

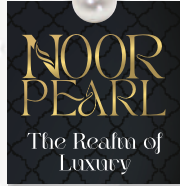


# Locations Map

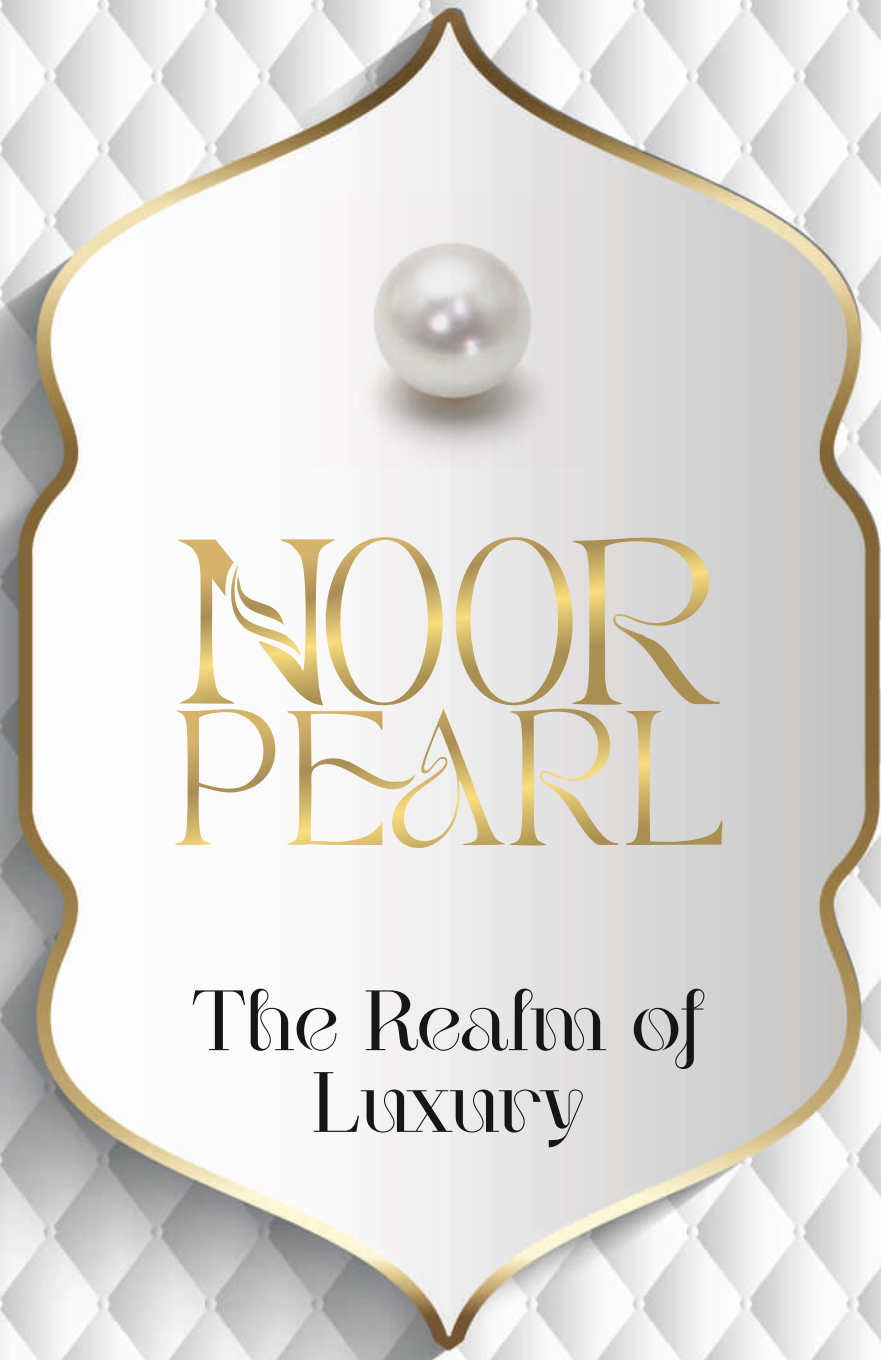


Not to Scale

Shastri Nagar is a neighbourhood in Adyar, it is bordered by the Adyar River, Elliots Beach, Thiruvanmiyur and the ECR. Today Shastri Nagar is a most sought after elite residential neighbourhood of south Chennai, with all essential and commercial outlets and having relatively good transport and other facilities.



