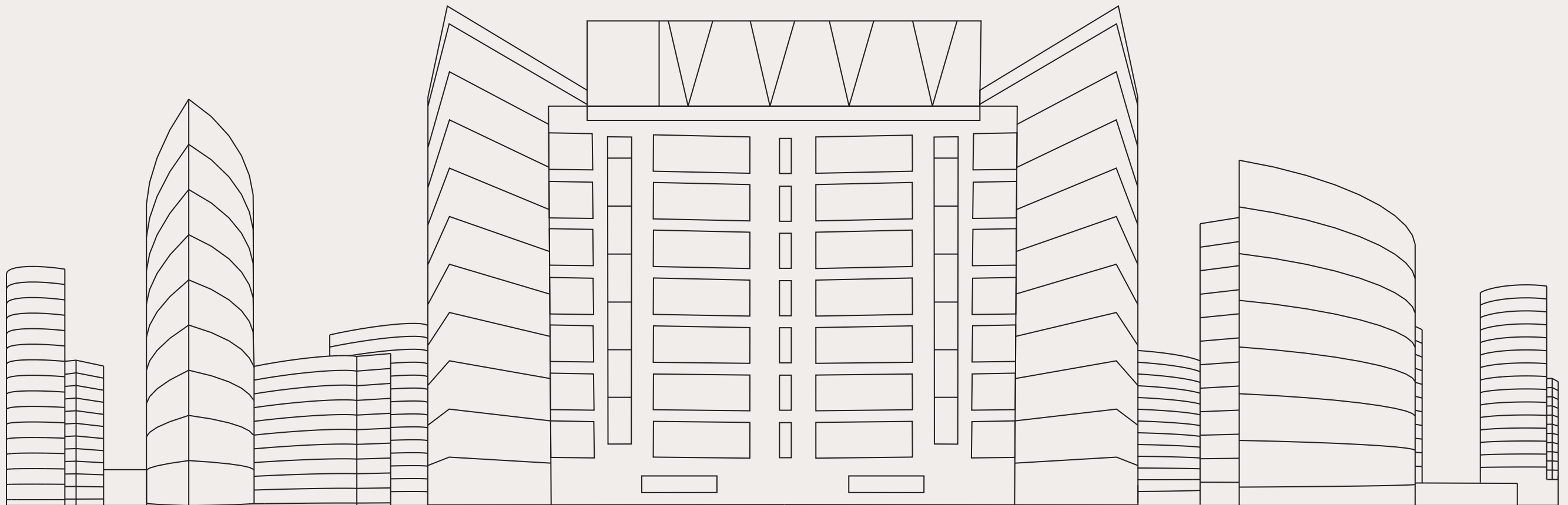




# TUXEDO



APARTMENTS FOR THE ACES **IN VELACHERY**





EVERY ONE OF US HAS A ZILLION APARTMENTS TO CHOOSE FROM. AND YET, WE HANDPICK ONLY ONE HOME AND ONE ADDRESS. WE CHOOSE THE ONE RESIDENCE TAILOR-MADE TO OUR TASTES. THE ONE ABODE THAT FITS US LIKE A WELL-MADE SUIT. TUXEDO IS THAT WELL-MADE SUIT. IT'S BEEN PIECED TOGETHER BY THE FINEST MINDS IN THE BUSINESS. BUILT TO LOOK DAPPER AND MADE TO SURROUND YOU WITH PLUSHNESS, TUXEDO IS A STYLISH TRIBUTE TO THE SUAVE ACHIEVER WHO SEES LIFE AS A HALF-FULL GLASS AND FILLS IT WITH IMPOSSIBLE DREAMS, INCONCEIVABLE GOALS AND INCALCULABLE RISKS. TUX IS ALL ABOUT LUX. AN ICONIC PROJECT FROM DRA, IT'S THE QUIETEST WAY TO MAKE AN OPULENT STATEMENT WITHOUT UTTERING A WORD OF BOMBAST.



# THE PERFECT LIVING SPACE FOR THE CORPORATE ACE



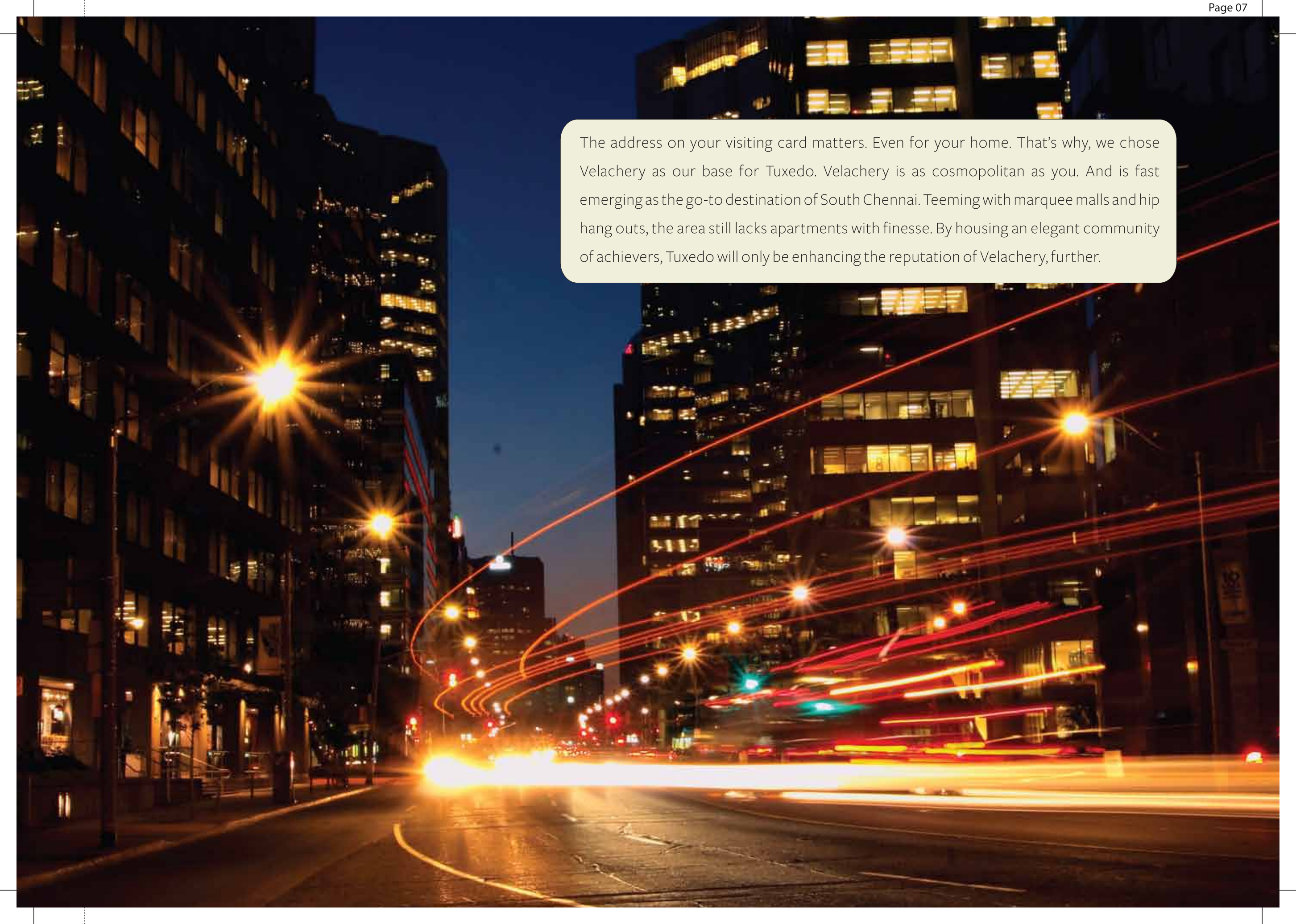
The business baron, the start up maven, the general manager, the IT pro and all you beautiful people with a power designation, if you want an apartment as respectable, as resourceful and as rewarding as you, then look no further than Tuxedo. It offers everything you want from a home. Including a gush of pride.



## THE NEW SYMBOL OF PRIDE IN VELACHERY







The address on your visiting card matters. Even for your home. That's why, we chose Velachery as our base for Tuxedo. Velachery is as cosmopolitan as you. And is fast emerging as the go-to destination of South Chennai. Teeming with marquee malls and hip hang outs, the area still lacks apartments with finesse. By housing an elegant community of achievers, Tuxedo will only be enhancing the reputation of Velachery, further.

## AN UNBUSY LIFE **FOR** BUSY PEOPLE





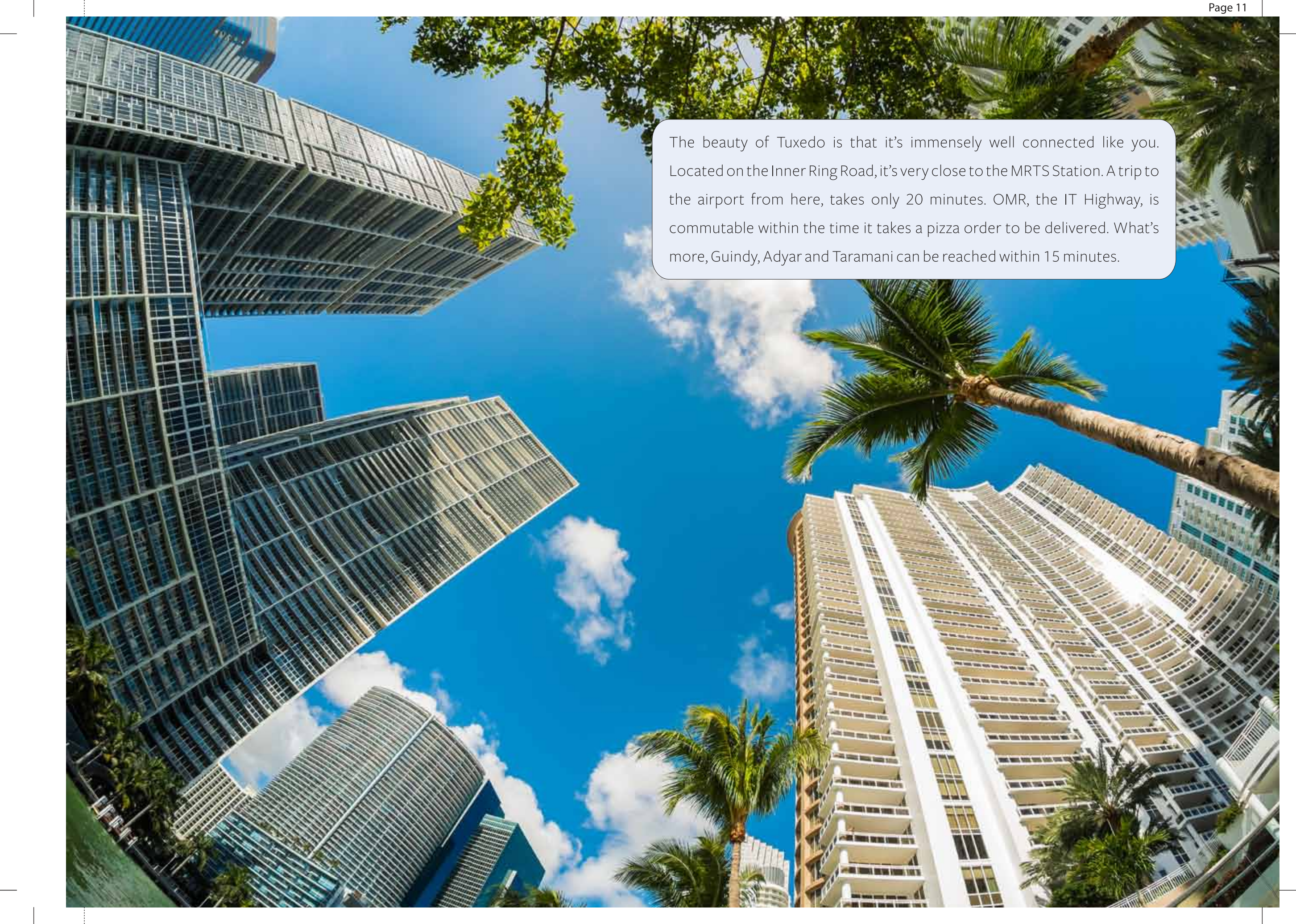
*Rush.* The one word that sums up the life of a busy bee. At Tuxedo, you can give rush, a well deserved break. Because you won't have to splurge precious hours on driving. The time you save can be invested in listening to Mozart, watching Breaking Bad, finding new meanings in Sun Tzu, learning to speak Spanish, or whipping up Tiramisu.



