



Where everything is  
within arm's reach. Especially life.

**adroit**  
FORTUNE  
Sholinganallur  
Good Fortune meets Convenience

## Key factors to look for when you buy a home

Adroit  
Fortune



Efficiently-designed spaces ..... ✓



Higher-than-average UDS ..... ✓



Auspicious North-East extended plot..... ✓



Robust construction ..... ✓



Meticulous quality measures ..... ✓



Prime location ..... ✓



Well-ventilated spaces ..... ✓



Elders hangout, complete with walking tracks ..... ✓



Kids outdoor play area ..... ✓



Aesthetics you'll want to flaunt ..... ✓



Entertainment malls nearby ..... ✓



Enhanced safety measures – Main gate management system, CCTV, etc. .... ✓



Design conforming to Seismic Zone 3 standards ..... ✓



Proximity to schools, colleges and workplaces ..... ✓



Vaastu Compliance ..... ✓



Ace amenities ..... ✓



Located close to the main road ..... ✓



Comfortably populated community ..... ✓



Clubhouse ..... ✓



Easy maintenance ..... ✓



P R E S E N T I N G

# **adroit** **FORTUNE** Sholinganallur

Good Fortune meets Convenience

Embrace a lifestyle where convenience rules and good fortune smiles. 68 units of 2/3 BHK flats built on a rectangular North-East extended plot, to invoke prosperity. Located just 1 km before the Sholinganallur Junction, to connect you to life's conveniences – shopping, entertainment, schools, hospitals... whatever you need. And all this, just over 200 metres away from OMR, in surprisingly quiet surroundings. Each abode is subjected to stringent quality tests to ensure your safety and comfort, for years and years. Plus, they come with higher-than-average UDS. Welcome home!





Aerial view



Legend

Types	Super built-up area range
68 Apartments	1153 sq.ft - 1455 sq.ft
10 Row houses	2657 sq.ft - 2976 sq.ft

