DRA
HOME OF PRIDE

DRA
Astra

Lifestyle 2 & 3 BHK Homes

Madhavaram

ABOUT US

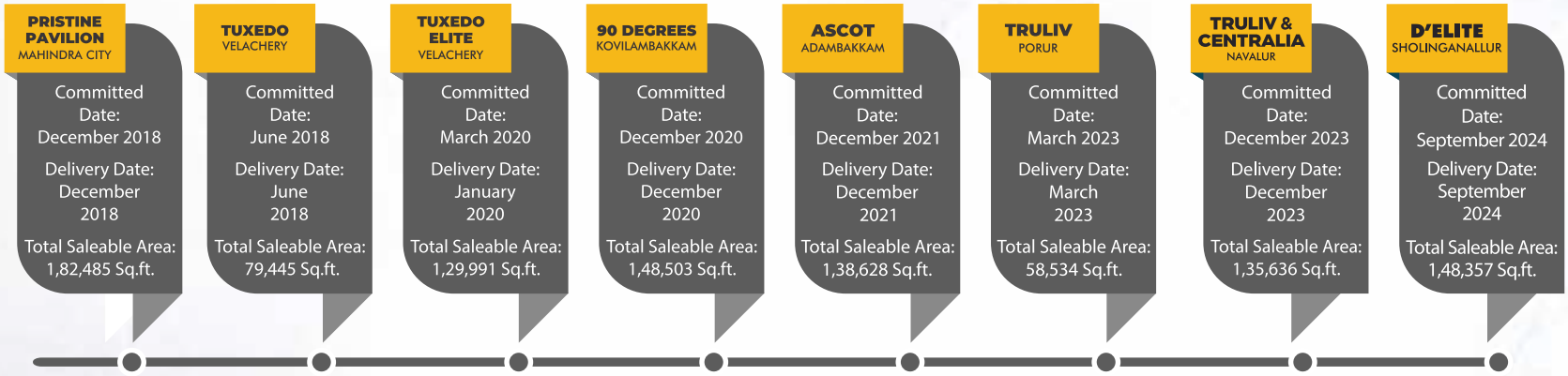

40+
YEARS
40+
Years in
Realestate
DRA
HOME OF PRIDE
12000+
Happy
Families
10 Million+
Sq.Ft
Development



