



*Journey
to the
Centre of
Everything*

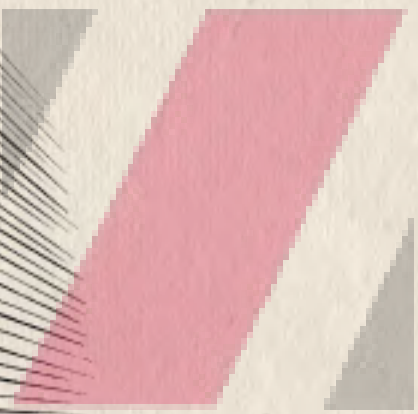
Introducing Sirius – luxury apartments located in the heart
of T. Nagar, the heart of Chennai.

adroit
Ahead Thinking

www.Zricks.com

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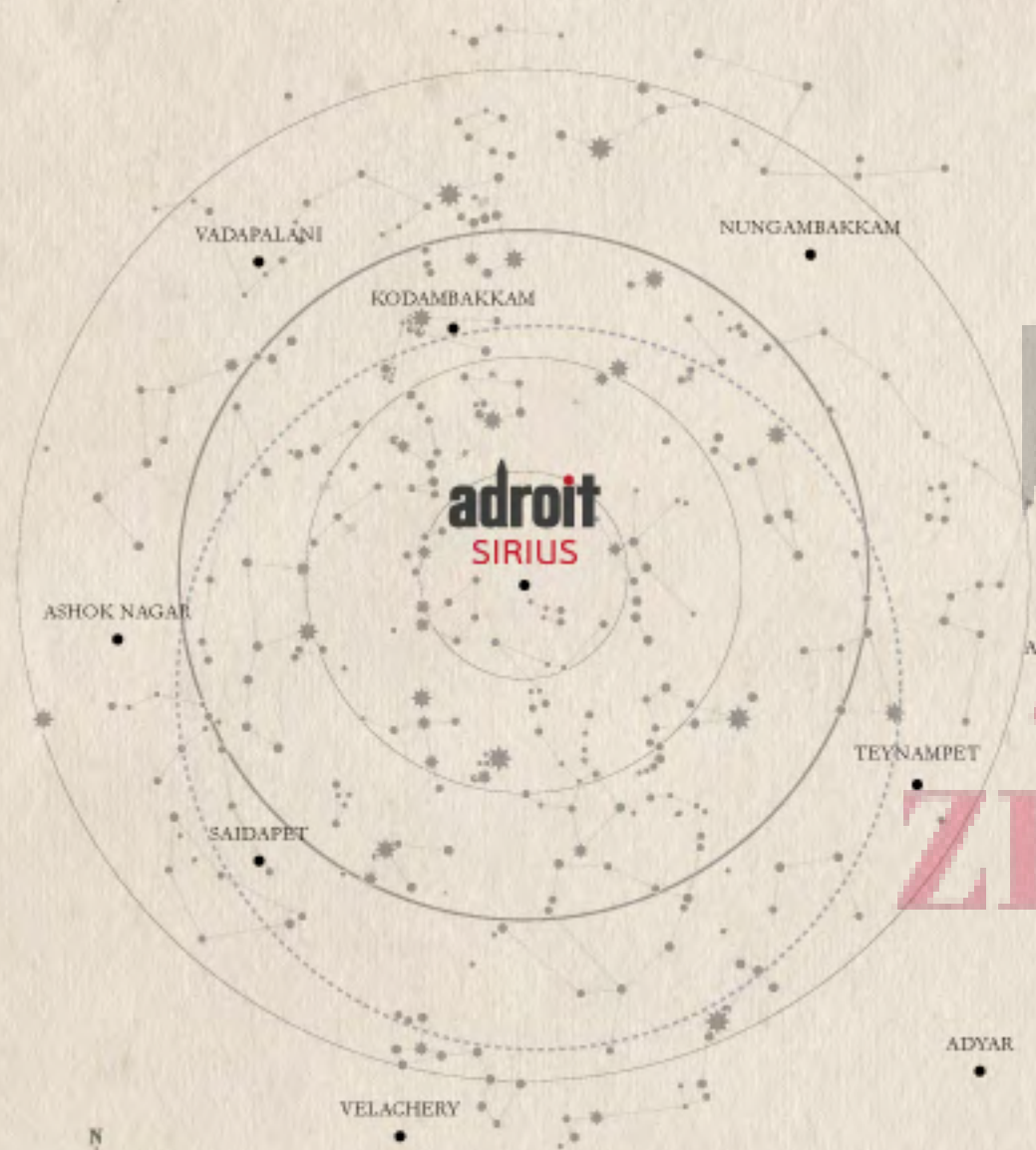
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ACKNOWLEDGEMENT

*T*his project is dedicated to the architects and engineers who have brought Sirius into the realms of reality. None of this would have been possible without their passion and hard work. Any attempt to translate their dedication into words would fall short.



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FOREWORD

P rime apartments in the heart of the city – that’s what fantasy is made up of. Or at least it was a few years ago when finding a luxury apartment bang in the middle of Chennai was just about as hard as digging your way to the centre of the earth.

But now, finding a home in the heart of the city has become a reality.

A reality named Sirius.



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PROLOGUE

*M*illions of light years away, rests a star, one that shines brighter than the others. A solitary gem that is the focal point of the galaxy it inhabits.

The star was named Sirius, after the Greek word Seirios, meaning scorcher. So, we thought it would be apt to have our latest project go by the same name.

On one hand, we have a range of luxury apartments in T. Nagar. And on the other hand, we have a story of exploration and living. A tale that is both comforting and fascinating.

This is the story of Sirius.

T. NAGAR - THE 'EVERYTHING' NAGAR.

T Nagar has everything in store. Literally. From genuine Kanchipuram Silk Sarees to Made-in-China electronic goods. From gold jewellery to cosmetics, from mobile phones to furniture, from fruits to vegetables, from toys to books, and in short, from everything to anything.

