DRA
EXPERIENCE NICE

DRA

Polaris

Lifestyle
2 & 3 BHK Homes

Madhavaram

ABOUT US



South India's First Developer to display Construction Timeline Meter at all project sites and to measure customer's happiness through Cisco's Customer Delight Meter.



TIMELESS HOMES
DELIVERED ON-TIME

ON TIME, EVERY TIME

OUR PAST COMMITMENTS IN CHENNAI

PRISTINE PAVILION
MAHINDRA CITY

Committed Date: December 2018

Delivery Date: December 2018

Total Saleable Area: 1,82,485 Sq.ft.

TUXEDO
VELACHERY

Committed Date: June 2018

Delivery Date: June 2018

Total Saleable Area: 79,445 Sq.ft.

TUXEDO ELITE
VELACHERY

Committed Date: March 2020

Delivery Date: January 2020

Total Saleable Area: 1,29,991 Sq.ft.

90 DEGREES
KOVILAMBAKKAM

Committed Date: December 2020

Delivery Date: December 2020

Total Saleable Area: 1,48,503 Sq.ft.

ASCOT
ADAMBAKKAM

Committed Date: December 2021

Delivery Date: December 2021

Total Saleable Area: 1,38,628 Sq.ft.

TRULIV
PORUR

Committed Date: March 2023

Delivery Date: March 2023

Total Saleable Area: 58,534 Sq.ft.

TRULIV & CENTRALIA
NAVALUR

Committed Date: December 2023

Delivery Date: December 2023

Total Saleable Area: 1,35,636 Sq.ft.

D'ELITE
SHOLINGANALLUR

Committed Date: September 2024

Delivery Date: September 2024

Total Saleable Area: 1,48,357 Sq.ft.

OUR ONGOING COMMITMENTS IN CHENNAI

URBANIA
AVADI

Committed Date: December 2024

Total Saleable Area: 1,65,680 Sq.ft.

HARMONY
NAVALUR

Committed Date: July 2025

Total Saleable Area: 1,88,014 Sq.ft.

SKYLANTIS
SHOLINGANALLUR

Committed Date: March 2026

Total Saleable Area: 1,85,790 Sq.ft.

TRINITY
THORAIPAKKAM

Committed Date: March 2026

Total Saleable Area: 66,910 Sq.ft.

INFINIQUE
VALASARAVAKKAM

Committed Date: December 2026

Total Saleable Area: 1,68,743 Sq.ft.

BEENA CLOVER
SELAIYUR

Committed Date: July 2027

Total Saleable Area: 2,78,615 Sq.ft.

INARA
(Phase - I)
NAVALUR, OMR

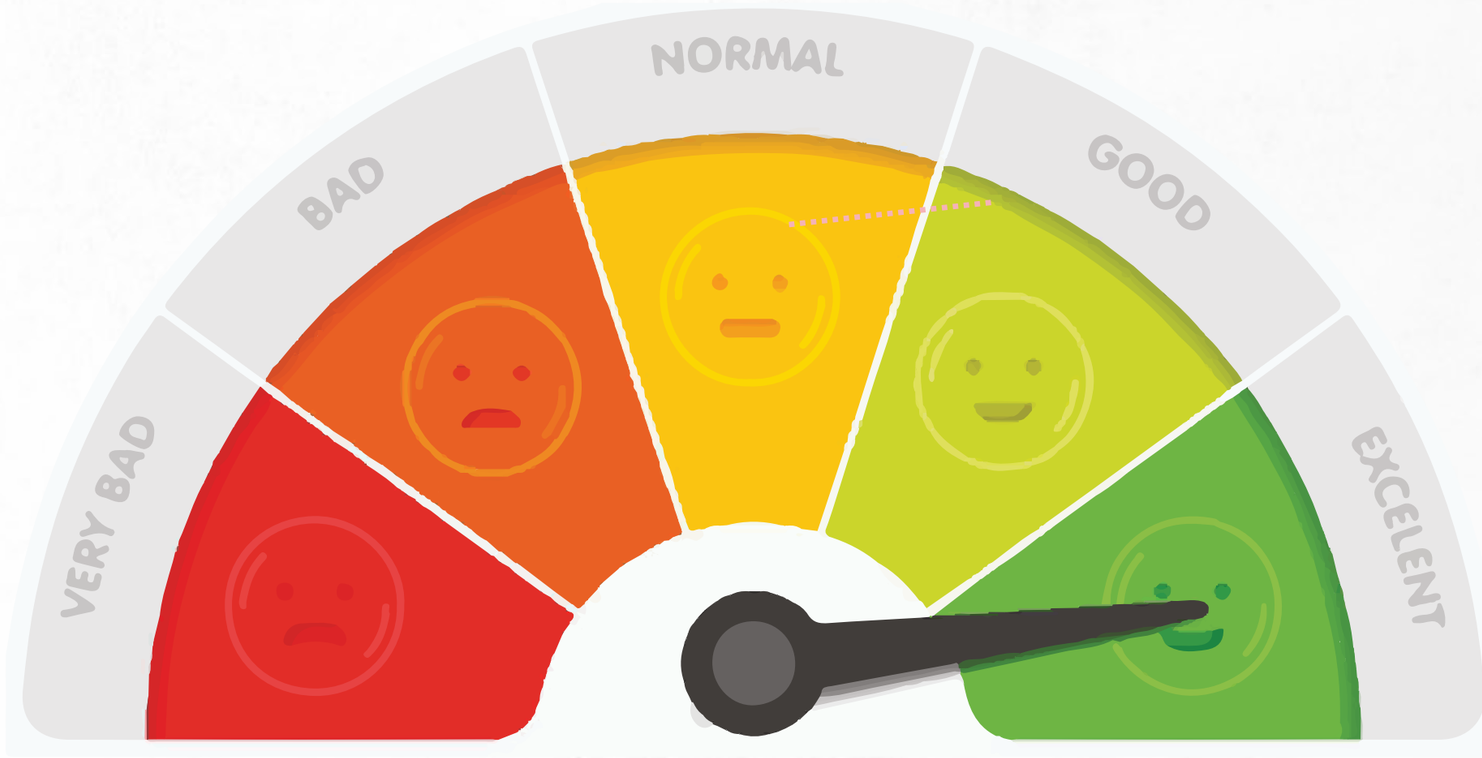
Committed Date: September 2025

Total Saleable Area: 45,532 Sq.ft.



