

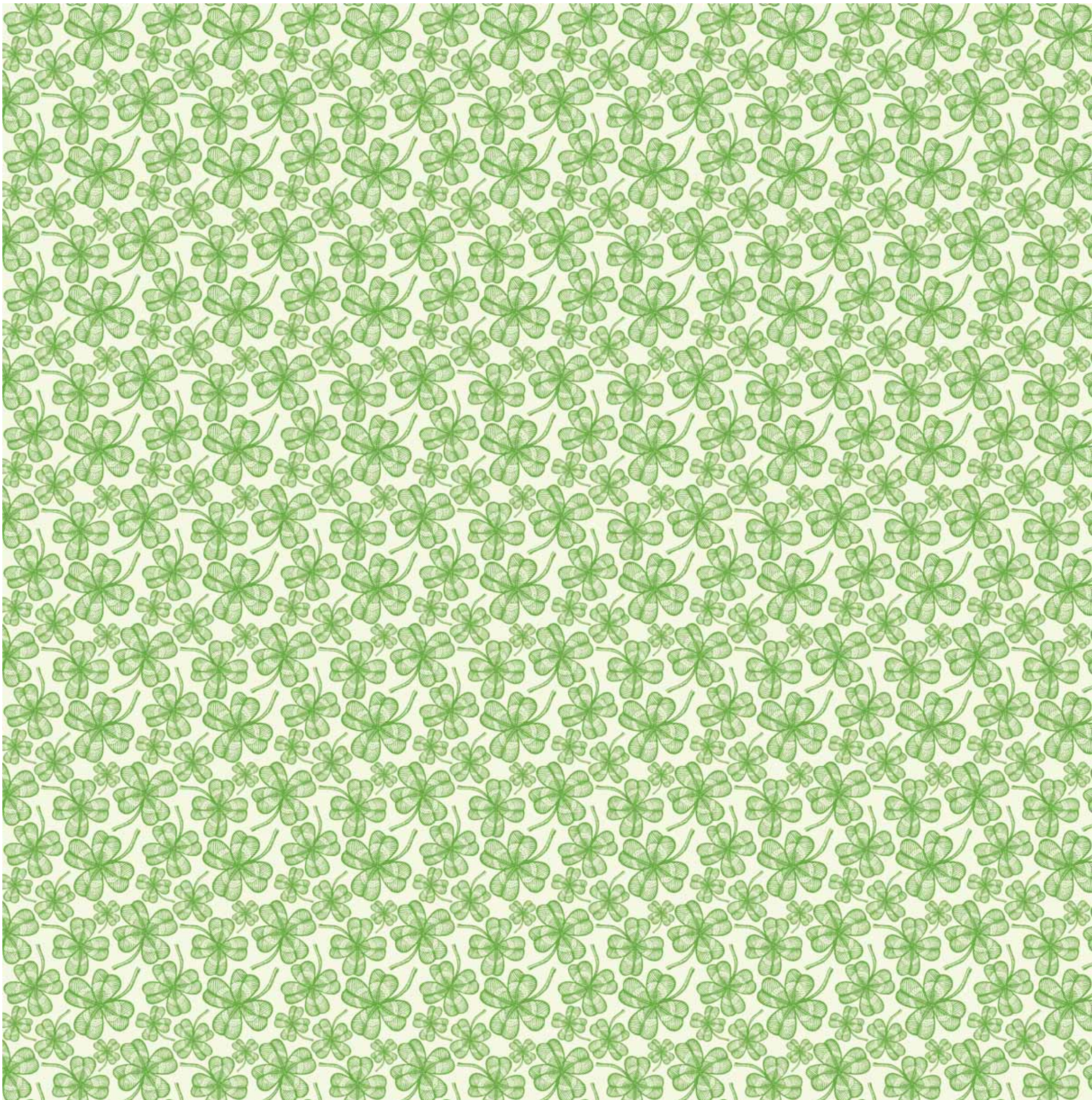


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RERA No : TN/29/Building/0034/2019 dt. 14.03.2019



AERIAL VIEW FROM THE SITE



SCAN HERE  
FOR THE VIEWS





### PRESTIGIOUS CLUB

Founded in 1832, the Madras Club is the second oldest active club in India after the Bengal Club, Kolkatta. This prestigious club has excellent dining and entertainment facilities, residential rooms, a library, tennis courts, a swimming pool, a gymnasium and a walking track. And yes, it is located by the Adyar River.

### BOAT CLUB

Located by the Adyar River, the Madras Boat Club is one of the historical landmarks of Chennai. Established in 1867, it has been part of the famous Madras-Colombo regatta, the oldest inter-club regatta in the world. It is also the founding member of the fabled Amateur Rowing Association of the East regattas.



### *National Park*

Guindy National Park is one of the very few national parks that is situated within city premises. It is home to more than 350 plant species, 150 species of birds, 14 species of mammals and many species of reptiles. Originally a game reserve in the 1670s, this parcel of green land now also houses a Children's Park and Deer Park.

### *Premier Institute*

Indian Institute of Technology Madras is one of the foremost institutes of national importance in higher technological education. Located in Adyar, in a beautiful wooded land of about 250 hectares, it has established itself as a premier centre for teaching, research and industrial consultancy in the country.



### *Relax, explore & savour at your leisure*

Clover By The River is home to some of the best entertainment stretches of the city. From chic cafés to 5-star deluxe hotels, you'll never be short of places to relax and watch the world go by. Starbucks, Ciclo Café, Chamiers and the Crowne Plaza, to name a few, dot the neighbourhood.



### *University*

Another premier education institution in the vicinity is Anna University. The University's main campus extends over 100 hectares neighbouring the Adyar River on the North and Raj Bhavan on the South. With proven capabilities both in academic and research areas, Anna University was awarded the Five Star Status in 2002, the highest rating in Technical Education.

### *Planetarium*

The BM Birla Planetarium located at Kotturpuram, within the Periyar Science and Technology Centre campus, is the most modern planetarium in the country. Built in 1988, to commemorate the famous industrialist and visionary - B. M. Birla, it provides a virtual tour of the night sky and holds cosmic shows on its hemispherical inner dome.



### *Library*

A landmark in Kotturpuram, Anna Centenary Library is the second largest library in South Asia that can accommodate 1250 users at a given time. The Library has a collection of over 5.5 lakh books from various authors and publications and some rare books contributed by well-known personalities of Chennai.



### *Golf Course*

The TNGF Cosmo Golf Course stretches across a 36-hectare area by the Adyar River. Surrounded by tamarind, banyan, flame, and neem trees and with two major water hazards, the golf course is an 18-hole Par 72 course. The club, developed in 1938, is affiliated to various clubs across India.



# Space. Design. Form. Elegance.

It is randomness that defines nature, and  
that's what inspires the Clover By The River.  
The layout, we take as nature provides.  
It is neither a rigid rectangle nor a stiff square.  
It flows beautifully as the nearby river does.





## BAY WINDOWS

When your home has a spectacular view of a river or the skyline, the floor-to-ceiling bay windows provide the perfect gallery to stand and take in the scenic beauty in all its splendour.





## DOUBLE HEIGHT LOBBY

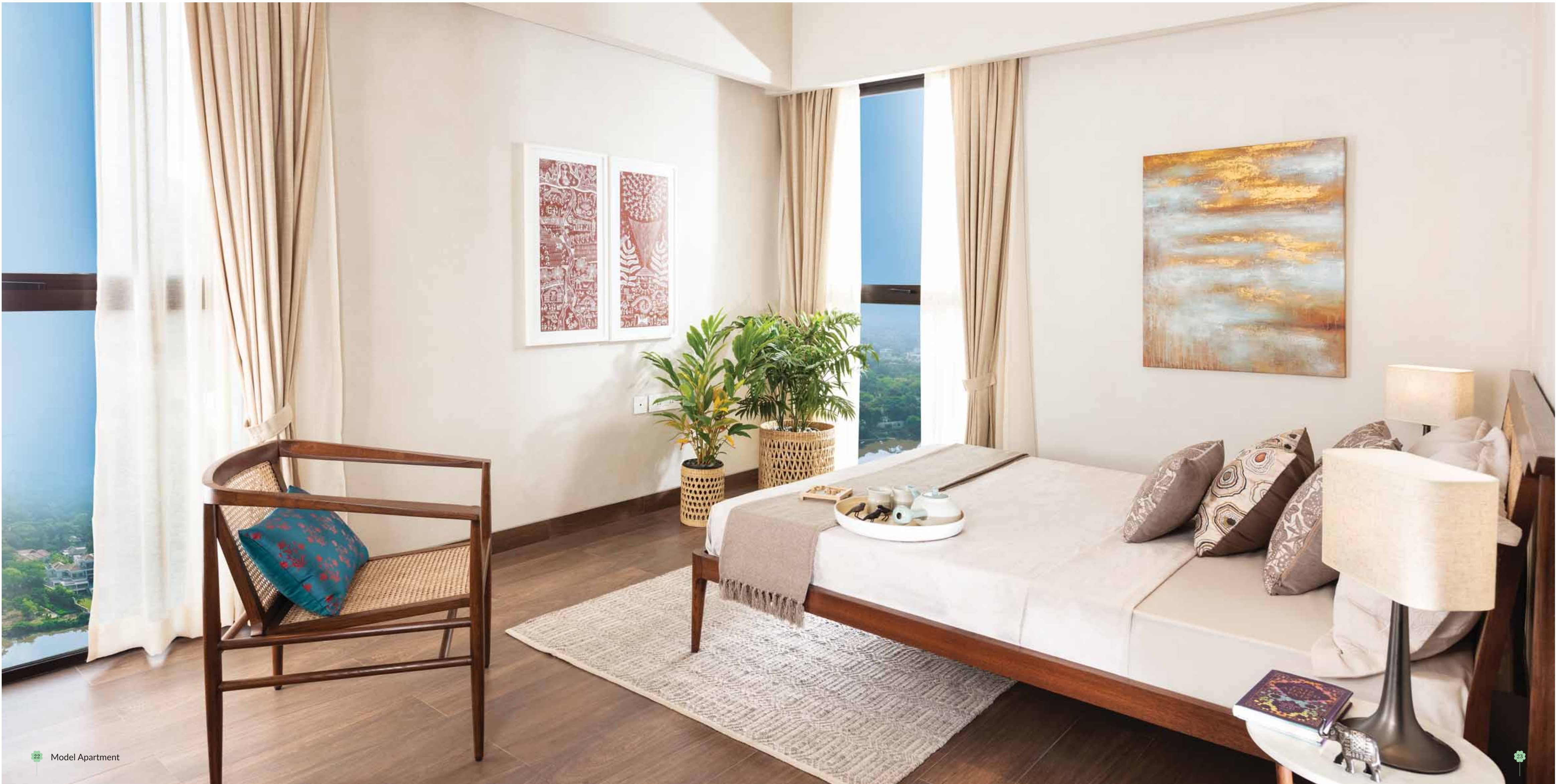
Imposing double-height lobby. A grand entrance to your opulent residence.





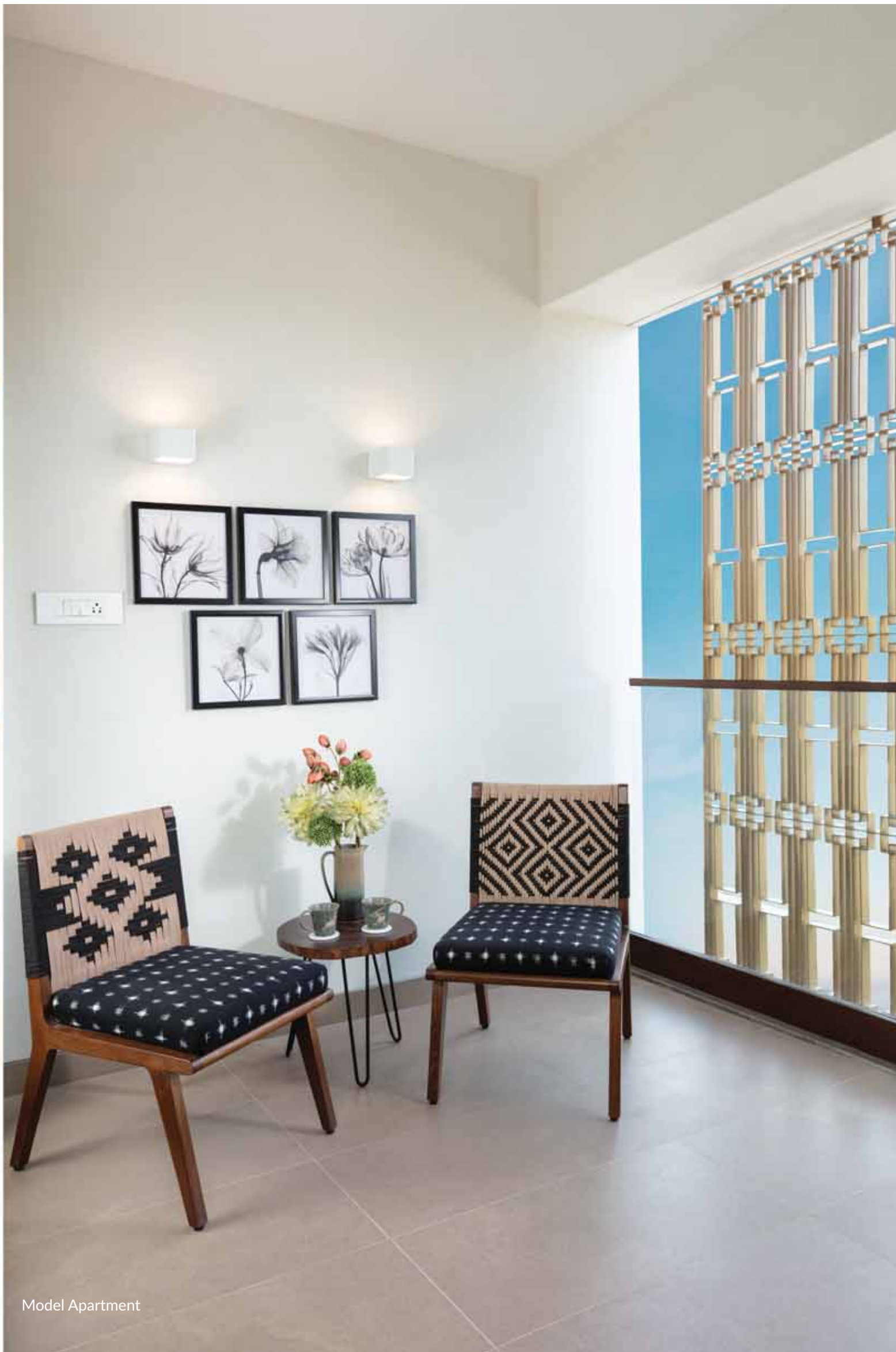
















## A HOME LIKE NO OTHER

What sets Clover By The River apart? Everything.

