



Everything is just a trot away





PRESENT



VASTU compliant Modern Apartments at the edge of **Kodambakkam and Ashok Nagar.**

2 BHK Elite

3 BHK Premium

3 BHK Elite

964 - 1467 Sq. Ft.

29 Homes

Stilt + Five Floors



Scan QR Code for site location



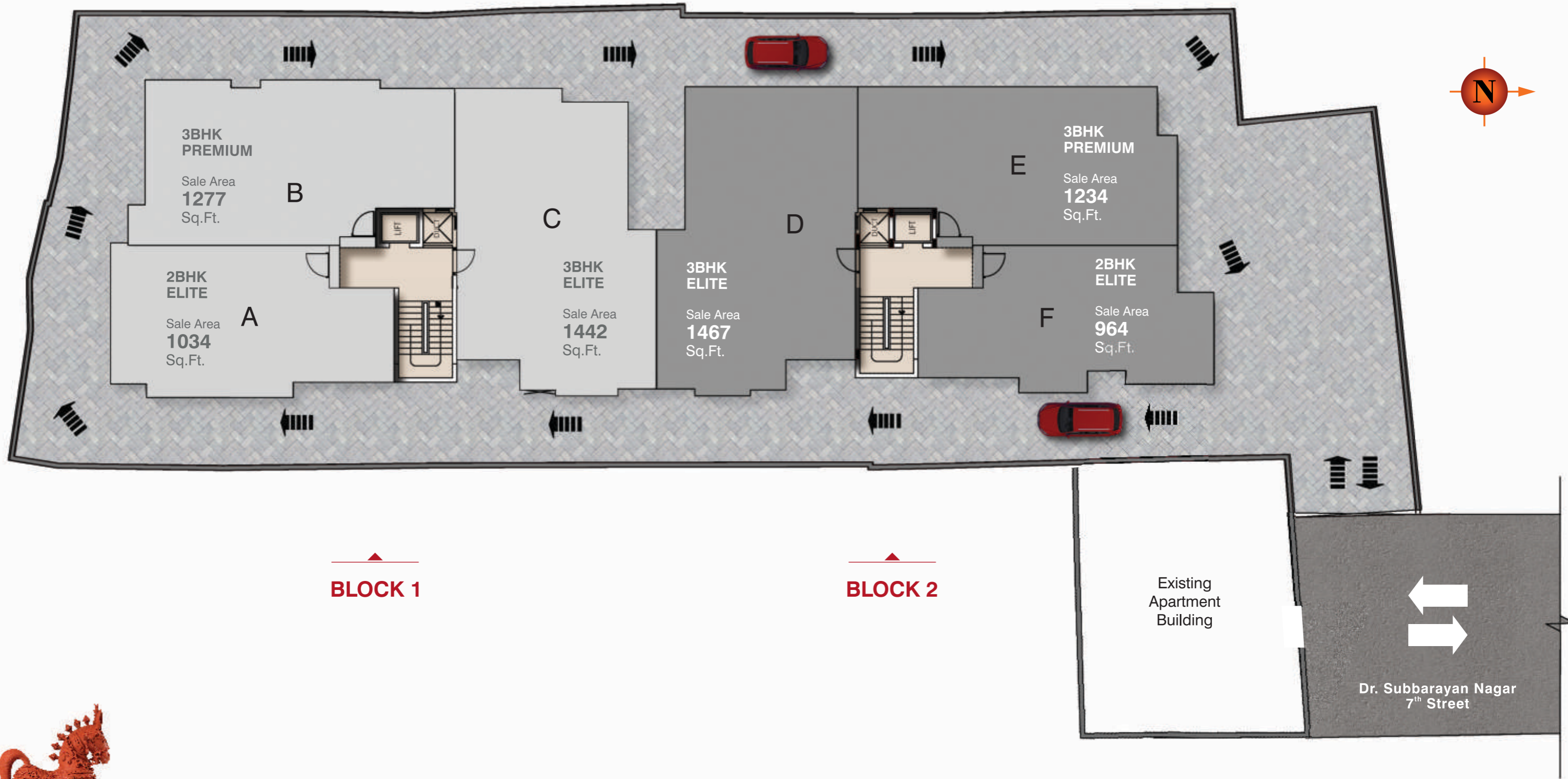
- 150 meters from **AR Rahman's studio**
- 900 meters from **Jawahar Vidyalaya**
- 1000 meters from **West Mambalam**
- 1200 meters from **SIMS Hospital**
- 1200 meters from **Vijaya Forum Mall & Vadapalani Metro Station**
- 1400 meters from **Vadapalani temple.**
- 2500 meters from **PSBB School**







SITE MASTER PLAN

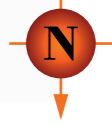
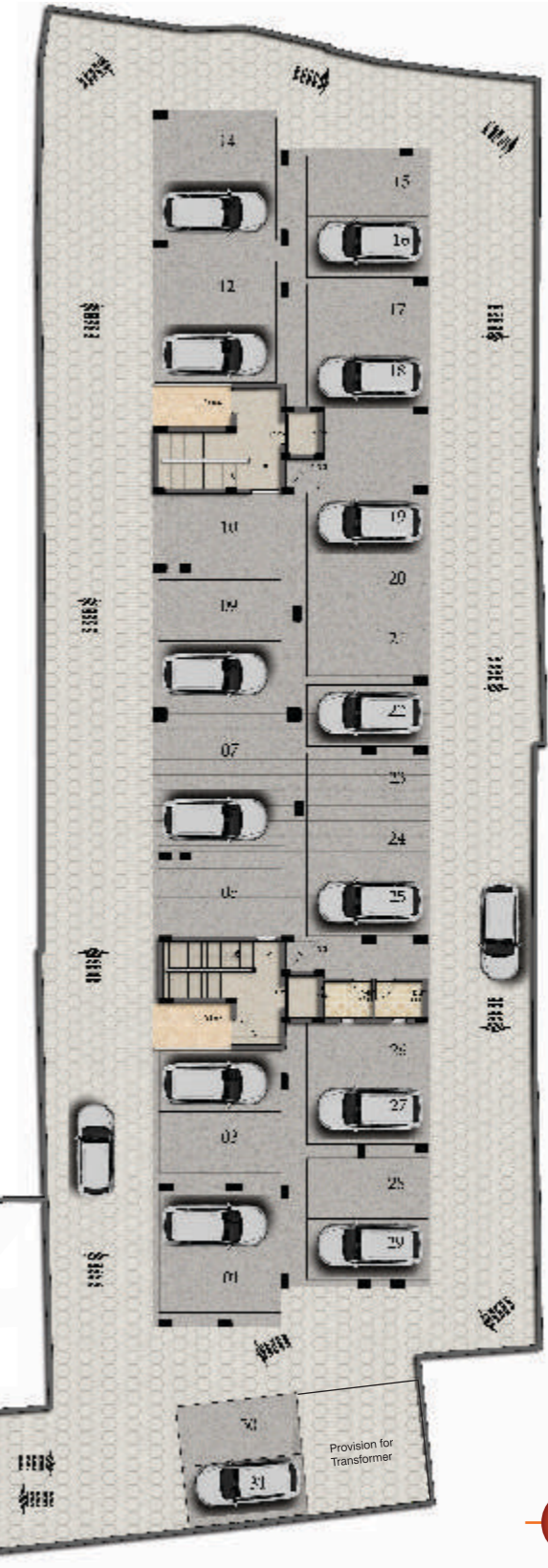




