

Live The EXTRAvagant Life

**EXTRA**



space, connectivity & convenience

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“The right home can change your life in unimaginable ways. The right home in the right location is an investment for your life’s happiness and mind’s peace.”

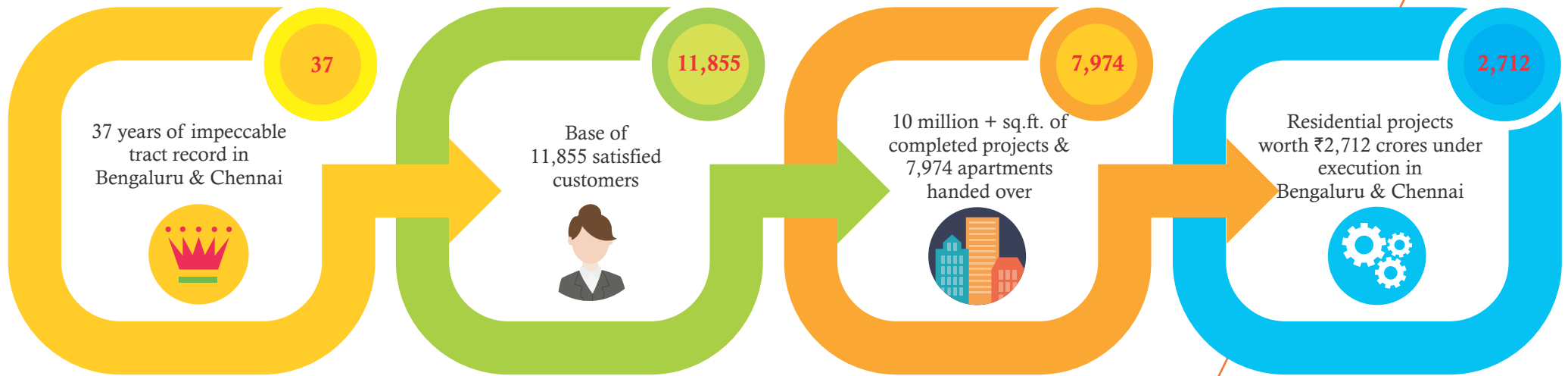
**Ranjeeth Rathod**

Managing Director | DRA homes





# Who we are?



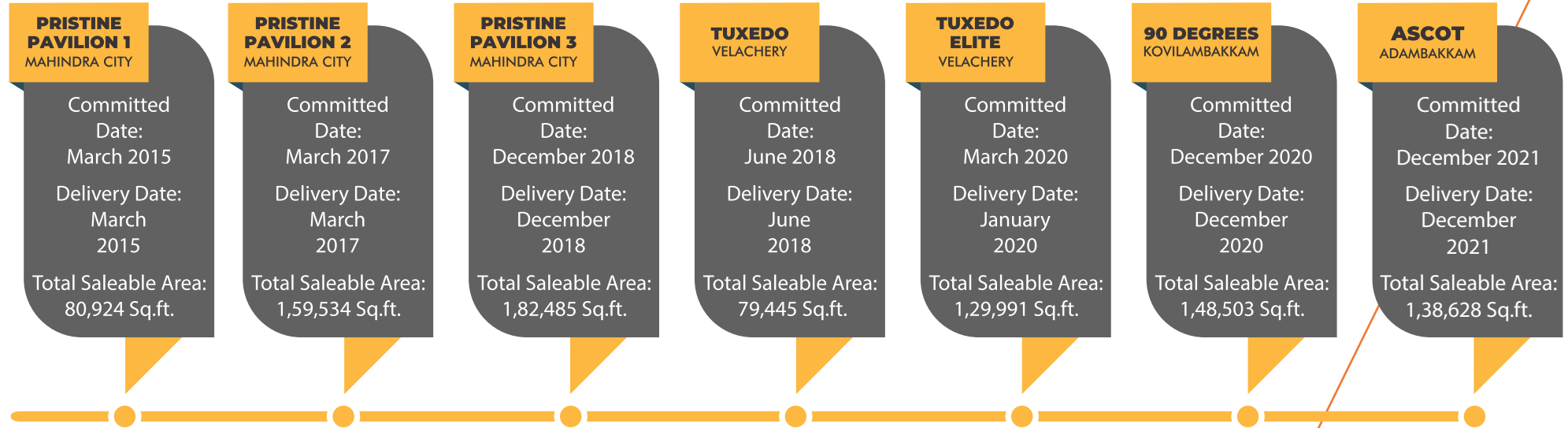
# THE BOLDEST GUARANTEE IN THE HISTORY OF REAL ESTATE

WE ASSURE  
ON-TIME DELIVERY.  
OR  
WE PAY YOUR EMI  
TILL POSSESSION!

