

# A Stroll Away From The Sea





# An Address Of Affluence

Dugar homes unveils a whole new world of exclusivity and magnificence in the most up-market & sophisticated coastal neighbourhood of Besant Nagar.

Standing majestically on a picturesquely landscaped site area of 6900 sq.ft., Elliotts Dugar will be extravagantly stylish, breathtakingly lavish and home to just 12 privileged families.

# Coastal Grandeur At Its Finest

Evoking images of elegance & opulence, this exquisite abode will bring together a spectacular selection of captivatingly designed, ultra-spacious 3BHK residences on Stilt + 5 floors.

- 3 BHK - 2 Nos - Pent House
- 3 BHK - 2 Nos - Duplex
- 3 BHK - 8 Nos Apartment

Blissful serenity, gracious entry foyer, thoughtfully crafted floor plans, cutting edge fixtures, top-notch specifications and unmatched attention to detail blend together to make this truly stately residence an enchanting experience that is both grand and luxurious.



Scan QR Code  
for site location



### LOCATION MAP

(Not to Scale)



### Distance Indicator

- Eliots Beach - 500m
- Annai Velankanni Church - 400m
- ECR Stretch - 1 km
- Sri Sankara School - 2.5 kms
- Tidel Park - 3.5 kms
- Bala Vidya Mandir School- 4 kms
- IIT Madras - 5 kms

# Steps Away From Everything

Exemplifying coveted city living in a highly desirable & strategic location just 500 meters from the beach, Elliotts Dugar enjoys easy access to a variety of lifestyle amenities, including shopping malls, hospitals, restaurants, places of worship, banks and numerous distinguished educational institutions.

What's more, the project is well-connected to all parts to the city through a good network of roads and has direct access to the main arteries linking commerce, retail, and entertainment hubs.

