PRESENTING

adroit

PROSPER

Thalambur

EFFICIENTLY DESIGNED HOMES THAT GIVE YOU

MORE HOME PER HOME

Rera No: Tn/01/Building/0010/2021.www.tnrera.in



Key factors to look for when you buy a home

	Adroit Prosper
Efficiently designed spaces	✓
Auspicious North-East extended site	✓
Robust construction	✓
Meticulous quality measures	✓
Prime location - Corner Property	✓
Well-ventilated spaces	✓
Elders hangout complete with walking tracks	✓
Kids outdoor play area	✓
Entertainment & Malls nearby	✓
Enhanced safety measures – Main gate management system, CCTV, etc.	✓
Design conforming to Seismic Zone 3 standards	✓

	Adroit Prosper
Proximity to schools, colleges and workplaces	✓
Vaastu compliance	✓
Ace amenities	✓
Located on the main road	✓
Clubhouse -Exclusive Ground + 2 floors block	✓
Coworking space with meeting room	✓
Maze garden	✓
Multi play court	✓
Game simulator room	✓
Bus bay for school kids	✓
Kids Learning centre	✓



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adroit PROSPER Thalambur

WHERE EVERY INCH OF SPACE IS DESIGNED TO GIVE YOU MORE OF IT

573 units of 1 and 2 BHK homes, built on a north-east extended plot at Thalambur Junction.

Come home to 4.62 acres of bliss. An abode where every inch of space is efficiently utilised to give you even more space, and evoke a sense of prosperity.



CRAFTED FOR TODAY & TOMORROW

WORK FROM HOME FACILITIES





AIR AND LIGHT NOW HAVE A HOME
THEY CAN CALL THEIR OWN.









ACE AMENITIES

Swimming Pool*
Convenience Store
Steam Room for Ladies and Gents seperately
Well equipped GYM
Children's Learning centre-Arts/Music
Indoor games
Multi Play Court#
Entertainment cum video game room
Maze garden#





- Multipurpose Hall/Banquet
- Audio Visual room
- Co-Working space
- Outdoor party Areas
- Yoga/Dance room with balcony
- Jogging / Walking Track#
- Bus bay for school kids#
- Reflexology Pathway#
- Carwash Points near compound wall##



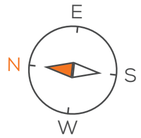
*Subject to Statutory norms & Operational Approval #In OSR ##Stilt Floor

Auspicious North - East Extended Site

MASTER PLAN

1. ENTRANCE PORTAL
2. SECURITY CABIN
3. OSR ENTRY
4. TRANSFORMER YARD
5. DG YARD
6. PHYSICALLY CHALLENGED CAR PARK
7. SOLID WASTE DISPOSAL
8. CAR WASH POINT