Note: RERA Area mentioned in the floor plans



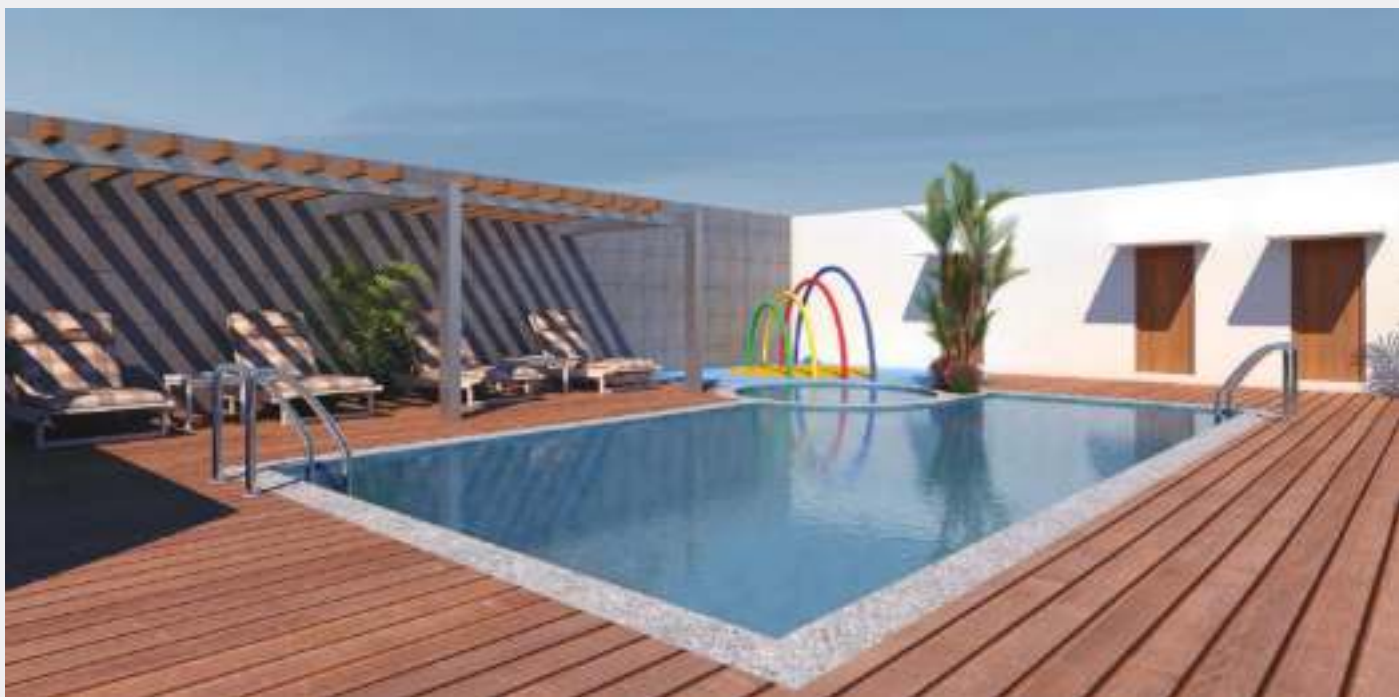


## Fine Features

68 efficiently-designed, 2 & 3 BHK abodes	Convenient living for the chosen few
Vaastu-compliant with auspicious North-East extension, to invoke prosperity	Lounge for ultimate relaxation
Elegant facade designed to last	Designer lobby for added grandeur
Meticulous quality control measures followed	Driver's rest room facility
Higher than-average UDS	Association room and communication room











## Ace Amenities

Rooftop swimming pool with landscaping\*

Toddlers play area

AV room

Gymnasium

Multipurpose hall

Pre-function area with dry pantry

Yoga room

Indoor games

Outdoor Children's play area

Outdoor Gazebo

Zen garden

Game zone

Reading room

Steam room



\*Subject to statutory norms





## Attention to Detail

- Well-ventilated spaces
- Auspicious North-East extended site
- Meticulous quality measures
- Robust construction
- Aesthetics you'll want to flaunt
- Enhanced safety measures – Main gate management system, CCTV, etc.
- Design conforming to Seismic Zone 3 standards
- Efficiently-designed spaces