STILT CAR PARKING FLOOR



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

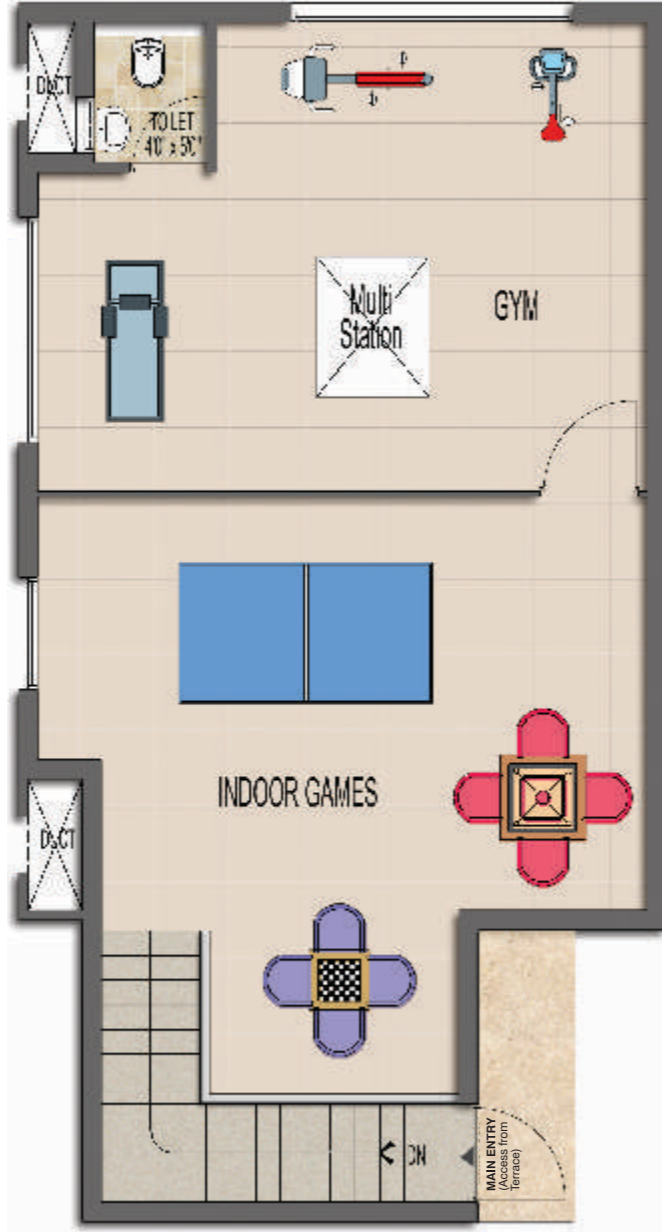


FACILITIES & AMENITIES



AMENITIES

- Gym
- Indoor Games
 - Table Tennis cum Pool Table.
 - Chess
 - Carom,
 - Scrabble
- Terrace Barbeque counter



FACILITIES

CCTV
(24x7 security)



Video door access
at lobby



Generator backup
(common area + partially for apartment)