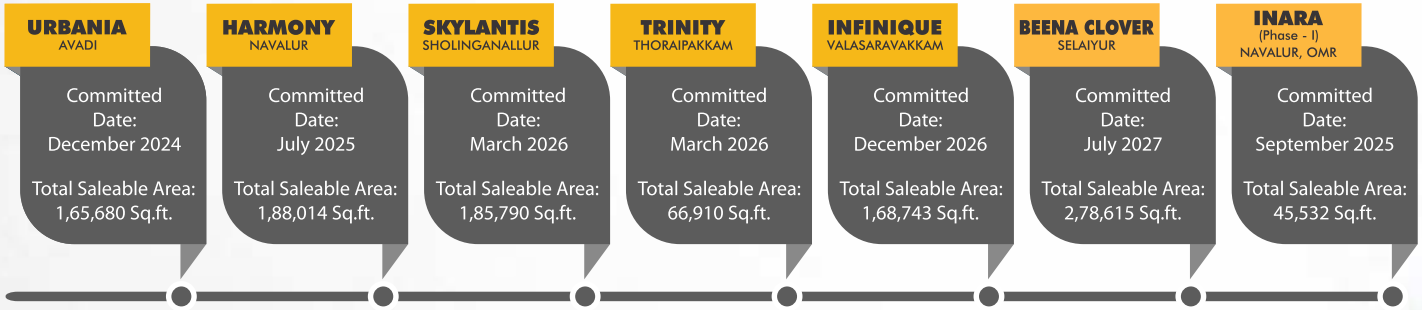
TIMELESS HOMES
TIMELY DELIVERY

ON TIME. EVERY TIME

OUR PAST COMMITMENTS IN CHENNAI



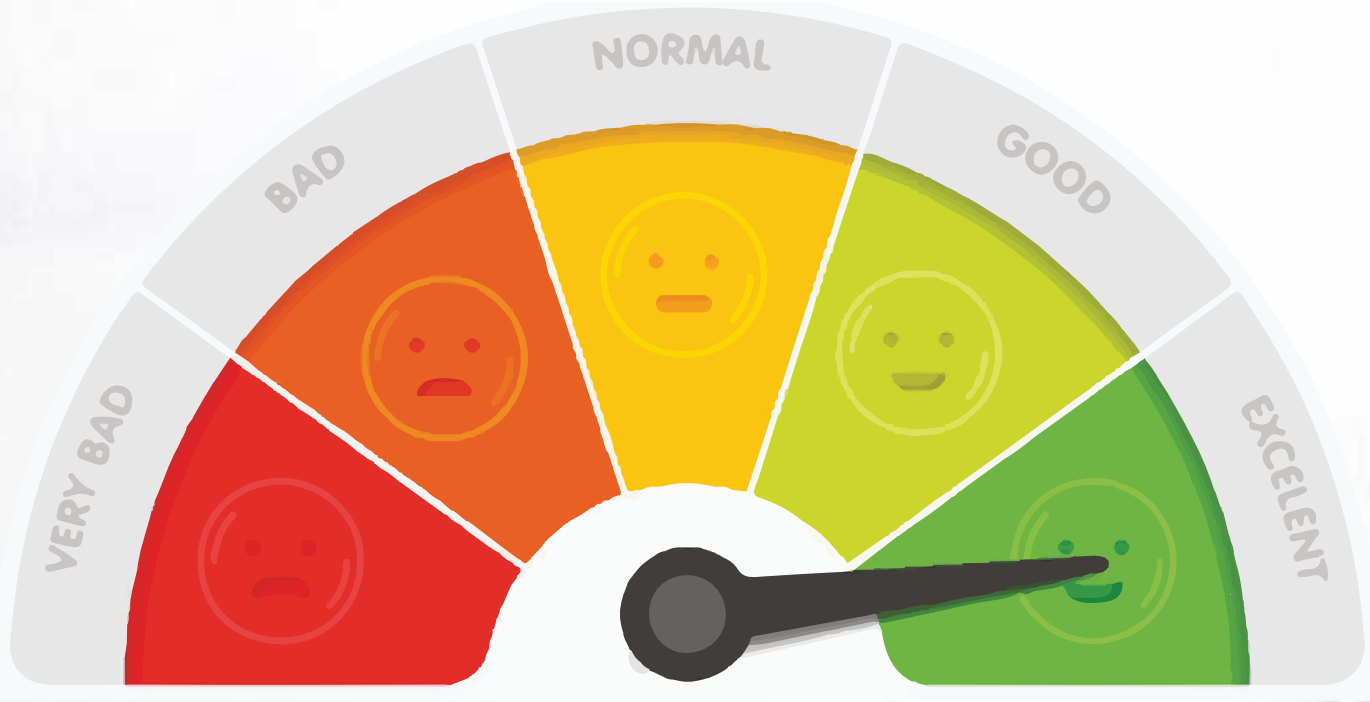
OUR ONGOING COMMITMENTS IN CHENNAI





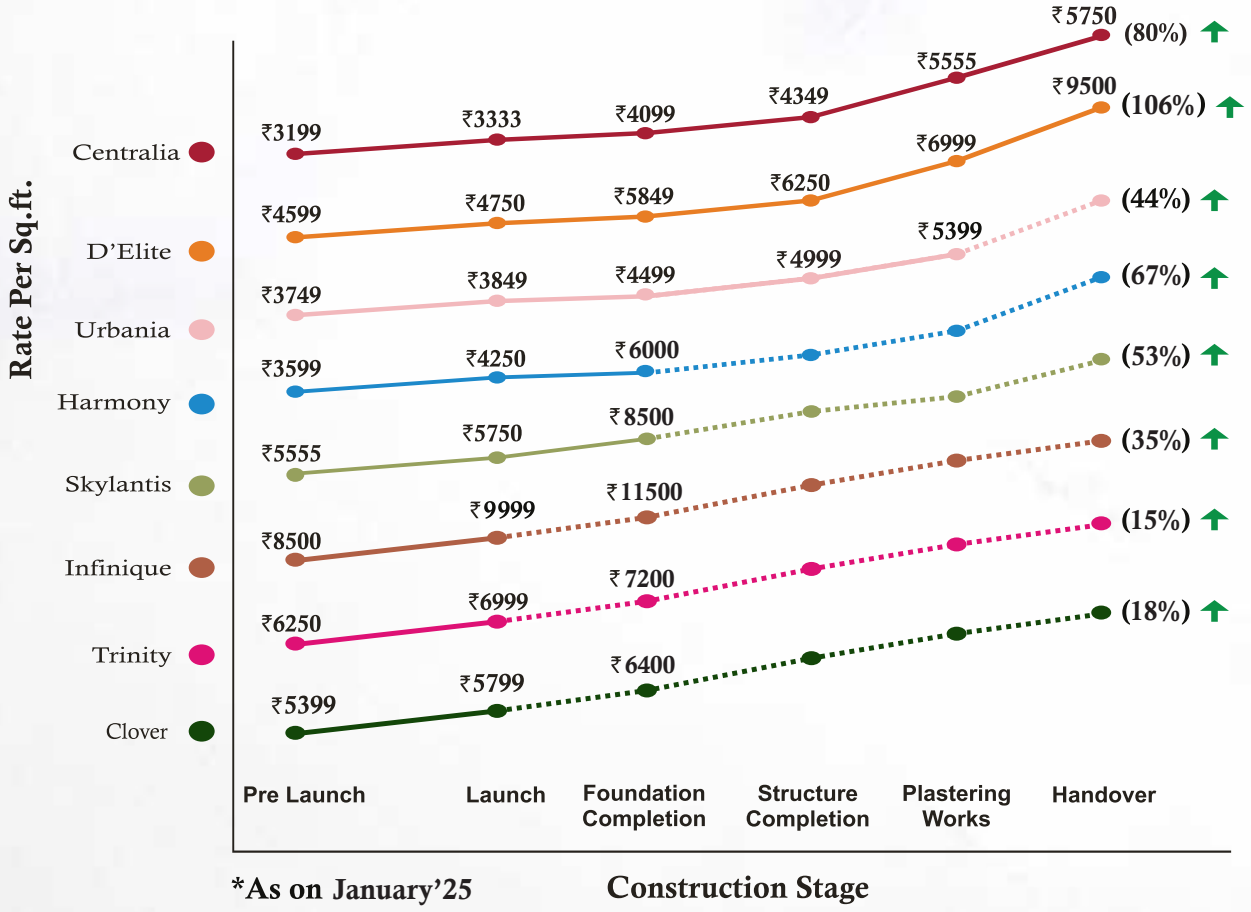
CHENNAI'S FIRST DEVELOPER TO DISPLAY CONSTRUCTION TIMELINE METER AT ALL PROJECT SITES

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 customer's lives by building home that reaps them a rich harvest in the future.
Customers who have invested with us have enjoyed multifold returns over the year & 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.



EXTERIOR VIEW



PROJECT OVERVIEW

No of Units – 132 nos

Apartment Type – 2BHK + 2T , 3BHK + 2T & 3BHK + 3T

Super Built Up Area – 1066 Sq.ft - 1695 Sq.ft

Structure – Stilt + Upper Stilt + 12 Floors

Location & Landmarks

Bang on Main Road – Reach any part of the city easily



Location Advantages

Hospitals

St Anthony's Hospital, Madhavaram – 400 M
K M Hospital, Madhavaram Milk Colony – 1.2 Km
Murari Hospital, Madhavaram – 260 M
Vasan Eye Care, Madhavaram – 1.9 Km