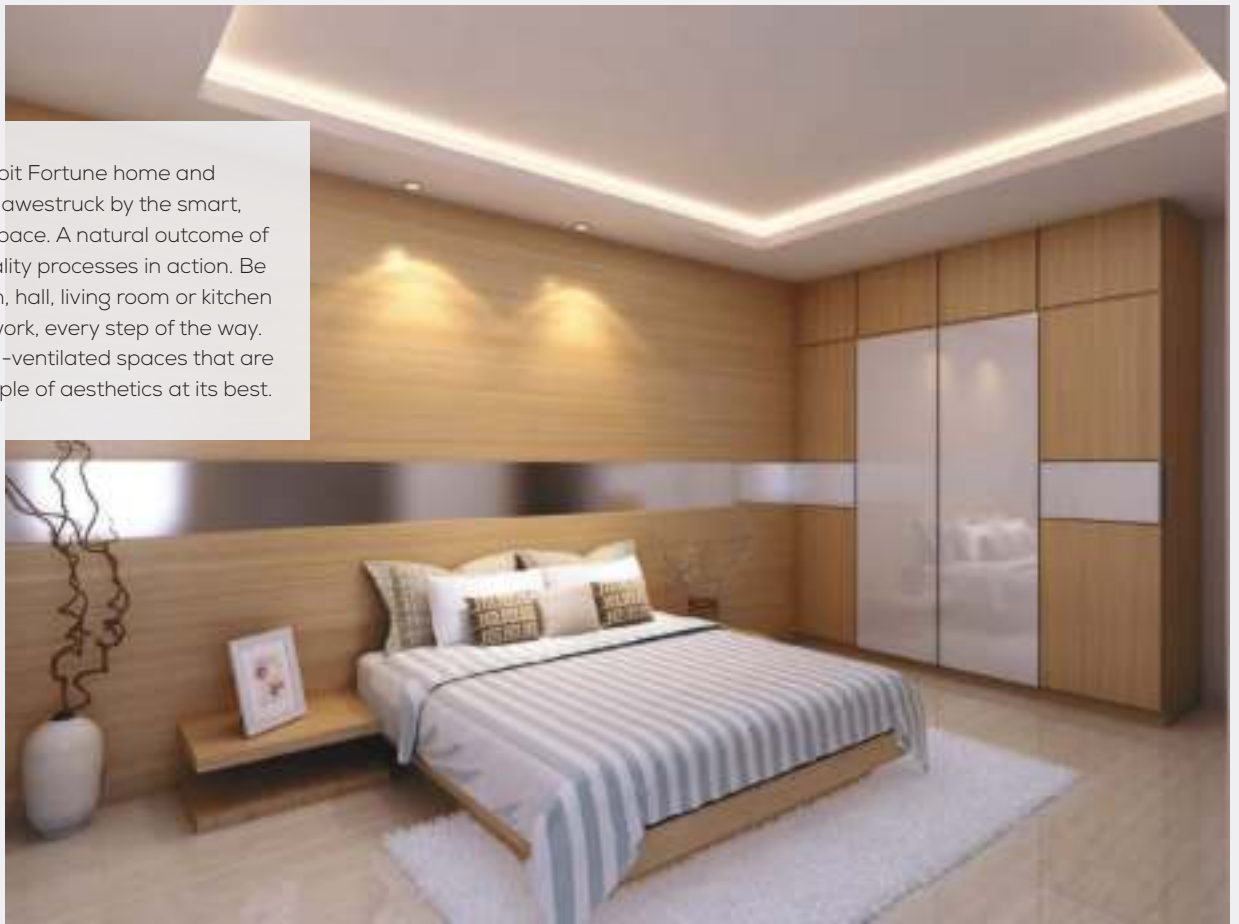


## Easy Accessibility

- One kilometre before Sholinganallur signal
- Just over 200 metres away from OMR
- Serene, quiet location
- Abodes close to your workplace
- Hassle-free roads
- Easy accessibility to schools, colleges, workplaces, places of worship and entertainment centres



Step into an Adroit Fortune home and get immediately awestruck by the smart, efficient use of space. A natural outcome of the design & quality processes in action. Be it in the bedroom, hall, living room or kitchen – aesthetics at work, every step of the way. Large-sized, well-ventilated spaces that are a textbook example of aesthetics at its best.





Kick-start your fitness comeback by hitting the walking paths, for a spirited run or brisk walk. Or, would you rather head to the clubhouse for a quality workout?

Come evenings, the generously-sized living room beckons you, for some quality time with your loved ones.

The sheer calm can surprise you. Especially considering the fact that you're just a stone's throw away from life's conveniences.

Welcome home.

Also known as Adroit Fortune.



Feel like heading to the efficiently-designed kitchen and cooking up a storm? Who wouldn't want to? Or, sauntering to the amply-sized, aesthetically appealing bedroom, to practise what everyone secretly wants to – the art of doing nothing.





## Specifications and Design

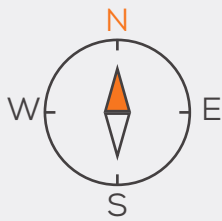
STRUCTURE	
The building is RCC framed structure with AAC block/solid concrete block.	
FLOORING	
Foyer, Living & Dining	Minimum size of 600 x 600 mm vitrified tiles (Indian/imported)*.
Bedroom	Minimum size of 600 x 600 mm vitrified tiles (Indian/imported)*.
Kitchen	Minimum size of 600 x 600 mm Vitrified tiles (Indian/imported)*.
Balcony	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 all areas (Indian/imported)*.
Wash area	300 x 300 mm ceramic tiles floor tiles and 250 x 350 mm wall-ceramic tiles up to 900 mm (Indian/imported)*.
DOORS	
Main door	Solid wood frame and flush door shutter with veneer finish on both sides*.

Bedroom door	Solid wood frames and flush door shutters finished with enamel paint on both sides*.
Bathroom door	Solid wood frames with flush door shutter of BWP grade finished with enamel paint on both sides*.
Locks / Hardware	Godrej*.
MS Handrail in Balcony as per Architect's design.	
WINDOWS	
Room	All rooms UPVC windows with 5 mm clear float glass and necessary hardware.
Bathroom Louver ventilator	UPVC with exhaust provision.
Grills	Mild steel half grills screwed on wall with enamel paint finish as per Architect's's design.
Balcony door	UPVC track door.
KITCHEN	
Counter top	Black Granite*. Sink - Stainless steel sink with drain board.

PAINTING	
Internal	Walls to be finished with cement based putty with two coats of emulsion paint*.
External	Two coats of exterior emulsion paint*.
Ceiling	Level plaster with two coats of emulsion paint*.
ELECTRICAL - POWER CONSUMPTION	
Wiring	All wires (Polycab wires)* & PVC conduits FRLS ISI mark.
Switch	Litaski*.
Adequate point, provisions for light, fan & power points as per Architect's recommendation.	
All the flats have 3 phase EB connection with independent meters.	
Telephone point in living	
TV point in living and master bedroom.	
PLUMBING & SANITARY	
Concealed CPVC/UPVC pipe lines*.	
CP fittings – Parryware*.	
Sanitary fittings – Parryware*.	
Non-sunken toilet with grid false ceiling*.	
SS gratings / PVC gratings in toilet, kitchen and utility*.	
AIR CONDITIONING	
Provision for AC drain, electrical point & sleeve for split AC in living, master bedroom & other bedrooms.	
GENERAL	
Landscape on suitable open spaces & pavements with paver blocks as per Architect's design.	
Reserved open and covered car parking.	
Underground sump.	

