



DRA  
Astra

Lifestyle 2 & 3 BHK Homes

 Madhavaram



# ABOUT US





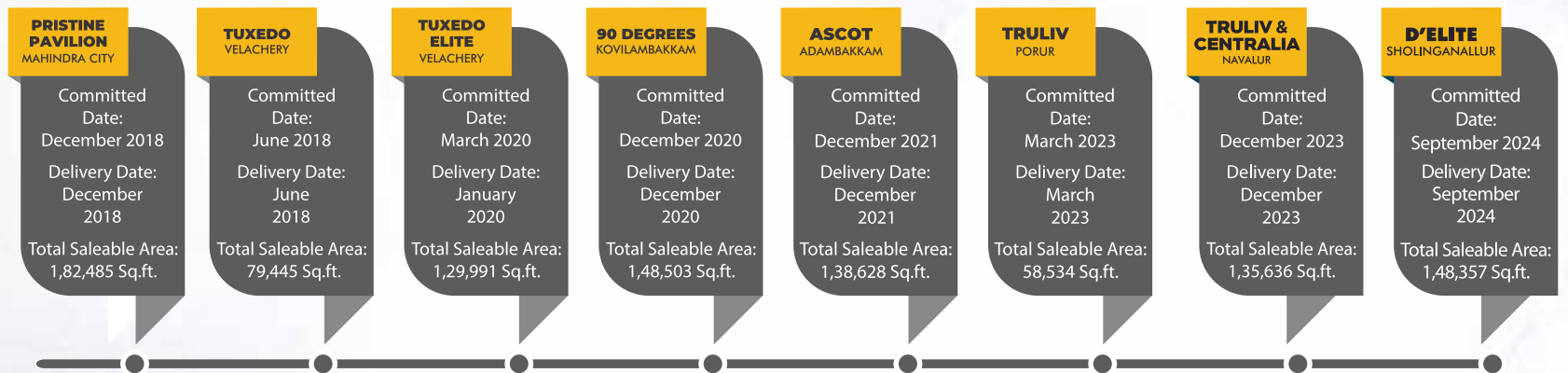
**TIMELESS HOMES**  
**TIMELY DELIVERY**

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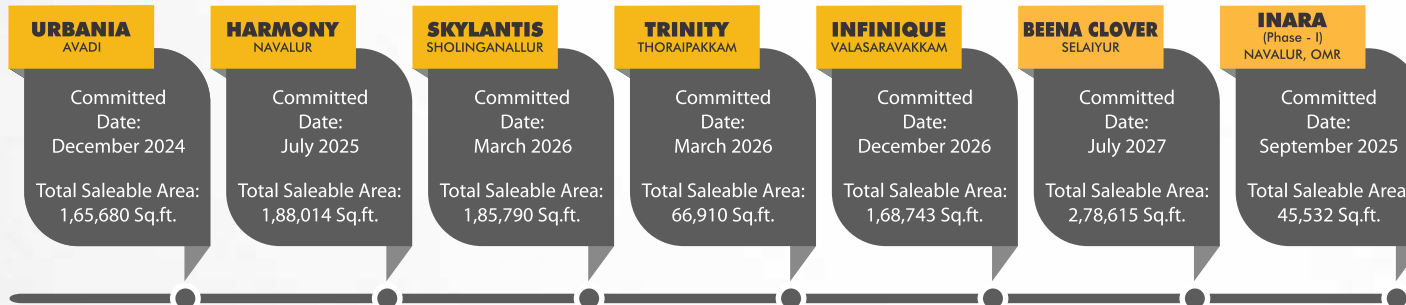


