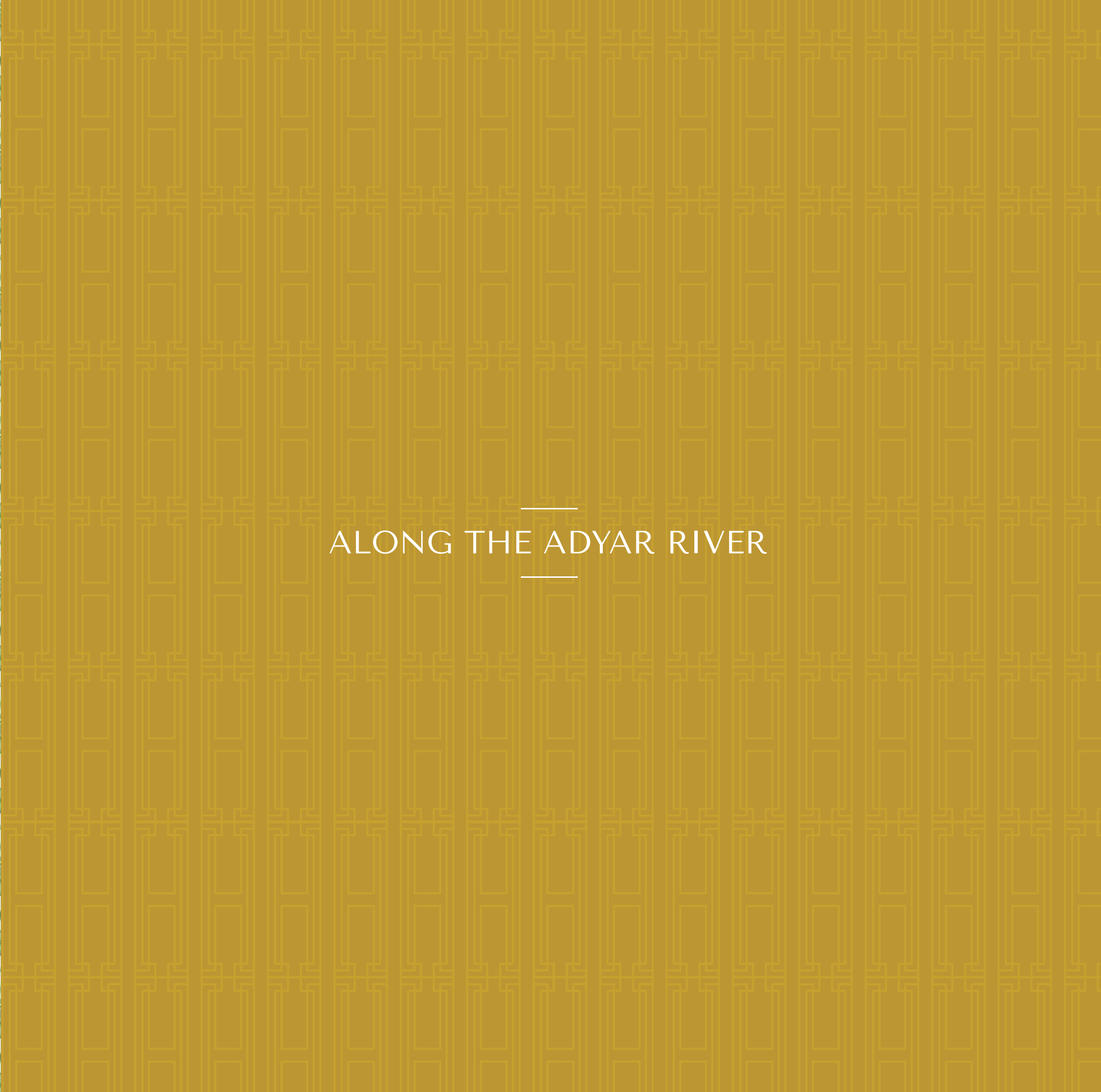
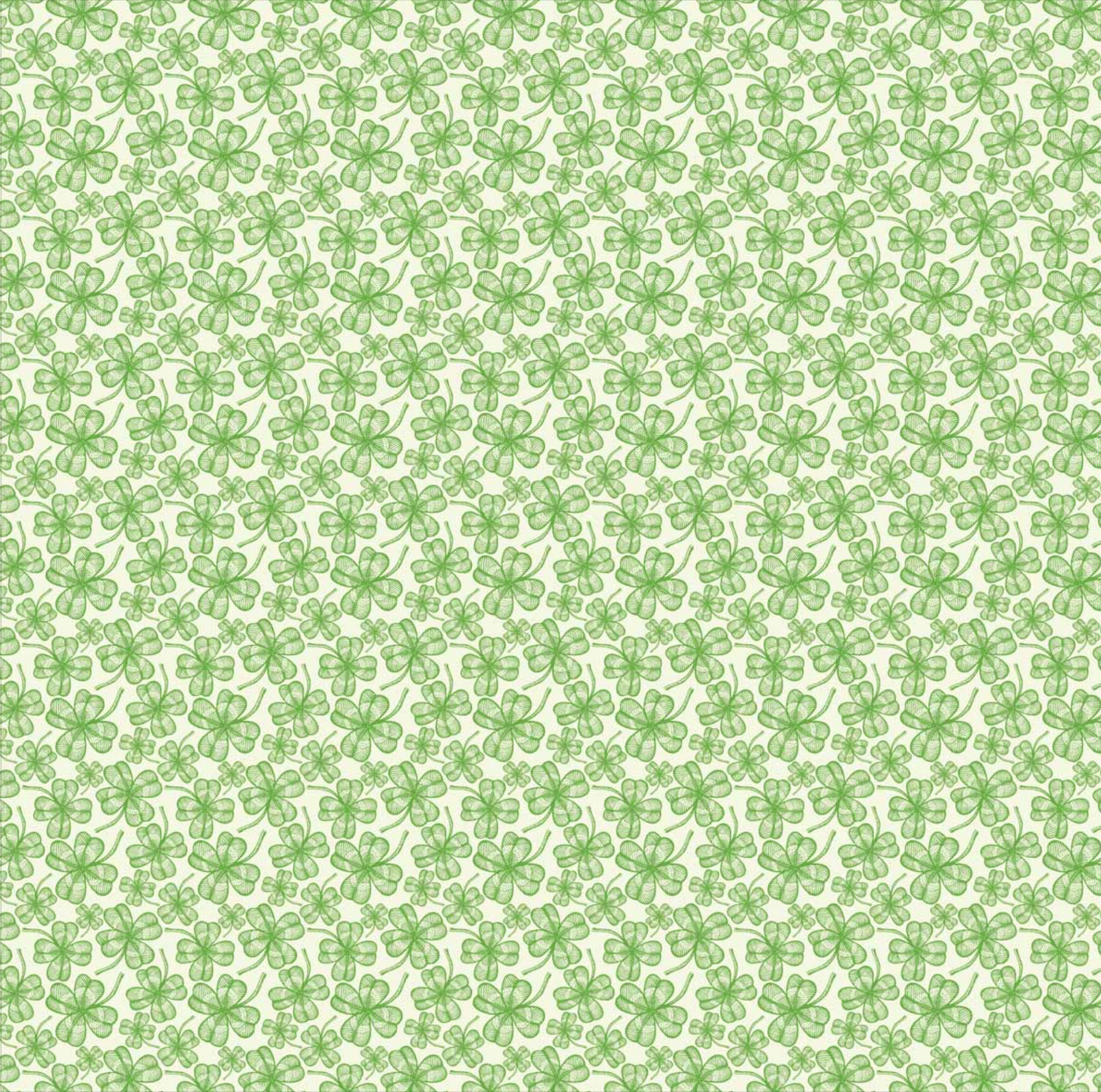


**CLOVER**  
BY THE RIVER





—  
ALONG THE ADYAR RIVER  
—

AERIAL VIEW FROM THE SITE



SCAN HERE  
FOR THE VIEWS

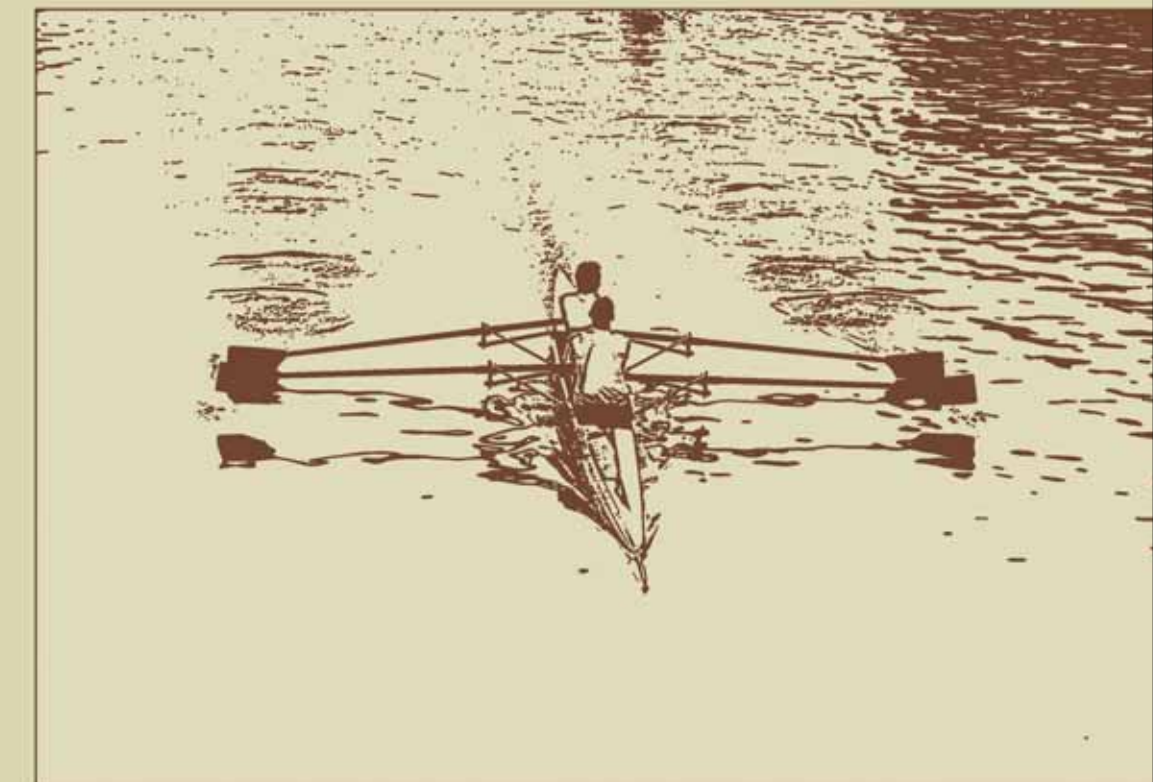


## MADRAS CLUB

Founded in 1832, the Madras Club is the second oldest surviving club in India after the Bengal Club, Calcutta. The Club has excellent dining and entertainment facilities, extensive car parking area for 150 cars, 14 residential rooms, an excellent library, two restaurants, a bakery, five tennis courts, the best swimming pool in town, a gymnasium, a walking track, and of course, it is located by the Adyar River.

## MADRAS BOAT CLUB

Located by the river Adyar, the Madras Boat Club is one of the historical landmarks of Chennai. Established in 1867, MBC has been part of the famous Madras-Colombo regatta, the oldest inter-club regatta in the world and Amateur Rowing Association of the East regattas.



## THE NEIGHBOURHOOD



### *Guindy National Park*

Guindy National Park is situated within the city premises, on the ground extension of Raj Bhavan. It is ranked as the 8th smallest National Park of India and one of the very few national parks situated inside a city. Guindy National Park is home to more than 350 plant species, 150 species of birds, 14 species of mammals and many species of reptiles. It is home to more than 60 species of spiders, butterflies and some endangered species of tortoises, turtles, lizards and chameleons.

## *IIT Madras*

Indian Institute of Technology Madras is one among the foremost institutes of national importance in higher technological education, basic and applied research. IIT Madras is an autonomous campus located in Adyar, in a beautiful wooded land of about 250 hectares. It has established itself as a premier centre for teaching, research and industrial consultancy in the country.



## *Relax, explore & savour at your leisure*

Clover By the River is home to some of the best entertainment stretches of the city. From chic cafés to 5-star deluxe hotels, you'll never be short of places to relax and watch the world go by. Starbucks, Ciclo Cafe and the Crowne Plaza, to name a few, dot the neighbourhood.



## *Anna University*

The University's main campus extends over 100 hectares neighbouring the Adyar River on the North and Raj Bhavan on the South. With proven capabilities both in academic and research areas, Anna University was awarded the Five Star Status in 2002, the highest rating in Technical Education.



### *BM Birla Planetarium*

The planetarium located at Kotturpuram, within the Periyar Science and Technology Centre campus, is the most modern planetarium in the country. BM Birla Planetarium was built in 1988 to commemorate the famous industrialist and visionary - B. M. Birla. It provides a virtual tour of the night sky and holds cosmic shows on its hemispherical aluminium inner dome that is specially perforated. This fully digital planetarium is a huge focus, along with galleries and parks that you can explore.



### *Anna Centenary Library*

An established Library in Kotturpuram, with pride as the second largest library in South Asia that can accommodate 1250 users at a given time. The built-up area of this centralised air-conditioned library is 3.75 lakh sq. ft. The Library has a collection of 5.5 lakhs books from various authors and publications and some rare books contributed by well-known personalities of Chennai.



### *TNGF Cosmo Golf Course, Nandanam*

The TNGF Cosmo Golf Course (Tamil Nadu Golf Federation) stretches across a 36-hectare area by the Adyar river and is surrounded by tamarind, banyan, flame, and neem trees. It was established by the Honourable Viktor Alexander Hope, Governor of India, in 1938 and redesigned by golf course architect Peter Thompson in the last few years.

—  
THE DESIGN  
—

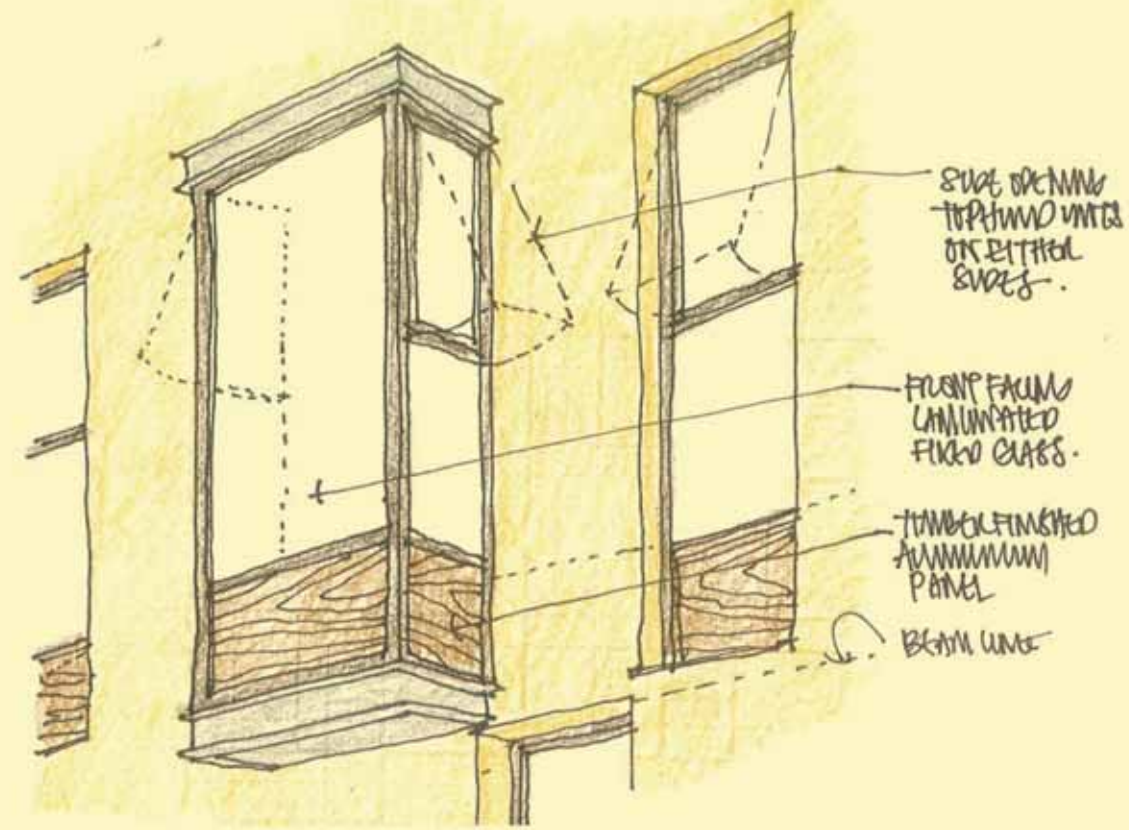


# Space. Design. Form. Elegance.

It is randomness that defines nature, and  
that's what inspires the Clover By the River.  
The layout, we take as nature provides.  
It is neither a rigid rectangle nor a stiff square.  
It flows beautifully as the nearby river does.