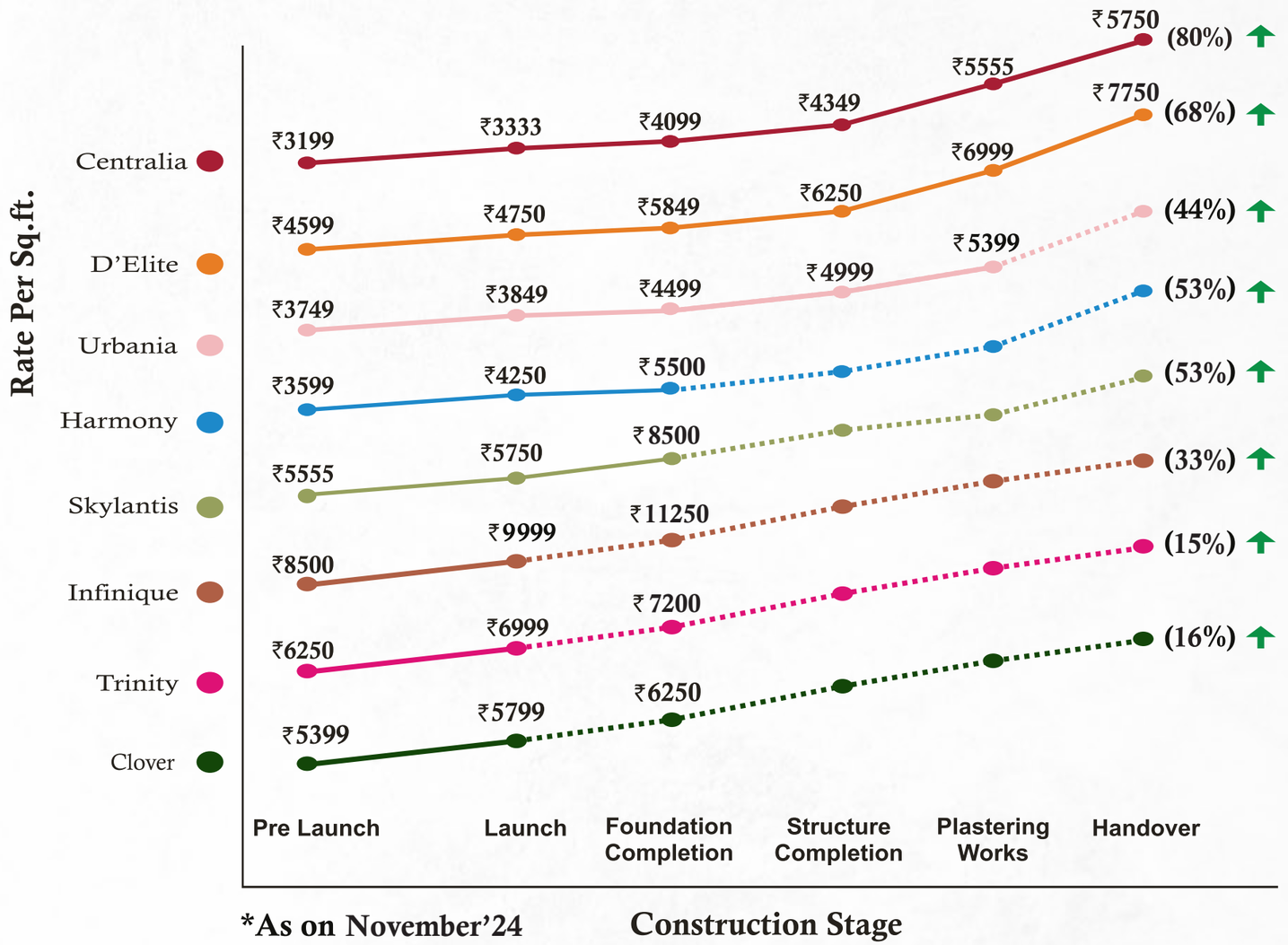
CHENNAI'S FIRST DEVELOPER TO DISPLAY CONSTRUCTION TIMELINE METER AT ALL PROJECT SITES

