





Typical Floor Plan



• SBA : 1931 Sq.ft. • Carpet Area : 1406 Sq.ft. • UDS : 900 Sq.ft.

• North Facing • Possession - July'23

Location Map



T. NAGAR

Specifications



1. SUB-STRUCTURE AND SUPER STRUCTURE:

- a. Foundation / Piling as per Structural Consultant
- b. RCC Framed Super - Structure as per Seismic Zone 3 compliance with Fly Ash
- c. Bricks / Solid Blocks / Aerocon Blocks as per the consultant

2. FLOORING & SKIRTING:

- a. Imported Marble for Living, Dining
- b. 3x3 Matt finished Tiling for Bedrooms flooring and skirting.
- c. Laminated Wooden Finished Tiling & Skirting for One Master Bedroom.
- d. 2'x 2' (600 x 600) Matt finished Vitrified Tile Flooring and Skirting for Kitchen.
- e. 1' x 1' (300 x 300) Antiskid Tile flooring and skirting for Bathrooms, Utility and Balcony

3. KITCHEN & UTILITY:

- a. Matt finished wall Dado tiles above kitchen countertop to 2 feet high
- b. Bare Kitchen suitable for Modular Kitchen
- c. Provision for Exhaust Fan and RO System for purified water
- d. Provision for Inlet / Outlet of Washing Machine
- e. 1' x 1 1/2' (300 x 450) wall tiles up to 3' feet height in Utility.

4. BATHROOM WALLS & CEILING:

- a. 1' x 1 1/2' (300 x 450) wall tiles up to 7 feet height
- b. False Ceiling in Bathrooms above 7 feet height with pre-fitted horizontal geyser

5. COMMON AREA FLOORING:

- a. Ground floor lobby & Lift Cladding: Granite
- b. Other floors Corridors: Granite Tiles
- c. Staircase (All Floors): Granite
- d. Terraces: Weather Coarse and Pressed Clay Tiles
- e. Basement and Stilt Car Park: Granolithic Cement Flooring with Reflector paint
- f. Demarcation and Mosaic Marble Chips on stilt floor Car Parking
- g. Driveways: Interlocked Paver Blocks

6. BATHROOM:

- a. CP Fittings: Grohe / Kohler or equivalent.
- b. Wash basin: American Standard / Kohler or equivalent
- c. EWC: American Standard / Kohler or equivalent.
- d. Provision for Geyser & Exhaust Fan

7. DOORS & LOCKS - MAIN DOORS/INTERNAL DOORS & WINDOWS:

- a. Main Door: Hard wood Teak Finish Door.
- b. Bedroom Doors: Pre-engineered Flush Doors (Jacsons or Equivalent)
- c. Bathroom Doors: laminated Pre-engineered Flush Doors (Jacsons or Equivalent)
- d. Balcony Doors: French UPVC glazed door with Bug Mesh
- e. Locks: Godrej Double lock lever key system for Main Door and Single lock lever key system for internal Doors

8. PAINTING:

- a. Interior Walls: Plastered & Double Putty Finished Walls with One Coat of Primer and Two Coats plastic emulsion (superior quality)
- b. Ceiling: Plastered & Double Putty Finished Ceiling with One Coat of Primer and
- c. Two Coats plastic emulsion
- d. Exterior Walls: Plaster finished, Double putty with Weatherproof Emulsion Paint or combination of Natural Tiles / Shera Plank / Weatherproof Texture Paint as decided by architect
- e. Staircase & Corridor Walls: Two coat putty, Single coat Primer & Two Coats of Plastic Emulsion

9. WATER PROOFING:

- a. Waterproofing in Bathroom, Terrace, Balcony & Utility

10. ELECTRICAL & HVAC:

- a. All internal and external PVC Conduits with ISI brand wire. Modular switches of Panasonic or equivalent.
- b. 3 Phase connection for each apartment with ELCB Circuit Breaker and ACCL switch
- c. All conduit with Copper Pipes pre - installed as provision for A/C

11. ELECTRICAL POINTS MATRIX:

- a. Living - 2 light points + Chandelier Point + 1 Fan point + 1 FO point + 2 (6 A) points + 2 (16 A) AC points
- b. Dining - 2 light points + 1 Fan point + 1 AC point + 1 (6A) + 1 (16A) AC points
- c. Bedroom - 2 light points + 1 AC point + 1 FO point + 1 (6A) + 1 (16A) AC points
- d. Toilet - 2 light points + 1 EO point + 1 geyser point + 1 (16A) point
- e. Kitchen - 1 light point + 2 (16 A) points + 1 RO point + 1 (6A) point
- f. Utility - 1 light point + 1 (16 A) point
- g. Balcony - 1 light point + Ceiling Fan + 1 (6 A) point + Provision for Inverter

12. COMMUNICATION / ENTERTAINMENT:

- a. Standard ISI wiring for Telephone / internet connectivity/ Provision for DTH connectivity on the Terrace
- b. Video Door Phone

13. WINDOWS:

- a. Aluminium Profile Glazed Windows with Bug mesh tract (only for sliding windows wherever feasible)

14. ELEVATOR:

- a. Kone / Fujitec or equivalent - 1 Passenger Machine Room Less Elevator

15. POWER BACKUP:

- a. Full Power backup for each apartment
- b. Provision for Inverter
- c. Common Areas - Full Power Back - up

16. PLUMBING:

- a. All internal Plumbing in CPVC pipes, External in UPVC/PVC pipes

17. RAILINGS:

- a. Balcony Railing - Stainless Steel Railing with Toughened Glass
- b. Staircase Railing Stainless Steel Hand Railing with Toughened Glass

18. AMENITIES

- a. Hydro pneumatic Pressure System
- b. Surveillance Camera in Common External Areas with CCTV
- c. Intercom
- d. Access control
- e. Security Room



RERA Registration - Not Applicable

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www.drahomes.in

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