## BAY WINDOWS

When your home has a spectacular view of a river or city Skyline, floor-to-ceiling bay windows compliment the balcony view that looks like a piece of art. Each unit at Clover by the River features floor-to-ceiling bay windows that overlook the Adyar river and breath-taking city views. They let you stand above the dazzling city and offers the views over the river, which means natural beauty is at every head-turn.

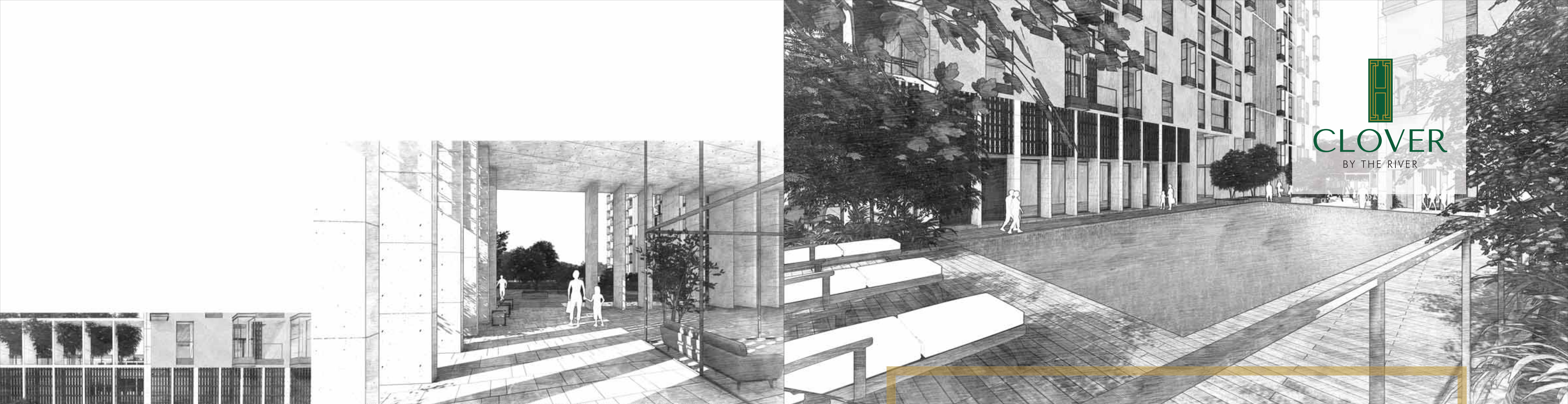


## DOUBLE HEIGHT LOBBY

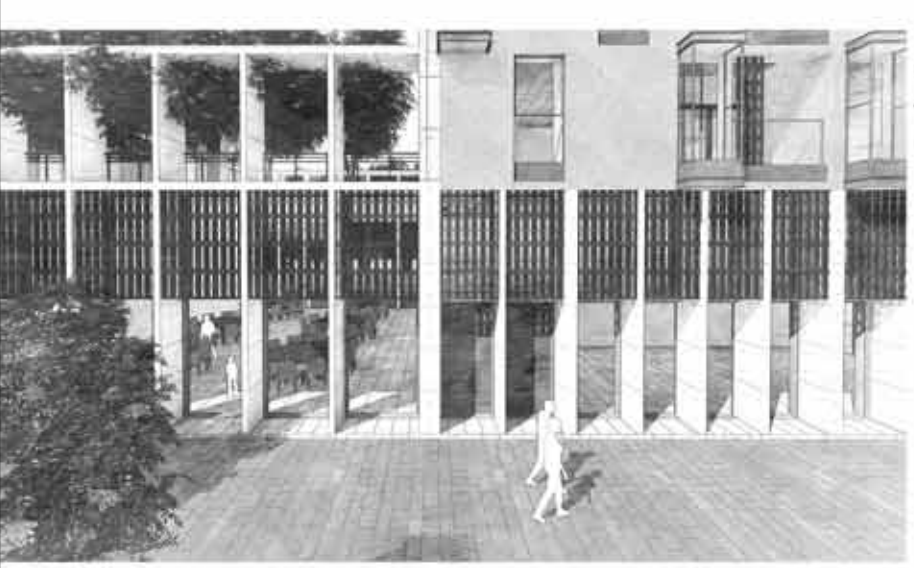
Imposing double height lobby, giving a grand entrance to your lair.







  
**CLOVER**  
BY THE RIVER



## A HOME LIKE NO OTHER

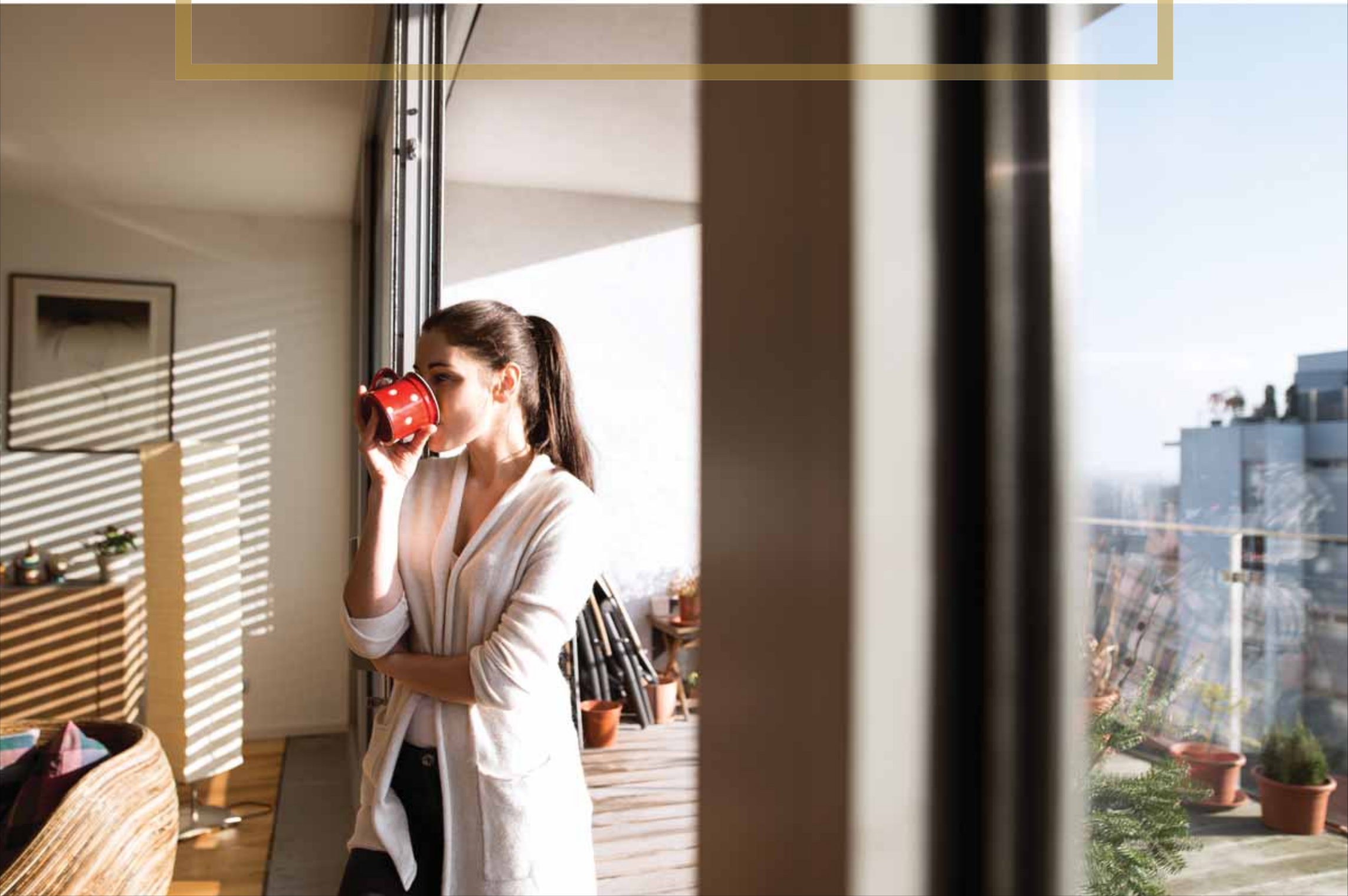
What sets Clover By the River apart? Everything, actually.

While nothing beats the thrill of the city, sometimes you need to take some time out and embrace a slower pace of life and at Clover By the River you're perfectly placed to do just that. With Adyar River on one side, and lush greenways all around, your world brims with peace and tranquillity. If taking a bracing walk is your idea of relaxation, you are moments away from the tree lined avenues of Boat Club. Take your pick from a wide range of recreational amenities at the state-of-the-art clubhouse. Or simply relish the breath-taking views of the Moubrays Cupola of Madras Club and the grand estate of neighbouring Adyar Villa from your floor-to-ceiling bay windows. Experience everything, from the totally relaxing to the truly inspiring.



# INSPIRED LIVING

Every living space opens to full-height windows and mesmerising views. The function interweaves with form throughout, with every element meticulously planned to create the most comfortable and dynamic living space. It is a setting complemented by high-grade Italian marble flooring and brilliant lighting.



# LIGHT AND BREEZY

Spacious, uncluttered and restful, the emphasis in the master bedroom is on pure comfort and uncompromised privacy. While the superior quality wood-finish tile flooring adds a class, the imaginative use of lighting solutions imbues the space with warmth and texture. Also, the rooms have been intelligently balanced to offer privacy yet create a feeling of free-flowing expansiveness.

## EXQUISITE TASTE

The kitchen is set to the highest possible specifications, pleasing even the most demanding of chefs. Efficiency teams up with aesthetics in every kitchen. The place is light and bright, featuring world-renowned appliances, and well-considered storage.



## BATH AND BEYOND

You walk, via the beautifully finished premium marble tiles, to the bathroom. Everything your eyes fall on reminds you of skilled craftsmanship. Each bathroom features carefully chosen materials and fixtures, shower cubicle, rain shower and wall mounted closet, lending the room a sense of drama and soothing luxury.

# FINISHES AND FIXTURES

Each apartment at Clover By the River is designed and built to the most exacting standards, which is the perfect fusion of form and function. In each room, only the most exquisite fixtures and fittings have been selected providing high performance and exceptional aesthetics.

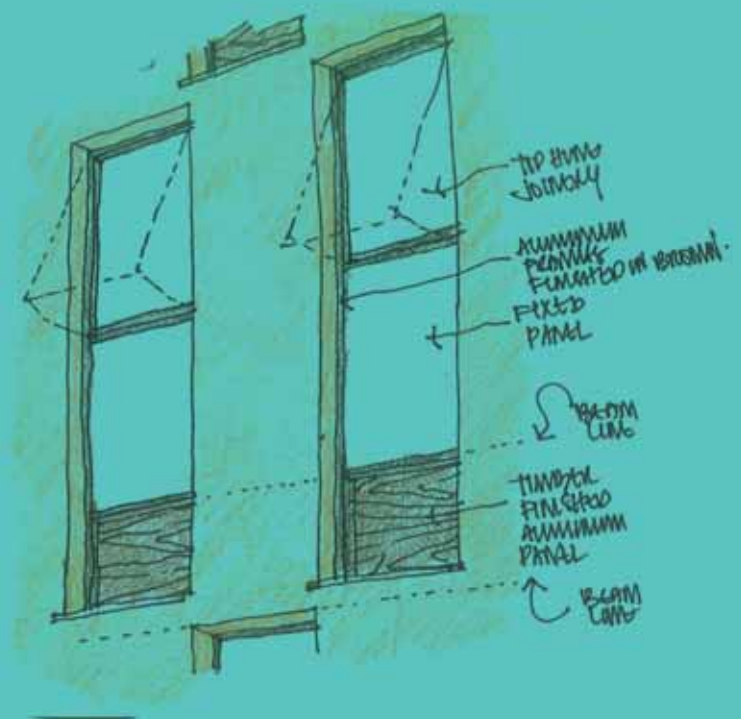


# THE LEISURE CORNER

The heightened sense of luxury at the Clover By the River continues into the Clubhouse providing a fabulous place to unwind. Offering Swimming Pool, Yoga Pavilion, A/c Fitness Centre, Private Theatre, Indoor Games and Party Hall are all part of the abundant amenities. Whether relaxing your self or entertaining your significant member of the family, the Clubhouse is the place to be.



# THE FINER DETAILS



<b>FLOORING</b>	
Living, dining & kitchen	Italian marble flooring
Bedrooms	Wood finish superior quality tiles
Balcony	Anti-skid tiles
Bathrooms	Granite / Anti-skid premium marble tiles

<b>WALL FINISH</b>	
Exterior	Weather proof emulsion (texture finish)
Interior	premium / Royal emulsion

<b>BATHROOMS</b>	
All bathrooms	Shower Cubicle Rain shower Wall mounted closet (Geberit WCS)
Master bathroom	Hand shower with mixer Grab Rod
Fittings	Groche / Toto or Equivalent

<b>KITCHEN</b>	
Modular kitchen	with HOB, chimney, microwave & MF oven. wall tiles up to 3 feet above the platform. SS sink in utility & washing machine / dishwasher provision
Windows	Aluminium - double glazed glass with mosquito net
Balcony	Glass railing with aluminium handrail on top

<b>DOORS</b>	
Main door	Teakwood door frame with teak veneer on both sides and high quality polish finish
Bedroom doors	Flush door with teak veneer on both sides and high quality polish finish
	Termite treated wooden fittings.
	DORMA/ Hafele door fittings
	Anti- rotting door & PVC Lamination in the inner side of bathroom doors.

