

UNBEATABLE BALANCE BETWEEN

*Comfort & Ease*





# ABOUT US



40+  
Years in  
Realestate



12000+  
Happy  
Families



10 Million+  
Sq.Ft  
Development



We assure on-time delivery,  
or we pay your EMI till possession




Live in the epicentre  
of connectivity





Arcot Road is one long road that connects plenty of core areas of Chennai like Kodambakkam, Vadapalani and Virugambakkam. Situated in a hot and well-developed residential area, DRA Innique, bang on the main road, offers excellent connectivity. Schools, hospitals, colleges, popular malls and restaurants, all are just a few minutes' drive away.



A modern living room interior featuring a dark brown sectional sofa with blue and white pillows, a light-colored sofa with blue and white pillows, a white coffee table, and a blue and white patterned rug. A large potted plant is visible on the left, and a wooden console table is on the right. The room has a high ceiling with recessed lighting and large windows with sheer curtains.

Here, every  
home is a cosy  
island

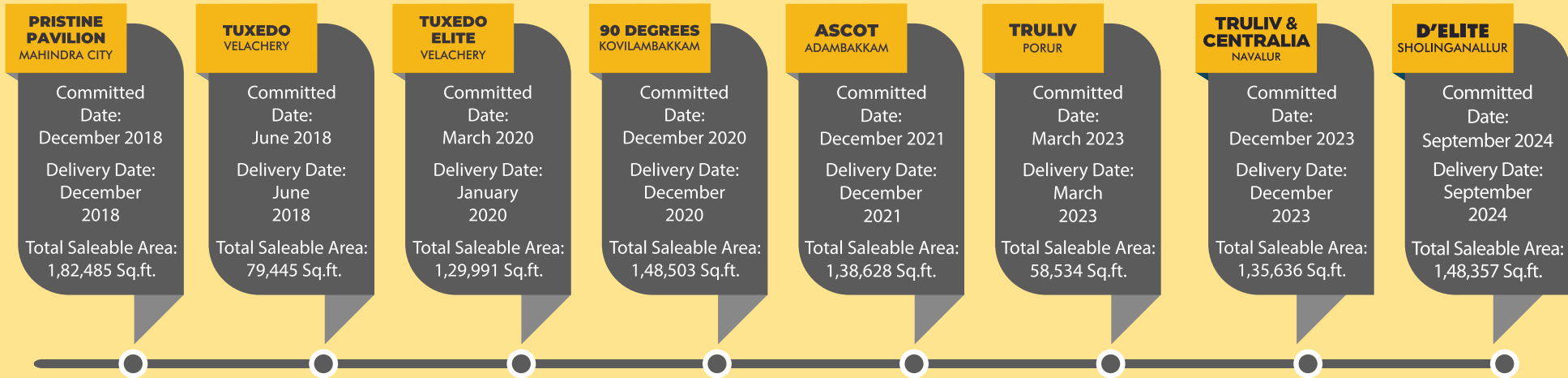


Privacy. Isn't that the founding stone of a home? A space of our own. At DRA Infinique, you can be assured of complete privacy due to the no-wall sharing design. No two entrance doors face each other and every home comes with a foyer space thereby making it more private. The project comprises of just 3 and 4 BHK homes which makes the number of homes per floor less, and the privacy more.