Each store is humungously loaded. The iconic Ratna Stores, for instance, has everything a new home could ask for. And with names like Saravana Stores, Witco, Vivek's, Vasanth and Co. and Pothy's who needs a Walmart? And to add a touch of South Indian tradition we have the ever famous Nalli Silks, Kumaran Silks, RMKV and Sundari Silks. If that is not enough there are hundreds of roadside shops, now conveniently located in one big mall.

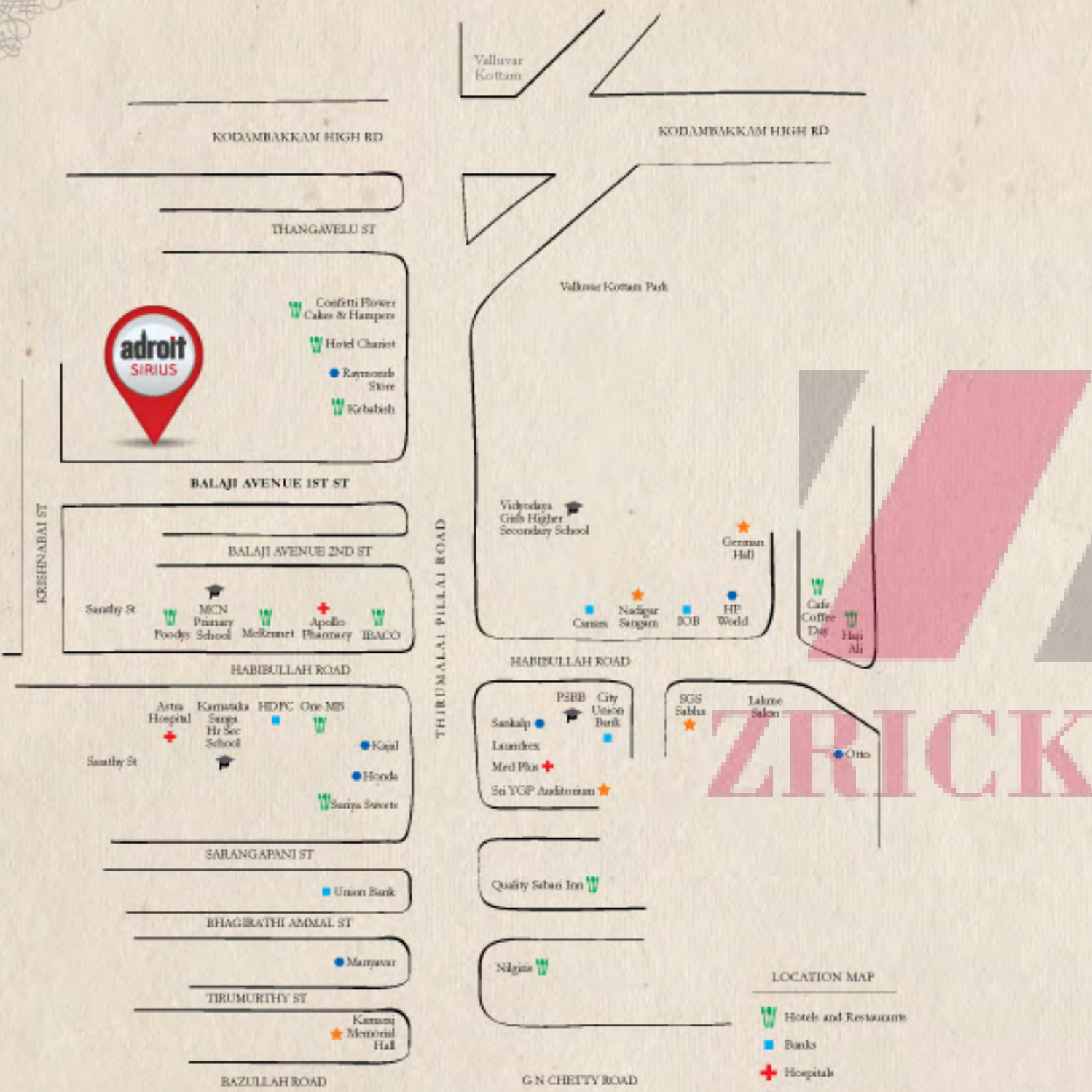
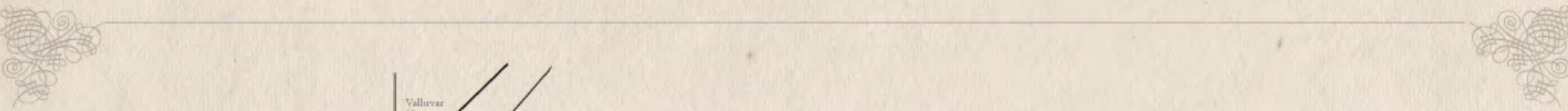
The place is never short of glitter, either. The GRT, Alukkas Jewellery stores and the likes have jewellery for your entire generation and the generations to come.

And more importantly, T. Nagar has the best eating joints in the city - barbeques, pubs, Chettinad restaurants, pizza delis, and places serving traditional South Indian food. It's an around-the-world trip for your palate. And you can't walk on the sidewalk without the aroma of freshly ground coffee from Madras Coffee House and Ratna Cafe (to name a few) hitting your senses.



Oh, there's also plenty of space for early morning joggers and walkers. Panagal Park, Natesan Park and Jeeva Park all have their walkers' associations that are extremely active. These parks are also perfect for an evening stroll or for just taking a break from the fast-paced highway of life. T. Nagar has something for worshipers, too. They needn't look beyond Venkatmarayana Road which is lined up with temples of various deities.

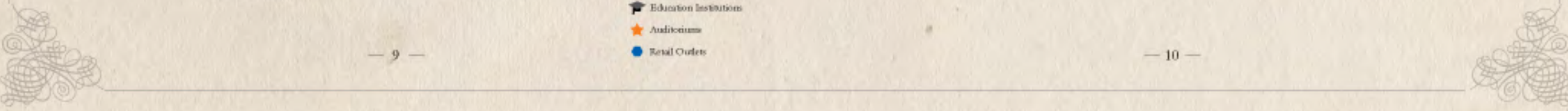
T. Nagar is also a place for musical intellects, especially during the December Music Season when the Sabhas come alive. Ranganathan Street, Usman Road, Panagal Park and Pondy Bazar – they are the go-to shopping, recreational and eating destinations of Chennai. And guess what, you're at the centre of all this.