BANG IN THE MIDDLE RIGHT AT THE CENTER







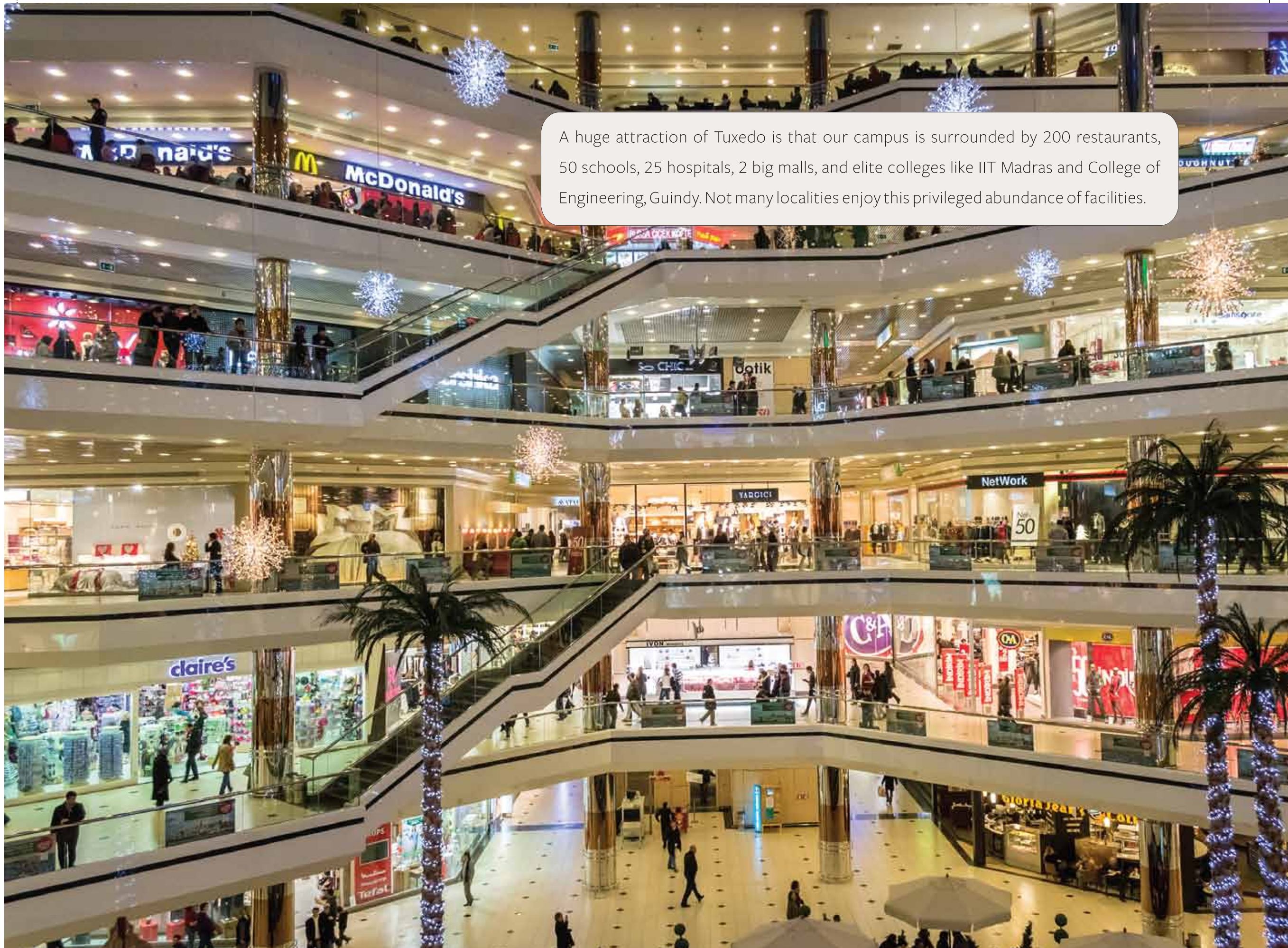
The beauty of Tuxedo is that it's immensely well connected like you. Located on the Inner Ring Road, it's very close to the MRTS Station. A trip to the airport from here, takes only 20 minutes. OMR, the IT Highway, is commutable within the time it takes a pizza order to be delivered. What's more, Guindy, Adyar and Taramani can be reached within 15 minutes.



SURROUNDED BY A SEA OF CONVENIENCES







A huge attraction of Tuxedo is that our campus is surrounded by 200 restaurants, 50 schools, 25 hospitals, 2 big malls, and elite colleges like IIT Madras and College of Engineering, Guindy. Not many localities enjoy this privileged abundance of facilities.



# IN AN ISLAND OF EXCLUSIVITY



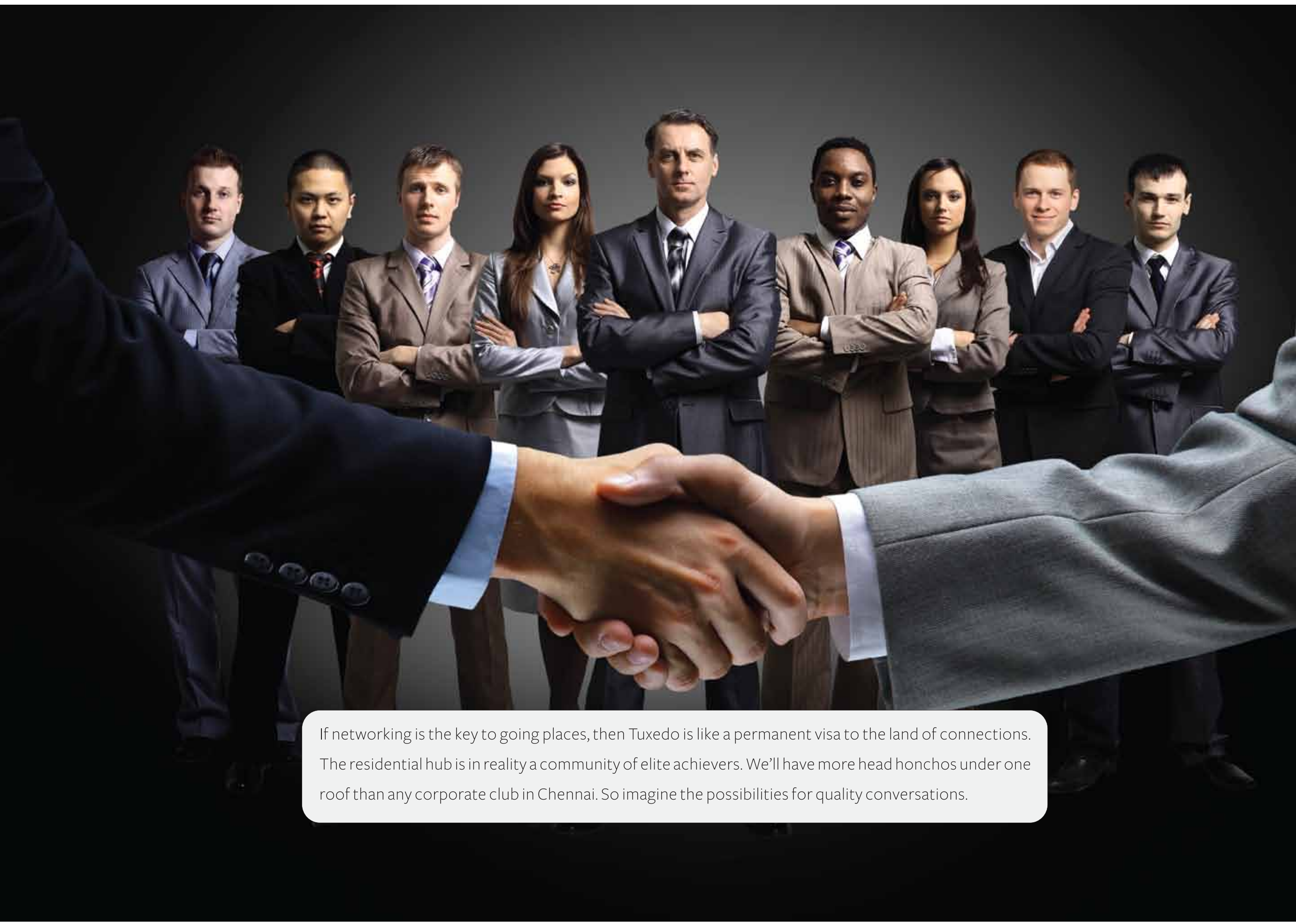


Gated communities are for people who relish the bustle of crowded enclaves. Tuxedo is actually the polar opposite. It's an exclusive community of 56 successful people who celebrate privacy above the need to needlessly socialize.

WITH BIG FISH **FOR COMPANY**



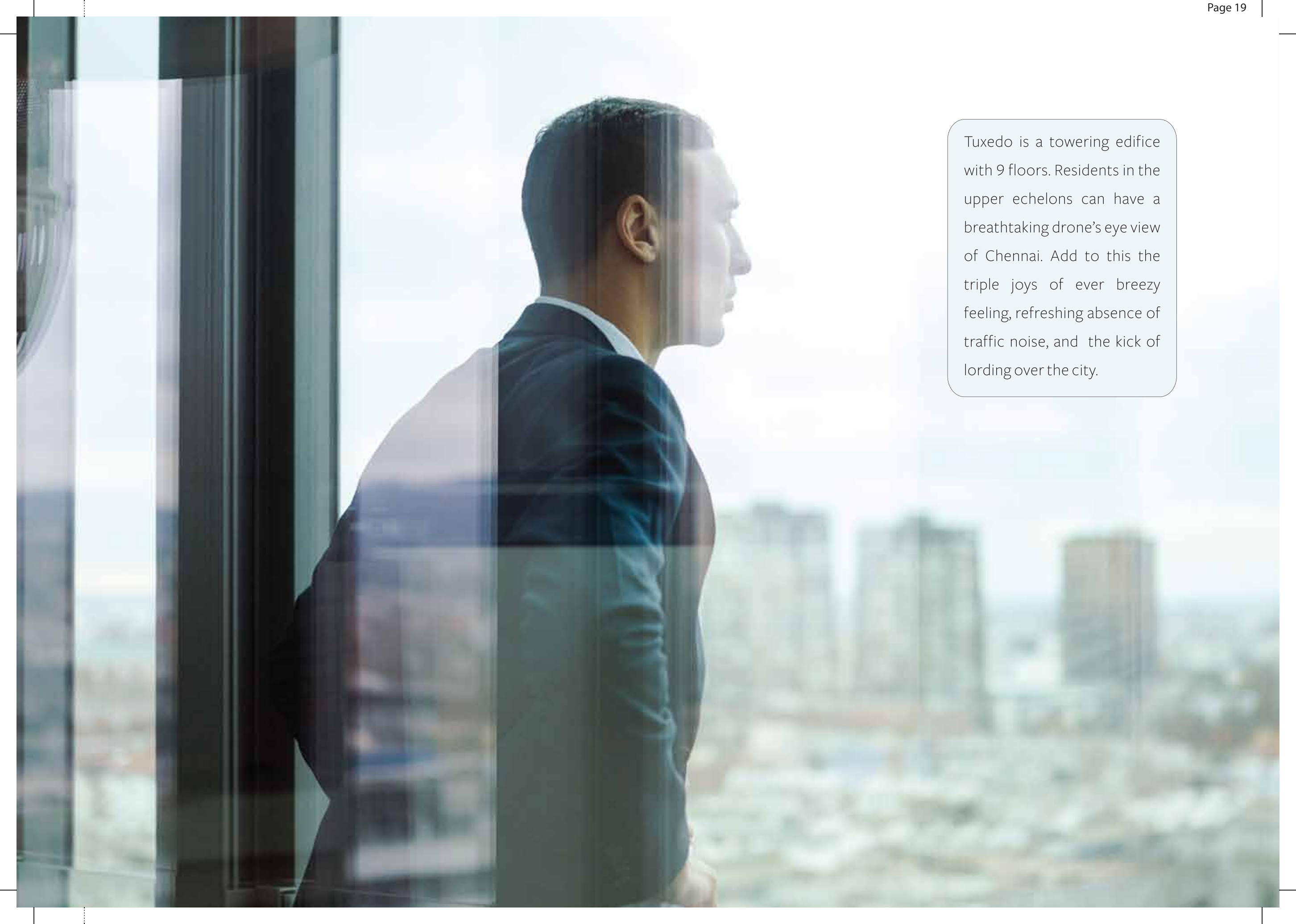




If networking is the key to going places, then Tuxedo is like a permanent visa to the land of connections. The residential hub is in reality a community of elite achievers. We'll have more head honchos under one roof than any corporate club in Chennai. So imagine the possibilities for quality conversations.