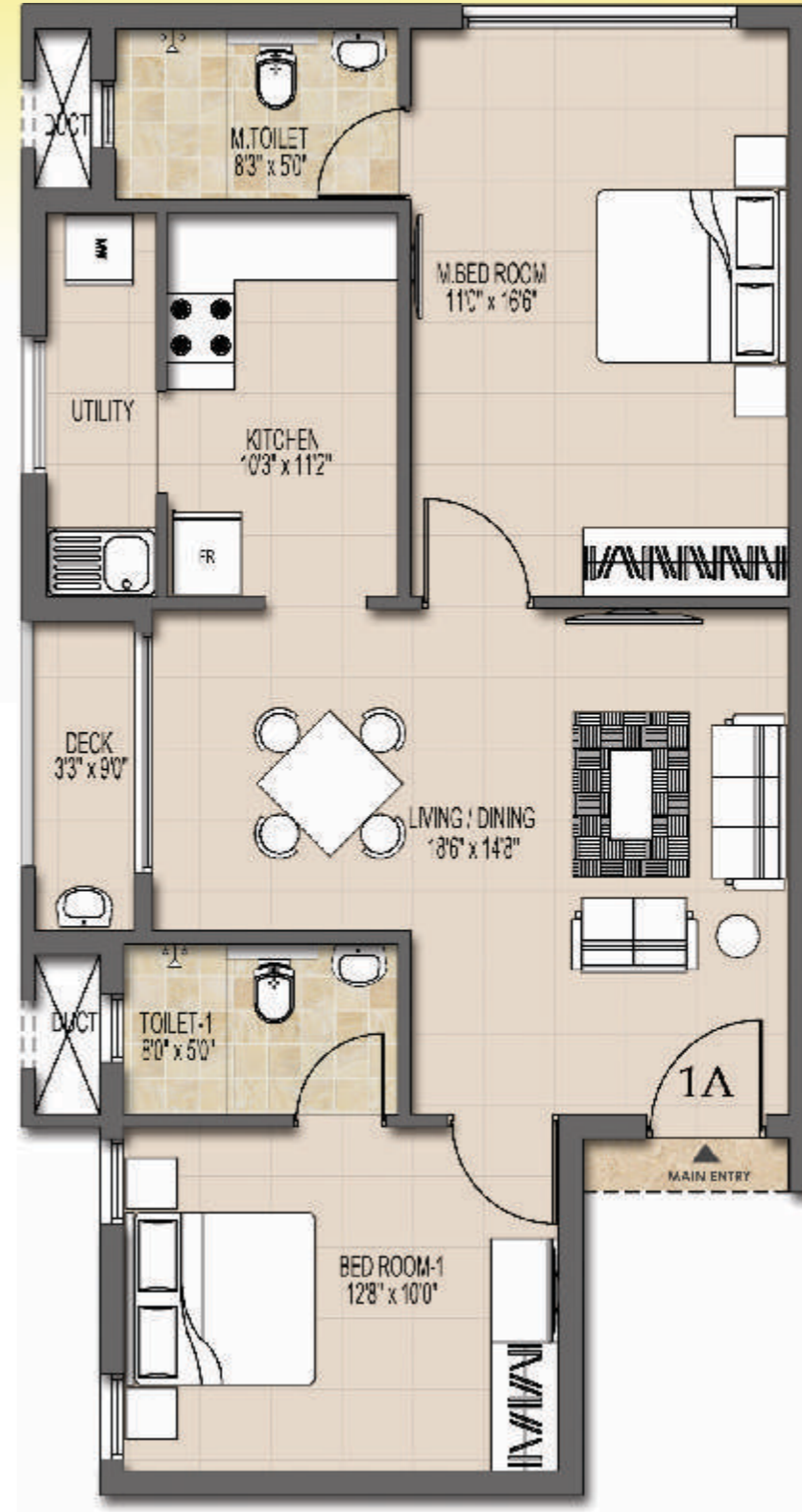
Solar power
(common area)



Lift access
till terrace



Special heat proof terrace tiles

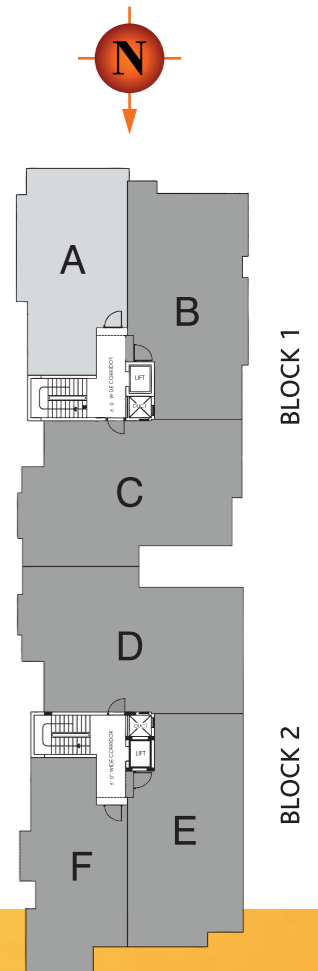


BLOCK 1
2 BHK
ELITE

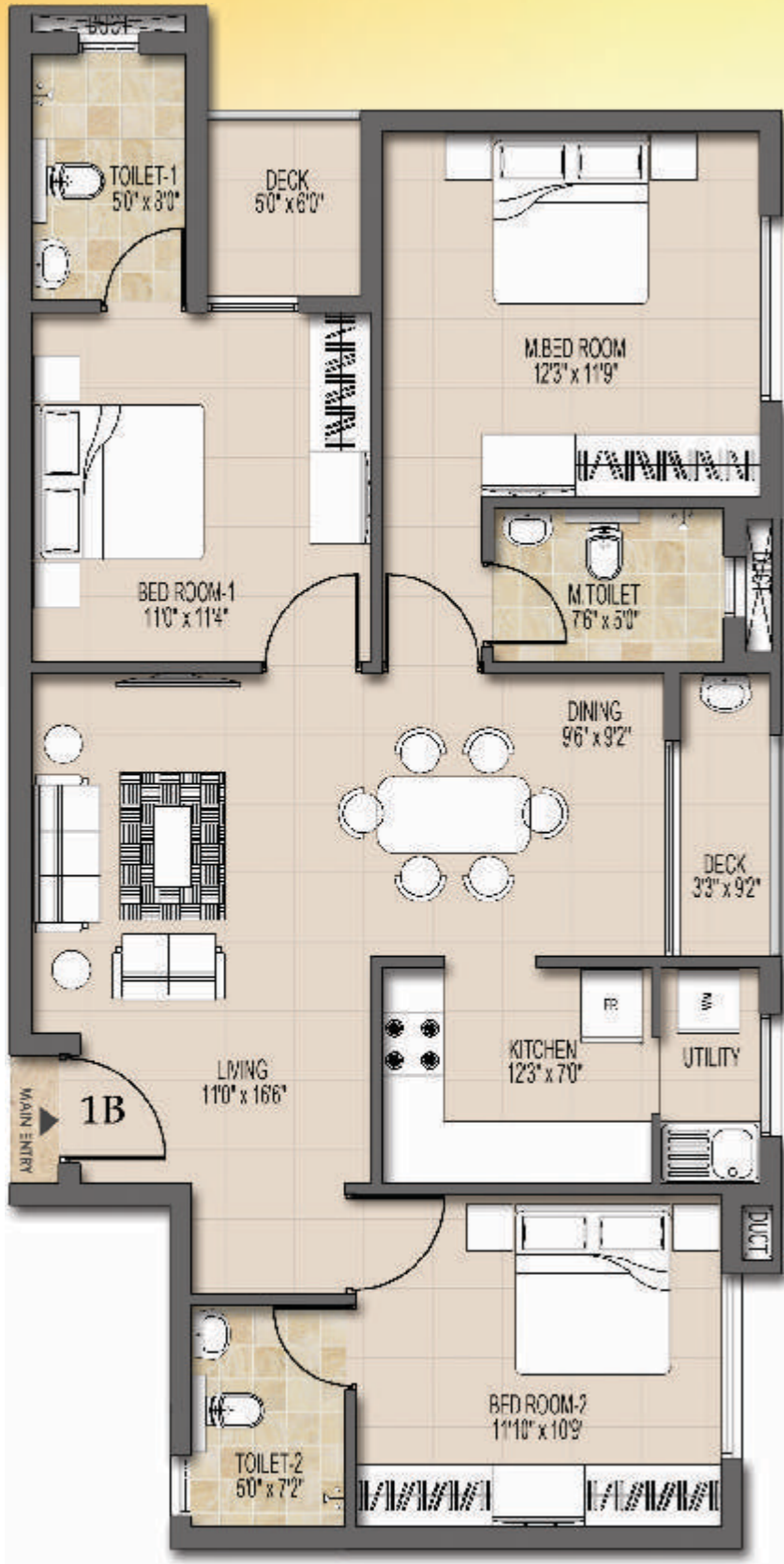
Sale Area
1034 Sq.Ft.