THE CENTRE OF EVERYTHING

Sirius is located at the heart of T. Nagar, which is at the heart of Chennai. Which means you'll be close to, well, everything – schools, malls, markets, hospitals and a whole lot more. And if you feel like a day in the sands, the beach is just a 15-minute drive away.

It's a world you never thought existed, ready to be discovered.

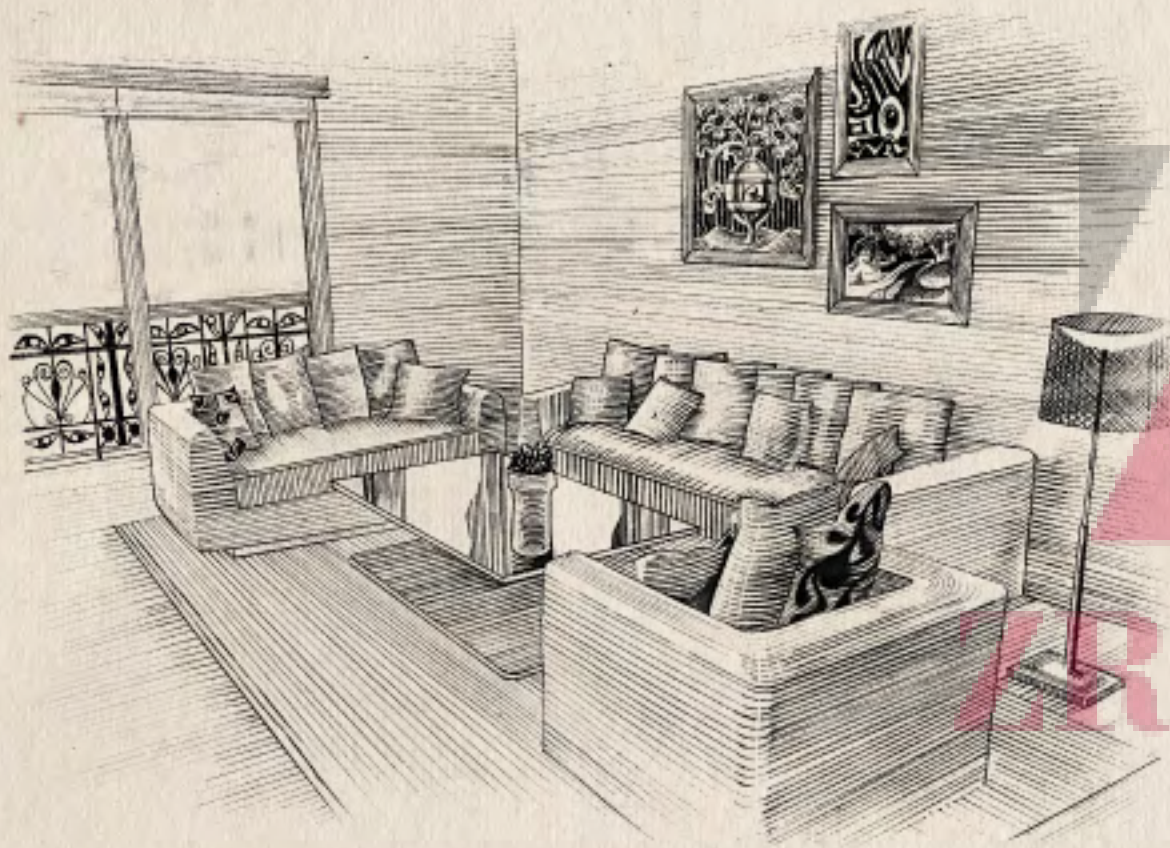




CHAPTER 1:

*H*ow it all starts – The family and their living room

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The living room is a picture of elegance, with simple chic and contemporary style adding fashion and function to the room. A wall of windows naturally illuminates the area while visually expanding the living space well beyond its four walls. The perfect place for entertaining guests with an anecdote or two. Also, just right if all you plan on doing is catching a match on TV.

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CHAPTER 2:

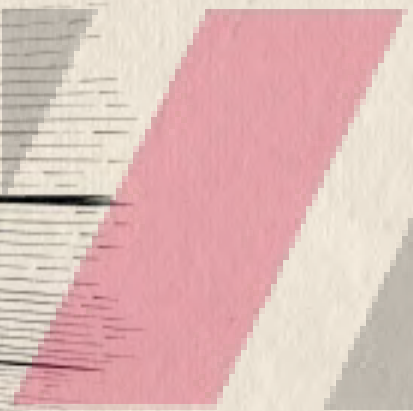
The centre of privacy – The bedroom





Step into one of these spacious rooms, leave your worries by the door and let your heart sing for joy every day. The bedrooms are designed to make your life sheer bliss be it taking a short nap or just enjoying the perfect view from the balcony.