While nothing beats the thrill of the city, sometimes you need to take time out and embrace a slower pace of life. At Clover By The River, you're perfectly placed to do either. With Adyar River on one side and lush greenery all around, your world brims with peace and tranquility. If taking a bracing walk is your idea of relaxation, you are moments away from the tree-lined avenues of Boat Club. Take your pick from a wide range of recreational amenities at the state-of-the-art clubhouse. Alternatively, relish the breath-taking views of the Moubrays Cupola of Madras Club and the grand estate of neighbouring Adyar Villa from your floor-to-ceiling bay windows. Experience everything from a home like no other.



# INSPIRED LIVING

Every living space opens to full-height windows and mesmerising views. Function interweaves form throughout, meticulously creating the most comfortable and dynamic living space. Complemented by high-grade Italian marble, and streaming natural light.



# LIGHT AND BREEZY

Spacious, uncluttered and restful, the emphasis in the master bedroom is on pure comfort and uncompromised privacy. While the superior quality wood-finish tile flooring adds class, the imaginative use of lighting imbues the space with warmth and texture.

## EXQUISITE TASTE

The kitchens are from Scavolini, Italy's leading kitchen brand. Renowned for styling, functionality and durability, they are also known for delighting the most demanding of chefs.



## BATH AND BEYOND

The three fixture bathrooms spell opulence the moment you step in. And then there are the thoughtful touches like marble accented anti-skid tiles and shower cubicle. Beyond bath, it is your sanctuary that provides rejuvenation.



## THE LEISURE CORNER

The heightened sense of luxury at the Clover By The River continues into the Clubhouse, a fabulous place to unwind. The Clubhouse comprises a Swimming Pool, Fitness Centre, Private Theatre, Indoor Games and Banquet Hall. Whether relaxing or entertaining, the Clubhouse is the place to be.











# THE FINER DETAILS



## FLOORING

Living, dining & kitchen	Italian marble
Bedrooms	Wood finish superior quality tiles
Balcony	Anti-skid tiles
Bathrooms	Granite / Anti-skid premium tiles

## WALL FINISH

Exterior	Weather proof emulsion (texture finish)
Interior	premium / Royal emulsion

## BATHROOMS

All bathrooms	Shower Cubicle Hand shower with mixer Wall mounted closet Washbasin with hot and cold water mixer
Master bathroom	Rain shower Grab Rod Body Jets
Fittings	Kohler / Equivalent

## KITCHEN

Modular kitchen	Includes hob, chimney, microwave & MF oven. Glass dado up to 2 feet above the platform. SS sink in utility & washing machine / dishwasher provision
Windows	Aluminium – double glazed glass
Balcony	Glass railing with aluminium handrail Two sliding doors - double glazed and fibre mesh

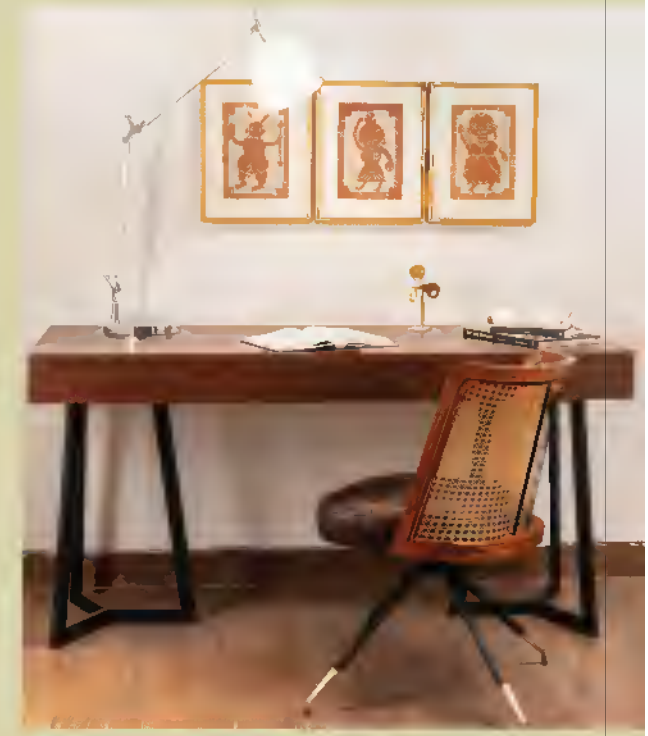
## DOORS

Main door	Teakwood door frame with teak veneer on both sides and high quality polish finish
Bedroom doors	Flush door with teak veneer on both sides and high quality polish finish  Termite treated wooden fittings. Dorma / Hafele door fittings  Anti- rotting door & PVC Lamination in the inner side of bathroom doors.
Networking	Network plug-in socket provision in living / dining and all bedrooms.
Television points	Living and all bedrooms

## ELECTRICAL

Phase	3-phase with individual meters
Living, dining and all bedrooms	Wiring for air conditioning
Modular switches	Panasonic / Legrand or equivalent
All bedrooms	2-way switches for lights and fans
ELCB tripper	Siemens / Equivalent

# FOR LIFE'S CONVENIENCES



## CLUBHOUSE

- Swimming pool
- A/C Fitness centre
- Private theatre
- Indoor games
- Futsal court
- Badminton court
- Banquet hall
- 100% power backup for all the apartments
- Kids play area
- Walking / jogging track
- Park benches for senior citizens
- 100% power backup for common areas, lifts & pumps
- Solar lighting for common areas
- Mitsubishi lifts with ARD & V 3-F Drive
- Fire alarm & wet riser system
- Fire fighting sprinkler system
- Security cabins

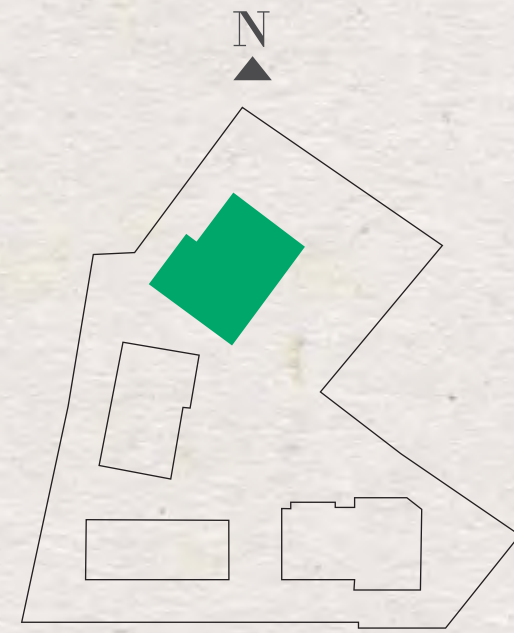
- Emergency / first aid medical room
- Association room & maintenance help desk
- Rain water harvesting
- Sewage treatment plant
- Toilets for drivers / domestic help
- Landscaped garden with water bodies
- Digital water meters for all apartments
- Water treatment plant
- Provision for car wash in parking area in all basements
- Garbage collection room
- HNS-hydro pneumatic system
- Drivers waiting room with fittings
- Reticulated gas
- CCTV surveillance
- Colour video door phone & intercom
- Access controlled doors
- Access controlled boom barrier with RFID
- Motion sensor lighting system in clubhouse

4 Towers 300 Apartments  
2,3 and 4 BHKs  
From 1225 to 3289 sqft



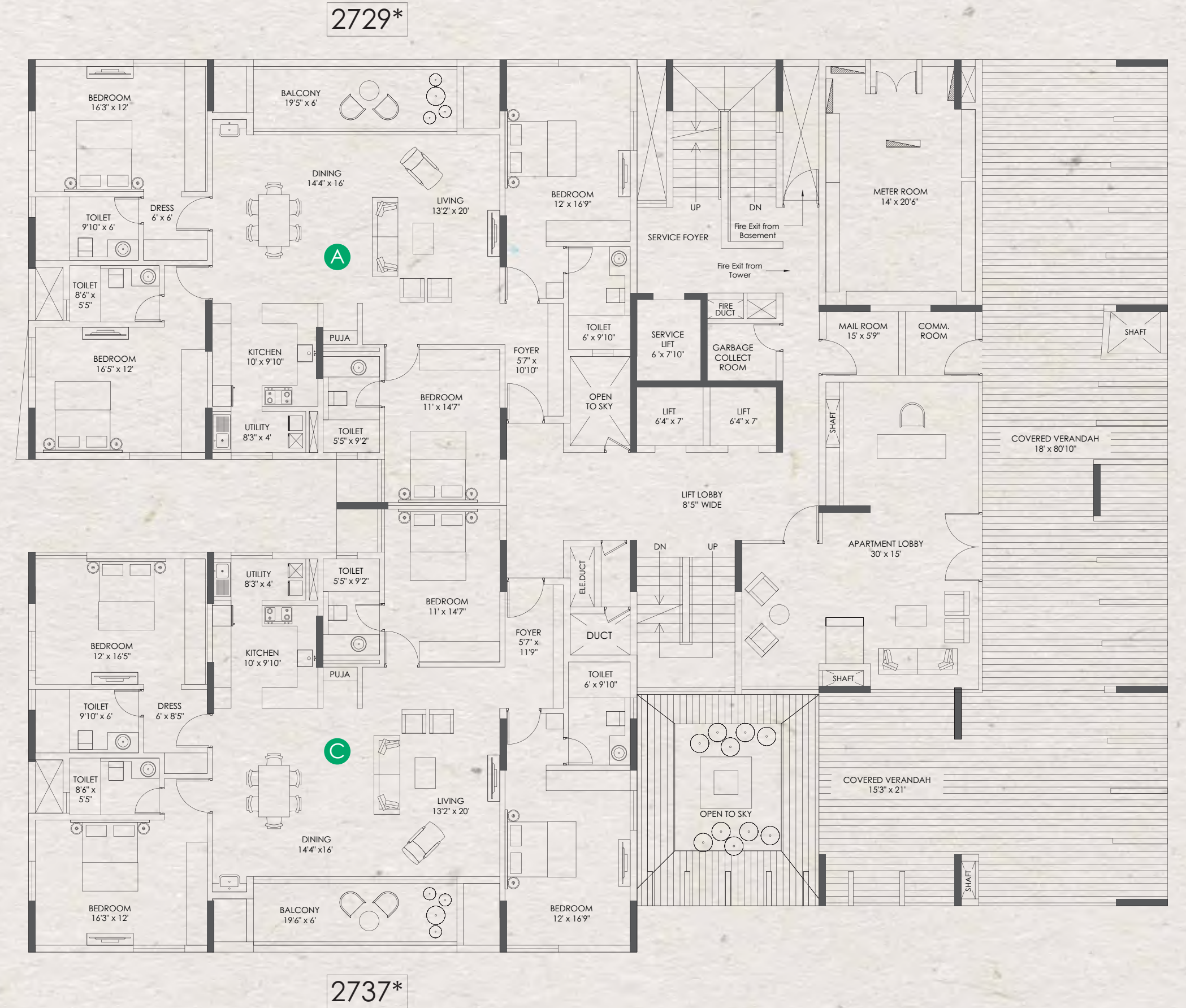
\*RERA CARPET AREA  
From 753 to 2015 sqft





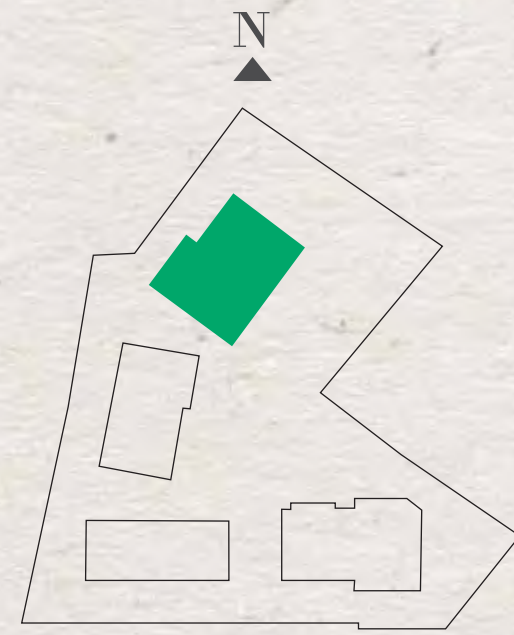
# Jade Green (4 BHKs)