FOR THE HIGH OF HIGH RISE



A man in a dark suit is seen from the side, looking out of a large window. The window reflects the city skyline, and the man's reflection is visible on the glass. The background shows a dense urban landscape with several tall buildings under a clear sky.

Tuxedo is a towering edifice with 9 floors. Residents in the upper echelons can have a breathtaking drone's eye view of Chennai. Add to this the triple joys of ever breezy feeling, refreshing absence of traffic noise, and the kick of lording over the city.

NOT JUST CLASS, BUSINESS CLASS







The toughest guys to please are the top bosses. Tuxedo, being a project that strives to delight the corporate aces, is by design a few notches higher than your average, above-average home. Everything right from the configuration of the home, to the space planning to the conveniences to the specifications, is business class.



## APARTMENTS THAT *STAND APART*

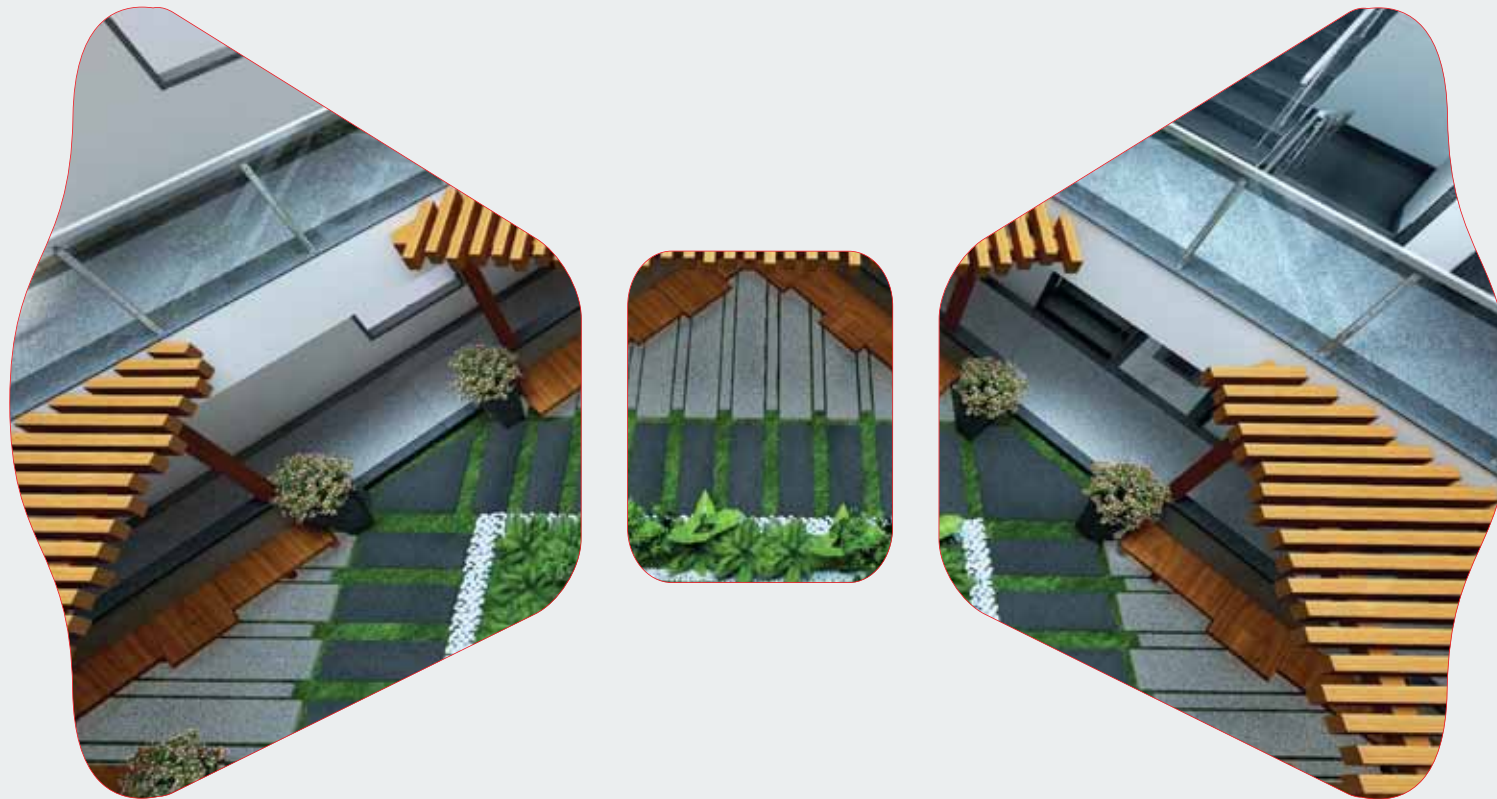


Homes at Tuxedo have been carefully thought out. We have 2-bedroom apartments in 3 sizes and 3-bedroom apartments in 4 sizes. The idea behind these variations is to offer more elbow room for imaginative touches. For example, one can carve out an office cubicle as work space with the larger 2-BHK. And one of the rooms in the bigger 3-BHK can be used as a video conferencing/skyping/concall zone depending upon your requirements.