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

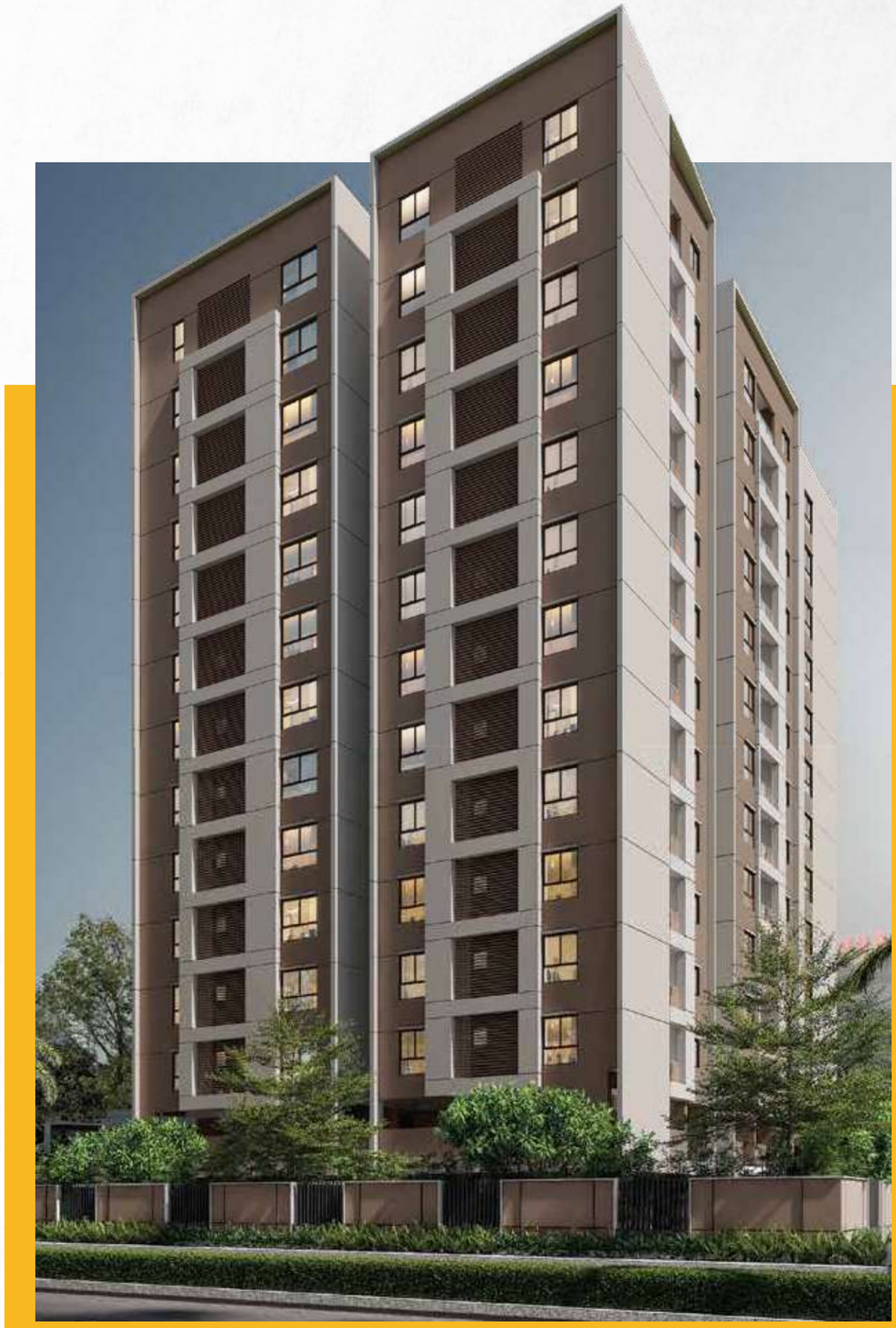


WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME

DRA believes in creating value in our customers' 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





