plan

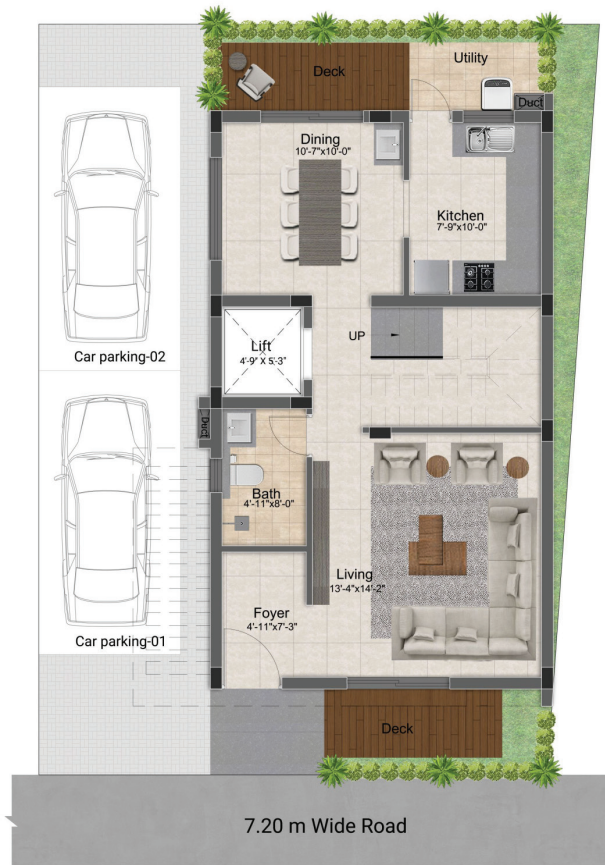


Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2352 Sq.ft.	1355 Sq.ft.	North	West

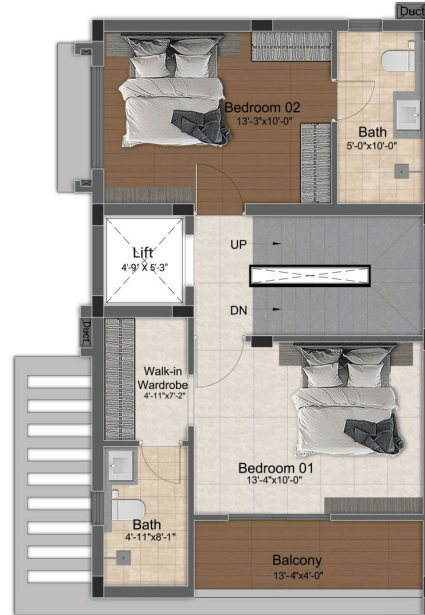


# INDIVIDUAL VILLA / PLOT NO: 120

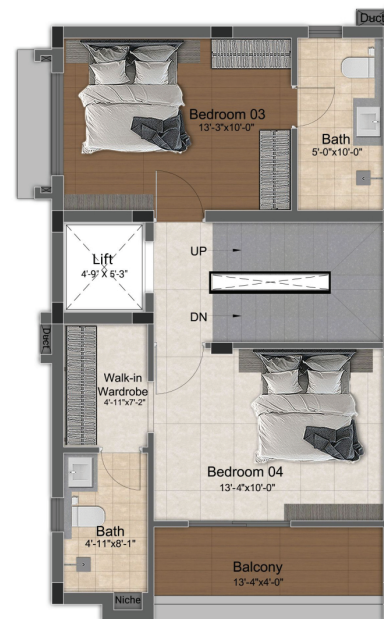


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	2393 Sq.ft.	1381 Sq.ft.	East	East