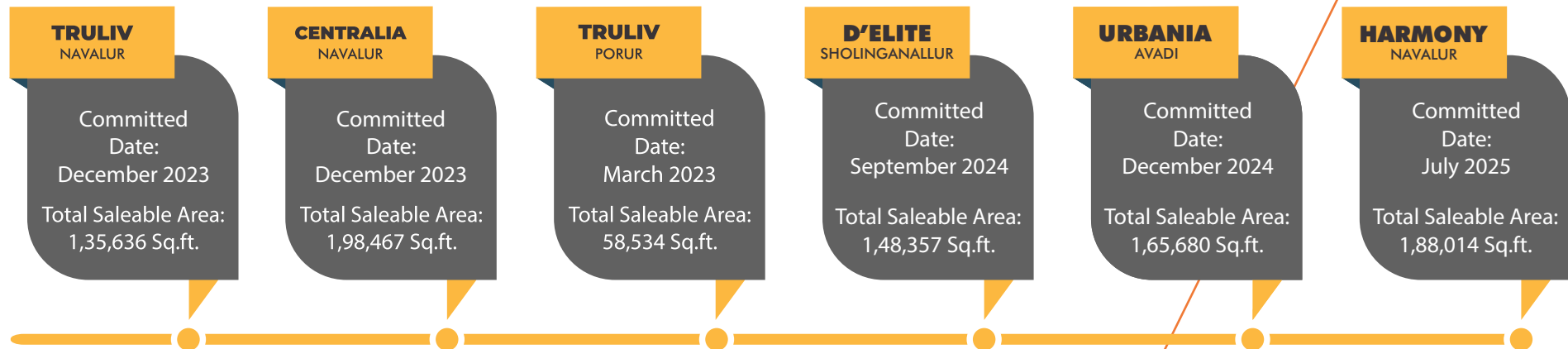


# On time, Every time

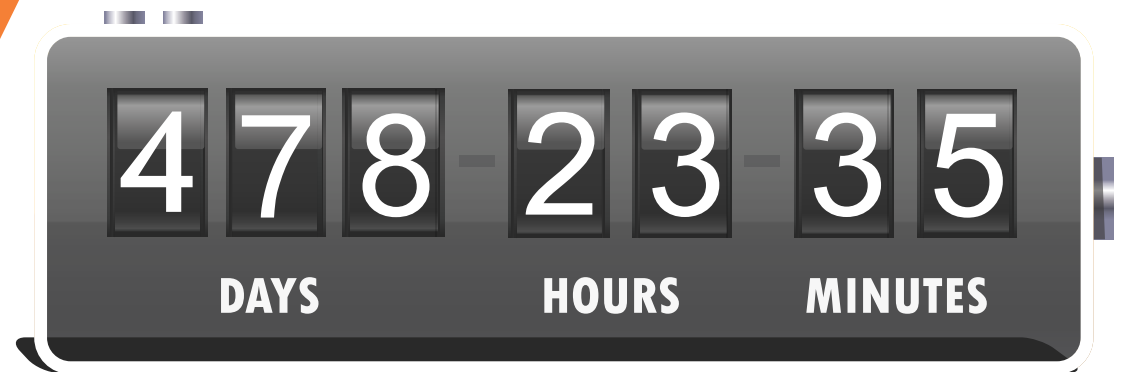
## OUR PAST COMMITMENTS



## OUR ONGOING COMMITMENTS



Chennai's First  
Developer and a  
Pioneer to Display  
the Construction  
Meter at  
All Project Sites