## GROUND FLOOR



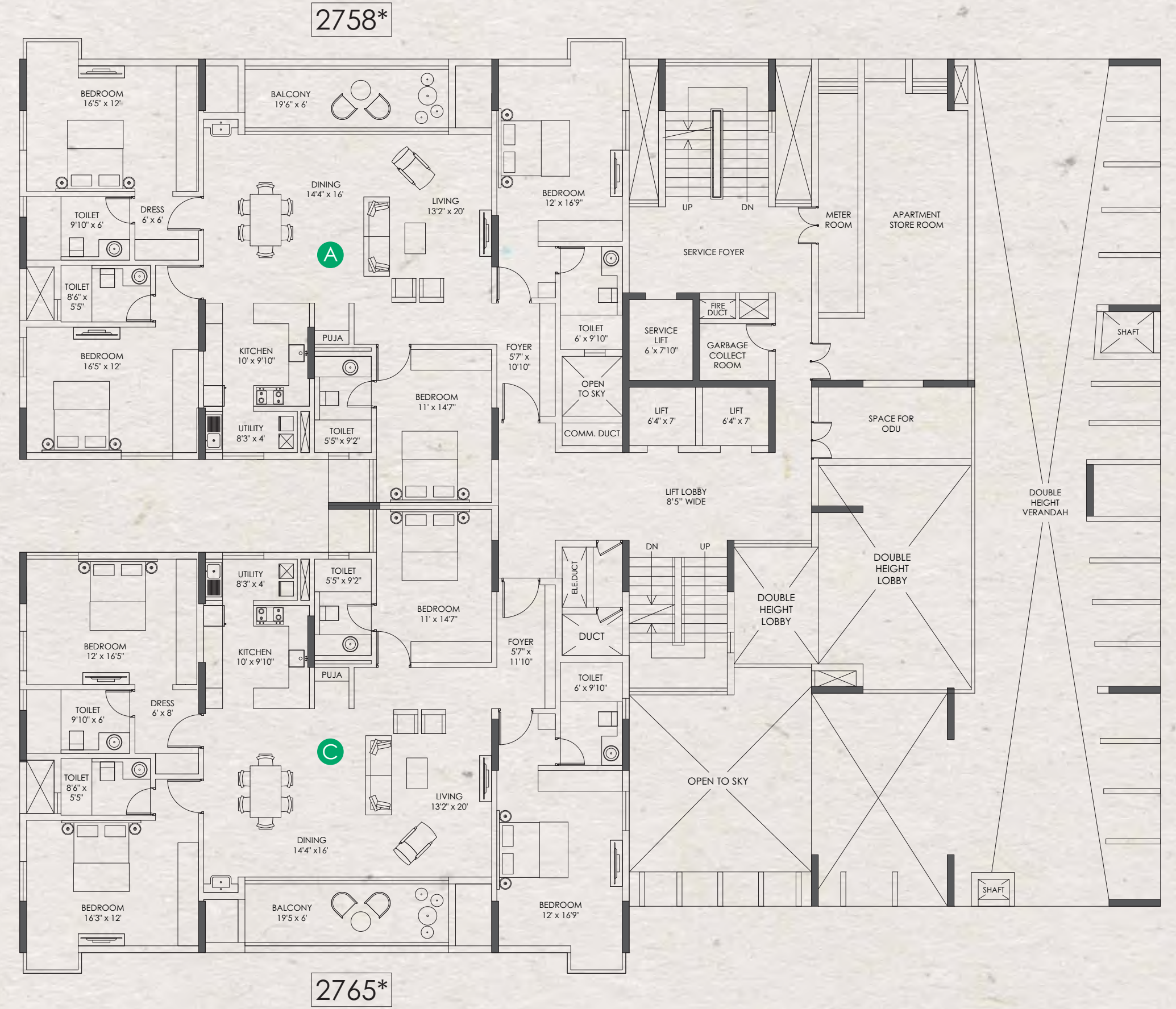
\*RERA CARPET AREA : A - 1744 | C - 1750

\*RERA Carpet area does not include balcony, utility and wall areas.



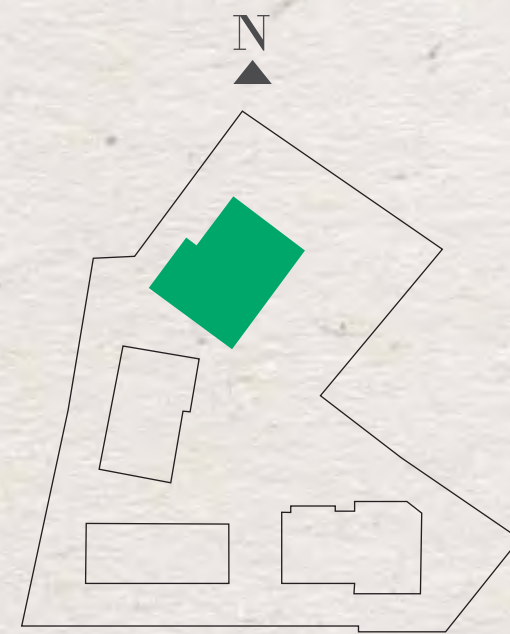
# Jade Green (4 BHKs)

## 1<sup>ST</sup> FLOOR



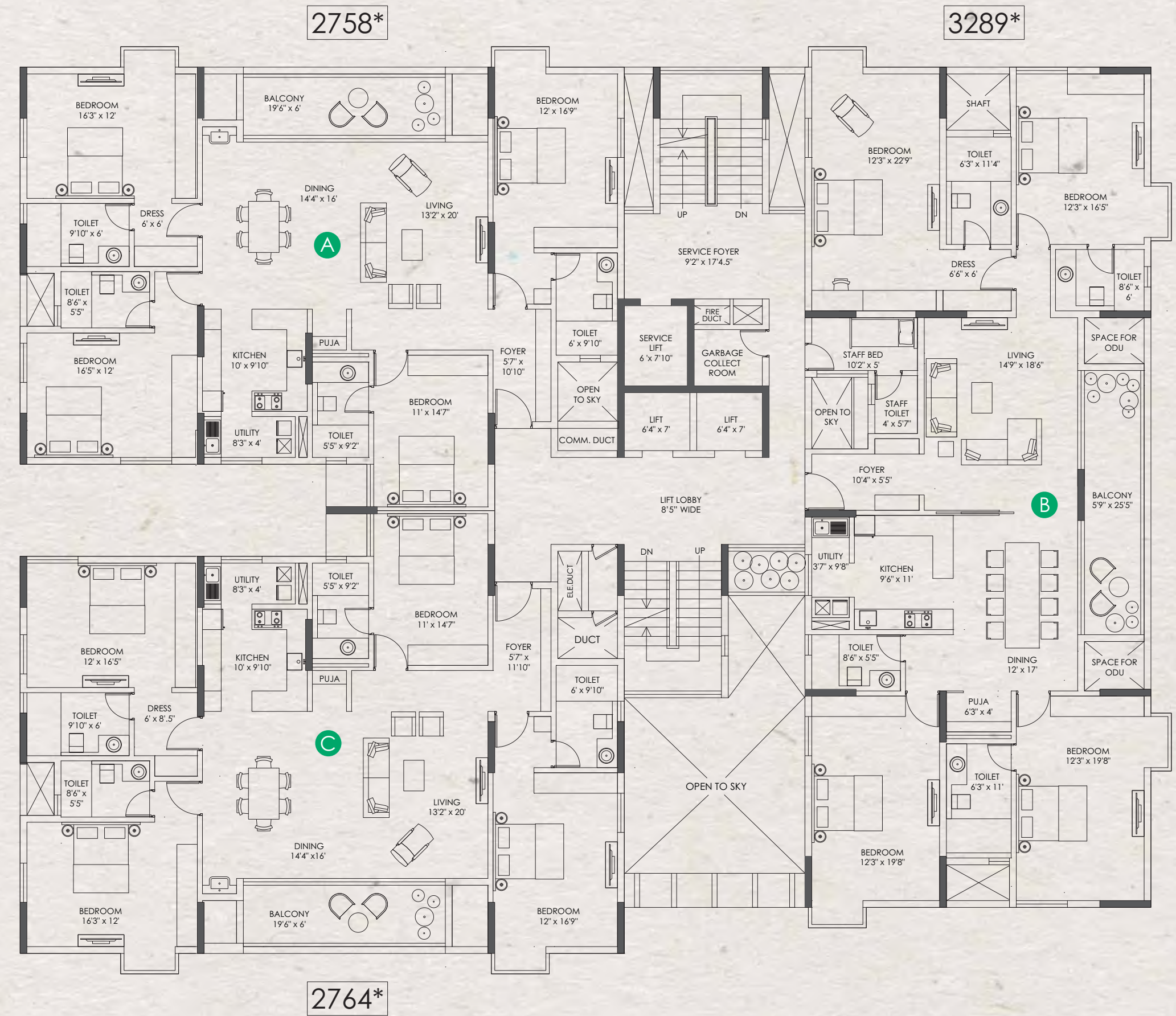
\*RERA CARPET AREA : A - 1791 | C - 1773

\*RERA Carpet area does not include balcony, utility and wall areas.



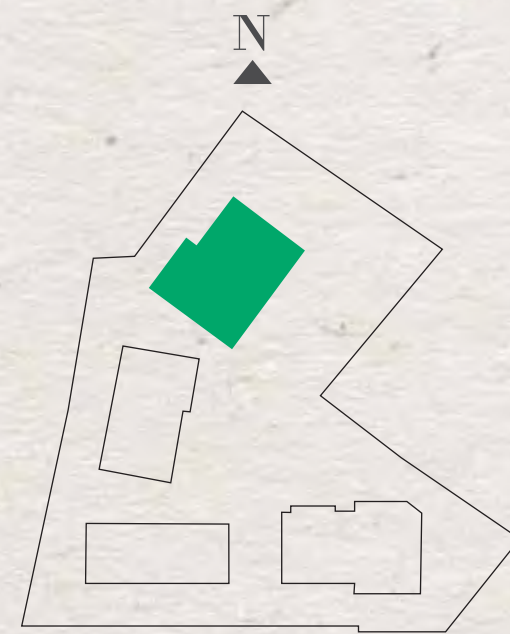
# Jade Green (4 BHKs)

TYPICAL FLOOR  
2-4-6-8-10-12-14-16-18



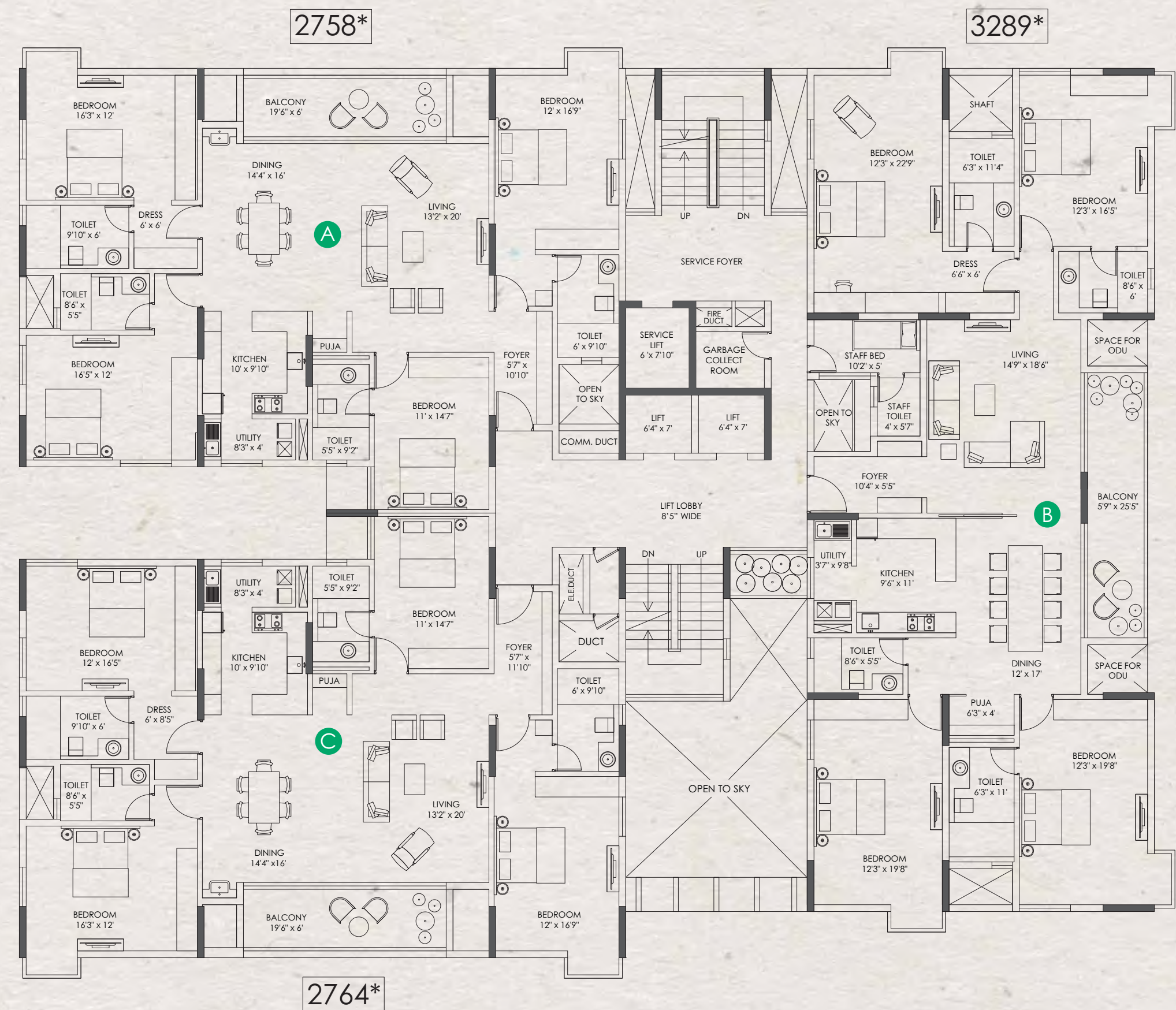
\*RERA CARPET AREA : A - 1767 | B - 2015 | C - 1773

\*RERA Carpet area does not include balcony, utility and wall areas.