# INDIVIDUAL VILLA / PLOT NO: 122, 123

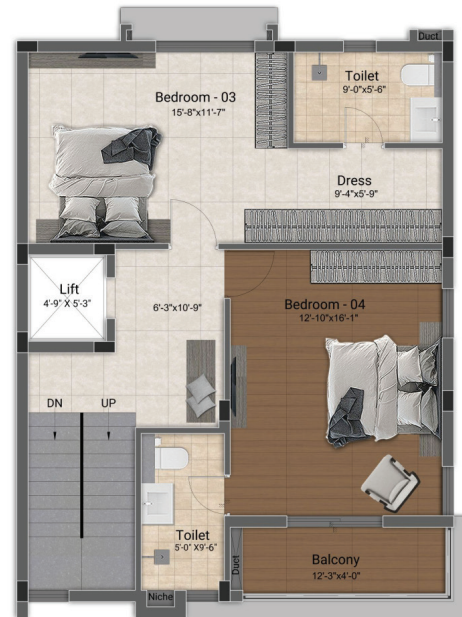


Ground Floor Plan

Key Plan



First Floor Plan



Second Floor Plan

Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
4 BHK	3144 Sq.ft.	1596 Sq.ft.	South	West



05



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**5 BHK**  
**LUXURY VILLAS**  
(3176 SQ.FT - 3628 SQ.FT)



# INDIVIDUAL VILLA / PLOT NO: 42, 43



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
5 BHK	3347 Sq.ft.	1500 Sq.ft.	North	North



# INDIVIDUAL VILLA / PLOT NO: 62



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
5 BHK	3177 Sq.ft.	1681 Sq.ft.	South	South





# INDIVIDUAL VILLA / PLOT NO: 82



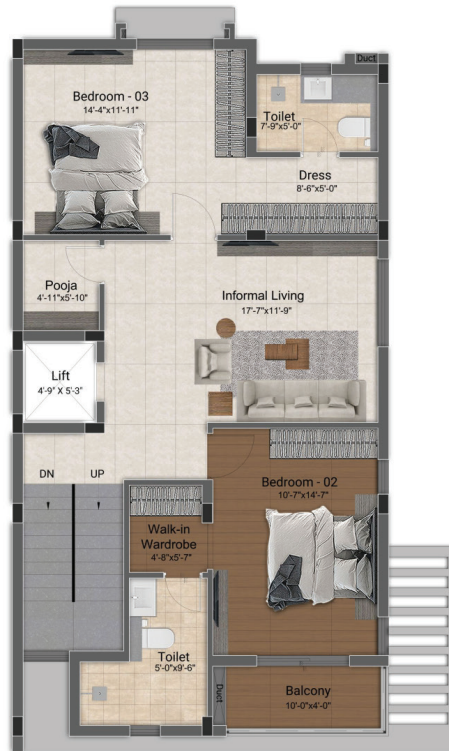
Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
5 BHK	3197 Sq.ft.	1716 Sq.ft.	North	North



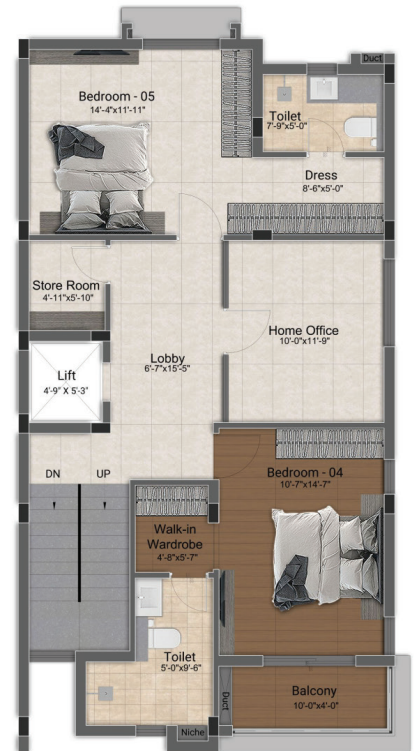
# INDIVIDUAL VILLA / PLOT NO: 107, 108



Ground Floor Plan



First Floor Plan



Second Floor Plan



Key Plan



Villa Type	Saleable Area	Plot Area	Villa Facing	Plot Facing
5 BHK	3628 Sq.ft.	1868 Sq.ft.	North	West