Carpet Area
799 Sq.Ft

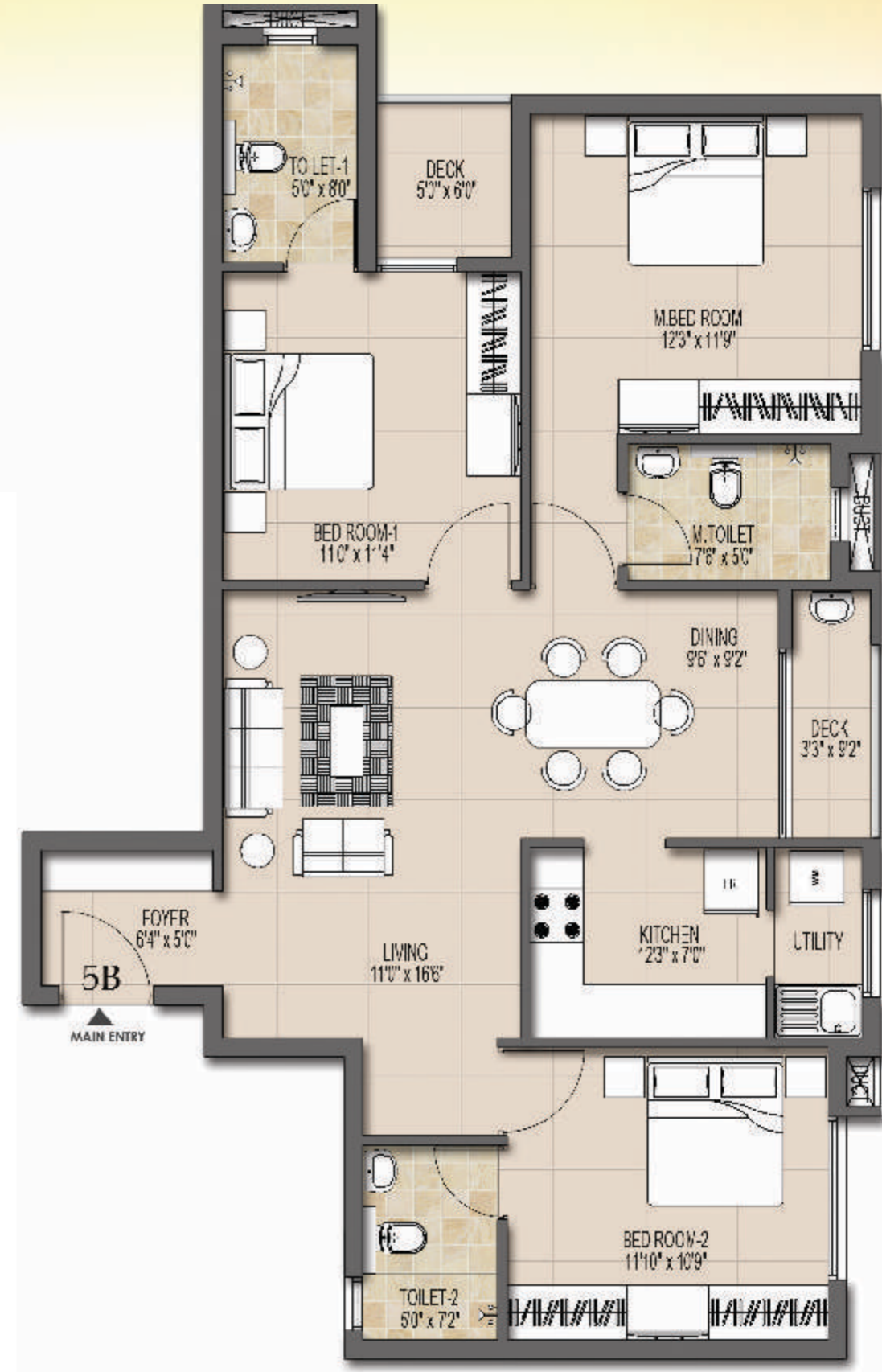
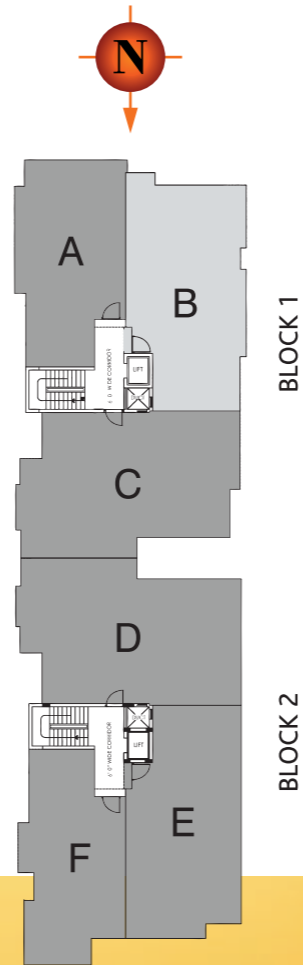
1A - 4A
(1st floor to 4th floor)



