



**Experience the Gold  
Standard of Green Living**

 **DRA** **BEENA**  
**CLOVER**

**Tambaram's First  
IGBC Pre-Gold Certified Green Homes**

# WHO WE ARE



# 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



14.09.2022 02.49.07 PM

PROJECT COUNTDOWN

DAY HRS MINS SECS

747 10 40 02

PROJECT START DATE : 25-01-2022

EST.COMPLETION DATE : 30-09-2024

NEXT MILESTONE

FIRST FLOOR SLAB COMPLETED ON 04.09.2022

SECOND FLOOR SLAB COMPLETED ON 24.09.2022

HAVE A NICE DAY

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






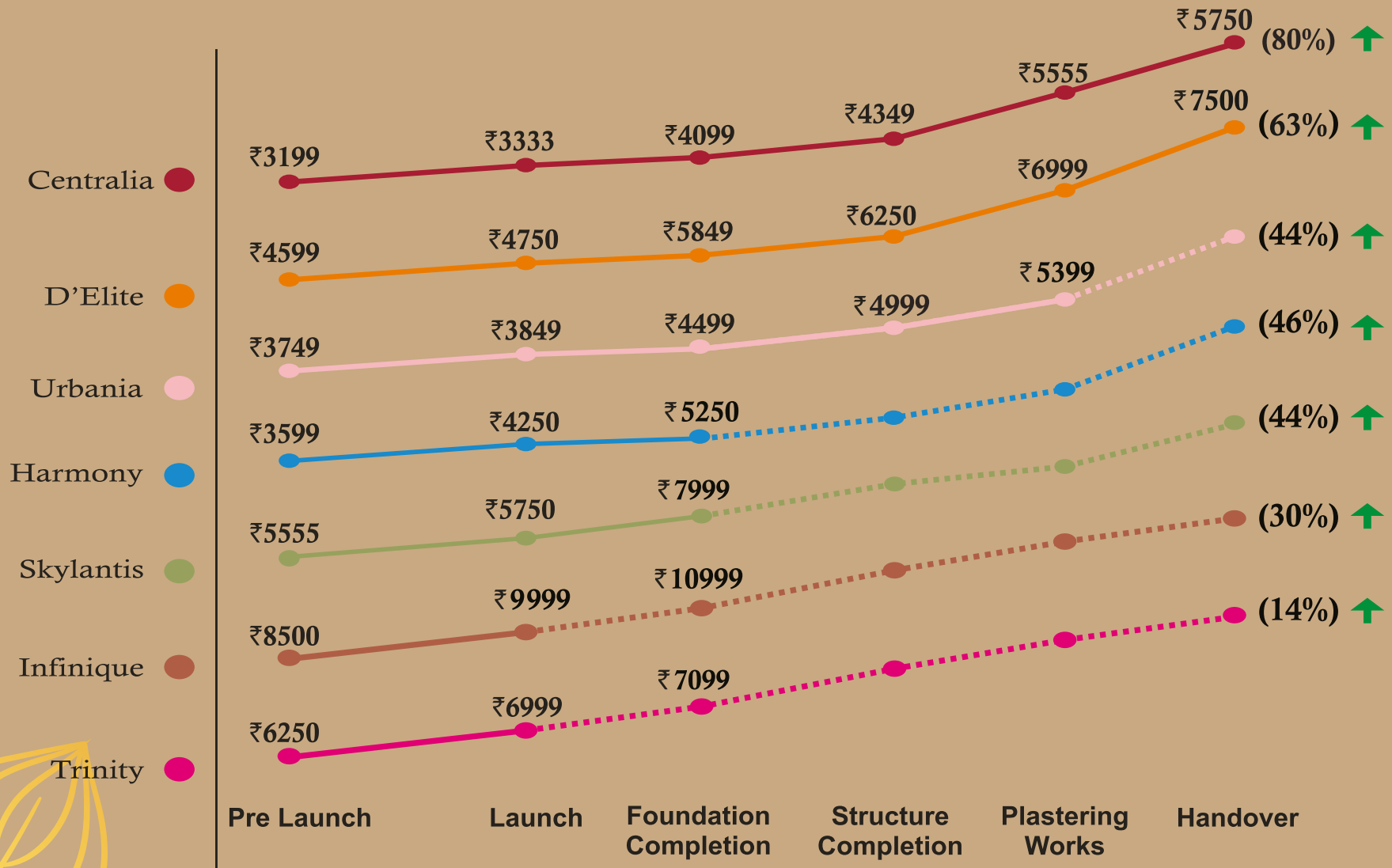
# **WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME**

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

Customers who have invested with us have enjoyed multifold returns over the years & 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.



Rate Per Sq.ft.



\*As on September'24

Construction Stage



**DRA CLOVER**



**DRA CLOVER**



# Comfort Meets Eco-Conscious Living. Experience the best of both worlds.

Welcome to Beena Clover!

Whether you're seeking a serene retreat from the urban hustle or a vibrant community hub, Beena Clover caters to your every need. Nestled in the heart of the vibrant East Tambaram neighbourhood, Beena Clover stands as a beacon of sustainable living and modern comfort. With its strategic location, this exceptional community offers residents unmatched convenience and connectivity like no other. Featuring spacious 3 BHK apartments, Beena Clover offers 220 units, each thoughtfully designed to provide the perfect blend of luxury and functionality.



 **DRA** **BEENA**  
**CLOVER**





## Embrace the New Standards of Green Living

At Beena Clover, we don't just offer classy, stylish homes; we also cultivate a lifestyle that is infused with the promise of a brighter, greener future. Designed with a commitment to environmental responsibility, Beena Clover proudly holds the prestigious "IGBC Gold certification," a testament to its dedication to the green building ethos. Each aspect of this community has been meticulously crafted to harmonise with nature, promoting a healthier, more sustainable lifestyle for its residents. Live consciously, Live stylishly!