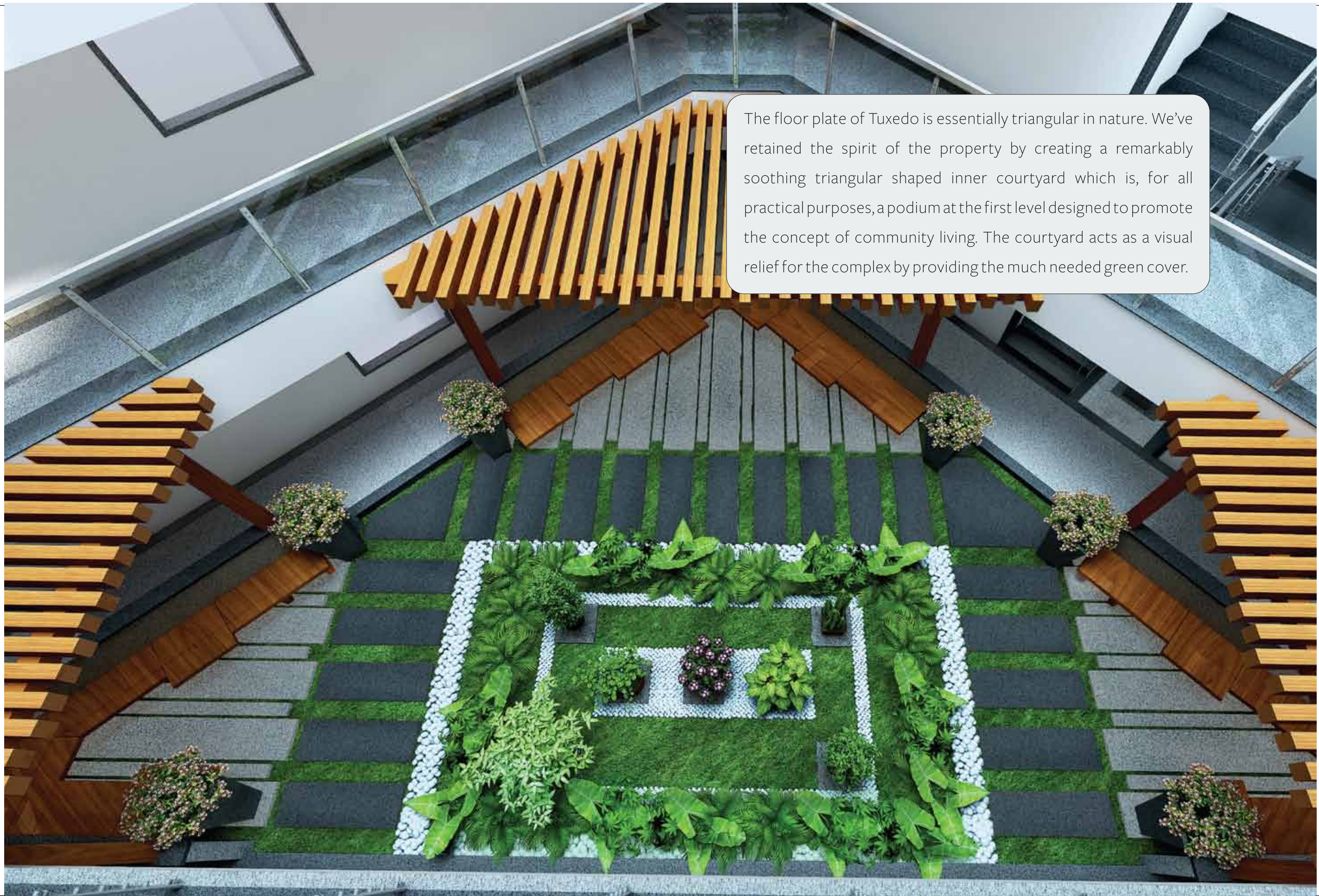




## A COURTYARD TO COURT THE SENSES



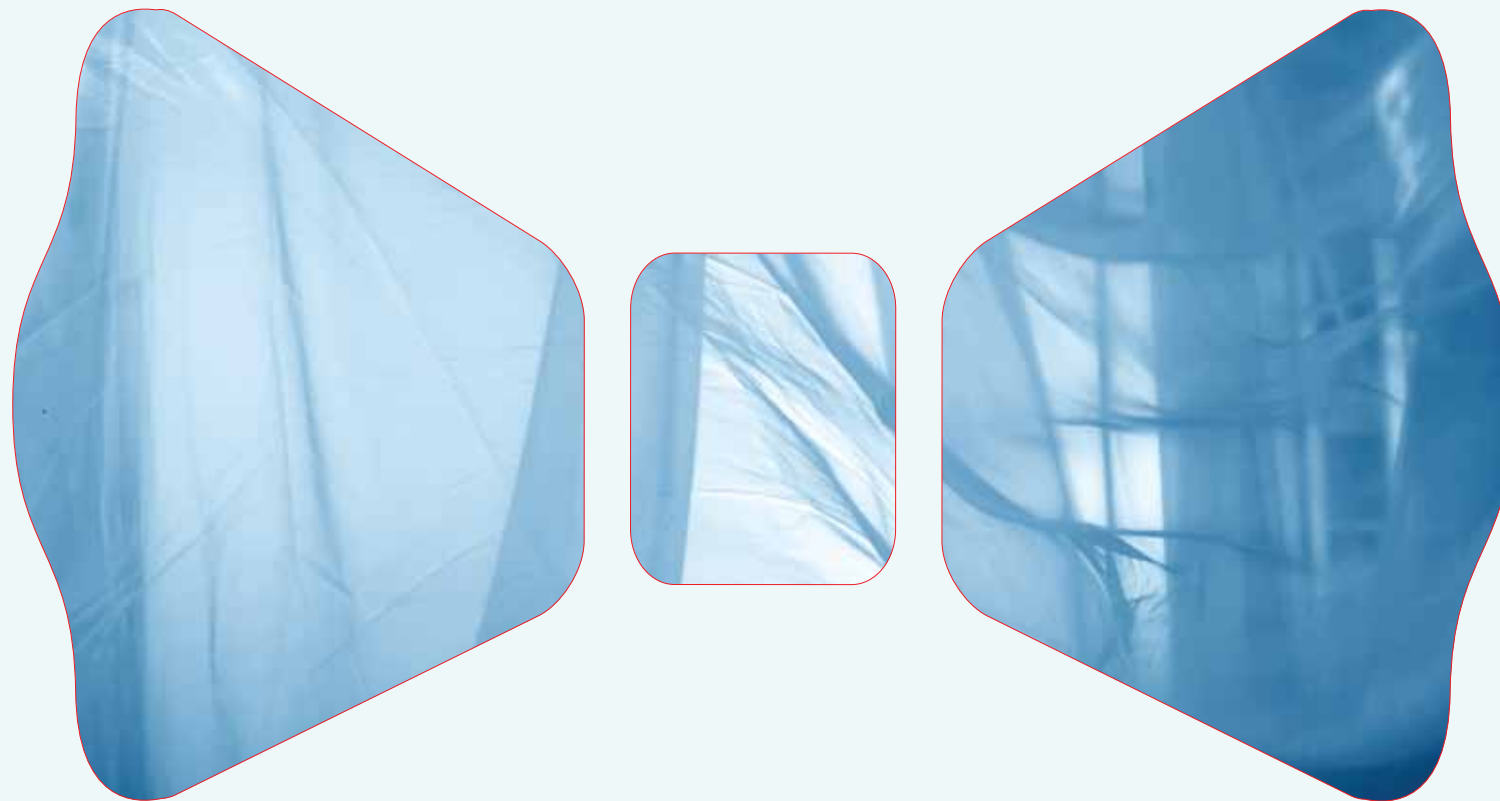


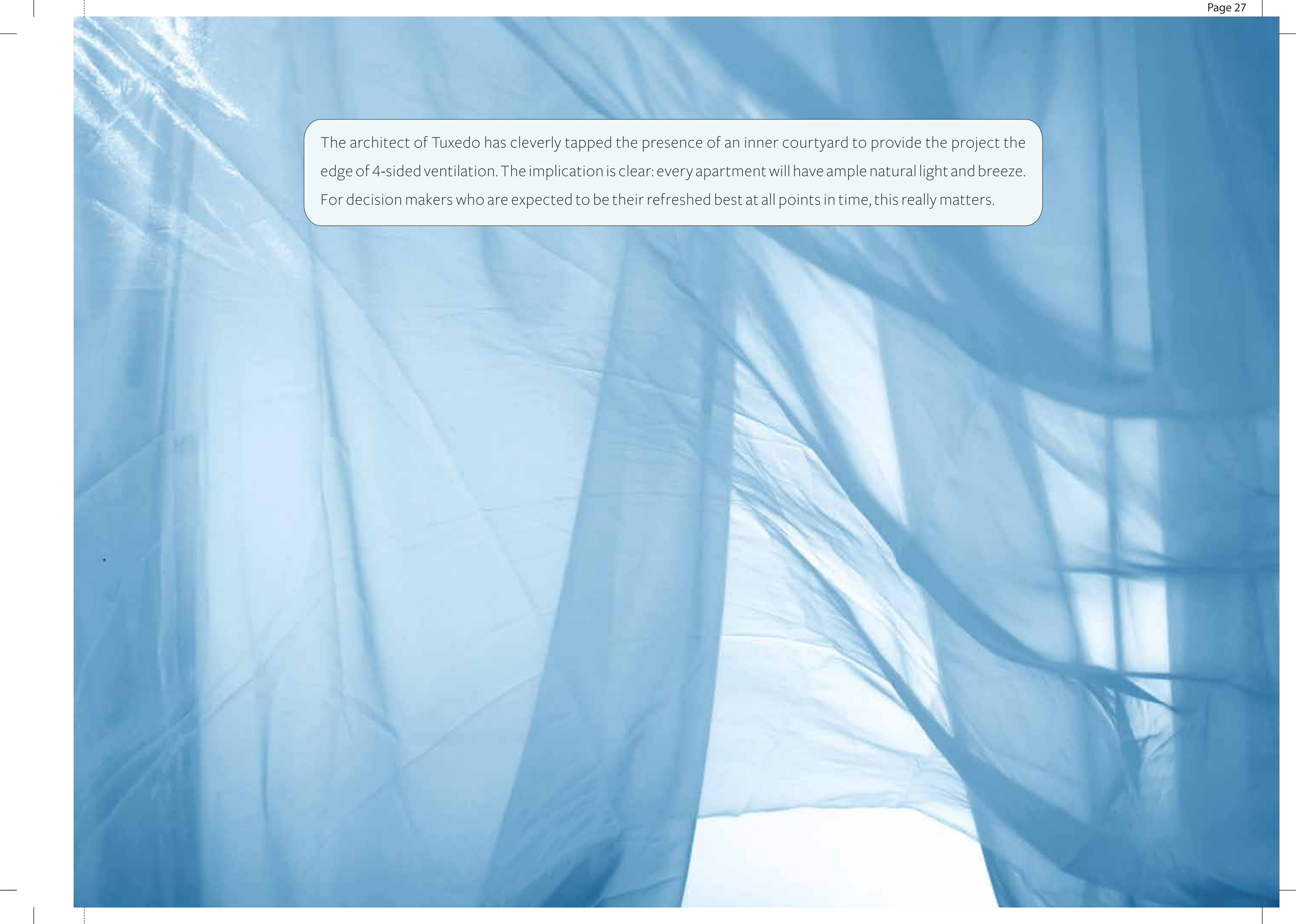


The floor plate of Tuxedo is essentially triangular in nature. We've retained the spirit of the property by creating a remarkably soothing triangular shaped inner courtyard which is, for all practical purposes, a podium at the first level designed to promote the concept of community living. The courtyard acts as a visual relief for the complex by providing the much needed green cover.



FEEL THE BREEZE OF 4-SIDED VENTILATION





The architect of Tuxedo has cleverly tapped the presence of an inner courtyard to provide the project the edge of 4-sided ventilation. The implication is clear: every apartment will have ample natural light and breeze. For decision makers who are expected to be their refreshed best at all points in time, this really matters.

## HOMES AS SECURE **AS FORT KNOX**







Your family is your most precious asset. And at Tuxedo, we do everything to keep them safe. Basically, we deploy two layers of security. Our personnel at the gate weed out the unnecessary strangers. And the video door phone installed in every apartment allows you to see the person and talk to him/her before you provide the final access for entry.

WHERE EVERY KITCHEN HAS RO WATER







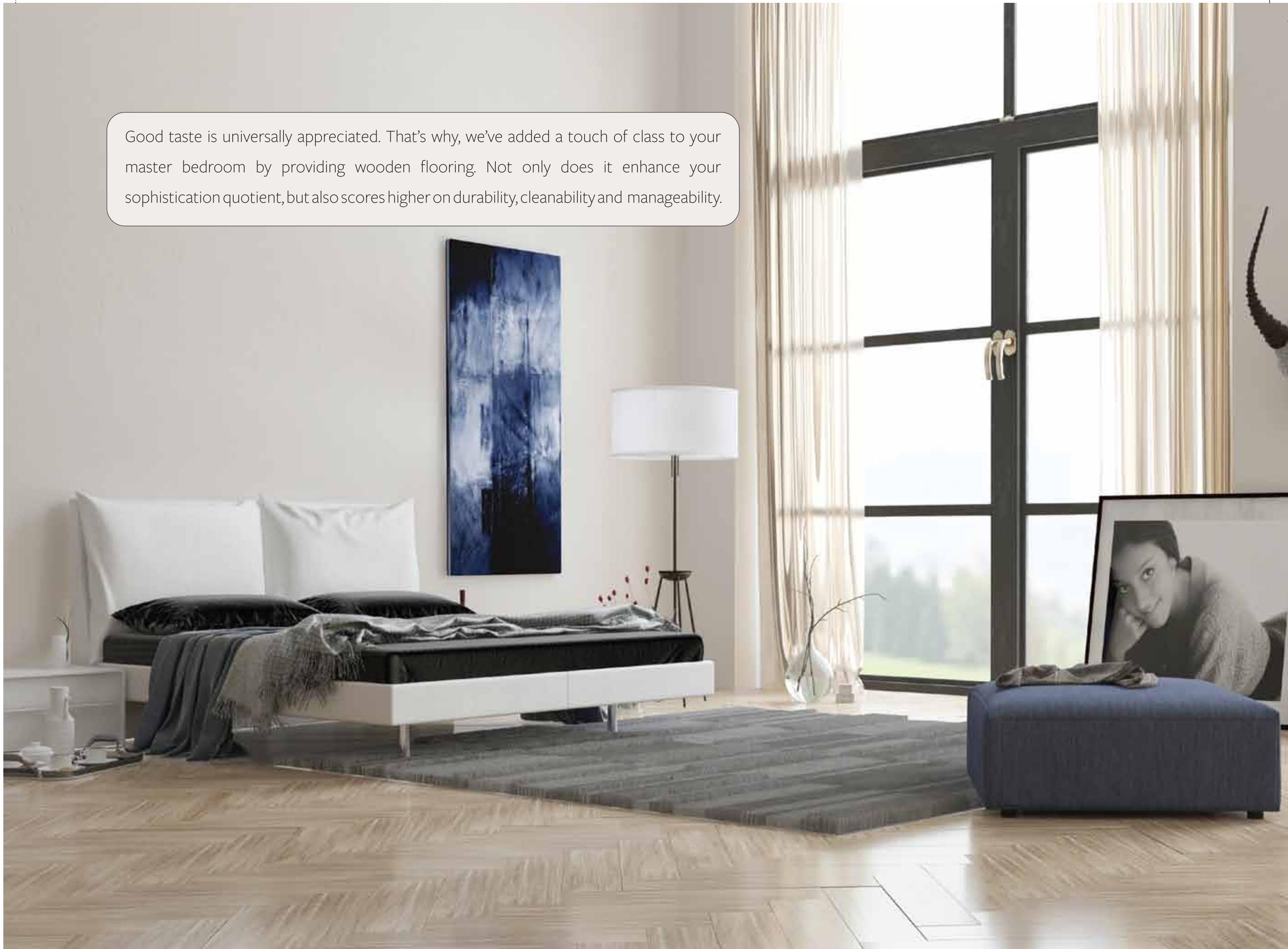
Irrespective of who stays where, the onus of ensuring clean drinking water is always on the man of the house. And RO Water is a fairly expensive proposition in terms of installation and maintenance. That's why Tuxedo's plan of providing pre-installed RO Water to your home is a blessing in disguise as you're spared the bother of repeated follow ups with service engineers.

## FLOORING WITH WOOD FOR MASTER BEDROOMS GOOD





Good taste is universally appreciated. That's why, we've added a touch of class to your master bedroom by providing wooden flooring. Not only does it enhance your sophistication quotient, but also scores higher on durability, cleanability and manageability.



WI-FI, WHERE YOU WANT **WHEN YOU WANT**






Power comes from access. The one who can be reached anywhere, anytime wields a lot more authority than the one without. At Tuxedo, we empower our residents with maximum power by providing Wi-Fi access in all parts of our campus. So whether you're taking the elevator or walking down our lounge, you have full access to wireless connectivity.



## A CONCIERGE *AT YOUR SERVICE*





A close-up photograph of a person in a formal tuxedo, including a white shirt and a black bow tie. The person is holding a silver tray with a bell on it. The background is dark and out of focus.

We know your days are just packed. There's very little time to do the mundane tasks of life. Managing your laundry, buying the movie tickets, paying your electricity bills, booking a table at your favourite restaurant and drawing up a tour plan for your guests is something you can outsource to our concierge service. Just give us a ring. And your job will get done!

## OUR ASSURANCE: HOME INSURANCE







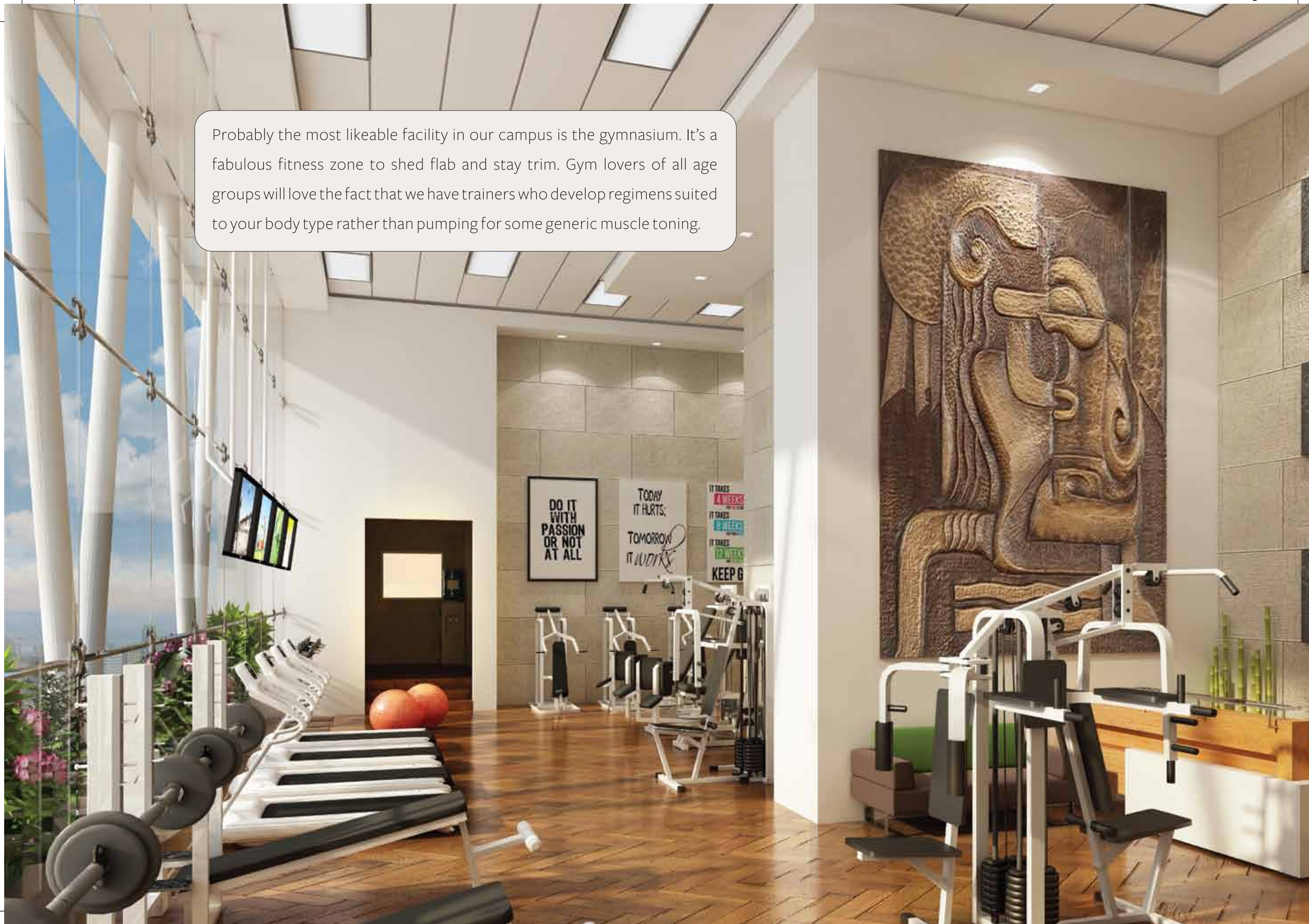
At Tuxedo, the upkeep and well being of your home is our primary concern. To address this, we offer all our residents the cover of home insurance. Simply put it just means that your home is covered against any disaster be it earth quakes, storms, typhoons, floods & fires that too for 5 years. This peace of mind solution is unique to Tuxedo and it lets you focus on the things that matter on the business front.