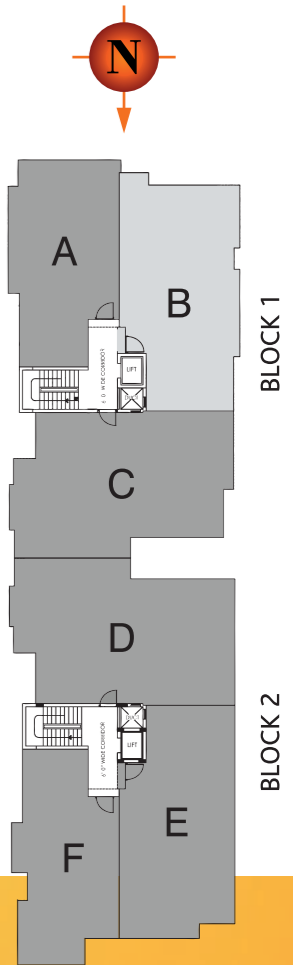
*Carpet area as defined by RERA.
Furniture and other fixtures shown here are indications
and not part of the specifications.*



BLOCK 1
3 BHK
PREMIUM
Sale Area
1277 Sq.Ft.
Carpet Area
992 Sq.Ft
1B- 4B
 (1st floor to 4th floor)

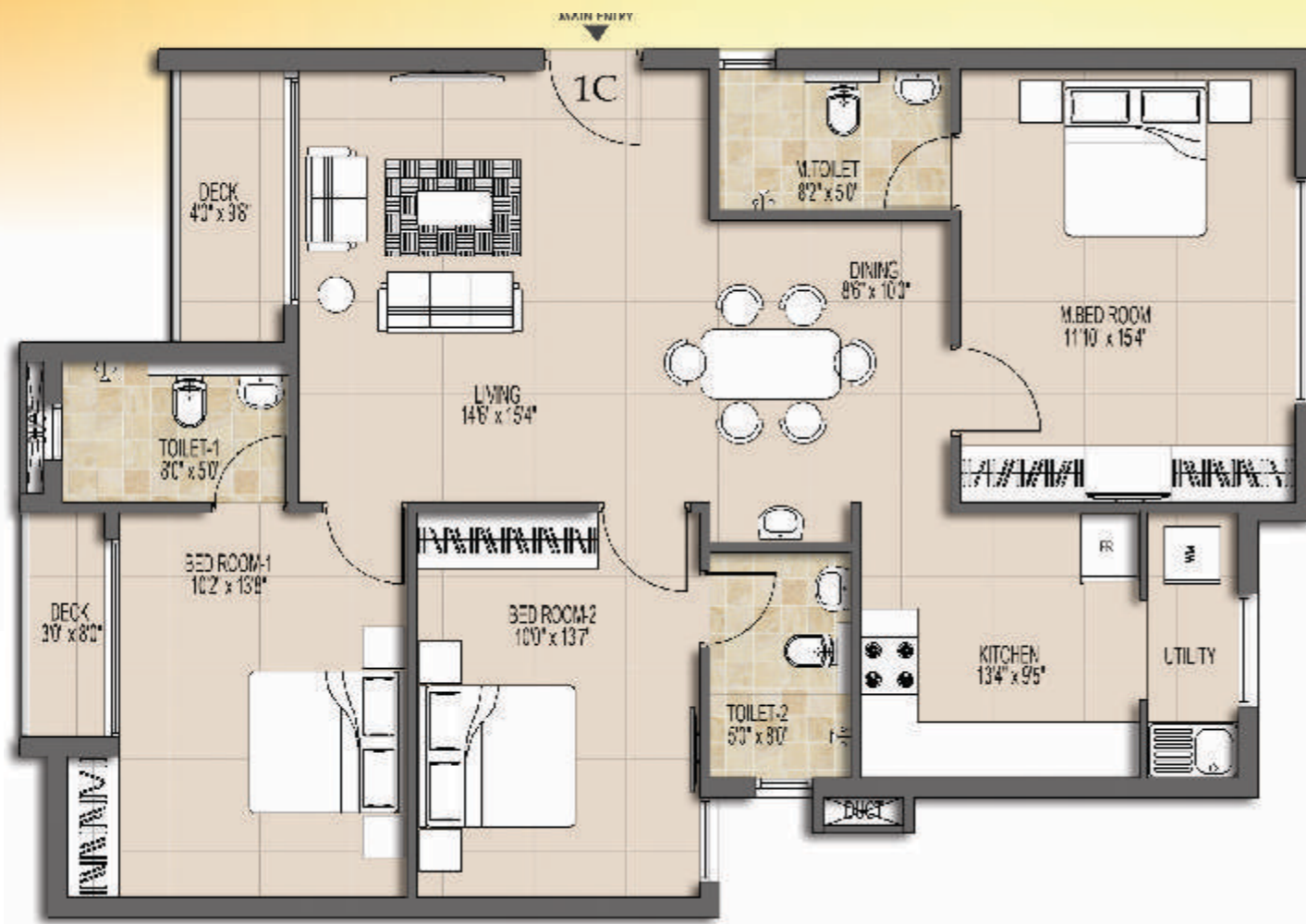


BLOCK 1
3 BHK
PREMIUM
Sale Area
1322 Sq.Ft.
Carpet Area
1027 Sq.Ft
5B (5th floor)



Carpet area as defined by RERA.
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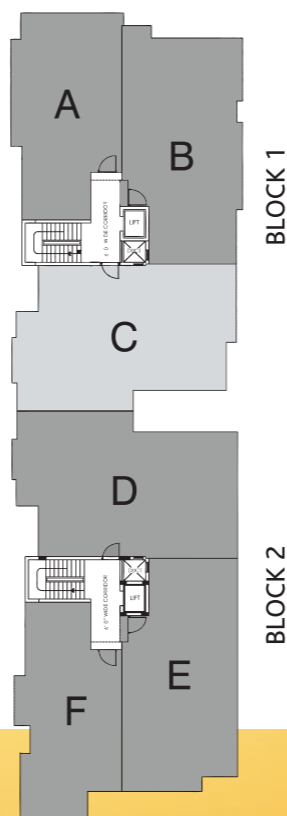
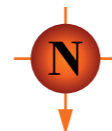
BLOCK 1