## AMENITIES



**CCTV**  
(24x7 Security)



**VIDEO DOOR ACCESS**  
AT LOBBY



**GENERATOR BACKUP**  
(Common Area + Partially  
For Apartments)



**SOLAR POWER**  
(Common Area)

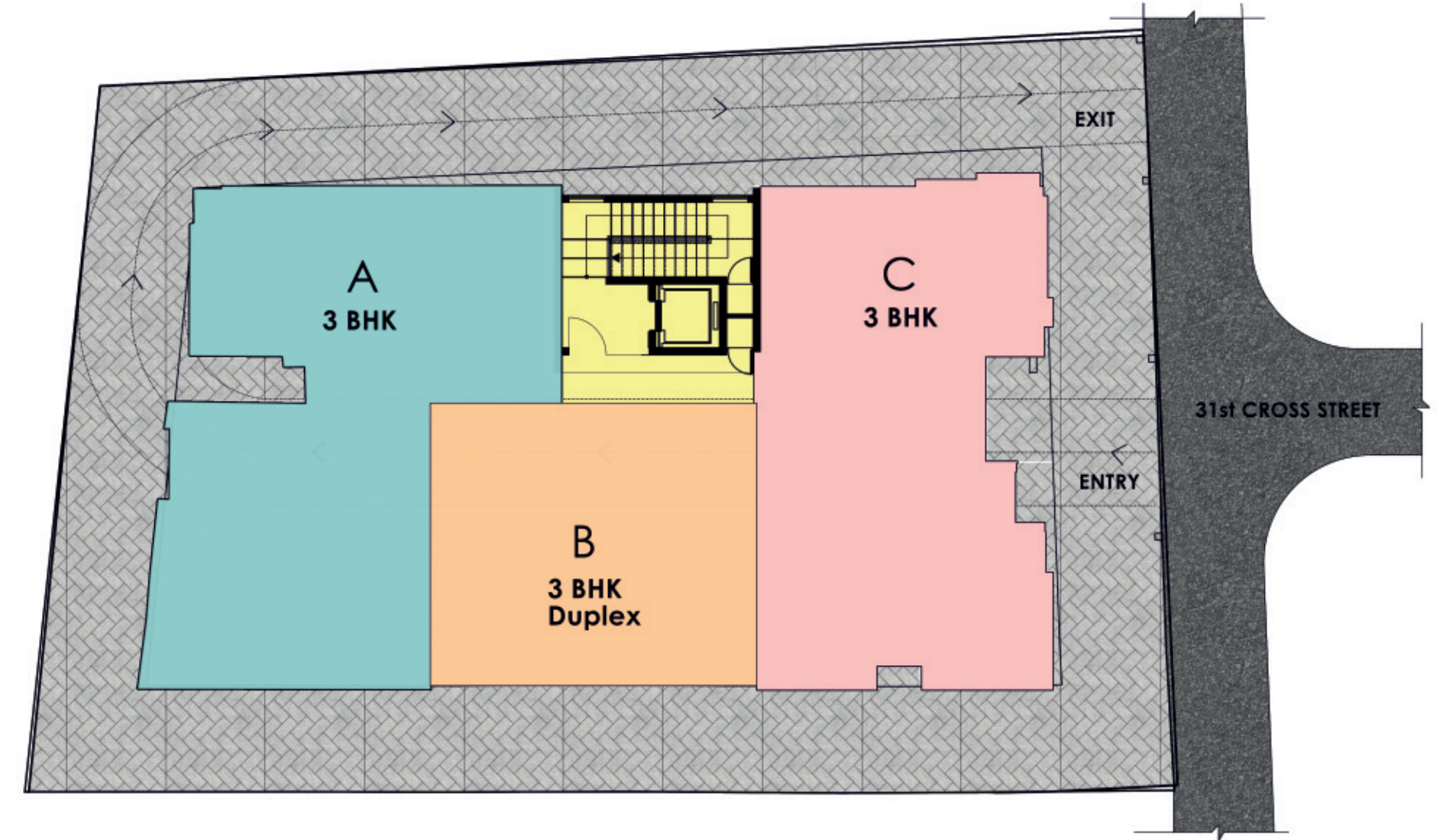


**LIFT ACCESS**  
(Till Terrace)

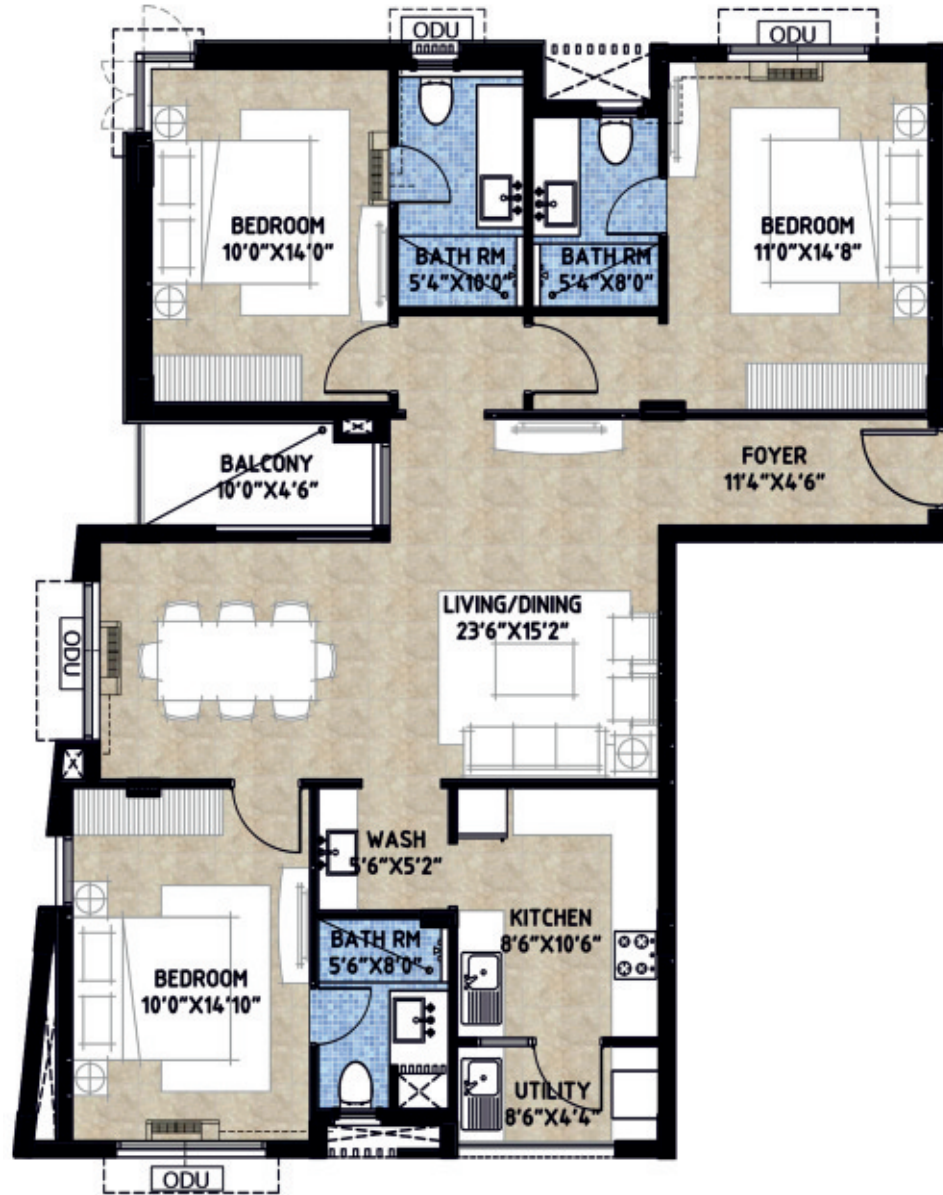