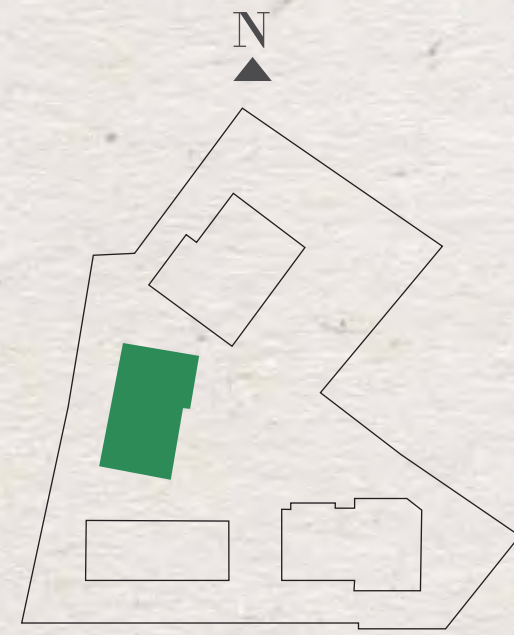
## Jade Green (4 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17

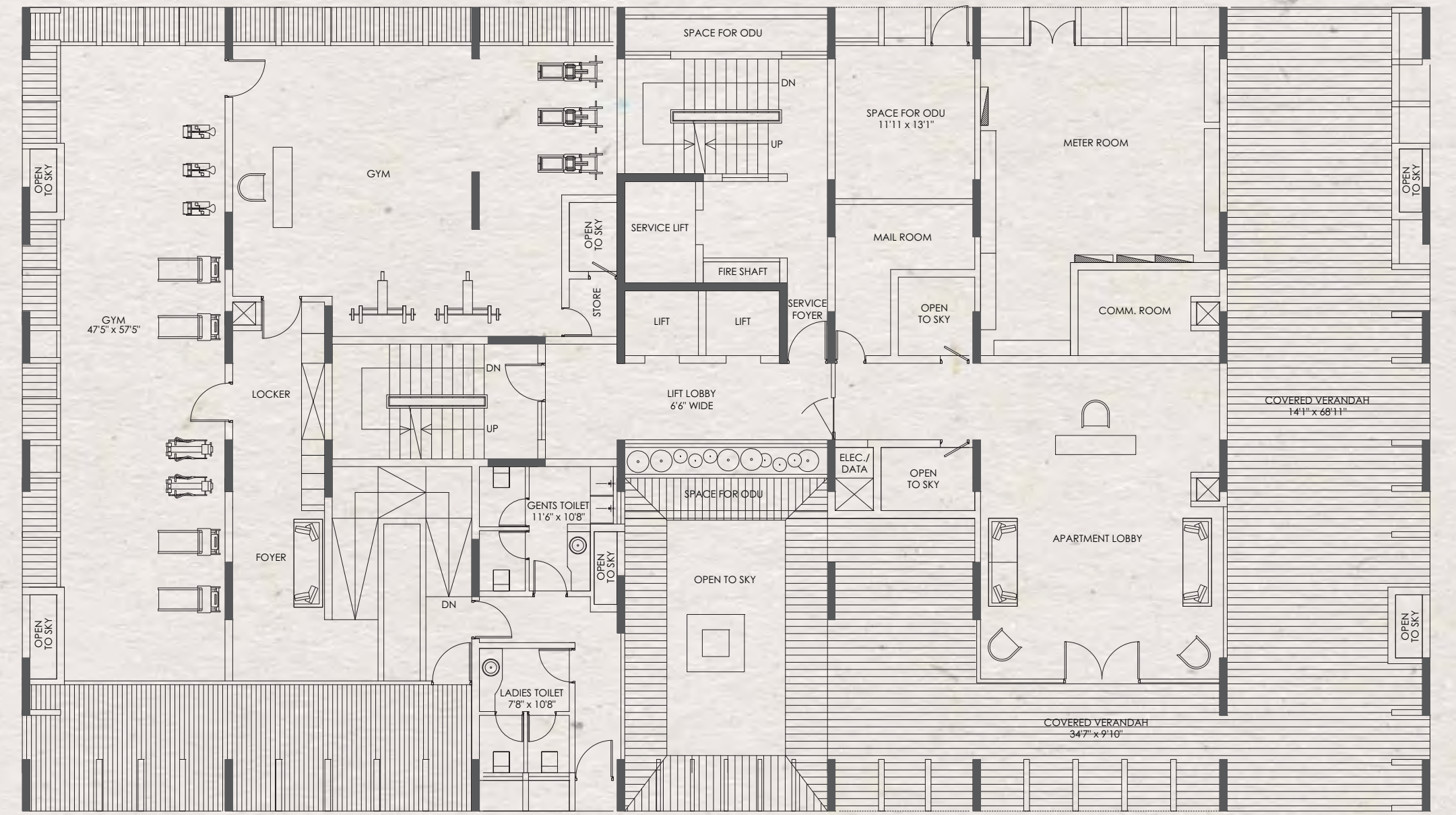


\*RERA CARPET AREA : A - 1767 | B - 2015 | C - 1773

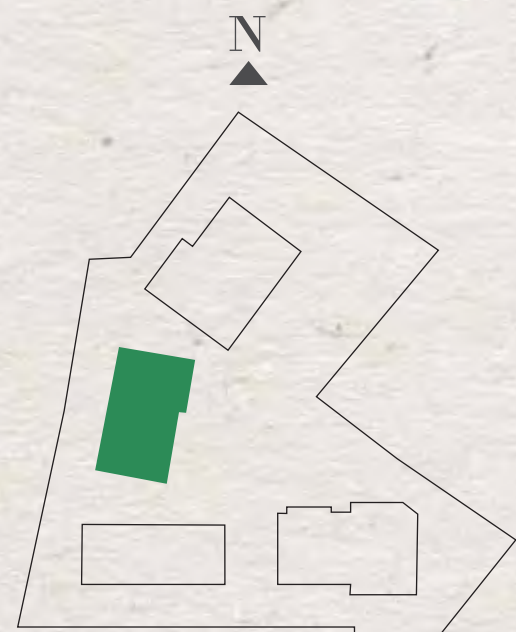
\*RERA Carpet area does not include balcony, utility and wall areas.



*Sea Green*  
GROUND FLOOR

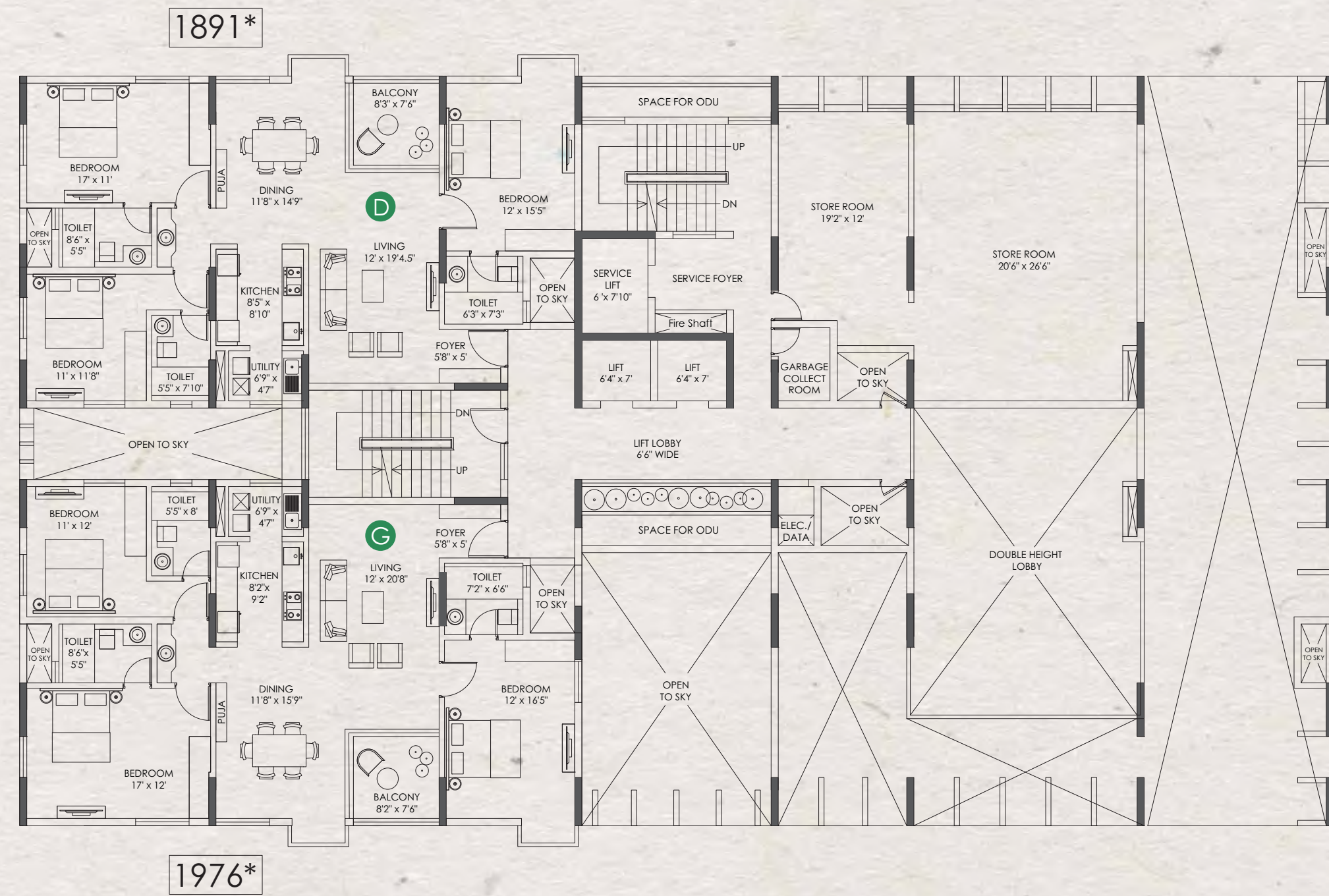






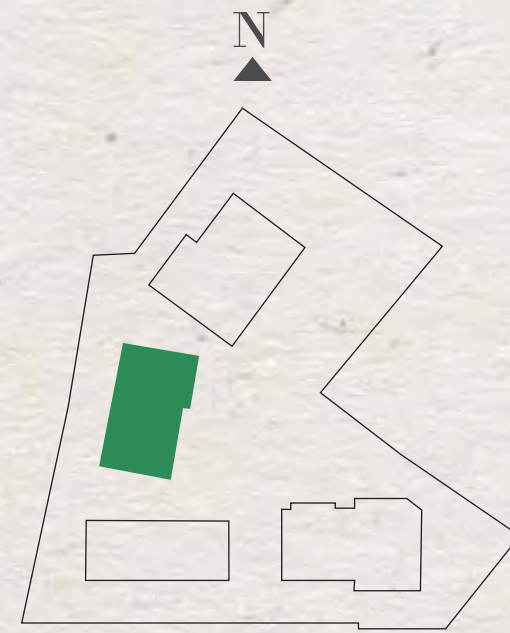
# Sea Green (3 BHKs)

## 1<sup>ST</sup> FLOOR



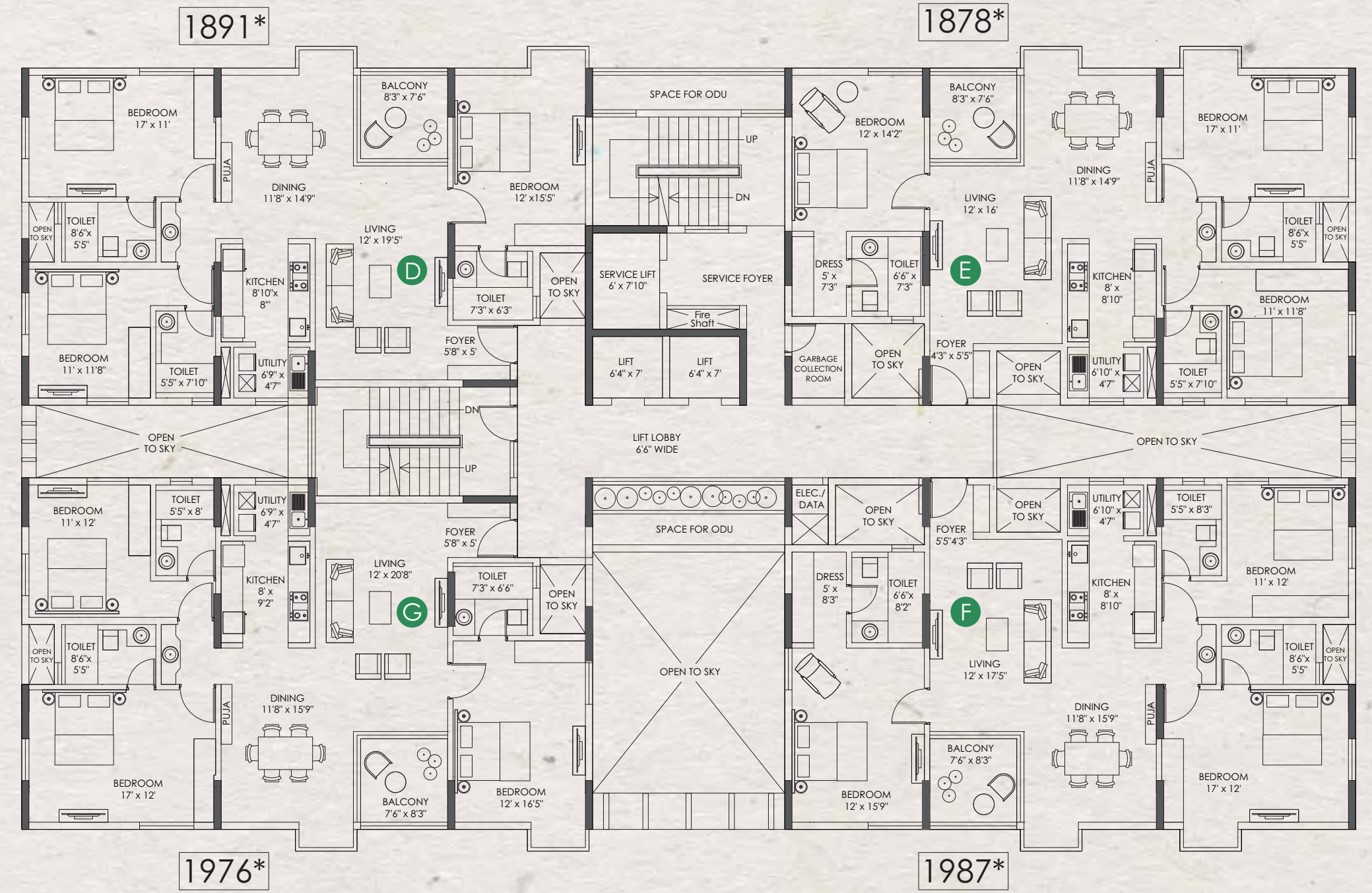
\*RERA CARPET AREA : D - 1199 | G - 1262

\*RERA Carpet area does not include balcony, utility and wall areas.