3 BHK
ELITE

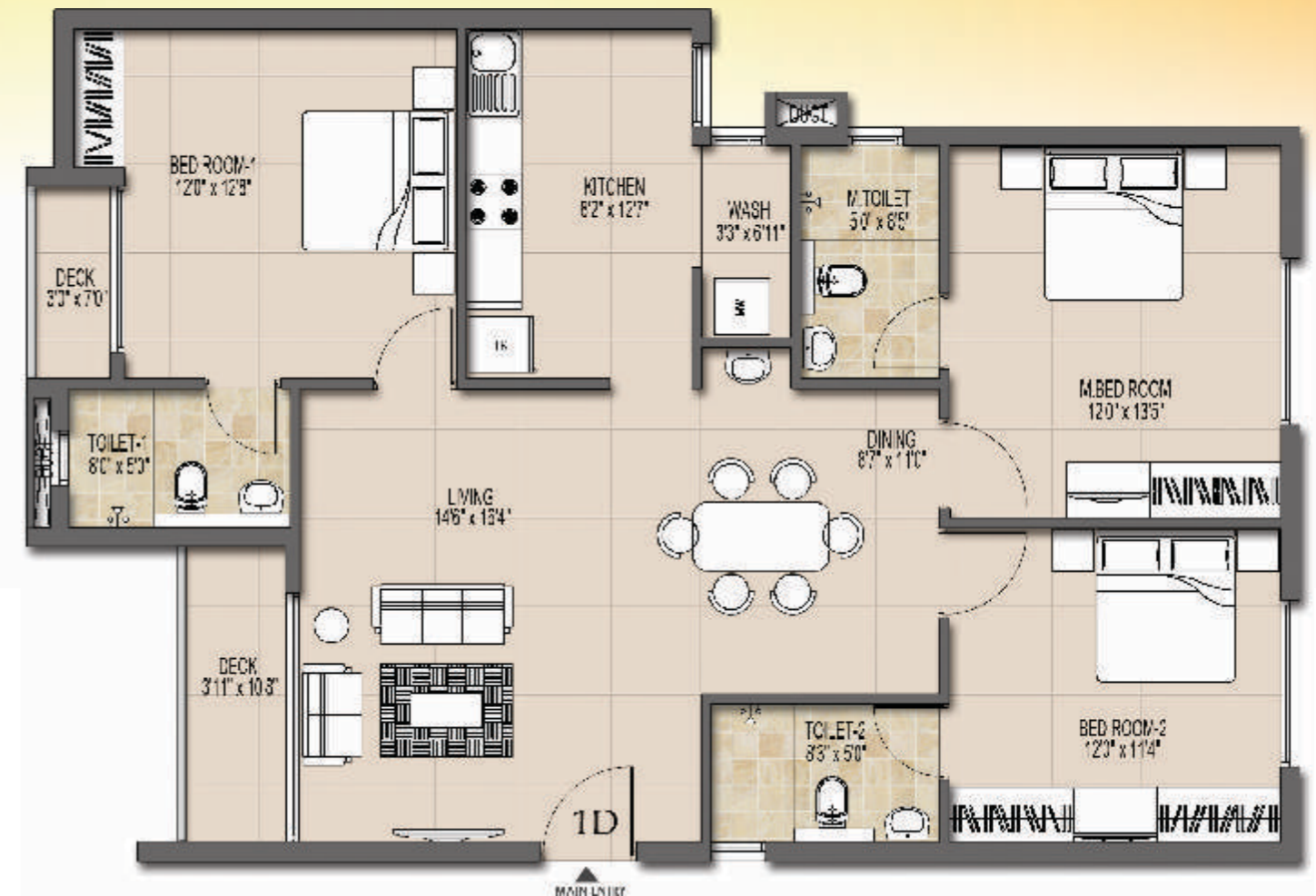
Sale Area
1442 Sq.Ft.

Carpet Area
1127 Sq.Ft

1C- 5C
(1st floor to 5th floor)



Carpet area as defined by RERA.
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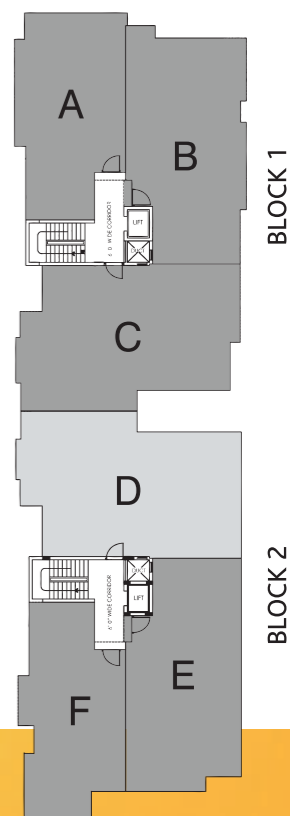
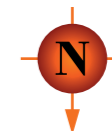
BLOCK 2

