

NEWRY
ADORA
THIRUMULLAIVOYAL

YOUR
**WORLD OF
HAPPINESS**

📍 **THIRUMULLAIVOYAL**

Behind All India Radio, 400 Meters from CTH Road







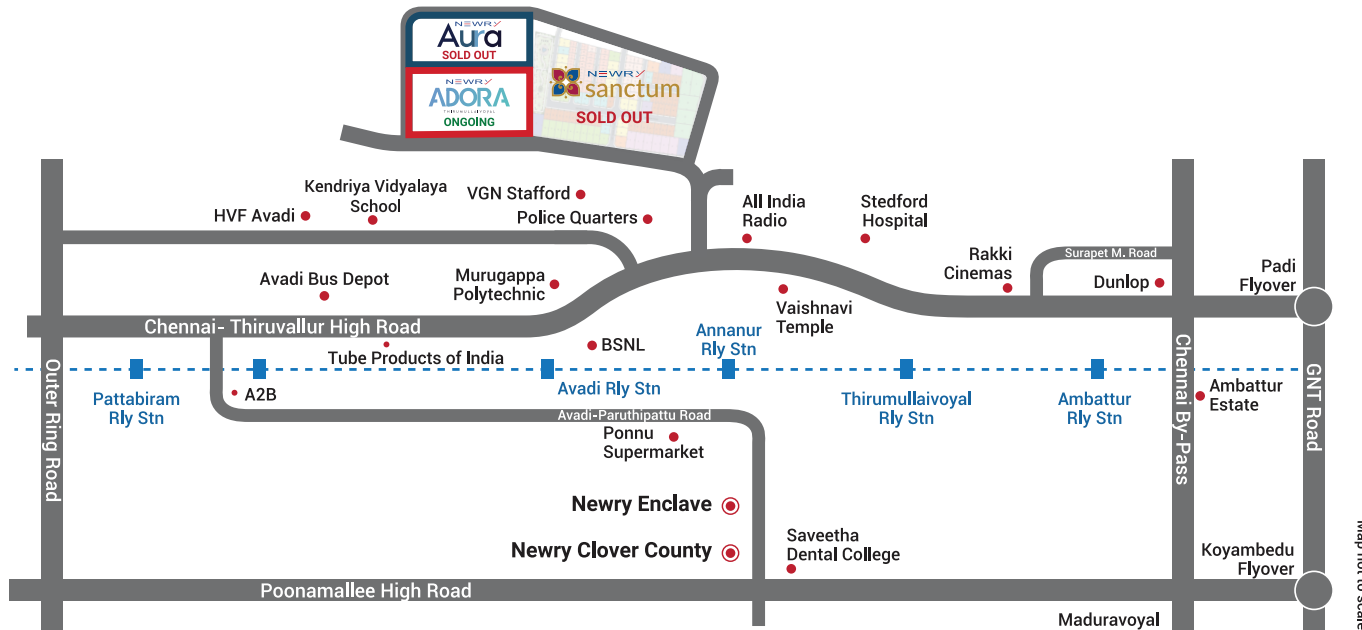
WELCOME TO ADORA

Introducing Newry Adora - your gateway to luxurious living! With One Basement, stilt and 5 floors, this premium apartment complex offers a range of configurations to suit your needs. Choose from our 1 BHK, 2 BHK, 2.5 BHK and 3 BHK options - each meticulously designed to provide you with the highest levels of comfort and convenience. In land area of 1.25 acres our flats are built with the finest quality material and feature modern amenities such as 24/7 security, power backup, lift facilities, and more.

With a total of 128 flats, Newry Adora provides the perfect balance of community and privacy. So why wait? Book your dream home today and experience a life of comfort and luxury at Newry Adora!

CMDA No:- OL-PP/NHRB/0123/2023
RERA No:- TN/29/BUILDING/394/2023

LOCATION MAP



Site address
 Sanctum Avenue, Sudharsan Main Road, Thirumullaivoyal, Chennai - 600062.

STRATEGIC ADVANTAGE

Newry Adora is strategically located at Thirumullaivoyal road, offering easy connectivity to key hubs in the city. Helping you access the best Schools, Colleges, Office Spots, Shopping and Entertainment without a long and tedious drive.

