

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



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 ✓ |  Coworking 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 ✓ |



PRESENTING

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Thalambur

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 utilised 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's Learning centre-Arts/Music

Indoor games

Multi Play Court#

Entertainment cum video game room

Maze garden#





Multipurpose Hall/Banquet

Audio Visual room

Co-Working space

Outdoor party Areas

Yoga/Dance room with balcony

Jogging / Walking Track[#]

Bus bay for school kids[#]

Reflexology Pathway[#]

Carwash Points near compound wall^{##}



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



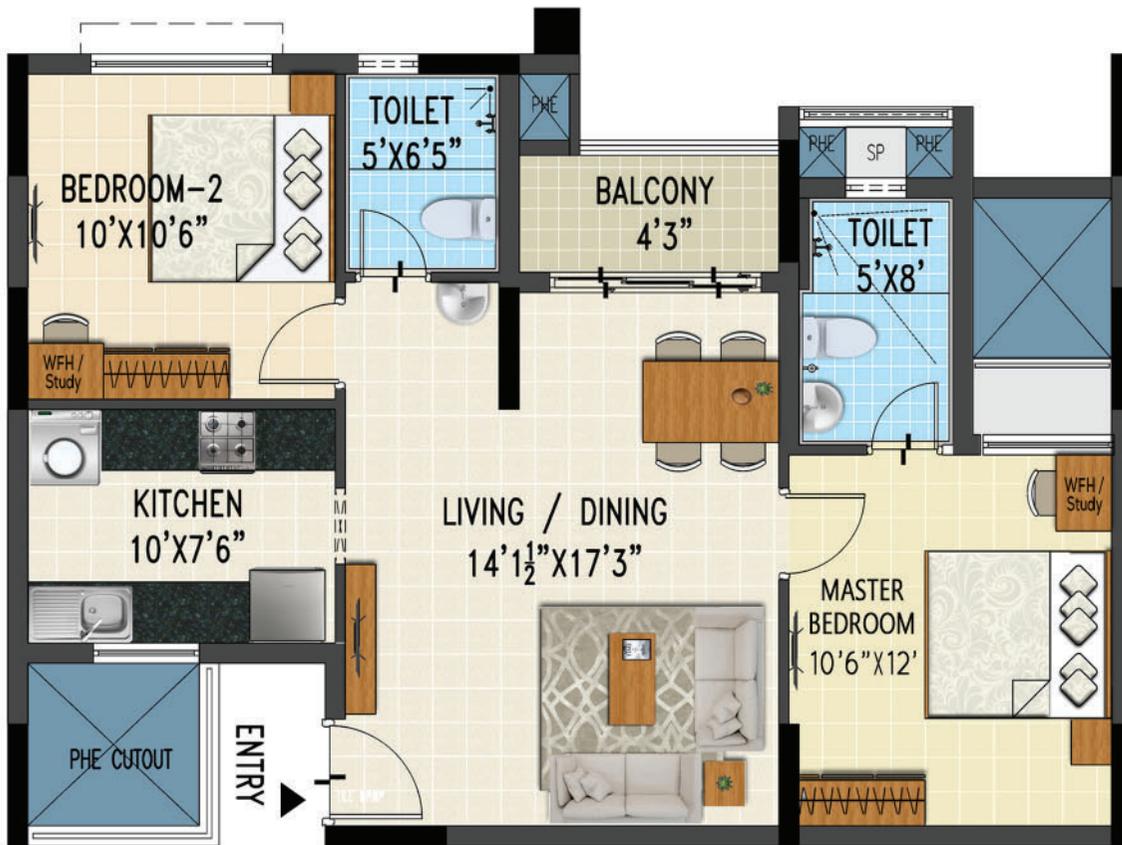
- 9 VISITORS TWO WHEELER PARKING
- 10 BASEMENT RAMP ENTRY/EXIT
- 11 CHILDREN WAITING AREA
- 12 MULTI PLAY COURT
- 13 CHILDREN PLAY AREA
- 14 MAZE GARDEN
- 15 REFLEXOLOGY PATHWAY



UNIT PLAN - 2BHK

Tower A

| UNIT NO | 05 | 06 | 07 | 08 | 09 | 10 | 11 |
|--------------------------|--------|------|------|------|------|------|------|
| SALEABLE AREA IN SQ. FT. | 1063 | 1060 | 1054 | 1066 | 1066 | 1053 | 1073 |
| RERA AREA 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 IN SQ. FT. | 1011 | 1016 | 1016 | 1026 | 1032 | 1016 | 1016 | 1016 |
| RERA AREA 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 Workfrom 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 | Downcomer will be provided as per fire norms* |
| | Sprinkler system will be provided only in basement area as per fire norms* |
| | Fire Extinguisher & signages 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 Tiles* |
| | 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* Water treatment Plant* |
| | Rain Water Harvesting System* |
| | Apartment owners Name board in Stilt Floor* |
| Car parking – Granolithic flooring* Drive way – Paver blocks with Lights* | |

*Subject to Statutory norms or Equivalent products

ECR

OMR

OMR

OMR

Navalur

Padur

Kelambakkam

4

2 3

1

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 About Nothing GOLD MAGNIFIQ
- adroit FORTUNE Sholinganallur

Velammal school

Infosys

Srinivasa Perumal Temple

Metro station (proposed)

MARINAMALL

Navalur Toll Plaza

KC High International School

Metro station (proposed)

Mohamed Sathak College of Arts & Science

Sathyabama University

Medavakkam Toll Plaza

Global Hospital

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Pacifica Tech Park

TS Narayanaswamy College of Engineering

KFI The school

PSSB School, Siruseri

SIPCOT IT Park, Siruseri

TCS

Chettinad Health City

Metro station (proposed)

Syntel

Agni College of Technology

Sri Venkateswara Dental College

Vels Vidyashram

Medavakkam Junction

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.

The logo for Adroit Urban Developers features the word "adroit" in a bold, lowercase, sans-serif font. The letter "i" is stylized with a small orange square above it. Below the word "adroit" is a thin orange horizontal line. Underneath this line, the tagline "Ahead Thinking" is written in a casual, handwritten-style font. The entire logo is set against a white background with a subtle orange vertical bar on the right side.



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Project Legal opinion -V Seshadri and Company

Project Structural consultant - BURO ENGINEERS (I) PVT LTD

PROJECT APPROVED BY ALL MAJOR BANKS



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