## A WORK PLACE FOR THE WORKOUT






Probably the most likeable facility in our campus is the gymnasium. It's a fabulous fitness zone to shed flab and stay trim. Gym lovers of all age groups will love the fact that we have trainers who develop regimens suited to your body type rather than pumping for some generic muscle toning.



## A GAMING ROOM TO CURE BOREDOM





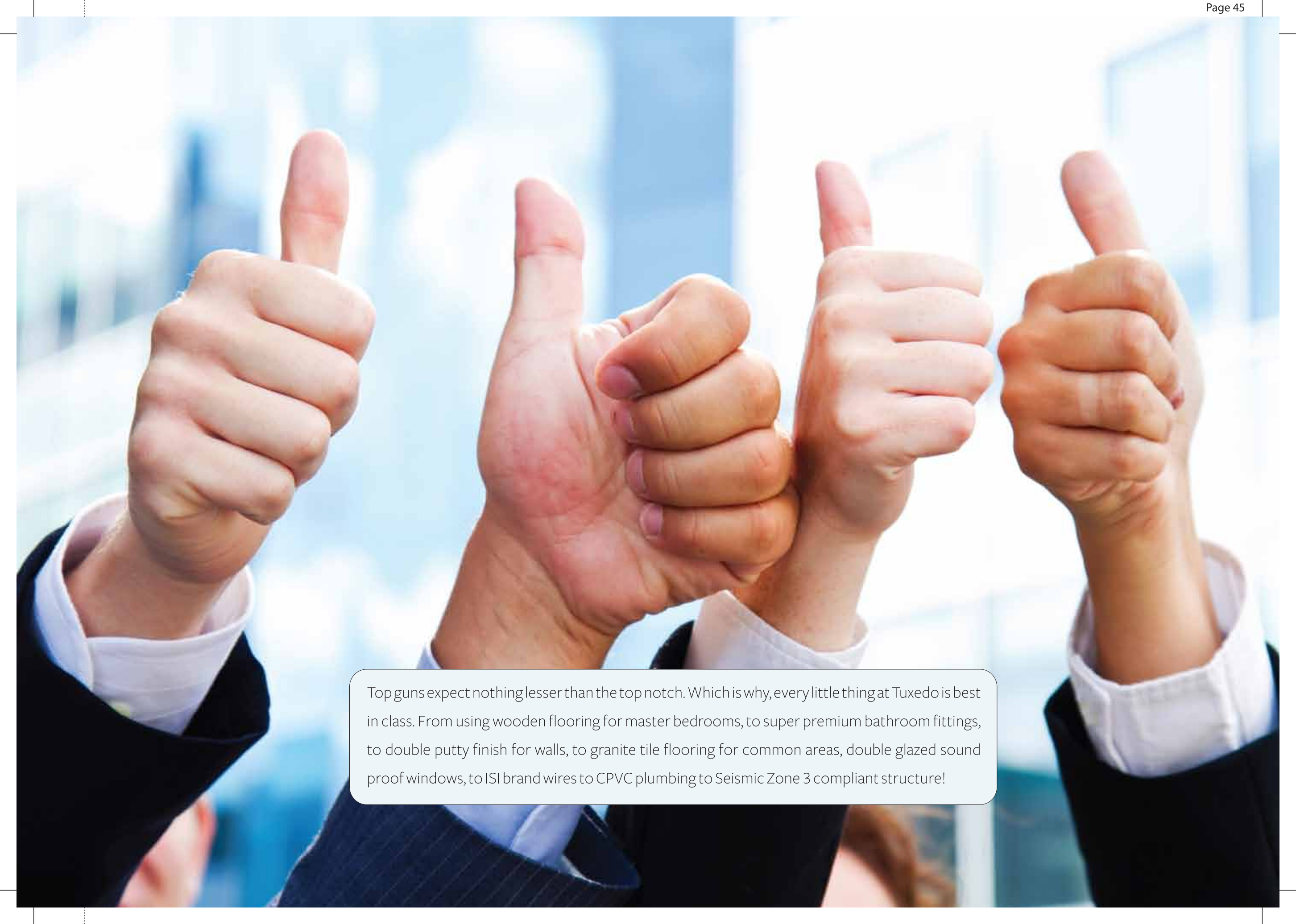


Kids get easily bored these days. What do you do to hold their attention when they've tried out everything at home? Tuxedo has a well thought out indoor gaming room to kill boredom with video games and interactive activities to pique your children's curiosity and to make every idle moment exciting.

# SPECIFICATIONS BETTER **THAN** THE BEST





A close-up photograph of four hands, each giving a thumbs-up gesture. The hands are wearing white dress shirts and dark business suits. The background is a bright, out-of-focus view of a city skyline through a window.

Top guns expect nothing lesser than the top notch. Which is why, every little thing at Tuxedo is best in class. From using wooden flooring for master bedrooms, to super premium bathroom fittings, to double putty finish for walls, to granite tile flooring for common areas, double glazed sound proof windows, to ISI brand wires to CPVC plumbing to Seismic Zone 3 compliant structure!

FROM A BUILDER **RENOWNED FOR NICE**





A close-up photograph of a man in a dark suit, white shirt, and blue tie. He is making an 'OK' hand gesture with his right hand, with his thumb and index finger forming a circle and the other three fingers extended. The background is blurred, showing what appears to be a modern interior with glass and wood elements.

Tuxedo is a landmark project from DRA, a Bangalore-based real estate group with an enviable track record of building 10 million square feet of living spaces, and handing over 7220 apartments. The 33-year-old company is the only builder in Chennai to score a whopping 89% on the customer delightmeter. So right from the booking to the sale to the handover and beyond, you can expect to 'experience nice' with Tuxedo.

## FLOOD PROOF, FUTURE PROOF





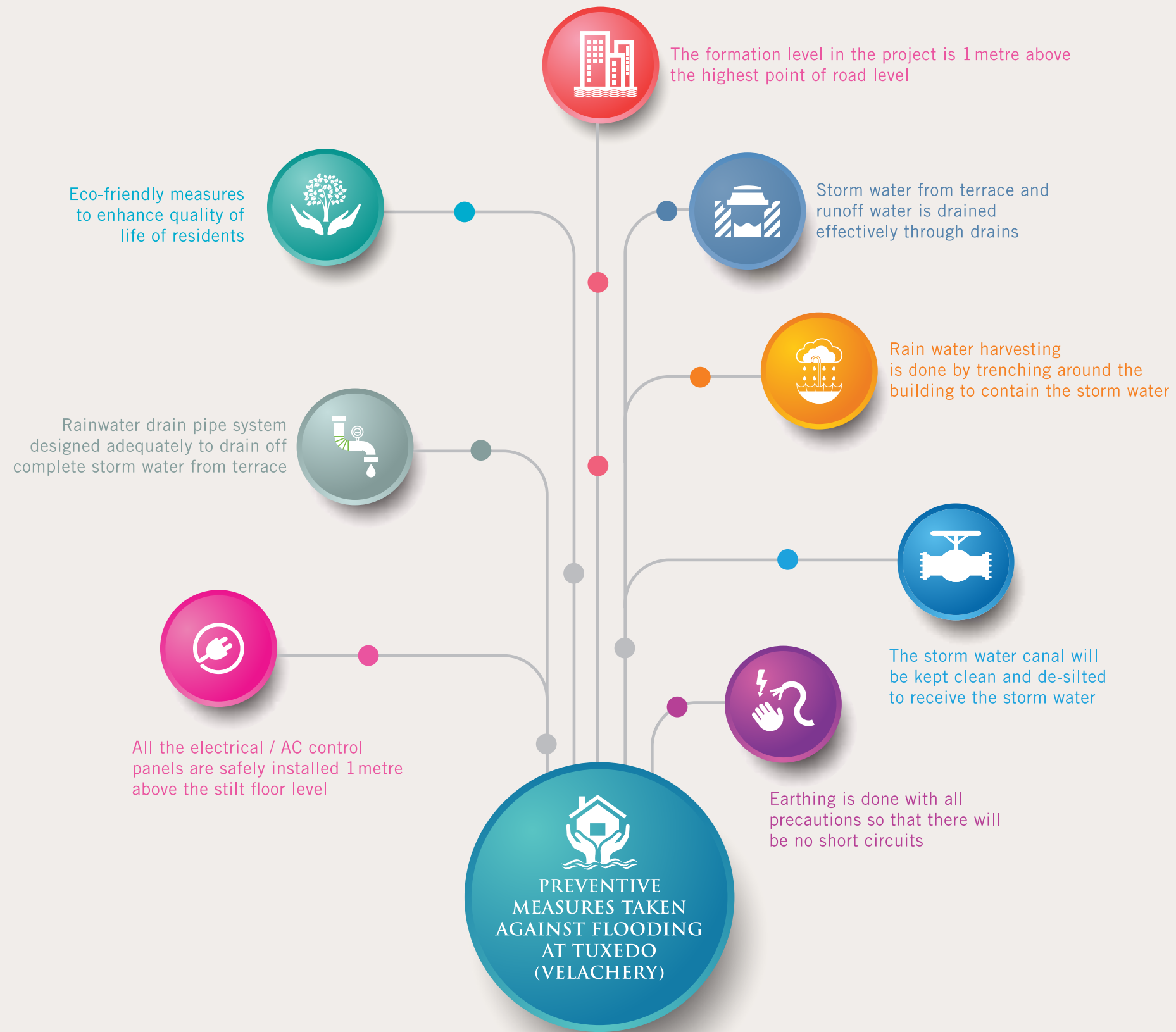
The memory of the Chennai Floods is still fresh in many people's minds. At Tuxedo, we've gone that extra mile to assure the safety of our residents. We've undertaken several preventive measures to handle flood-like situations. For instance, the formation level of the project is at 1 metre higher than the highest road level. We've provided gateway traps to stop road water from entering the building. Storm water controls are in place. And the electrical control panels are 1 metre above the stilt level.