**IGBC Pre-Gold Certified Green Homes**



Confederation of Indian Industry

## Indian Green Building Council (IGBC)

*hereby precertifies*

### **DRA CLOVER**

Madambakkam, Chennai  
(IGBC Registration No. GH232160)

*The project has demonstrated intent to design and build  
high performance building in accordance with*

**IGBC Green Homes Rating System**

**Precertified Gold**  
March 2024

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

A handwritten signature in black ink, appearing to read 'Sharukh Mistry'.

Sharukh Mistry  
Chair, IGBC Green Homes

A handwritten signature in black ink, appearing to read 'Gurmit Singh Arora'.

Gurmit Singh Arora  
Chairman, IGBC

A handwritten signature in black ink, appearing to read 'K S Venkatagiri'.

K S Venkatagiri  
Executive Director, CII-Godrej GBC



# Why IGBC Gold Certified Green Homes ?

- Improved energy efficiency of around 15% to 30% energy savings over conventional homes by using
  - ✿ Heat reducing materials like roof insulation
  - ✿ High performance glass
- Increased water savings by around 30% to 40%
  - ✿ Using water efficient fixtures
  - ✿ Treating and reusing waste water on site
- Efficient use of daylight for better health & productivity by efficiently designing the spaces and windows (SHGC of 0.5 & U-value of  $5.0 \text{ W/m}^2\text{K}$ ) to permit optimum daylight and thereby reducing the room temperature by 2 degree Celsius
- Better indoor air quality by ensuring natural ventilation for adequate fresh air
- CFC and HCFC free equipment to protect ozone layer
- Ensuring environmental friendly practices
  - ✿ Promotes the use of non- fossil fuel systems like solar lighting and photo-voltaic panels for electricity generation
  - ✿ Ability to segregate and recycle waste, including plastic, paper and organic waste on site
  - ✿ Use of non-toxic materials and products like low VOC paints and adhesives





## IGBC Pre - Gold Certified Green Homes





## Where Privacy Meets Style in Every Corner

Step in and experience a world where privacy is not just a luxury but a way of life. Featuring spacious 3 BHK apartments built with a focus on thoughtful design, each home at Beena Clover is crafted to deliver complete privacy without compromising on style or functionality. From spacious layouts to carefully positioned windows and balconies, every aspect of these homes has been meticulously planned to ensure maximum seclusion and tranquillity for every resident.









## **Own your space in East Tambaram's most coveted address**

Nestled just 500m from the bustling 200 ft East Bypass Road, Beena Clover offers unparalleled convenience and connectivity, setting a new standard for modern living in Chennai. Boasting proximity to prominent IT hubs and entertainment centers, this premium residential community caters to the needs of the contemporary urban dweller, ensuring that work, leisure and entertainment are always within reach. At Beena Clover, you get to embrace the vibrancy of East Tambaram while enjoying easy access to key areas within the city.