EXTERIOR VIEW



EXTERIOR VIEW



EXCLUSIVE CLUBHOUSE

PROJECT OVERVIEW

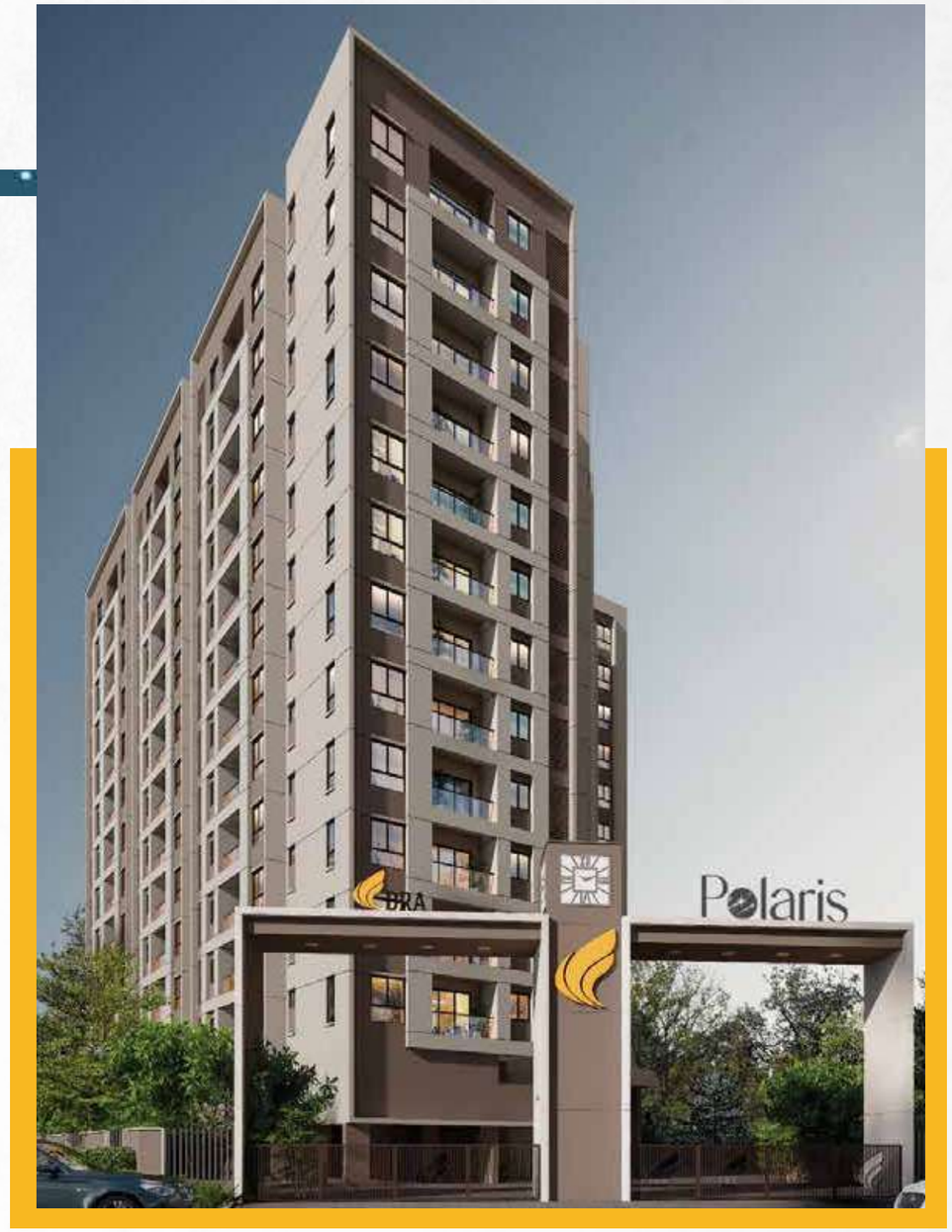
Land Extent – 0.85 acres

No of Units – 96 nos

Apartment Type – 2 & 3 BHKs

Super Built Up Area – 1168 Sq.ft - 1948 Sq.ft

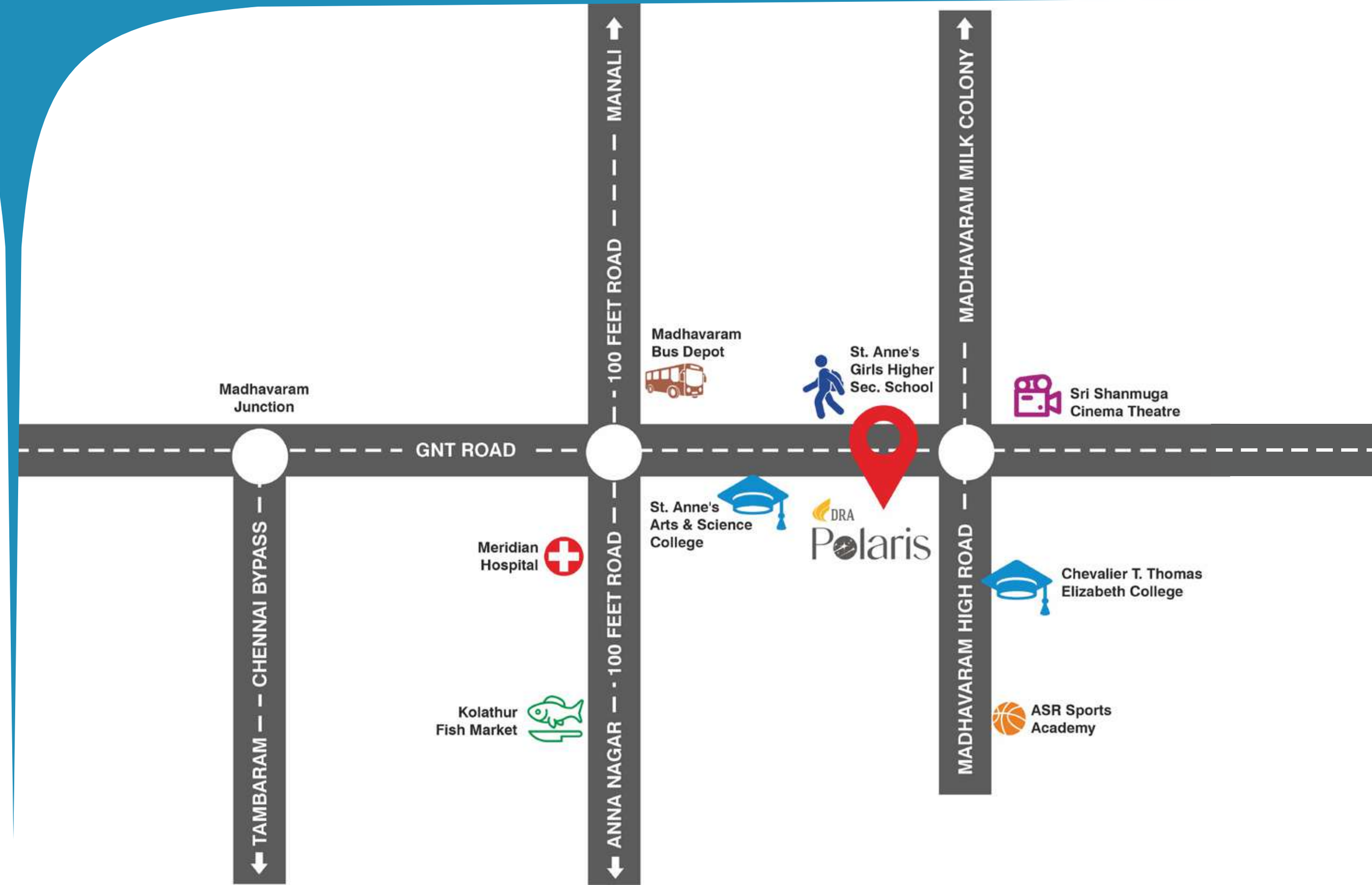
Structure – Stilt + 13 Floors



Location & Landmarks

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

DRA Polaris



Location Advantages

Hospitals

St Anthony's Hospital, Madhavaram – 1.4 Km
K M Hospital, Madhavaram Milk Colony – 2 Km
Murari Hospital, Madhavaram – 1.2 Km
Vasan Eye Care, Madhavaram – 1.9 Km

Schools

Vruksha Vidhyaashram School, Madhavaram – 3 Km
St Joseph's High School, Madhavaram – 5 Km
Bosco Academy Matriculation School, Madhavaram – 1.2 Km
Greenfield Chennai International School, Madhavaram – 1.9 Km
Velammal Global School, Puzhal – 5.3 Km

Areas in the Vicinity

Perambur – 4 Km
Padi Flyover – 8.6 Km
Koyambedu – 13 Km
Anna Nagar – 10.7 Km
Moolakadai Junction – 1.8 Km
Villivakkam – 6.6 Km
Purasawalkam – 8 Km
Madhavaram Milk Colony – 2.7 Km

30+ Amenities

List of Amenities

DRA Polaris

Block 1

Stilt Level

- Security room
- Meter room
- Boom barrier
- 24x7 Security
- Tower Clock
- Grand lobby
- Provision for intercom