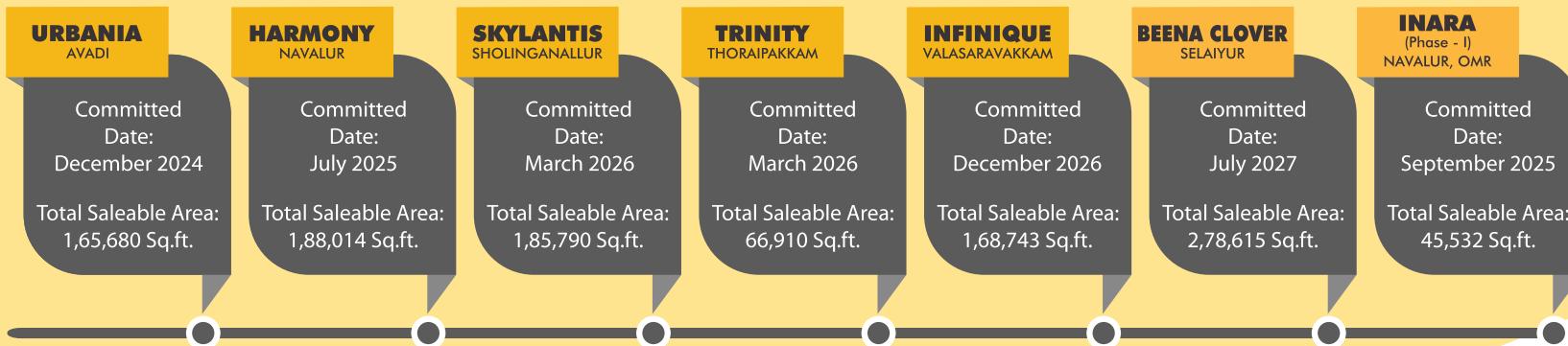


# ON TIME, EVERY TIME!

## OUR PAST COMMITMENTS IN CHENNAI



## OUR ONGOING COMMITMENTS IN CHENNAI



**TIMELESS HOMES.  
TIMELY DELIVERY.**



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



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





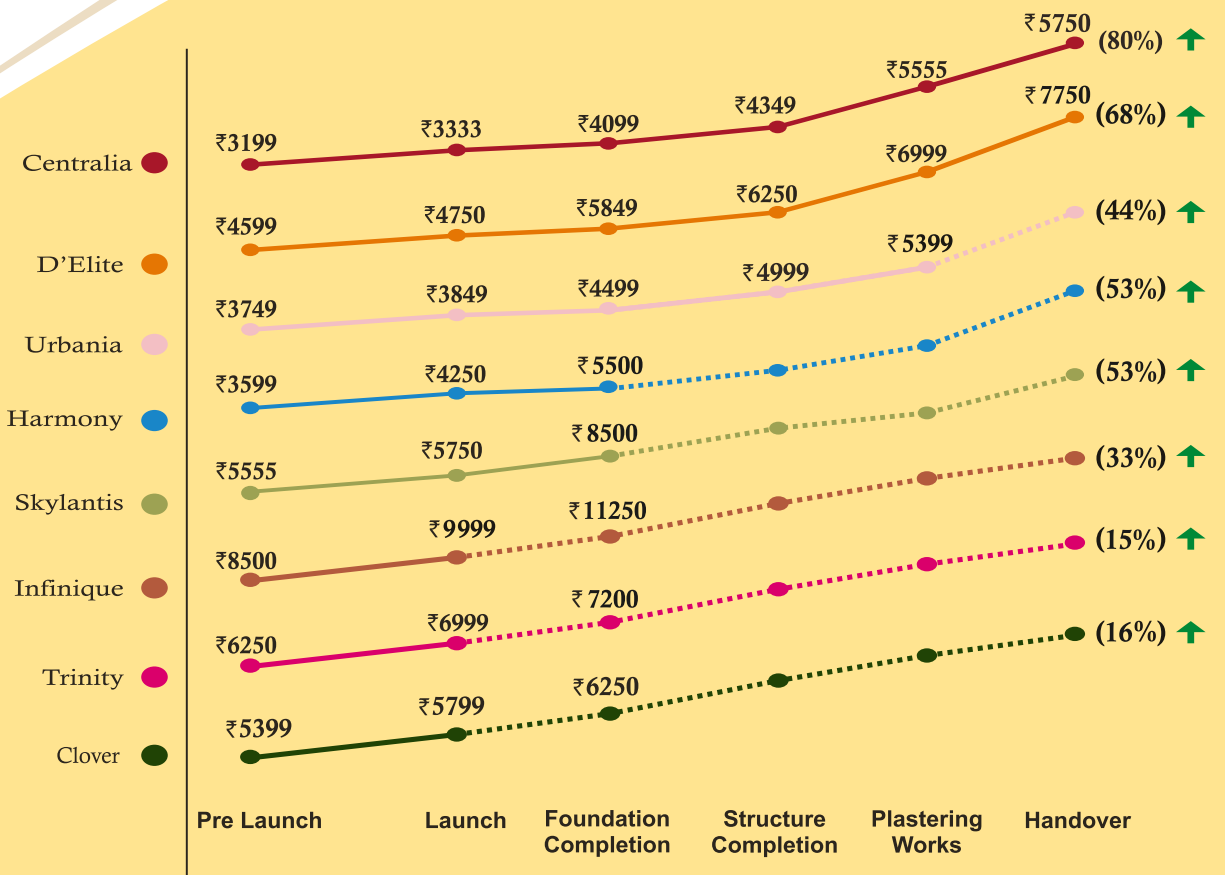
# HAPPY HOMES THAT APPRECIATE WELL OVER TIME !