3 BHK
ELITE

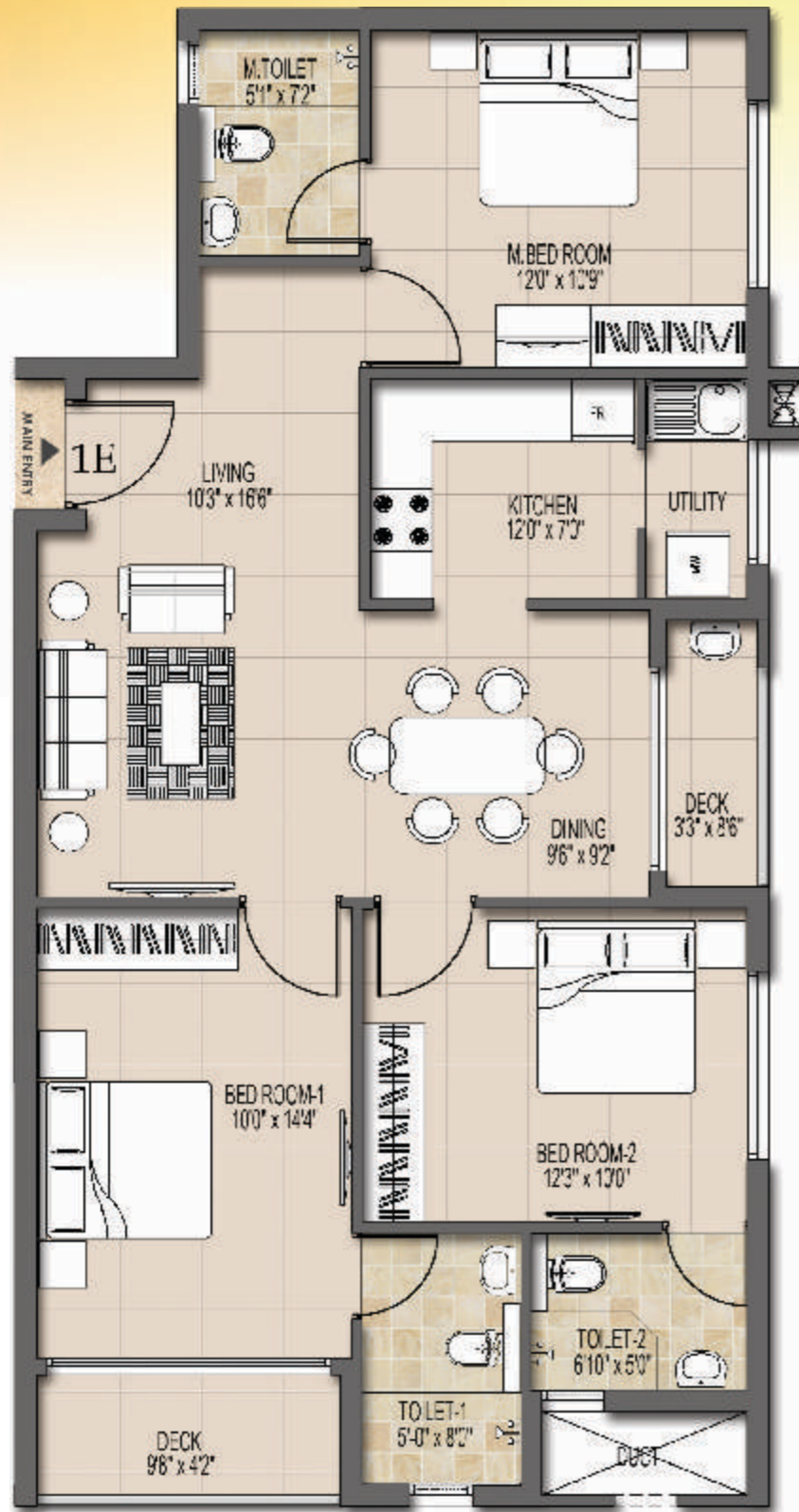
Sale Area
1467 Sq.Ft.

Carpet Area
1147 Sq.Ft

1D- 5D
(1st floor to 5th floor)



Carpet area as defined by RERA.
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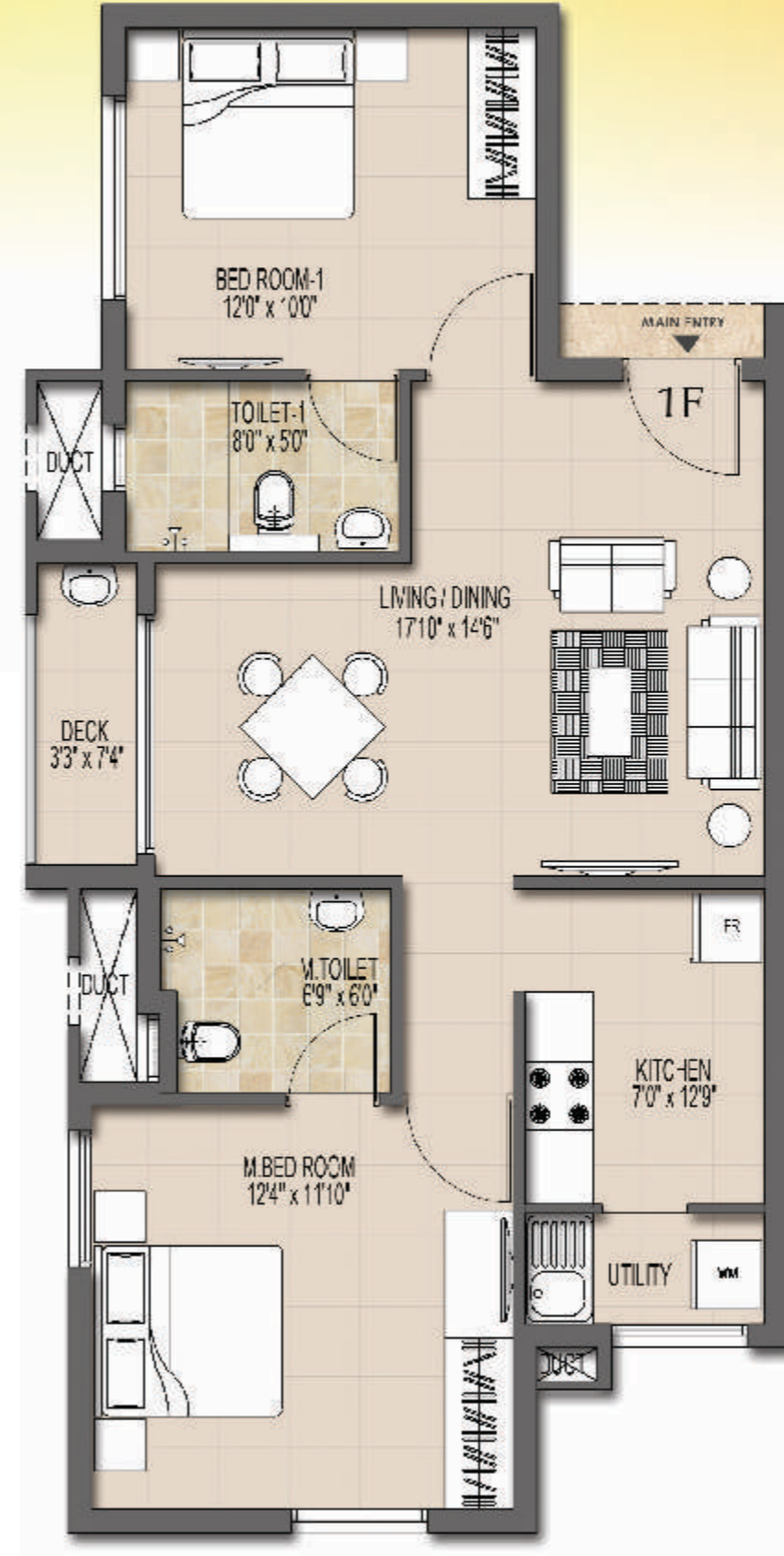
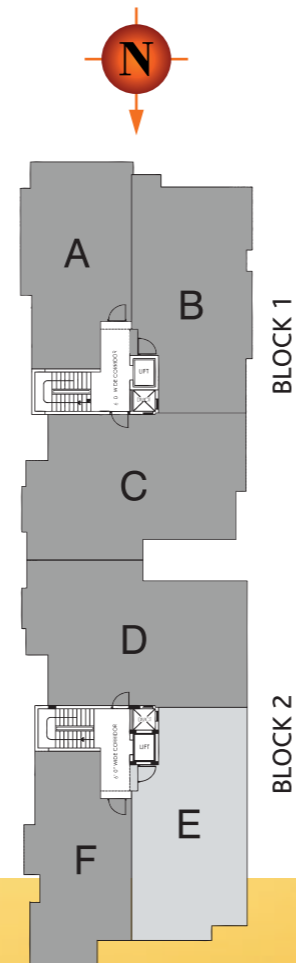