HOSPITALS

- Be Well Hospital _____ 2.7 KM
- Sir Ivan Stedeford Hospital _____ 3 KM
- HVF Hospital _____ 3 KM
- Mahalakshmi Hospital _____ 3.5 KM
- ESSVEE Hospital _____ 3.6 KM

INDUSTRIES

- Tube Products of India _____ 2 KM
- OCF Avadi _____ 3.8 KM
- HVF Avadi _____ 4.5 KM
- HCL _____ 7.6 KM
- TCS _____ 8 KM

SUPER MARKETS

- More Supermarket _____ 1 KM
- Udhaya Supermarket _____ 2.5 KM
- Ponnu Supermarket _____ 5 KM

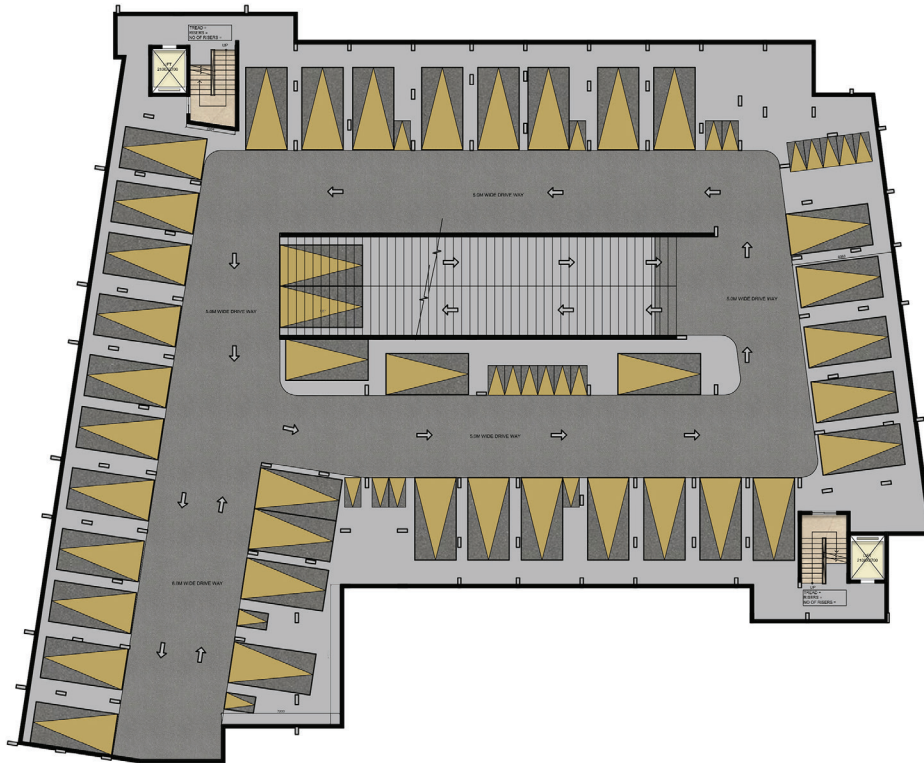
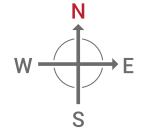
SCHOOLS

- Sri Venkateswara School _____ 2K M
- Sri Ramakrishna Matriculation Higher Secondary School _____ 2 KM
- Kendriya Vidyalaya School _____ 2 KM
- G.K. Shetty Vivekananda Vidyalaya School _____ 2.5 KM
- Nazareth School _____ 4 KM
- T I Matriculation School _____ 4.5 KM
- Sri Chaitanya International School _____ 10 KM

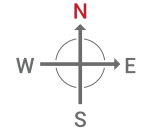
COLLEGES

- Murugappa Polytechnic College _____ 1.2 KM
- St.Peter's College of Engineering and Technology _____ 5.6 KM
- Hindu College _____ 6 KM
- S.A Polytechnic College _____ 9 KM
- MahaLakshmi College _____ 9 KM
- Veltech College Of Engineering _____ 10 KM
- Jaya College Of Arts And Science _____ 12 KM