Upper Stilt Level

- Caretaker room
- Association room
- Servant's toilet
- Driver's toilet

Terrace Floor

Al Fresco

- Pavement
- Lawn
- Tree Pit
- Barbecue Counter
- Deck with Dining
- Planter box
- Swing

The Lounge

- Deck space
- Raised lawn
- Dining
- Seating
- Tree pit
- Planter box

Wellness Patio

- Deck space for meditation
- Scattered pavement
- Mural Wall
- Planter Box

Tranquil Deck

- Pergola
- Lawn
- Steeping Stone
- Swing
- Planter Box

Block 2

Ground Floor

- GYM
- Spa
- Yoga
- Meditation room
- Zumba

First Floor

- Multipurpose Hall with furniture
- Yoga
- Meditation room

Second Floor

- Indoor Games
- Table tennis
- Foosball
- Carrom
- Board games
- Creche
- Wi-Fi zone

Terrace Floor:

- Amphitheater (Open to Sky)
- Barbeque Provision

DRA Polaris

Amenities Views









Master Plan


ANNAI SATHYA NAGAR MAIN ROAD
ONE WAY DRIVEWAY
TRANSFORMER YARD
DG YARD
ONE WAY DRIVEWAY
ONE WAY DRIVEWAY
ONE WAY DRIVEWAY
Street Alignment
ERUKANCHERRY HIGH ROAD
W
N
S
E

Site Cum Stilt Floor



SITE CUM STILT FLOOR PLAN

Street Alignment
Area - 51.75 sq.m

Upper Stilt Floor

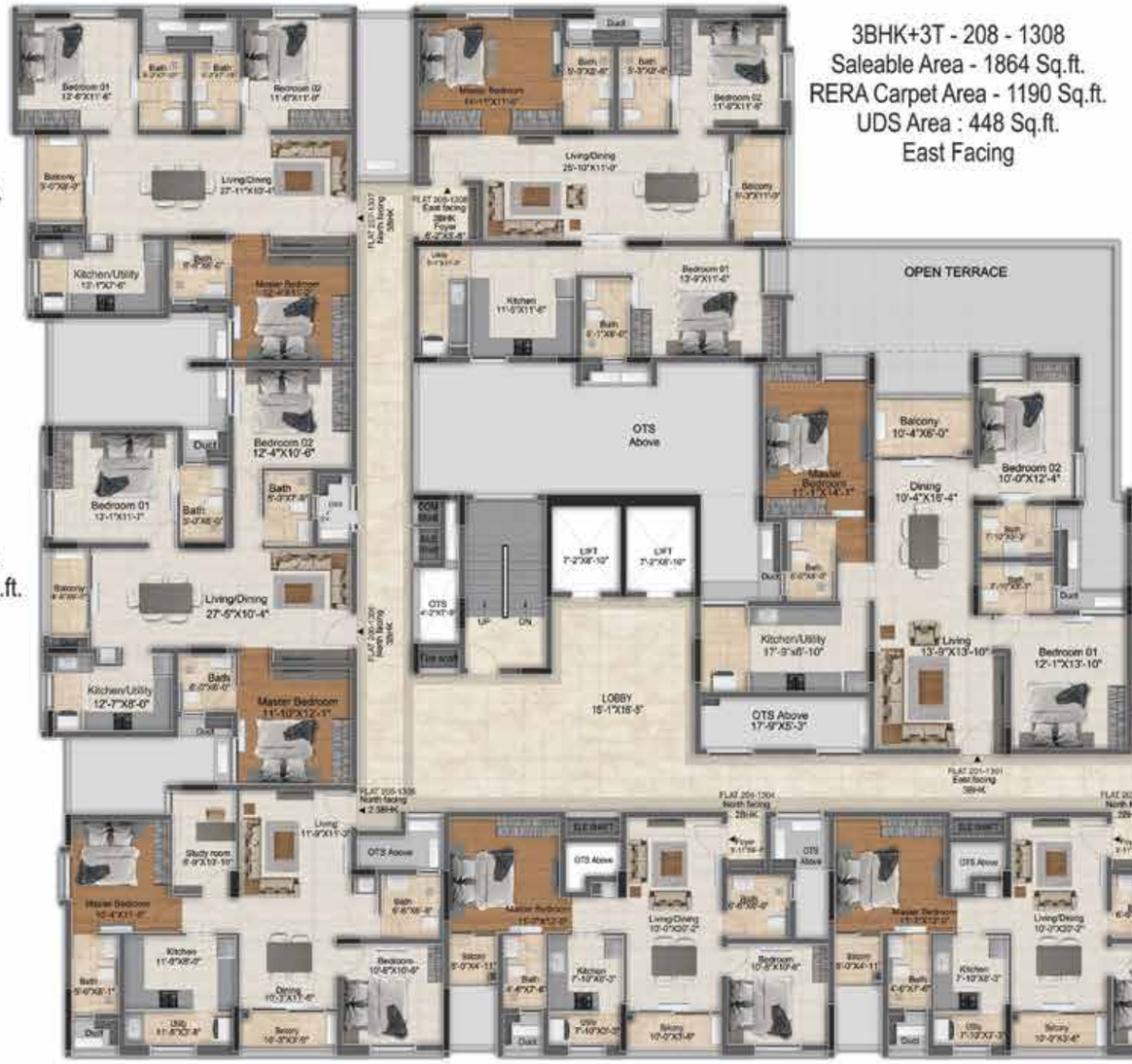


Floor plan - 2nd Floor

DRA Polaris

3BHK+3T - 207 - 1307
Saleable Area - 1567 Sq.ft.
RERA Carpet Area - 994 Sq.ft.
UDS Area : 377 Sq.ft.
North Facing

3BHK+3T - 208 - 1308
Saleable Area - 1864 Sq.ft.
RERA Carpet Area - 1190 Sq.ft.
UDS Area : 448 Sq.ft.
East Facing