# Sea Green (3 BHKs)

TYPICAL FLOOR  
2-4-6-8-10-12-14-16-18



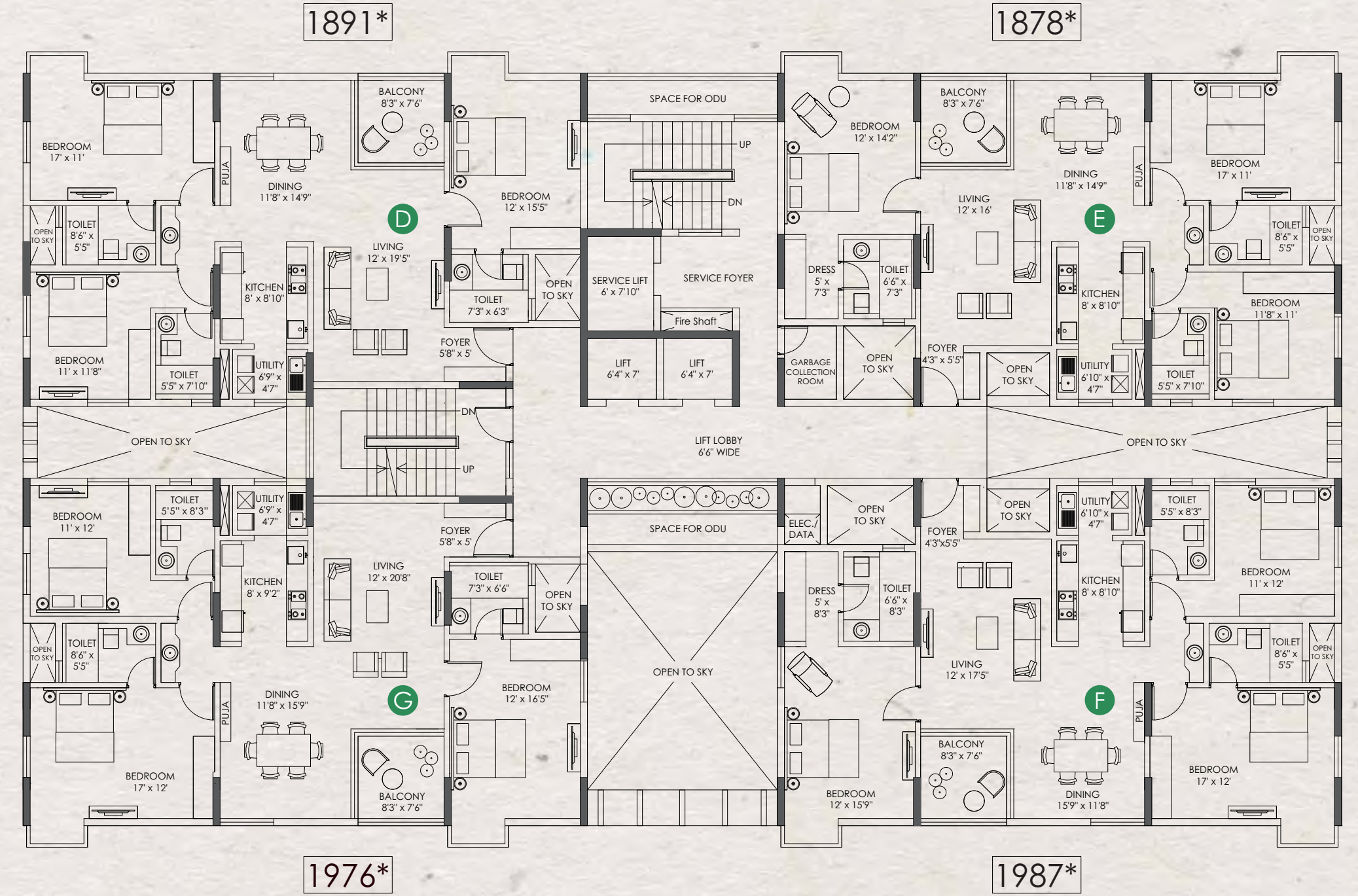
\*RERA CARPET AREA : D - 1199 | E - 1182 | F - 1261 | G - 1262

\*RERA Carpet area does not include balcony, utility and wall areas.



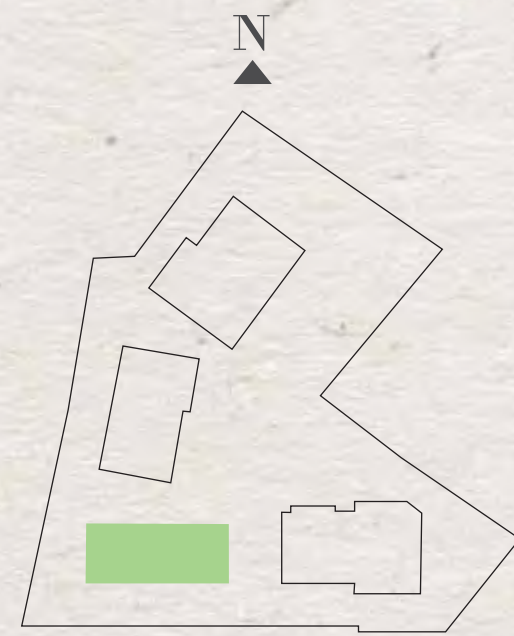
# Sea Green (3 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17

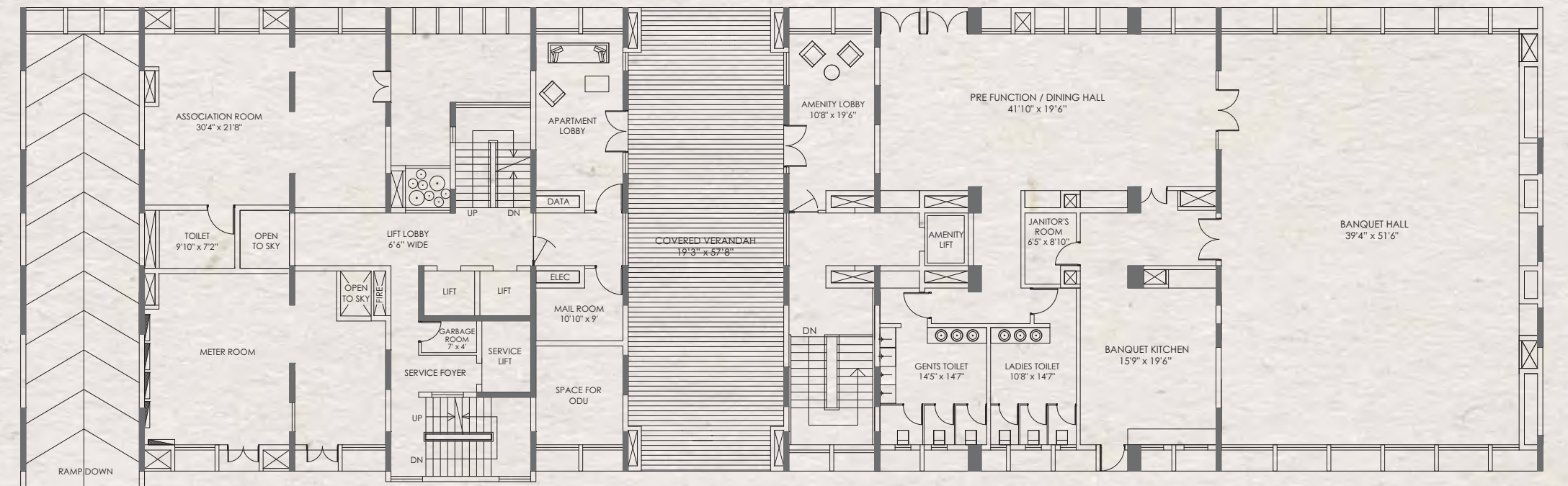


\*RERA CARPET AREA : D - 1199 | E - 1182 | F - 1261 | G - 1262

\*RERA Carpet area does not include balcony, utility and wall areas.



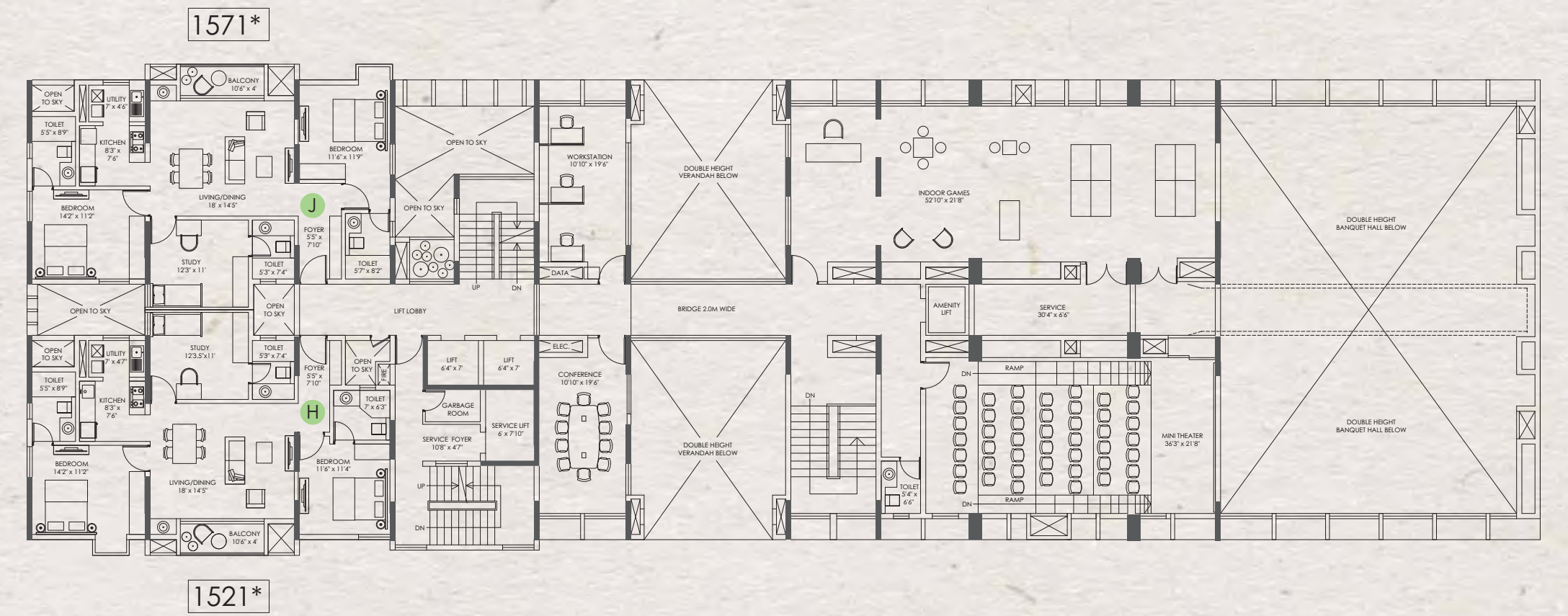
*Mint Green*  
GROUND FLOOR





# Mint Green (3 BHKs)

## 1<sup>ST</sup> FLOOR



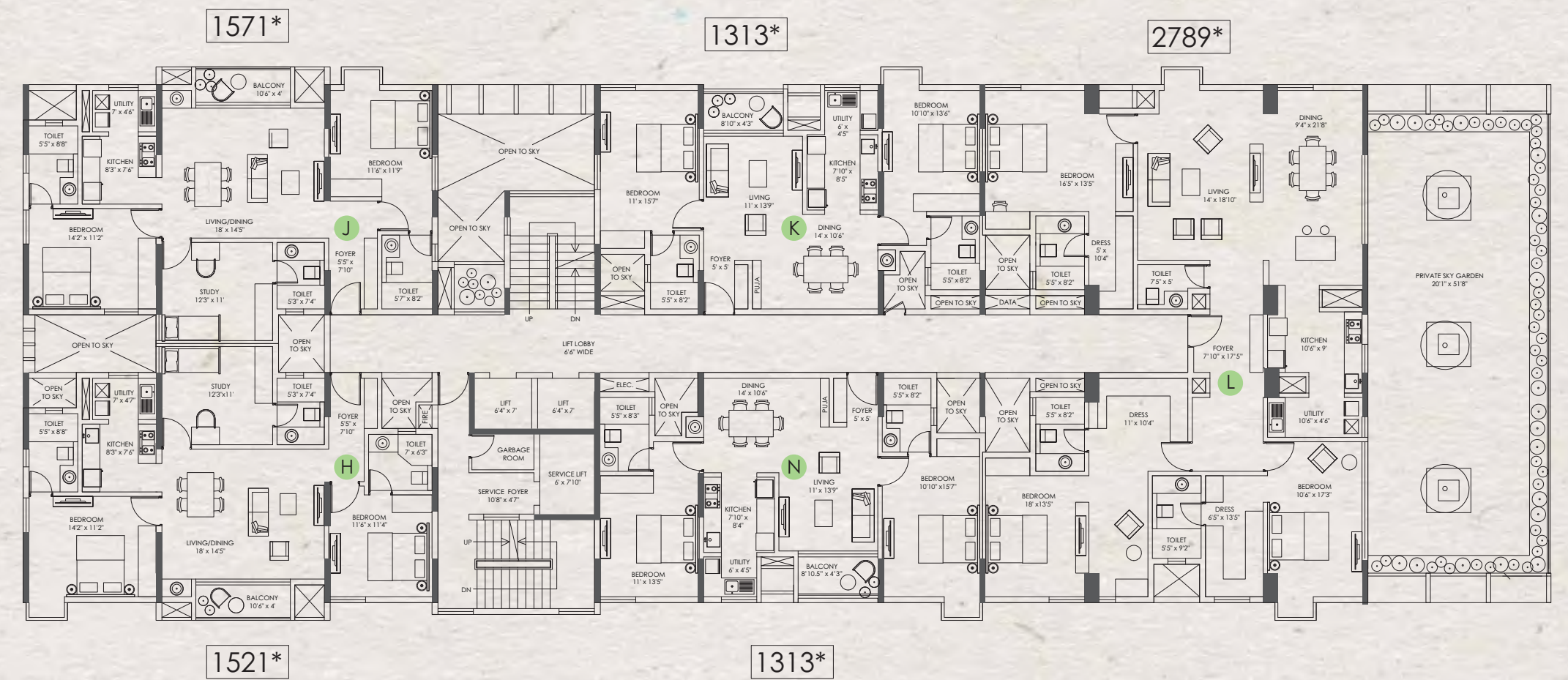
\*RERA CARPET AREA : H - 961 | J - 996

\*RERA Carpet area does not include balcony, utility and wall areas.