# ON TIME. EVERY TIME

## OUR PAST COMMITMENTS IN CHENNAI



## OUR ONGOING COMMITMENTS IN CHENNAI





14.09.2022 02.49.07 PM

PROJECT COUNTDOWN

DAY HRS MINS SECS

747 10 40 02

PROJECT START DATE : 25-01-2022

EST.COMPLETION DATE : 30-09-2024

NEXT MILESTONE

FIRST FLOOR SLAB COMPLETED ON 04.09.2022

SECOND FLOOR SLAB COMPLETED ON 24.09.2022

HAVE A NICE DAY

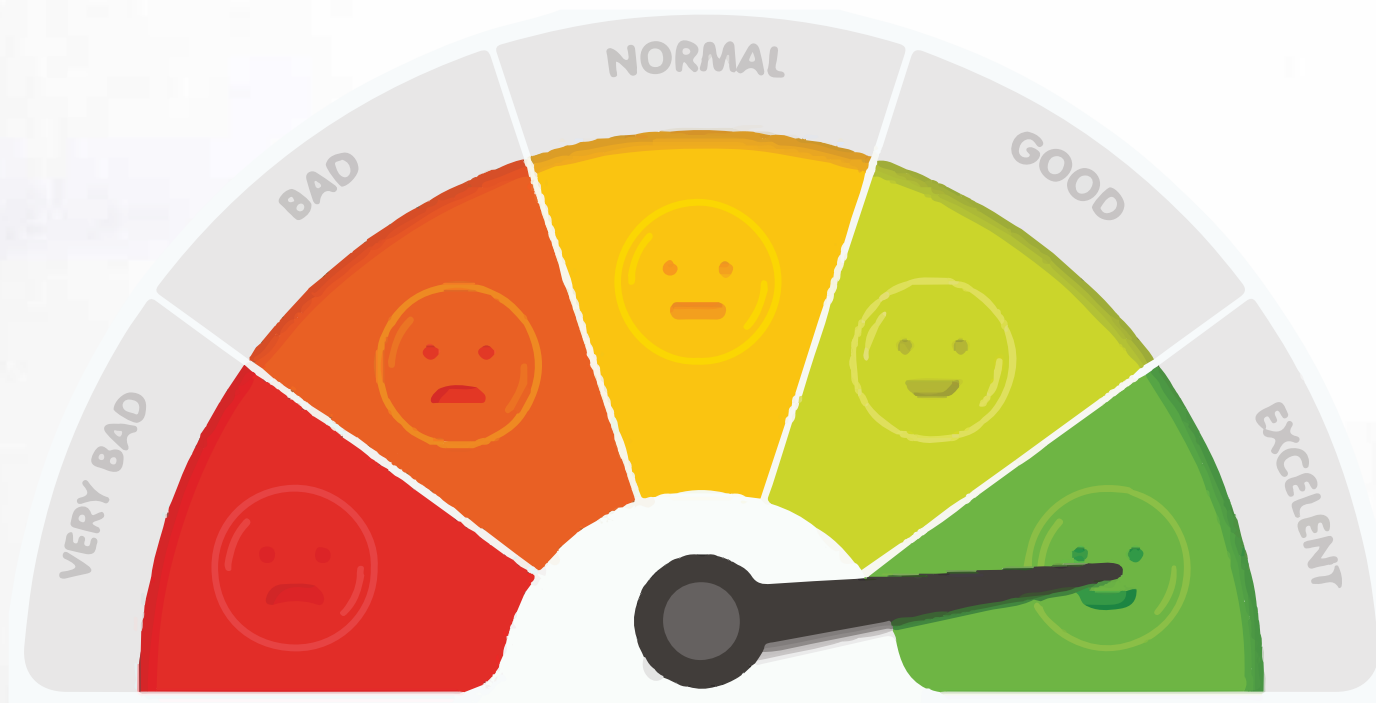
# CHENNAI'S FIRST DEVELOPER TO DISPLAY CONSTRUCTION TIMELINE METER AT ALL PROJECT SITES