**CONSTRUCTION TIMELINE METER**

**Chennai's First  
Developer and a  
Pioneer to  
Measure Customer's  
Happiness  
Through  
Customer  
Delight Meter**



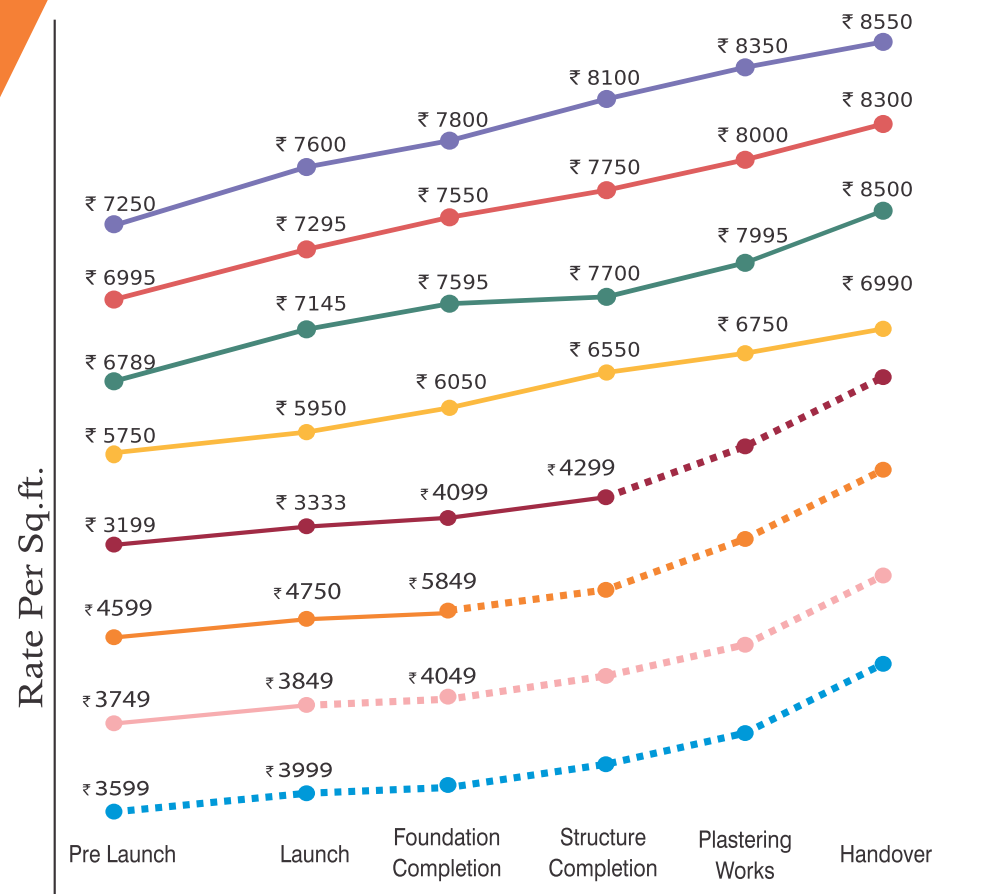


Chennai's First  
Developer and a  
Pioneer to Display  
the Construction  
Meter at  
All Project Sites



# We create prudent investments that appreciate well over time.

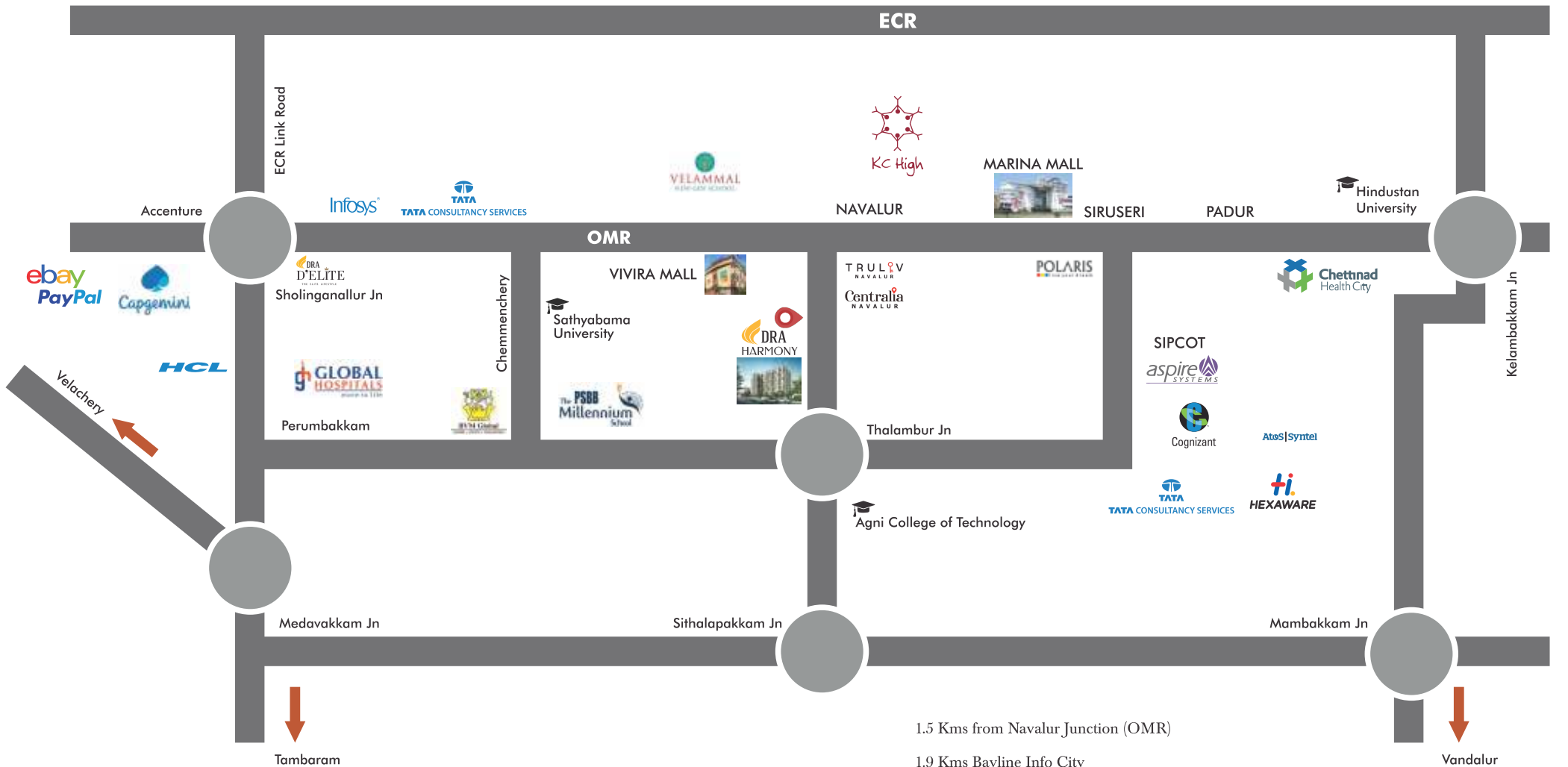
DRA believes in creating value in our customers' lives by building home that reaps them a rich harvest in the future. Customers who have invested with us have enjoyed multifold returns over the year & continue to do so even today. The choice you make shall be one based on premium service, proven track record & solid evidence of our expertise in giving our customers the finest value appreciation.