# Mint Green (2 & 3 BHKs)

## 2<sup>ND</sup> FLOOR



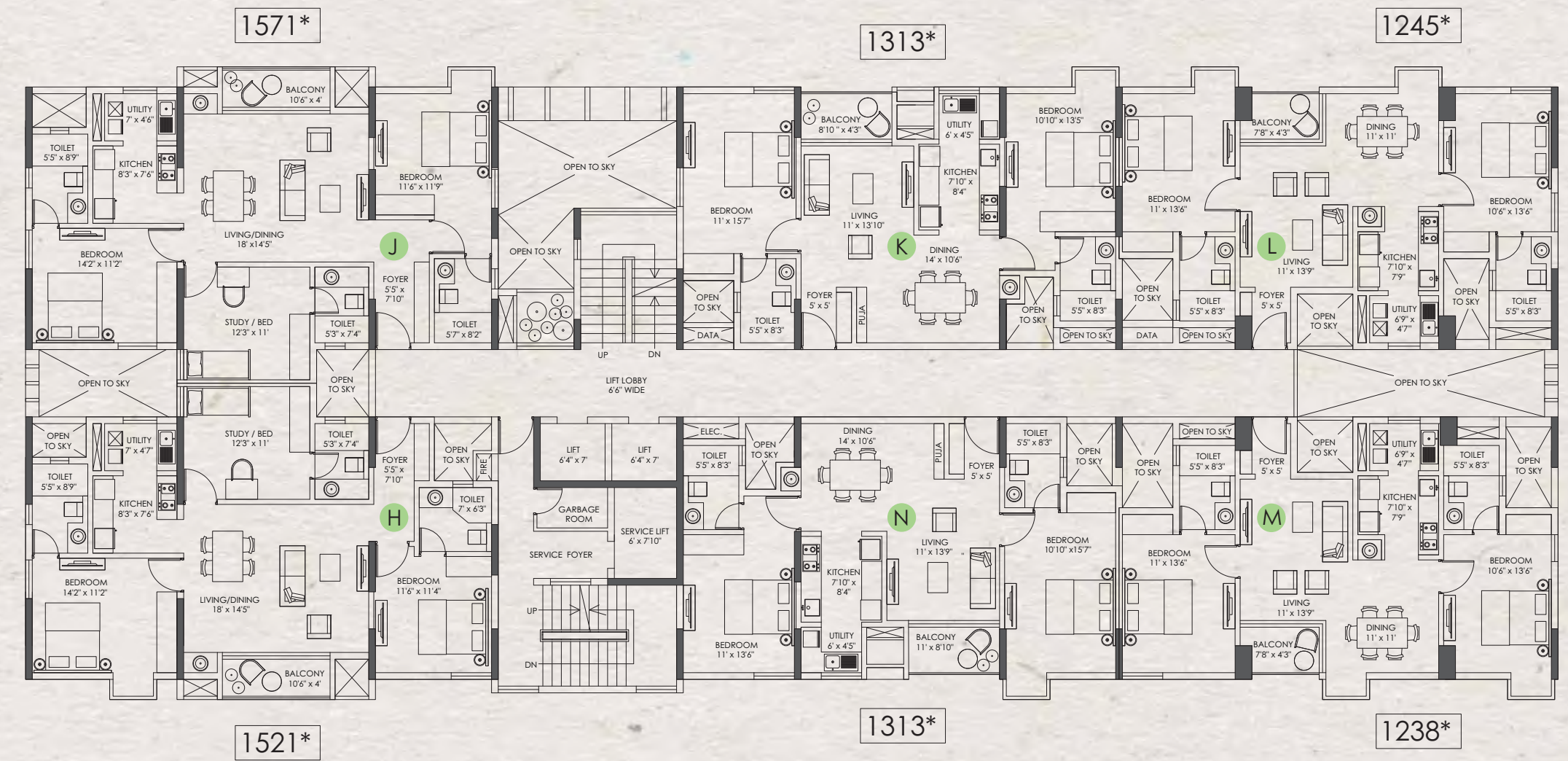
\*RERA CARPET AREA : H - 961 | J - 996 | K - 818 | L - 1848 | N - 817

\*RERA Carpet area does not include balcony, utility and wall areas.



# Mint Green (2 & 3 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17



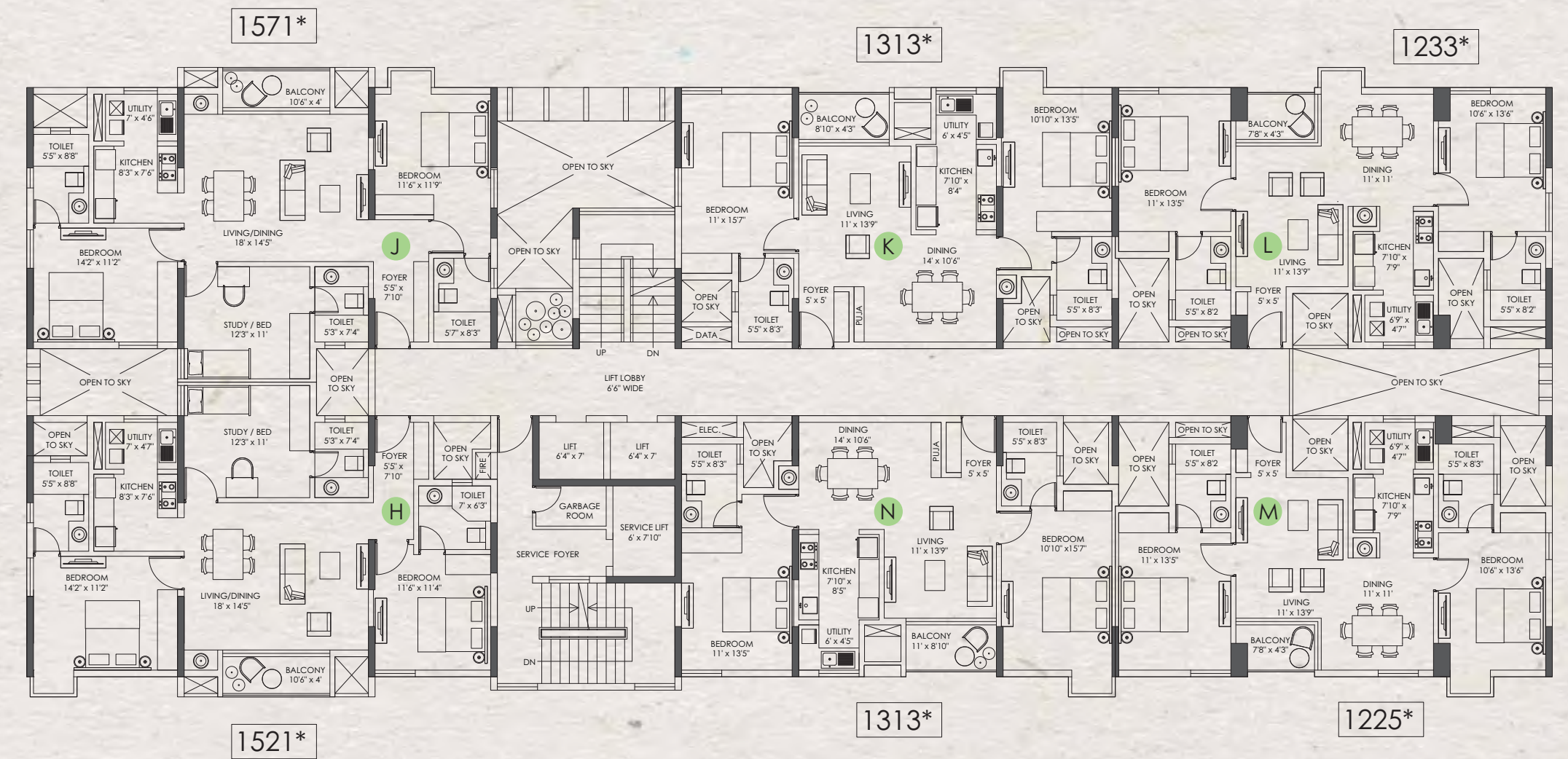
\*RERA CARPET AREA : H - 961 | J - 996 | K - 818 | L - 762 | M - 762 | N - 817

\*RERA Carpet area does not include balcony, utility and wall areas.



# Mint Green (2 & 3 BHKs)

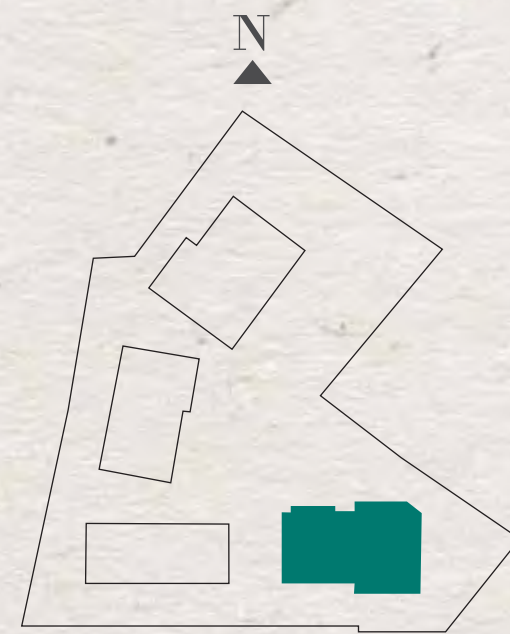
TYPICAL FLOOR  
4-6-8-10-12-14-16-18



\*RERA CARPET AREA : H - 961 | J - 996 | K - 818 | L - 753 | M - 753 | N - 817

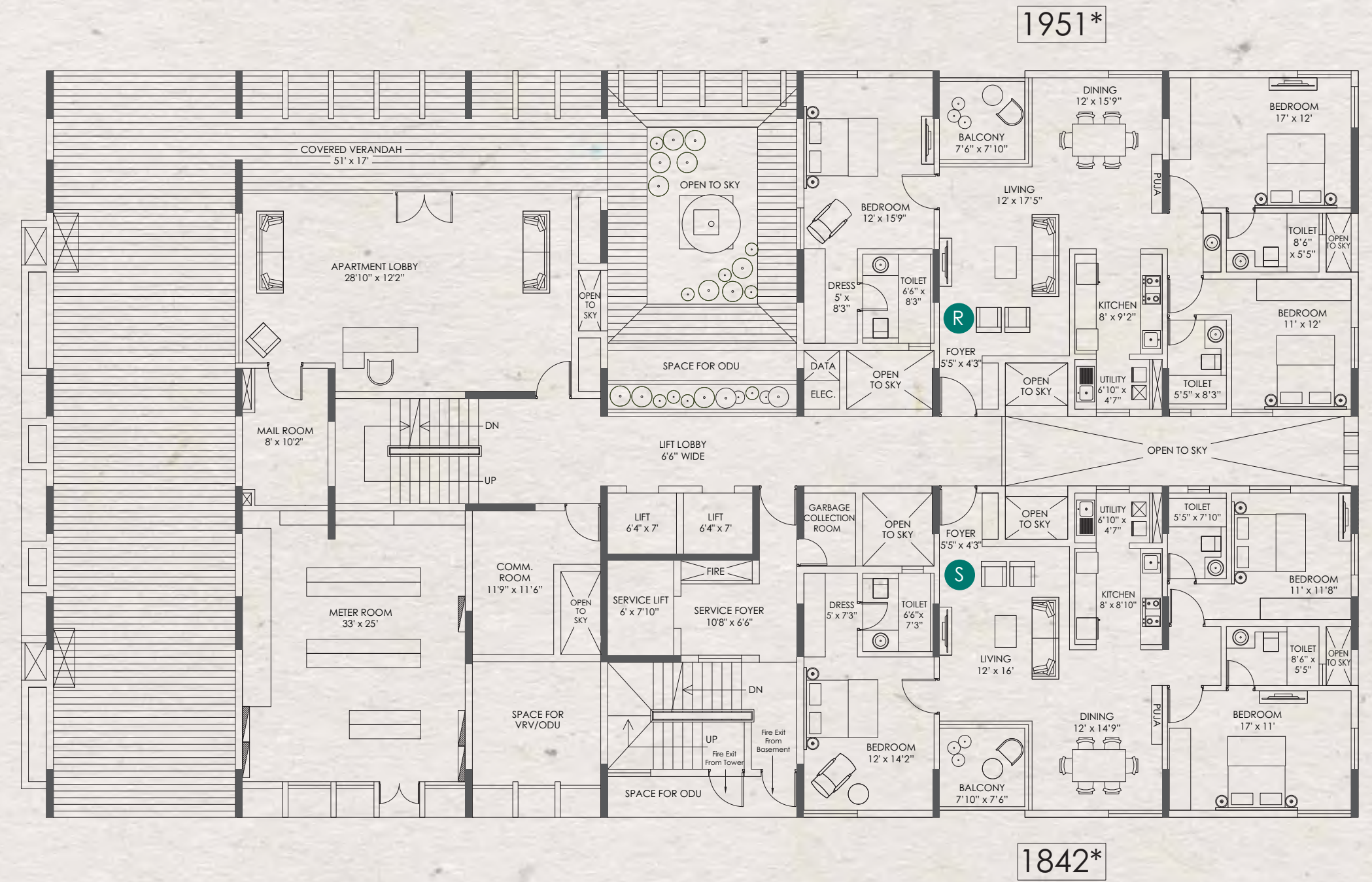
\*RERA Carpet area does not include balcony, utility and wall areas.