Old No: 3, New No: 5, Second Avenue, Sastri Nagar, Adyar, Chennai: 600020.



**Arc Developers**  
Elite Chambers, No.78, Greams Road,  
Thousand Light, Chennai - 600 006.  
73737 97926  
sales@arcdevelopers.in  
www.arcdevelopers.in

ALPHADEZINE, Chennai. Ph: 93810 32810

## The Company

Arc Developers and its team have an excellent exposure for more than 3 decades in the field of civil and construction domain and has been delivering the best of abodes to countless happy clients. Its forte is its ability to deliver uncompromised quality & timely execution of the projects, stringent adherence to specifications and impeccable services to its clients through its construction entity.

With enviable credibility in the construction domain, Arc Developers have marked their footprint into real estate development by setting new standards for quality creation of homes that truly reflects their philosophy "Live Life Happily", with the same commitment and inspiration.

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### Mission

To be recognized as a provider of quality homes at an affordable cost while involved in the preservation of the environment and natural ecosystem, thereby delivering energy efficient, self-sustaining value homes to every segment of society.

### Vision

To be a qualitative and quantitative player in the housing and infrastructure sector while creating a significant change in the way the industry operates by deploying modern and rapid construction technology that delivers world class dwellings in large volumes across India, by the year 2025

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NOOR  
PEARL  
The Realm of  
Luxury

“ Discover a luxury home that reigns over the best address in the city, just like a royal palace at the centre of its Kingdom.”





# NOOR PEARL

The Realm of Luxury

ARC Developers is synonymous with trust, Nothing could comfort you as much as thinking that your home is planned and built by one of the most reliable builder. “Noor Pearl”, is crafted with all the key essentials for a luxury lifestyle, allows to lavish you with the unparalleled intuition and magnanimity of a palace at Shastri Nagar, Adyar-Chennai. Make your selection from the tranquil collection of 2, 3 & 4 BHK apartments, fit for a royal lifestyle, bringing a comforting star value to your home.... now experience *The Realm of Luxury.*



RERA:TN/29/BUILDING/0153/2022





MASTER BEDROOM



KITCHEN



LIVING ROOM

“ Designed to effectively improvise the efficiency of the carpet area of every unit, flushed with fresh air and adequate sunlight, keeping you in good health and creating a happy ambience. ”



DINNING





STILT FLOOR PLAN



TERRACE



GYM



“ Moroccan architecture has the ability to inspire far and wide. The intricate abstract floral patterns that embellish the flooring and walls reminds us the beautiful mosaics found in quaint Moroccan courtyards. This meticulous work makes your everyday experience at “Noor Peel” a unique and rewarding one. ”