# Over 50+ Amenities



DRA BEENA  
CLOVER

# List of Amenities & Features

Children's Play Area

Jogging Track

CCTV

Aroma Garden

Herb Garden

Zen Garden with Buddha

Statue

Play Mounds

Plaza Seating

Senior Citizen Seating

Reflexology Pathway

Yoga Area

Landscaped Garden

Air Conditioned Gym

Laundromat

Poly Clinic

Multipurpose Hall

Board Games

Table Tennis

Snooker

Carrom

Dart Board

Foosball

Foam Block Soft Area

Seesaw

Hop Scotch

Convenio Stores

Chip Golf

Kids Ball Pool with Slide

Teepee Tent

Zumba Area

EV Charging Bay - Four Wheeler

EV Charging Bay - Two Wheeler

Creche

Basketball Hook

Solar Enabled Common Lighting

Kids Gymnastic Area

Pet Garden

24 x 7 Security

Power Backup

ACCL

Solar Panels

Organic Waste Converter

Tower Clock

Boom Barrier

Provision for Intercom

Wifi Zone

RFID Enabled Access

HNS

Bicycle Rack

Convex Mirrors

Association Room

Drivers Rest Room

# Amenities Views



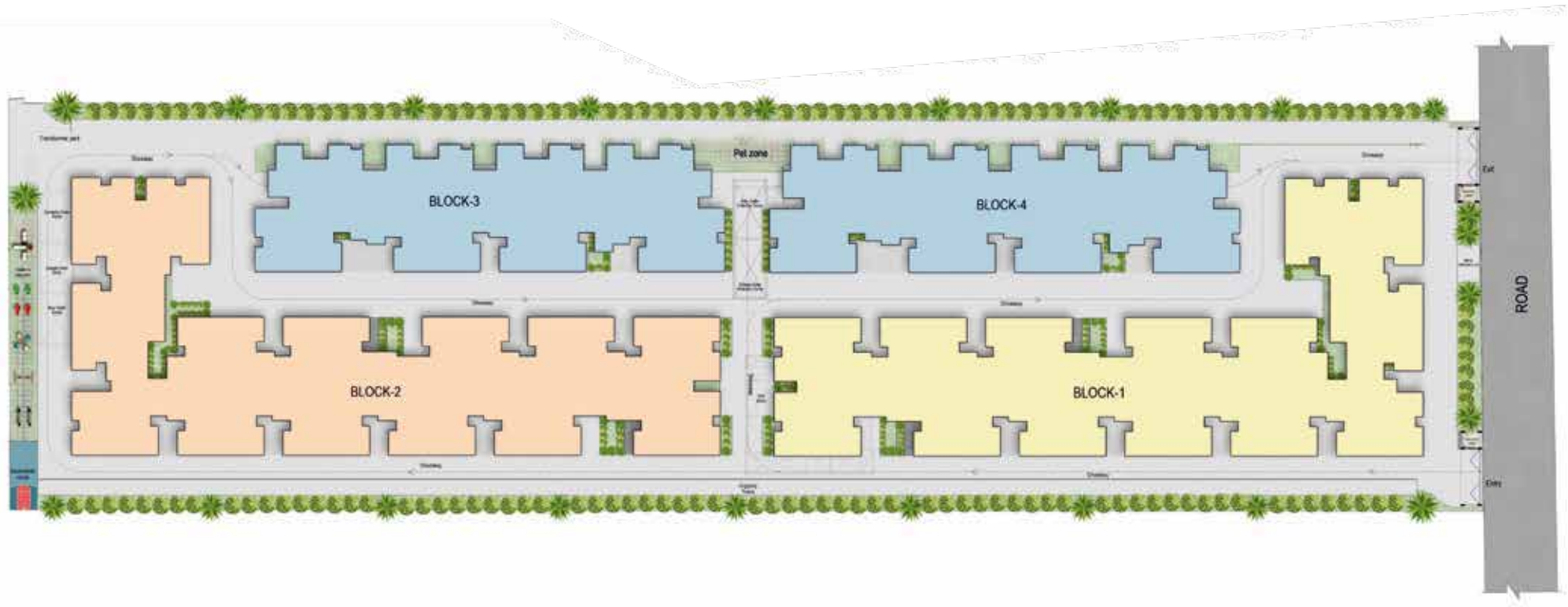
# Amenities Views



# Site Cum Stilt Floor Plan



# Block Plan



# TYPICAL FLOOR PLAN - BLOCK 1 (1st FLOOR)

3BHK+2T (B1-103)  
Private Terrace Area - 64 Sq.ft.  
Saleable Area - 1301 Sq.ft.  
Carpet Area - 890 Sq.ft.  
UDS - 482 Sq.ft.  
East Facing

3BHK+2T (B1-104)  
Private Terrace Area - 135 Sq.ft.  
Saleable Area - 1331 Sq.ft.  
Carpet Area - 899 Sq.ft.  
UDS - 493 Sq.ft.  
East Facing

3BHK+2T (B1-105)  
Private Terrace Area - 135 Sq.ft.  
Saleable Area - 1330 Sq.ft.  
Carpet Area - 899 Sq.ft.  
UDS - 492 Sq.ft.  
East Facing

3BHK+2T (B1-106)  
Private Terrace Area - 135 Sq.ft.  
Saleable Area - 1329 Sq.ft.  
Carpet Area - 899 Sq.ft.  
UDS - 492 Sq.ft.  
East Facing

3BHK+2T (B1-107)  
Private Terrace Area - 71 Sq.ft.  
Saleable Area - 1335 Sq.ft.  
Carpet Area - 899 Sq.ft.  
UDS - 494 Sq.ft.  
East Facing

3BHK+2T (B1-108)  
Saleable Area - 1268 Sq.ft.  
Carpet Area - 849 Sq.ft.  
UDS - 469 Sq.ft.  
East Facing



3BHK+2T (B1-113)  
Private Terrace Area - 71 Sq.ft.  
Saleable Area - 1361 Sq.ft.  
Carpet Area - 894 Sq.ft.  
UDS - 504 Sq.ft.  
North Facing

3BHK+2T (B1-112)  
Private Terrace Area - 64 Sq.ft.  
Saleable Area - 1361 Sq.ft.  
Carpet Area - 894 Sq.ft.  
UDS - 504 Sq.ft.  
North Facing

3BHK+2T (B1-111)  
Private Terrace Area - 71 Sq.ft.  
Saleable Area - 1361 Sq.ft.  
Carpet Area - 894 Sq.ft.  
UDS - 504 Sq.ft.  
North Facing

3BHK+2T (B1-110)  
Private Terrace Area - 135 Sq.ft.  
Saleable Area - 1357 Sq.ft.  
Carpet Area - 894 Sq.ft.  
UDS - 502 Sq.ft.  
North Facing

3BHK+2T (B1-109)  
Private Terrace Area - 64 Sq.ft.  
Saleable Area - 1302 Sq.ft.  
Carpet Area - 858 Sq.ft.  
UDS - 482 Sq.ft.  
North Facing

