

P R E S E N T I N G

**adroit**  
**PROSPER**  
Thalambur

EFFICIENTLY DESIGNED HOMES THAT GIVE YOU  
**MORE HOME PER HOME**























Rera No: Tn/01/Building/0010/2021.[www.tnrera.in](http://www.tnrera.in)



# Key factors to look for when you buy a home

Adroit  
Prosper

Adroit  
Prosper

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|     | Efficiently designed spaces .....                                     | ✓ |    | Proximity to schools, colleges and workplaces ..... | ✓ |
|    | Auspicious North-East extended site .....                             | ✓ |    | Vaastu compliance .....                             | ✓ |
|    | Robust construction .....   | ✓ |    | Ace amenities .....                                 | ✓ |
|    | Meticulous quality measures .....                                     | ✓ |    | Located on the main road .....                      | ✓ |
|    | Prime location - Corner Property .....                                | ✓ |    | Clubhouse -Exclusive ground + 2 floors block .....  | ✓ |
|   | Well-ventilated spaces .....  | ✓ |   | Co-working space with Meeting room .....            | ✓ |
|  | Elders hangout complete with walking tracks .....                     | ✓ |  | Maze garden .....                                   | ✓ |
|  | Kids outdoor play area .....  | ✓ |  | Multi play court .....                              | ✓ |
|  | Entertainment & Malls nearby .....                                    | ✓ |  | Game simulator room .....                           | ✓ |
|  | Enhanced safety measures–Main gate management system, CCTV, etc. .... | ✓ |  | Bus bay for school kids .....                       | ✓ |
|  | Design conforming to Seismic Zone 3 standards .....                   | ✓ |  | Kids learning centre .....                          | ✓ |



P R E S E N T I N G

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**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 utilized 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 separately

Well-equipped GYM

Children learning centre- Arts / Music

Indoor games

Multi play court<sup>#</sup>

Entertainment cum video game room

Maze garden<sup>#</sup>





Multipurpose hall / Banquet

Audio visual room

Co-Working space

Outdoor party areas

Yoga / Dance room with balcony

Jogging / Walking track<sup>#</sup>

Bus bay for school kids<sup>#</sup>

Reflexology pathway<sup>#</sup>

Carwash points near compound wall<sup>##</sup>



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



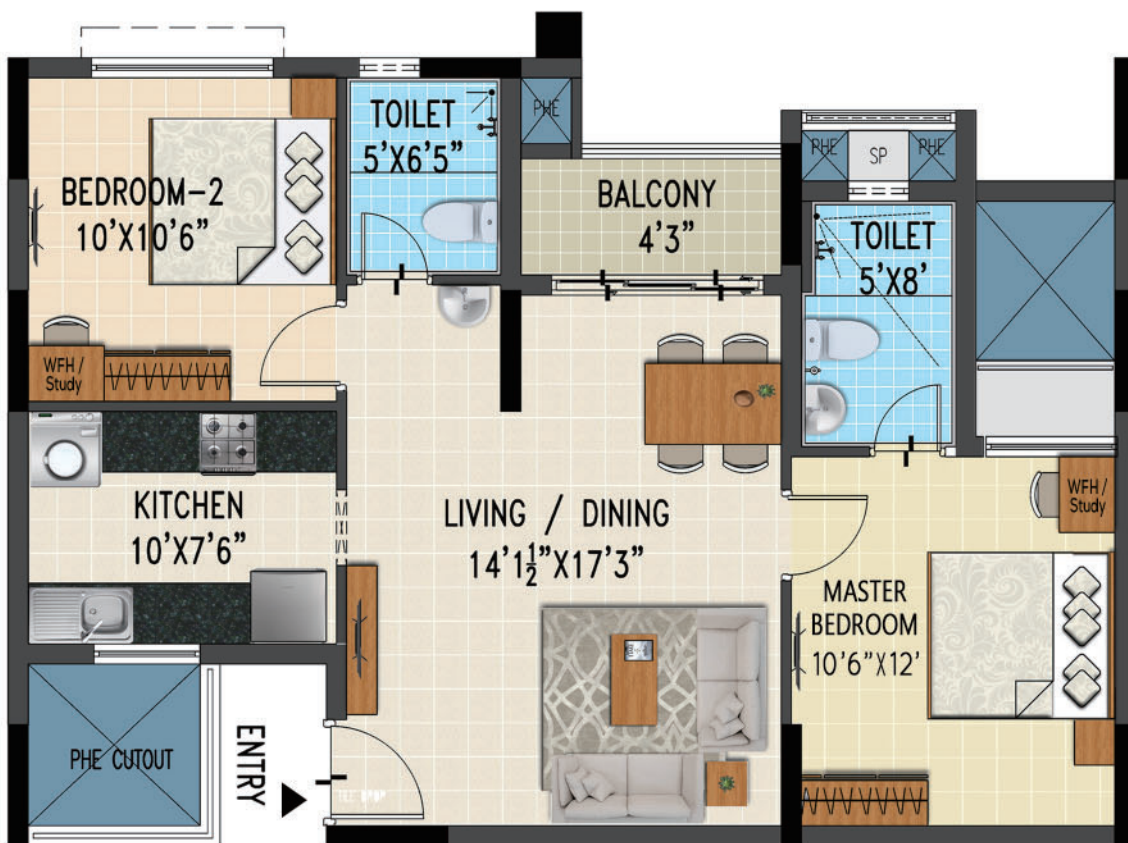
- 9 VISITORS TWO WHEELER PARKING
- 10 BASEMENT RAMP ENTRY/EXIT
- 11 CHILDREN WAITING AREA
- 12 MULTI PLAY COURT
- 13 CHILDREN PLAY AREA
- 14 MAZE GARDEN
- 15 REFLEXOLOGY PATHWAY