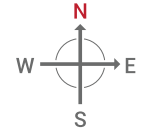
FLOOR PLAN



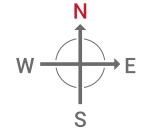
BASEMENT & STILT FLOOR PLAN



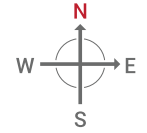
FIRST FLOOR PLAN



SECOND FLOOR PLAN

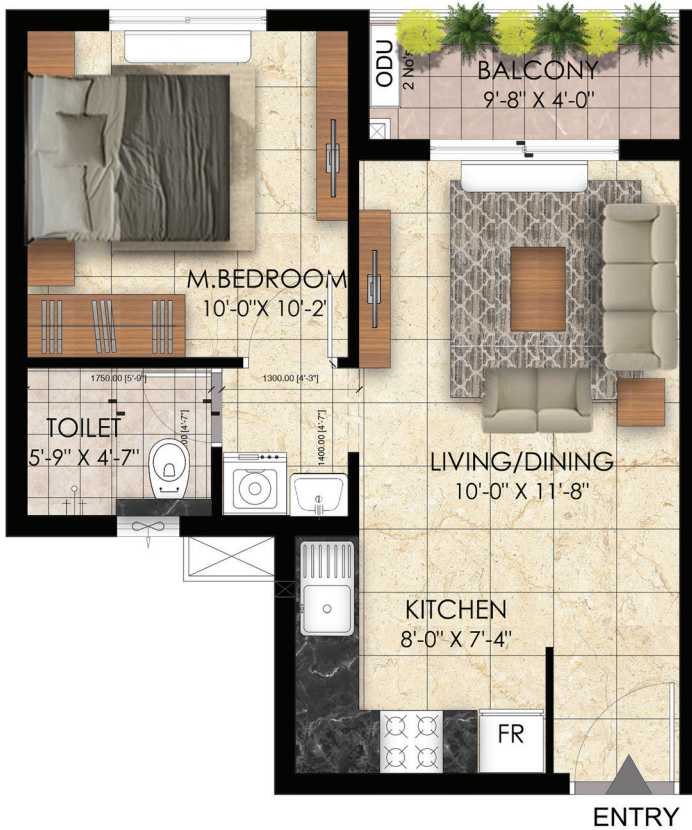
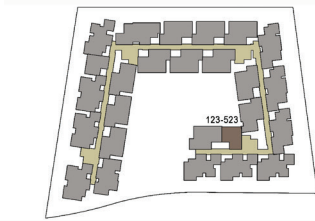
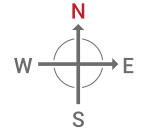


