



*Fly with Pride, Live in Style*



**AEROPOLIS**  
FLY HIGH ON LIFE... BY DAC





**Mr. S. SATHISH KUMAR - Managing Director**

Dear Valued Clients,

At DAC Developers, our primary focus has always been to make your home-buying journey seamless and to deliver top-quality construction. Our commitment to excellence is unwavering, and we continuously strive to provide exceptional experiences for you.

We are dedicated to enhancing your lifestyle, aiming to exceed your expectations with unparalleled value and quality. Our mission remains centred on delivering the highest standards in every project we undertake.

Thank you for your ongoing trust and support. We are excited to continue this journey with you and look forward to helping you find your perfect home.

#### **OUR VISION:**

To be the leading and most trusted construction company in India, renowned for transforming landscapes into beautiful, sustainable, and innovative structures that exceed customer expectations and contribute to the nation's betterment. Our goal is to achieve a turnover of 10,000 crores and operate from four major cities while providing a positive work environment for 5000 employees by 2030.

#### **OUR MISSION:**

To deliver exceptional construction services with a focus on customer satisfaction. We aim to provide families with the homes of their dreams, offering quality output, value for money, and environmental responsibility. We will achieve this through the use of quality vendors, an innovative, passionate, and satisfied workforce, and ethical business practices, as we strive to build a better future for all.





## Live the high life:

Live in independent apartments featuring private terraces and a design that maximizes seclusion, ensuring a tranquil living environment. Enjoy seamless convenience with modern amenities, efficient lifts and reliable power backup. With ample secure parking and an emphasis on refined living, Aeropolis offers a modern sanctuary that perfectly blends luxury with everyday ease.

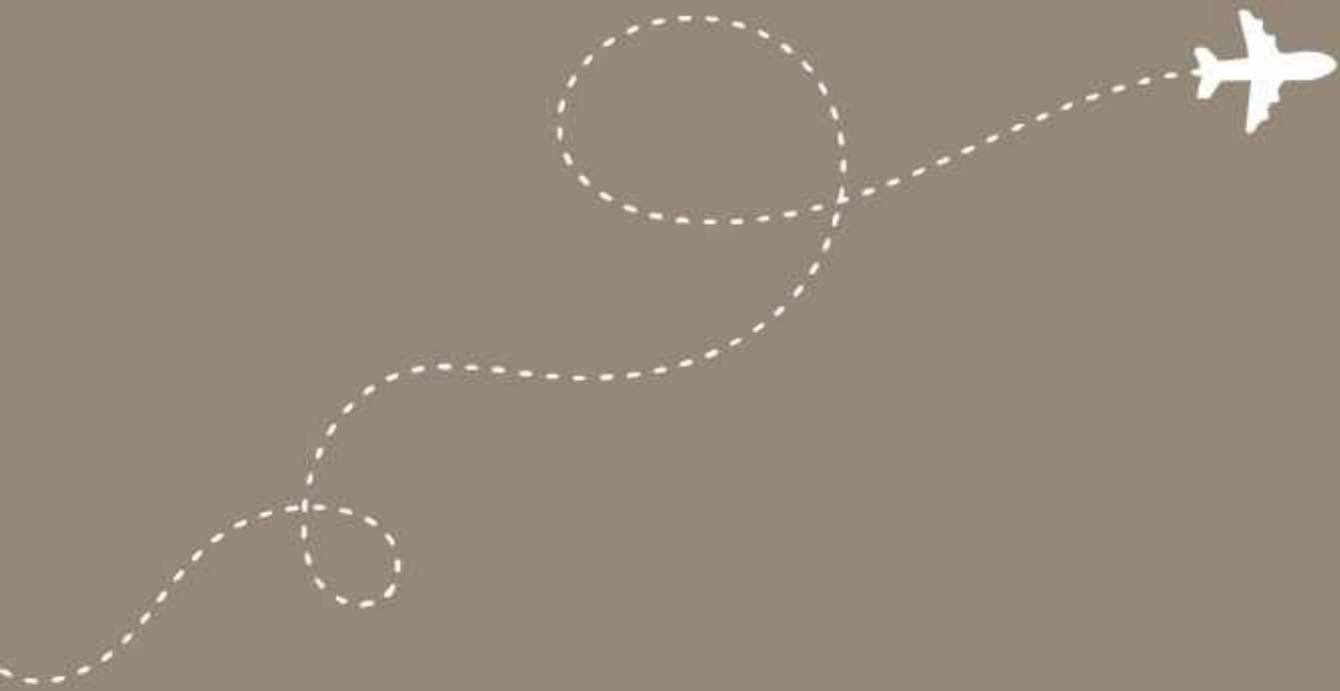


The artistic representation provided is for illustrative purposes, and variations in the actual elevation of the residential project may occur due to architectural adjustments and construction considerations.