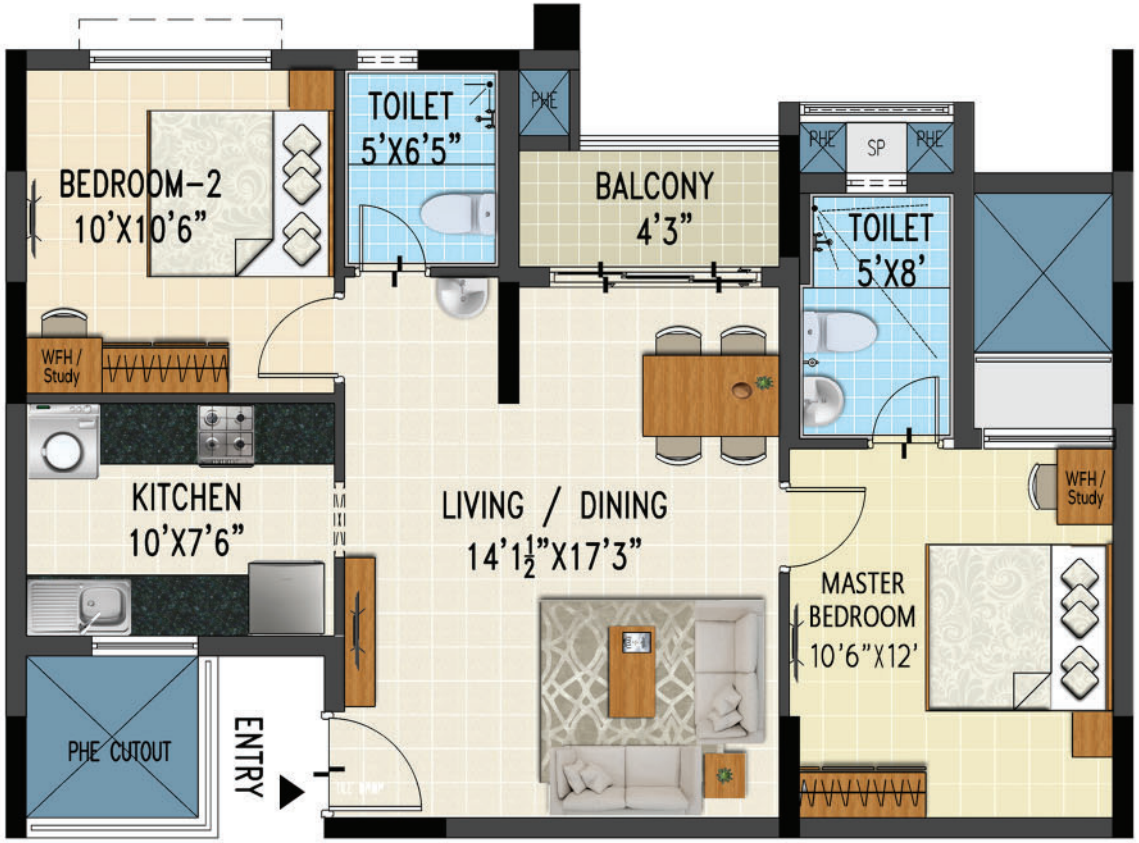




9. VISITORS TWO WHEELER PARKING
10. BASEMENT RAMP ENTRY/EXIT
11. CHILDREN WAITING AREA
12. MULTI PLAY COURT
13. CHILDREN PLAY AREA
14. MAZE GARDEN
15. REFLEXOLOGY PATHWAY

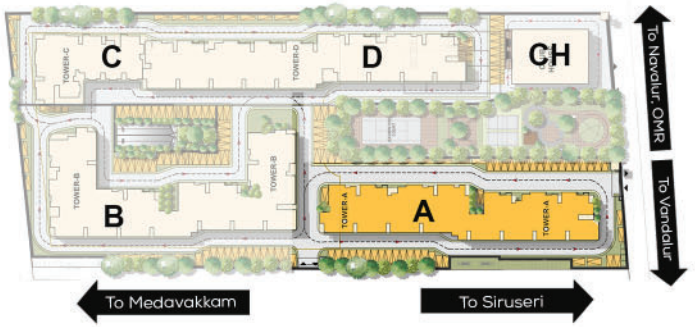
UNIT PLAN - 2BHK
Tower A

UNIT NO	05	06	07	08	09	10	11
SALEABLE AREA IN SQ. FT.	1063	1060	1054	1066	1066	1053	1073
RERA AREA IN SQ. FT.	636.69						





Tower Keyplan



Key plan

UNIT PLAN - 2BHK

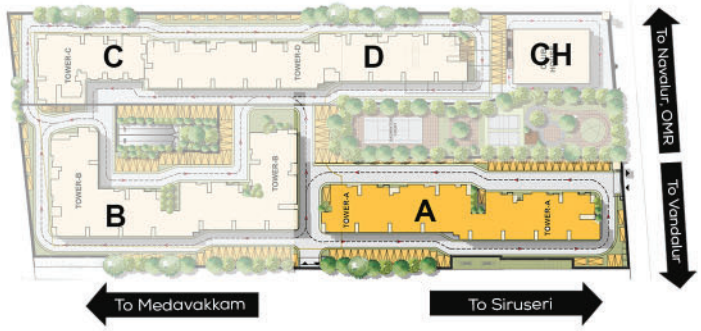
Tower A

UNIT NO	01	02	03	04	12	13	14	15
SALEABLE AREA IN SQ. FT.	1011	1016	1016	1026	1032	1016	1016	1016
RERA AREA IN SQ. FT.	623.24							