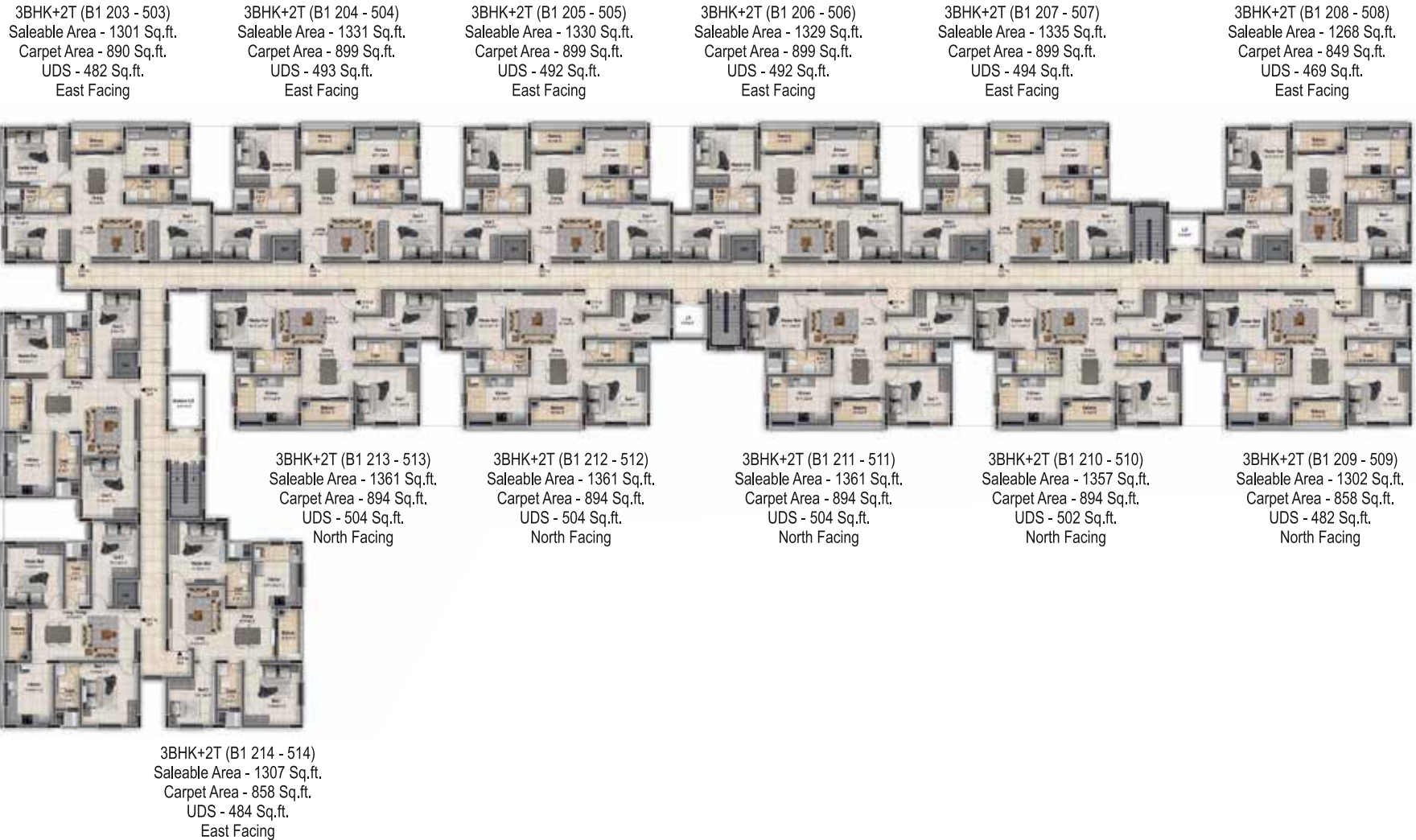
Gym

Yoga

Multipurpose  
Hall



# TYPICAL FLOOR PLAN - BLOCK 1 (2nd to 5th FLOOR)



# TYPICAL FLOOR PLAN - BLOCK 2 (1st FLOOR)

3BHK+2T (B2-101)  
 Saleable Area - 1300 Sq.ft  
 Carpet Area - 890 Sq.ft  
 UDS - 481 Sq.ft  
 East Facing

3BHK+2T (B2-102)  
 Private Terrace Area - 64 Sq.ft  
 Saleable Area - 1327 Sq.ft  
 Carpet Area - 899 Sq.ft  
 UDS - 491 Sq.ft  
 East Facing

3BHK+2T (B2-103)  
 Private Terrace Area - 135 Sq.ft  
 Saleable Area - 1323 Sq.ft  
 Carpet Area - 899 Sq.ft  
 UDS - 490 Sq.ft  
 East Facing

3BHK+2T (B2-104)  
 Private Terrace Area - 135 Sq.ft  
 Saleable Area - 1323 Sq.ft  
 Carpet Area - 899 Sq.ft  
 UDS - 490 Sq.ft  
 East Facing

3BHK+2T (B2-105)  
 Private Terrace Area - 135 Sq.ft  
 Saleable Area - 1323 Sq.ft  
 Carpet Area - 899 Sq.ft  
 UDS - 490 Sq.ft  
 East Facing

3BHK+2T (B2-106)  
 Private Terrace Area - 71 Sq.ft  
 Saleable Area - 1257 Sq.ft  
 Carpet Area - 849 Sq.ft  
 UDS - 465 Sq.ft  
 East Facing



3BHK+2T (B2-114)  
 Private Terrace Area - 71 Sq.ft  
 Saleable Area - 1284 Sq.ft  
 Carpet Area - 844 Sq.ft  
 UDS - 475 Sq.ft  
 North Facing

3BHK+2T (B2-113)  
 Private Terrace Area - 135 Sq.ft  
 Saleable Area - 1350 Sq.ft  
 Carpet Area - 894 Sq.ft  
 UDS - 500 Sq.ft  
 North Facing

3BHK+2T (B2-112)  
 Private Terrace Area - 64 Sq.ft  
 Saleable Area - 1353 Sq.ft  
 Carpet Area - 894 Sq.ft  
 UDS - 501 Sq.ft  
 North Facing

3BHK+2T (B2-111)  
 Private Terrace Area - 71 Sq.ft  
 Saleable Area - 1354 Sq.ft  
 Carpet Area - 894 Sq.ft  
 UDS - 501 Sq.ft  
 North Facing

3BHK+2T (B2-110)  
 Private Terrace Area - 64 Sq.ft  
 Saleable Area - 1354 Sq.ft  
 Carpet Area - 894 Sq.ft  
 UDS - 501 Sq.ft  
 North Facing

3BHK+2T (B2-107)  
 Private Terrace Area - 71 Sq.ft  
 Saleable Area - 1354 Sq.ft  
 Carpet Area - 899 Sq.ft  
 UDS - 501 Sq.ft  
 East Facing

3BHK+2T (B2-108)  
 Private Terrace Area - 64 Sq.ft  
 Saleable Area - 1295 Sq.ft  
 Carpet Area - 859 Sq.ft  
 UDS - 479 Sq.ft  
 East Facing

3BHK+2T (B2-109)  
 Saleable Area - 1262 Sq.ft  
 Carpet Area - 849 Sq.ft  
 UDS - 467 Sq.ft  
 North Facing



# TYPICAL FLOOR PLAN - BLOCK 2 (2nd to 5th FLOOR)



3BHK+2T (B2 201 - 501)  
 Saleable Area - 1300 Sq.ft.  
 Carpet Area - 890 Sq.ft.  
 UDS - 481 Sq.ft.  
 East Facing