3BHK+3T - 201 - 1301
Saleable Area - 1948 Sq.ft.
RERA Carpet Area - 1202 Sq.ft.
UDS Area : 469 Sq.ft.
East Facing

3BHK+3T - 206 - 1306
Saleable Area - 1597 Sq.ft.
RERA Carpet Area - 1019 Sq.ft.
UDS Area : 384 Sq.ft.
North Facing

3BHK+2T - 202 - 1302
Saleable Area - 1210 Sq.ft.
RERA Carpet Area - 756 Sq.ft.
UDS Area : 291 Sq.ft.
South Facing

3BHK+2T - 205 - 1305
Saleable Area - 1350 Sq.ft.
RERA Carpet Area - 867 Sq.ft.
UDS Area : 325 Sq.ft.
North Facing

2BHK+2T - 204 - 1304
Saleable Area - 1168 Sq.ft.
RERA Carpet Area - 680 Sq.ft.
UDS Area : 281 Sq.ft.
North Facing

2BHK+2T - 203 - 1303
Saleable Area - 1171 Sq.ft.
RERA Carpet Area - 680 Sq.ft.
UDS Area : 281 Sq.ft.
North Facing



Floor plan - 3rd to 13th Floor

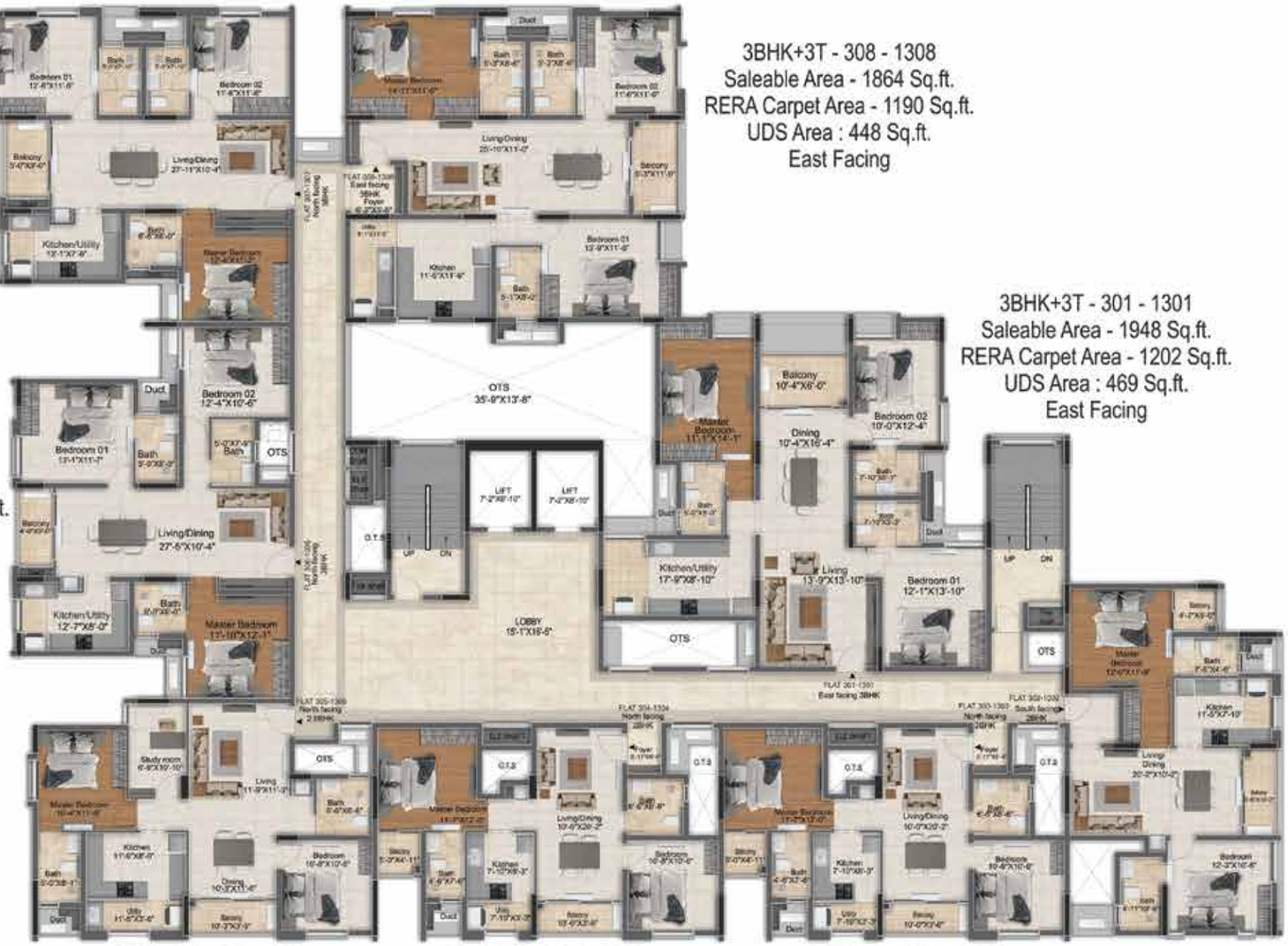
DRA Polaris

3BHK+3T - 307 - 1307
Saleable Area - 1567 Sq.ft.
RERA Carpet Area - 994 Sq.ft.
UDS Area : 377 Sq.ft.
North Facing

3BHK+3T - 308 - 1308
Saleable Area - 1864 Sq.ft.
RERA Carpet Area - 1190 Sq.ft.
UDS Area : 448 Sq.ft.
East Facing

3BHK+3T - 301 - 1301
Saleable Area - 1948 Sq.ft.
RERA Carpet Area - 1202 Sq.ft.
UDS Area : 469 Sq.ft.
East Facing

3BHK+3T - 306 - 1306
Saleable Area - 1597 Sq.ft.
RERA Carpet Area - 1019 Sq.ft.
UDS Area : 384 Sq.ft.
North Facing