Tower Keyplan



Key plan





EVERYTHING
YOU NEED TO KNOW

Specifications	
Structure	The building is R.C.C framed Structure with AAC Block/Solid Concrete Block*
	Designed sesimic resitant structure zone III using Fe 500 steel TMT bars.
	Anti-Termite Treatments during Construction Stage*
Flooring	Foyer, Living & Dining -Minimum size of 600 x 600 mm Vitrified tiles (Indian/Imported)*
	Bed rooms - Minimum size of 600 x 600 mm Vitrified tiles (Indian/Imported)*

Flooring	Kitchen - Minimum size of 600 x 600 mm Vitrified tiles (Indian/Imported)*
	Balconies - 300 x 300 mm size Ceramic tiles (Indian/ Imported)*
	Bathroom - 300 x 300 mm size Ceramic floor tiles and 400 x 250 mm Wall-Ceramic Tiles up to 2100 mm Height in shower area and 1200 mm height in WC and Basin Area (Indian/Imported)*
Doors	Main doors – Solid wood frames with 40 mm thick Skin Moulded Flush door *
	Bed rooms - Solid wood frames with 35 mm thick Flush door finished with Enamel paint *
	Bathroom doors - Solid wood frames with 30 mm thick Flush door finished with enamel paint *

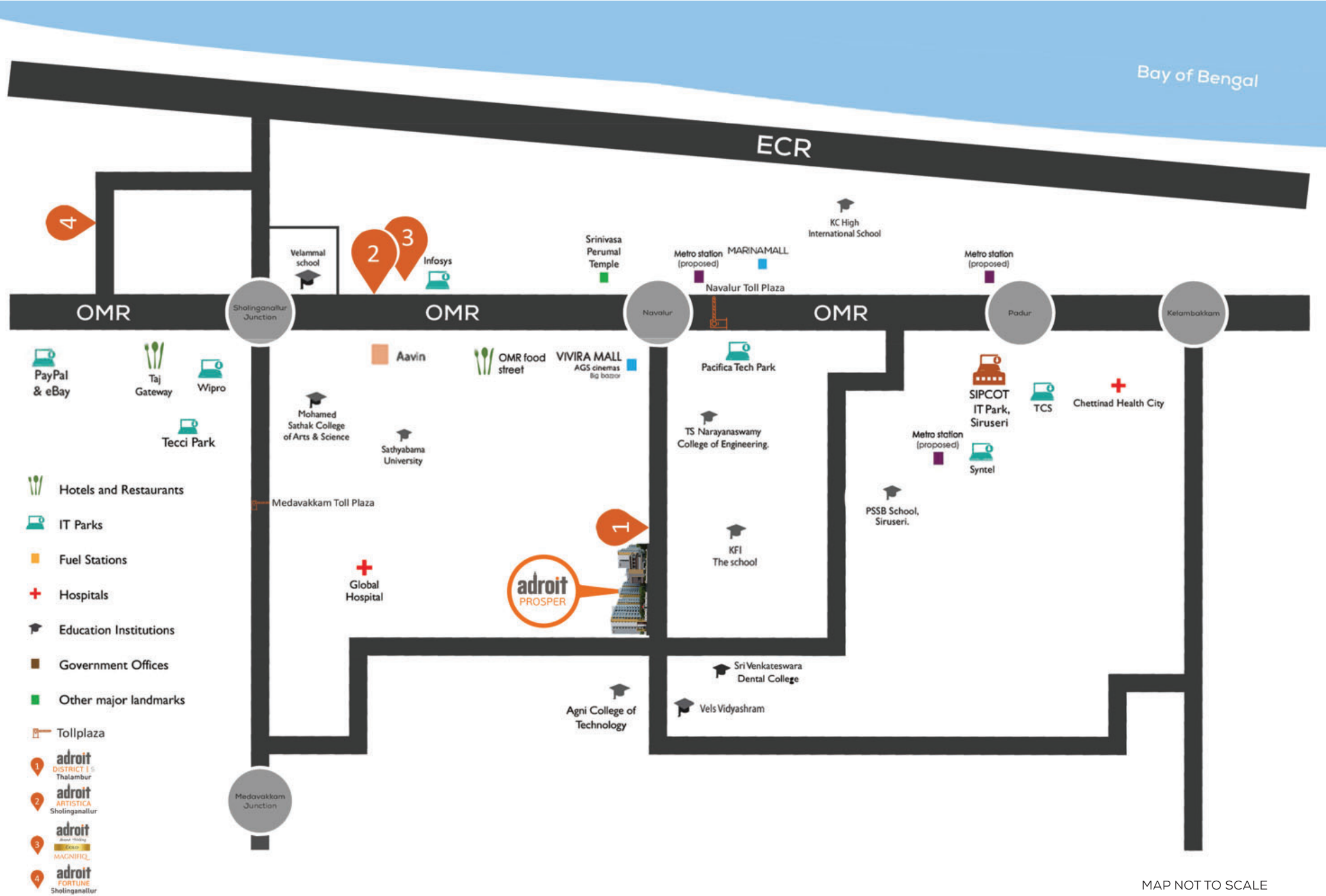
Doors	Locks / Hardware - Dorset/Godrej/Pag*
	MS Handrail in Balcony as per Architect's design
Windows	All rooms UPVC windows with 5 mm clear float glass and necessary hardware*
	Bath room Louver/Top hung ventilators - UPVC with Exhaust Provision.
	Grills – Mild steel grills screwed on wall with enamel paint finish as per architects design*
	Balcony doors - UPVC Track door*

Kitchen	Counter top – Black Granite* · Sink - Stainless steel sink with drain board*
	250x450 mm Wall ceramic tiles up-to 500 mm high above Counter (Indian/Imported)*
	Provision for exhaust and Portable water purifier Tap point will be provided
Painting	Internal- Walls finished with Cement Based Putty with 2 coat of Emulsion Paint*