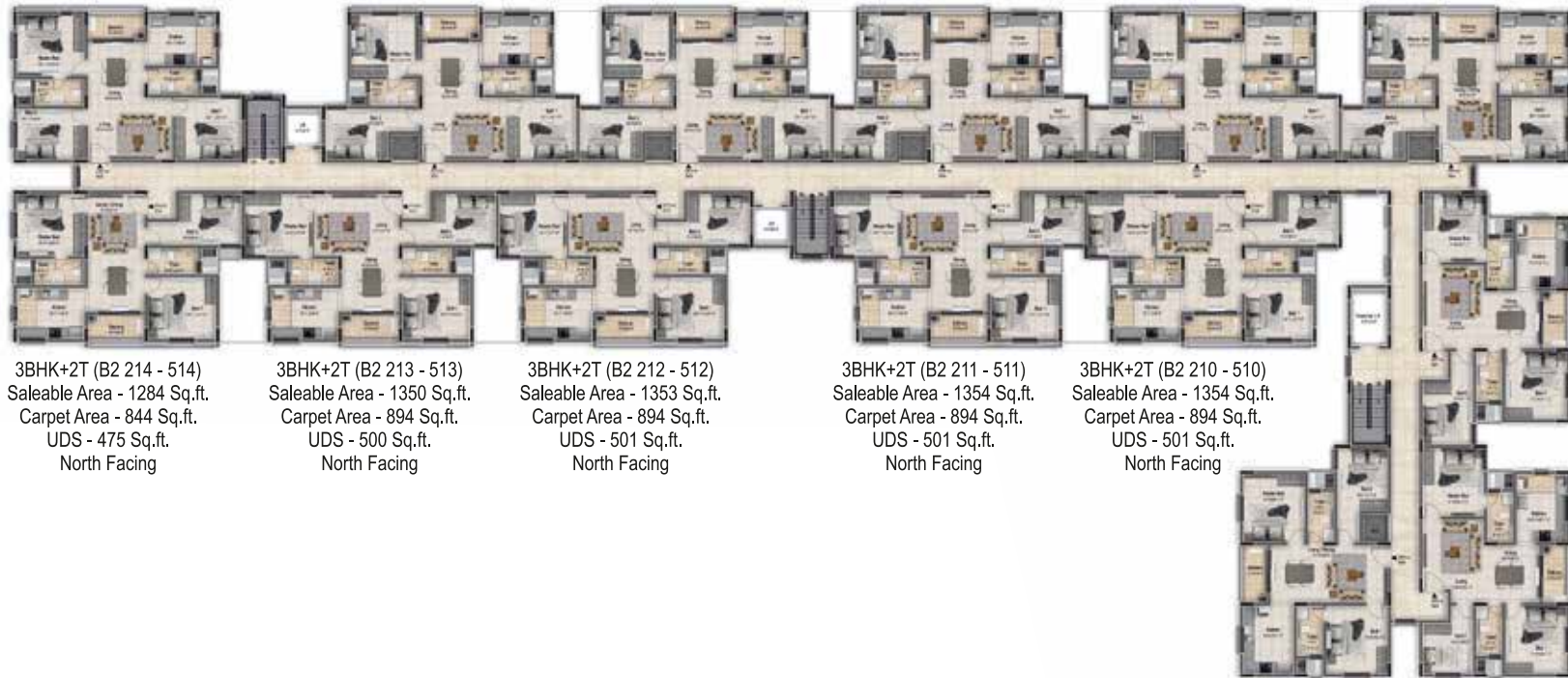
3BHK+2T (B2 202 - 502)  
 Saleable Area - 1327 Sq.ft.  
 Carpet Area - 899 Sq.ft.  
 UDS - 491 Sq.ft.  
 East Facing

3BHK+2T (B2 203 - 503)  
 Saleable Area - 1323 Sq.ft.  
 Carpet Area - 899 Sq.ft.  
 UDS - 490 Sq.ft.  
 East Facing

3BHK+2T (B2 204 - 504)  
 Saleable Area - 1323 Sq.ft.  
 Carpet Area - 899 Sq.ft.  
 UDS - 490 Sq.ft.  
 East Facing

3BHK+2T (B2 205 - 505)  
 Saleable Area - 1323 Sq.ft.  
 Carpet Area - 899 Sq.ft.  
 UDS - 490 Sq.ft.  
 East Facing

3BHK+2T (B2 206 - 506)  
 Saleable Area - 1257 Sq.ft.  
 Carpet Area - 849 Sq.ft.  
 UDS - 465 Sq.ft.  
 East Facing



3BHK+2T (B2 214 - 514)  
 Saleable Area - 1284 Sq.ft.  
 Carpet Area - 844 Sq.ft.  
 UDS - 475 Sq.ft.  
 North Facing

3BHK+2T (B2 213 - 513)  
 Saleable Area - 1350 Sq.ft.  
 Carpet Area - 894 Sq.ft.  
 UDS - 500 Sq.ft.  
 North Facing

3BHK+2T (B2 212 - 512)  
 Saleable Area - 1353 Sq.ft.  
 Carpet Area - 894 Sq.ft.  
 UDS - 501 Sq.ft.  
 North Facing

3BHK+2T (B2 211 - 511)  
 Saleable Area - 1354 Sq.ft.  
 Carpet Area - 894 Sq.ft.  
 UDS - 501 Sq.ft.  
 North Facing

3BHK+2T (B2 210 - 510)  
 Saleable Area - 1354 Sq.ft.  
 Carpet Area - 894 Sq.ft.  
 UDS - 501 Sq.ft.  
 North Facing

3BHK+2T (B2 207 - 507)  
 Saleable Area - 1354 Sq.ft.  
 Carpet Area - 899 Sq.ft.  
 UDS - 501 Sq.ft.  
 East Facing

3BHK+2T (B2 208 - 508)  
 Saleable Area - 1295 Sq.ft.  
 Carpet Area - 859 Sq.ft.  
 UDS - 479 Sq.ft.  
 East Facing

3BHK+2T (B2 209 - 509)  
 Saleable Area - 1262 Sq.ft.  
 Carpet Area - 849 Sq.ft.  
 UDS - 467 Sq.ft.  
 North Facing