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 nest value appreciation.



Rate Per Sq.ft.



\*As on November'24

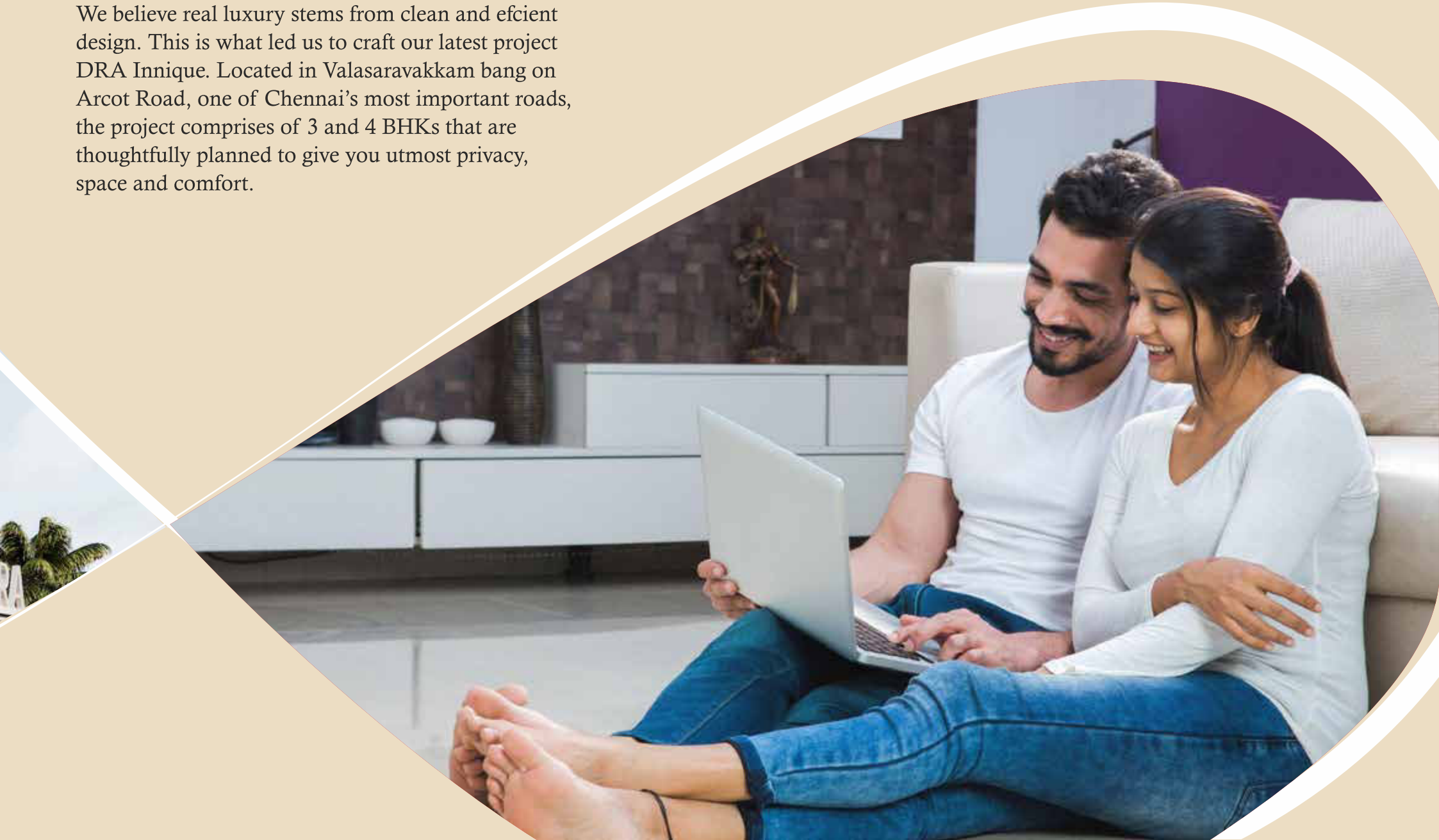
Construction Stage





# A new luxury living in the heart of the city

We believe real luxury stems from clean and efficient design. This is what led us to craft our latest project DRA Innique. Located in Valasaravakkam bang on Arcot Road, one of Chennai's most important roads, the project comprises of 3 and 4 BHKs that are thoughtfully planned to give you utmost privacy, space and comfort.