	External - Walls finished with 2 coats of Exterior Emulsion paint*
	Ceiling - Level Plaster with 2 coats of Emulsion Paint*.
Electrical	All wires (Polycab)* & PVC Conduits FRLS ISI mark
	Switches. (Litaski)*
	Provision for Adequate Light, fan & power points as per Architect's recommendation*
	All the flats have the 3 phase EB connection and independent meters with DG Auto changeover
	Telephone point in Living room
	TV point in living and Master bedroom
	Geyser point in master bathroom
	Electrical point provision for Workfrom home location point with data point provision in bedrooms*
	Mirror light point in Master bedroom toliet*
Plumbing & Sanitary	Concealed CPVC/UPVC pipe lines.
	CP fittings – Parryware*

Plumbing & Sanitary	Sanitary fittings – Parryware*
	Non Sunken Toilet with Grid false ceiling*
	Wall mixer with shower will be provided in bathroom - Parryware*
	Geyser plumbing provision for the Master bed toilet and other bedroom toilet
Air Conditioning	Provision for AC drain, Electrical point & sleeve for spilt AC in living, Master bedroom & other bedrooms
Fire Fighting	Downcomer will be provided as per fire norms*
	Sprinkler system will be provided only in basement area as per fire norms*
	Fire Extinguisher & signages will be provided as per fire norms*
Common Area	MS railings with synthetic enamel paint in common staircase as per Architect's design*
	Staircase & Lobbies - Ceramic Tiles*
	Corridors will have vitrified tile flooring*
	Terrace will have brickbat coba and grano flooring with threaded grooves*
Lifts	Block A
	Johnson Lift*. 1Nos - Automatic 13 Person stretcher lift *
	Johnson Lift*. 2Nos - Automatic 10 Person Passenger lift *
	Block B
	Johnson Lift*. 3Nos - Automatic 13 Person stretcher lift *