A woman with dark hair pulled back, wearing a light-colored sleeveless top, is shown in profile from the chest up. She is looking out of a large, oval-shaped airplane window. Her hand is resting on her chin in a thoughtful pose. The background is a soft, warm light coming from the window.

## SOAR TO NEW HEIGHTS WITH AEROPOLIS

Nestled close to the airport, Aeropolis offers a unique blend of convenience and modern living. Experience the charm of elevated living with breathtaking views, contemporary design, and easy access to everything the city has to offer. Welcome to a home that truly elevates your lifestyle.

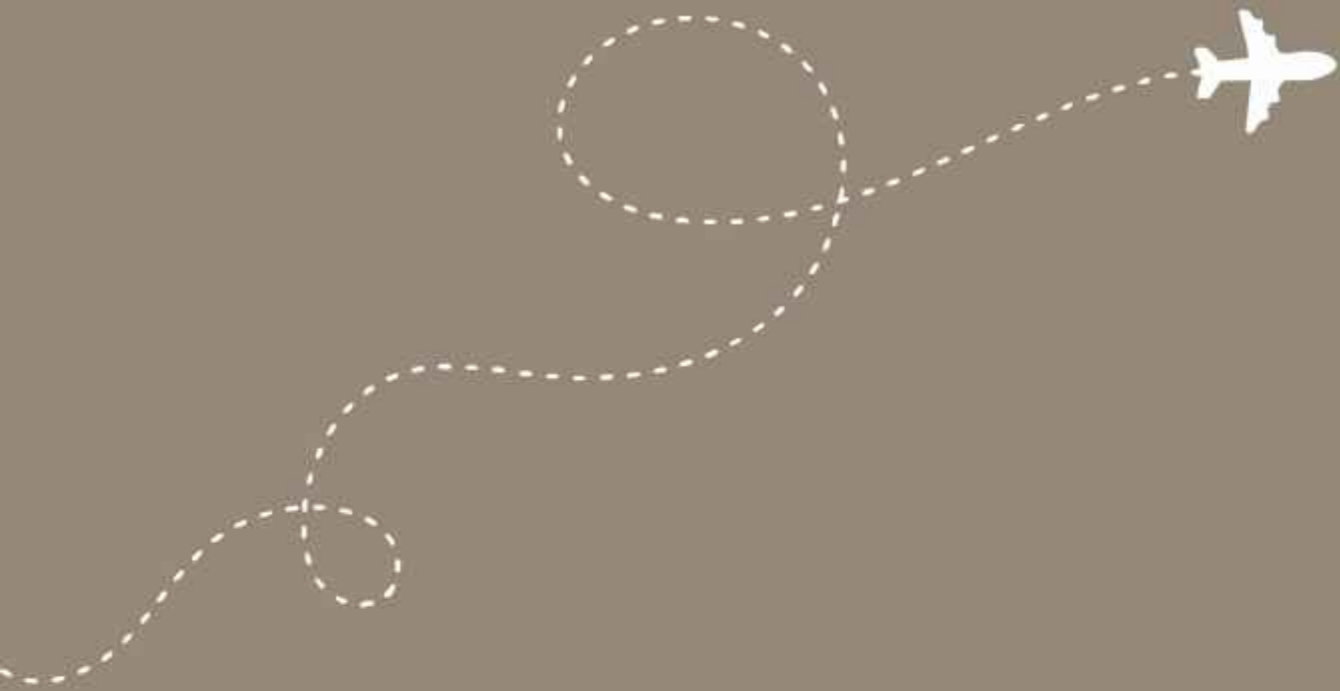


## UNMATCHED AMENITIES FOR A REFINED LIFESTYLE

At Aeropolis, we've thoughtfully curated a range of top-tier amenities to enhance your everyday living. From a state-of-the-art fitness center to serene green spaces and dedicated play areas for children, every detail is designed to offer comfort and convenience. Enjoy community spaces perfect for socializing, secure parking, and modern facilities that cater to your every need.







## ROOFTOP SANCTUARY

Discover the perfect retreat on the rooftop at Aeropolis. Whether you're unwinding under the stars, enjoying a quiet evening, or hosting a gathering with friends, our rooftop space offers panoramic views and a serene ambiance.