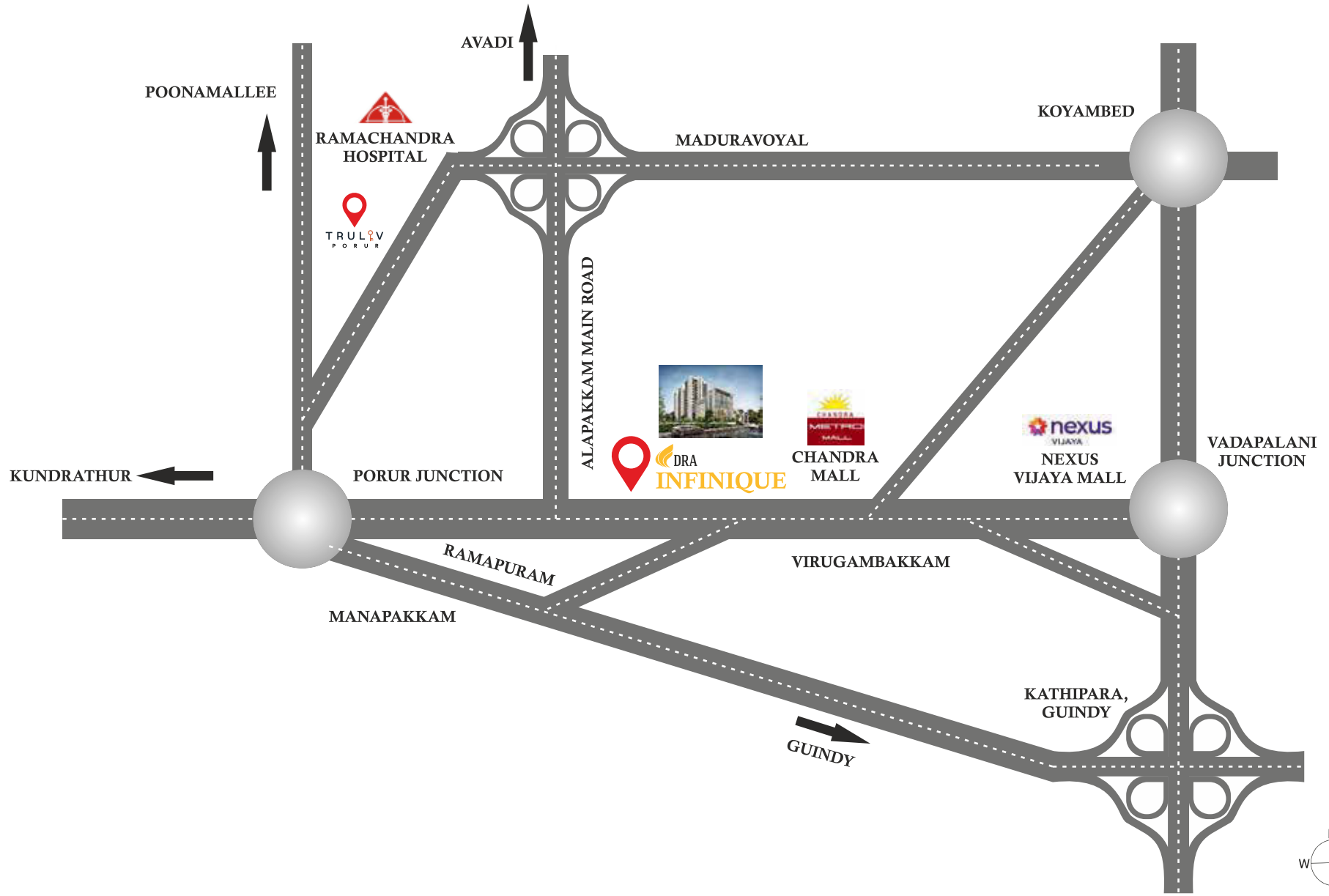
# Good design the cornerstone of luxury

A good home should be exible. It should accommodate all your dreams and needs. Work from home, new hobby, kitchen garden, office room, library. Be it anything, every apartment in DRA Infinique is spacious and planned efficiently to make every square foot count. With 3-side ventilation and a balcony for all apartments, you can be assured of plenty of ventilation and natural light.





# LOCATION MAP





## PROJECT OVERVIEW

Land Extent	:	1.15 Acres
Total Units	:	76 Units
Number of Block	:	1 No.
No. of Floors	:	Basement + Stilt + 13 Floors
No. of Units per Floor	:	6 Units
Apartment Types & Sizes	:	3BHK + 3T - 1837 Sq.ft. - 1918 Sq.ft. 4BHK + 3T - 2058 Sq.ft. & 2143 Sq.ft.











## AMENITIES



**MULTI PURPOSE HALL**



**GYM**





# TERRACE AMENITIES





## TERRACE AMENITIES







# SITE CUM STILT FLOOR PLAN





# TYPICAL FLOOR PLAN - 1<sup>ST</sup> FLOOR

Flat No : 102  
3BHK+3T  
Saleable Area : 1918 Sq.ft.  
Private Terrace Area : 193 Sq.ft.  
Carpet Area : 1258 Sq.ft.  
UDS : 560 Sq.ft.  
East Facing

Flat No : 103  
3BHK+3T  
Saleable Area : 1837 Sq.ft.  
Private Terrace Area : 611 Sq.ft.  
Carpet Area : 1184 Sq.ft.  
UDS : 537 Sq.ft.  
East Facing