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

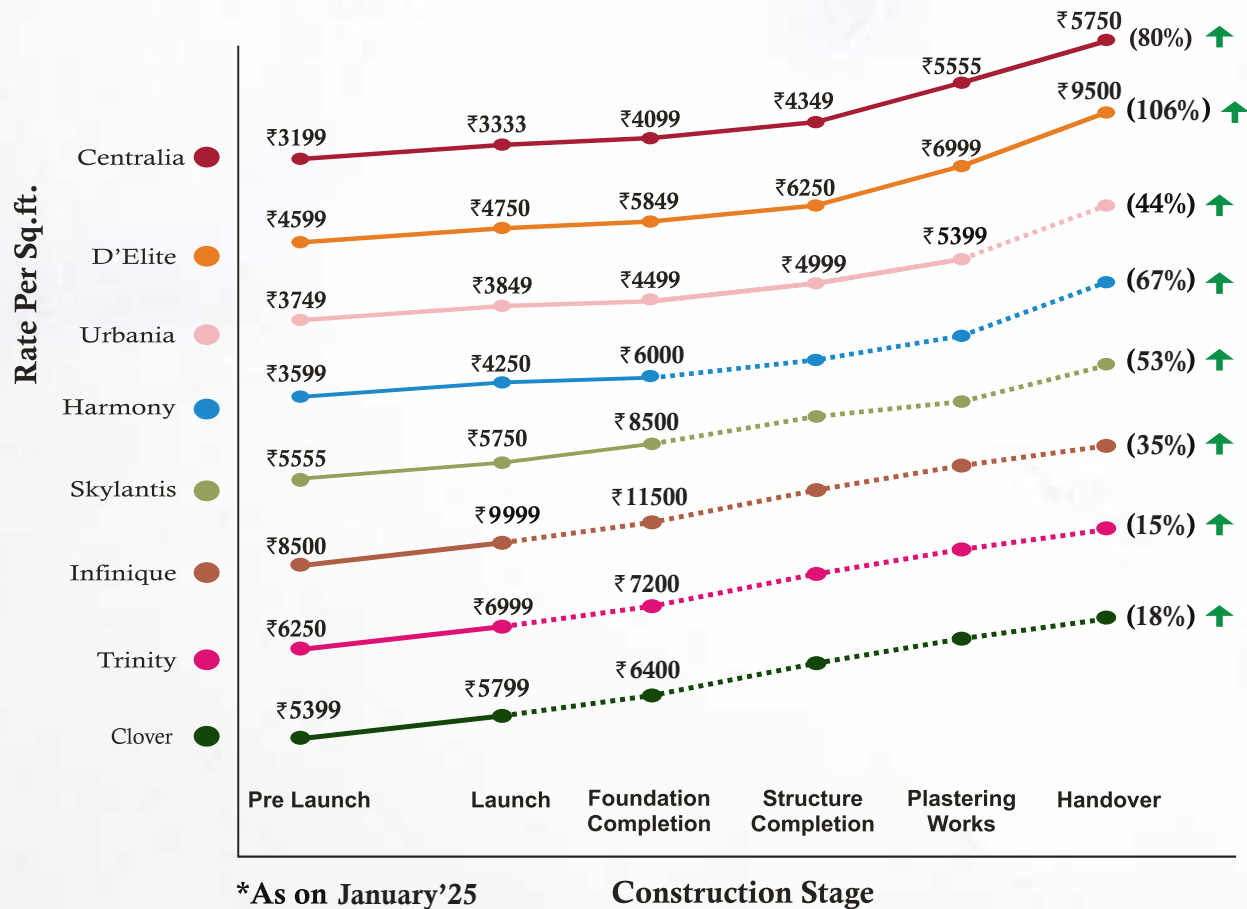
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# WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME

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

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## PROJECT OVERVIEW

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

# List of Amenities & Features:

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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