\* As on 1st Dec 2022

- Tuxedo
- Tuxedo Elite
- Ascot
- 90 Degrees
- Centralia
- D'Elite
- Urbania
- Harmony

# Location Map



1.5 Kms from Navalur Junction (OMR)

1.9 Kms Bayline Info City

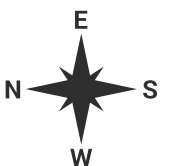
2.0 Kms from Vivira Mall

2.1 Kms from Pacifica Tech Park

2.6 Kms from Marina Mall

3.1 Kms before SIPCOT (Siruseri)

1.5 Kms from Upcoming Metro Station & Elevated Highway



# Project Overview

Land Extent : 1.40 Acres

Total Units : 143 Units

Number of Block : 1 No.

No. of Floors : Stilt + Upper Stilt + 13 Floors

No. of Units / Floor : 11

Apartment Types & Sizes : 2 BHK+2T : 1039 Sq.ft. - 1101 Sq.ft.

3 BHK+2T : 1252 Sq.ft. - 1418 Sq.ft.

3 BHK+3T : 1489 Sq.ft. & 1494 Sq.ft.







# Space, Connectivity & Convenience

Very few home spaces offer the luxury of vast space, seamless connectivity and absolute comfort & convenience to lead a fulfilling lifestyle. DRA Harmony is one such marvel. Welcome to an EXTRAordinary world of luxury meets comfort in a way never imagined before.







# EXTRA Space

Harmony is a rare find spacious home in the middle of a happening location. Whether it's about adding personal space for every family member or the freedom to innovate & reimagine interiors, or the warmth, light and ventilation the additional space brings in, EXTRA space equals EXTRA joy.







# EXTRA Convenience

DRA Harmony is located in a vantage location that's so well connected to all parts of the city. It will take you just minutes to reach your destination. New developments, transport additions and upgraded infrastructure give you EXTRA connectivity & ease of reaching anywhere, anytime effortlessly.







# EXTRA Connectivity

Life is all about EXTRA comfort and convenience at DRA Harmony. Reaching schools, work, hospitals, and entertainment is a breeze. Harmony is in the centre of all the buzz in a constantly evolving location like Navalur, giving you uninterrupted access to all great things life has to offer.



FRONT ELEVATION - DAY VIEW





FRONT ELEVATION - NIGHT VIEW





AERIAL VIEW





AMENITIES VIEW- CLUB HOUSE





## AMENITIES VIEWS

Aerobics & Zumba (Inside Club House)



Indoor Games (Inside Club House)



Gym (Inside Club House)



Multipurpose Hall (Inside Club House)



Basket Ball Hoop



Badminton Court



Kids Play Area



Senior Citizen Area





# SITE CUM STILT FLOOR PLAN



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

3BHK+2T (203-1303)  
 Saleable Area - 1416 Sq.ft.  
 RERA Carpet Area - 896 Sq.ft.  
 UDS Area - 476 Sq.ft.  
 East Facing

3BHK+2T (204-1304)  
 Saleable Area - 1409 Sq.ft.  
 RERA Carpet Area - 896 Sq.ft.  
 UDS Area - 473 Sq.ft.  
 East Facing

3BHK+2T (205-1305)  
 Saleable Area - 1416 Sq.ft.  
 RERA Carpet Area - 896 Sq.ft.  
 UDS Area - 476 Sq.ft.  
 East Facing

3BHK+2T (206-1306)  
 Saleable Area - 1416 Sq.ft.  
 RERA Carpet Area - 896 Sq.ft.  
 UDS Area - 476 Sq.ft.  
 East Facing

3BHK+2T (207-1307)  
 Saleable Area - 1418 Sq.ft.  
 RERA Carpet Area - 896 Sq.ft.  
 UDS Area - 476 Sq.ft.  
 East Facing



3 BHK+3T (211-1311)  
 Saleable Area - 1494 Sq.ft.  
 RERA Carpet Area - 981 Sq.ft.  
 UDS Area - 502 Sq.ft.  
 North Facing

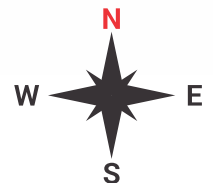
3 BHK+3T (210-1310)  
 Saleable Area - 1489 Sq.ft.  
 RERA Carpet Area - 981 Sq.ft.  
 UDS Area - 500 Sq.ft.  
 North Facing

2 BHK (209-1309)  
 Saleable Area - 1039 Sq.ft.  
 RERA Carpet Area - 648. Sq.ft.  
 UDS Area - 349 Sq.ft.  
 North Facing