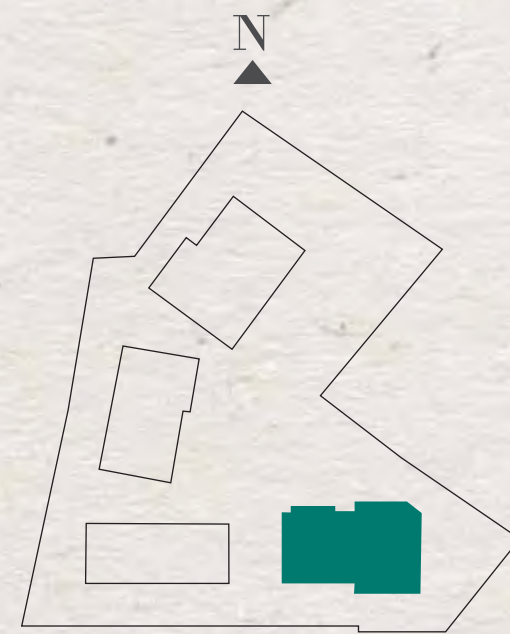
# Pine Green (3 BHKs)

## GROUND FLOOR



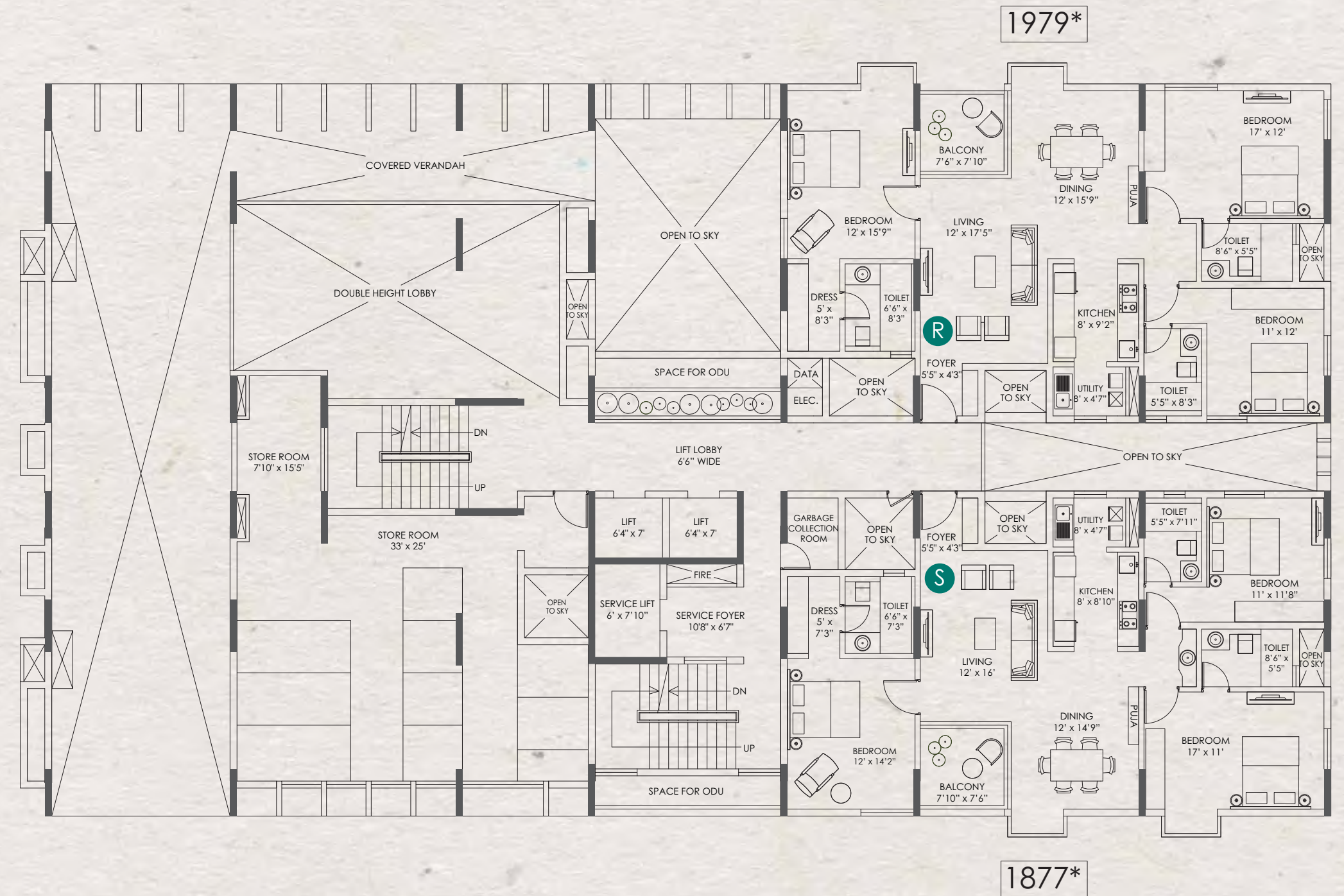
\*RERA CARPET AREA : R - 1238 | S - 1159

\*RERA Carpet area does not include balcony, utility and wall areas.



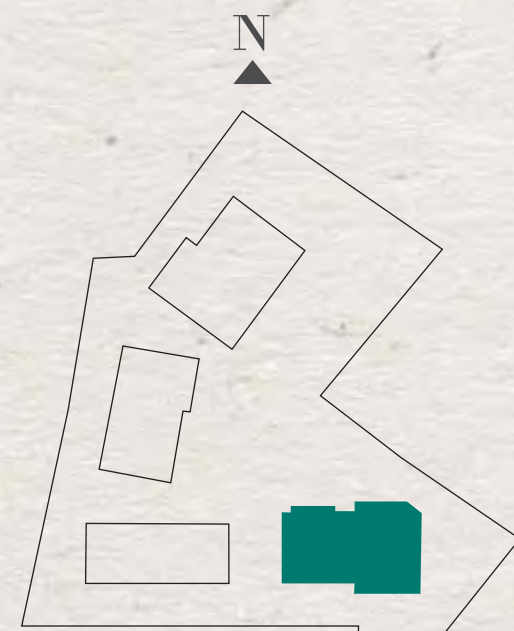
# Pine Green (3 BHKs)

## 1<sup>ST</sup> FLOOR



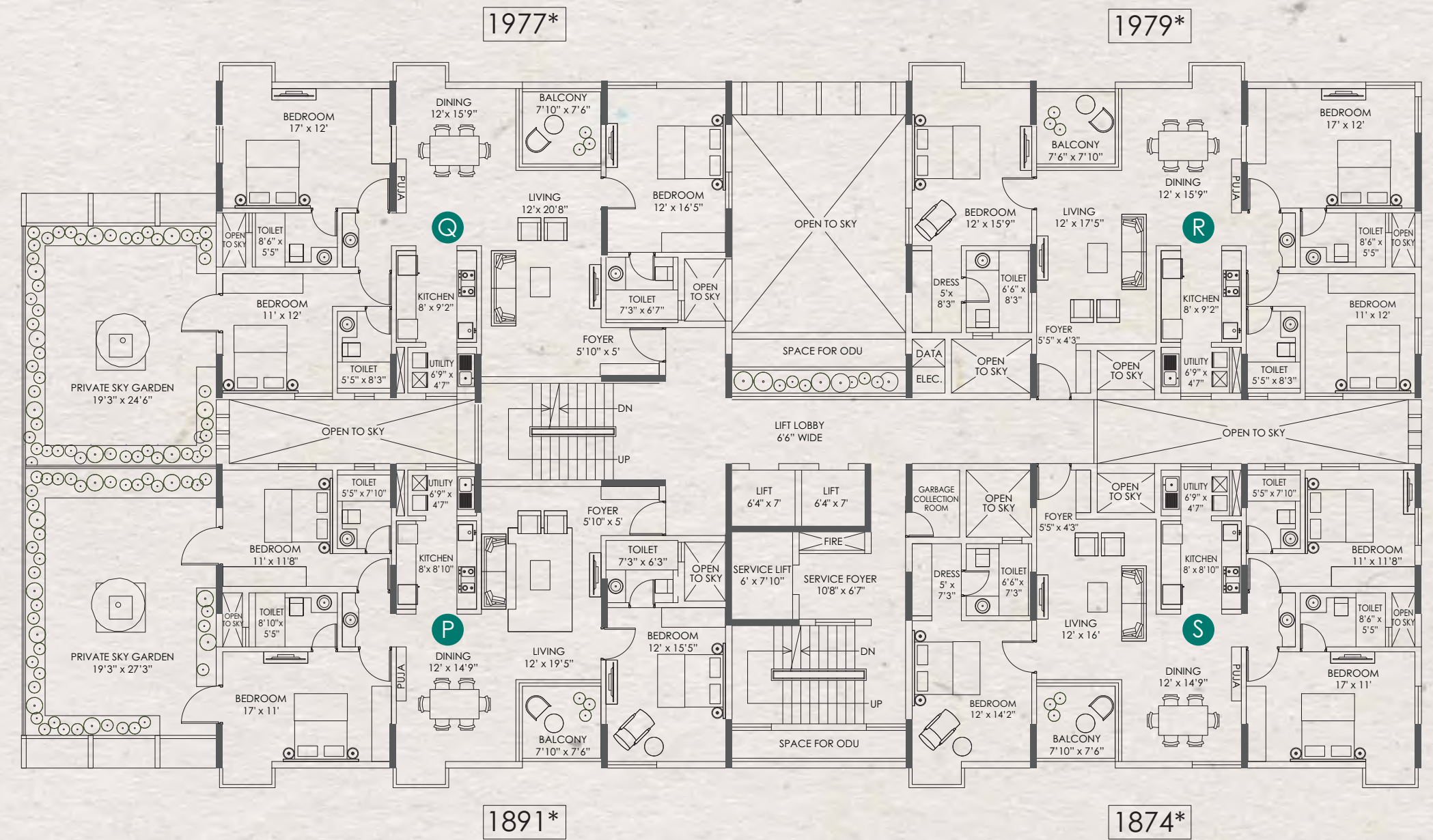
\*RERA CARPET AREA : R - 1261 | S - 1182

\*RERA Carpet area does not include balcony, utility and wall areas.



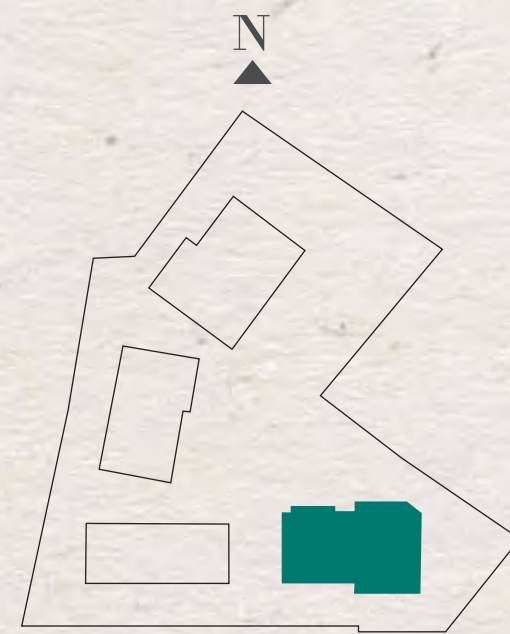
# Pine Green (3 BHKs)

## 2<sup>ND</sup> FLOOR



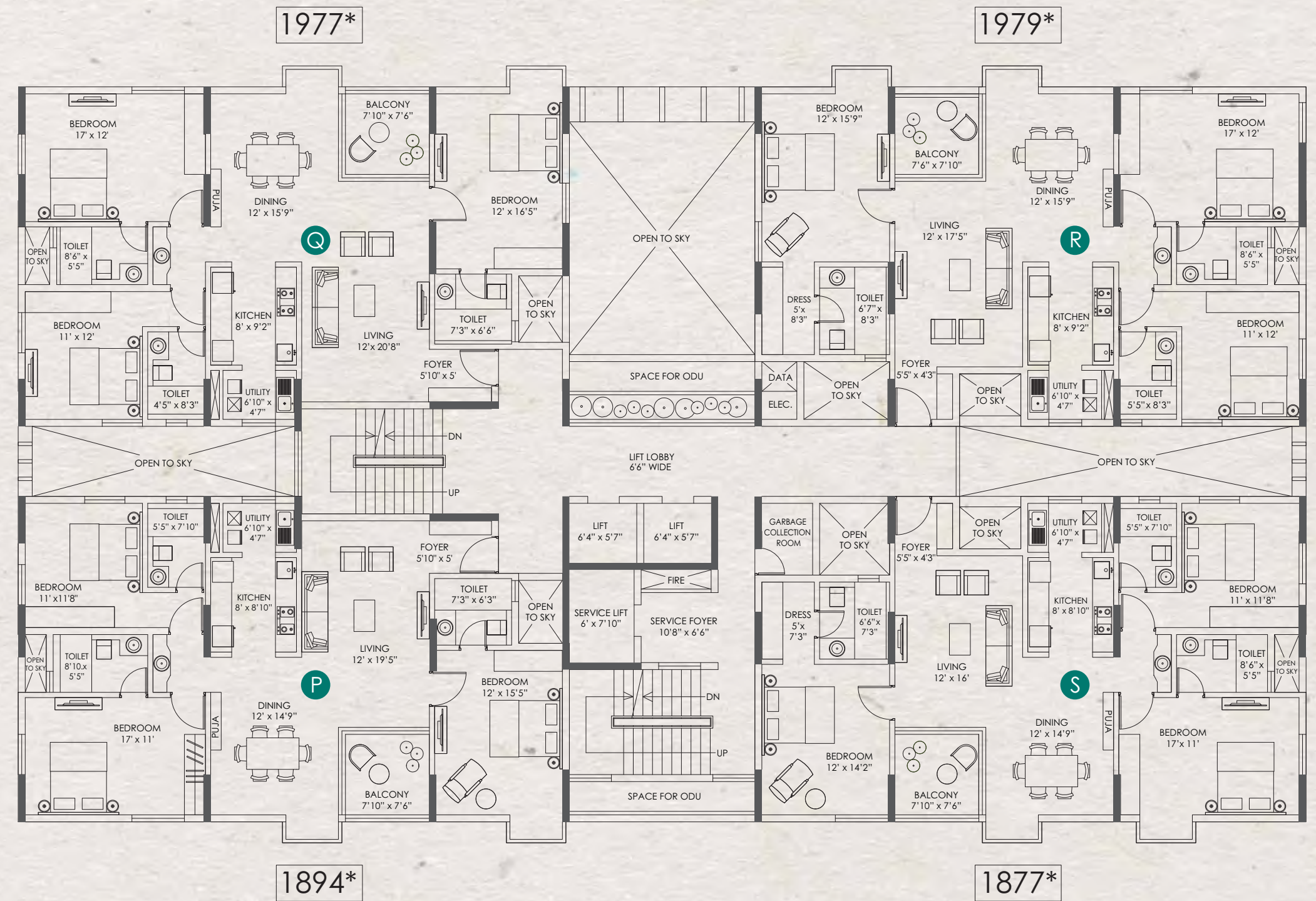
\*RERA CARPET AREA : P - 1202 | Q - 1263 | R - 1262 | S - 1182

\*RERA Carpet area does not include balcony, utility and wall areas.