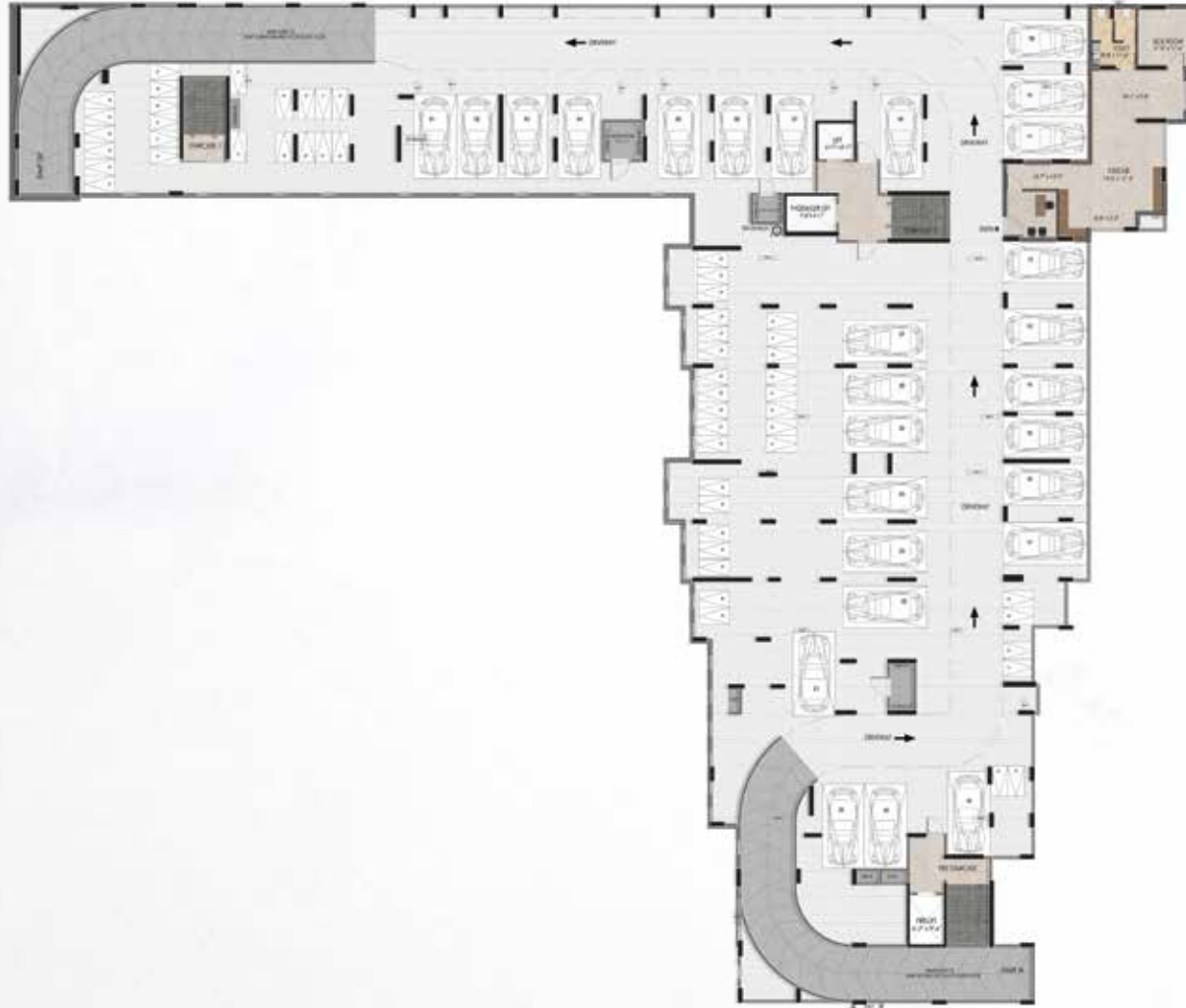
# MASTER PLAN



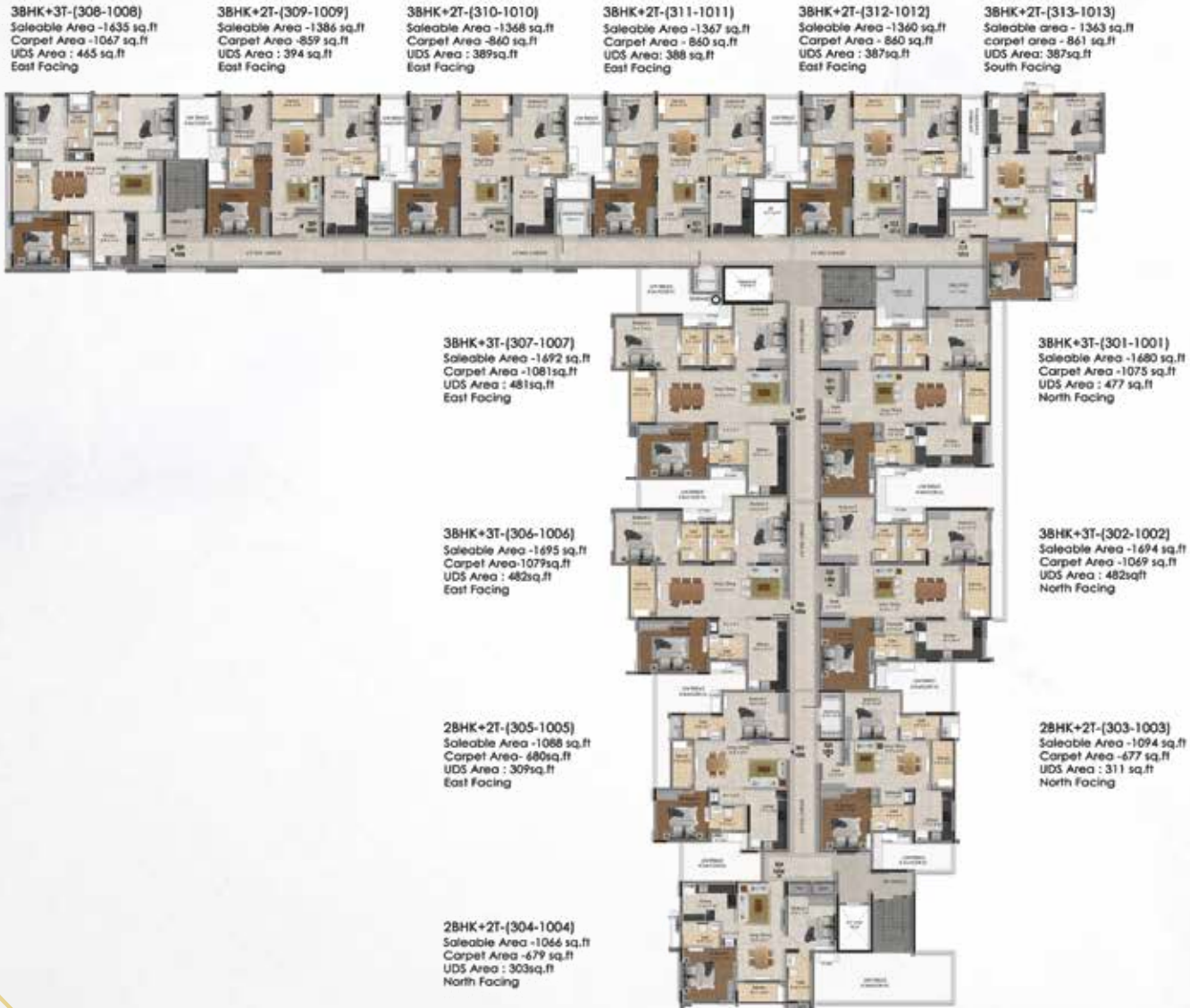
# SITE CUM STILT FLOOR



# 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

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## 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

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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

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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

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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.
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# Specifications

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## 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

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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



<b>ASTRA - TENTATIVE CONSTRUCTION AND PAYMENT SCHEDULE</b>		
<b>PAYMENT STAGES</b>	<b>% OF PAYMENT DUE *</b>	<b>TENTATIVE DATE OF COMMENCEMENT</b>
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
<b>TOTAL</b>	<b>100%</b>	



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Place  
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**Certified**

FEB 2024-FEB 2025

INDIA <sup>TM</sup>





# BUILDING HOMES OF PRIDE

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Site Office: DRA Astra, 174, SH 111, KKR Garden, Madhavaram, Chennai, Tamil Nadu 600 060.

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☎ **98403 50001**

**DRAFT FOR INTERNAL CIRCULATION ONLY**

**[www.drahomes.in](http://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.