Schools

Vruksha Vidhyaashram School, Madhavaram – 3 Km
St Joseph's High School, Madhavaram – 4.2 Km
Bosco Academy Matriculation School, Madhavaram – 1.4 Km
Greenfield Chennai International School, Madhavaram – 6 Km
Velammal Global School, Puzhal – 7.1 Km

Areas in the Vicinity

Perambur – 3 Km
Padi Flyover – 9 Km
Koyambedu – 13 Km
Anna Nagar – 10.6 Km

List of Amenities & Features:

1. Aroma Garden
2. Air-Conditioned Gym
3. Bi-cycle Rack
4. Board Games
5. Boom Barrier
6. Barbeque Counter
7. Cycling Track
8. Children's play area – outdoor
9. Carrom
10. Creche
11. Dart Board
12. Dedicated space for Solid Waste Collection
13. EV Charging (Two-Wheeler)
14. Foos Ball
15. Herb Garden
16. Hopscotch
17. Intercom compatible
18. Jogging Track
19. Multi-Purpose Hall
20. Open Amphitheater
21. Play Mounds
22. Party Area
23. Reflexology Pathway
24. Basketball Hook
25. Senior Citizen Seating
26. Snooker
27. See Saw
28. Table Tennis
29. Yoga Area
30. Zen Garden
31. Zumba Area