BLOCK 2
3 BHK
PREMIUM

Sale Area
1234 Sq.Ft.

Carpet Area
963 Sq.Ft

1E- 5E
(1st floor to 5th floor)

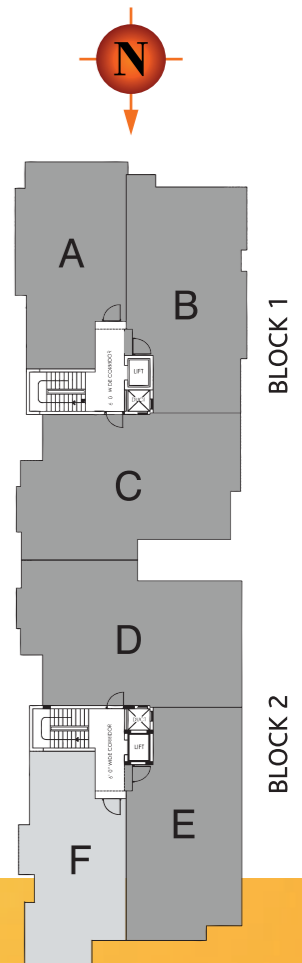


BLOCK 2
2 BHK
ELITE

Sale Area
964 Sq.Ft.

Carpet Area
739 Sq.Ft

1F- 5F
(1st floor to 5th floor)



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ANNEXURE (SPECIFICATIONS)

APARTMENT SPECIFICATIONS

STRUCTURE:

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

WALL AND 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 AND 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

FIXTURES & FITTING

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 Passengers Elevator upto terrace
- Generator for common Area and partially for apartments
- Solar power for common Area
- corridor Vetrified tiles
- Provision for stack parking on stilt floor
- Special heat proof terrace tiles

PLUMBING SYSTEMS

- Underground Sump
- Rainwater harvesting systems (RWH)
- Bore wells
- Over Head tank

OUR VISION:



By delivering consistently for three decades, Dugar has established itself firmly in the real estate market. Aspiring to be the benchmark for the industry by offering a little more than what is expected by customers, no detail is too small to be overlooked. This is manifested in Dugar's vision.



"To exceed every expectation every time."


Over 30 years of Developing Homes in Chennai.

Dugar gave South India, its first township of 150 independent homes in Chennai in 1987.

Dugar was the First in India to launch "Affordable Homes" in 2008.

Dugar is the First to launch Easy to Maintain (E2M) apartments in India.

Dugar is the First developer in Chennai to win the 'Asian Leadership Awards' in Dubai

 Homes with a little more...

ONGOING PROJECTS

SOME OF THE SUCCESSFUL PROJECTS

| ONGOING PROJECTS | SOME OF THE SUCCESSFUL PROJECTS |
|--|---|
| <p>READY</p>  <p>Lake DUGAR AMBATTUR</p> <p>1 BHK 650 sq.ft 2 BHK 1028 sq.ft 3 BHK 1195 sq.ft (compact) 3 BHK 1610 sq.ft</p> <p>20 minutes from Anna Nagar, Opposite to TATA Communications</p> |  <p>STERLING DUGAR STERLING ROAD</p>  <p>SAMUDRA DUGAR VALMIKI NAGAR</p>  <p>SKY CITY VANAGARAM</p> |
| <p>READY</p>  <p>Sky DUGAR MOGAPPUR WEST EXTENSION</p> <p>2 BHK 1200 sq.ft 3 BHK 1631 sq.ft</p> <p>20 minutes from Anna Nagar Arch, 200 meters from Vanagaram Apollo Hospitals</p> |  <p>PARK DUGAR TOWNSHIP, PORUR</p>  <p>KESHAV DUGAR GREEN WAYS ROAD</p>  <p>GREAMS DUGAR SKY CITY GREAMS ROAD</p> |
| <p>READY</p>  <p>glo DUGAR NEAR SHOLINGANALLUR</p> <p>2 BHK 991 sq.ft</p> <p>Just 300 meters before Global Hospitals, near Sholinganallur</p> |  <p>DUGAR MME GOLD CITY OMR</p>  <p>DUGAR ESTATE AMBATTUR</p>  <p>DUGAR ENCLAVE ANNA NAGAR</p> |



Jointly developed by



ADHYA DEVELOPERS

RERA No.: TN/29/BUILDING/0096/2019

www.tnrera.in

SITE ADDRESS

**Door No. 18, Dr. Subbarayan Nagar 7th Street,
Kodambakkam, Chennai - 600024**

ADHYA DEVELOPERS ADMINISTRATIVE OFFICE ADDRESS

**8th Floor, DUGAR TOWERS, 123, Marshall's Road,
(opp. Rajaratnam Stadium) Egmore, Chennai 600008.**

CALL 98840 19494

W: www.dugar.in E: myhome@dugar.in

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