Networking	Network plug-in socket provision in living / dining and all bedrooms.
Television points	Living and all bedrooms

<b>ELECTRICAL</b>	
Phase	3-Phase with Individual meters
Living, dining and all bedrooms	Wiring for air conditioning
Modular switches	Panasonic / Legrand or equivalent
All bedrooms	2-way switches for lights and fans
ELCB tripper	SIEMENS / Equivalent

# FOR LIFE'S CONVENIENCES



## CLUBHOUSE

Swimming pool

Yoga pavilion

A/C Fitness centre

Private theatre

Indoor games

Party hall

Kids play area

Walking / jogging track

Park benches for senior citizens

100% power back for all the apartments

100% power back up for common areas, lifts & pumps

Solar lighting for common areas

Lifts with ARD & V-3F drive

Fire alarm & wet riser system

Fire fighting sprinkler system

Security cabins

Emergency / first aid medical room

Association room & maintenance help desk

Rain water harvesting

Sewage treatment plant

Toilets for drivers / domestic help

Landscaped garden with water bodies

Water meters for all apartments (digital)

Water treatment plant

Provision for car wash in parking area in all basements

Garbage collection room

HNS-hydrao pneumatic system

Drivers waiting room with fittings

Reticulated gas

CCTV surveillance

Colour video door phone & intercom

Access controlled doors

Access controlled boom barrier with RFID

Motion sensor lighting system in club house

THE PLANS

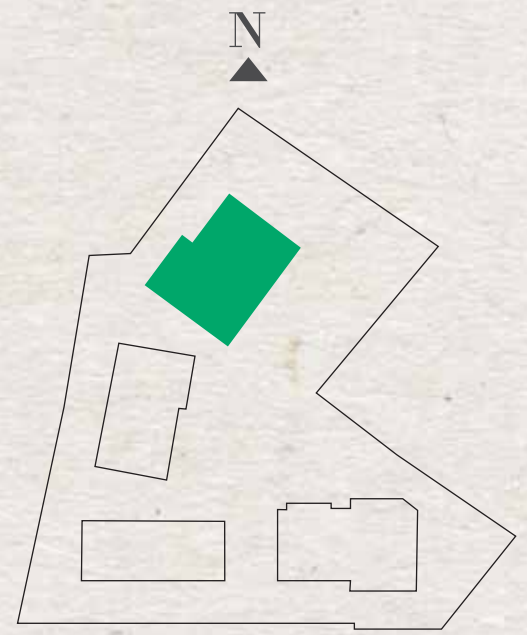


SITE PLAN



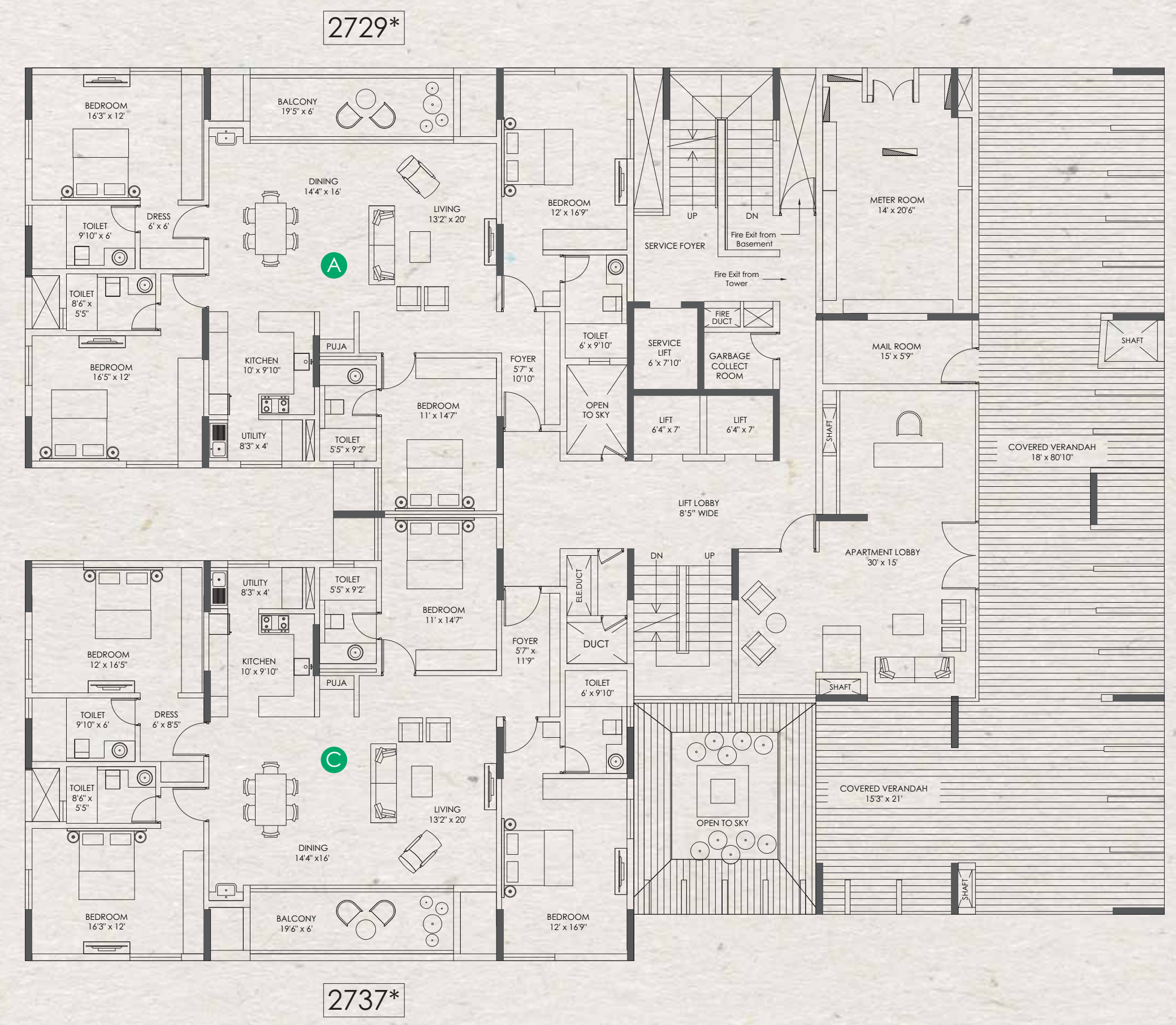
4 Towers 300 Apartments  
2,3 and 4 BHKs  
From 1225 to 3289 sqft

\*RERA CARPET AREA  
From 753 to 2015 sqft



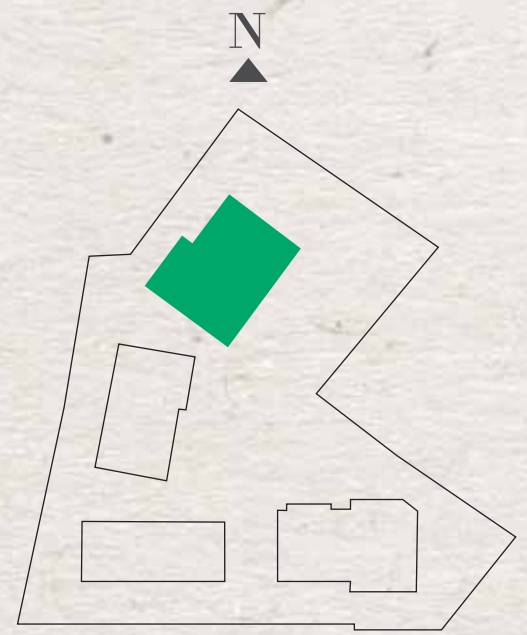
# Jade Green (4 BHKs)

## GROUND FLOOR



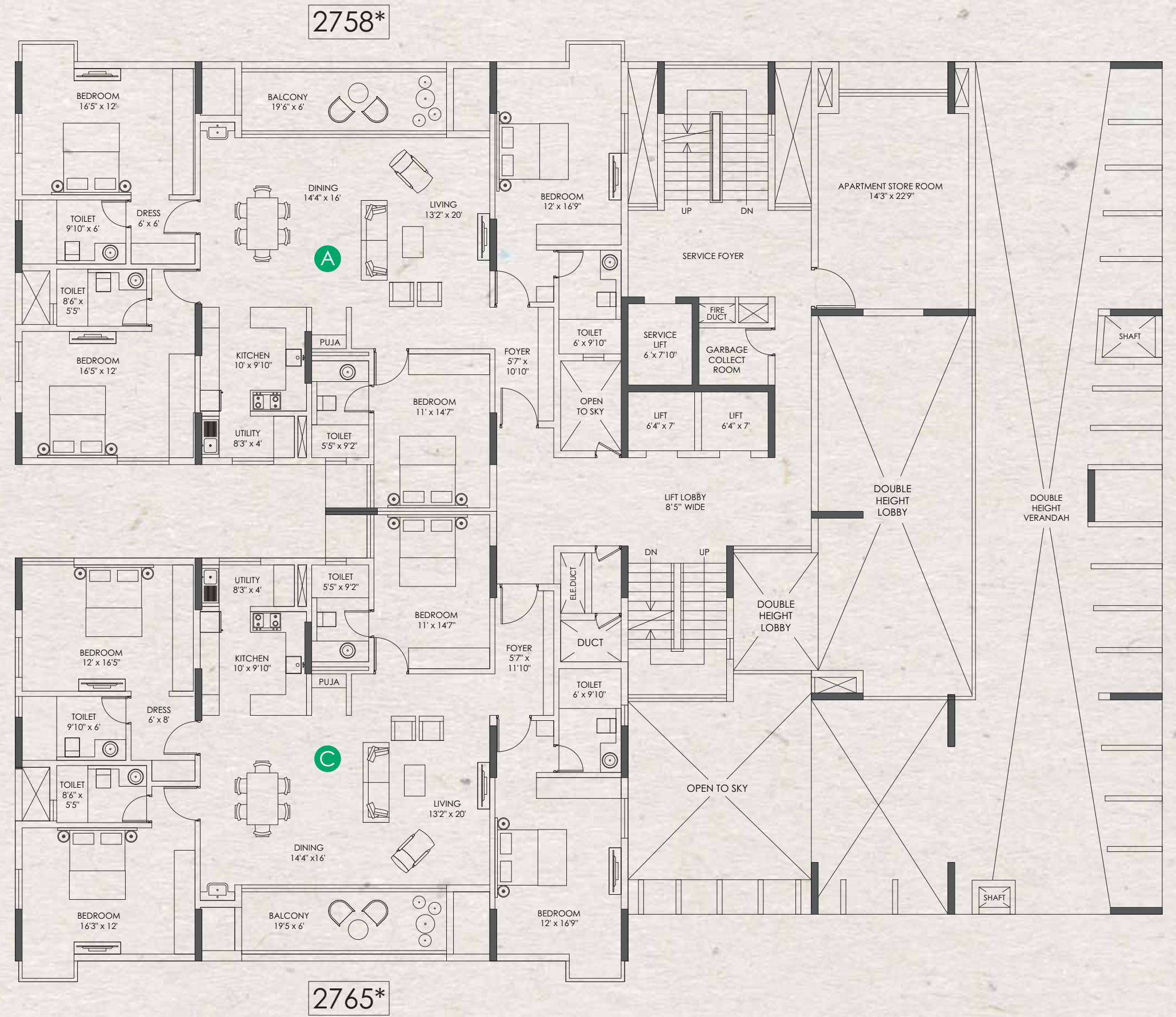
\*RERA CARPET AREA : A - 1744 | C - 1750

\*RERA Carpet area does not include balcony, utility and wall areas.



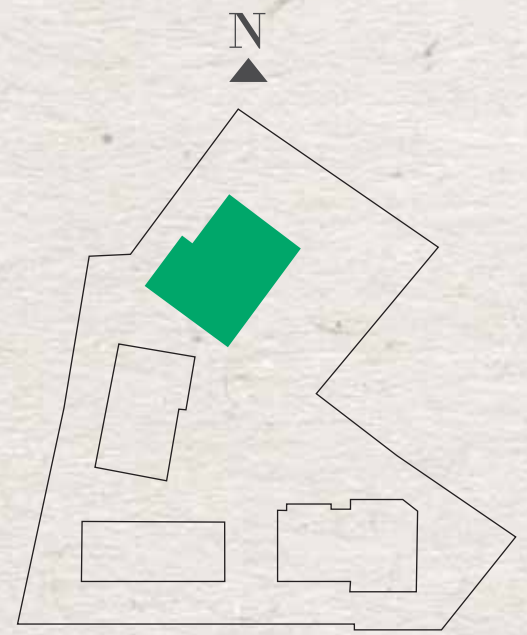
# Jade Green (4 BHKs)

## 1<sup>ST</sup> FLOOR



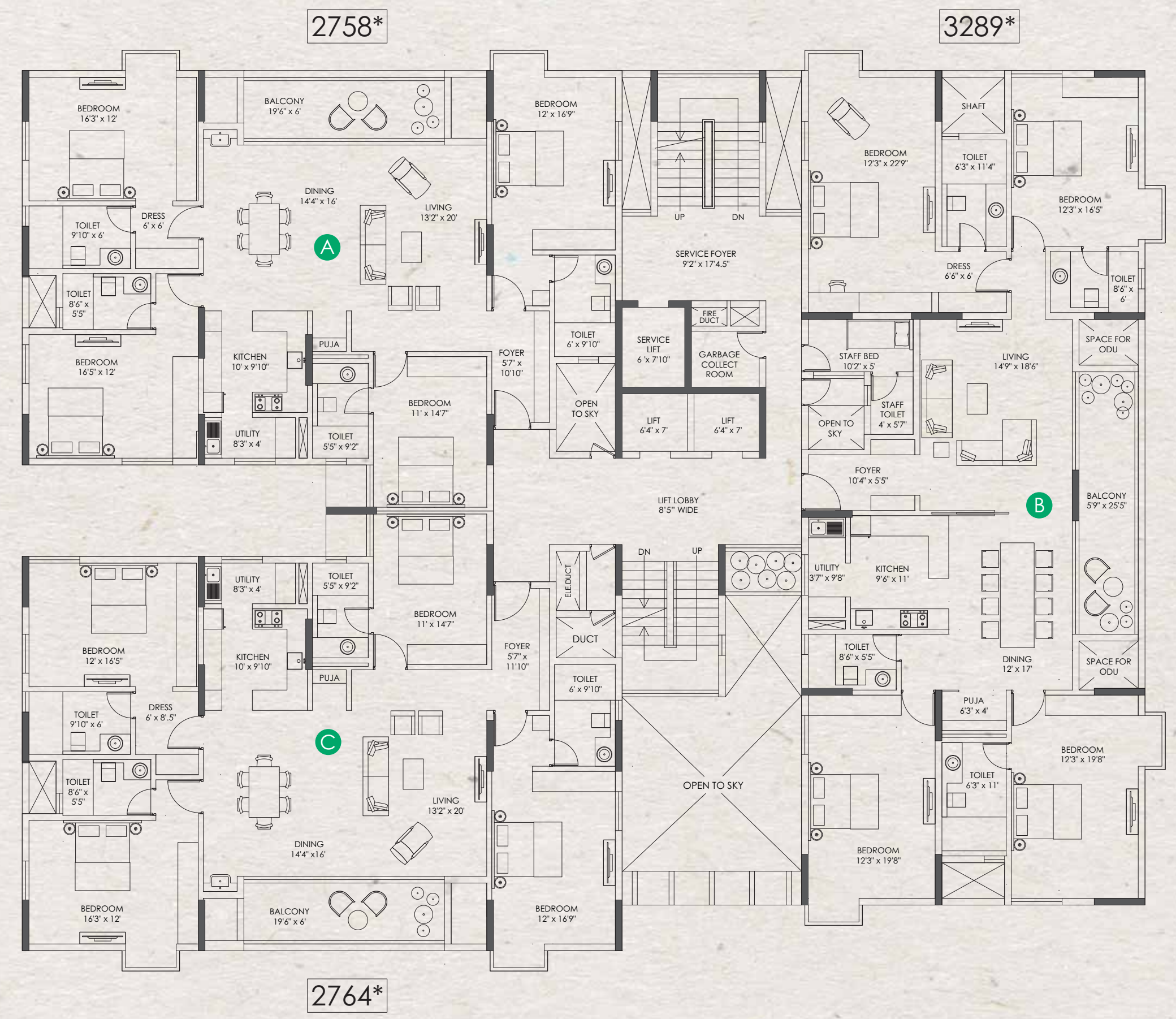
\*RERA CARPET AREA : A - 1791 | C - 1773

\*RERA Carpet area does not include balcony, utility and wall areas.



