

Araanya

PARMESWARI NAGAR, ADYAR

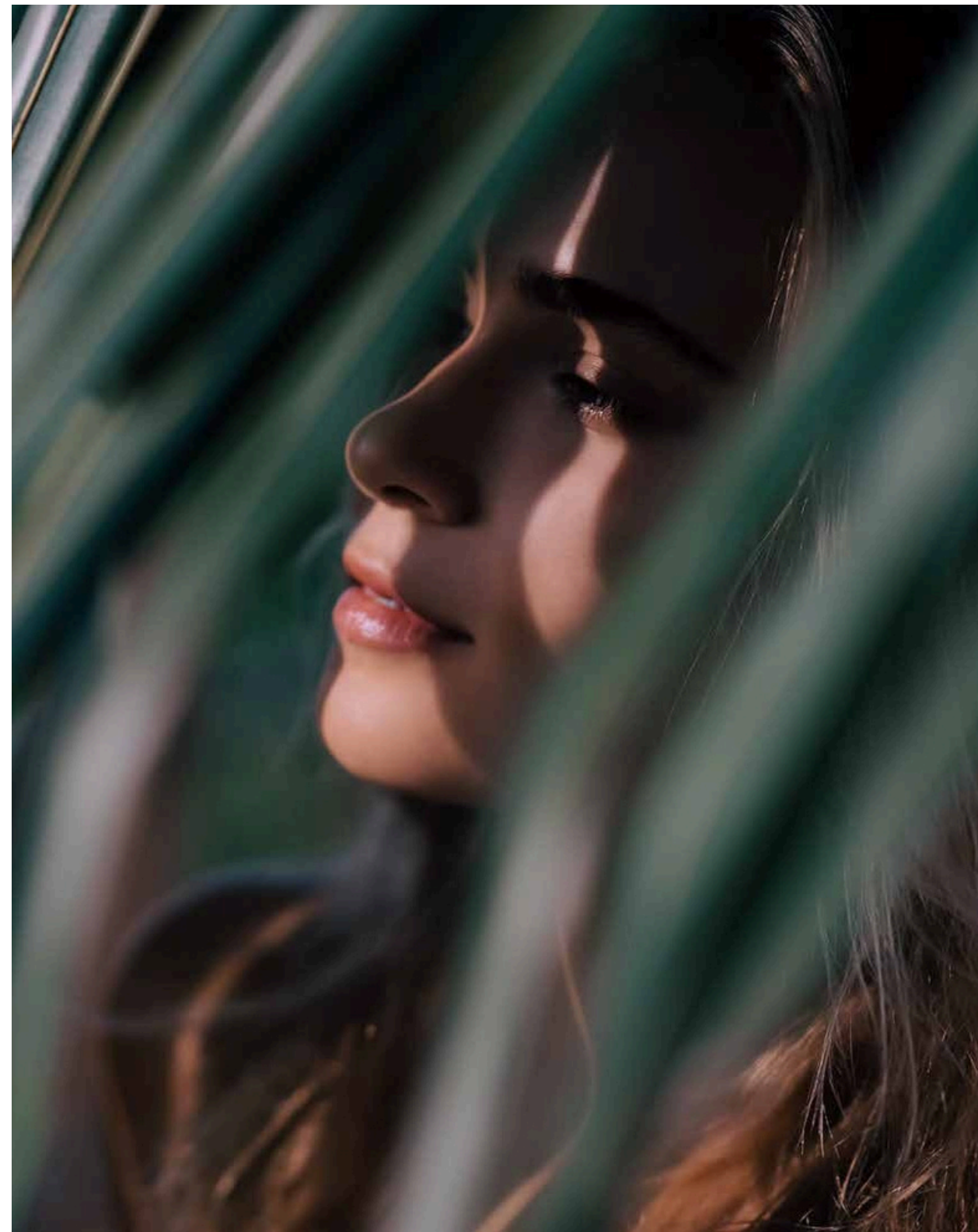
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PRIME LOCATION

SERENITY, SUSTAINABILITY, SOPHISTICATION,
& SPACIOUSNESS

ADYAR HAS A NEW ADDRESS.

Welcome to ADYAR, a world-class lifestyle destination meticulously designed and impeccably curated, providing unrivalled luxury living to its residents.



DESIGNED TO STAND APART.

A fresh angle on the apartment's graceful curves and modern façade.



A STRIKING VIEW FROM EVERY ANGLE.

A curved elevation with a refined, modern finish.



THE ARRIVAL

Enjoy the convenience of dedicated parking, thoughtfully provided for a seamless arrival home.





LIVING & DINING

Thoughtfully designed for shared experiences and meaningful conversations, the dining space brings together warm natural finishes, sophisticated lighting, and contemporary elegance.



THE ELEGANT BEDROOMS

Spacious, refined bedrooms designed for comfort, quiet, and everyday luxury.