Flat No : 101  
3BHK+3T  
Saleable Area : 1852 Sq.ft.  
Private Terrace Area : 197 Sq.ft.  
Carpet Area : 1172 Sq.ft.  
UDS : 541 Sq.ft.  
North Facing

Flat No : 106  
3BHK+3T  
Saleable Area : 1862 Sq.ft.  
Private Terrace Area : 670 Sq.ft.  
Carpet Area : 1176 Sq.ft.  
UDS : 544 Sq.ft.  
North Facing

PORUR



ARCOT ROAD

VADAPALANI



# TYPICAL FLOOR PLAN - 2<sup>nd</sup> to 13<sup>th</sup> FLOOR

PORUR



VADAPALANI



Flat No : 202 - 1302  
3BHK+3T  
Saleable Area : 1918 Sq.ft.  
Carpet Area : 1258 Sq.ft.  
UDS : 560 Sq.ft.  
East Facing



Flat No : 203 - 1303  
3BHK+3T  
Saleable Area : 1837 Sq.ft.  
Carpet Area : 1184 Sq.ft.  
UDS : 537 Sq.ft.  
East Facing



Flat No : 204 - 1304  
4BHK+3T  
Saleable Area : 2058 Sq.ft.  
Carpet Area : 1363 Sq.ft.  
UDS : 601 Sq.ft.  
East Facing



Flat No : 201 - 1301  
3BHK+3T  
Saleable Area : 1852 Sq.ft.  
Carpet Area : 1172 Sq.ft.  
UDS : 541 Sq.ft.  
North Facing



Flat No : 206 - 1306  
3BHK+3T  
Saleable Area : 1862 Sq.ft.  
Carpet Area : 1176 Sq.ft.  
UDS : 544 Sq.ft.  
North Facing



Flat No : 205 - 1305  
4BHK+3T  
Saleable Area : 2143 Sq.ft.  
Carpet Area : 1386 Sq.ft.  
UDS : 626 Sq.ft.  
North Facing





# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1852 Sq.ft.)