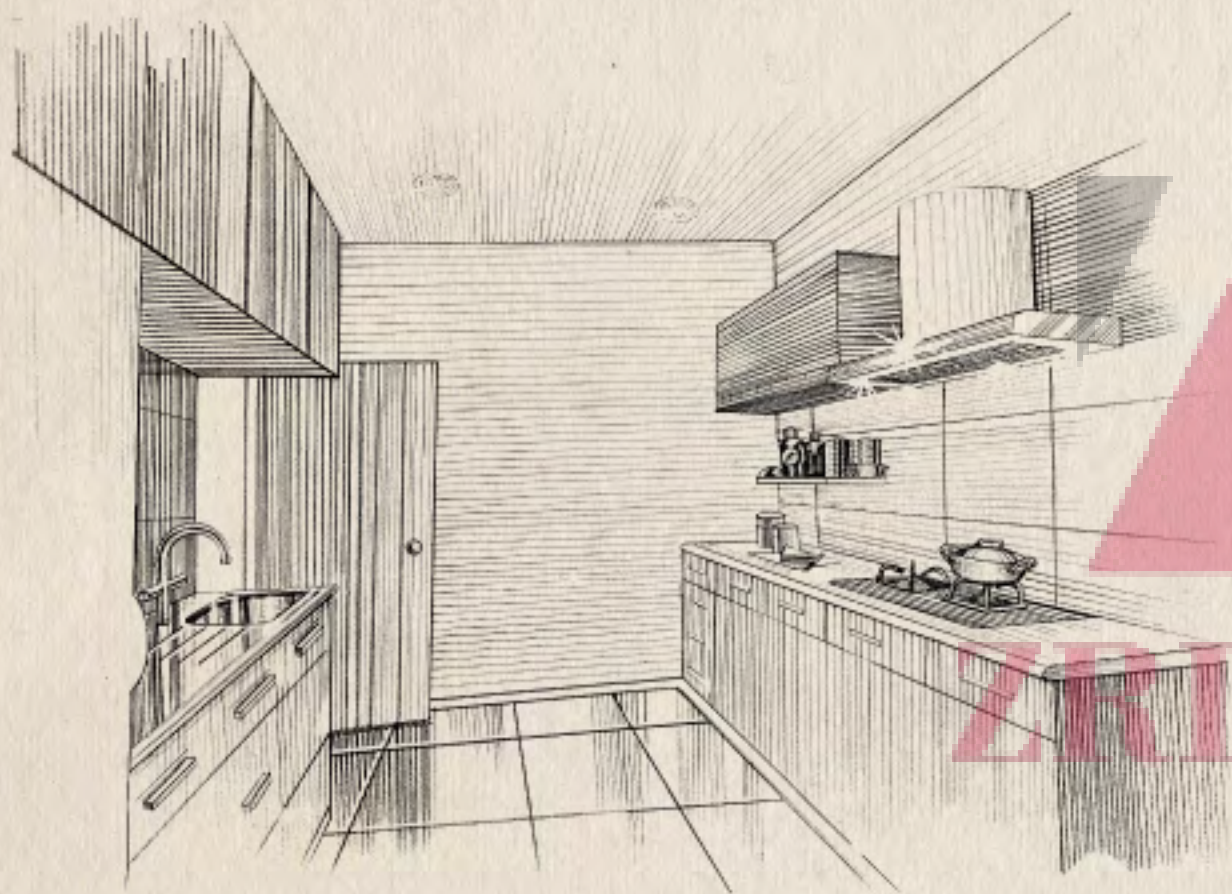
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CHAPTER 3:

The fascinating middle world – The kitchen



A combination of fashion and function, the kitchen is a nice place for dishing up something exotic for the dining table. It is a combination of cool style and efficiency. The dining area is a delicious little nook for intimate dinners and conversations.

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CHAPTER 4:

The core of refreshing energy – The bathroom

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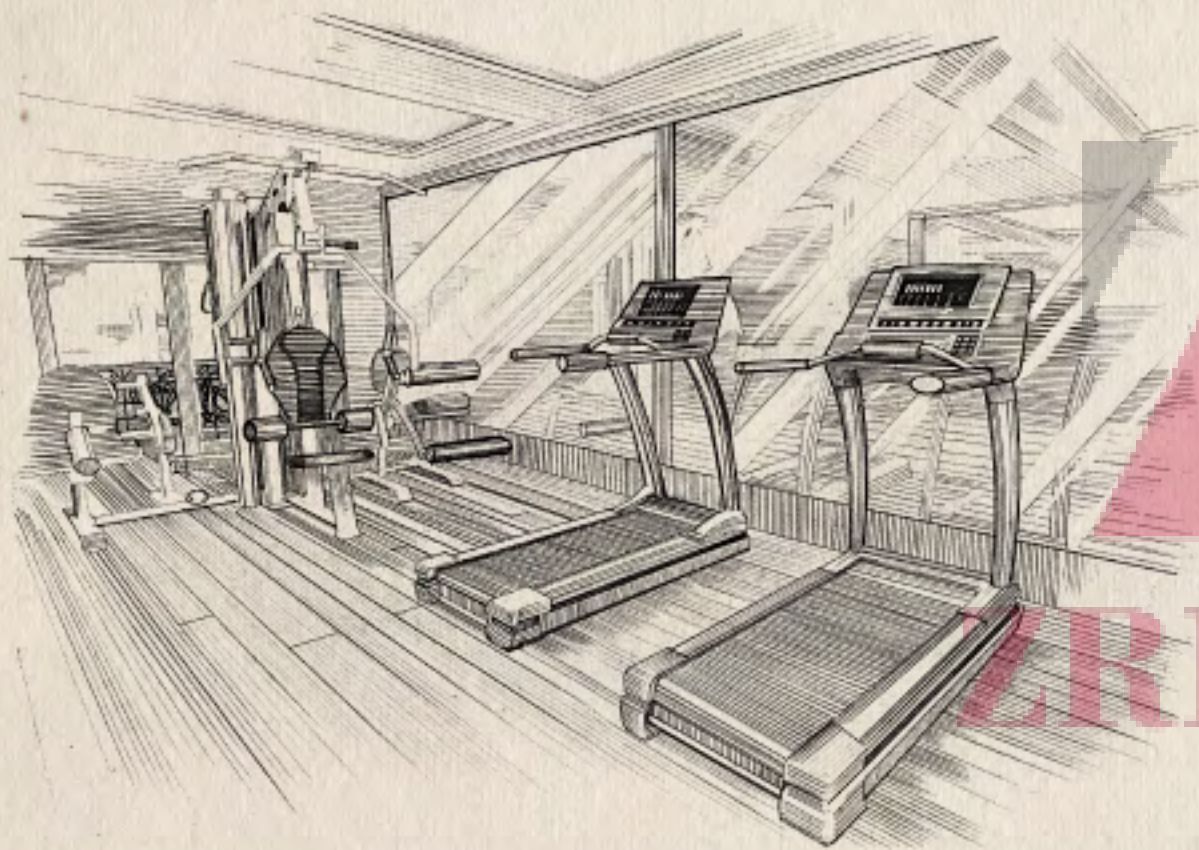
The bathroom is clean and contemporary, simple in its style. Not to mention the anti-skid tiles, ceramic tiles and the classy shower enclosure.

