





"Simplicity is the ultimate sophistication"
- Leonardo da Vinci (1452-1519)

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Adroit Urban Developers Pvt Ltd

Now bringing you a little corner of

Paradise

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"Space and light and order. Those are the things that men need just as much as they need bread or a place to sleep" - Le Corbusier (1887-1965)

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Exploring the innate desire for beauty and convenience in our living spaces

Dispelling the urban legacy of cramped rooms and poor ventilation



Redefining architecture with an intricate play of light and shadow, air and space. The aura that makes every structure a living, breathing place.

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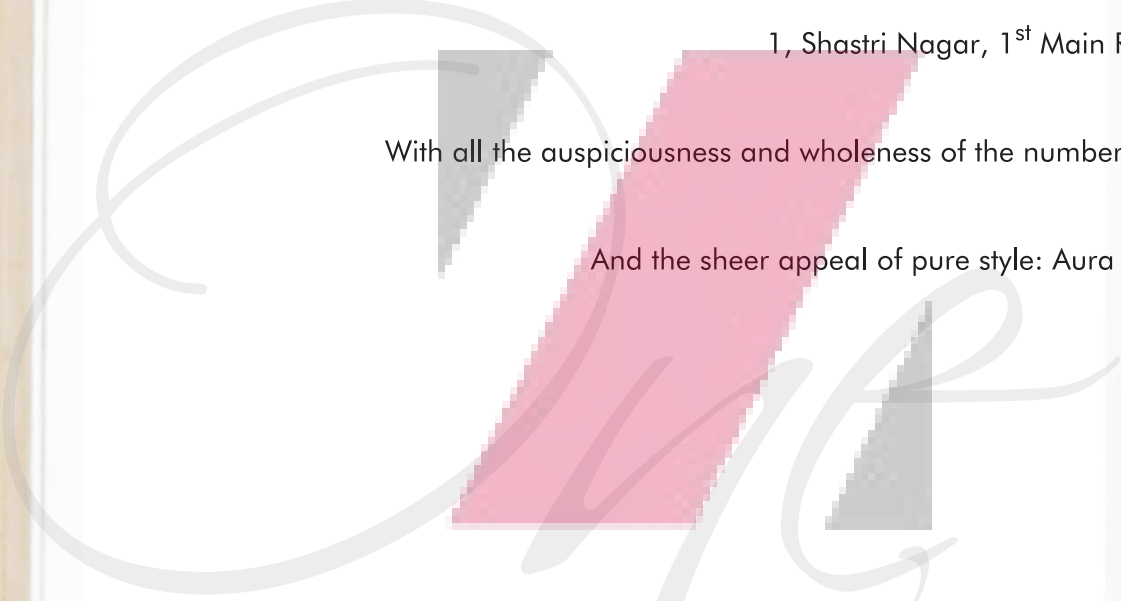
Combining perfect aesthetics and Vaastu principles

in Adyar, one of the best residential locations in Chennai

1, Shastri Nagar, 1st Main Road

With all the auspiciousness and wholeness of the number one

And the sheer appeal of pure style: Aura One



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Space unlimited with only 40% of the area built up

while 60% is left open to nature and elegantly landscaped

gardens, reflective pools and wooden bridges in a Zen setting

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An atrium that's three floors high

rising above the mundane

lifts your spirit from the moment you step in



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Perfection in every detail

from a well-equipped gym to music in all common areas

from state-of-the-art security systems to piped gas in every apartment

from pre-installed air conditioning to the convenience of a 24-Hour concierge service

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Connect with nature from every one of our 35 apartments

many of which flaunt breathtaking terrace gardens

Built with bricks and concrete, as well as light and air

Featuring large windows complemented by laminate wooden floors

And jacuzzi bathtubs for that extra touch of luxury



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Every aspect of Aura One is designed with careful thought and consideration

and with absolutely no deviations or violations from the original plans

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35 apartments



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Bliss



LOCATION MAP*
1, SHASTRI NAGAR,
1st MAIN ROAD,
ADYAR, CHENNAI-600 020

*NOT TO SCALE



1, Shastri Nagar, First Main Road, Chennai - 600 020

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1. Structure:

The building is R.C.C framed structure with brick masonry wall.