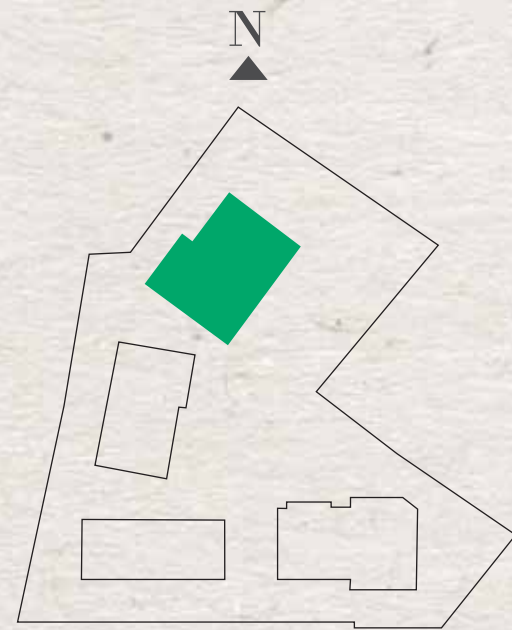
# Jade Green (4 BHKs)

TYPICAL FLOOR  
2-4-6-8-10-12-14-16-18



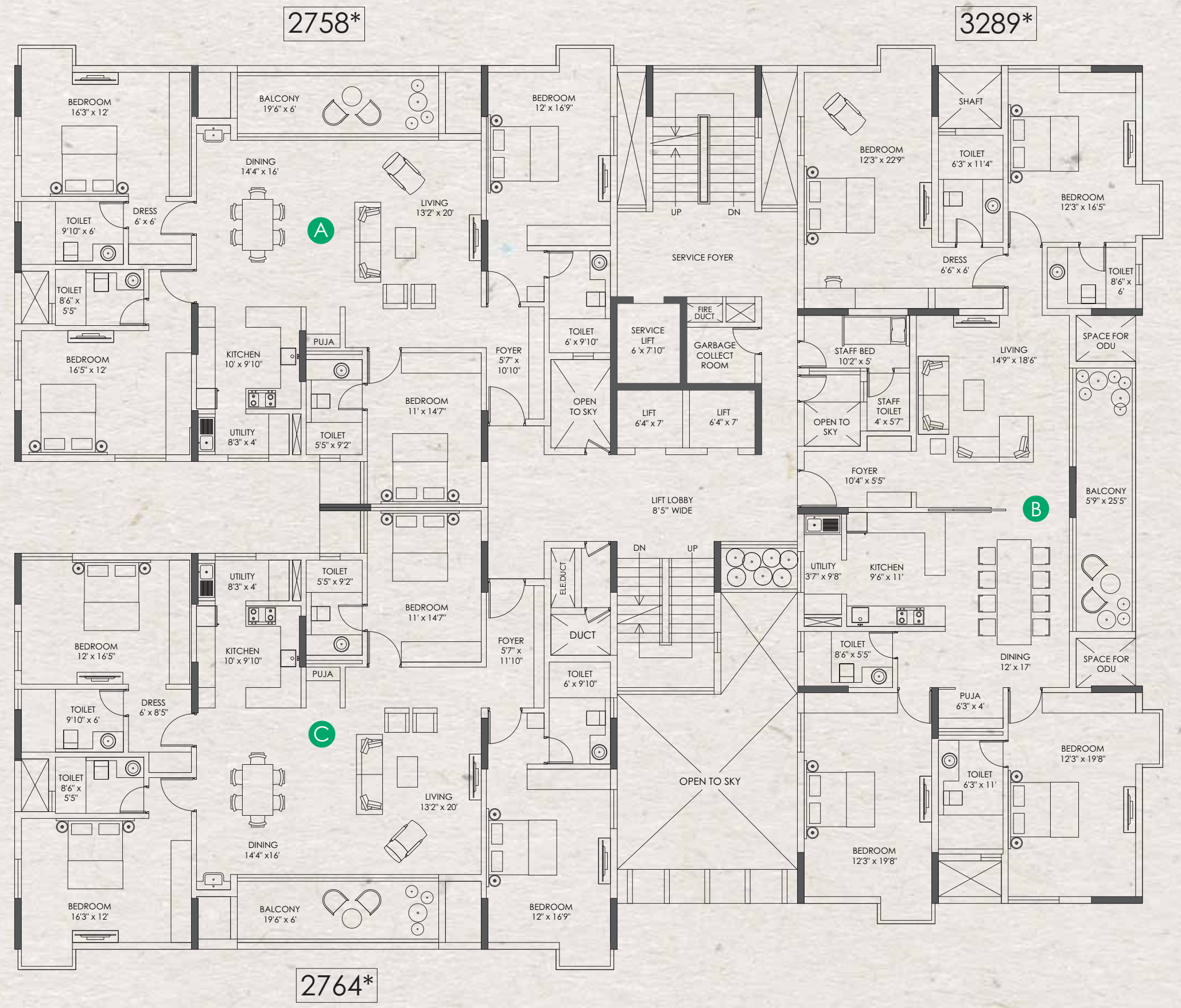
\*RERA CARPET AREA : A - 1767 | B - 2015 | C - 1773

\*RERA Carpet area does not include balcony, utility and wall areas.



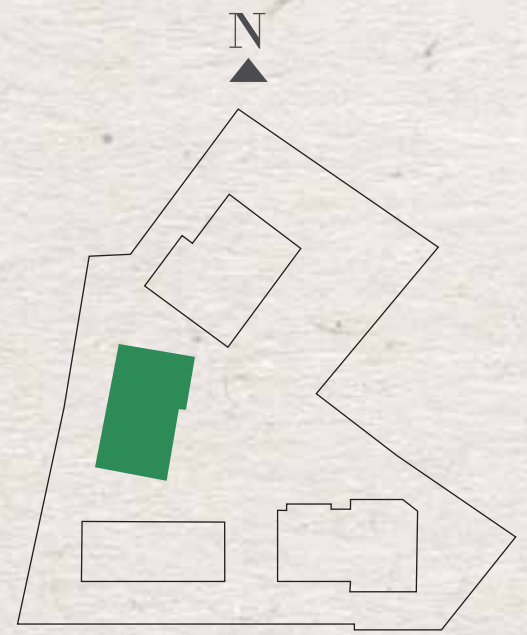
# Jade Green (4 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17



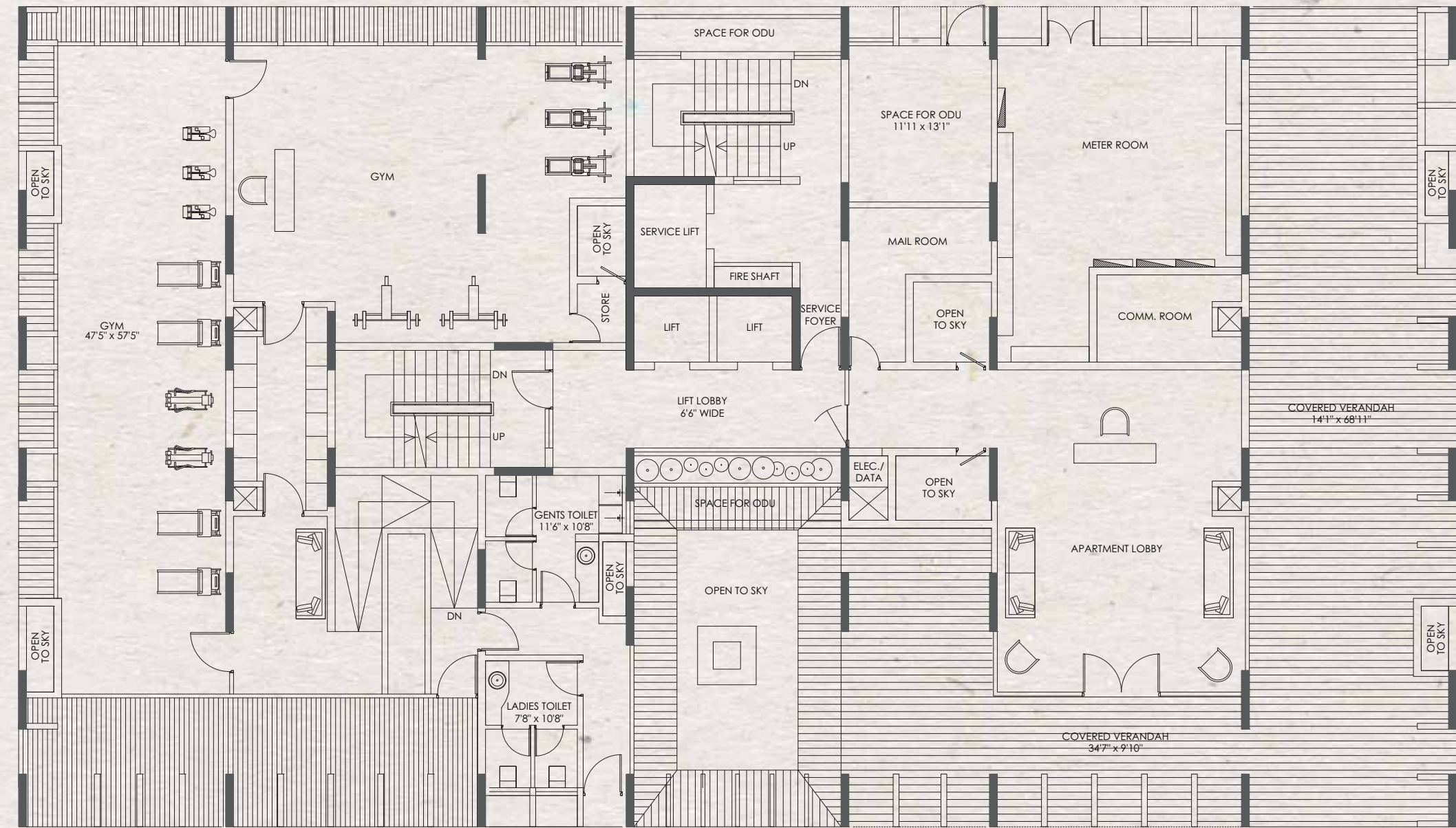
\*RERA CARPET AREA : A - 1767 | B - 2015 | C - 1773

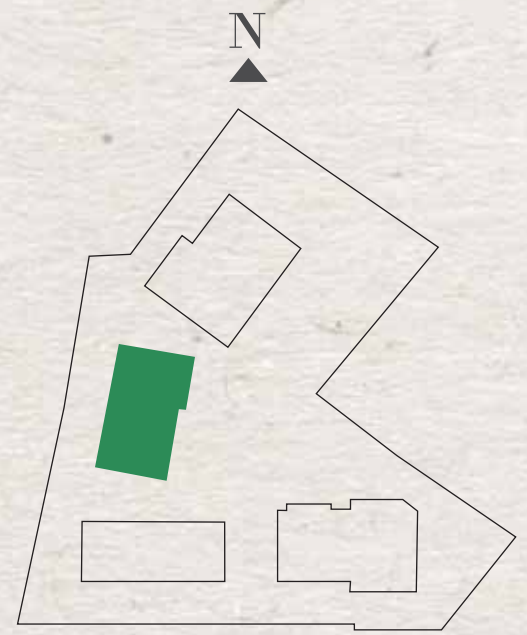
\*RERA Carpet area does not include balcony, utility and wall areas.