3BHK+2T - 302 - 1302
Saleable Area - 1210 Sq.ft.
RERA Carpet Area - 756 Sq.ft.
UDS Area : 291 Sq.ft.
South Facing

3BHK+2T - 305 - 1305
Saleable Area - 1350 Sq.ft.
RERA Carpet Area - 867 Sq.ft.
UDS Area : 325 Sq.ft.
North Facing

2BHK+2T - 304 - 1304
Saleable Area - 1168 Sq.ft.
RERA Carpet Area - 680 Sq.ft.
UDS Area : 281 Sq.ft.
North Facing

2BHK+2T - 303 - 1303
Saleable Area - 1171 Sq.ft.
RERA Carpet Area - 680 Sq.ft.
UDS Area : 281 Sq.ft.
North Facing



Terrace Floor

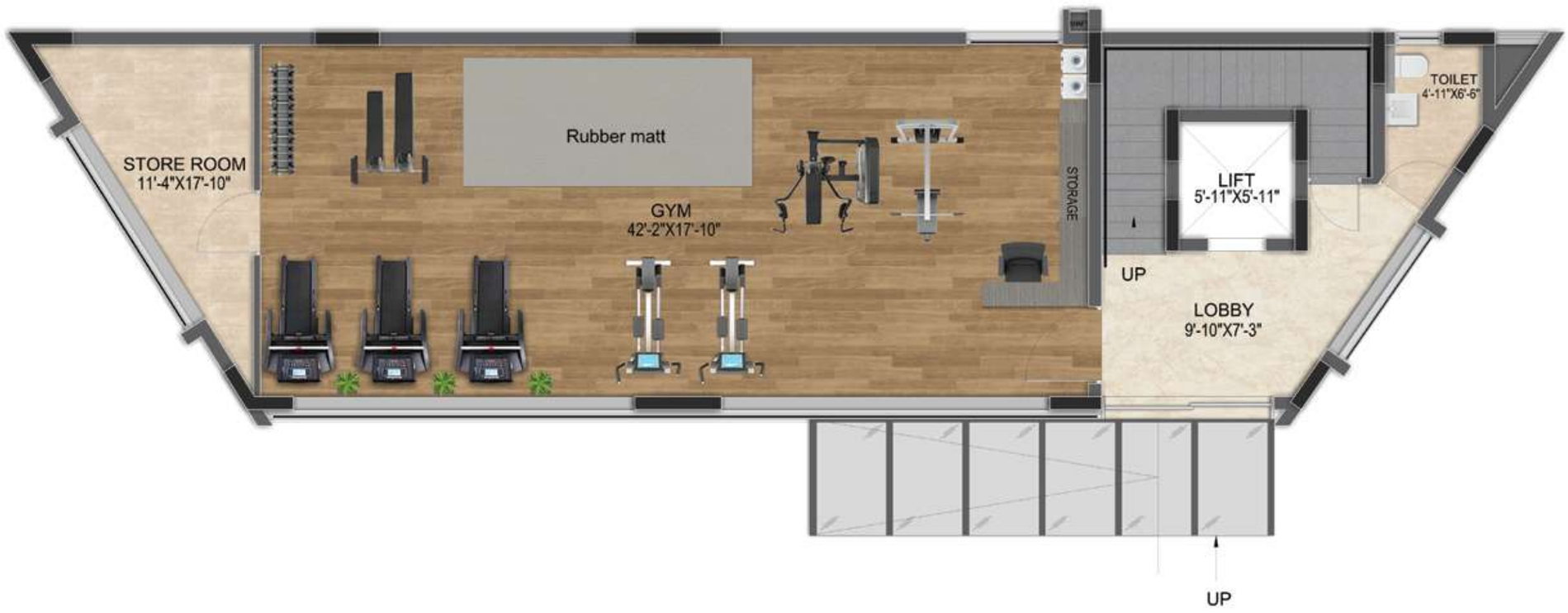
DRA Polaris





Ground Floor Amenities

DRA Polaris





First Floor Amenities

DRA Polaris





Second Floor Amenities

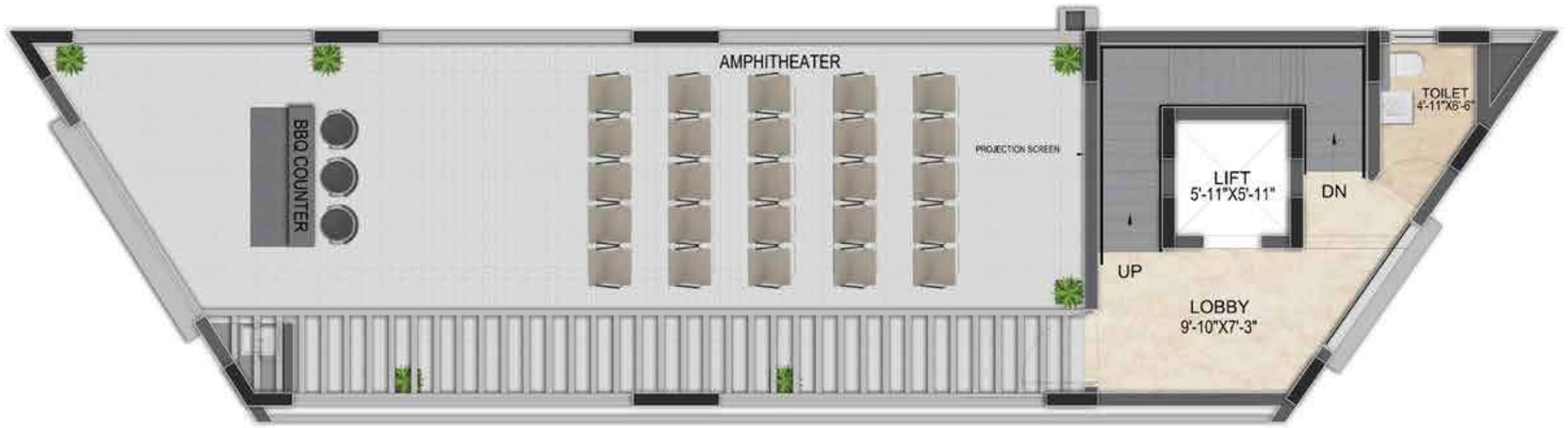
DRA Polaris





Terrace Floor Amenities

DRA Polaris





Individual Unit Plan (3BHK+3T - 1948 Sq.ft.)