# 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	1200 mm x 600 mm vitrified tile flooring and skirting – (U).
Master Bedroom	Wooden finish vitrified tile flooring and skirting – (U).
Bedrooms & Kitchen	600 mm x 600 mm vitrified tile flooring and skirting.
Bathrooms	300 mm x 300 mm anti-skid ceramic tile flooring.
Balcony	300 mm x 300 mm anti-skid ceramic tile flooring.
Staircase	Granite flooring.
Terrace Floor	Weathering course with pressed clay tile finishing.

## 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	300 mm x 450 mm glazed ceramic wall tiles up to 7'-0" / 8'-0" height. (False ceiling @ 7'/8' Ht).

## KITCHEN & SERVICE AREA

Kitchen Platform	Bare Kitchen.
Electrical Point	Provision for Hob, Chimney, Oven, Grinder, Mixie, Refrigerator, Water Purifier, Dishwasher & Washing Machine.

## 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, SINGLE LEVER HI-FLOW CONCEALED DIVERTER FOR HOT & COLD MIXER (U), Overhead shower of JAQUAR or equivalent.



# SPECIFICATIONS

Drain	SS square designed gratings will be provided.
False Ceiling	Grid type false ceiling will be provided above 7'-0"/8'-0" height (easy maintenance of plumbing lines & geysers).
<b>JOINERY</b>	
Main Doors	8 Feet High Opening with Teak wood frame & solid panelled shutter, Teak architrave, biometric smart lock – (U) & Ironmongery like 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 doors with ironmongery like thumb turn lock and a latch will be provided.
<b>WINDOWS</b>	
Windows	Aluminium powder coated windows with necessary hardware will be provided with bug mesh.
French Doors	Aluminium powder coated frame and sliding door with see through glass with bug mesh.
Ventilators	Aluminium powder coated frame with glass louvered ventilation will be provided.
<b>HANDRAIL</b>	
Balcony Handrails	SS handrail with Toughened Glass as per architect design –(U).
Staircase Handrails	SS handrail as per architect design.
<b>WATERPROOFING</b>	
Water Proofing	Waterproofing will be done for areas where the water retains area like toilet, balcony, UG sump & OHT.
<b>ELECTRICAL</b>	
Power Supply	3 Phase connection for each villa. Power back-up Inverter provision for all Villa.
Safety Device	RCCB safety device will be provided for each villa (protection against voltage fluctuations, earth fault as well as any leakage current).
Switches & Sockets	Modular Switches and sockets will be of Crabtree/ Panasonic or equivalent.
Wires	Fire Retardant Low Smoke (FRLS) copper wire of a quality ISI brand.
TV	Provision for TV in the living and all bedrooms with pre-wired co-axial cable for DTH easy connectivity.



# SPECIFICATIONS

TV	Provision for TV in the living and all bedrooms 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 in 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 toilets.
Geyser	Geyser provision for all the toilets.

## COMMUNICATION / SECURITY

Video Door Phone	Standalone video door phone will be provide.
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## PLUMBING

Water Supply	Overhead tank with booster pump – (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.
Sump	Independent UG water tank of 5000 Litres capacity Water Supply & sewage system will be provided.

## COMMON FEATURES

Power back-up	100% power back-up for common areas.
Driveway	All internal roads will be bituminous topped with greenery on either side / well defined driveway, demarcation of driveway, convex mirror, driveway lighting, speed breakers for safe turning in driveway.
Safety	CCTV surveillance cameras will be provided in the common areas.
Security	Entrance plaza & security cabin will be at the entrance.
Compound Wall	Building perimeter wherever applicable will be fenced by the compound wall with entry gates for a height as per architect / landscape design.
Landscape	Adequate landscape will be provided as per the landscaping consultant.
Signages	Villa numbers / owners name board will be provided. Necessary common area signages will be provided.
Lift	Provision of lift shaft for 4BHK villas.