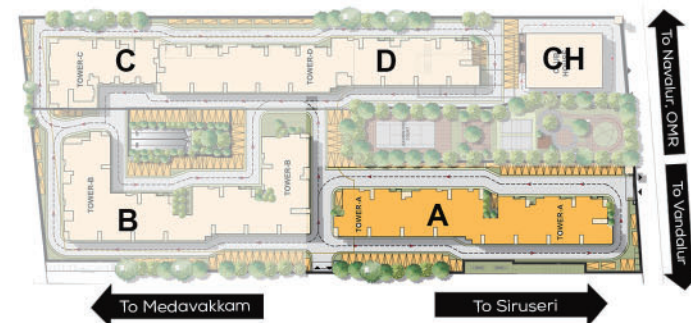
## UNIT PLAN - 2BHK

Tower A

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



Tower Keyplan



Key plan



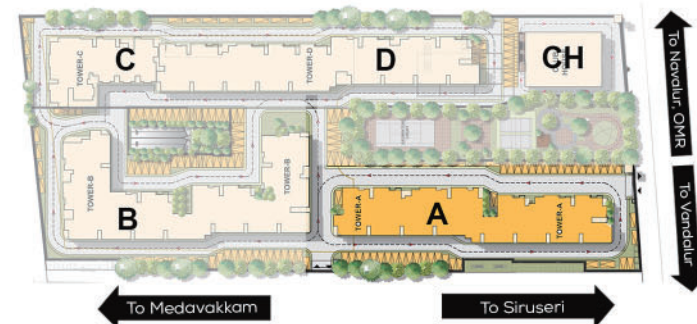
## UNIT PLAN - 2BHK

### Tower A

| UNIT NO                     | 01     | 02   | 03   | 04   | 12   | 13   | 14   | 15   |
|-----------------------------|--------|------|------|------|------|------|------|------|
| SALEABLE AREA<br>IN SQ. FT. | 1011   | 1016 | 1016 | 1026 | 1032 | 1016 | 1016 | 1016 |
| RERA AREA<br>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 seismic resistant 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 Work-from-home location point with data point provision in bedrooms* |
|                     | Mirror light point in Master bedroom toilet*  |
| 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       | Down comer will be provided as per fire norms*  |
|                     | Sprinkler system will be provided only in basement area as per fire norms*                                |
|                     | Fire Extinguisher & signage's 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 Tile*   |
|                     | 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 *  |
| Security      | Johnson Lift*. 2Nos – Automatic 10 Person Passenger lift *  |
|               | CCTV as applicable in pivotal locations   |
| Back-Up Power | Security Cabin at main gate   |
|               | Power Backup of 2 Nos of 400 KVA DG for common areas and 350W backup for all apartments – Kirlo-skar* |
| 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*<br>Water treatment Plant*   |
|               | Rain Water Harvesting System*   |
|               | Apartment owners Name board in Stilt Floor*   |
|               | Car parking – Granolithic flooring*<br>Drive way – Paver blocks with Lights*                          |

\*Subject to Statutory norms or Equivalent products

Bay of Bengal

ECR

OMR

OMR

OMR

Kelambakkam

Sholinganallur Junction

Navalur

Padur

PayPal & eBay  
Taj Gateway  
Wipro  
Tecci Park

Hotels and Restaurants  
IT Parks  
Fuel Stations  
Hospitals  
Education Institutions  
Government Offices  
Other major landmarks

Tollplaza

adroit DISTRICT 15 Thalambur  
adroit ARTISTICA Sholinganallur  
adroit Around Housing GOLD MAGNIFIQ  
adroit FORTUNE Sholinganallur

Velammal school

2 3  
Infosys

Srinivasa Perumal Temple

Metro station (proposed)  
MARINAMALL  
Navalur Toll Plaza

KC High International School

Metro station (proposed)

Mohamed Sathak College of Arts & Science

Aavin

OMR food street

VIVIRA MALL  
AGS cinemas  
Big bazar

Pacifica Tech Park

TS Narayanaswamy College of Engineering

SIPCOT IT Park, Siruseri

TCS

Chettinad Health City

Metro station (proposed)

Syntel

PSSB School, Siruseri

KFI The school

Global Hospital

adroit PROSPER

Agni College of Technology

Sri Venkateswara Dental College

Vels Vidyashram

Medavakkam Junction

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.

## 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.



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Project Architects – RSP

Project Legal opinion –V Seshadri and Company

Project Structural consultant – BURO ENGINEERS (I) PVT LTD

## PROJECT APPROVED BY ALL MAJOR BANKS



SUNDARAM HOME



Disclaimer - The information and visuals contained herein are subject to change as may be required by the authorities / Architect's and cannot serve as a contract. While every reasonable care has been taken in providing the information, the owner or his agents cannot be held responsible for any inaccuracies. The promoters reserve the rights to make alterations and amendments as may be necessitated from time to time.