THE REFINED KITCHEN

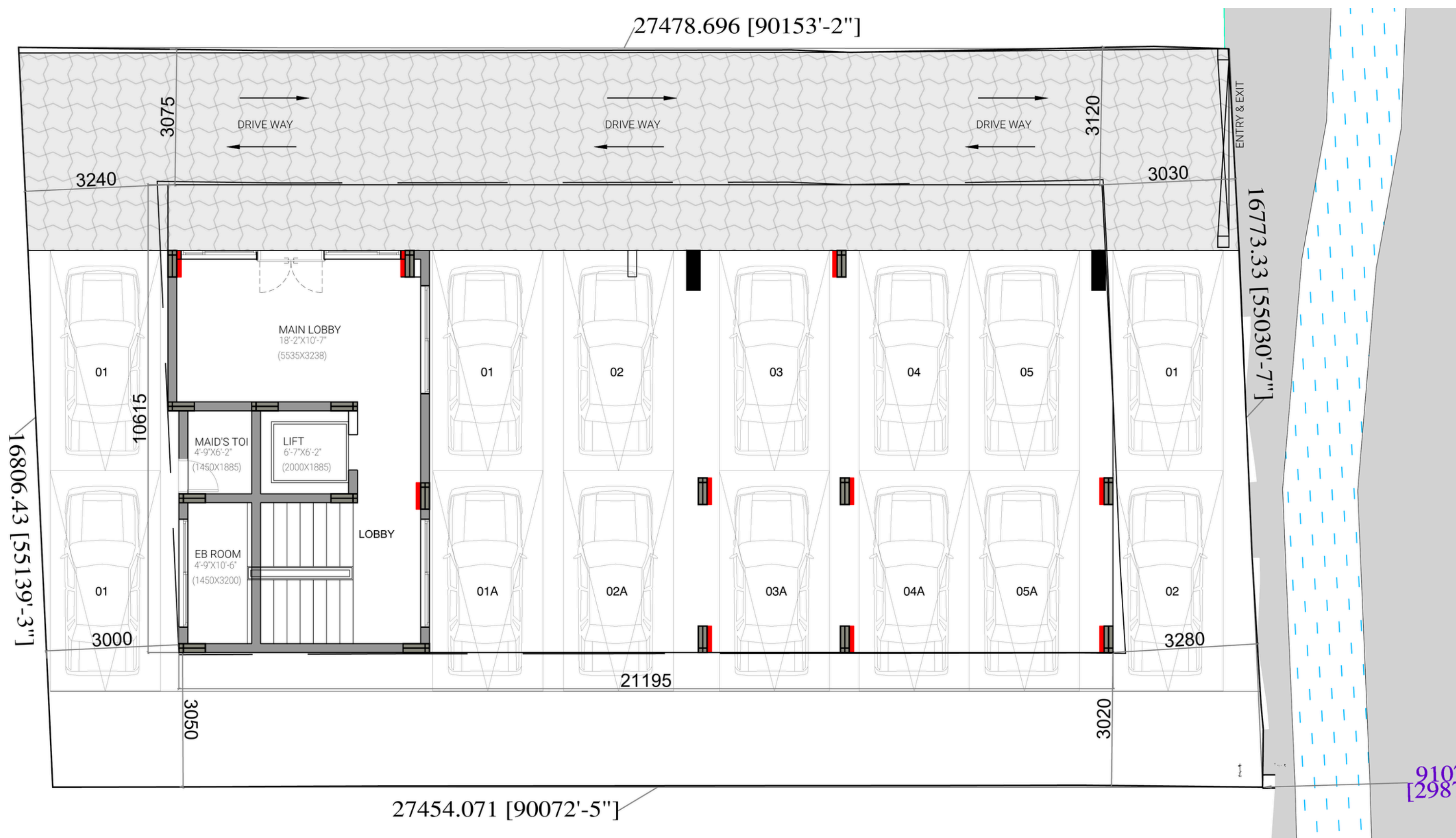
A thoughtfully designed space where style meets everyday ease.



THE SKY GARDEN

An exclusive outdoor retreat for quiet mornings and relaxed evenings.

The Stilt Plan



The Floor Plan

2,782 sq.ft

27478.696 [90153'-2"]

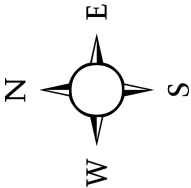


16806.43 [55139'-3"]



16773.33 [55030'-7"]

27454.071 [90072'-5"]



AMENITIES & FACILITIES

1. STRUCTURE

RCC framed structure designed for seismic (Zone 2).

- Masonry : AAC BLOCKS WALLS – 200mm for external walls & 100mm for internal wall.

- Floor- Floor height (incl. slab) : Shall be maintained at 10 feet from floor to roof.

- ATT : Anti-termite treatment at all floors

2. WALL and Ceiling FINISH

- Internal walls : Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished Gypsum punning and with 2 coat of putty & 1 coat of primer & 2 coats of royal emulsion paint / other equivalent brand & Cement plastering for toilets.