# Sea Green (3 BHKs)

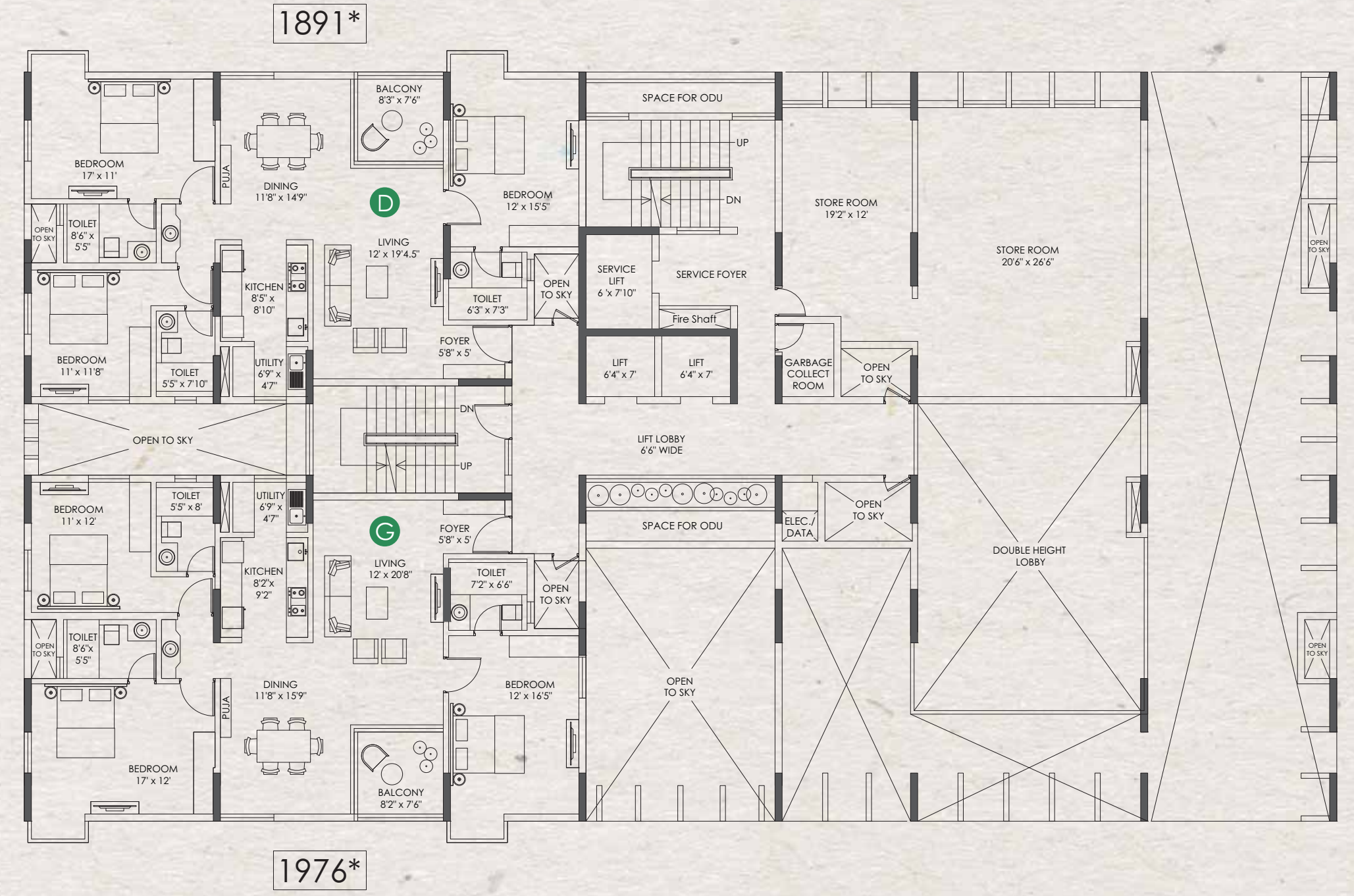
## GROUND FLOOR





# Sea Green (3 BHKs)

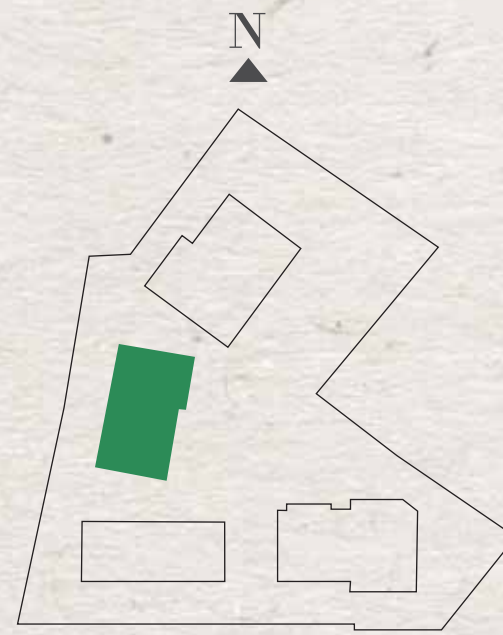
## 1<sup>ST</sup> FLOOR



\*RERA CARPET AREA : D - 1199 | G - 1262

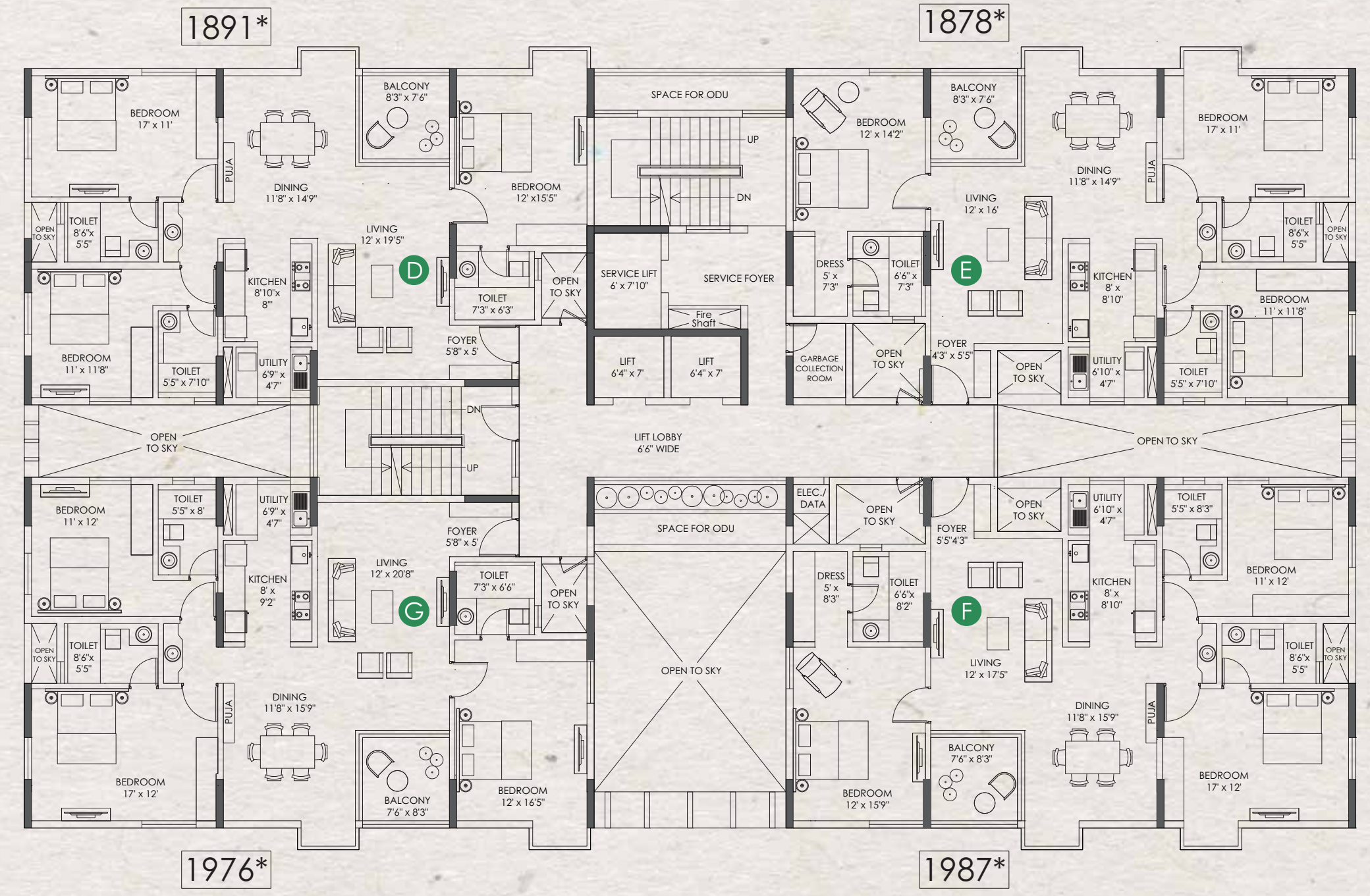
\*RERA Carpet area does not include balcony, utility and wall areas.





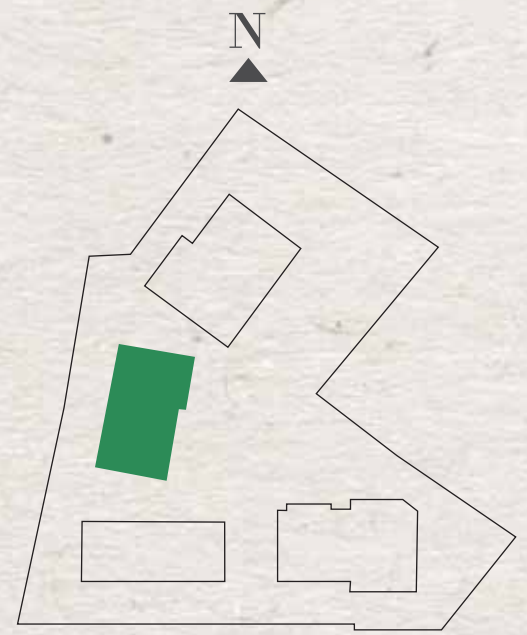
# Sea Green (3 BHKs)

TYPICAL FLOOR  
2-4-6-8-10-12-14-16-18



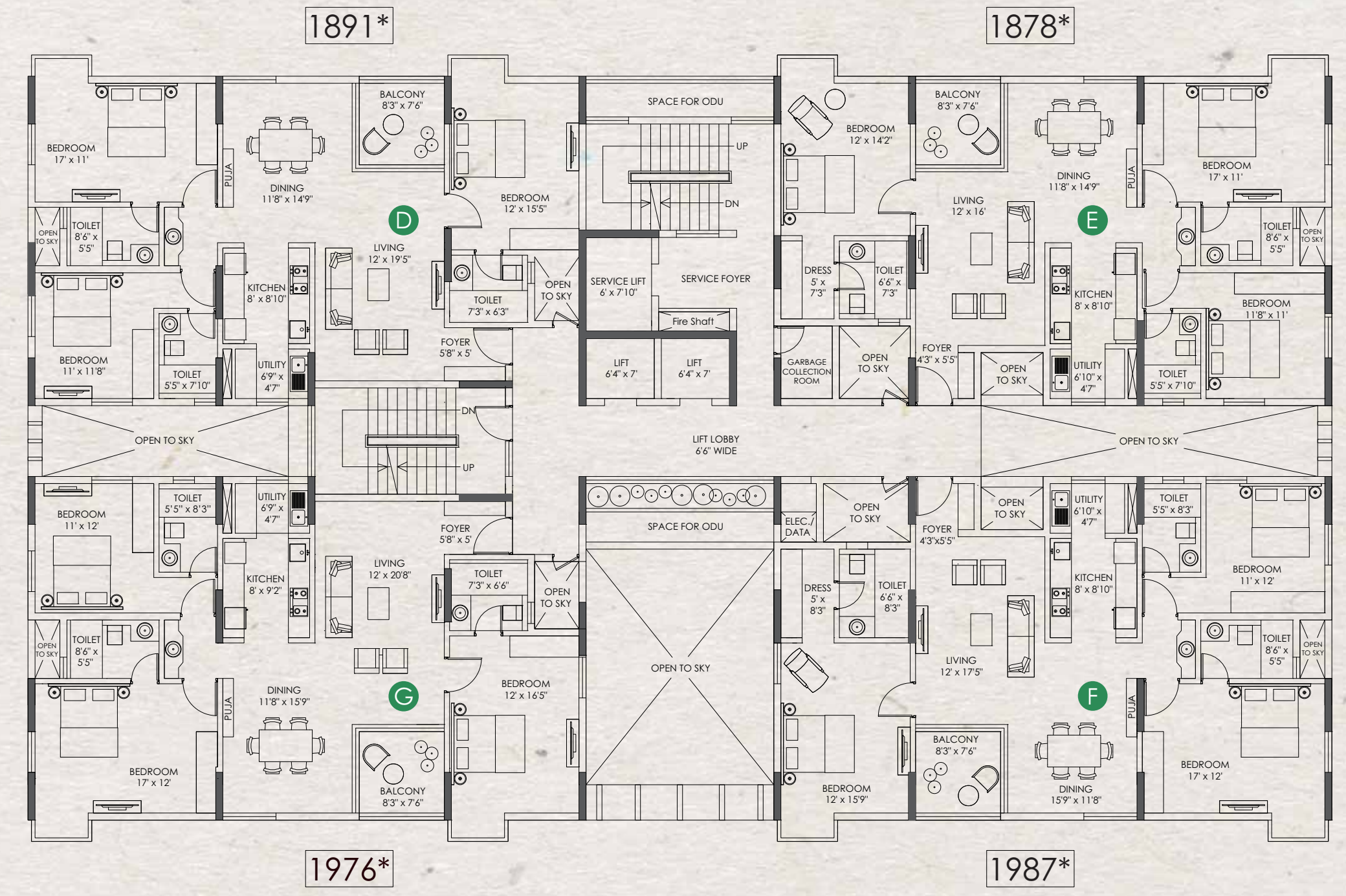
\*RERA CARPET AREA : D - 1199 | E - 1182 | F - 1261 | G - 1262

\*RERA Carpet area does not include balcony, utility and wall areas.



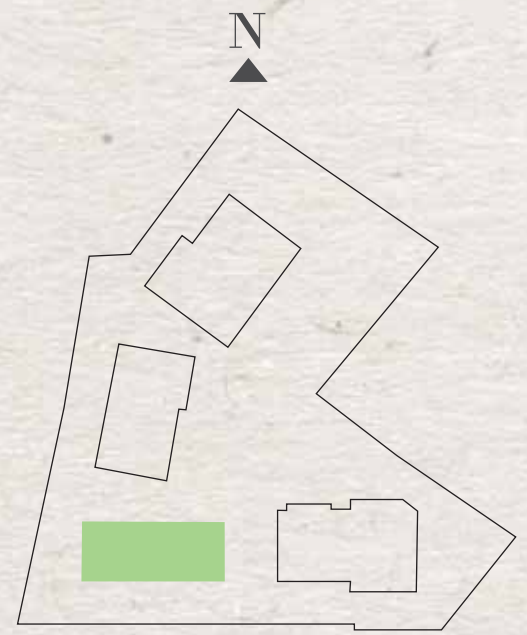
# Sea Green (3 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17



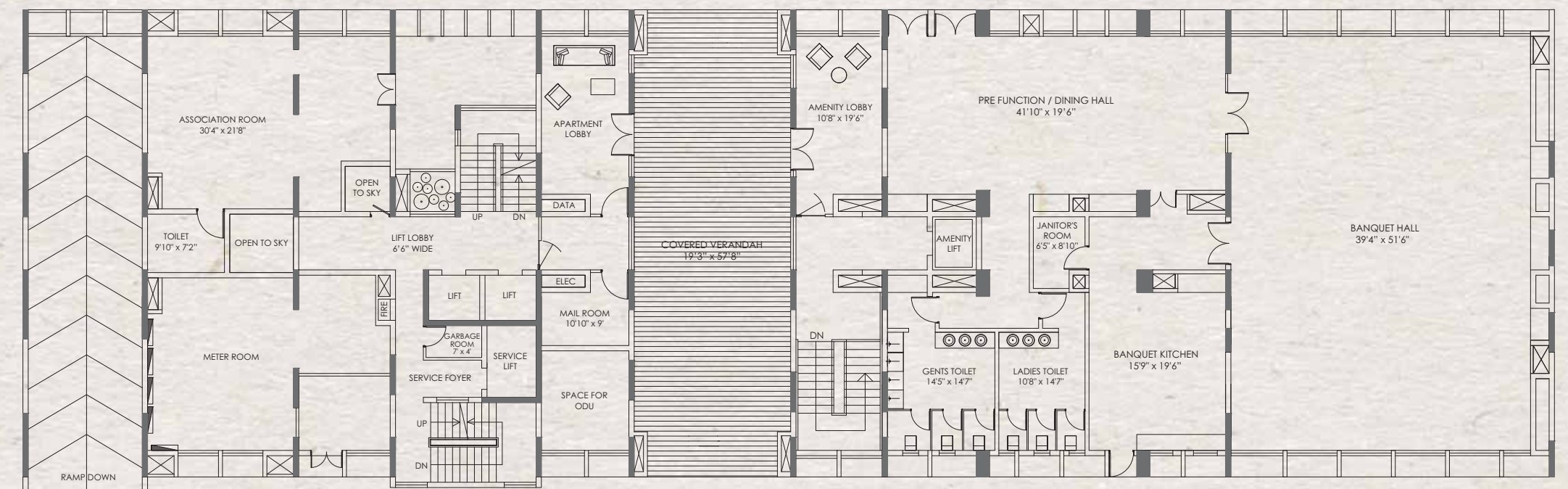
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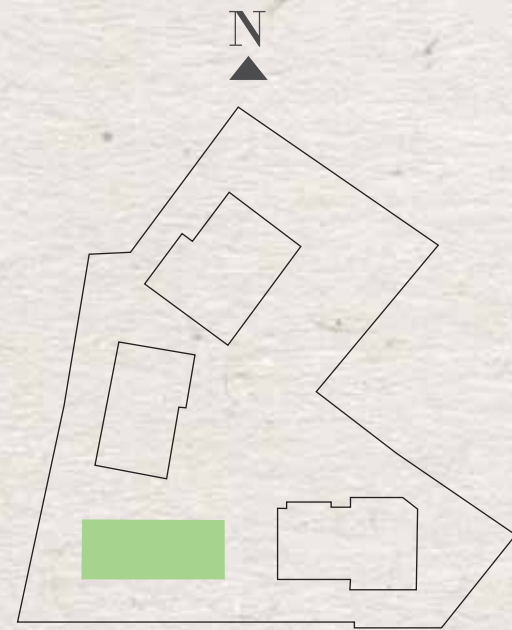
\*RERA Carpet area does not include balcony, utility and wall areas.