## PREPARED FOR FLOODS







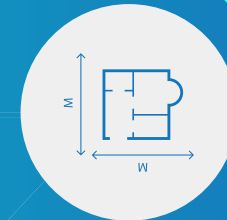


## PROJECT SYNOPSIS

12 GROUNDS | BASEMENT + STILT + 9 FLOORS  
NO. OF APTS: 56 | TYPE OF APTS: 2 BHK & 3 BHK

## SIZE OF THE APARTMENTS

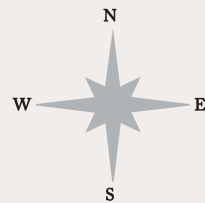
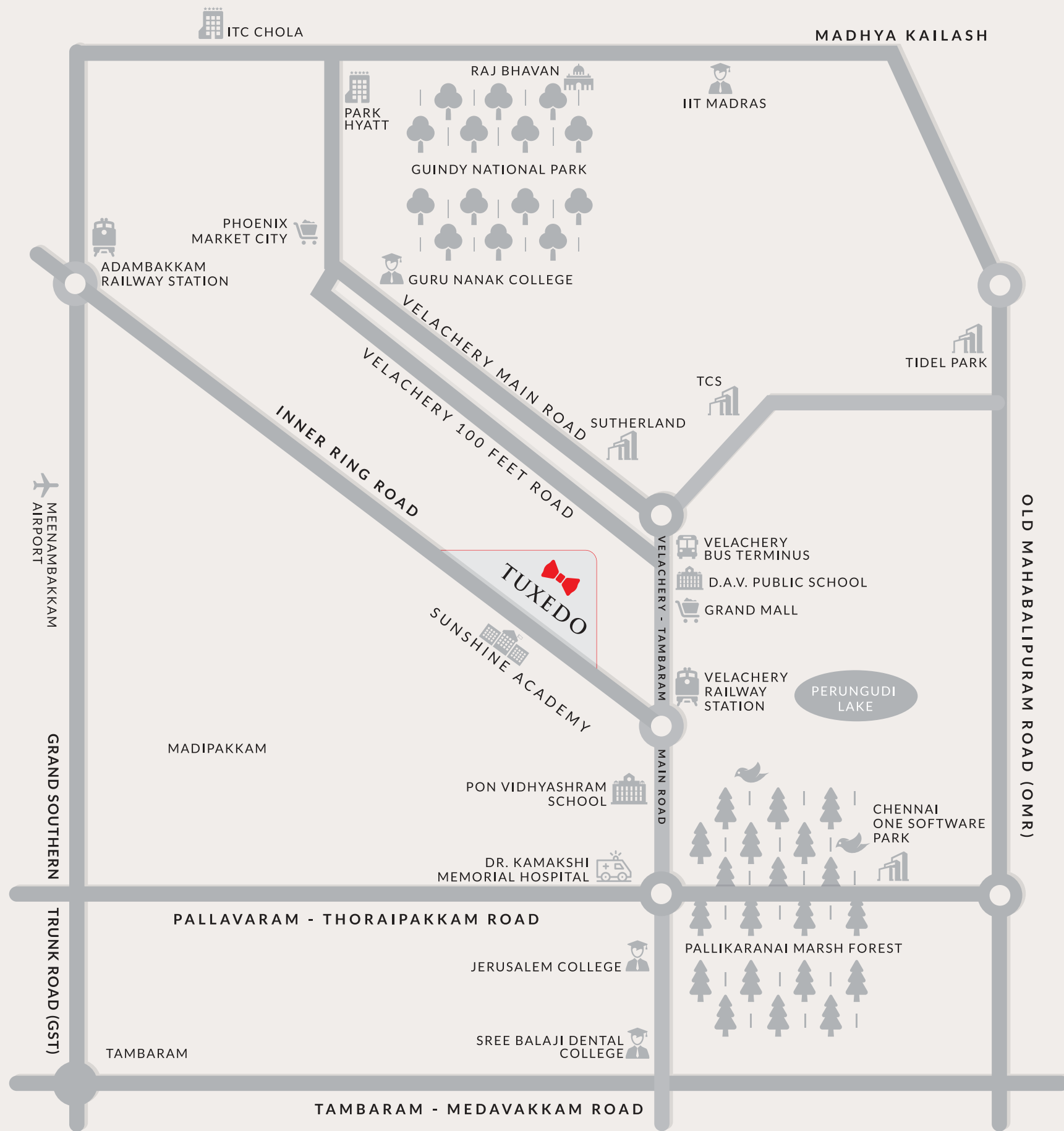
2 BHK – 23 NOs (1147, 1217 & 1234)  
3 BHK – 33 NOs (1475, 1536, 1582, 1639 & 1993)



## AMENITIES

INNER COURTYARD | GYMNASIUM  
GAMING ZONE FOR KIDS | CONCIERGE SERVICE  
WI-FI CONNECTIVITY





## LOCATION MAP

### NEAREST LANDMARKS

- |                                 |        |
|---------------------------------|--------|
| • MRTS Railway station          | 5 min  |
| • D.A.V Public School           | 10 min |
| • Grand Mall                    | 10 min |
| • Vijaya Nagar Bus Terminus     | 10 min |
| • Dr.Kamakshi Memorial Hospital | 15 min |
| • Phoenix Market City           | 15 min |
| • Tidel Park                    | 20 min |
| • Airport                       | 20 min |
| • OMR IT Corridor               | 25 min |



1. Inner courtyard
2. Open car parking
3. Security cabin
4. Transformer yard
5. Lift and stair head
6. Open to sky areas
7. Ducts

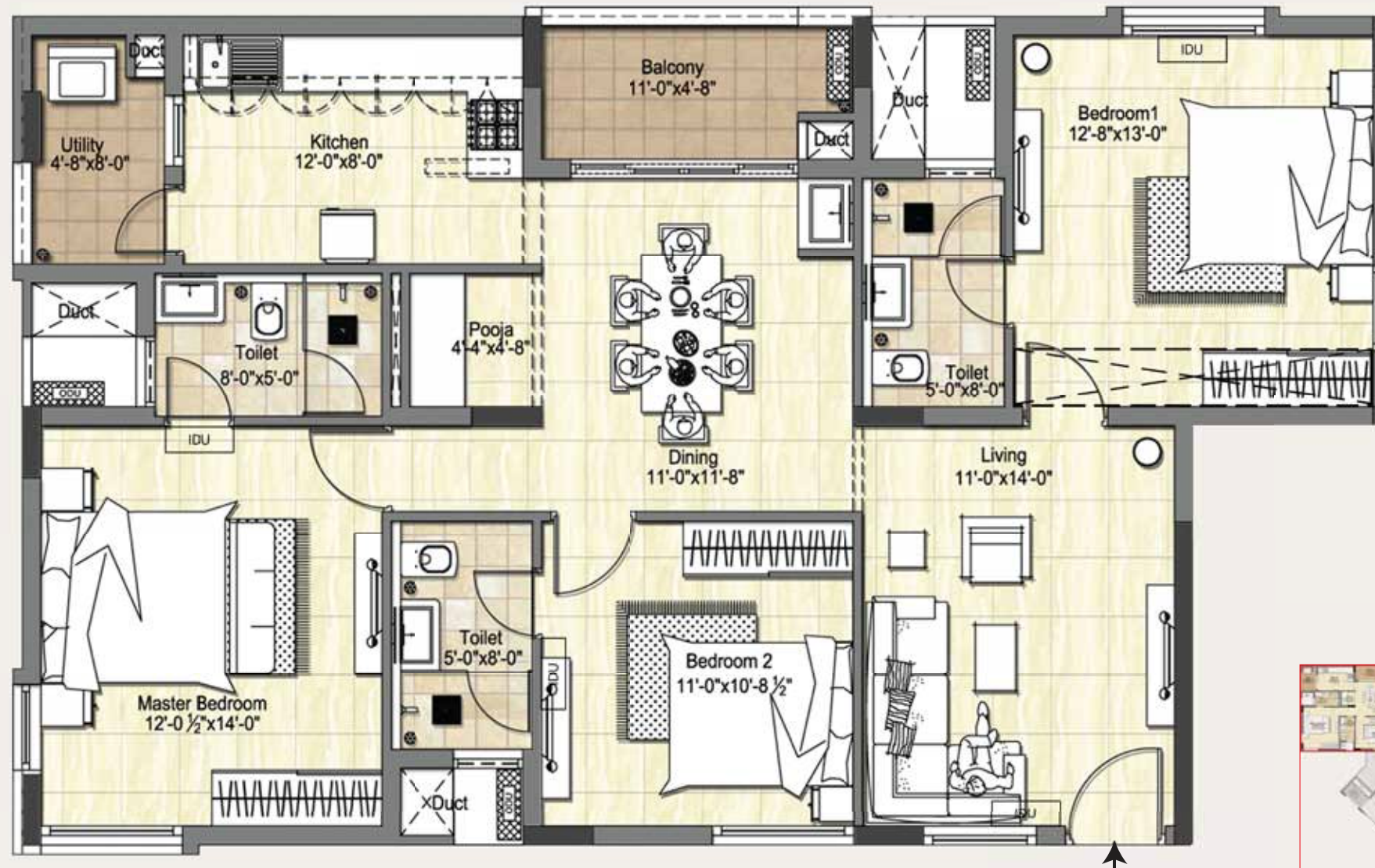
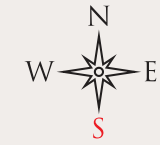
**SITE PLAN** (1<sup>ST</sup> - 7<sup>TH</sup> FLOOR)









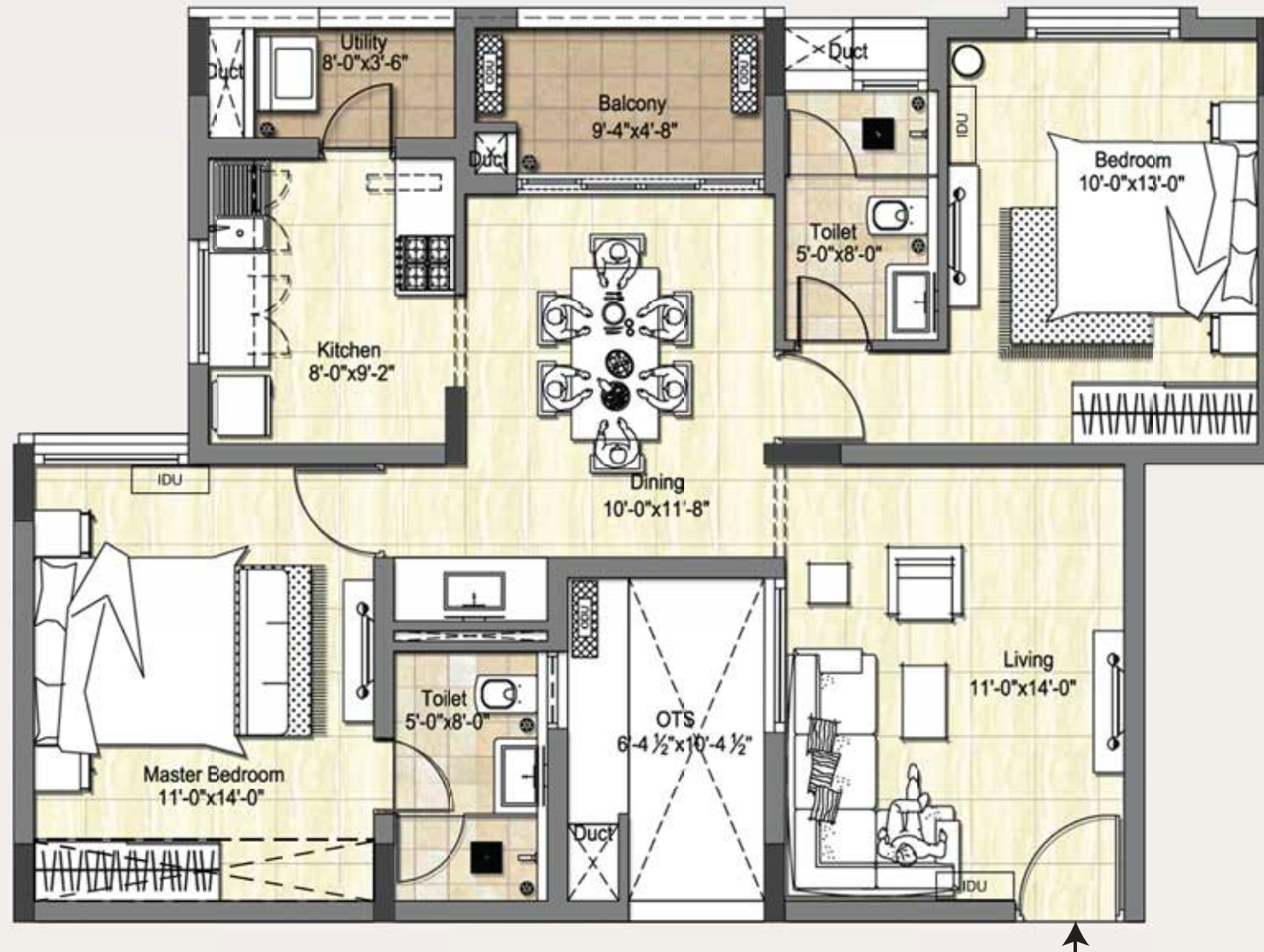




**ISOMETRIC UNIT PLAN 1**  
(3 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1582 sq ft  
Carpet Area - 1087 sq ft