## UNIT PLAN - 1 : 3BHK+3T - North Facing

Saleable Area - 1852 Sq.ft. | Carpet Area - 1172 Sq.ft. | UDS Area : 541 Sq.ft. | Unit Nos. : 201 - 1301





## ISOMETRIC VIEW (3 BHK+3T - 1852 Sq.ft.)



**UNIT PLAN - 1 : 3BHK+3T - North Facing**

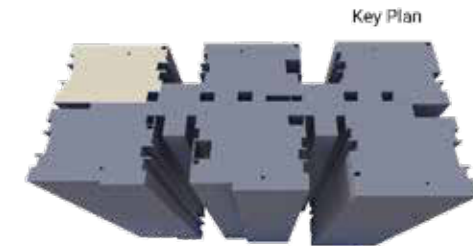
Saleable Area - 1852 Sq.ft. | Carpet Area - 1172 Sq.ft. | UDS Area : 541 Sq.ft. | Unit Nos. : 201 - 1301



# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1918 Sq.ft.)



202 - 1302



## UNIT PLAN - 2 : 3BHK+3T - East Facing

Saleable Area - 1918 Sq.ft. | Carpet Area - 1258 Sq.ft. | UDS Area : 560 Sq.ft. | Unit Nos. : 202 - 1302





## ISOMETRIC VIEW (3 BHK+3T - 1918 Sq.ft.)



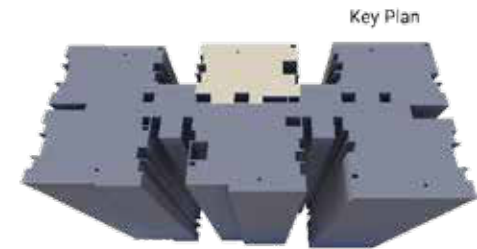
**UNIT PLAN - 2 : 3BHK+3T - East Facing**

Saleable Area - 1918 Sq.ft. | Carpet Area - 1258 Sq.ft. | UDS Area : 560 Sq.ft. | Unit Nos. : 202 - 1302





# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1837 Sq.ft.)



## UNIT PLAN -3 : 3BHK+3T - East Facing

Saleable Area - 1837 Sq.ft. | Carpet Area - 1184 Sq.ft. | UDS Area : 537 Sq.ft. | Unit Nos. : 203 - 1303





## ISOMETRIC VIEW (3 BHK+3T - 1837 Sq.ft.)



**UNIT PLAN -3 : 3BHK+3T - East Facing**

Saleable Area - 1837 Sq.ft. | Carpet Area - 1184 Sq.ft. | UDS Area : 537 Sq.ft. | Unit Nos. : 203 - 1303



# INDIVIDUAL UNIT PLAN (4 BHK+3T - 2058 Sq.ft.)



## UNIT PLAN - 4 : 4BHK+3T - East Facing

Saleable Area - 2058 Sq.ft. | Carpet Area - 1363 Sq.ft. | UDS Area : 601 Sq.ft. | Unit Nos. : 204 - 1304





## ISOMETRIC VIEW (4 BHK+3T - 2058 Sq.ft.)



**UNIT PLAN - 4 : 4BHK+3T - East Facing**

Saleable Area - 2058 Sq.ft. | Carpet Area - 1363 Sq.ft. | UDS Area : 601 Sq.ft. | Unit Nos. : 204 - 1304





# INDIVIDUAL UNIT PLAN (4 BHK+3T - 2143 Sq.ft.)



## UNIT PLAN - 5 : 4BHK+3T - North Facing

Saleable Area - 2143 Sq.ft. | Carpet Area - 1386 Sq.ft. | UDS Area : 626 Sq.ft. | Unit Nos. : 205 - 1305





## ISOMETRIC VIEW (4 BHK+3T - 2143 Sq.ft.)

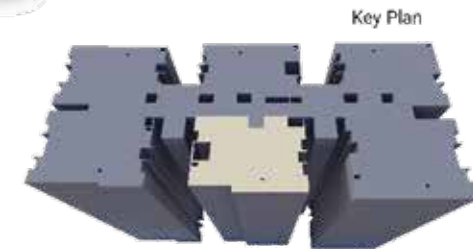


**UNIT PLAN - 5 : 4BHK+3T - North Facing**

Saleable Area - 2143 Sq.ft. | Carpet Area - 1386 Sq.ft. | UDS Area : 626 Sq.ft. | Unit Nos. : 205 - 1305



# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1862 Sq.ft.)