DRA Polaris



201 to 1301



Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
201 - 1301	3BHK+3T	East	1948 Sq.ft.	1202 Sq.ft.	64 Sq.ft.	469 Sq.ft.



Individual Unit Plan (3BHK+3T - 1948 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
201 - 1301	3BHK+3T	East	1948 Sq.ft.	1202 Sq.ft.	64 Sq.ft.	469 Sq.ft.



Individual Unit Plan (2 BHK+2T - 1210 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
202 - 1302	2BHK+2T	South	1210 Sq.ft.	756 Sq.ft.	38 Sq.ft.	291 Sq.ft.



Individual Unit Plan (2 BHK+2T - 1210 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
202 - 1302	2BHK+2T	South	1210 Sq.ft.	756 Sq.ft.	38 Sq.ft.	291 Sq.ft.



Individual Unit Plan (2 BHK+2T - 1171 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
203 - 1303	2BHK+2T	North	1171 Sq.ft.	680 Sq.ft.	63 Sq.ft.	281 Sq.ft.



Individual Unit Plan (2 BHK+2T - 1171 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
203 - 1303	2BHK+2T	North	1171 Sq.ft.	680 Sq.ft.	63 Sq.ft.	281 Sq.ft.



Individual Unit Plan (2 BHK+2T - 1168 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
204 - 1304	2BHK+2T	North	1168 Sq.ft.	680 Sq.ft.	63 Sq.ft.	281 Sq.ft.



Individual Unit Plan (2 BHK+2T - 1168 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
204 - 1304	2BHK+2T	North	1168 Sq.ft.	680 Sq.ft.	63 Sq.ft.	281 Sq.ft.



Individual Unit Plan (3BHK+2T - 1350 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
205 - 1305	3BHK+2T	North	1350 Sq.ft.	867 Sq.ft.	41 Sq.ft.	325 Sq.ft.



Individual Unit Plan (3BHK+2T - 1350 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
205 - 1305	3BHK+2T	North	1350 Sq.ft.	867 Sq.ft.	41 Sq.ft.	325 Sq.ft.



Individual Unit Plan (3BHK+3T - 1597 Sq.ft.)

DRA Polaris



◀ 206 to 1306



Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
206 - 1306	3BHK+3T	North	1597 Sq.ft.	1019 Sq.ft.	39 Sq.ft.	384 Sq.ft.



Individual Unit Plan (3BHK+3T - 1597 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
206 - 1306	3BHK+3T	North	1597 Sq.ft.	1019 Sq.ft.	39 Sq.ft.	384 Sq.ft.



Individual Unit Plan (3BHK+3T - 1567 Sq.ft.)

DRA Polaris



207 to 1307



Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
207 - 1307	3BHK+3T	North	1567 Sq.ft.	994 Sq.ft.	48 Sq.ft.	377 Sq.ft.



Individual Unit Plan (3BHK+3T - 1567 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
207 - 1307	3BHK+3T	North	1567 Sq.ft.	994 Sq.ft.	48 Sq.ft.	377 Sq.ft.



Individual Unit Plan (3BHK+3T - 1864 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
208 - 1308	3BHK+3T	East	1864 Sq.ft.	1190 Sq.ft.	60 Sq.ft.	448 Sq.ft.



Individual Unit Plan (3BHK+3T - 1864 Sq.ft.)

DRA Polaris





Unit Nos.	Unit Type	Facing	Saleable Area	Rera Carpet Area	Balcony Area	UDS
208 - 1308	3BHK+3T	East	1864 Sq.ft.	1190 Sq.ft.	60 Sq.ft.	448 Sq.ft.



Specifications

STRUCTURE

Structural System	Pile 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	300mm x 300mm anti-skid ceramic tile flooring.
Balcony	300mm x 300mm anti-skid ceramic 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.
Exterior Walls	Plaster finish with weatherproof texture paint or weatherproof emulsion paint as decided by the architect.

Specifications

Bathrooms	300mm x 450mm Glazed ceramic 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 / ROCA 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 / ROCA 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

Bathroom Doors	Pre-engineered FRP moulded shutter doors with ironmongery-like thumb turn lock and a latch will be provided.

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 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 voltage fluctuations, earth fault as well as any leakage current).
Switches & Sockets	Modular Switches and sockets will be of Anchor Roma Plus/ 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.
Common Area Lighting	Timer Based Control for all Non-Emergency Exterior and Common Area lighting.
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.
Terrace Floor	Weathering course with pressed clay tile finishing.

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.
Parking Area	Granolith cement flooring with car park numbering.
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	50% coverage of terrace area earmarked for Solar panels will be provided at terrace and connected with bi-direction meter adjusted to common service consumption – (U).
EV charging	Two-wheeler electric charging point will be provided at the designated area.

A Few of our Landmark Projects

DRA Polaris



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 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

DRA POLARIS

PROJECT IS FUNDED BY AND MORTGAGED TO

ADITYA BIRLA GROUP

ADITYA BIRLA
FINANCE LIMITED

DRA Polaris

DRA
EXPERIENCE NICE

Trust is the cornerstone of creating a great working culture.

We are now



DRA
EXPERIENCE NICE

DRA
Polaris

Site Office: DRA Polaris, Grand northern trunk road, Madhavaram, Chennai 600 060.

Corporate Office: DRA Homes, New No. 109, 111 & 113, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai - 600 0014.

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.