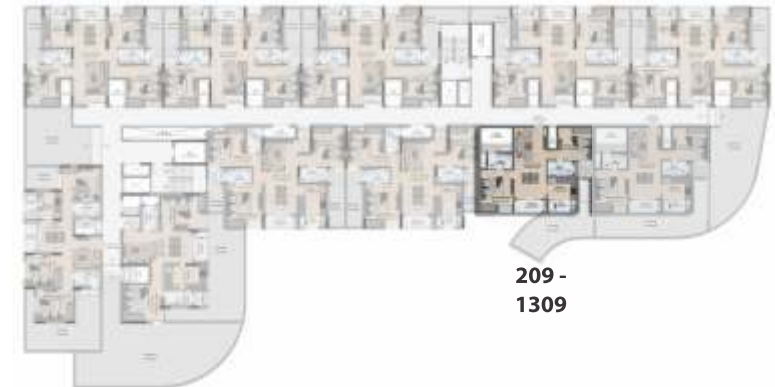
2 BHK (208-1308)  
 Saleable Area - 1045 Sq.ft.  
 RERA Carpet Area - 648 sq.ft.  
 UDS Area - 351 Sq.ft.  
 North Facing

3 BHK+2T (202-1302)  
 Saleable Area - 1252 Sq.ft.  
 RERA Carpet Area - 820 Sq.ft.  
 UDS Area - 420 Sq.ft.  
 East Facing

2 BHK+2T (201-1301)  
 Saleable Area - 1101 Sq.ft.  
 RERA Carpet Area - 659 Sq.ft.  
 UDS Area - 370 Sq.ft.  
 North Facing



# INDIVIDUAL UNIT PLAN (2 BHK+2T- 1039 Sq.ft.)



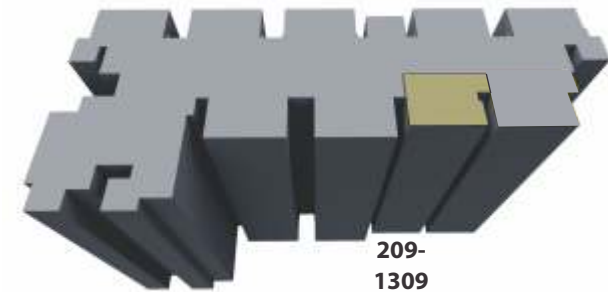
## UNIT PLAN : 2BHK+2T - North Facing

Saleable Area - 1039 Sq.ft. | RERA Carpet Area - 648 Sq.ft. | UDS Area : 349 Sq.ft. | Unit Nos. : 209 - 1309





# ISOMETRIC VIEW (2 BHK+2T - 1039 Sq.ft.)



## UNIT PLAN : 2BHK+2T - North Facing

Saleable Area - 1039 Sq.ft. | RERA Carpet Area - 648 Sq.ft. | UDS Area : 349 Sq.ft. | Unit Nos. : 209 - 1309



# INDIVIDUAL UNIT PLAN (2 BHK+2T - 1045 Sq.ft.)

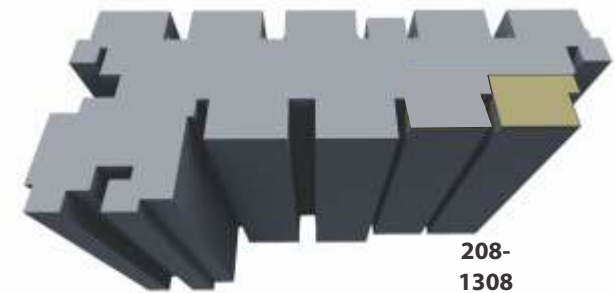


## UNIT PLAN : 2BHK+2T - North Facing

Saleable Area - 1045 Sq.ft. | RERA Carpet Area - 648 Sq.ft. | UDS Area : 351 Sq.ft. | Unit Nos. : 208 - 1308



# ISOMETRIC VIEW (2 BHK+2T - 1045 Sq.ft.)



## UNIT PLAN : 2BHK+2T - North Facing

Saleable Area - 1045 Sq.ft. | RERA Carpet Area - 648 Sq.ft. | UDS Area : 351 Sq.ft. | Unit Nos. : 208 - 1308





# INDIVIDUAL UNIT PLAN (2 BHK+2T - 1101 Sq.ft.)



## UNIT PLAN : 2BHK+2T - North Facing

Saleable Area - 1101 Sq.ft. | RERA Carpet Area - 659 Sq.ft. | UDS Area : 370 Sq.ft. | Unit Nos. : 201 - 1301



# ISOMETRIC VIEW (2 BHK+2T - 1101 Sq.ft.)



201 -  
1301

## UNIT PLAN : 2BHK+2T - North Facing

Saleable Area - 1101 Sq.ft. | RERA Carpet Area - 659 Sq.ft. | UDS Area : 370 Sq.ft. | Unit Nos. : 201 - 1301



# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1252 Sq.ft.)



202 -  
1302



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

Saleable Area - 1252 Sq.ft. | RERA Carpet Area - 820 Sq.ft. | UDS Area : 420 Sq.ft. | Unit Nos. : 202 - 1302



# ISOMETRIC VIEW (3 BHK+2T - 1252 Sq.ft.)



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

Saleable Area - 1252 Sq.ft. | RERA Carpet Area - 820 Sq.ft. | UDS Area : 420 Sq.ft. | Unit Nos. : 202 - 1302





# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1409 Sq.ft.)