THIRD FLOOR PLAN



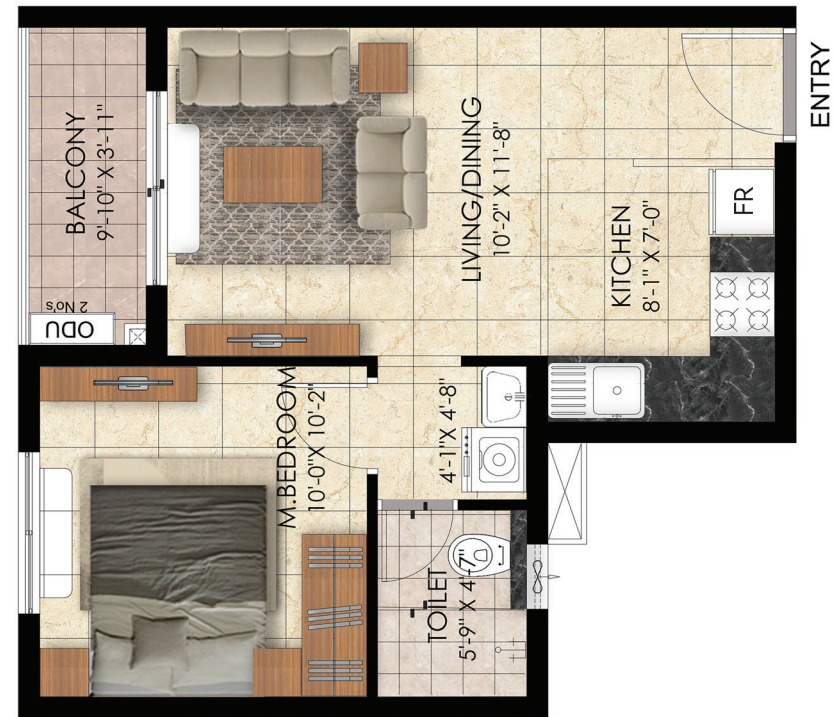
FOURTH & FIFTH FLOOR PLAN

UNIT PLAN



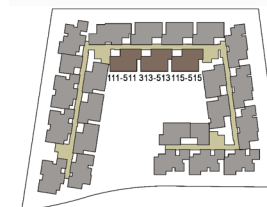
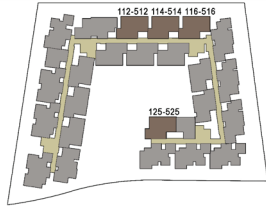
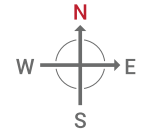
1BHK | TYPE 1
578 sq.ft | South Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
456.61	402.64



1BHK | TYPE 2
577 sq.ft | East Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
455.64	400.98



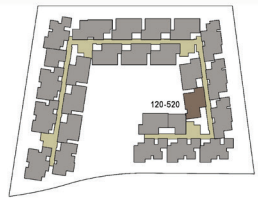
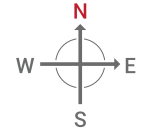
2BHK | TYPE 1
928 sq.ft | South Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
732.38	656.39



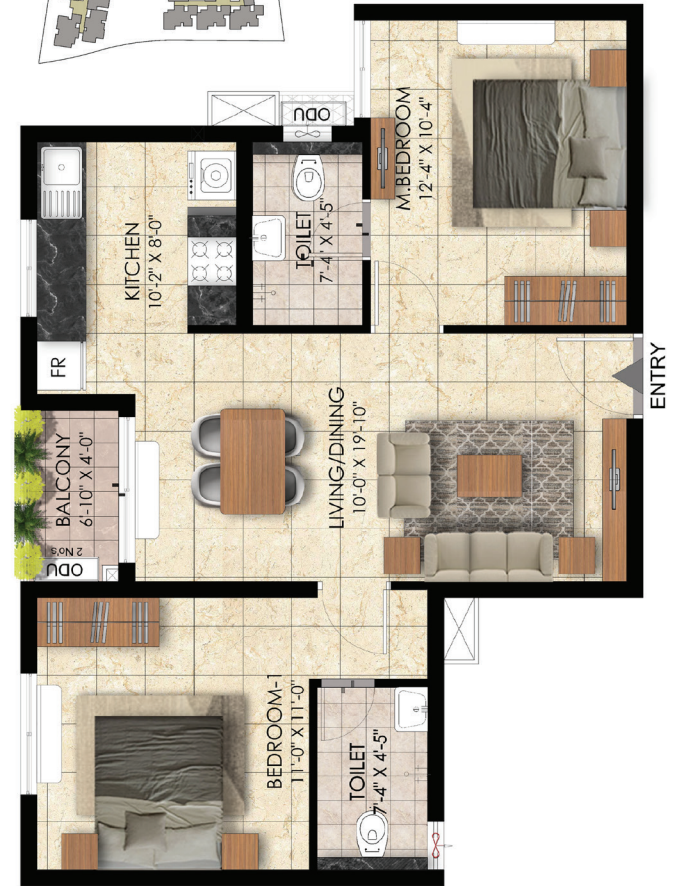
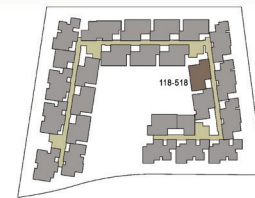
2BHK | TYPE 1A
929 sq.ft | North Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
733.57	652.57



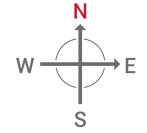
2BHK | TYPE 2
922 sq.ft | East Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
727.54	649.28