- Ceiling : Finished with 2 coat of putty 1 coat of primer & 2 coats of royal emulsion paint / other equivalent brand.

- Exterior walls : Exterior faces of the building finished by renova water proof chemcial and with 1 coat of primer & 2 coats of Apex exterior emulsion paint with colour as per architect design.

- All Bathrooms : Glazed/matte ceramic tile of 600mm x 1200mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer & 600mm x 600 mm flooring.

- Utility : Glazed/Matte ceramic wall tile of size 300 x 600mm, height to match the kitchen wall tile or up to 4' from floor level

3. FLOOR FINISH with skirting

- Living, Dining, Bedrooms: Vitrified tiles 6' x 4'
- Utility : Vitrified tiles of size 300 x 600 mm.
- Balcony : Anti-skid ceramic tiles of size 300x300m / wooden finish anti-skid tile.

4. Kitchen & Dining fittings

- Electrical point : Adequate point for chimney & water purifier.
- CP Fittings : Jaquar
- Sink : Single bowl matte finished stainless steel sink (or) carysil (Quartz) sink with drain board (or) equivalent with pull out sink faucet.
- Drain : Pest-free designer SS grating
- Water provision : Metro water connection in kitchen

5. BALCONY

- Handrail : SS handrail with glass as per architect's design
- Hanger : Cloth drying provision in one balcony
- Electrical point : One 5 amp point

6. BATHROOMS –

- Sanitary fittings: Jaquar closet
- Geberit push plate : Code – 115.770.21.5
- Console Wash Basin : Jaquar – Bottle trap – ALD-CHR-769L300X190
- Wash Basin Tap : Jaquar
- Shower Area : Divertor – Jaquar

7. JOINERY

- Main door : Wide & Flush door of size 4' X 7'6" of good quality first quality teak wood frame with double side veneer finish and extended with an additional panel on one side.

- Automatic door lock of Digital lock system of Yale (or) equivalent, tower bolts, door viewer, safety latch, magnetic catcher.

- Bathroom doors : Flush door with design moulded skin door with water proofing on inner side of height (7'6" ht.), (2'9" or 2'6" as width) Ironmongery like thumb turn lock of Yale (or) equivalent and a latch.

- Windows : Powder quoted aluminium sleek sliding windows shutter with see through plain glass without grills.

- French doors : Powder quoted aluminium sleek sliding doors with toughened glass without grills.

- Ventilators : Powder quoted aluminium frame of fixed (or) adjustable louvered (or) openable shutter for ODU access

8. ELECTRICAL POINTS

- Power supply : 3 phase power supply connection.

- Safety device : MCB, ELCB (Earth Leakage Circuit Breaker)

- Switches & Sockets : Modular box & Touch switches & sockets of Norisys / Wipro/ GM or equivalent with mobile accessed application.

- Wires : Fire Retardant Low Smoke (FRLS) copper wire of Omex.
- TV/Telephone : Point in living & bedroom 1 and provision for other rooms
- Exhaust fan : Point will be given in all bathrooms
- Geyser : Geyser point will be provided in all bathrooms
- Backup : 100% power backup inside apartment

COMMON FEATURES

1. Lift : Elevators of 6 passenger automatic /MRL lift will be provided with interior finish in every core
2. Backup : 100 % power backup for common amenities such as lifts, Water pump, STP & selective common area lighting
3. Name board : Apartment owner name will be provided in ground floor.
4. Lift facia : Granite cladding / Wall finishes / wall tiles as lift facia in all floors
5. Lobby & corridor : Ground floor lobby with granite and & typical floors with Granite flooring
6. Staircase Floor : Granite flooring
7. Staircase handrail : SS handrail with Glass
8. Parking flooring : Rough Granite finish.
9. Terrace floor : Floors with pressed tiles finish

OUTDOOR FEATURES

1. Gas Bank – common pipe gas line for all the apartments
2. Water storage : UG sump (15000 Liters capacity) with OHT (10000 Liters capacity) with automatic water level controller.
3. Rainwater harvest : Rainwater harvesting site
5. Metro water & drainage connection
5. Intercom / video door phone : Common intercom / video door phone from ground lobby to apartments.
6. Safety : CCTV surveillance cameras will be provided all around the building at pivotal locations in ground level/ lift / terrace.
7. Well defined driveway : Rough Granite finish flooring with demarcated driveway as per landscape design intent
8. Security : Security booth will be provided at the entrance
9. Compound wall: Building perimeter fenced by compound wall with entry gate for a height as per Architect / Landscape design with remote accessed automatic sliding gate
10. Landscape : Exclusive terrace garden with out door seating.
11. Driveway : Convex mirror & driveway lighting for safe turning in driveway
12. Facade: Façade & compound wall lighting in project as per architect's design
13. Solar Pannel: Common solar panel on terrace connected to common area.

Aranya



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