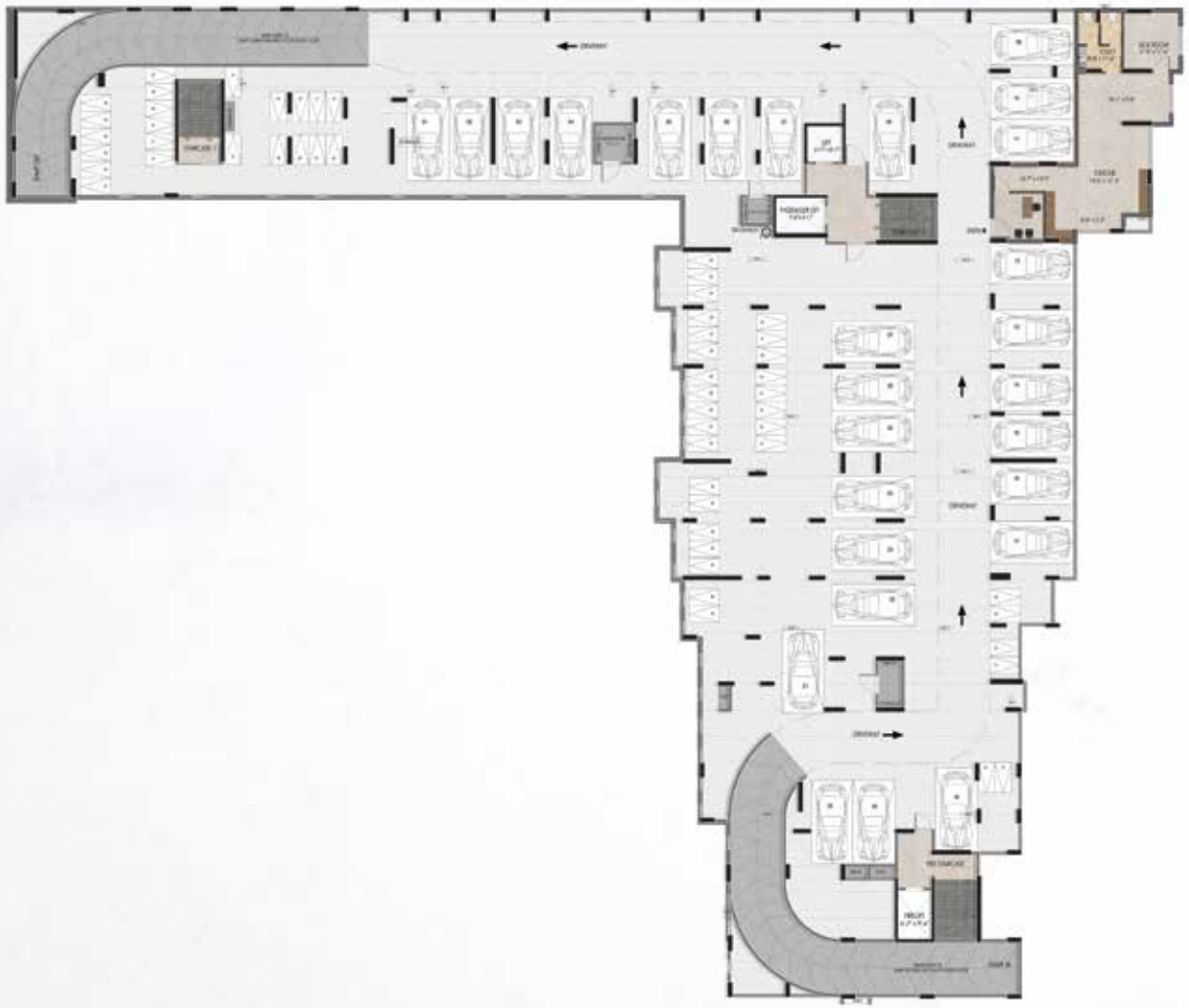
MASTER PLAN



SITE CUM STILT FLOOR

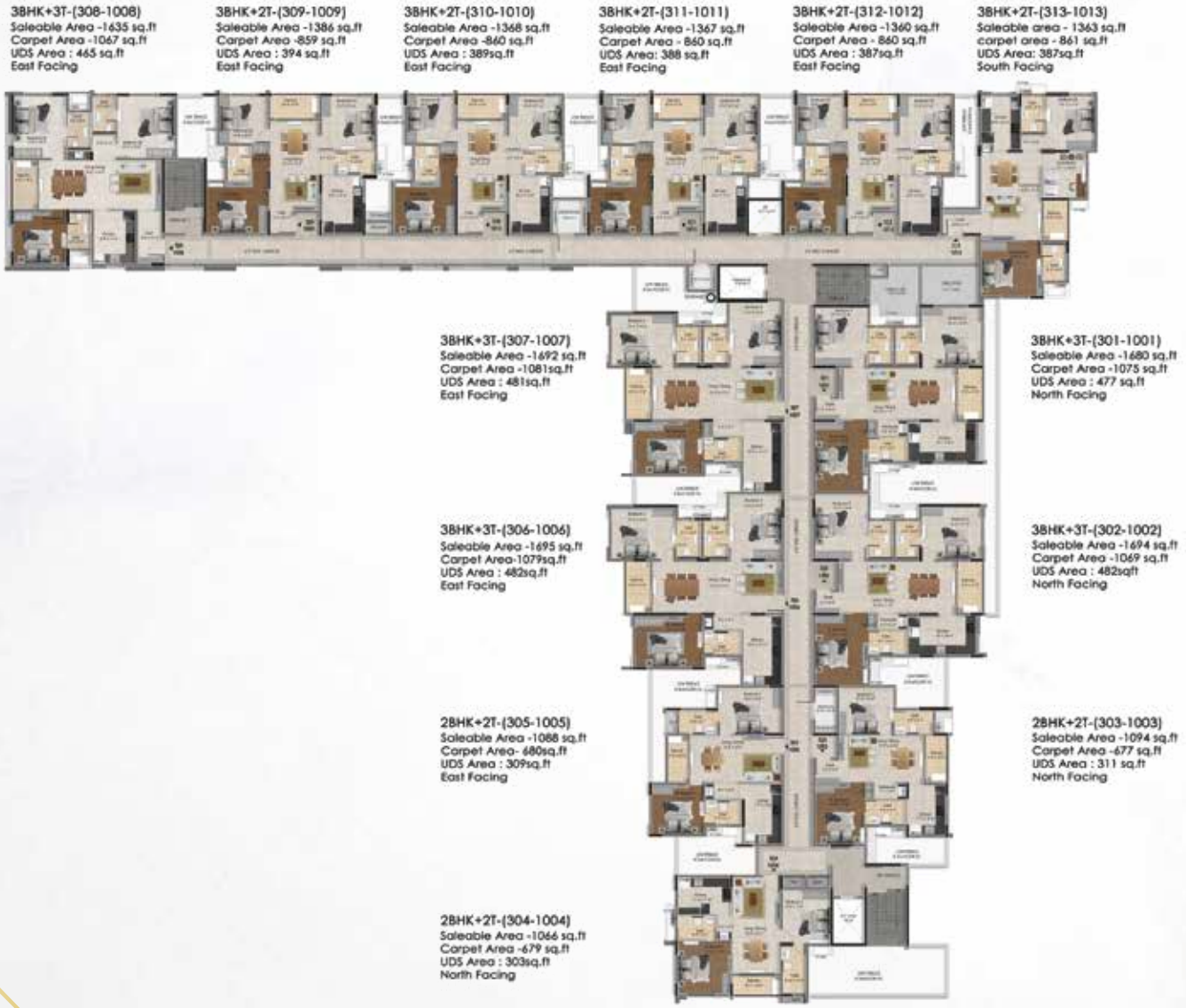


UPPER STILT FLOOR





TYPICAL FLOOR PLAN



SECOND FLOOR PLAN





ELEVENTH FLOOR PLAN



TWELFTH FLOOR PLAN



TERRACE FLOOR PLAN





FIRST FLOOR AMENITIES



Key Plan





SECOND FLOOR AMENITIES



Key Plan





SECOND FLOOR AMENITIES



Key Plan





SECOND FLOOR AMENITIES



Key Plan





INDIVIDUAL UNIT PLAN (3 BHK+3T - 1680 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
301-1201	3BHK+3T	NORTH	1680 sq.ft	1075 sq.ft	58 sq.ft	477 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1680 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
301-1201	3BHK+3T	NORTH	1680 sq.ft	1075 sq.ft	58 sq.ft	477 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1694 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
302-1102	3BHK+3T	NORTH	1694 sq.ft	1069 sq.ft	58 sq.ft	482 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1694 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
302-1102	3BHK+3T	NORTH	1694 sq.ft	1069 sq.ft	58 sq.ft	482 sq.ft



INDIVIDUAL UNIT PLAN (2 BHK+2T - 1094 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
303-1103	2BHK+2T	NORTH	1094 sq.ft	677 sq.ft	46 sq.ft	311 sq.ft



INDIVIDUAL UNIT PLAN (2 BHK+2T - 1094 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
303-1103	2BHK+2T	NORTH	1094 sq.ft	677 sq.ft	46 sq.ft	311 sq.ft



INDIVIDUAL UNIT PLAN (2 BHK+2T - 1066 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
304-1104	2BHK+2T	NORTH	1066 sq.ft	679 sq.ft	42 sq.ft	303 sq.ft



INDIVIDUAL UNIT PLAN (2 BHK+2T - 1066 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
304-1104	2BHK+2T	NORTH	1066 sq.ft	679 sq.ft	42 sq.ft	303 sq.ft



INDIVIDUAL UNIT PLAN (2 BHK+2T - 1088 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
305-1105	2BHK+2T	EAST	1088 sq.ft	680 sq.ft	43 sq.ft	309 sq.ft