The aerial representation provided is for illustrative purposes only and does not represent the actual elevation of the residential lot and may change due to architectural or engineering or other practical considerations.



## SPACIOUS LIVING

Experience the ultimate in spacious living at Aeropolis, where expansive designs and thoughtful layouts enhance your lifestyle. Our generously sized apartments provide ample room for relaxation, entertainment, and personal comfort, ensuring a welcoming environment for you and your family.







The artistic representation provided is for illustrative purposes, and variations in the actual elevation of the residential project may occur due to architectural adjustments and construction considerations.

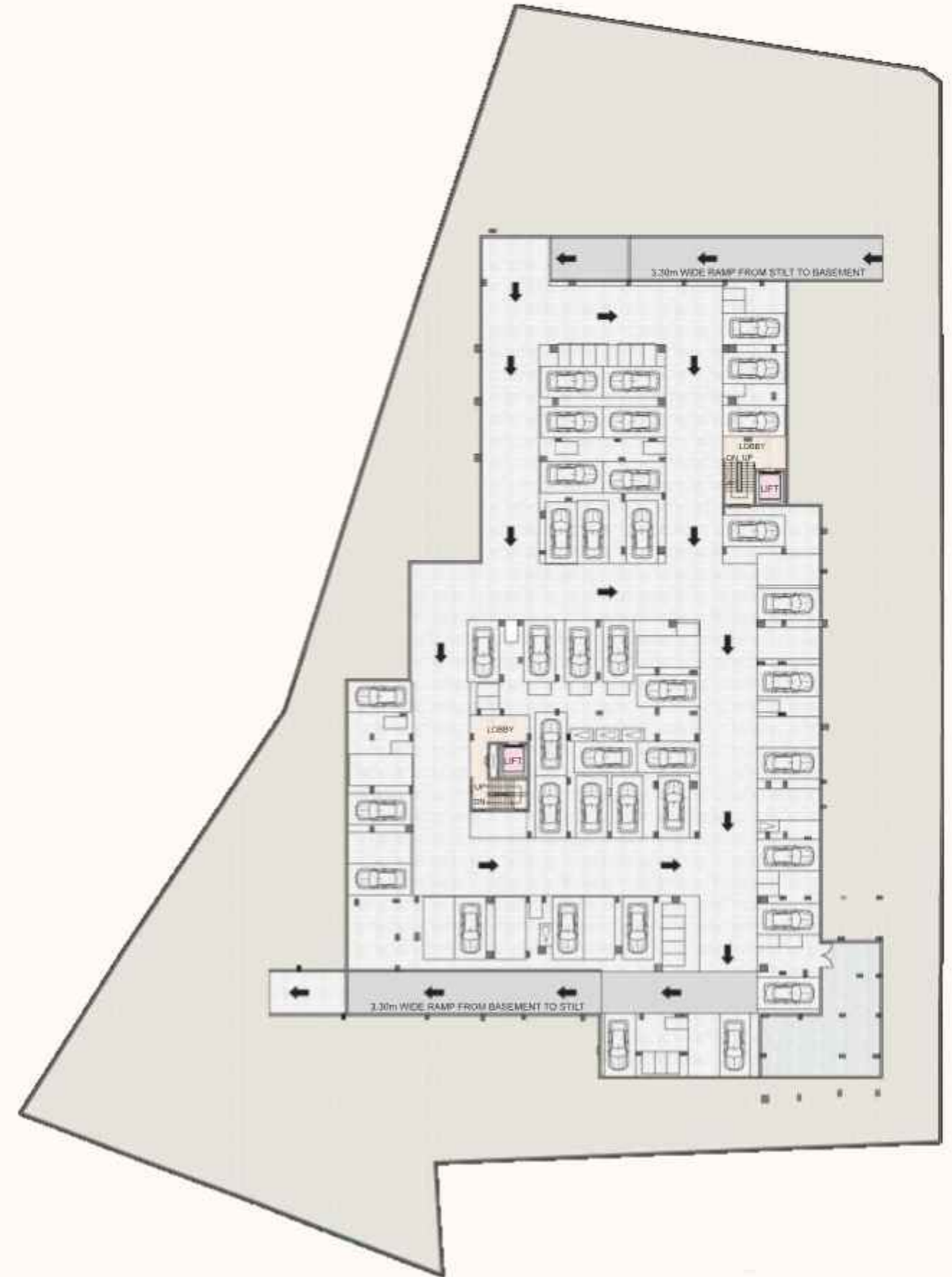


## EXCLUSIVE OUTDOOR RETREATS

At Aeropolis, the generously sized balconies are crafted to elevate your outdoor lifestyle. The spacious private terraces offer a serene retreat for relaxation, breathtaking views, flexible usage for personal touches, and a private sanctuary that enhances your living experience.