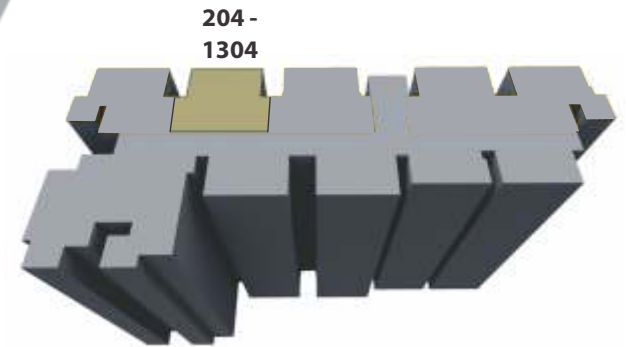


## UNIT PLAN : 3BHK+2T - East Facing

Saleable Area - 1409 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 473 Sq.ft. | Unit Nos. : 204 - 1304

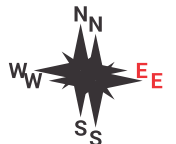


# ISOMETRIC VIEW (3 BHK+2T - 1409 Sq.ft.)



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

Saleable Area - 1409 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 473 Sq.ft. | Unit Nos. : 204 - 1304



# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1416 Sq.ft.)



203 -  
1303



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

Saleable Area - 1416 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 203 - 1303



# ISOMETRIC VIEW (3 BHK+2T - 1416 Sq.ft.)



203 -  
1303



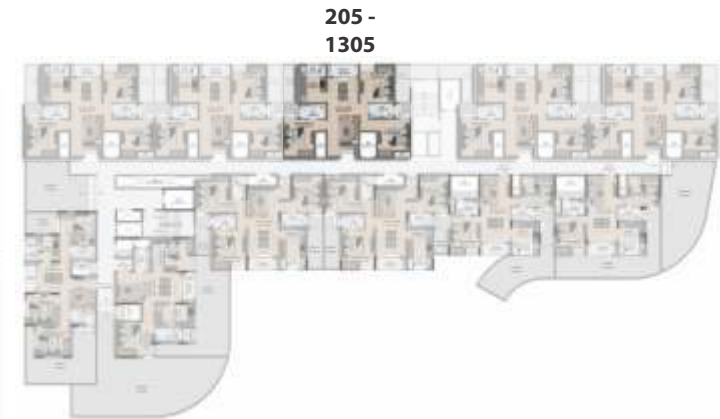
## UNIT PLAN : 3BHK+2T - East Facing

Saleable Area - 1416 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 203 - 1303





# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1416 Sq.ft.)

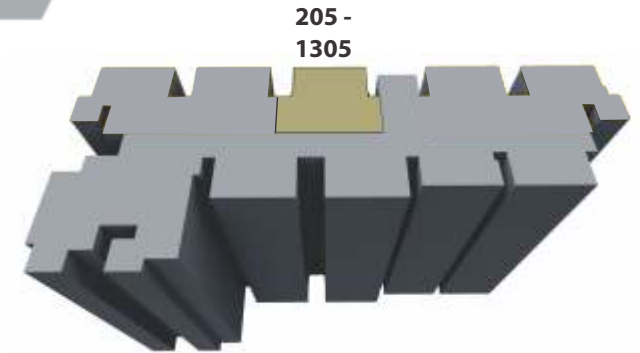


## UNIT PLAN : 3BHK+2T - East Facing

Saleable Area - 1416 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 205 - 1305



# ISOMETRIC VIEW (3 BHK+2T - 1416 Sq.ft.)



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

Saleable Area - 1416 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 205 - 1305



# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1416 Sq.ft.)

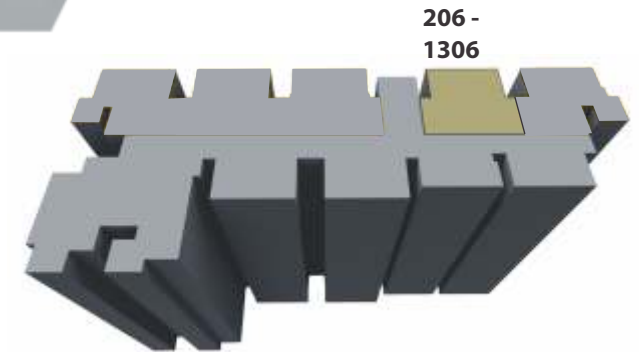


## UNIT PLAN : 3BHK+2T - East Facing

Saleable Area - 1416 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 206 - 1306



# ISOMETRIC VIEW (3 BHK+2T - 1416 Sq.ft.)



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

Saleable Area - 1416 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 206 - 1306





# INDIVIDUAL UNIT PLAN (3 BHK+2T - 1418 Sq.ft.)

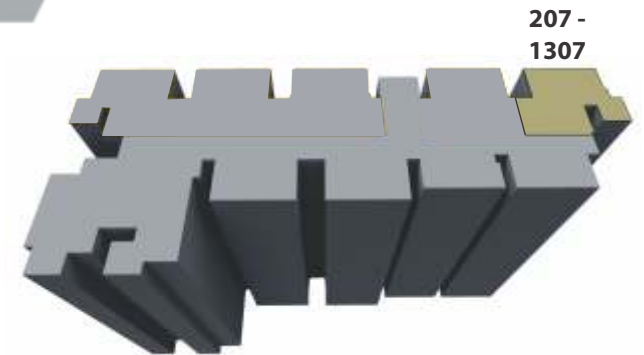


## UNIT PLAN : 3BHK+2T - East Facing

Saleable Area - 1418 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 207 - 1307



# ISOMETRIC VIEW (3 BHK+2T - 1418 Sq.ft.)



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

Saleable Area - 1418 Sq.ft. | RERA Carpet Area - 896 Sq.ft. | UDS Area : 476 Sq.ft. | Unit Nos. : 207 - 1307



# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1489 Sq.ft.)