# AREA STATEMENT

S.No.	Description Villa No.	Type	Plot area in Sqft	Saleable area break-up in sqft					Villa Saleable Area	Rera Carpet Area SQFT	Utility & Balcony SQFT	Facing	
				Ground Floor Area	First Floor Area	Second Floor Area	Headroom	OHT				Plot	Villa
1	Villa -22	3BHK Villa	1,252	879	750	467	-	65	2,161	1,542	106	North	North
2	Villa -23	4BHK Villa	1,303	914	811	811	267	65	2,868	1,932	97	North	North
3	Villa -24	4BHK Villa	1,279	914	811	811	267	65	2,868	1,932	97	North	North
4	Villa -25	4BHK Villa	1,275	914	811	811	267	65	2,868	1,932	97	North	North
5	Villa -26	4BHK Villa	1,278	914	811	811	267	65	2,868	1,932	97	North	North
6	Villa -27	4BHK Villa	1,281	914	811	811	267	65	2,868	1,932	97	North	North
7	Villa -28	4BHK Villa	1,279	772	670	670	194	65	2,370	1,671	102	North	North
8	Villa -29	4BHK Villa	1,298	702	636	636	138	65	2,177	1,598	97	North	North
			1,253	-	-	-	-	-	750	-	-	-	-
9	Villa -30	4BHK Villa	1,957	939	834	834	269	65	2,942	2,001	96	East	East
10	Villa -31	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	East	East
11	Villa -32	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	East	East
12	Villa -33	4BHK Villa	1,266	750	665	665	199	65	2,343	1,662	99	North	North
13	Villa -34	4BHK Villa	1,279	891	781	429	-	65	2,166	1,532	91	North	North
14	Villa -35	4BHK Villa	1,272	891	781	429	-	65	2,166	1,532	91	North	North
15	Villa -36	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	West	South
16	Villa -37	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	West	South
17	Villa -38	4BHK Villa	1,647	948	821	436	-	65	2,269	1,593	132	West	South
18	Villa -39	4BHK Villa	1,904	939	834	834	269	65	2,942	2,001	96	East	East
19	Villa -40	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	East	East
20	Villa -41	4BHK Villa	1,488	892	803	803	216	65	2,780	2,029	126	North	North
21	Villa -42	5BHK Villa	1,500	1,062	979	979	263	65	3,347	2,403	125	North	North
22	Villa -43	5BHK Villa	1,512	1,062	979	979	263	65	3,347	2,403	125	North	North
23	Villa -44	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	West	South
24	Villa -45	4BHK Villa	1,464	935	810	447	-	65	2,257	1,606	91	West	South
25		Amenity Plot	913	-	-	-	-	-	-	-	-	-	-
26	Villa -46	4BHK Villa	1,245	915	810	810	269	65	2,870	1,933	96	East	East
27	Villa -47	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
28	Villa -48	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
29	Villa -49	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
30	Villa -50	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
31	Villa -51	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
32	Villa -52	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
33	Villa -53	3BHK Villa	1,313	911	797	-	179	65	1,952	1,257	52	East	East
34	Villa -54	3BHK Villa	1,325	911	797	-	179	65	1,952	1,257	52	East	East
35	Villa -55	3BHK Villa	1,313	911	797	-	179	65	1,952	1,257	52	East	East
36	Villa -56	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
37	Villa -57	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
38	Villa -58	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
39	Villa -59	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
40	Villa -60	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
41	Villa -61	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
42	Villa -62	5BHK Villa	1,681	970	935	935	271	65	3,177	2,361	155	South	South
43	Villa -63	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
44	Villa -64	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
45	Villa -65	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
46	Villa -66	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
47	Villa -67	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
48	Villa -68	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
49	Villa -69	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
50	Villa -70	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	South	South