# TYPICAL FLOOR PLAN - BLOCK 3 & 4 (1st FLOOR)

3BHK+2T (B3-101)  
Private Terrace Area - 154 Sq.ft  
Saleable Area - 1334 Sq.ft  
Carpet Area - 890 Sq.ft  
UDS - 494 Sq.ft  
East Facing

3BHK+2T (B3-102)  
Private Terrace Area - 66 Sq.ft  
Saleable Area - 1362 Sq.ft  
Carpet Area - 961 Sq.ft  
UDS - 504 Sq.ft  
East Facing

3BHK+2T (B3-103)  
Private Terrace Area - 217 Sq.ft  
Saleable Area - 1362 Sq.ft  
Carpet Area - 931 Sq.ft  
UDS - 504 Sq.ft  
East Facing

3BHK+2T (B3-104)  
Private Terrace Area - 169 Sq.ft  
Saleable Area - 1295 Sq.ft  
Carpet Area - 880 Sq.ft  
UDS - 479 Sq.ft  
East Facing



2BHK+2T (B3-108)  
Saleable Area - 1102 Sq.ft  
Carpet Area - 651 Sq.ft  
UDS - 408 Sq.ft  
North Facing

2BHK+2T (B3-107)  
Saleable Area - 1097 Sq.ft  
Carpet Area - 651 Sq.ft  
UDS - 406 Sq.ft  
North Facing

2BHK+2T (B3-106)  
Saleable Area - 1097 Sq.ft  
Carpet Area - 651 Sq.ft  
UDS - 406 Sq.ft  
North Facing

2BHK+2T (B3-105)  
Saleable Area - 1103 Sq.ft  
Carpet Area - 651 Sq.ft  
UDS - 408 Sq.ft  
North Facing



# TYPICAL FLOOR PLAN - BLOCK 3 & 4 (2nd to 5th FLOOR)



3BHK+2T (201 - 501)  
 Saleable Area - 1334 Sq.ft.  
 Carpet Area - 890 Sq.ft.  
 UDS - 494 Sq.ft.  
 East Facing

3BHK+2T (202 - 502)  
 Saleable Area - 1362 Sq.ft.  
 Carpet Area - 931 Sq.ft.  
 UDS - 504 Sq.ft.  
 East Facing

3BHK+2T (203 - 503)  
 Saleable Area - 1362 Sq.ft.  
 Carpet Area - 931 Sq.ft.  
 UDS - 504 Sq.ft.  
 East Facing

3BHK+2T (204 - 504)  
 Saleable Area - 1295 Sq.ft.  
 Carpet Area - 880 Sq.ft.  
 UDS - 479 Sq.ft.  
 East Facing



2BHK+2T (208 - 508)  
 Saleable Area - 1102 Sq.ft.  
 Carpet Area - 651 Sq.ft.  
 UDS - 408 Sq.ft.  
 North Facing

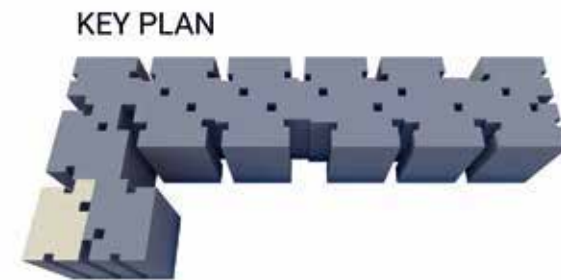
2BHK+2T (207 - 507)  
 Saleable Area - 1097 Sq.ft.  
 Carpet Area - 651 Sq.ft.  
 UDS - 406 Sq.ft.  
 North Facing

2BHK+2T (206 - 506)  
 Saleable Area - 1097 Sq.ft.  
 Carpet Area - 651 Sq.ft.  
 UDS - 406 Sq.ft.  
 North Facing

2BHK+2T (205 - 505)  
 Saleable Area - 1103 Sq.ft.  
 Carpet Area - 651 Sq.ft.  
 UDS - 408 Sq.ft.  
 North Facing



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1264 Sq.ft.)



**UNIT PLAN : 3BHK+2T - North Facing (Block B1)**

Saleable Area - 1264 Sq.ft. | Carpet Area - 849 Sq.ft. | UDS Area : 468 Sq.ft. | Unit Nos. : B1 201 - 501

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1334 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - North Facing (Block B1)**

Saleable Area - 1334 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 494 Sq.ft. | Unit Nos. : B1 202 - 502



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1301 Sq.ft.)



203 - 503



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1301 Sq.ft. | Carpet Area - 890 Sq.ft. | UDS Area : 482 Sq.ft. | Unit Nos. : B1 203 - 503

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1331 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1331 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 493 Sq.ft. | Unit Nos. : B1 204 - 504

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1330 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1330 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 492 Sq.ft. | Unit Nos. : B1 205 - 505

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1329 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1329 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 492 Sq.ft. | Unit Nos. : B1 206 - 506



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1335 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1335 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 494 Sq.ft. | Unit Nos. : B1 207 - 507

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1268 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1268 Sq.ft. | Carpet Area - 849 Sq.ft. | UDS Area : 469 Sq.ft. | Unit Nos. : B1 208 - 508



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1302 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - North Facing (Block - B1)**

Saleable Area - 1302 Sq.ft. | Carpet Area - 858 Sq.ft. | UDS Area : 482 Sq.ft. | Unit Nos. : B1 209 - 509

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1357 Sq.ft.)



**UNIT PLAN : 3BHK+2T - North Facing (Block - B1)**

Saleable Area - 1357 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 502 Sq.ft. | Unit Nos. : B1 210 - 510



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1361 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - North Facing (Block - B1)**

Saleable Area - 1361 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 504 Sq.ft. | Unit Nos. : B1 211 - 511

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1361 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - North Facing (Block - B1)

Saleable Area - 1361 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 504 Sq.ft. | Unit Nos. : B1 212 - 512



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1361 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - North Facing (Block - B1)**

Saleable Area - 1361 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 504 Sq.ft. | Unit Nos. : B1 213 - 513

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1307 Sq.ft.)