Fenced wall in outer periphery with gate.	
Centralised sewage treatment plant.	
Water treatment plant.	
Rainwater Harvesting System.	
MS railings with synthetic enamel paint in common staircase as per Architect's design.	
Apartment owner's name board on stilt floor.	
Staircase	Ceramic tiles*.
Lobby & Corridor	Vitrified tiles*.
Car parking	Granolithic flooring*.
Driveway	Paver blocks*.
Terrace	Brickbat Coba*.
Convex mirror in entrance gates.	
LIFT	
Johnson Lift*. Two nos - automatic 8 passenger lift*.	
SECURITY	
CCTV as applicable in external areas and clubhouse only.	
Security cabin at main gate.	
BACK-UP POWER	
Power backup of 180 kVA DG for common areas 600 W in 2 BHK, 800 W in 3 BHK apartments - Kirloskar*.	
DESIGN HIGHLIGHTS	
North and East-facing homes, as per Vaastu guidelines.	
Straight-view alignment of living and dining areas, for maximum usage of space.	
Efficient utilisation of each sq.ft. of space.	





← TOWARDS SHOLINGANALLUR      TOWARDS ADYAR →





## CLUB HOUSE PLANS

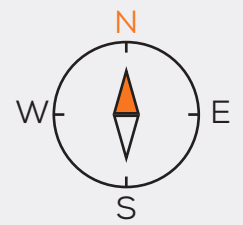


First Floor Club House



Second Floor Club House





Third Floor Club House



Terrace Pool

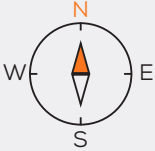


FLOOR PLAN



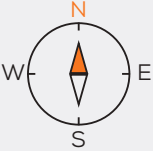


Unit No.	F-01-01	F-02-01	F-03-01	F-04-01
Saleable Area	1233 sq.ft			
RERA Area	781.77 sq.ft			



Key Plan

Unit No.	F-01-02	F-02-02	F-03-02	F-04-02
Unit No.	F-01-03	F-02-03	F-03-03	F-04-03
Saleable Area	1238 sq.ft			
RERA Area	792.51 sq.ft			



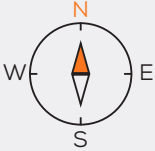
◀ Entry



Key Plan

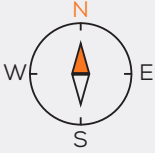


Unit No.	F-01-04	F-02-04	F-03-04	F-04-04
Saleable Area	1153 sq.ft			
RERA Area	727.19			



Key Plan

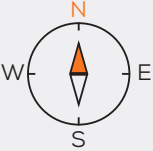
Unit No.	F-01-05	F-02-05	F-03-05	F-04-05
Saleable Area	1183 sq.ft			
RERA Area	739.12			



Key Plan



Unit No.	F-01-06	F-02-06	F-03-06	F-04-06
Unit No.	F-01-07	F-02-07	F-03-07	F-04-07
Unit No.	F-01-08	F-02-08	F-03-08	F-04-08
Saleable Area	1247 sq.ft			
RERA Area	798.13 sq.ft			

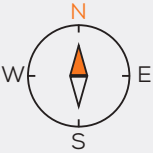


▲  
Entry



Key Plan

Unit No.	F-01-09	F-02-09	F-03-09	F-04-09
Saleable Area	1263 sq.ft			
RERA Area	804.06 sq.ft			



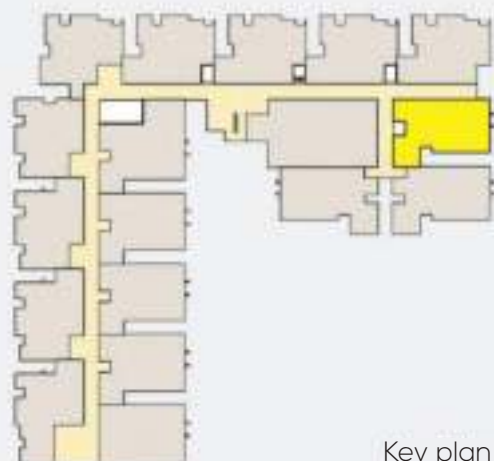
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Entry