## UNIT PLAN - 6 : 3BHK+3T - North Facing

Saleable Area - 1862 Sq.ft. | Carpet Area - 1176 Sq.ft. | UDS Area : 544 Sq.ft. | Unit Nos. : 206 - 1306







## ISOMETRIC VIEW (3 BHK+3T - 1862 Sq.ft.)



**UNIT PLAN - 6 : 3BHK+3T - North Facing**

Saleable Area - 1862 Sq.ft. | Carpet Area - 1176 Sq.ft. | UDS Area : 544 Sq.ft. | Unit Nos. : 206 - 1306



# SPECIFICATIONS

## STRUCTURE

- Structural System : 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
- 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 / PARRYWARE** 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)**



## SPECIFICATIONS

- CP Fitting : Health faucet, pillar cock, SINGLE LEVER HI-FLOW CONCEALED DIVERTER FOR HOT & COLD MIXER (U), overhead shower of **JAQUAR / PARRYWARE** 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, ironmongery like door lock, tower bolt, door viewer, magnetic catcher will be provided
- 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 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, 800 watts for 4BHK 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

### 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 lines 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



## SPECIFICATIONS

	:	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
Terrace Floor	:	Weathering course with pressed clay tile finishing
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.
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.

## AMENITIES

Gym	:	Well-equipped gymnasium
Multipurpose Hall	:	Multipurpose Hall with furniture
Association Room	:	Association room will be provided
Children's Play Area	:	Well Equipped kids play court.
Common Toilet	:	Toilet at stilt floor for drivers / domestic help
Solar Panel	:	Solar panels will be provided at terrace and connected with common services
EV Charging	:	Car & Two-wheeler electric charging point will be provided at designated location in the stilt floor level



## TENTATIVE PAYMENT SCHEDULE

PAYMENT STAGES	% OF PAYMENT DUE *
On Booking Token advance	Rs.200000
Booking Amount within 15 days of Booking Date	10% (Less Token Advance)
Agreement stage within 30 days of Booking Date	15%
On Completion of Foundation	15%
On Completion of Stilt Floor Roof Level	5%
On Completion of 1st Floor Roof Level	5%
On Completion of 3rd Floor Roof Level	5%
On Completion of 5th Floor Roof Level	5%
On Completion of 7th Floor Roof Level	5%
On Completion of 9th Floor Roof Level	5%
On Completion of 11th Floor Roof Level	5%
On Completion of 13th Floor Roof Level	5%
On Completion of Block work of the apartment	5%
On Completion of Plastering of the apartment	5%
On Completion of Internal finishes of the apartment	5%
Upon Pre Handing over Inspection Intimation	2.5%
Upon intimation of handing over (Payable alongwith Corpus Fund & Maintenance Charges)	2.5%
<b>TOTAL</b>	<b>100%</b>

\* The amount due shall be payable on the actual day of completion of each stage as the above schedule are only tentative.

\* The Stamp duty and Registration are payable by the allottee at actuals at the time of Registration of the agreements and the time of registration of sale deed.



## PARTNERS FOR DEVELOPMENT

### Architect

Kharche &  
Associates

### Structural

Designage Consulting  
Structural Engineer

## HOME LOAN PARTNERS



TATA CAPITAL

### Project Funded by



### Member





# BUILDING HOMES OF PRIDE

---



RERA NO :TN/29/Building/483/2023, dated: 01.12.2023 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)

**Site Office:** DRA Infinique, Arcot Road, Valasaravakkam, Chennai - 600 116.

**Corporate Office:** DRA Homes, Old Nos. 76/1, 77 & 78, New Door Nos. 109, 111 & 113, Lloyds Road,  
(Avvai Shanmugham Salai), Royapettah, Chennai, Tamil Nadu. INDIA - 600 014. © : 98403 50001

---

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

---

Disclaimer : This brochure does not constitute a legal offering. Elevation, specifications, plans, furniture & fittings and other offerings are subject to change without notice