UNIT PLAN : 3BHK+2T - East Facing (Block - B1)

Saleable Area - 1307 Sq.ft. | Carpet Area - 858 Sq.ft. | UDS Area : 484 Sq.ft. | Unit Nos. : B1 214 - 514

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1300 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - East Facing (Block - B2)**

Saleable Area - 1300 Sq.ft. | Carpet Area - 890 Sq.ft. | UDS Area : 481 Sq.ft. | Unit Nos. : B2 201 - 501

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1327 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B2)

Saleable Area - 1327 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 491 Sq.ft. | Unit Nos. : B2 202 - 502



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1323 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - East Facing (Block - B2)**

Saleable Area - 1323 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 490 Sq.ft. | Unit Nos. : B2 203 - 503

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1323 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B2)

Saleable Area - 1323 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 490 Sq.ft. | Unit Nos. : B2 204 - 504



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1323 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - East Facing (Block - B2)**

Saleable Area - 1323 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 490 Sq.ft. | Unit Nos. : B2 205 - 505

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1257 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B2)

Saleable Area - 1257 Sq.ft. | Carpet Area - 849 Sq.ft. | UDS Area : 465 Sq.ft. | Unit Nos. : B2 206 - 506



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1354 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - East Facing (Block - B2)**

Saleable Area - 1354 Sq.ft. | Carpet Area - 899 Sq.ft. | UDS Area : 501 Sq.ft. | Unit Nos. : B2 207 - 507

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1295 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B2)

Saleable Area - 1295 Sq.ft. | Carpet Area - 859 Sq.ft. | UDS Area : 479 Sq.ft. | Unit Nos. : B2 208 - 508



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1262 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - North Facing (Block - B2)**

Saleable Area - 1262 Sq.ft. | Carpet Area - 849 Sq.ft. | UDS Area : 467 Sq.ft. | Unit Nos. : B2 209 - 509

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1354 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - North Facing (Block - B2)

Saleable Area - 1354 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 501 Sq.ft. | Unit Nos. : B2 210 - 510



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1354 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - North Facing (Block - B2)**

Saleable Area - 1354 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 501 Sq.ft. | Unit Nos. : B2 211 - 511

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1353 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - North Facing (Block - B2)

Saleable Area - 1353 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 501 Sq.ft. | Unit Nos. : B2 212 - 512



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1350 Sq.ft.)



KEY PLAN



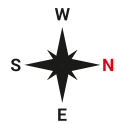
**UNIT PLAN : 3BHK+2T - North Facing (Block - B2)**

Saleable Area - 1350 Sq.ft. | Carpet Area - 894 Sq.ft. | UDS Area : 500 Sq.ft. | Unit Nos. : B2 213 - 513

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1284 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - North Facing (Block - B2)

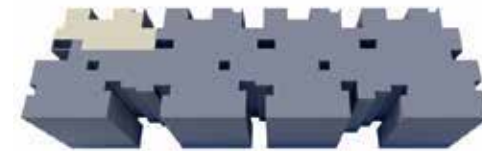
Saleable Area - 1284 Sq.ft. | Carpet Area - 844 Sq.ft. | UDS Area : 475 Sq.ft. | Unit Nos. : B2 214 - 514



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1334 Sq.ft.)



KEY PLAN



**UNIT PLAN : 3BHK+2T - East Facing (Block - B3 & B4)**

Saleable Area - 1334 Sq.ft. | Carpet Area - 890 Sq.ft. | UDS Area : 494 Sq.ft. | Unit Nos. : B3 & B4 201 - 501

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1362 Sq.ft.)



202 - 502



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B3 & B4)

Saleable Area - 1362 Sq.ft. | Carpet Area - 931 Sq.ft. | UDS Area : 504 Sq.ft. | Unit Nos. : B3 & B4 202 - 502



# INDIVIDUAL UNIT PLAN (3BHK+2T - 1362 Sq.ft.)



203 - 503



KEY PLAN



**UNIT PLAN : 3BHK+2T - East Facing (Block - B3 & B4)**

Saleable Area - 1362 Sq.ft. | Carpet Area - 931 Sq.ft. | UDS Area : 504 Sq.ft. | Unit Nos. : B3 & B4 203 - 503

# INDIVIDUAL UNIT PLAN (3BHK+2T - 1295 Sq.ft.)



KEY PLAN



UNIT PLAN : 3BHK+2T - East Facing (Block - B3 & B4)

Saleable Area - 1295 Sq.ft. | Carpet Area - 880 Sq.ft. | UDS Area : 479 Sq.ft. | Unit Nos. : B3 & B4 204 - 504



# INDIVIDUAL UNIT PLAN (2BHK+2T - 1103 Sq.ft.)



KEY PLAN



**UNIT PLAN : 2BHK+2T - North Facing (Block - B3 & B4)**

Saleable Area - 1103 Sq.ft. | Carpet Area - 651 Sq.ft. | UDS Area : 408 Sq.ft. | Unit Nos. : B3 & B4 205 - 505

# INDIVIDUAL UNIT PLAN (2BHK+2T - 1097 Sq.ft.)



KEY PLAN

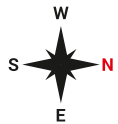


UNIT PLAN : 2BHK+2T - North Facing (Block - B3 & B4)

Saleable Area - 1097 Sq.ft. | Carpet Area - 651 Sq.ft. | UDS Area : 406 Sq.ft. | Unit Nos. : B3 & B4 206 - 506



# INDIVIDUAL UNIT PLAN (2BHK+2T - 1097 Sq.ft.)



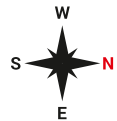
KEY PLAN



**UNIT PLAN : 2BHK+2T - North Facing (Block - B3 & B4)**

Saleable Area - 1097 Sq.ft. | Carpet Area - 651 Sq.ft. | UDS Area : 406 Sq.ft. | Unit Nos. : B3 & B4 207 - 507