2. Flooring:

Living, dining & bedrooms - European Laminate wooden Flooring. (Tarkett)*

Teakwood skirting as per architects design and specification.

Kitchen - Anti skid tiles.

Balconies - Rustic tiles.

Common areas - Marble flooring.

Car parking - Grano flooring.

Bathroom - Flooring - Anti skid tiles and wall-Ceramic tiles to 7'0"Ht.

Wash area - Flooring - ceramic rustic floor tiles 12" x 12".

Walls - ceramic tiles to 5'0"Ht.

3. Doors:

Main doors - Solid wood paneled door of teakwood with teak wood frames

Finished with melamine matt polish with necessary hardwares as per Architects specification.

Bedroom doors - Teakwood door frames with moulded flush doors (Kutty*) with paint finish of approved color with necessary hardware's as per Architects specification.

Bathroom doors - Moulded flush (BWP) door with paint finish as per Architects specification.

Balcony doors - UPVC - Sliding glass door as per Architects specification.

Locks - Godrej*

4. Windows:

All rooms shall have large format UPVC sliding windows with 5mmclear float glass. (Fenesta*)

Bath room ventilators UPVC top hug with pinhead glass. (Fenesta*)

Grills - Mild steel grills with matt enamel paint finish as per architects design.

5. Electrical:

All internal circuits in PVC tubes make with ISI mark.

ISI mark quality wiring will be used for entire building. (Finolex* / R. R. Cables*)

Switches. (Anchor Ave*)

Television / Telephone points in living and each bedrooms.

20 amps switch for A /C point in each bedrooms.

Adequate light, fan & power points.

All flats will have 3 phase connection with independent meters.

DTH & Broadband provision in one room.

6. Plumbing & Sanitary:

Concealed CPVC pipelines.

CP fittings - Jaguar*.

Sanitary fittings - Kohler*.

Concealed cistern in bathroom - Gebrit*.

Counter top basins - Englefield - Kohler*.

7. Kitchen:

Counter top - 20mm Black Granite slabs*
Sink - Stainless steel sink - Diamond*
Wall ceramic tiles upto 2 ft high above Counter

8. Painting:

Internal - Walls to be finished with P.O.P (Plaster of Paris) punning and two coats of Asian* Emulsion paint.
External - 2 coats of external emulsion paint. (Jotun / Apex* - weather coat).

9. Lifts:

6 Passenger lifts - Evergreen Johnson*
Lift fascia cladding with marble / granite

10. Back - Up Power


Backup power for common Amenities like Lift, Pumps and Common Lights etc.
One light and fan point in every room.

11. General Amenities:

Landscape on all suitable open spaces & pavements with paver blocks as per landscape architects design.
Entrance lobby / Atrium at stilt floor.
Covered car parking.
Security room.
Video entry phone to all flats. (Tata Honey well*)
Underground sump.
Compound wall in outer periphery with gate.