Lifts	Block C (EWS)
	Johnson Lift*. 1Nos - Automatic 13 Person stretcher lift *
	Johnson Lift*. 1Nos - Automatic 10 Person Passenger lift *
	Block D
	Johnson Lift*. 1Nos - Automatic 13 Person stretcher lift *
	Johnson Lift*. 2Nos - Automatic 10 Person Passenger lift *
Security	CCTV as applicable in pivotal locations
	Security Cabin at main gate
Back-Up Power	Power Backup of 2 Nos of 400 KVA DG for common areas and 350W backup for all apartments - Kirloskar*
External	Landscape on suitable open spaces & pavements with paver blocks as per architects design.
	Right to use - Reserved Covered car parking/Open car parking
	Underground sumps.
	Fenced wall in outer periphery with gate*
	Centralized Sewage Treatment Plant* Water treatment Plant*
	Rain Water Harvesting System*
	Apartment owners Name board in Stilt Floor*
	Car parking - Granolithic flooring* Drive way - Paver blocks with Lights*

*Subject to Statutory norms or Equivalent products



MAP NOT TO SCALE

ABOUT ADROIT URBAN DEVELOPERS

We are Adroit Urban Developers – a saga of over a 1000 homes built and over 1 million sq.ft. developed across Chennai and Coimbatore. We are committed to creating spaces to be cherished over a lifetime. A confluence of experience and expertise in developing landmark homes and an insatiable need to address every need of a homeowner, makes us a name you can trust to deliver consistently the nucleus of any happy family – a home.

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Ahead Thinking

OUR MANTRA

Ahead thinking is the philosophy that drives our pioneering spirit. It is a mantra that makes us who we are, a force that propels our ability to innovate and transform spaces and places. Our homes are not just designed to delight you at first-sight; they're timeless masterpieces. We believe in building lifelong investments that are future forward and people-centric.

OUR CORE VALUES

1. We are rooted in integrity and our transparent processes and transactions are a function of it. An inherent need to be honest and truthful is what makes us reliable and credible conforming to statutory norms.
2. We are amenable as it is our duty to ensure that every stakeholder has a voice and that no opinion is left unaccounted for. Home is where the heart is and what is a heart without amenability?
3. We are progressive and in doing so, we stay ahead in the race to give you a home that is modern yet timeless, current yet future facing.
4. We are precision driven because we believe that in paying attention to the little things, we say the most. Our stringent attention to quality and efficient design and our laser focus on the most minute of details are what sets us apart and lets you know that we really care.
5. We strive to make your home beautiful by treating it like a work of art; an inspiration to its surroundings. A testament that things are going forward and longstanding proof that things can and are destined to get better.

adroit
Ahead Thinking

adroit PROSPER Thalambur | adroit MAGNIFIQ Sholinganallur | adroit FORTUNE Sholinganallur | adroit SCULPTRA Alwarpet | adroit HOUSE OF AMBAL Gemini, Anna Salai

CREDAI

Corporate Office:

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www.adroiturban.com

Project Architects - RSP

Project Legal opinion -V Seshadri and Company

Project Structural consultant - BURO ENGINEERS (I) PVT LTD

PROJECT APPROVED BY ALL MAJOR BANKS

State Bank of India | LIC HFL LIC HOUSING FINANCE LTD | HDFC | AXIS BANK | ICICI Bank | SUNDARAM HOME | इंडियन बैंक Indian Bank | BAJAJ FINSERV

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