**SPECIAL HEAT PROOF**  
TERRACE TILES

## SITE MASTER PLAN



FLOOR PLAN - 1A, 2A, 3A, 4A



**3 BHK-ELITE**

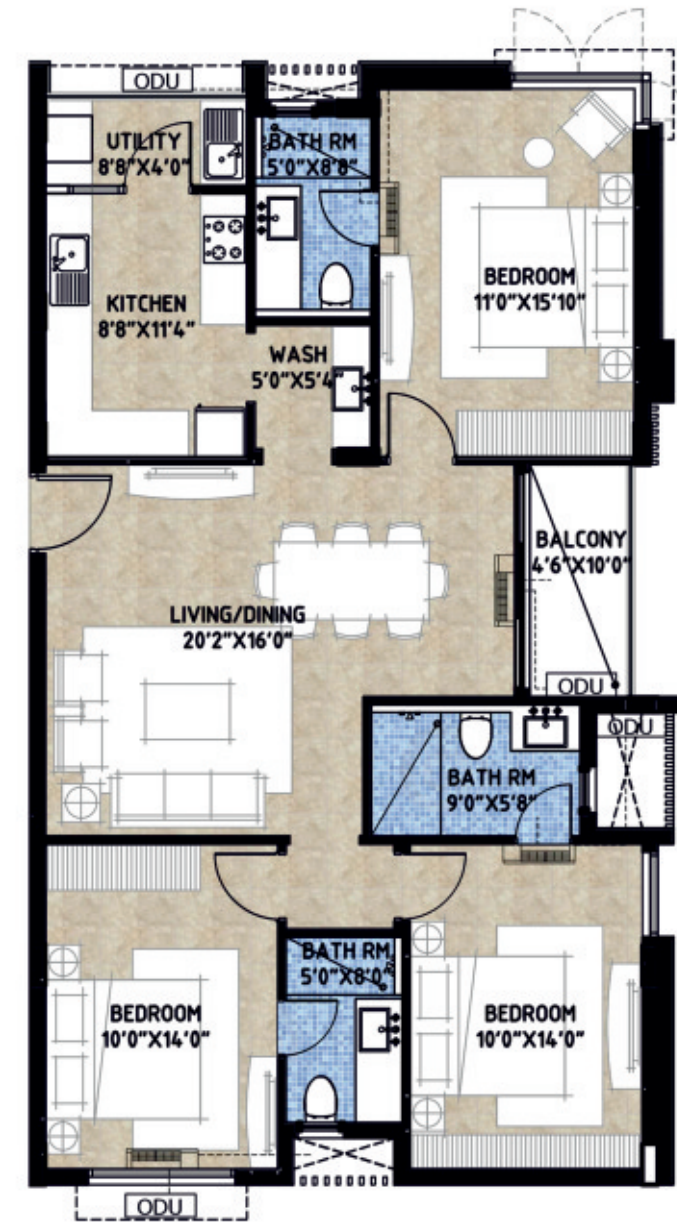
SALEABLE AREA  
1597 SQ.FT.