# INDIVIDUAL UNIT PLAN (2BHK+2T - 1102 Sq.ft.)



KEY PLAN



**UNIT PLAN : 2BHK+2T - North Facing (Block - B3 & B4)**

Saleable Area - 1102 Sq.ft. | Carpet Area - 651 Sq.ft. | UDS Area : 408 Sq.ft. | Unit Nos. : B3 & B4 208 - 508





# 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 : 600mm x 600mm vitrified tile flooring and skirting.
- Master Bedroom : 600mm x 600mm 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 : Non-VOC paints will be applied as per IGBC.
- Internal walls : Two coats of acrylic emulsion over one coat of primer and two coats of wall putty.
- Ceiling : Putty finish with acrylic emulsion paint.
- Exterior walls : Plaster finish with weatherproofing, as decided by the architect.
- Bathrooms : 300mm x 450mm glazed ceramic wall tiles up to 7'-0" height.
- Kitchen : Glazed ceramic wall tile 2'-0" above the kitchen counter.

## **KITCHEN**

- Kitchen Platform : All taps / bib cocks to comply with IGBC.
  - Kitchen Platform : Platform with granite counter slab 2'-0" wide.
  - Kitchen Sink : Stainless steel single bowl sink with drain board and sink faucet of JAQUAR or equivalent.
  - Electrical Point : Provision for chimney, water purifier & washing machine.
- 

## **BATHROOMS**

- : All water supply fixtures to comply with IGBC.
- Sanitary fixture : Wall-mounted European Water Closet (EWC) of JAQUAR or equivalent, provided with a concealed cistern - (U).
- CP fitting : Health faucet, pillar cock, wall mixer, overhead shower of JAQUAR 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).

## **JOINERY**

- : All wooden materials used to be FSC (Forest Stewardship Council) certified as per IGBC.
- 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**

- : All glasses to satisfy IGBC requirements.
- Windows : UPVC sliding windows with necessary hardware will be provided.
- French doors : UPVC frame and sliding door with see-through glass will be provided.
- 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**

- Waterproofing : Waterproofing will be done in water-retaining areas such as the lift pit, toilet, balcony, UG sump, STP & OHT.





## **ELECTRICAL**

- Power supply : 3 Phase connection for each apartment.
- Power back-up : 350 watts for 2BHK, 500 watts for 3BHK through Automatic Changeover Current & Limiter (ACCL) (Instead of pre-designed electrical light points during a power cut, there is 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 / 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 easy DTH connectivity.
- Data : Provision for fibre optical cabling in living room.
- Air-conditioner : Split air-conditioner provision will be made in the living/dining room and all bedrooms. Drain and copper pipe provisions for A/C will be provided making it easy to fix 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.

## **PLUMBING**

- Water supply : Hydro Pneumatic Pressure System (provides water at constant pressure in all apartments, irrespective of the floor vis-a-vis traditional overhead tank) – (U).
- Internal : All internal plumbing lines are CPVC pipes.
- 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 & 8-passenger lift - KONE / FUJITEC or equivalent.
Lift facia	:	Tile 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 tile flooring with matching skirting. Painting will consist of two coats of acrylic emulsion over one coat of primer.
Common area lighting	:	Timer-based control for all non-emergency exterior and common area lighting.
Staircase	:	Anti- skid ceramic tile flooring and painting with 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	:	Solar reflective cool tile finishing, satisfying IGBC.
Driveway	:	Well- defined driveway with interlocking paver block laid all around 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 the entry and exit, stilt lobby, driveway, and all floor lift/staircase lobbies.
Security	:	Security cabin will be provided at the entrance.
Compound wall	:	Building perimeter will be fenced by a compound wall with grand entry gates, with the height as per the architect's / landscape design.
Landscape	:	Adequate landscape will be provided as per the landscaping consultant's design.
Signages	:	Apartment owner's name board will be provided on the stilt floor.



## Payment Schedule

Payment Stages	Payment Percentage
Booking Advance	10%
Agreement stage within 30 days of Booking Date	30%
Commencement of Foundation	7.5%
Commencement of Stilt Floor	7.5%
Commencement of 1st Floor	7.5%
Commencement of 2st Floor	7.5%
Commencement of 3rd Floor	7.5%
Commencement of 4th Floor	7.5%
Commencement of 5th Floor	7.5%
Commencement of Block works	2.5%
Commencement of Internal finishes	2.5%
Upon intimation of handing over (Payable along with Corpus Fund & Maintenance)	2.5%
<b>Total</b>	<b>100%</b>



## PARTNERS FOR DEVELOPMENT

### Architect

Kharche &  
Associates

### Structural

Vision Structural  
Design Aid

### MEP

Sumanam Engineering  
Services (p) Ltd.

## HOME LOAN PARTNERS



PROJECT IS FUNDED BY  
AND MORTGAGED WITH

**TATA CAPITAL**  
HOUSING FINANCE LIMITED

Member





# A FEW OF OUR LANDMARK PROJECTS



Ascot - 📍 Adambakkam



90 Degrees - 📍 Kovilambakkam



Truliv & Centralia - 📍 Navalur



Tuxedo - 📍 Velachery



Tuxedo Elite - 📍 Velachery



Pristine Pavilion - 📍 Mahindra World City



Truliv - 📍 Porur



# AWARDS & RECOGNITIONS



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

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

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

# AWARDS & RECOGNITIONS



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



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



**TIMES  
BUSINESS AWARD**  
Most Customer Centric  
Developer of the Year  
2021



**TIMES REALTY  
ICON**  
Best Customer Centric  
Developer  
2016



**REALTY  
INDIA**  
Best Luxurious  
Housing Project -  
South India  
2017



Trust is the cornerstone  
of creating a great working culture.

We are now





For More Enquiries Call Now

Karan Ashok -9884035958