# Mint Green (2 BHKs)

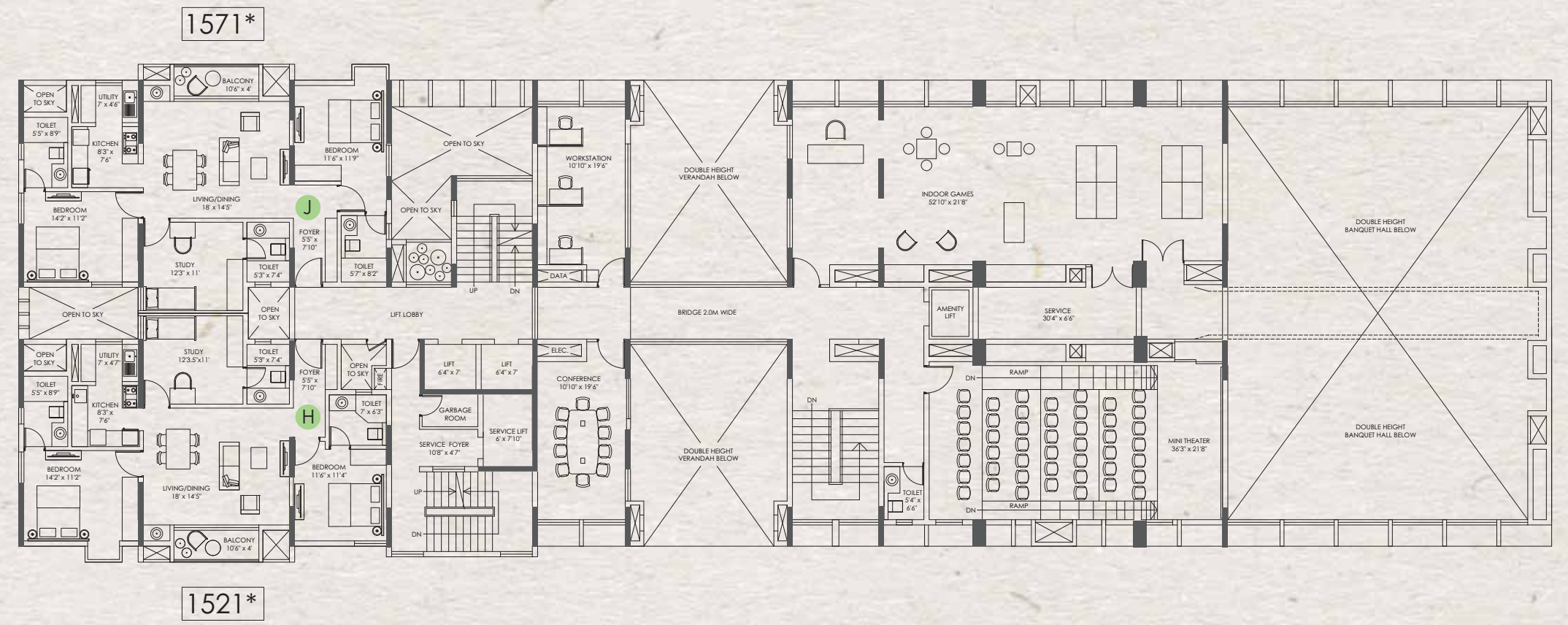
## GROUND FLOOR





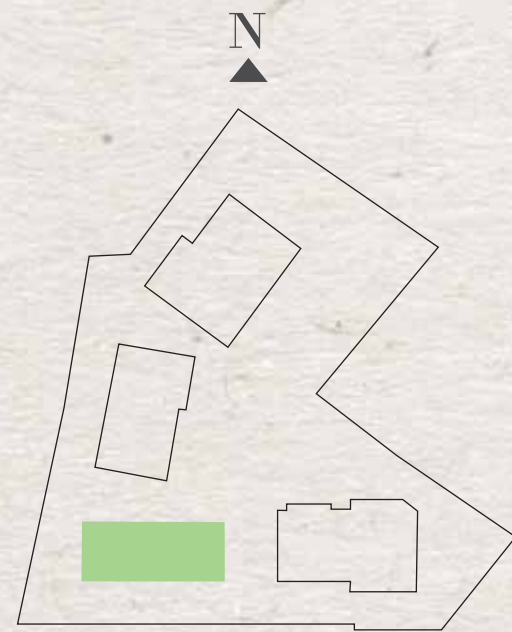
# Mint Green (2 BHKs)

## 1<sup>ST</sup> FLOOR



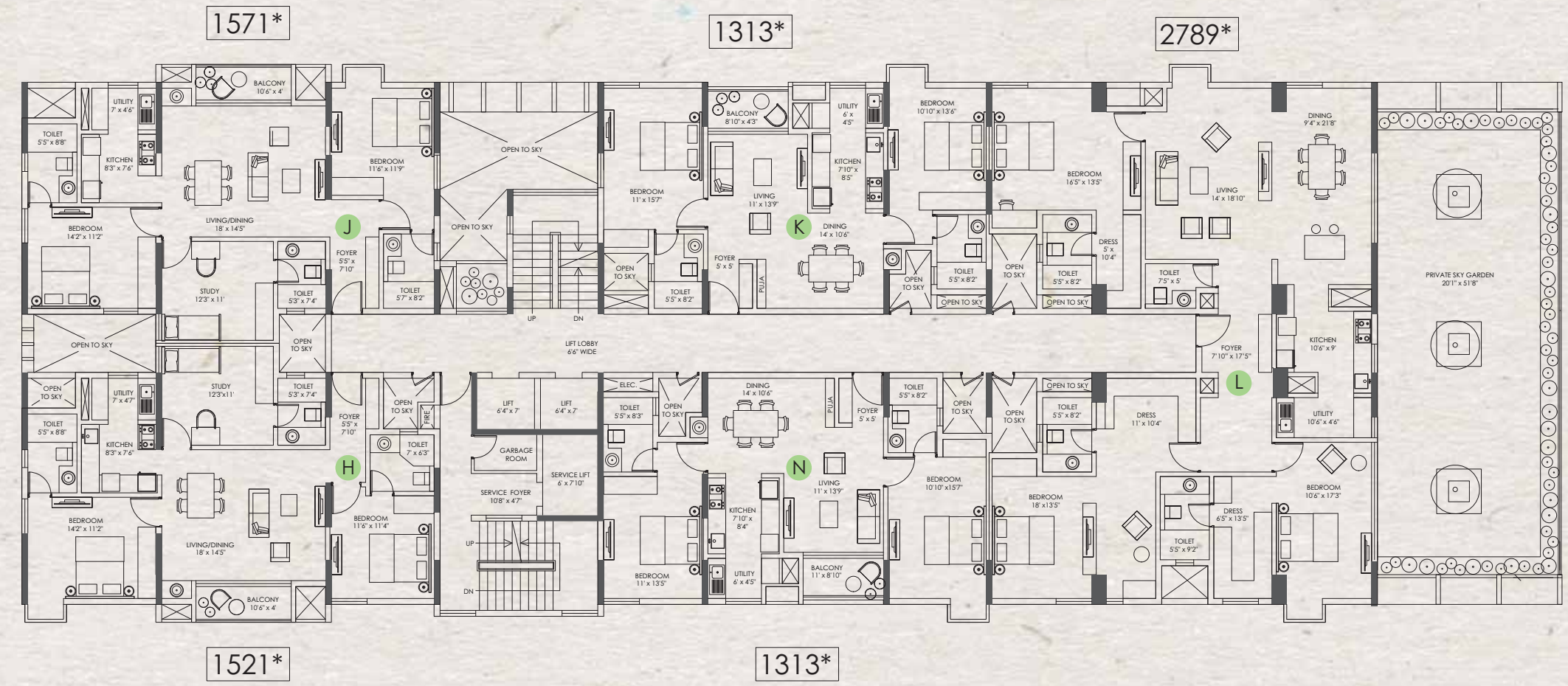
\*RERA CARPET AREA : H - 961 | J - 996

\*RERA Carpet area does not include balcony, utility and wall areas.



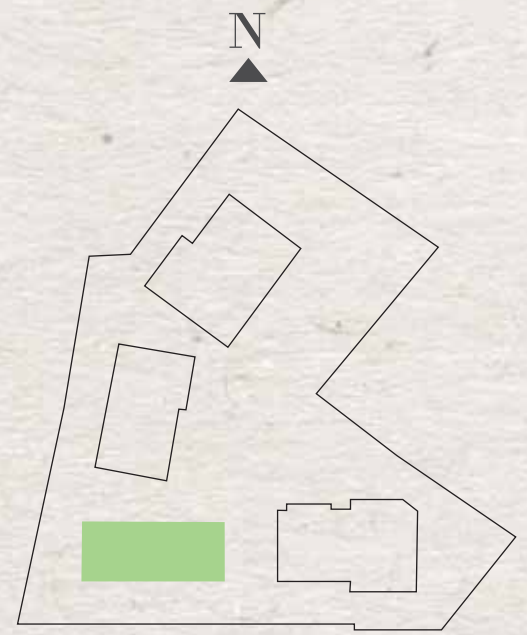
# Mint Green (2 BHKs)

## 2<sup>ND</sup> FLOOR



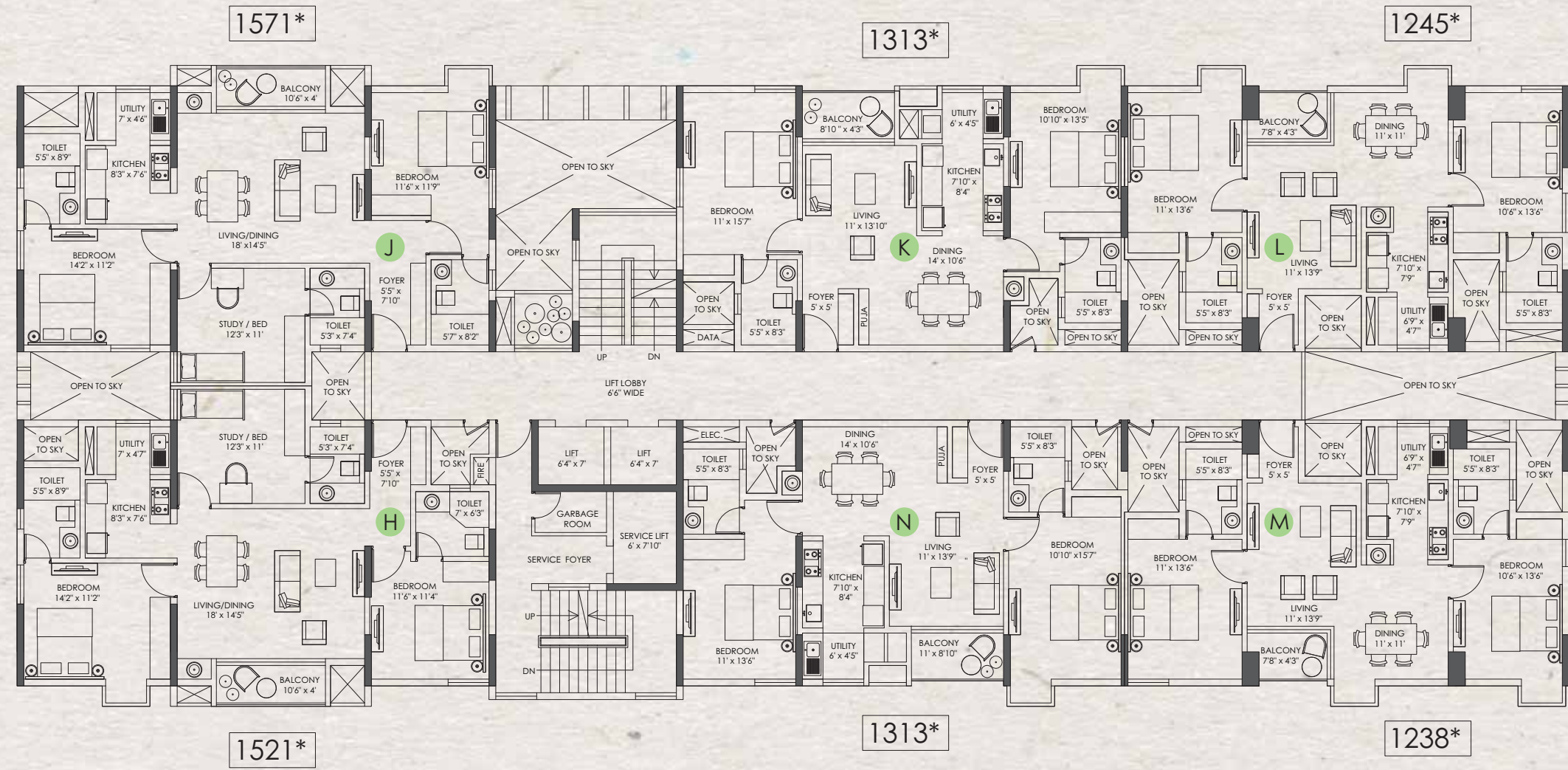
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\*RERA Carpet area does not include balcony, utility and wall areas.



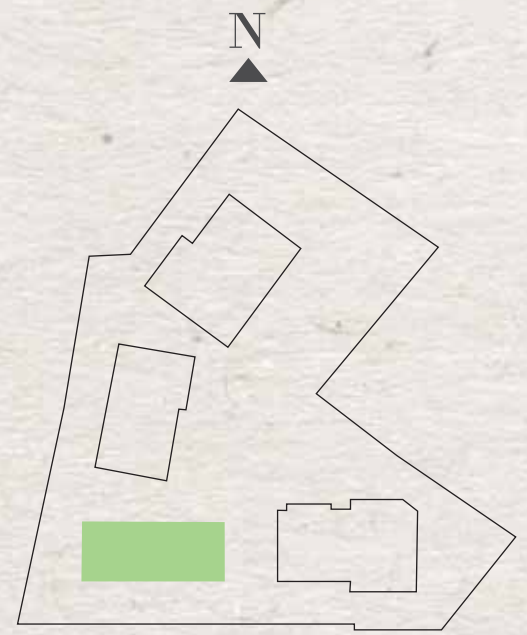
# Mint Green (2 BHKs)

TYPICAL FLOOR  
3-5-7-9-11-13-15-17



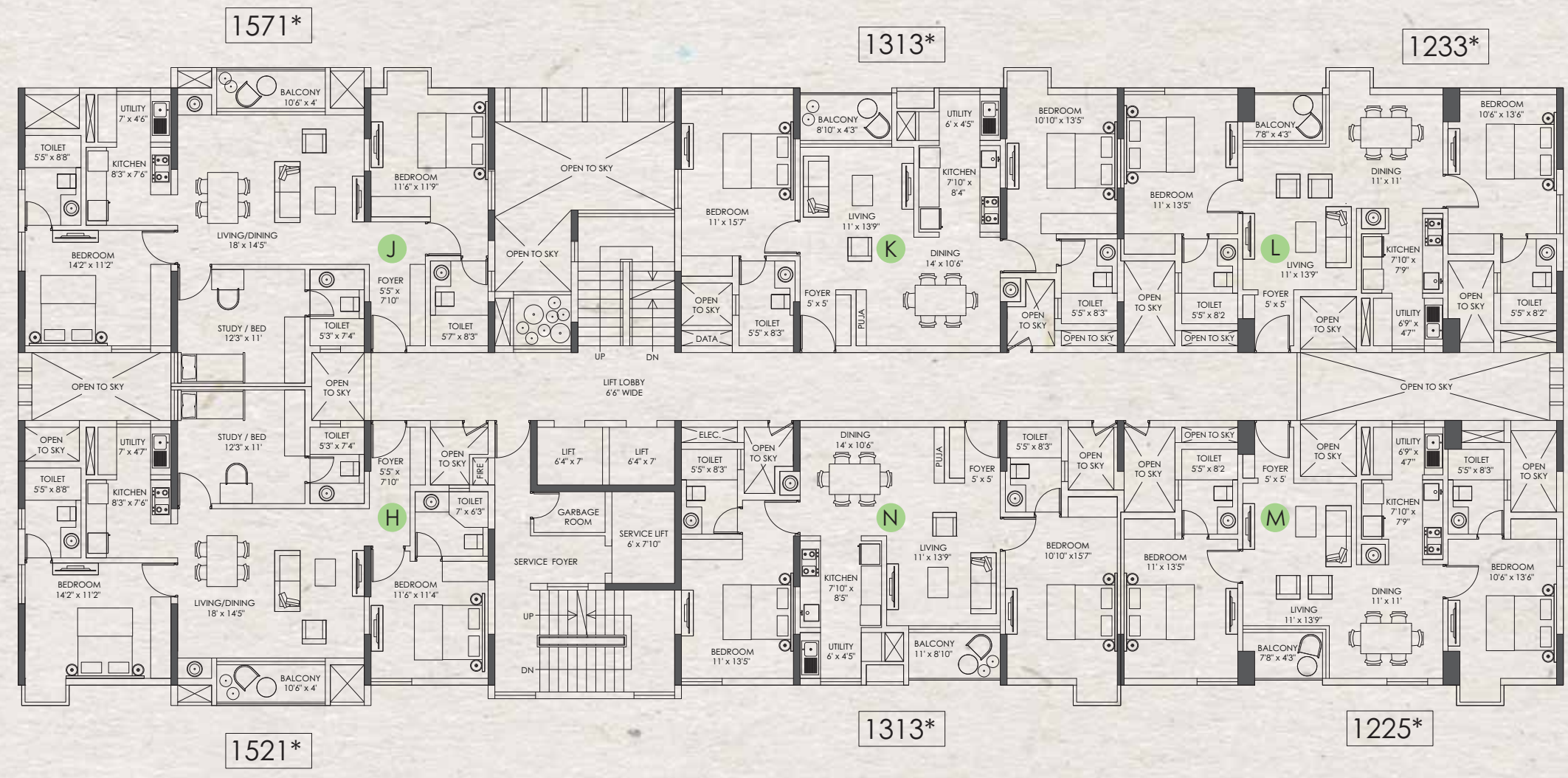
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\*RERA Carpet area does not include balcony, utility and wall areas.