Key Plan

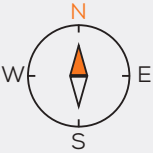


Unit No.	F-01-10	F-02-10	F-03-10	F-04-10
Saleable Area	1290 sq.ft			
RERA Area	805.76 sq.ft			



Key plan

Unit No.	F-01-11	F-02-11	F-03-11	F-04-11
Saleable Area	1293 sq.ft			
RERA Area	789.50 sq.ft			



Key Plan

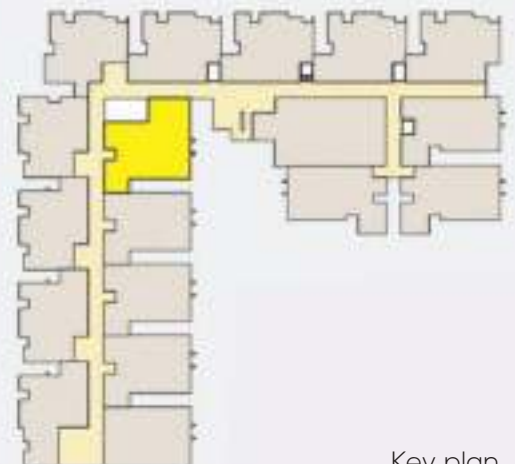


Unit No.	F-01-12	F-02-12	F-03-12	F-04-12
Saleable Area	1281 sq.ft			
RERA Area	789.44 sq.ft			



Key Plan

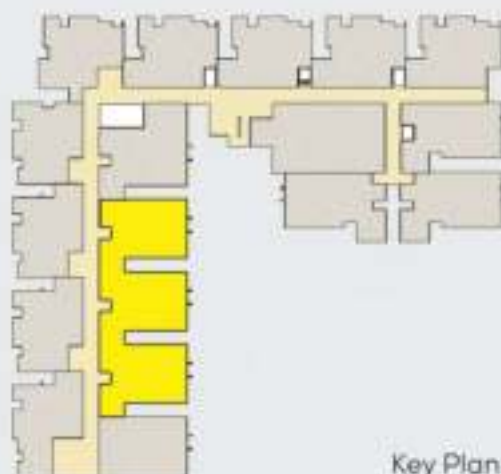
Unit No.	F-01-13	F-02-13	F-03-13	F-04-13
Saleable Area	1455 sq.ft			
RERA Area	921.58 sq.ft			



Key plan

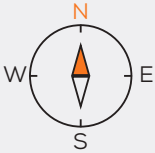


Unit No.	F-01-14	F-02-14	F-03-14	F-04-14
	F-01-15	F-02-15	F-03-15	F-04-15
	F-01-16	F-02-16	F-03-16	F-04-16
Saleable Area	1235 sq.ft			
RERA Area	760.64 sq.ft			



Key Plan

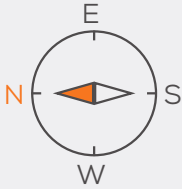
Unit No.	F-01-17	F-02-17	F-03-17	F-04-17
Saleable Area	1244 sq.ft			
RERA Area	773.47 sq.ft			



Key Plan



Directions to Site:





## 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 home-owner, makes us a name you can trust to deliver consistently the nucleus of any happy family – a home.

## 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

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.

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?

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.





















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.

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.



## Key factors to look for when you buy a home

Adroit  
Fortune

	Vaastu Compliance .....	✓
	Ace amenities .....	✓
	Located close to the main road .....	✓
	Proximity to schools, colleges and workplaces .....	✓
	Enhanced safety measures – Main gate management system, CCTV, etc. ....	✓
	Entertainment malls nearby .....	✓
	Aesthetics you'll want to flaunt .....	✓
	Well-ventilated spaces .....	✓
	Elders hangout, complete with walking tracks .....	✓
	Kids outdoor play area .....	✓
	Prime location .....	✓
	Efficiently-designed spaces .....	✓
	Higher-than-average UDS .....	✓
	Auspicious North-East extended plot .....	✓
	Robust construction .....	✓
	Meticulous quality measures .....	✓
	Easy maintenance .....	✓
	Comfortably populated community .....	✓
	Clubhouse .....	✓
	Design conforming to Seismic Zone 3 standards .....	✓



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