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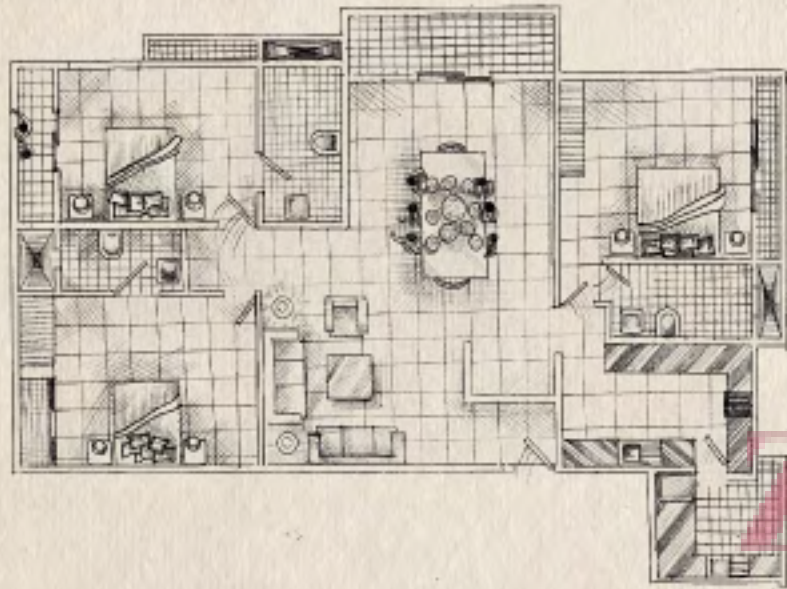
CHAPTER 5:

*E*xploring a whole new world – A whole new world of amenities



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A gym and a multi-purpose hall – everything you'll need to work away the day's stress. Or even if you just feel like hanging out. All these right in the centre of the city.