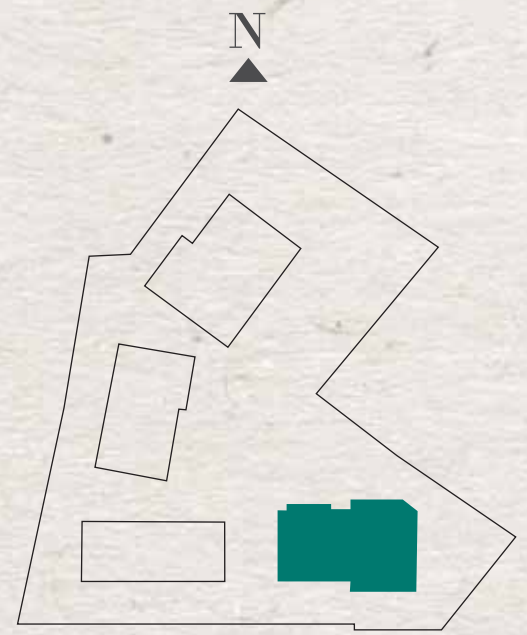
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4-6-8-10-12-14-16-18

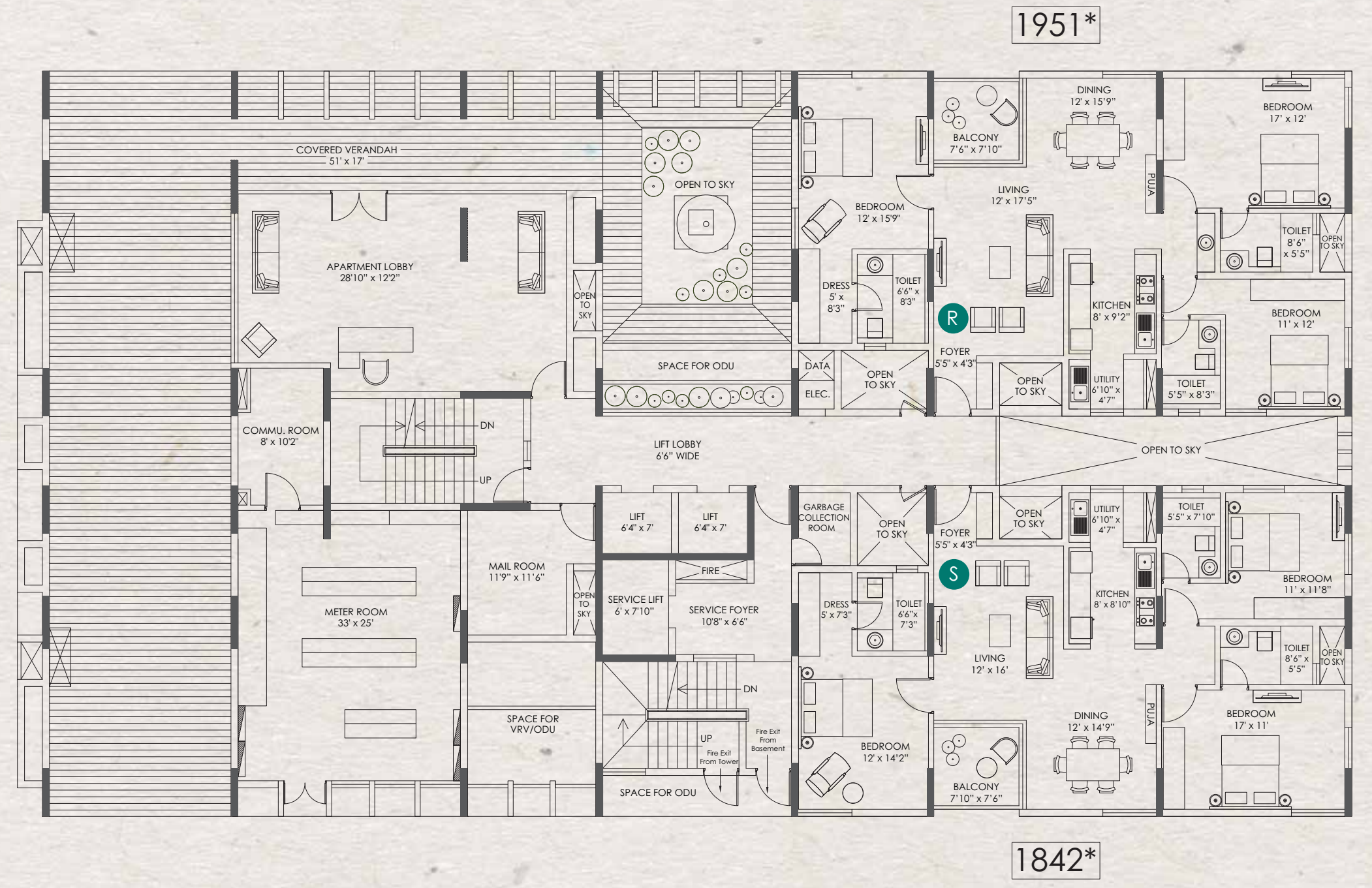


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\*RERA Carpet area does not include balcony, utility and wall areas.



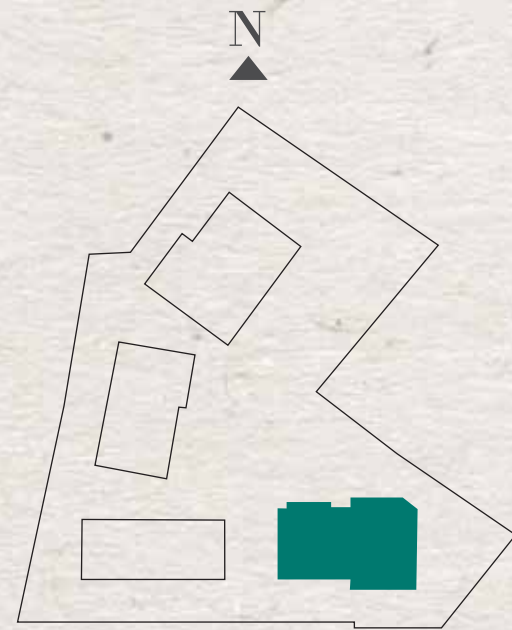
**Pine Green** (3 BHKs)  
GROUND FLOOR



\*RERA CARPET AREA : R - 1238 | S - 1159

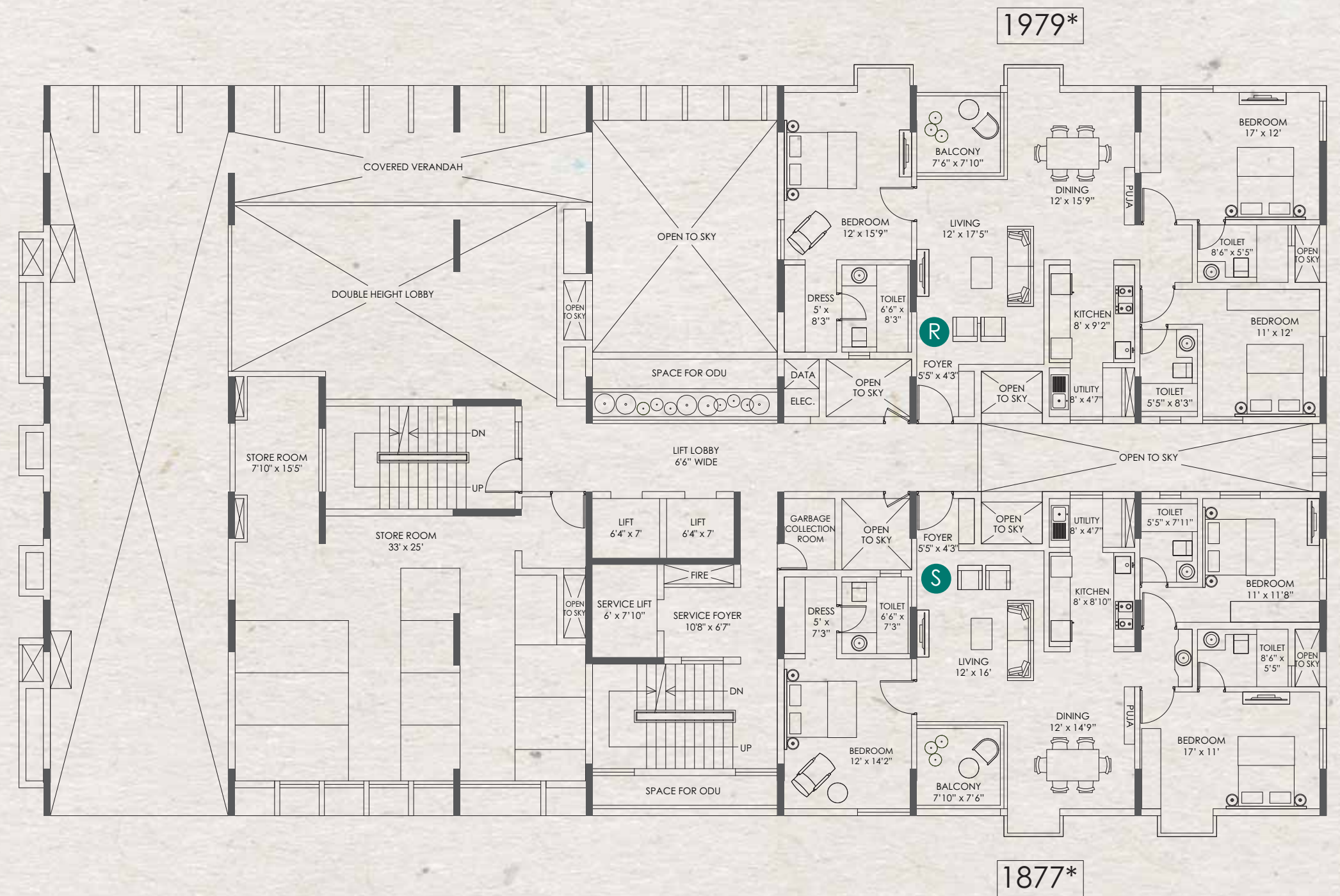
\*RERA Carpet area does not include balcony, utility and wall areas.





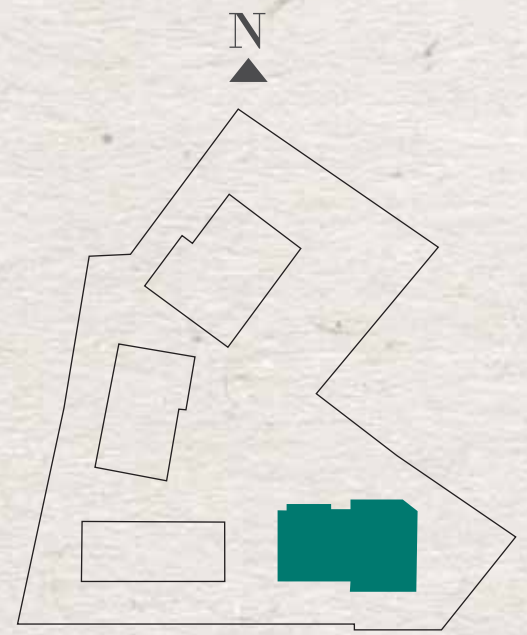
# Pine Green (3 BHKs)

## 1<sup>ST</sup> FLOOR



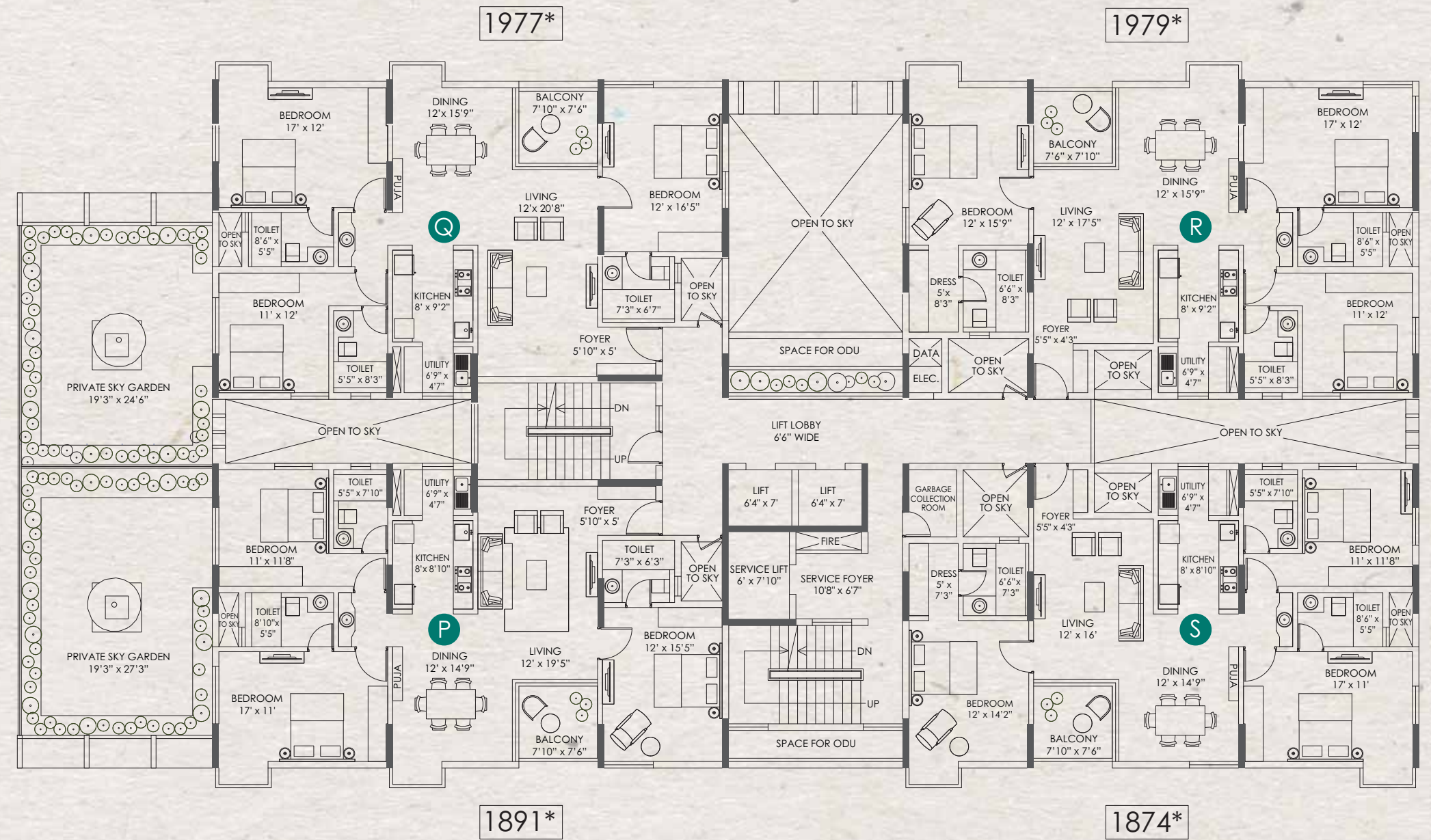
\*RERA CARPET AREA : R - 1261 | S - 1182

\*RERA Carpet area does not include balcony, utility and wall areas.