CARPET AREA  
1170 SQ.FT.



Carpet area as defined by RERA.  
Furniture and other fixtures shown here are indications and not part of specifications.

FLOOR PLAN - 1C, 2C, 3C, 4C



**3 BHK-ELITE**

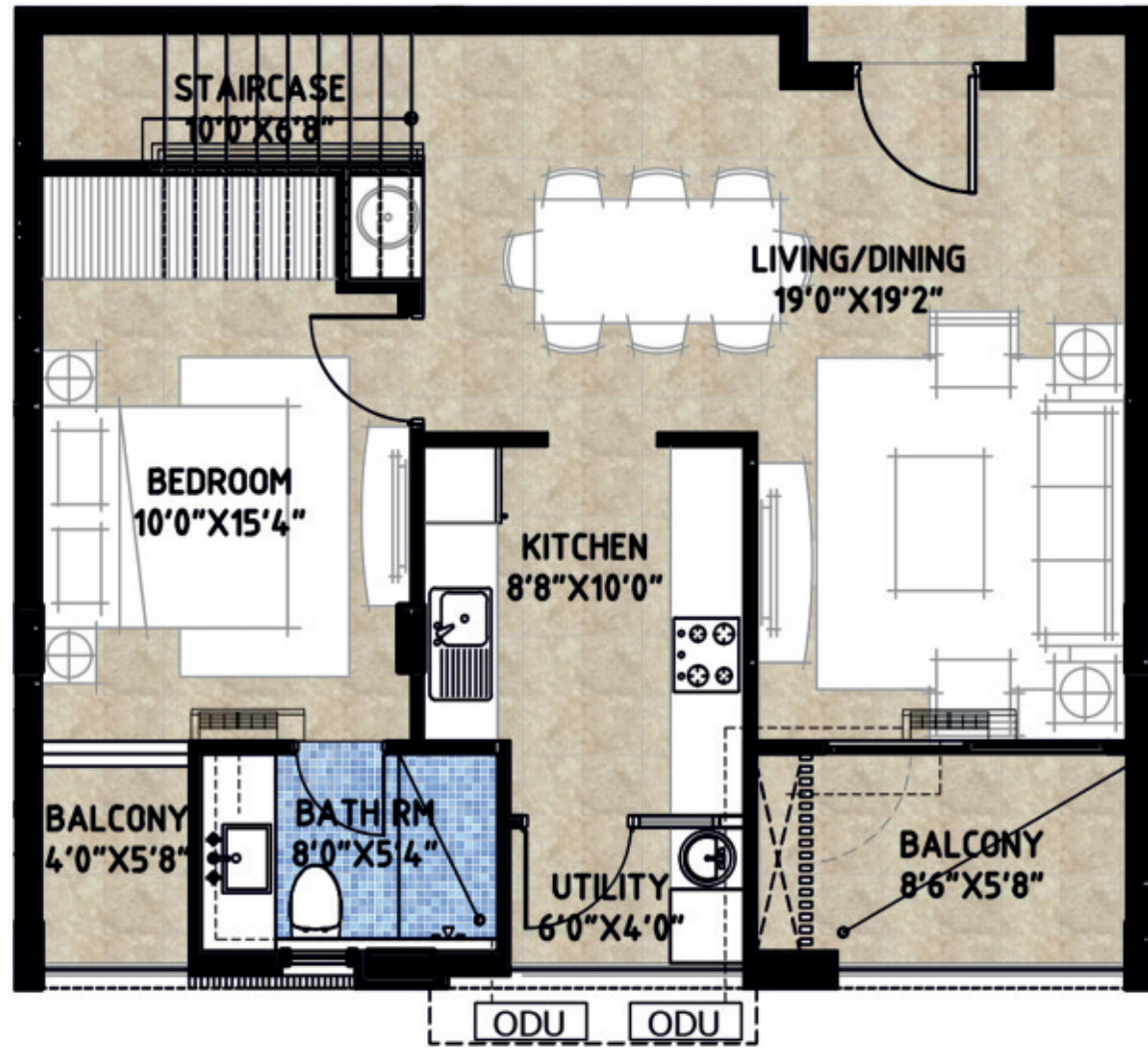
SALEABLE AREA  
1489 SQ.FT.