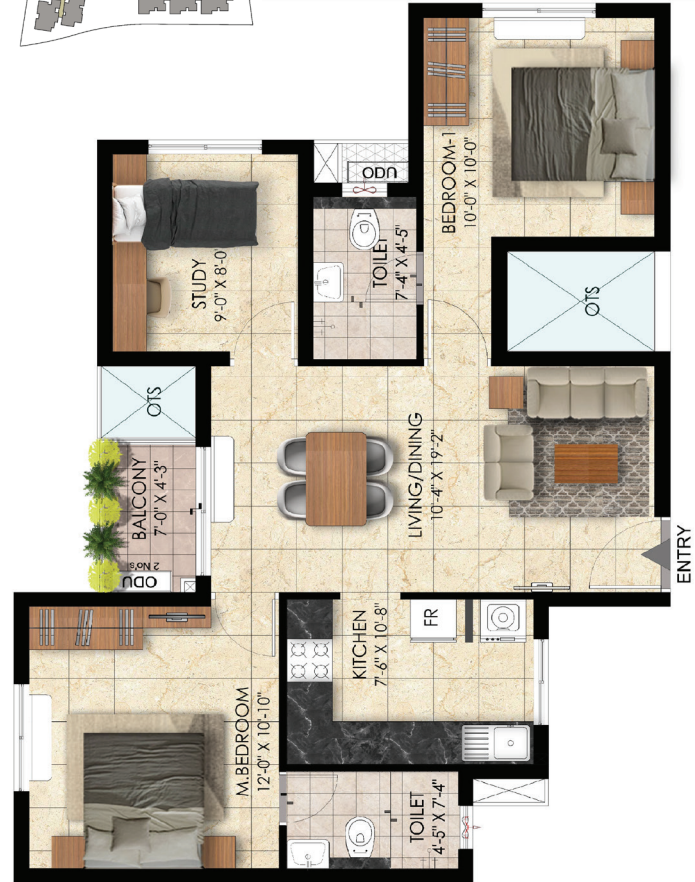
2BHK | TYPE 3
928 sq.ft | East Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
732.38	652.41



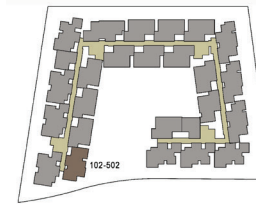
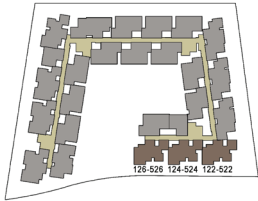
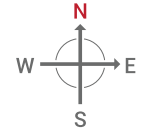
2BHK | TYPE 4
925 sq.ft | West Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
730.23	652.62



2.5BHK | TYPE 1
1036 sq.ft | East Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
817.96	723.34



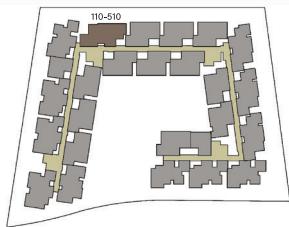
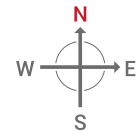
2.5BHK | TYPE 2
1041 sq.ft | North Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
822.26	723.45



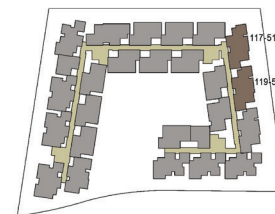
2.5BHK | TYPE 3
1026 sq.ft | West Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
809.67	737.73



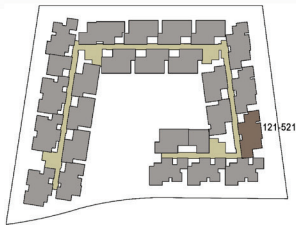
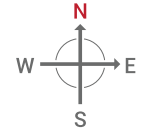
3BHK | TYPE 1
1159 sq.ft | South Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
915.26	815.23



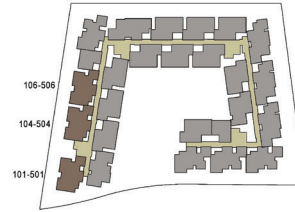
3BHK | TYPE 2
1135 sq.ft | West Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
896.00	796.21



3BHK | TYPE 3
1144 sq.ft | West Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
903.21	804.07



3BHK | TYPE 4
1162 sq.ft | East Facing

Plinth area (in sq.ft)	Carpet area (in sq.ft)
917.63	815.80

20+ MODERN LIFESTYLE AMENITIES

OUTDOOR PLAY AREA

Children's Park

Jogging Track

Badminton Court

Skating Rink

Acupressure Pathway

Sand Pit

Senior Citizen Zone

Yoga Deck

Meditation Zone

Street Light

INDOOR AMENITIES

Gym

Multipurpose Hall

Association Room

PODIUM LEVEL

Children's Play Area

Nanny's Pavilion

Green Landscaped Area

Gazebo

COMMON AMENITIES

STP

CCTV

Power Backup

Rainwater Harvesting

Driver/Maid Toilet

Solar Panel for Back Up



SPECIFICATIONS

STRUCTURE

- RCC framed structure with RC foundations conforming to BIS compliance to seismic zone requirements.
- Anti-termite treatment as per BIS for the complete building.
- 8" thick Solid Block outer wall and 4" thick Solid block internal partition wall with cement plastering.