GROUND FLOOR LOBBY



**FIRST FLOOR**

Carpet Area	Saleable Area
1A -	SOLD OUT
1B - 1,504.68 Sq.ft.	2,108.72 Sq.ft



**SECOND FLOOR**

Carpet Area	Saleable Area
2A - 1,341.56 Sq.ft.	1,870.62 Sq.ft
2B -	SOLD OUT





**THIRD FLOOR**

Unit	Carpet Area	Saleable Area
3A	1,566.12 Sq.ft.	2,181.37 Sq.ft.
3B	SOLD OUT	

**FOURTH FLOOR**

Unit	Carpet Area	Saleable Area
4A	1,566.12 Sq.ft.	2,181.37 Sq.ft.
4B	SOLD OUT	



**FIFTH FLOOR**

Unit	Carpet Area	Saleable Area
5A	1,903.44 Sq.ft.	2,610.07 Sq.ft.
5B	SOLD OUT	



# Standard Features & Specifications

<b>FLOORING</b>	
Living/Dining	Vitrified Tiles
M.Bed Room	Laminated Wooden Flooring
Bed Rooms	Vitrified Tiles
Toilet	Ceramic Tiles
Sit-out	Vitrified Tiles
Kitchen Flooring	Vitrified Tiles
<b>LIFT</b>	
	1 No. Automatic 8 Passengers lift up to Terrace level
<b>STANDBY GENERATOR</b>	
	Power Back up (Common Area)
<b>TERRACE ROOF GARDEN</b>	
	Adequate Landscaping designed by Architect
<b>CLEAR CEILING HEIGHT</b>	
Inside the Apatment	10'0"floor to floor
Stilt Floor	10'0"floor to floor
<b>SANITARY FITTINGS</b>	
	CP Fittings: Toto & Hansgrohe with equivalent range Overhead shower adjustable 3 speed
<b>EWC</b>	
	Concealed Flushing tank One Health Faucet in each toilet
<b>DOORS</b>	
Main Door	1st quality African teakwood frame with 38mm thick Flush
Toilet Doors	Door finished with Teak Veneer with necessary hardware fittings
Bedroom Doors	1st quality African teakwood frame with 32mm thick flush Door finished with Teak Veneer with Necessary hardware fittings
All French doors	UPVC - White Colour or relevant colour
<b>WINDOWS</b>	
All Windows	Branded UPVC - white Colour
Plain glass for all window shutters	Saint Gobain or equivalent
<b>PAINTING</b>	
All walls / Utility	1 coat of Primer and 2 coats of Emulsion Paint
Ceiling	Entire apartment ceiling would be painted with Emulsion Paint Except in Toilet Ceiling finished with false ceiling
<b>WALL TILING</b>	
Kitchen	2' Dado with Glazed tile above Kitchen counter
Toilets - Walls	Glazed tiles upto 7'0 height
<b>KITCHEN COUNTER</b>	
	Granite Slab (Single bowl with drain board)
<b>TELEPHONE POINTS</b>	
	In Living Room
<b>ELECTRICAL WIRING</b>	
Supply	Concealed wiring for 3-phase FINOLEX or equivalent
Switches	Modular Switches



FLOORING



TERRACE



LIFT



KITCHEN



TOILET

<b>COMMON AREAS</b>	
Car Parking	Grano - Flooring with Pattern as per Architect details
Stair Case	Granite with SS Hand Rail
Lift Wall Cladding Balcony Handrail	Italian Marble cladding as per Architect details SS & glass Hand Rail
<b>OVER HEAD TANK &amp; SUMP</b>	
	With adequate capacity as per CMWSSB Standards
<b>ELECTRICITY</b>	
	3Phase supply with adequate Capacity of Transformer (Recommended by EB)
<b>SECURITY SYSYTEM</b>	
	Will be provided with access control in Lobby Entry



## Our Assurance

### Environmental Responsibility

Our projects reflect our commitment to being eco-friendly through water recycling, rainwater harvesting, energy efficient design (to maximise natural light and air), usage of green materials and wood-alternatives (where possible) and planting trees.

### Quality

Thorough soil test, water-table analysis, maximum flood-level checks, rain water harvesting and recharging methods, our constant research helps us bring the latest products and technology to construction. A multi-point quality check for all materials ensures lasting value in all our projects. Every project is also designed to meet the BIS code norms for earthquake residence.

### Innovation

Our buildings are specially elevated to prevent flooding and carefully designed to maximize ventilation and natural lighting, thereby conserving energy. Our special crystalline water-proofing integrates with concrete surfaces, and guarantees protection against leakage. After all, it's the small things that make a real difference.