CARPET AREA  
1099 SQ.FT.



Carpet area as defined by RERA.  
Furniture and other fixtures shown here are indications and not part of specifications.

FLOOR PLAN - 1B, 3B

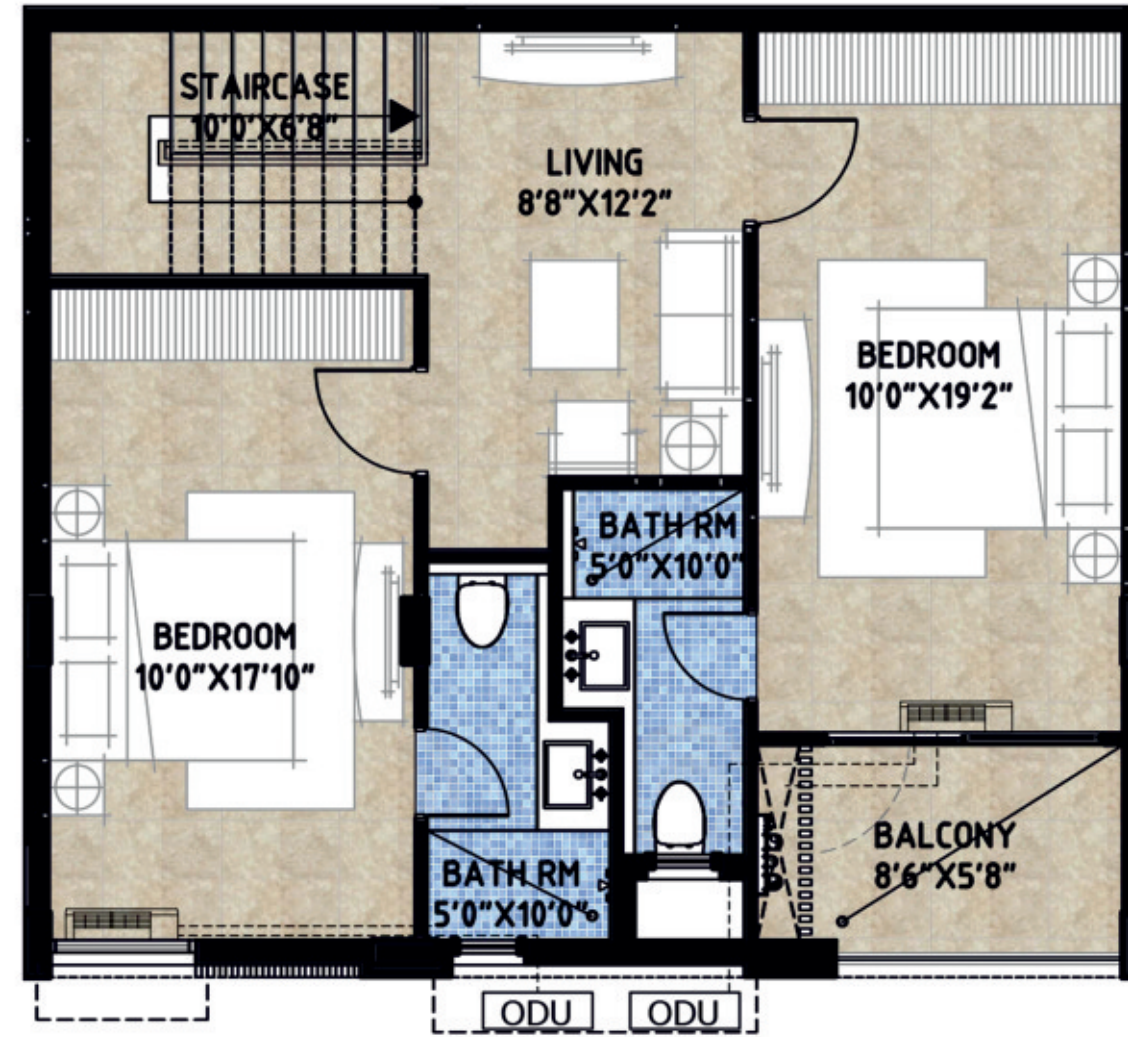


3 BHK-DUPLEX  
LOWER DECK



Carpet area as defined by RERA.  
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FLOOR PLAN - 1B, 3B