51	Villa -71	3BHK Villa	1,312	911	797	-	179	65	1,952	1,257	52	East	East
52	Villa -72	3BHK Villa	1,331	923	809	-	179	65	1,975	1,279	52	East	East
53	Villa -73	3BHK Villa	1,312	911	797	-	179	65	1,952	1,257	52	East	East
54	Villa -74	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
55	Villa -75	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
56	Villa -76	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
57	Villa -77	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
58	Villa -78	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
59	Villa -79	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
60	Villa -80	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
61	Villa -81	3BHK Villa	1,274	934	809	-	179	65	1,986	1,284	46	North	North
62	Villa -82	5BHK Villa	1,716	992	935	935	271	65	3,197	2,391	155	North	North
63	Villa -105	4BHK Villa	1,508	856	808	808	247	65	2,783	2,051	108	North	North
64	Villa -106	4BHK Villa	1,517	939	850	850	290	65	2,995	2,148	136	West	South
65	Villa -107	5BHK Villa	1,868	1,166	1,070	1,070	258	65	3,628	2,603	157	West	North
66	Villa -108	5BHK Villa	1,631	1,166	1,070	1,070	258	65	3,628	2,603	157	West	North
		Commercial	4,498	-	-	-	-	-	-	-	-	-	-
67		Central Park	5,138	-	-	-	-	-	-	-	-	-	-
68	Villa -109	4BHK Villa	1,289	867	783	783	269	65	2,767	1,884	95	East	East
69	Villa -110	4BHK Villa	1,331	771	695	695	200	65	2,426	1,719	130	East	East
70	Villa -111	4BHK Villa	1,331	771	695	695	200	65	2,426	1,719	130	East	East
71	Villa -112	4BHK Villa	1,787	939	834	834	269	65	2,942	2,001	96	East	East
72	Villa -113	4BHK Villa	1,522	858	788	788	258	65	2,757	1,884	89	West	South
73	Villa -114	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	West	South
74	Villa -115	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	West	South
75	Villa -116	4BHK Villa	1,355	740	678	678	191	65	2,352	1,692	105	West	North
76	Villa -117	4BHK Villa	1,295	867	783	783	269	65	2,767	1,884	95	East	East
77	Villa -118	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	East	East
78	Villa -119	4BHK Villa	1,274	935	810	447	-	65	2,257	1,606	91	East	East
79	Villa -120	4BHK Villa	1,381	757	687	687	197	65	2,393	1,695	126	East	East
80	Villa -121	4BHK Villa	1,523	858	788	788	258	65	2,757	1,884	89	West	South
81	Villa -122	4BHK Villa	1,596	978	916	916	269	65	3,144	2,188	115	West	South
82	Villa -123	4BHK Villa	1,750	978	916	916	269	65	3,144	2,188	115	West	South
83	Villa -104	4BHK Villa	1,508	856	808	808	247	65	2,783	2,051	108	North	North
84	Villa -103	4BHK Villa	1,521	943	856	856	291	65	3,012	2,175	126	East	North
85		Amenity Plot	1,568	-	-	-	-	-	-	-	-	-	-
86	Villa -102	3BHK Villa	771	638	588	378	-	65	1,668	1,288	42	South	South
87	Villa -101	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
88	Villa -100	3BHK Villa	724	582	556	355	-	65	1,558	1,209	48	West	West
89	Villa -99	3BHK Villa	739	607	549	350	-	65	1,571	1,216	51	West	West
90	Villa -98	3BHK Villa	765	622	573	364	-	65	1,624	1,267	40	East	East
91	Villa -97	3BHK Villa	749	619	571	363	-	65	1,619	1,263	40	East	East
92	Villa -96	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
93	Villa -95	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
94	Villa -94	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
95	Villa -93	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
96	Villa -92	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
97	Villa -91	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
98	Villa -90	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
99	Villa -89	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
100	Villa -88	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
101	Villa -87	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
102	Villa -86	3BHK Villa	771	640	589	376	-	65	1,670	1,306	44	South	South
103	Villa -85	3BHK Villa	835	696	647	413	-	65	1,821	1,456	44	South	South
104	Villa -84												