WALL FINISHES

- Cement plaster finish with Tractor Emulsion Paint for all internal walls.
- The toilet walls will be finished with double glazed ceramic tiles up to 7' height.
- Toilets, Kitchen, Balconies and other areas will be finished with cement plaster and Tractor Emulsion paint.
- Wash area will be finished with Ceramic Tiles up to 3'0 heights.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles.
- Exterior faces of the building will be finished with cement plaster and Exterior Emulsion paint.

CEILING

- All ceiling areas will be finished with Tractor Emulsion Paint.

FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with matching skirting.
- Kitchen, Balconies, Toilets & Wash/service area floor will be finished with Non slippery Ceramic Tiles.
- All Lobbies and corridor will be finished with tiles.
- Staircase will be finished with tiles.
- Car park areas will be finished with cement concrete granolith flooring.
- Driveway will be finished with interlocking Blocks.

DOORS & WINDOW

- Entrance Doors: Hard wood frame with teak veneered shutter with melamine polish with Yale or Godrej locks.
- Bedroom Doors: Hard wood frame and skin paneled doors.
- Toilet Doors: Hard Wood Frame with FRP doors.
- Windows: UPVC windows with MS Grills as per the Design of the Architect.
- French Windows: UPVC sliding French doors as per the design of the Architect.
Grills at the balcony will be provided at an additional cost.

KITCHEN

- 2' wide granite slab and a Stainless Steel single bowl Sink with drain board.
- Provision for chimney and aqua guard will be made.

TOILETS

- White European Water Closets of Essco / Jaquar make will be provided.
- Health Faucets, wall mixers with an overhead shower will be provided.
- All toilets will have provision for connecting a Geyser.
- All CP fittings will be of Essco / Jaquar make.



ELECTRICAL

- Concealed Insulated Copper Multi-Strand Fire Resistant wires in all Apartments.
- Each Apartment will be provided with a distribution board having MCB's.
- All switches & sockets of Anchor.
- TV Points will be provided in Living and Master bedroom.
- AC provision in master bedroom only, other bedrooms conduit provision will be given.

INTERNET

- Conduit Provision given for Internet Connection in Living.

LIFT

- The building will be served by Ten passenger lift of Johnson or Schindler Make.

POWER SUPPLY & GENERATOR

- 3 Phase Power Supply with Power Backup of DG for 1Light & 1 Fan point in each room of an apartment and for Common Facilities like Lifts, Pumps and Amenities will be provided.
- A Few of the common lights shall be powered by solar energy.

SECURITY

- CCTV Cameras will be installed in stilt lift lobbies, entry and exit gates.

COMON FACILITIES

- Common Toilet for drivers and domestic help would be provided in the stilt floor
- Sewage Treatment Plant will be Provided. The Treated Water will be Distributed to all EWC Flush Tank.

COMPOUND WALL

- 5 feet high compound wall on all sides of the plot.

LANDSCAPING

- Suitable landscaping shall be done.

SUMP

- Underground sump of adequate capacity would be provided.

BOREWELL

- Bore well of required depth would be provided.

RAIN WATER HARVESTING

- Will be provided as per CMWSSB Norms.

PAYMENT SCHEDULE

1	Booking Advance	1,00,000
2	Agreement Signing within 15 Days from the Date of Booking	10%
3	On Commencement of Foundation	20%
4	On Commencement of Basement Roof	20%
5	On Commencement of Ground Floor Roof	10%
6	On Commencement of First Floor Roof	10%
7	On Commencement of Third Floor Roof	10%
8	On Commencement of Fifth Floor Roof	10%
9	On Completion of Flooring of the Respective Unit	5%
10	On Intimation of Handing Over	5%
	TOTAL	100%



Project Promoted by:
Samprathy Developers LLP

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Loan Partners



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