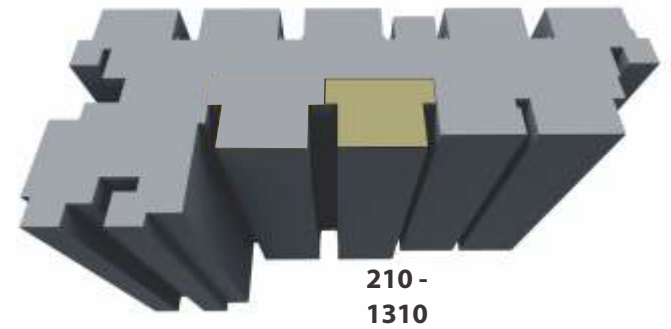


## UNIT PLAN : 3 BHK+3T - North Facing

Saleable Area - 1489 Sq.ft. | RERA Carpet Area - 981 Sq.ft. | UDS Area : 500 Sq.ft. | Unit Nos. : 210 - 1310



# ISOMETRIC VIEW (3 BHK+3T - 1489 Sq.ft.)



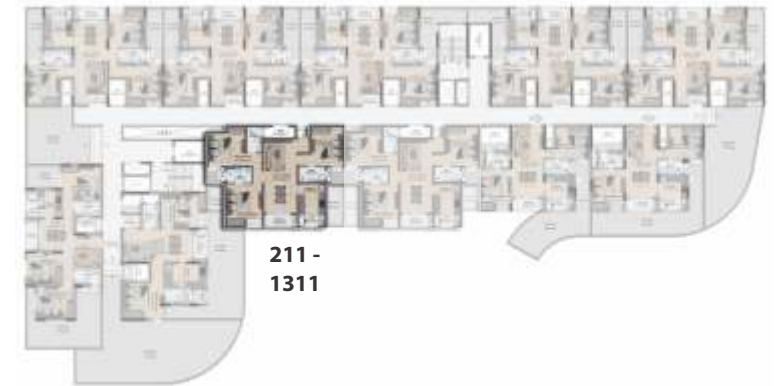
## UNIT PLAN : 3 BHK+3T - North Facing

Saleable Area - 1489 Sq.ft. | RERA Carpet Area - 981 Sq.ft. | UDS Area : 500 Sq.ft. | Unit Nos. : 210 - 1310





# INDIVIDUAL UNIT PLAN (3 BHK+3T - 1494 Sq.ft.)

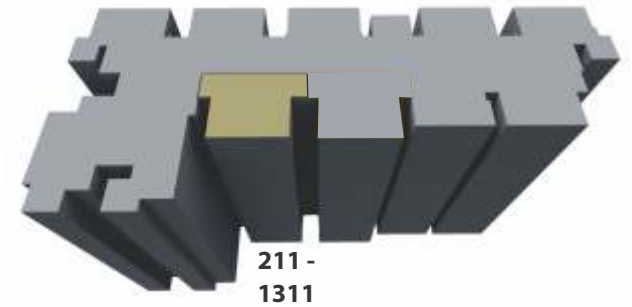


## UNIT PLAN : 3 BHK+3T - North Facing

Saleable Area - 1494 Sq.ft. | RERA Carpet Area - 981 Sq.ft. | UDS Area : 502 Sq.ft. | Unit Nos. : 211 - 1311

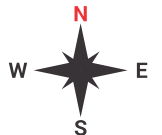


# ISOMETRIC VIEW (3 BHK+3T - 1494 Sq.ft.)



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

Saleable Area - 1494 Sq.ft. | RERA Carpet Area - 981 Sq.ft. | UDS Area : 502 Sq.ft. | Unit Nos. : 211 - 1311



# SPECIFICATIONS

## 1. 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.

## 2. FLOOR FINISH WITH SKIRTING

- Living, dining : 600mm x 600mm vitrified tile flooring and skirting
- 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
- Utility / service area : 300mm x 300mm anti-skid ceramic tile flooring

## 3. 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 and two coats of wall putty
- Exterior walls : Plaster finish with weather proof texture paint or weather proof emulsion paint as decided by the architect
- Bathrooms : 300mm x 450mm Glazed ceramic wall tiles up to 7'-0" height
- Kitchen : Glazed ceramic wall tile 2'-0" above the kitchen counter
- Utility : Glazed ceramic wall tile up to 3'-0"

## 4. KITCHEN&UTILITY / SERVICE AREA

- Kitchen platform : Platform with granite counter slab 2'-0" wide at height of 800mm from the finished floor level.
- Kitchen sink : Stainless steel single bowl sink without drain board and sink faucet of Hindware / Parryware or equivalent
- Electrical point : Provision for exhaust & water purifier
- Utility area : Provision for washing machine