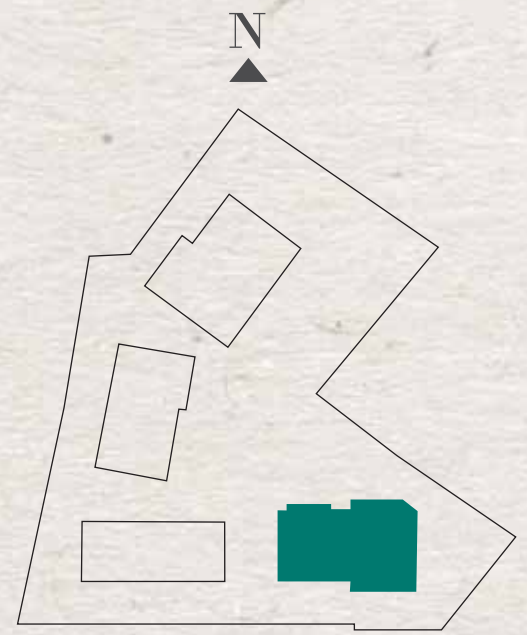
# Pine Green (3 BHKs)

## 2<sup>ND</sup> FLOOR



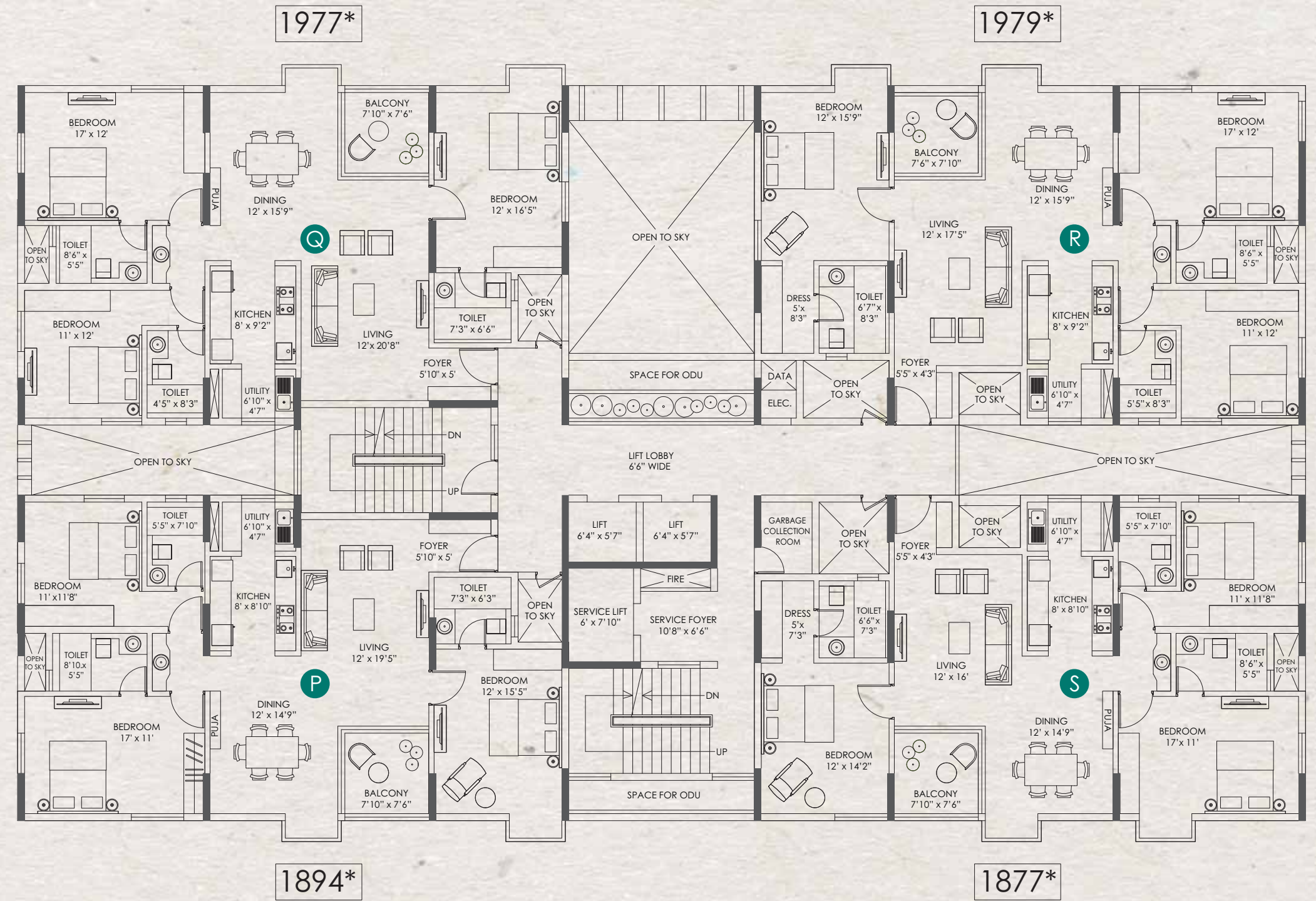
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\*RERA Carpet area does not include balcony, utility and wall areas.



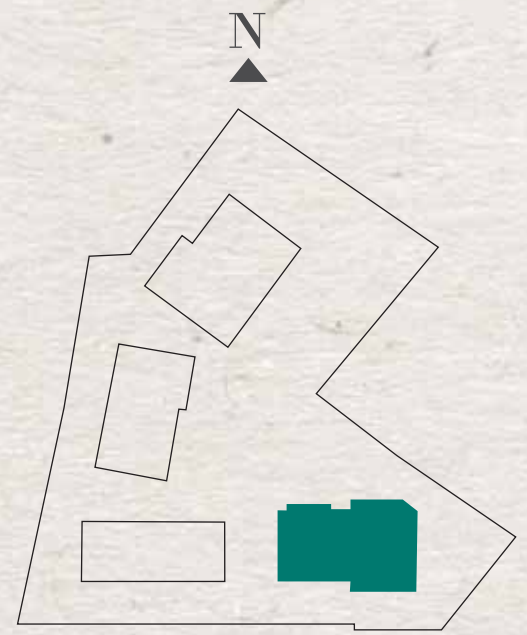
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TYPICAL FLOOR  
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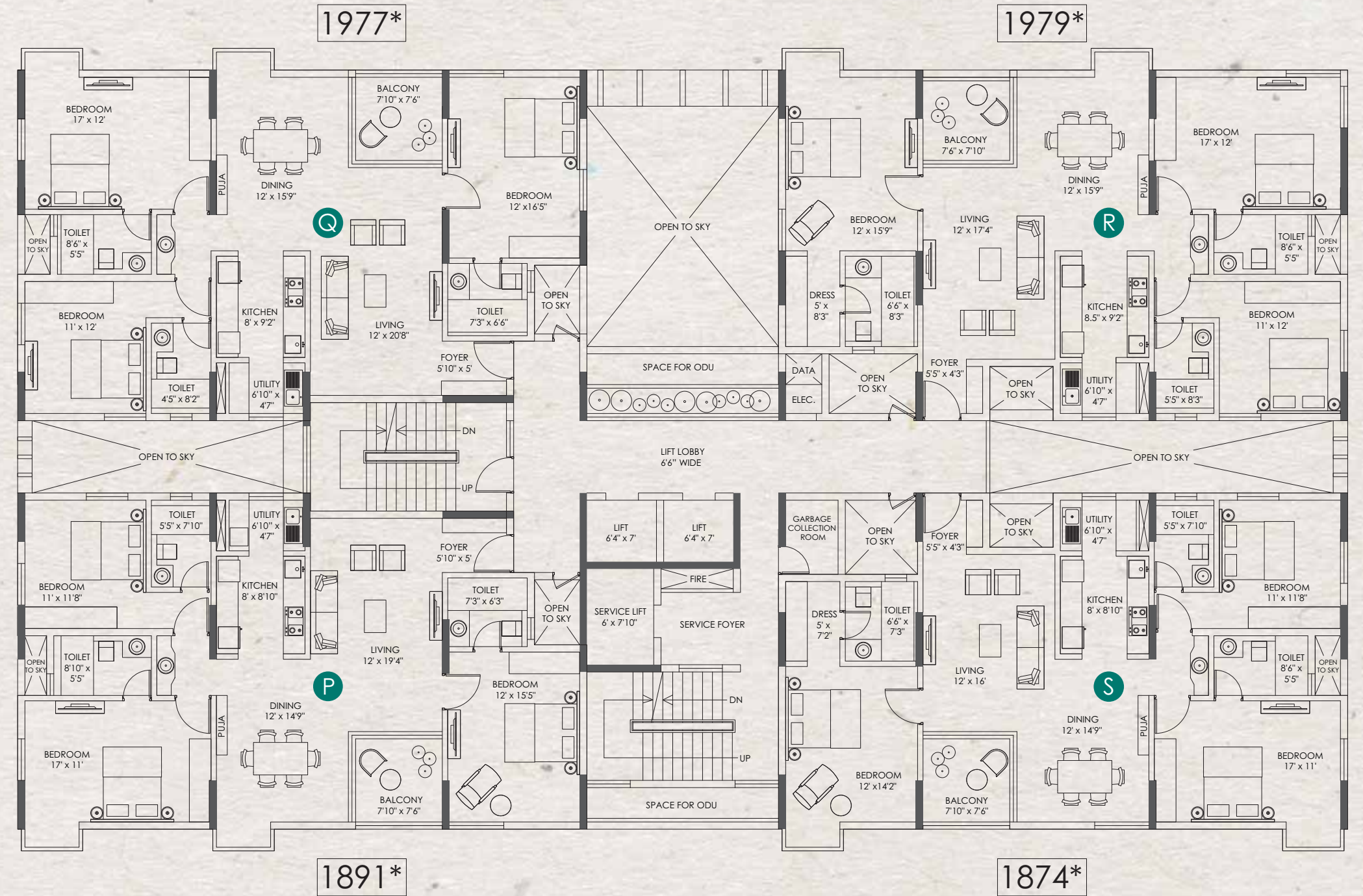
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\*RERA Carpet area does not include balcony, utility and wall areas.



# Pine Green (3 BHKs)

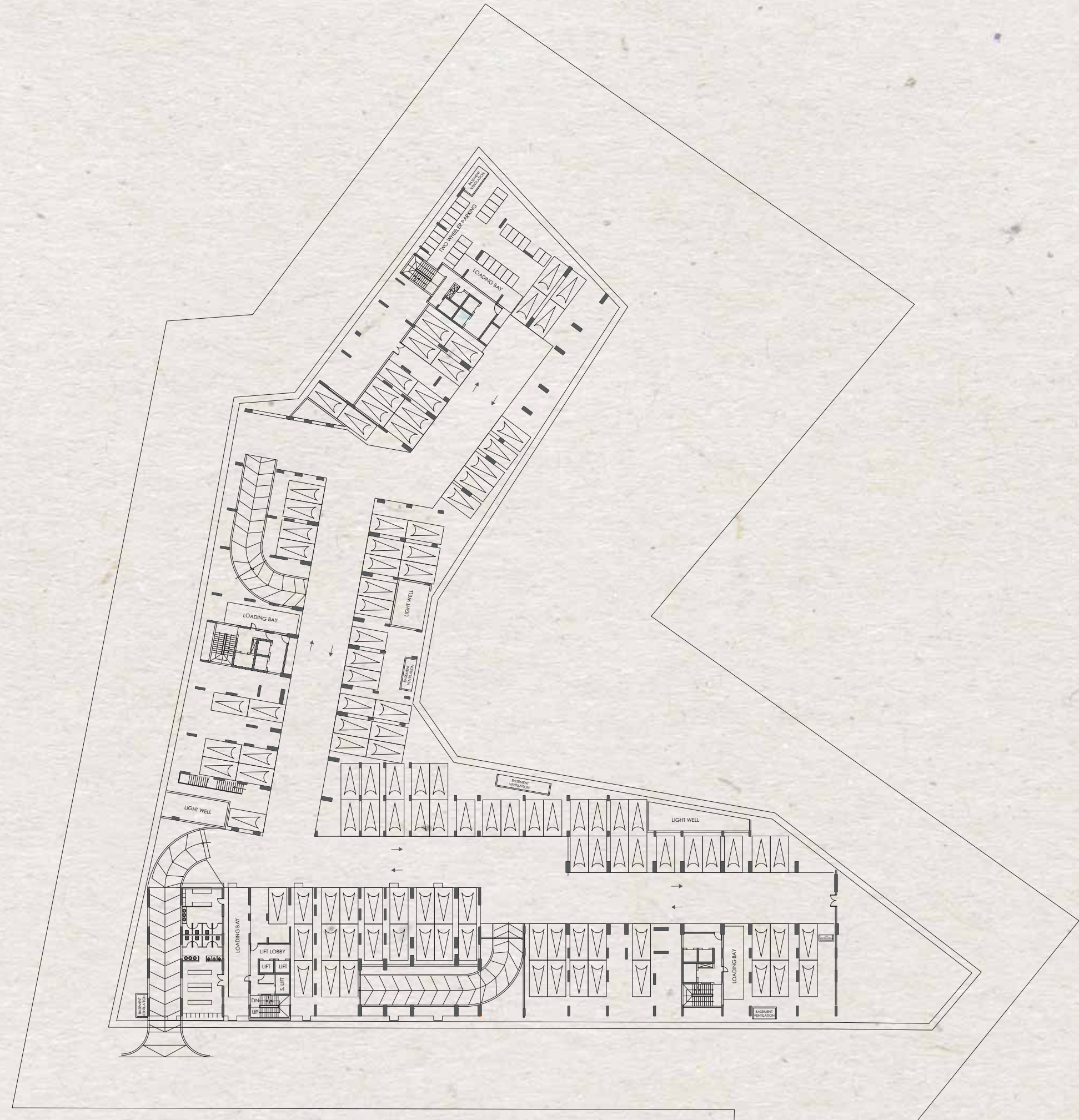
TYPICAL FLOOR  
4-6-8-10-12-14-16-18



\*RERA CARPET AREA : P - 1202 | Q - 1263 | R - 1262 | S - 1182



\*RERA Carpet area does not include balcony, utility and wall areas.

*Car Parking*  
BASEMENT 1-4





Corporate Office : 3, Mangesh Street, T. Nagar, Chennai - 600 017. P +91 44 2434 6333 / 91767 19149 / 99629 41915

E sales@appaswamy.com www.appaswamy.com Follow us on  

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