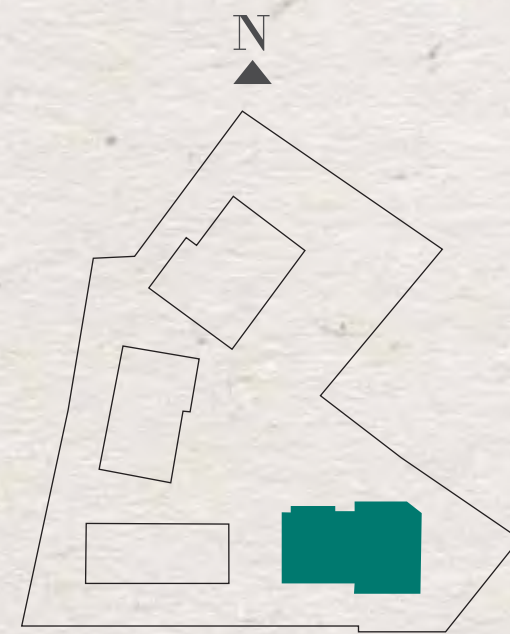
# Pine Green (3 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17



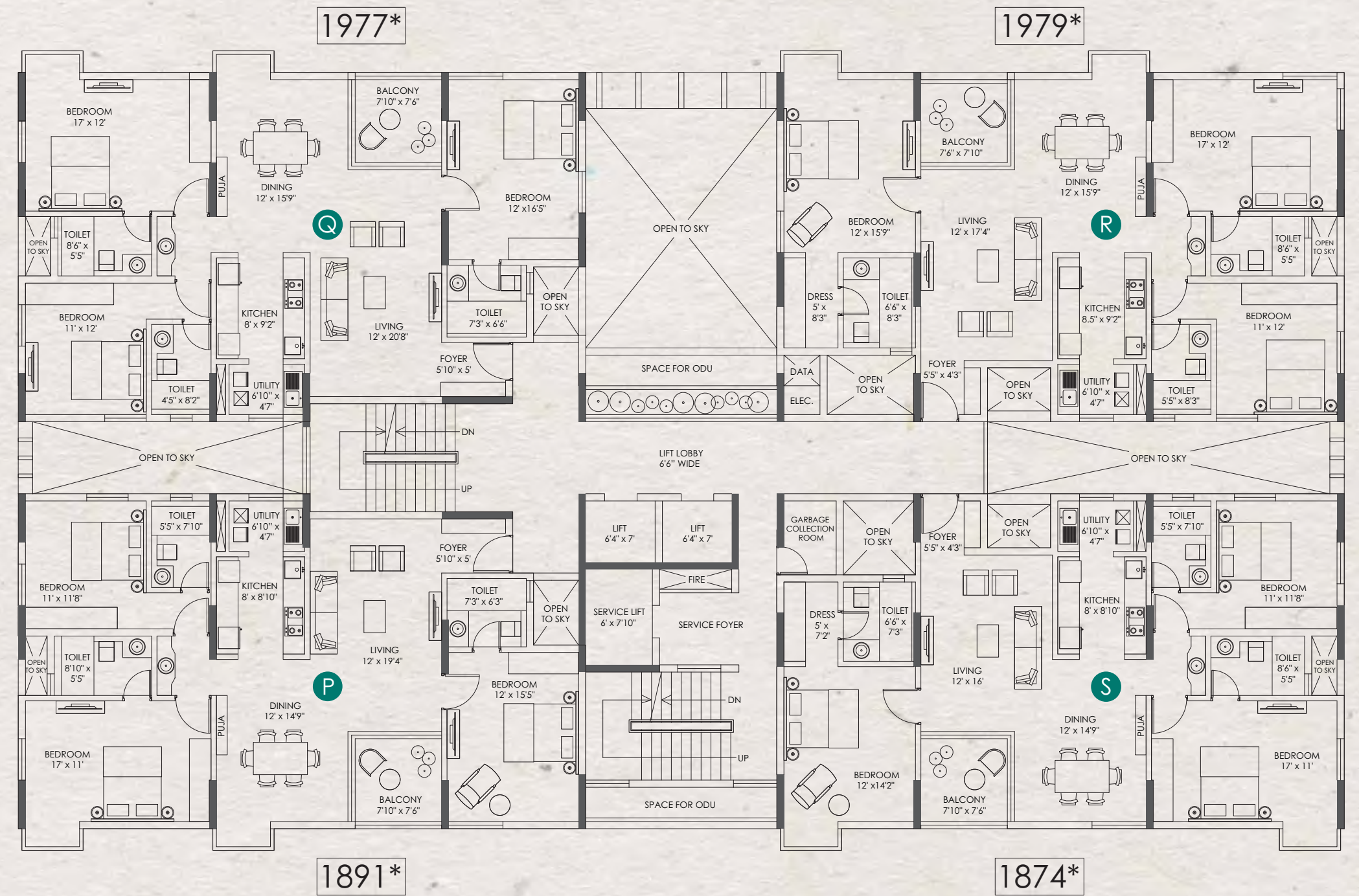
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# Pine Green (3 BHKs)

TYPICAL FLOOR  
4-6-8-10-12-14-16-18

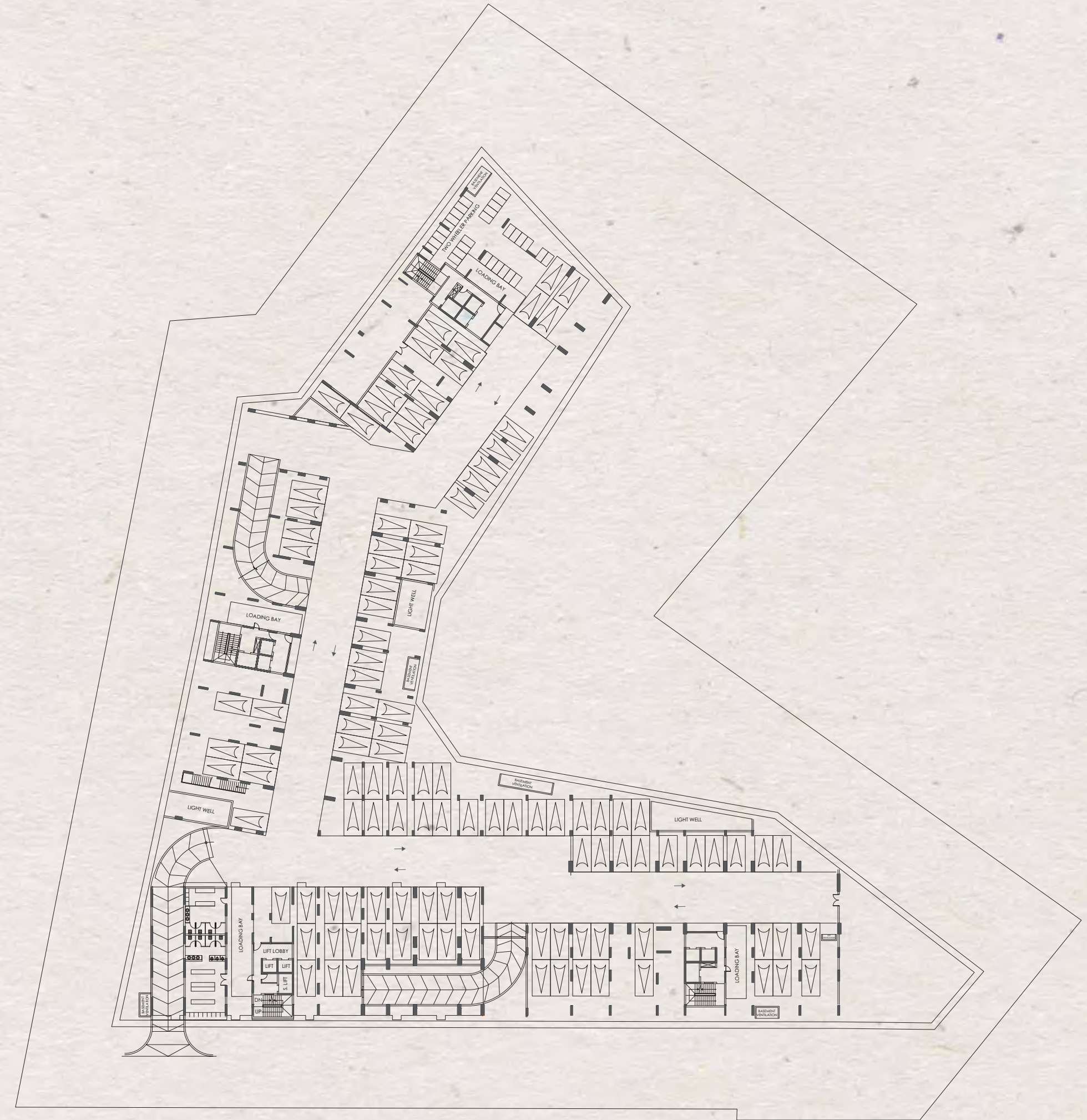


\*RERA CARPET AREA : P - 1202 | Q - 1263 | R - 1262 | S - 1182

\*RERA Carpet area does not include balcony, utility and wall areas.



*Car Parking*  
BASEMENT 1-4





**CLOVER**  
BY THE RIVER

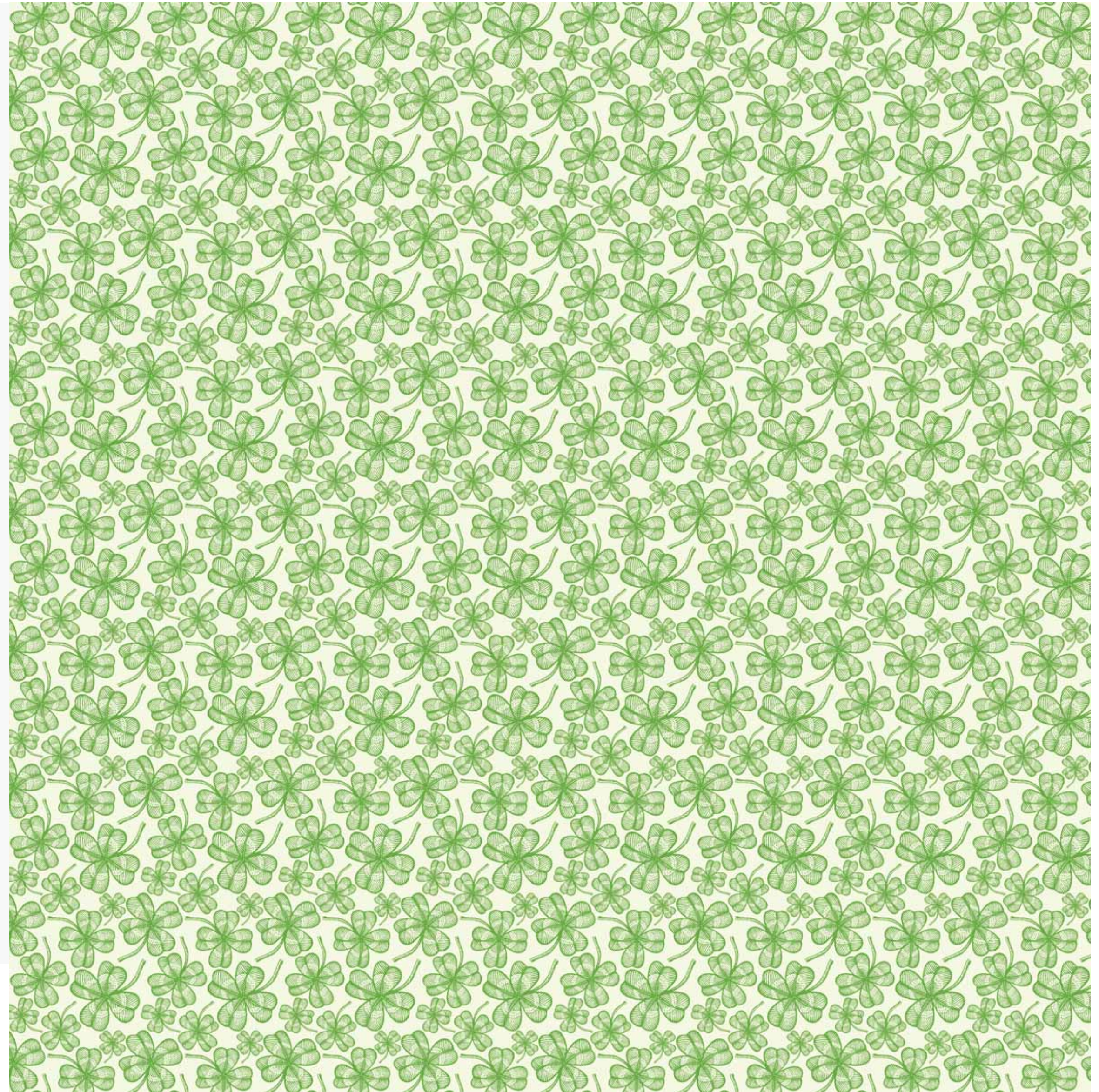
Sales Gallery

RIVER VIEW ROAD,  
KOTTURPURAM.





Map not to scale



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