INDIVIDUAL UNIT PLAN (2 BHK+2T - 1088 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
305-1105	2BHK+2T	EAST	1088 sq.ft	680 sq.ft	43 sq.ft	309 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1695 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
306-1106	3BHK+3T	EAST	1695 sq.ft	1079 sq.ft	58 sq.ft	482 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1695 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
306-1106	3BHK+3T	EAST	1695 sq.ft	1079 sq.ft	58 sq.ft	482 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1692 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
307-1207	3BHK+3T	EAST	1692 sq.ft	1081 sq.ft	58 sq.ft	481 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1692 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
307-1207	3BHK+3T	EAST	1692 sq.ft	1081 sq.ft	58 sq.ft	481 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1635 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
308-1108	3BHK+3T	EAST	1635 sq.ft	1067 sq.ft	55 sq.ft	465 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+3T - 1635 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
308-1108	3BHK+3T	EAST	1635 sq.ft	1067 sq.ft	55 sq.ft	465 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1386 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
309-1209	3BHK+2T	EAST	1386 sq.ft	859 sq.ft	54 sq.ft	393 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1386 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
309-1209	3BHK+2T	EAST	1386 sq.ft	859 sq.ft	54 sq.ft	393 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1368 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
310-1210	3BHK+2T	EAST	1368 sq.ft	860 sq.ft	54 sq.ft	388 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1368 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
310-1210	3BHK+2T	EAST	1368 sq.ft	860 sq.ft	54 sq.ft	388 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1367 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
311-1211	3BHK+2T	EAST	1367 sq.ft	860 sq.ft	54 sq.ft	387 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1367 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
311-1211	3BHK+2T	EAST	1367 sq.ft	860 sq.ft	54 sq.ft	387 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1360 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
312-1212	3BHK+2T	EAST	1360 sq.ft	860 sq.ft	54 sq.ft	386 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1360 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
312-1212	3BHK+2T	EAST	1360 sq.ft	860 sq.ft	54 sq.ft	386 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1363 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
313-1013	3BHK+2T	SOUTH	1363 sq.ft	861 sq.ft	44 sq.ft	387 sq.ft



INDIVIDUAL UNIT PLAN (3 BHK+2T - 1363 SQ.FT.)



Key Plan



Unit Nos	Unit Type	Facing	Saleable Area	RERA Carpet Area	Balcony Area	UDS
313-1013	3BHK+2T	SOUTH	1363 sq.ft	861 sq.ft	44 sq.ft	387 sq.ft



Specifications

STRUCTURE

Structural System	Raft Foundation with 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	1200mm x 600mm vitrified tile flooring and skirting – (U).
Master Bedroom	Wooden Finish vitrified tile flooring and skirting – (U).
Bedrooms & Kitchen	600mm x 600mm vitrified tile flooring and skirting.
Bathrooms	600mm x 600mm vitrified tile flooring.
Balcony	300mm x 300mm vitrified tile flooring.

WALL FINISHES

Internal Walls	Two coats of acrylic emulsion over one coat primer and two coats of wall putty.
Ceiling	Two coats of acrylic emulsion over one coat primer and two coats of putty.
Exterior Walls	Plaster finish with weatherproof texture paint or weatherproof emulsion paint as decided by the architect.

Specifications

Bathrooms	300mm x 600mm Glazed vitrified wall tiles up to 7’-0” height.

KITCHEN & SERVICE AREA

Kitchen Platform	Bare Kitchen.
Electrical Point	Provision for chimney, water purifier & washing machine.

BATHROOMS

Sanitary fixture	Wall mounted European Water Closet (EWC) of JAQUAR or equivalent. Rimless wall mounted EWC for all the toilets. (The rimless toilet is easier to keep clean, it will stay more hygienic after every flush. The direct flush technique used by most rimless toilets shoots water around the whole of the bowl, which cleans the pan much more effectively than a regular toilet) – (U).
Cp Fitting	Health faucet, pillar cock, SINGLE LEVER HI-FLOW CONCEALED DIVERTER FOR HOT & COLD MIXER (U), 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

Main Doors	Pre-engineered veneer finish flush door with architrave, Smart biometric door lock Dorma / Dorset or equivalent, ironmongery like door lock, tower bolt, door viewer, magnetic catcher will be provided.

Specifications

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 laminated finish shutter doors with ironmongery-like thumb turn lock and a latch will be provided (Front side laminate & all the other side will be of PU finish).

WINDOWS

Windows	UPVC sliding windows with necessary hardware will be provided.
French Doors	UPVC frame and sliding door with see through glass.
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

Water Proofing	Water proofing will be done at the water retain area like lift pit, toilet, balcony, UG sump, STP & OHT.

ELECTRICAL

Power Supply	3 Phase connection for each apartment.