## 5. BATHROOMS

- Sanitary fixture : Wall mounted European Water Closet (EWC) of Hindware / Parryware or equivalent will be provided with concealed cistern.
- CP fitting : Health faucet, pillar cock, wall mixer, overhead shower Hindware / 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)

## 6. JOINERY

- Main doors : Pre-engineered veneer finish flush door with ironmongery like door lock, tower bolt, door viewer, magnetic catcher in SS finish will be provided.
- Bedroom doors : Pre-engineered laminate finish flush door with ironmongery like door lock, tower bolt, magnetic catcher in SS finish will be provided.
- Bathroom doors : Pre-engineered laminate finish flush door with ironmongery like thumb turn lock and a latch will be provided

## 7. WINDOWS

- Windows : UPVC sliding windows with bug mesh will be provided inside the apartments (except openable windows & bug mesh protects you from the menace of mosquitoes) - (U)
- French doors : UPVC frame and sliding door with see through glass
- Ventilators : UPVC frame of fixed or adjustable louvered or openable shutter for ODU access
- MS Grill : MS safety grills will be provided all the sliding windows inside the apartment

## 8. HANDRAIL

- Balcony handrails : MS handrail will be provided as per architect design

## 9. WATERPROOFING

- Water proofing : Water proofing will be done the water retain area like lift pit, toilet, balcony & utility / service area, UG sump, STP & OHT

## 10. ELECTRICAL

- Power Supply : 3 Phase connection for each apartment
- Power back-up : 350 watts for 2 BHK & 500 watts for 3 BHK 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).



# SPECIFICATIONS

|                    |   |  |
|--------------------|---|--|
| 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 / 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. Pre - installed conduit provided as 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   |

## 11. PLUMBING

|              |   |  |
|--------------|---|--|
| Water supply | : | Hydro pneumatic Pressure System (Provides water at constant pressure in all apartment irrespective of the floor vis-à-vis traditional overhead tank) - (U) |
| Internal     | : | All internal plumbing line are CPVC  |
| External     | : | All external plumbing lines are UPVC / PVC pipes   |
| Drainage     | : | All drainage plumbing lines are PVC pipes  |

## 12. COMMON FEATURES

|                    |   |   |
|--------------------|---|---|
| Power back-up      | : | 100% power back-up for common areas   |
| Lift               | : | 2 Elevators of 13 passenger stretcher lift  |
| Lift facia         | : | Granite or panel cladding will be provided  |
| Lobby & corridor   | : | Ground floor lobby finished with granite flooring with gypsum false ceiling. All the corridors will be finished with tile flooring with matching skirting.<br>Painting will be two coats of acrylic emulsion over one coat primer |
| Staircase          | : | Rustic 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  |

|                     |   |   |
|---------------------|---|---|
| Stilt & Upper Stilt | : | Granolith cement flooring with car park numbering and painting will be two coats of acrylic emulsion over one coat primer   |
| 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 |
| Rain water harvest  | : | Adequate rain water harvesting pit will be provided at site   |
| STP                 | : | Centralized sewage treatment plant will be provided   |
| Safety              | : | CCTV surveillance cameras will be provided at entry and exit, stilt lobby & driveway  |
| 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   |

### 13. AMENITIES

|                     |   |  |
|---------------------|---|--|
| Gym                 | : | Well-equipped gymnasium  |
| Zumba & Aerobic     | : | Space for Zumba and Aerobic  |
| Indoor games        | : | Indoor games like table tennis, carrom, chess, foosball, scrabble, Board games                       |
| Multipurpose hall   | : | Multipurpose hall with furnitures  |
| Kids Play area      | : | Kids play equipment like Slider, Merry GO Round, Seesaw & Spring Rider                               |
| Badminton Court     | : | Outdoor badminton court will be provided   |
| Basket Ball Hoop    | : | Half-court basketball hook will be provided  |
| Senior Citizen Area | : | Relaxation place for Senior Citizen  |
| Landscape           | : | Adequate landscaping will be provided  |
| Association room    | : | Association room will be provided  |
| Common Toilet       | : | Toilet at stilt floor for drivers / domestic help  |
| Solar panel         | : | Solar panels will be provided at terrace for common service meter                                    |
| EV charging         | : | Two-wheeler electric charging point will be provided at designated location in the stilt floor level |

# PARTNERS FOR DEVELOPMENT

## Architect

Kharche &  
Associates

## Structural

Jays Civil Tec  
Design (P) Ltd

## Contractor

Asia (Chennai) Engineering  
Company Pvt.Ltd.

## HOME LOAN PARTNERS



**TATA CAPITAL**  
HOUSING FINANCE LIMITED

PROJECT FUNDED &  
APPROVED BY

**TATA CAPITAL**  
HOUSING FINANCE LIMITED

Member







RERA No.: xxxxxxxxxxxxxxxxxxxx | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)

**Site Office:** S.No. 506/1, 506/2, 497/2A, 2B, Model School,  
Extension Road, Sholinganallur - 600 119.

**Corporate Office:**

# 480, 1st Floor, Khivraj Complex, Anna Salai, Nandanam, Chennai,  
Tamil Nadu - 600 035. **98403 50001**

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