# A FEW OF OUR LANDMARK PROJECTS

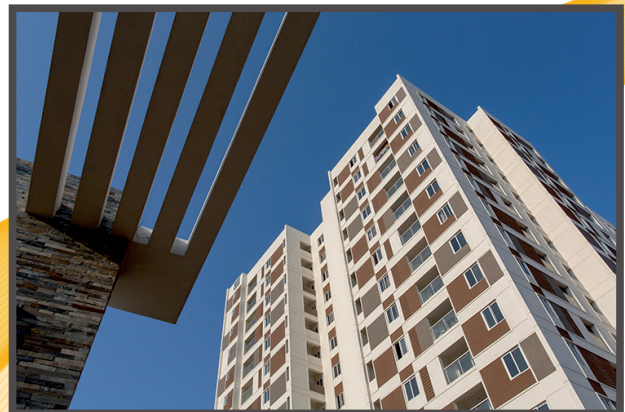
**PRISTINE PAVILION I (Mahindra World City, Chennai)**



**PRISTINE PAVILION II (Mahindra World City, Chennai)**



**PRISTINE PAVILION III (Mahindra World City, Chennai)**





### TUXEDO (Velachery, Chennai)



### TUXEDO ELITE (Velachery, Chennai)



### DRA ASCOT (Adambakkam, Chennai)



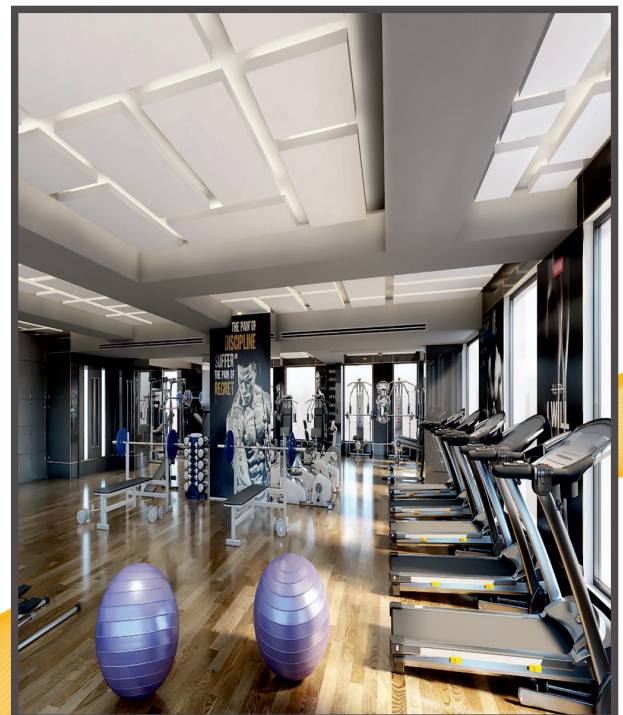




## TRULIV PORUR (Porur, Chennai)



## TRULIV & CENTRALIA (Navalur, Chennai)





# AWARDS & RECOGNITIONS



**FICCI AWARD**  
Developer of the  
Year Residential  
Chennai  
2024

**FICCI AWARD**  
Emerging Developer  
of the year  
2021

**TIMES  
BUSINESS AWARD**  
Developer with Consisten  
On-time Delivery  
2022



**CRISIL**  
7 STAR GRADING  
for Pristine Pavilion III

**CHENNAI  
PROPERTIES**  
Most Innovative  
Developers  
of the Year  
2022

**TIMES  
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