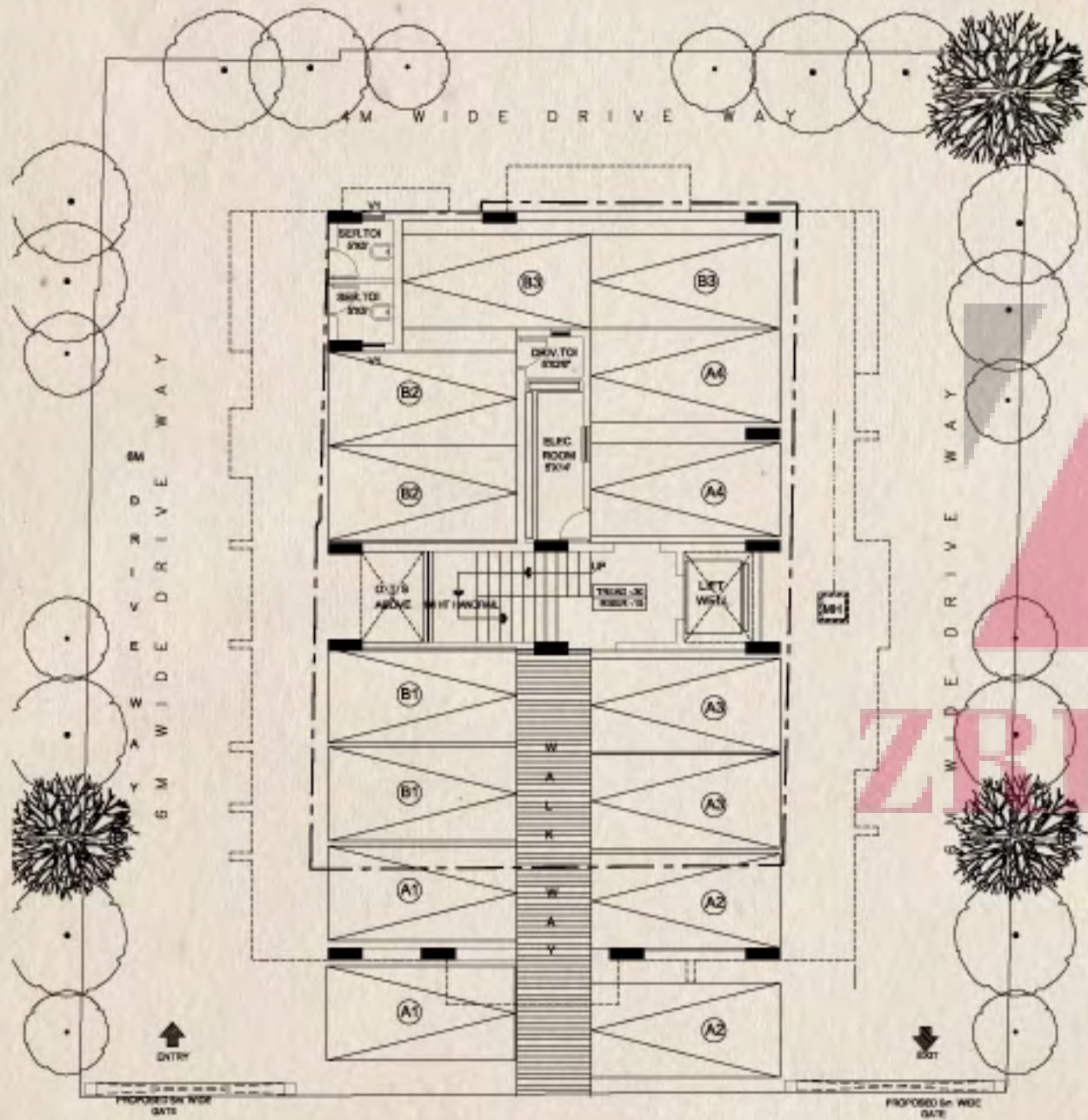


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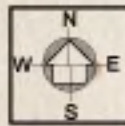
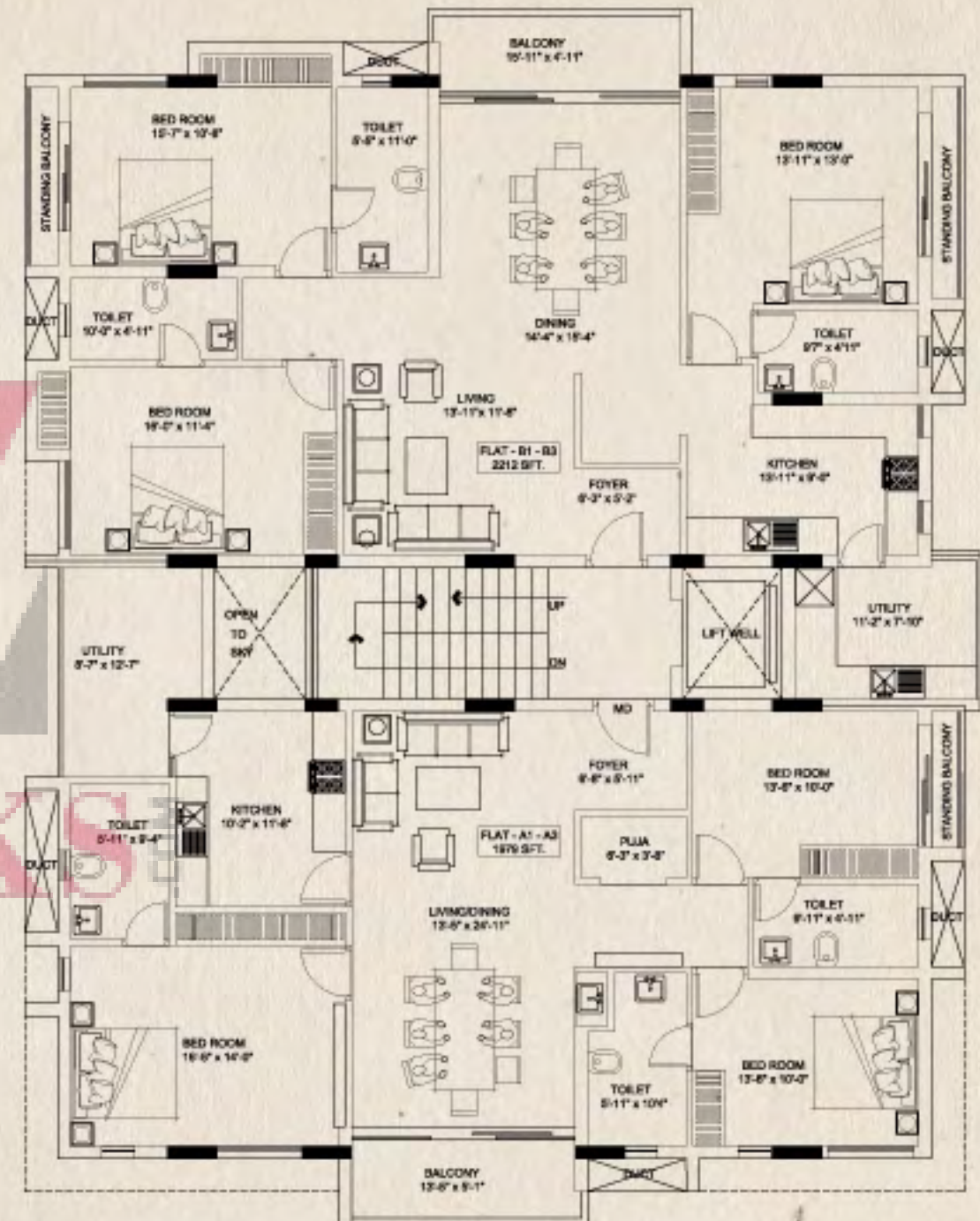
CHAPTER 6:

*A*ll's well that ends well – Floor plans

SITE CUM STILT FLOOR PLAN

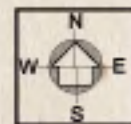
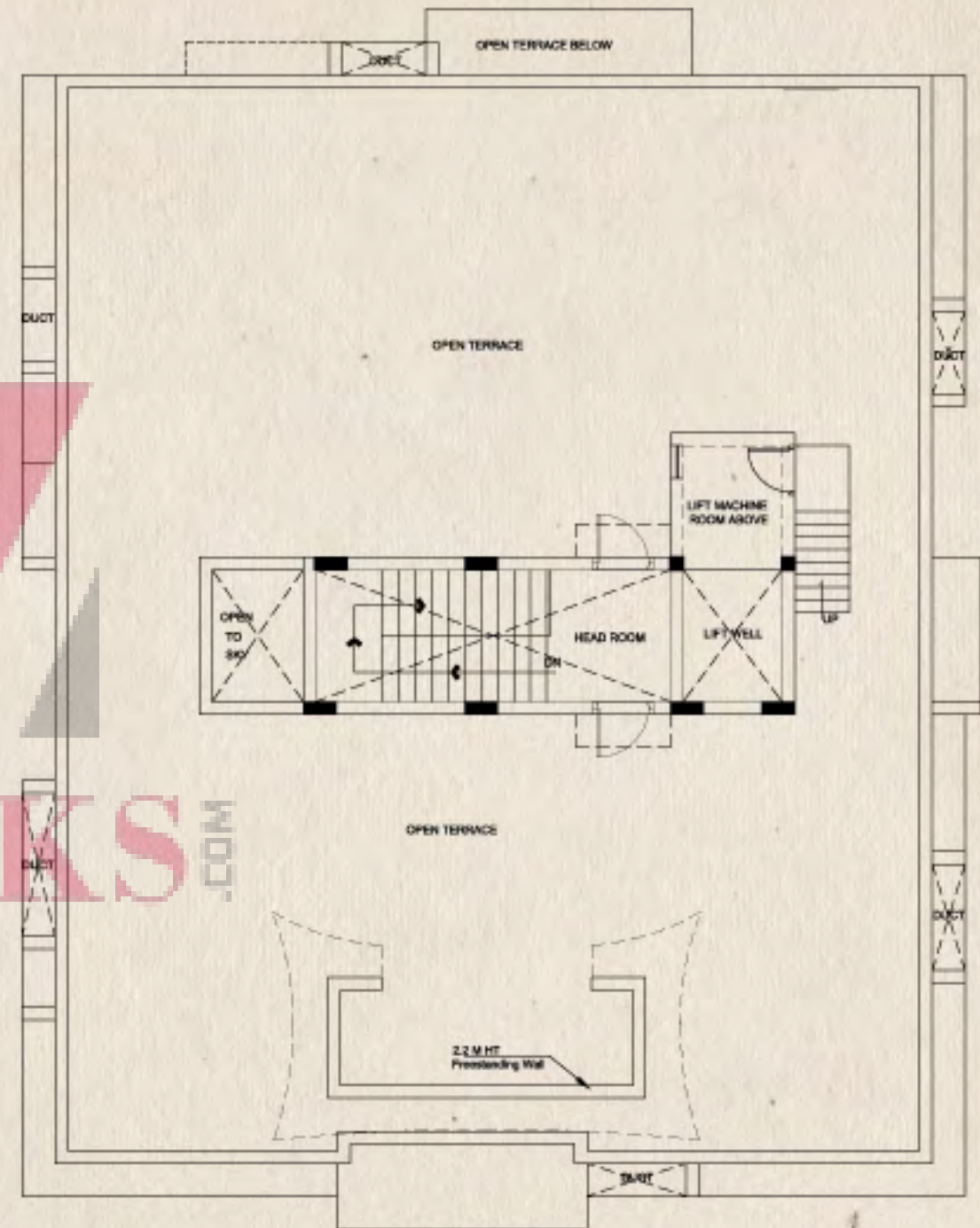
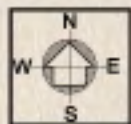
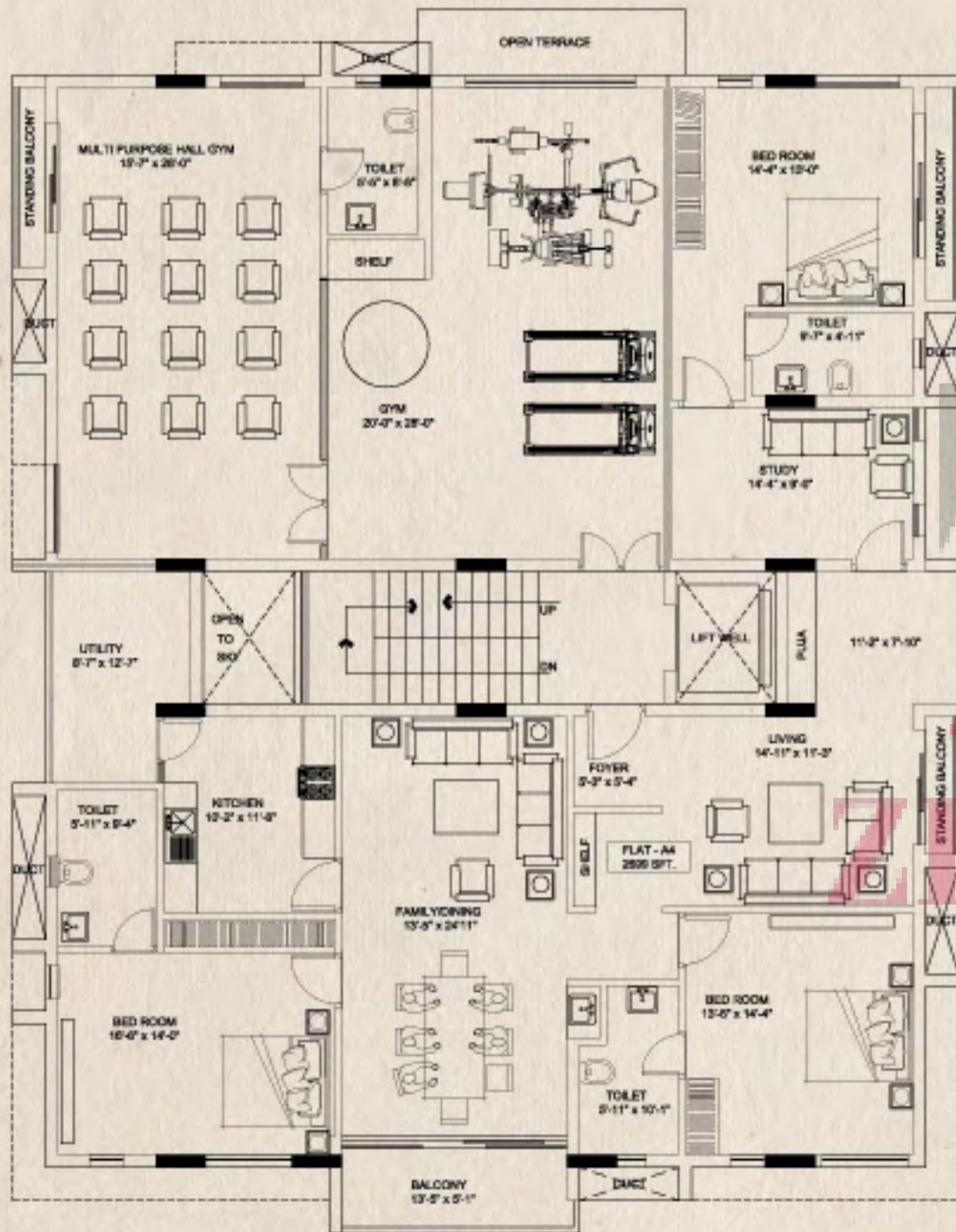


TYPICAL FLOOR PLAN
(First, Second, Third)



FOURTH FLOOR PLAN

TERRACE PLAN



SPECIFICATIONS

STRUCTURE:

The building is R.C.C framed structure with Bricks / Fly-ash masonry wall.