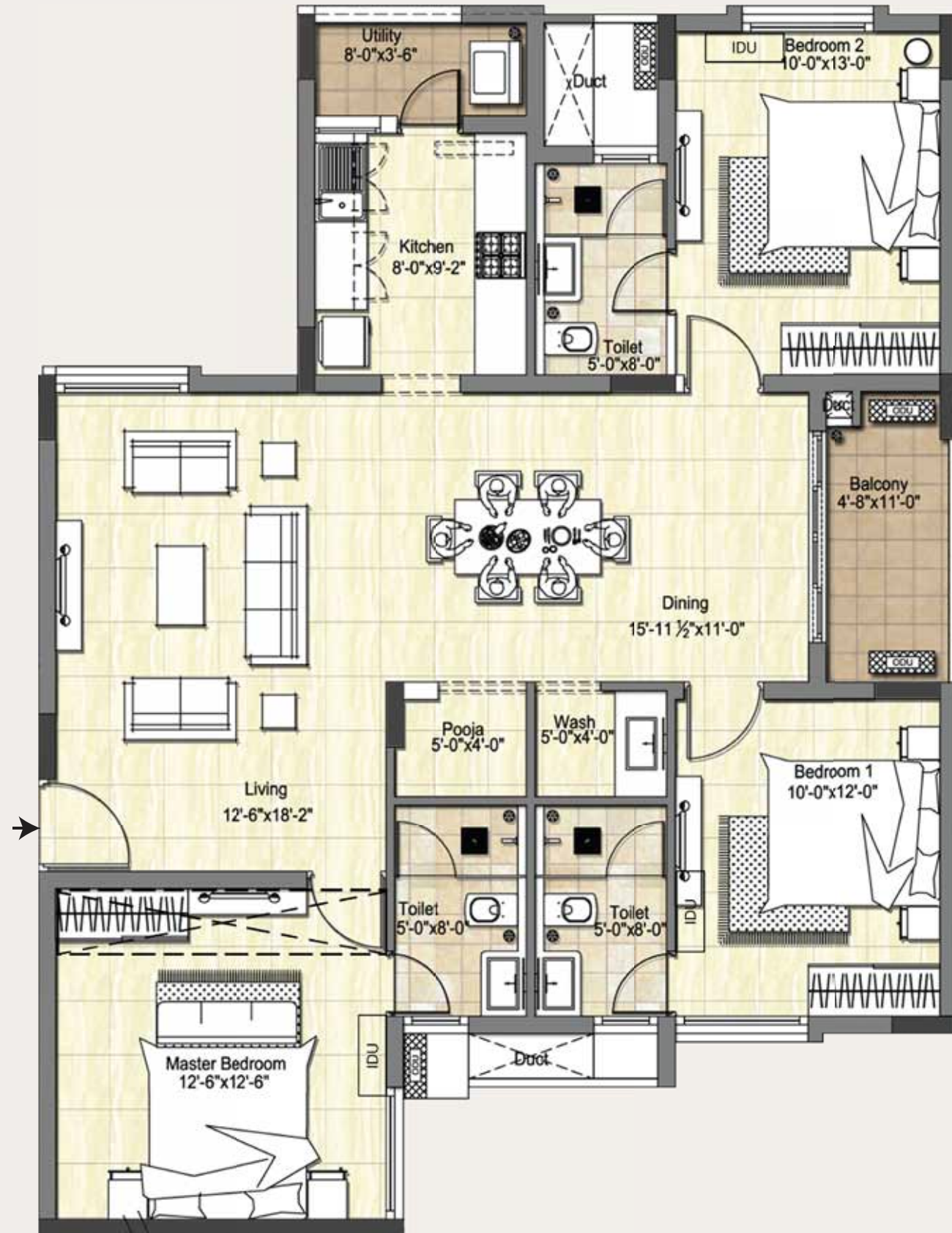




**ISOMETRIC UNIT PLAN 2**  
(2 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1217 sq ft  
Carpet Area - 826 sq ft



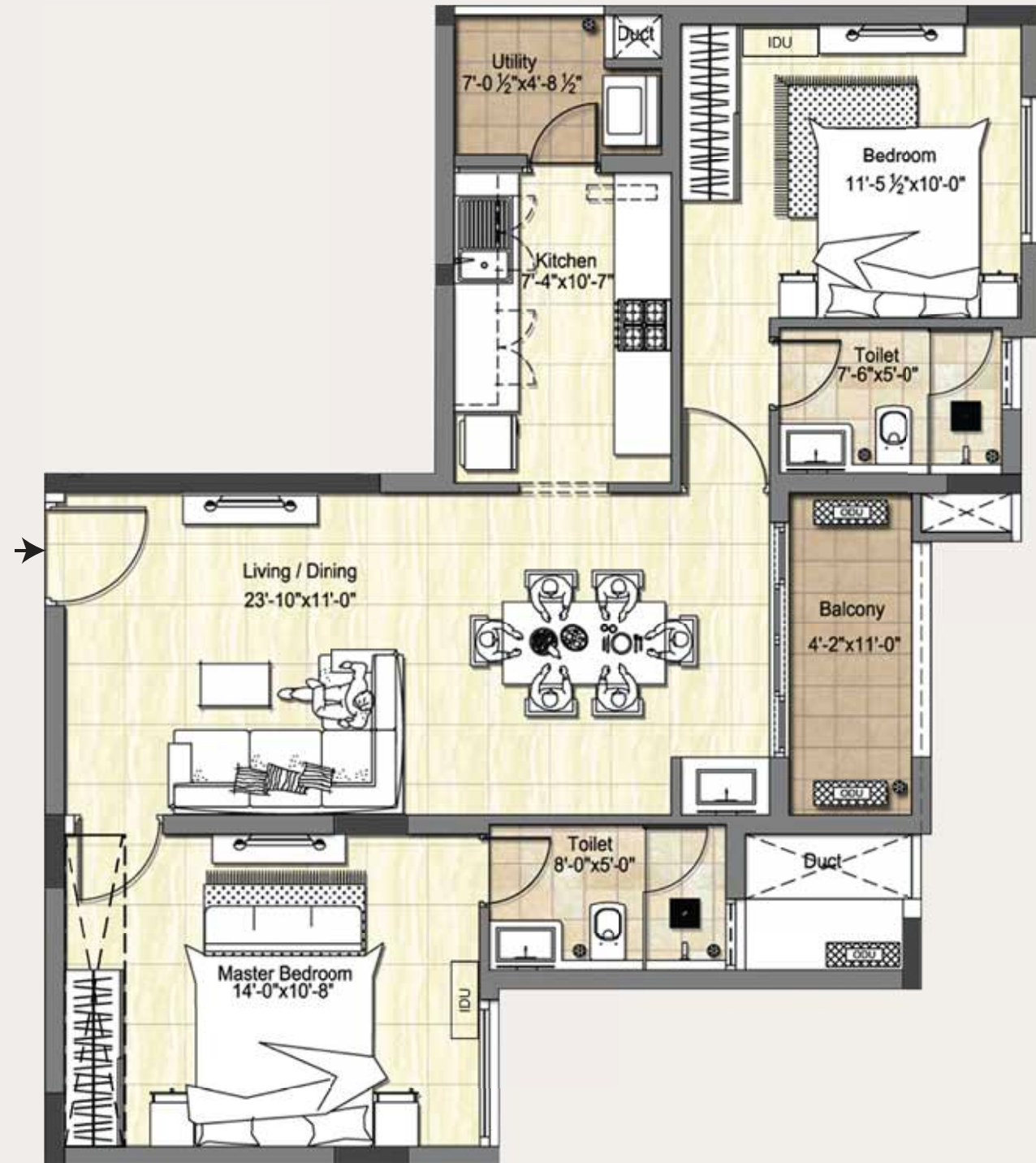




**ISOMETRIC UNIT PLAN 3**  
(3 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1639 sq ft  
Carpet Area - 1137 sq ft



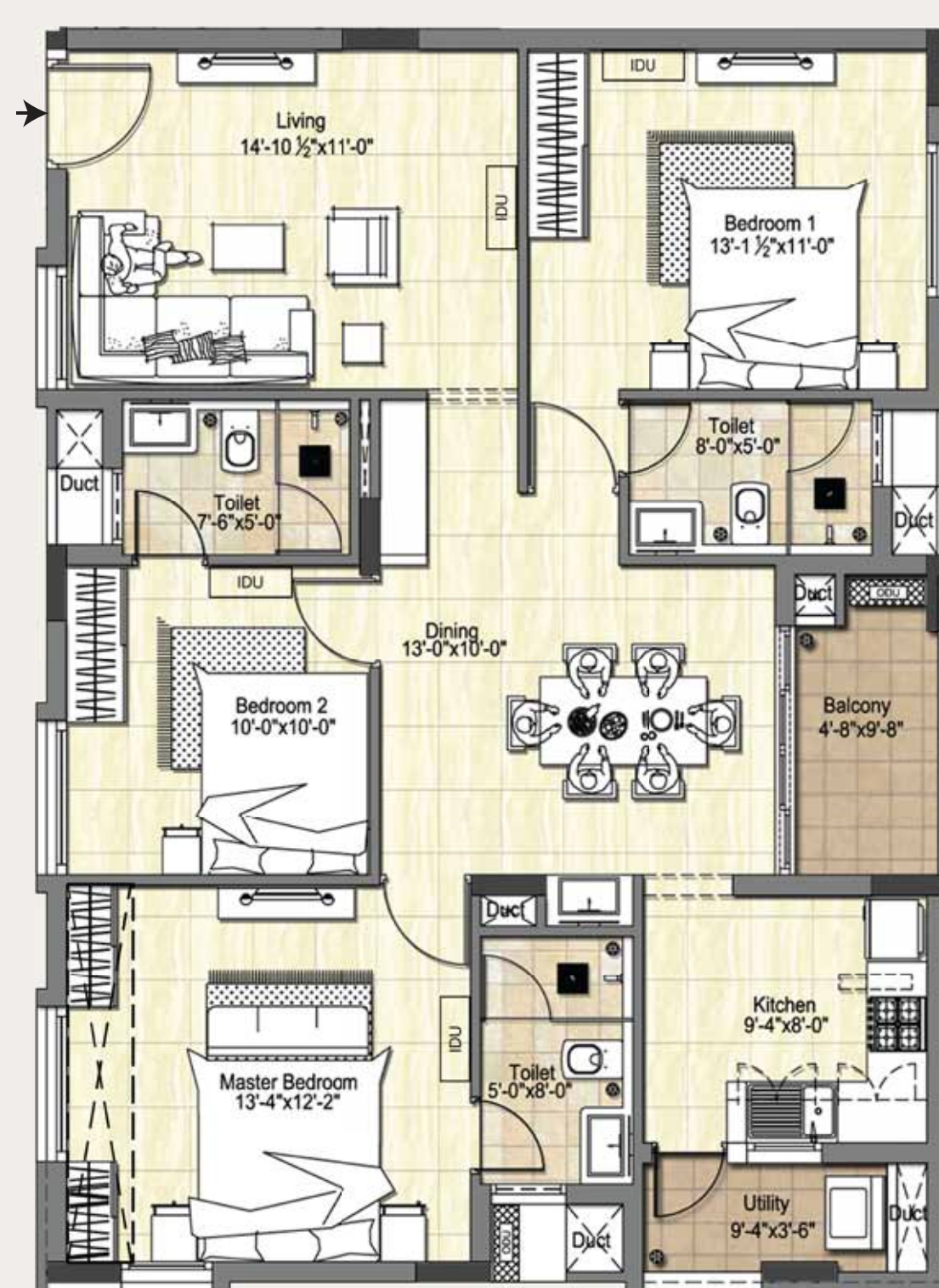




**ISOMETRIC UNIT PLAN 4**  
(2 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1147 sq ft.  
Carpet Area - 788 sq ft