3 BHK-DUPLEX  
UPPER DECK

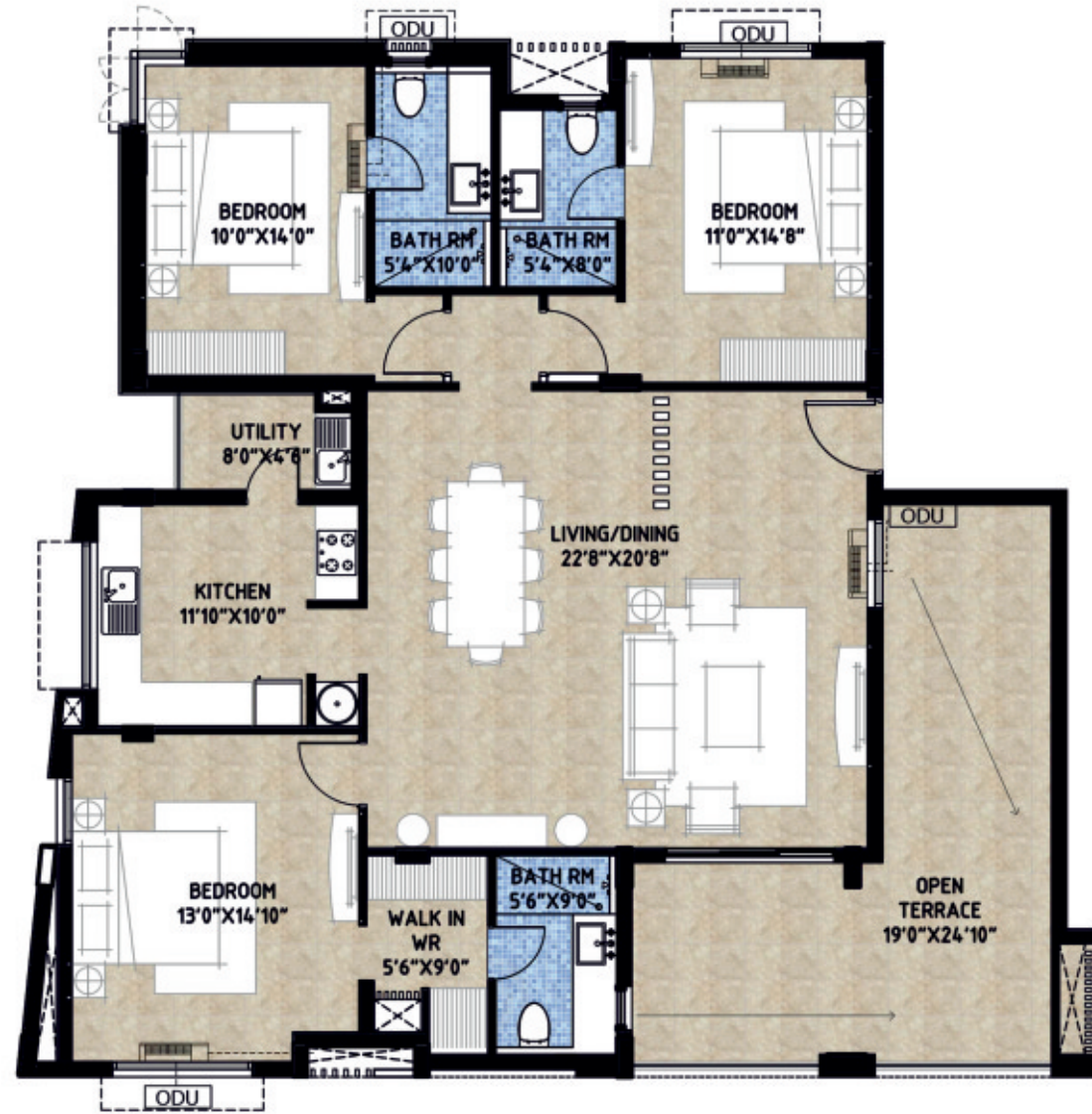
SALEABLE AREA  
1857 SQ.FT.

CARPET AREA  
1406 SQ.FT.



Carpet area as defined by RERA.  
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## FLOOR PLAN - 5A



### 5TH FLOOR

#### 3 BHK PENT HOUSE

SALEABLE AREA  
1830 SQ.FT.

CARPET AREA  
1346 SQ.FT.

PRIVATE TERRACE  
306 SQ.FT.



Carpet area as defined by RERA.

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## FLOOR PLAN - 5C



### 5TH FLOOR

#### 3 BHK PENT HOUSE

SALEABLE AREA  
1499 SQ.FT.

CARPET AREA  
1068 SQ.FT.

PRIVATE TERRACE  
244 SQ.FT.



Carpet area as defined by RERA.

Furniture and other fixtures shown here are indications and not part of specifications.





# SPECIFICATIONS

## STRUCTURE

- RCC framed structure
- Outer Wall 8" thick and internal partition wall of 4" thick wall - Blockwork

## WALL & CEILING FINISHES

- Plastering Work : Gypsum Plastering
- Internal walls/Ceiling : Putty with Interior Emulsion paint
- External walls : Exterior Emulsion Paint
- Toilet Wall : Tile up to ceiling
- Kitchen Wall : Tile upto 2 ft height above Counter Top

## FLOOR & COUNTER FINISHES

- Vitrified Floor Tiles : Living & Dining, Bedrooms, Balcony, Kitchen
- Ceramic Floor Tiles : Utility & Toilets
- Polished Granite : Kitchen Counter Top

## JOINERIES

- Entrance Door : Teakwood frames with laminated flush shutter
- Bedroom & Bathroom : Treated wood frames with laminated flush shutter
- Windows: UPVC/Aluminium with shutters
- French Doors : UPVC/Aluminium with shutters