FLOORING:

Foyer, Living & Dining	- Imported / Engineered Marble*
Bedrooms	- 600 x 600 Vitrified Tiles (Somany)*
Kitchen	- 600 x 600 Vitrified Tiles (Somany)*
Balconies	- Anti-Skid Tiles (Somany)*
Staircase & Lobbies	- Natural Stone / Vitrified Tiles*
Car Parking	- Granolithic Flooring*
Driveway	- Paver Blocks*
Bathroom	- Floor – Anti-Skid Tiles and Wall – Ceramic Tiles upto 7' ht in all areas (Somany)*
Wash Area	- Flooring – Anti-Skid Floor Tiles and Wall – Ceramic Tiles up to 3'0" (Somany)*

DOORS:

Main Doors	- Teakwood Frame Flush Door with both sides Teak Finish and Melamine Polish*
Bedroom Doors	- Solid wood frames with Flush Door with laminate finish/ Moulded Doors*
Bathroom Doors	- Solid wood frames with Flush Door of WP grade*
Locks / Hardware	- Dorma / Dorset*

WINDOWS:

- All rooms shall have UPVC sliding windows with 5mm clear float glass and necessary hardware (Wintech)*
- Bathroom ventilators shall be UPVC with Exhaust Provision (Wintech)*
- Grills – Mild steel half grills grouted on wall with enamel paint finish as per architect's design*
- Balcony doors shall have UPVC Sliding glass door (Wintech)*

ELECTRICAL:

- All internal circuits with PVC with ISI mark*
- ISI mark quality wire will be used for entire building (Finolex / RR Cables)*
- Switches (Litaski)*
- Telephone point in living and all bedrooms*
- A/C Point in all bedrooms*
- Adequate light, fan & power points as per architect's recommendation*
- All flats will have 3-phase connection with independent meters*
- Cable provision in living and all bedrooms*

PLUMBING & SANITARY:

- Concealed CPVC / UPVC pipe lines*
- CP fittings – Grohe / Parryware*
- Sanitary fittings – Roca / Parryware*
- Shower enclosure in Master Bedroom*
- Wash basin Counter top in Master Bedroom – Granite*

KITCHEN:

- Counter top – Black Granite*
- Sink – Stainless Steel sink (Nirali / Diamond)*
- Wall Ceramic Tiles upto 2 ft high above counter (Somany)*

PAINTING:

- Internal – Walls to be finished with cement-based Putty and two coats of Premium Emulsion Paint (Asian)*
- External – Exterior Emulsion Paint (Asian)*
- Ceiling – Cement Paint*

LIFTS:

- Johnson Lift*
- Facia (Marble / Granite)*

SECURITY:

- Video Entry Phone*
- Security Cabin*

BACK-UP POWER:

- 100% Power back-up*

AIR CONDITIONING:

- Pre-installed high wall unit for all rooms*

GENERAL AMENITIES:

- Landscape on all suitable open spaces & pavements with paver blocks as per architect's design*
- Covered car parking / Reserved open parking*
- Underground sump*
- Compound wall in outer periphery with gate*

SPECIAL FEATURES:

- Designer Entrance Lobby*
- Well Equipped Gym*
- Multi Purpose Hall / WTP*



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THE ADROIT STORY

Adroit Urban Developers has, over a short span of time, built some of the most beautifully designed homes in Chennai and Coimbatore. The brilliance of our architects is matched only by the integrity and transparency of our processes. Our execution is precision driven, which means that we take every minor detail into consideration to ensure that our properties require minimum maintenance. All these values are born of our mantra: Ahead Thinking, the progressive thought that powers the innovation behind our buildings. We are putting this very principle to use while building close to 1000 homes across Chennai and Coimbatore from 600 to 5000 sq.ft. between ₹25 lakh and ₹12 crore.

We also make sure all our interactions are amenable and a pleasure to look forward to, on the journey to discovering your happy home.

OTHER PROJECTS - CHENNAI

adroit ORIGIN

A tribute to design - Pure design is a mix of craft, science and logic. In a way, it is an expression of your thoughts. And that is where Adroit Origin begins. Located in Adyar and spread across 30,000 sq.ft., Origin is Adroit's tribute to design.

adroit IMPERIA

A life less ordinary - Situated in the heart of Chennai in Nungambakkam, these dream apartments are the epitome of luxury. With only a limited number of apartments in a space of 22,000 sq.ft., Adroit Imperia is a statement in exclusivity.

adroit ARTISTICA

Artistically designed homes - Presenting high-end luxury living spaces for the discerning customer. Located on OMR, close to the Sholinganallur Junction, Adroit Artistica is a 3,70,000 sq.ft. development with state-of-the-art amenities guaranteed to give you the finest standards of living.

adroit DISTRICT | S

Efficiently designed spaces - Located on Thalambur Main Road and just 10 minutes away from Sholinganallur, District-S is all about efficient design and the judicious use of space. Each one of the 400 apartments comes with features that make living life in the fast lane a real breeze.

adroit SCULPTRA

Privacy and Luxury as one - Live in the lap of luxury in 5 exclusive, exquisitely sculpted apartments. Enjoy a life of extravagance in vast living spaces (2700 sq.ft. to 4600 sq.ft.) that are tucked away from the hustle and bustle of everyday life. Sculptra's features make it the perfect canvas on which you can create the story of your life.

OTHER PROJECTS - COIMBATORE

adroit IVORY

Pure, perfect and pristine - Another premium residential development of over 35,000 sq.ft., Ivory embodies purity and perfection when it comes to design. Coming up in the posh, well planned locality of RS Puram, Coimbatore, this project is sure to be an architectural marvel.

adroit ALTIUS

Art of living with pride - A premium residential property being developed in Gandhipuram at the heart of Coimbatore. Spread across 60,000 sq.ft., Altius draws inspiration from the art of Zen, making use of an ingredient many take for granted: space. Soaring to the skies, this could be your own piece of heaven.

CREDAI



NOTES:

Your heart is the centre and it knows what it wants.
All you have to do is write it down.

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