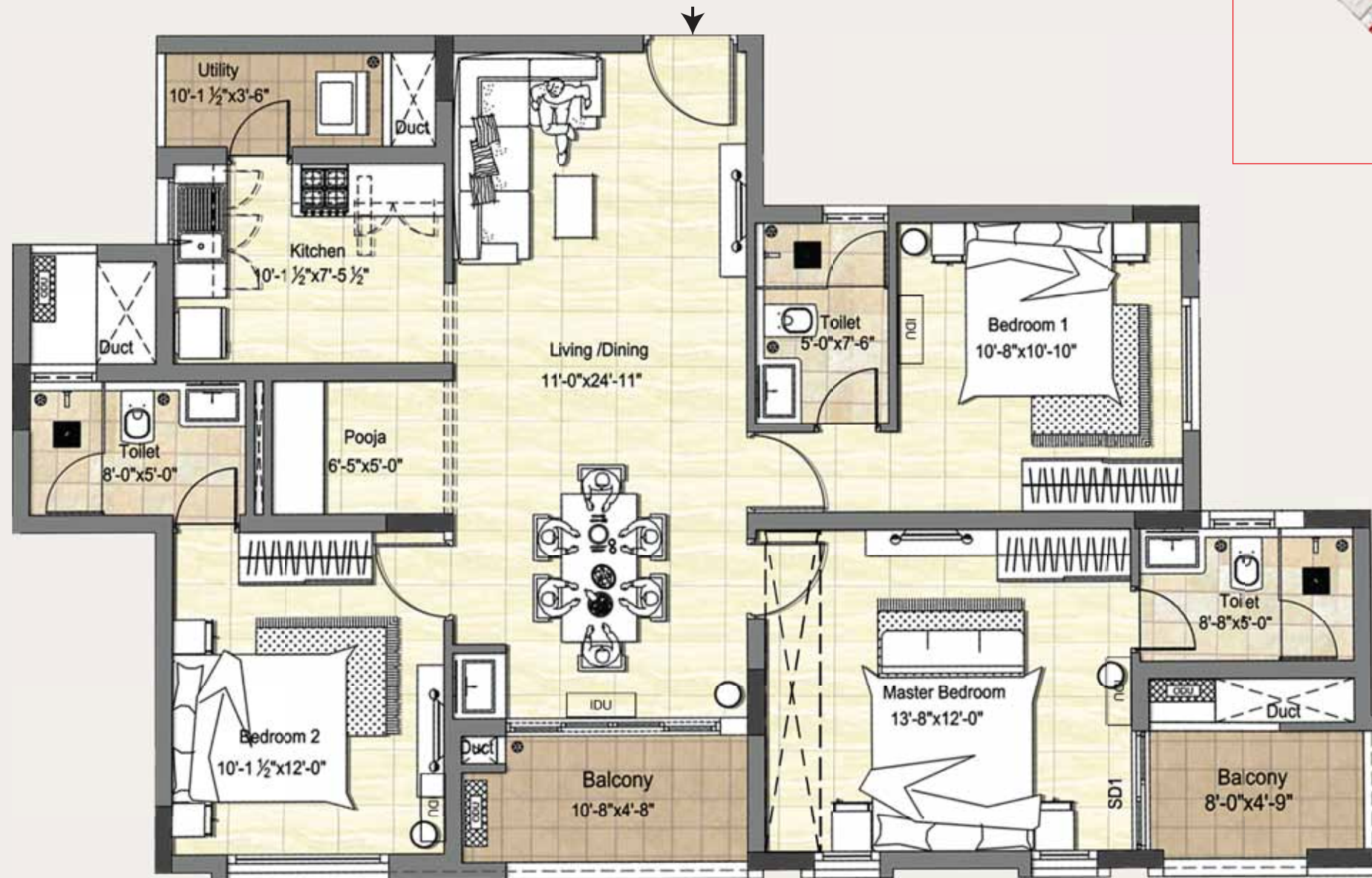




**ISOMETRIC UNIT PLAN 5**  
(3 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1475 sq ft  
Carpet Area - 1021 sq ft







**ISOMETRIC UNIT PLAN 6**  
(3 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1536 sq ft  
Carpet Area - 1058 sq ft







**ISOMETRIC UNIT PLAN 7**  
(2 BHK: 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)

Saleable Area - 1234 sq ft  
Carpet Area - 842 sq ft



SPECIFICATIONS

SUB STRUCTURE AND SUPER STRUCTURE	:	Pile Foundation and Single Basement as per Structural Design RCC Framed Super - Structure as per Seismic Zone 3 compliance with Fly Ash Bricks / Solid Blocks / Hollow Blocks as per the consultant	
FLOORING & SKIRTING	:	3' x 3' (900 x 900) Matt Vitrified Tile Flooring and Skirting ( <i>with butt finish</i> ) for Living and Dining, Laminated Wooden Flooring & Skirting for One Master Bed Room ( <i>Laminated wooden flooring will add premiumness and it is also maintenance free / heat resistance</i> ) 2' x 2' (600 x 600) Vitrified Tile flooring and skirting for Kitchen and Other Bedrooms. 1' x 1' (300 x 300) Antiskid Tile flooring and skirting for Bathroom,Utility and Balcony	
KITCHEN & UTILITY	:	Glazed wall tiles above kitchen counter slab up to 2 feet high Granite 20mm Countertop with Stainless Steel Single Bowl Sink Provision for Exhaust Fan and RO System for purified Water ( <i>Purified water for drinking/cooking for better health</i> ) Provision for Inlet / Outlet of Washing Machine 1' x 1 1/2' (300 x 450) wall tiles up to 3' feet height in Utility	
BATHROOM WALLS & CEILING	:	1' x 1 1/2' (300 x 450) wall tiles up to 7 feet height False Ceiling in Bathrooms above 7 feet height ( <i>Easy maintenance of plumbing lines &amp; covers geysers</i> )	
COMMON AREA FLOORING	:	Ground floor lobby & Lift Cladding	: Granite
		Other floors Corridors	: Granite Tiles (U)
		Staircase ( <i>All Floors</i> )	: Granite (U)
		Terraces	: Weather Coarse and Pressed Clay Tiles
		Basement and Stilt Car park	: Granolithic Cement Flooring with Reflector Paint Demarcation and Mosaic Marble Chips on stilt floor Car Parking
		Driveways	: Interlocked Paver Blocks
BATHROOM	:	CP Fittings	: Grohe / Kohler / Bravat or equivalent
		Wash basin	: American Standard / Kohler / Bravat or equivalent
		EWC	: American Standard / Kohler / Bravat or equivalent
		Provision for Geyser & Exhaust Fan	
DOORS & LOCKS-MAIN DOORS/ INTERNAL DOORS & WINDOWS	:	Main Door	: Teak Doors with Teak Frame (U)
		Bedroom Doors	: Pre-engineered Flush Doors ( <i>Jacsons or equivalent</i> )
		Bathroom Doors	: Laminated Pre-engineered Flush Doors ( <i>Jacsons or equivalent</i> )
		Balcony Doors	: French UPVC Door double glazed door with Bug Mesh
		Locks	: Godrej double lock lever key system for Main Door and single lock lever key system for Internal Doors
PAINTING	:	Interior Walls	: Plastered & Double Putty Finished Walls with One Coat of Primer and Two Coats plastic emulsion
		Ceiling	: Plastered & Double Putty Finished Ceiling with One Coat of Primer and Two Coats plastic emulsion ( <i>Ensures smooth ceiling for people not opting for false ceiling</i> )
		Exterior Walls	: Plaster finished, Double putty with Weather Proof Emulsion Paint or combination of Natural Tiles / Shera Plank / Weather Proof Texture Paint as decided by architect (U)

	Staircase Walls	:	Two coat putty, Single coat Primer & Single Coat of Plastic Emulsion
	Basement Walls	:	Stilt Floor Ceiling and Common Area Columns and Walls - Plastered and Cement Paint
WATER - PROOFING	:	Waterproofing in Bathroom, Terrace, Balcony & Utility	
ELECTRICAL & HVAC	:	All internal and external PVC Conduits with ISI brand wire. Modular switches of Panasonic or equivalent. 3 Phase connection for each apartment with ELCB Circuit Breaker All conduit with Copper Pipes pre-installed as provision for A/C <i>(Ease of fixing your air-conditioner without calling plumber to drill the walls)</i>	
ELECTRICAL POINTS MATRIX	:	Living	- 2 light points + Chandelier Point + 1 Fan point + 1 FO point + 2 (6 A) points + 2 (16 A) AC points
		Dining	- 2 light points + 1 Fan point + 1 AC point + 1 (6 A) + 1 (16 A) AC point
		Bedroom	- 2 light points + 1 AC point + 1 FO point + 1 (6 A) + 1 (16 A) AC point
		Toilet	- 2 light points + 1 EO point + 1 Geyser point + 1 (16 A) point
		Kitchen	- 1 light point + 2 (16 A) points + 1 RO point + 1 (6 A) point
		Utility	- 1 light point + 1 (16 A) point
		Balcony	- 1 light point + Ceiling Fan + 1 (6 A) point + Provision for Inverter
COMMUNICATION / ENTERTAINMENT	:	Standard ISI wiring for Telephone / Internet connectivity / Provision for DTH Connectivity on the Terrace Video Door Phone	
WINDOWS	:	UPVC Double Glazed Windows with Bug mesh tract (U) <i>(Prevents Noise, Heat and ensures peaceful stay inside the apartment. Also Bug mesh protects you from the menace of mosquitoes)</i>	
	:	Grills for all Windows (U)	
ELEVATOR	:	Kone / Fujitec or equivalent - 2 Stretcher Elevator Machine Room Less Elevator <i>(Less power consumption &amp; take less space in a building)</i>	
POWER BACK-UP	:	1 KVA for Regular 2 BHK and 1.5 KVA for 3 BHK with Automatic Current Changeover and Limiter (U) <i>(Instead of pre-designated use of equipments during power cut. Flexibility to use equipment / appliances of choice within the allotted power capacity.)</i> Provision for Inverter (U) Common Areas - Full Power Back-up	
PLUMBING	:	All internal Plumbing in CPVC pipes, External in UPVC/PVC pipes	
RAILINGS	:	Balcony Railing	- Stainless Steel Railing with Toughened Glass (U) (Provides added protection as well as improves aesthetics of the balcony)
		Staircase Railing	- Stainless Steel Hand Railing with Toughened Glass (U)
AMENITIES	:	Inner Courtyard <i>(Promotes community living &amp; ensures 4-sided ventilation for all the apartments).</i> Well Equipped Gymnasium, Gaming Zone for Kids, Hydropneumatic Pressure System, 24 X 7 Security, Surveillance Camera in Common Areas with CCTV, Water Treatment Plant, Sewage Treatment Plant, Wi-Fi connectivity. 24/7 security & surveillance camera in common areas. Hydropneumatic pressure system <i>(Provides water at constant pressure in all apartments irrespective of the floor vis-à-vis traditional overhead tanks)</i>	



## — ABOUT — DRA

**33 years** of impeccable  
track record in  
Bangalore & Chennai



10 million+ sq ft of  
completed projects &  
**7220 apartments**  
handed over



Have a Base of **11,200**  
**Satisfied Customers**



Residential projects  
worth **₹1750 crores**  
**under execution**  
**in Bangalore**  
**and Chennai**





It's with immense pleasure that we present Tuxedo, one of our most prestigious residential projects. And like all our projects, it has excellence and innovation in its DNA and symbolises three decades of quality and trust.

We've designed it with a single-minded purpose: To mirror the accomplishments and aspirations of achievers, of real life aces. That's why we've handpicked Velachery as the location. The fast developing suburb, which is 20 minutes from Anna Salai, serves as the perfect backdrop for your forays into the future. We've come up with a striking, contemporary design that's in tune with your relentless pursuit for perfection. And we've ensured a world of thoughtful amenities that live up to your idea of perfection. Right from meticulous planning to immaculate detailing, we've made sure everything helps you make a statement without saying a word.

We take this opportunity to invite you and your family to experience the charms of Tuxedo firsthand. We hope you enjoy our tribute to real life aces as much as we've enjoyed creating it for you.

Ranjeeth Rathod

A stylized, handwritten signature in black ink, appearing to read 'Ranjeeth Rathod'.

Managing Director  
DRA Group, Chennai



PAYMENT SCHEDULE

PAYMENT STAGES	% OF PAYMENT DUE
Booking Amount	₹2 lakh
Balance Booking Amount (within 15 days)	15% (Less booking amount)
On Agreement (within 1 month)	15%
On Completion of Foundation	15%
On Completion of Stilt Floor Roof Level	6%
On Completion of 1st Floor Roof Level	6%
On Completion of 3rd Floor Roof Level	6%
On Completion of 5th Floor Roof Level	6%
On Completion of 7th Floor Roof Level	6%
On Completion of 9th Floor Roof Level	5%
On Completion of Brick Work	5%
On Completion of Plastering	5%
On Completion of Internal Finishes	5%
Upon Obtaining Completion Certificate (Corpus fund & Maintenance fee additional)	5%
TOTAL	100%

## OUR PARTNERS FOR DEVELOPMENT:

ARCHITECT:  Kharche & Associates | JOINT VENTURE:  GREATA

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## HOME LOANS FROM:



## HOME INSURANCE







CMDA Approval No. (9070/2016)

**Site Office:** Block No: 176, Inner Ring Road, Velachery, Chennai - 600 042. **Land Mark:** Near MRTS Railway Station / Opp. Sunshine Academy School

**Corporate Office:** #480, 1<sup>st</sup> Floor, Khivraj Complex - II, Anna Salai, Nandanam, Chennai - 600 035 | Ph: **+ 91 72000 98888** | **+ 91 72000 97777** | **+ 91 44 4560 7800**

**[www.tuxedochennai.com](http://www.tuxedochennai.com)**

**Disclaimer:** This brochure does not constitute a legal offering. Elevations, specifications, plans and other offerings are subject to change without notice.