## TOILETS

- EWC's & Wash Basins (white colour) : ISI regd. brands
- CP Fittings : ISI regd. brands

## KITCHEN & UTILITY

- Stainless steel sink : ISI regd. brands
- Plumbing Provision for washing machine point and Aquaguard point

## ELECTRICAL

- Flame Guard Copper concealed wires with Modular switches and sockets
- MCB equipped distribution board with 3 phase power supply

## COMMON AREAS

- Staircase & Lobby flooring with Granite tile
- Carpark-Granno Flooring
- Driveway-Paver Blocks
- 6 Passenger Elevator upto terrace
- Generator for common area and partially for apartments
- Corridor Vetrified tiles
- Provision for stack parking on stilt floor
- Special heat proof terrace tiles

## PLUMBING SYSTEMS

- Underground Sump
- Rainwater harvesting systems (RWH)
- Borewells
- Over head tank

# SITE COME CAR PARKING PLAN



Stack parking provision made for each apartment. The equipment will cost extra.



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## READY TO OCCUPY PROJECTS

<p><b>READY</b></p> 	<p><b>Lake DUGAR</b> AMBATTUR</p> <p><b>1 BHK 650 sq.ft</b> <b>2 BHK 1028 sq.ft</b> <b>3 BHK 1195 sq.ft (compact)</b> <b>3 BHK 1610 sq.ft</b></p> <p>20 minutes from Anna Nagar, Opposite to TATA Communications</p>
<p><b>READY</b></p> 	<p><b>Sky DUGAR</b> MOGAPPAIR WEST EXTENSION</p> <p><b>2 BHK 1200 sq.ft</b> <b>3 BHK 1631 sq.ft</b></p> <p>20 minutes from Anna Nagar Arch, 200 meters from Vanagaram Apollo Hospitals</p>
<p><b>READY</b></p> 	<p><b>glo DUGAR</b> NEAR SHOLINGANALLUR</p> <p><b>2 BHK 991 sq.ft</b></p> <p>Just 300 meters before Global Hospitals. near Sholingallur</p>

**UPCOMING PROJECT**

**NUNGAMBAKKAM NEAR LOYALA COLLEGE**

## SOME OF THE SUCCESSFUL PROJECTS

 <p><b>PARK DUGAR</b> TOWNSHIP, PORUR</p>	 <p><b>KESHAV DUGAR</b> GREEN WAYS ROAD</p>	 <p><b>DUGAR ENCLAVE</b> ANNA NAGAR</p>
 <p><b>STERLING DUGAR</b> STERLING ROAD</p>	 <p><b>GREAMS DUGAR</b> GREAMS ROAD</p>	 <p><b>DUGAR ESTATE</b> AMBATTUR</p>
 <p><b>SKY CITY</b> VANAGARAM</p>	 <p><b>SAMUDRA DUGAR</b> VALMIKI NAGAR</p>	 <p><b>DUGAR MME GOLD CITY</b> OMR</p>
 <p><b>ASHWA DUGAR</b> ASHOK NAGAR</p>		

# A Prized Legacy Of Success

At Dugar, the customer always comes first, and all our endeavours are directed at meeting & exceeding customer expectations by building distinctive homes that offer more. More value, more features, more style & more comfort.

Growing momentarily & successfully diversifying over the past three decades, we have achieved an eminent position of leadership in the Chennai real estate industry by consistently setting tall benchmarks of innovation & excellence .

We are devoted to building long-term relationships with each of our customers based on outstanding service, professionalism and performance. And we back this up with a wealth of knowledge & experience, cutting-edge technology, proven methodologies, world-class quality standards and keen attention to detail.



“To Exceed Every  
Expectation Every Time.”

JOINTLY DEVELOPED BY



#### SITE ADDRESS

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Besant Nagar, Chennai - 600 090.

#### ADHYA HOMES

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[www.credai365.com](http://www.credai365.com)