Specifications

Power Back-up	350 watts for 2BHK, 600 watts for 3BHK through Automatic Changeover Current & Limiter (ACCL). (Instead of pre-designed use of electrical light points during power cut 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 short circuit, earth fault as well as any leakage current).
Switches & Sockets	Modular Switches and sockets will be of Panasonic Vision/ 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 DTH easy connectivity.
Data	Provision for fibre optical cabling in living.
Air-Conditioner	Split air-conditioner provision will be provided living/dining and all the bedrooms. Drain and copper pipe provision for A/C (Easy for fixing your air-conditioner without calling technicians to drill the walls).
Exhaust fan	Exhaust fan provision for all the toilet.
Geyser	Geyser provision for all the toilets.

COMMUNICATION / SECURITY

Video Door Phone	Stand-alone Video Door Phone (VDP) will be provided for each apartment.

Specifications

PLUMBING

Water Supply	Hydro pneumatic Pressure System (Provides water at constant pressure in all apartments irrespective of the floor vis-à-vis traditional overhead tank) – (U).
Internal	All internal plumbing line are CPVC.
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 KONE / FUJITEC or equivalent.
Lift facia	Tiles 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 vitrified tile flooring with matching skirting. Painting will be two coats of acrylic emulsion over one coat primer.
Staircase	Anti- skid ceramic tile flooring and painting will 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.

Specifications

Driveway	Well defined driveway with interlocking paver block laid all-round the building, demarcation of driveway, convex mirror, driveway lighting, speed breakers for safe turning in driveway.
Terrace Floor	Weathering course with pressed clay tile finishing.
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 entry and exit, stilt lobby, driveway & All floors lift/staircase lobby.
Security	Security cabin will be provided at the entrance.
Compound Wall	Building perimeter fenced by the compound wall with grand entry gates for a height as per architect / landscape design.
Landscape	Adequate landscape will be provided as per the landscaping consultant.
Signages	Apartment owners name board will be provided in the stilt floor.
Solar Panel	Solar panels will be provided at terrace and connected with bi-direction meter adjusted to common service consumption – (U).

A Few of our Landmark Projects



Ascot - Adambakkam



90 Degrees - Kovilambakkam



Truliv & Centralia - Navalur



Tuxedo - Velachery



Tuxedo Elite - Velachery



PristinePavilion - 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 Consisten
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

Payment Schedule

ASTRA - TENTATIVE CONSTRUCTION AND PAYMENT SCHEDULE		
PAYMENT STAGES	**% OF PAYMENT DUE ***	**TENTATIVE DATE OF COMMENCEMENT**
Booking Advance	10%	Time of booking
Agreement stage within 30 days of Booking Date	20%	30 Days
Commencement of Foundation	10%	Jan-25
Commencement of Stilt Floor	5.0%	May-25
Commencement of Upper Stilt Floor	5.0%	Jun-25
Commencement of 2nd Floor	5.0%	Jul-25
Commencement of 4th Floor	5.0%	Sep-25
Commencement of 6th Floor	5.0%	Nov-25
Commencement of 8th Floor	5.0%	Jan-26
Commencement of 10th Floor	5.0%	Mar-26
Commencement of 12th Floor	5.0%	May-26
Commencement of Block works	5.0%	As per actuals
Commencement of Plastering work of the apartment	5.0%	As per actuals
Commencement of Internal finishes of the apartment	5.0%	As per actuals
Upon Pre-Handing over Inspection Intimation	2.5%	As per actuals
Upon intimation of handing over (Payable alongwith Corpus Fund & Maintenance)	2.5%	Sep-27
TOTAL	100%	

DRA
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Trust is the cornerstone of creating a great working culture.

We are now





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BUILDING HOMES OF PRIDE

DRA HOME OF PRIDE | DRA Astra

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Corporate Office: DRA Homes, New Door No's 109, 111 & 113, VP Raman Road (Lloyds Road, Avvai Shanmugam Salai), Royapettah, Chennai-600 014.

DRAFT FOR INTERNAL CIRCULATION ONLY

www.drahomes.in

Disclaimer : This brochure does not constitute a legal offering. Elevation, specifications, plans and other offerings are subject to change without notice.
Furniture & Fixtures shown in the unit plan are not part of the offering.