12. Special Features:

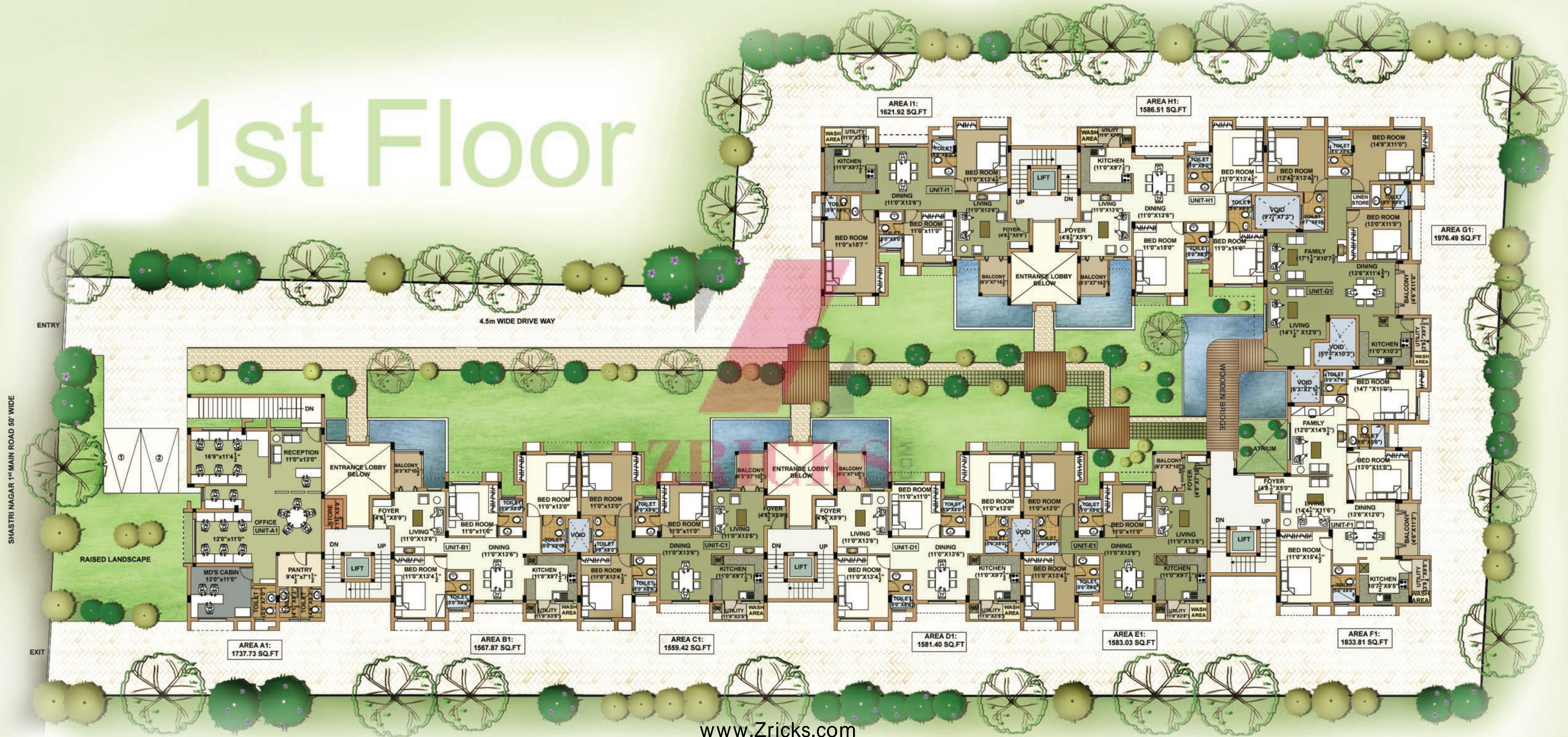
24-Hour Concierge Service
Pre-Installed airconditioning in all apartments (Samsung split unit AC*)
Well equipped gym
Jacuzzi in the master bedroom
Music in common areas
Piped Gas



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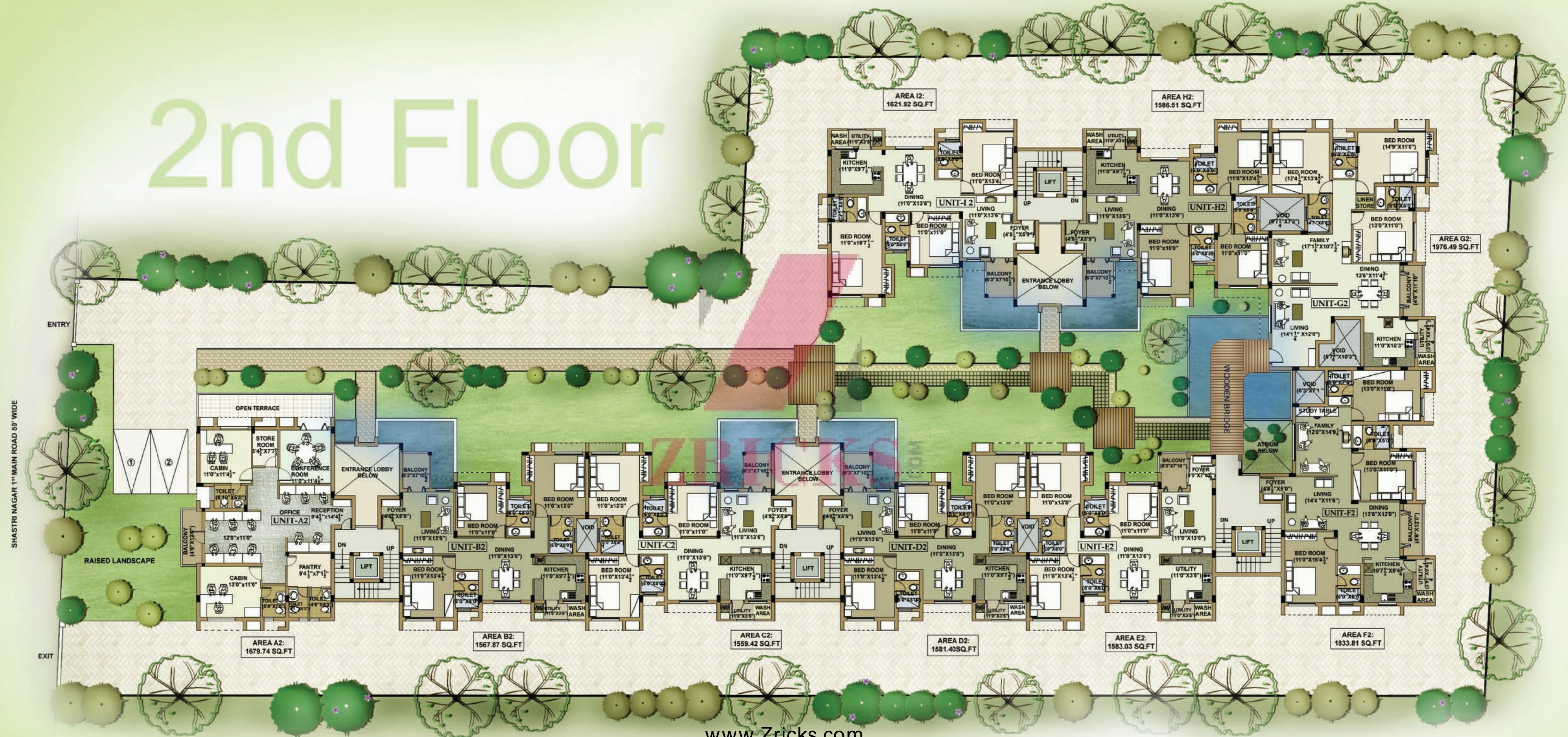


1st Floor





2nd Floor



SHASTRI NAGAR 1st MAIN ROAD 50' WIDE

ENTRY

EXIT

AREA A2: 1679.74 SQ.FT

AREA B2: 1567.87 SQ.FT

AREA C2: 1559.42 SQ.FT

AREA D2: 1581.40SQ.FT

AREA E2: 1583.03 SQ.FT

AREA F2: 1833.81 SQ.FT

AREA G2: 1976.49 SQ.FT

AREA H2: 1586.51 SQ.FT

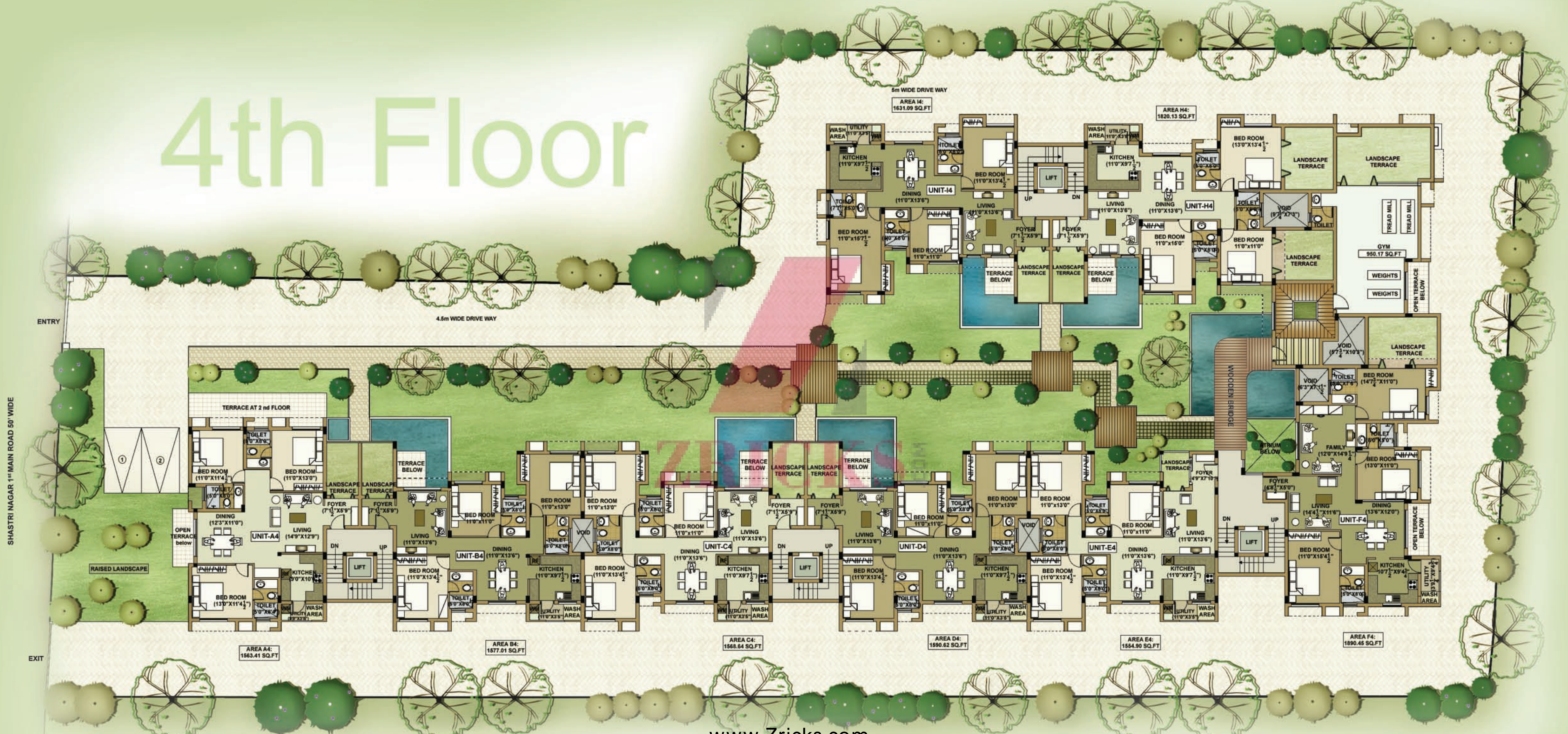
AREA I2: 1621.92 SQ.FT

3rd Floor





4th Floor



AREA A4:
1563.41 SQ.FT

AREA B4:
1577.01 SQ.FT

AREA C4:
1568.64 SQ.FT

AREA D4:
1590.62 SQ.FT

AREA E4:
1564.90 SQ.FT

AREA F4:
1690.45 SQ.FT

AREA H4:
1631.09 SQ.FT

AREA H4:
1820.13 SQ.FT

SHASTRI NAGAR 1st MAIN ROAD 50' WIDE



Ground Level





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All information contained in this brochure is indicative

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