SITE CUM STILT FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (2nd,3rd & 4th)

3BHK+3T    3BHK+2T    2BHK+2T



5th FLOOR PLAN

3BHK+3T
  3BHK+2T
  2BHK+2T

A

**AMENITIES**

- MULTIPURPOSE HALL /ASSOCIATION ROOM
- FULLY EQUIPPED AIR CONDITIONED GYM
- AIR CONDITIONED INDOOR GAMES
- TABLE TENNIS
- CARROM
- CHESS
- BOARD GAMES (JENGA + SNAKE N LADDER + LUDO )
- FOOSBALL
- DART GAMES
- VIDEO GAMES
- YOGA DECK
- ROOF TOP PARTY AREA
- BBQ COUNTER
- SENIOR SEATING AREA
- OUTDOOR DINING AREA
- REFLEXOLOGY PATHWAY
- DUCK RIDER
- SEE SAW
- MERRY- GO-ROUND

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**FEATURES**

- SECURITY CABIN
- CCTV / SECURITY SYSTEM
- RAIN WATER HARVESTING
- SOLAR POWER FOR COMMON AREA
- MAID & DRIVER'S TOILET
- LAUNDRY ROOM



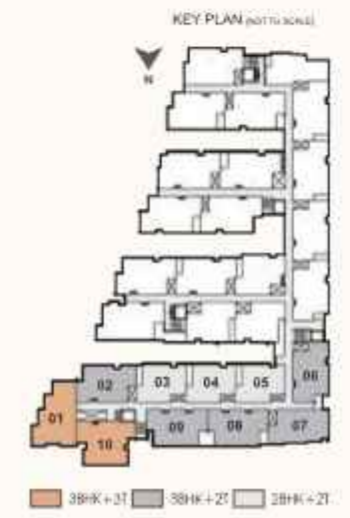
# BLOCK A 1st FLOOR PLAN



Furniture shown in the plan are only for indicative purpose. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA
01 A 101	3 BHK + 3T	West	1387 Sq.ft
02 A 102	3 BHK + 2T	North	1157 Sq.ft
03 A 103	2 BHK + 2T	North	981 Sq.ft
04 A 104	2 BHK + 2T	North	978 Sq.ft
05 A 105	2 BHK + 2T	North	981 Sq.ft

UNIT	TYPE	FACING	AREA
06 A 106	3 BHK + 2T	East	1152 Sq.ft
07 A 107	3 BHK + 2T	South	1127 Sq.ft
08 A 108	3 BHK + 2T	East	1167 Sq.ft
09 A 109	3 BHK + 2T	East	1170 Sq.ft
10 A 110	3 BHK + 3T	South	1326 Sq.ft





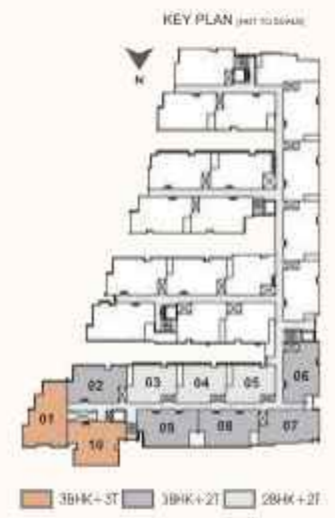
# BLOCK A TYPICAL FLOOR PLAN (2nd, 3rd & 4th)

Furniture shown in the plan are only for indicative purposes. Room sizes may vary according to the site plan.



UNIT	TYPE	FACING	AREA
01 A 201,301,401	3 BHK + 3T	West	1387 Sq.ft
02 A 202,302,402	3 BHK + 2T	North	1157 Sq.ft
03 A 203,303,403	2 BHK + 2T	North	981 Sq.ft
04 A 204,304,404	2 BHK + 2T	North	978 Sq.ft
05 A 205,305,405	2 BHK + 2T	North	981 Sq.ft

UNIT	TYPE	FACING	AREA
01 A 206,306,406	3 BHK + 2T	East	1152 Sq.ft
02 A 207,307,407	3 BHK + 2T	South	1127 Sq.ft
03 A 208,308,408	3 BHK + 2T	East	1167 Sq.ft
04 A 209,309,409	3 BHK + 2T	East	1170 Sq.ft
05 A 210,310,410	3 BHK + 3T	South	1326 Sq.ft





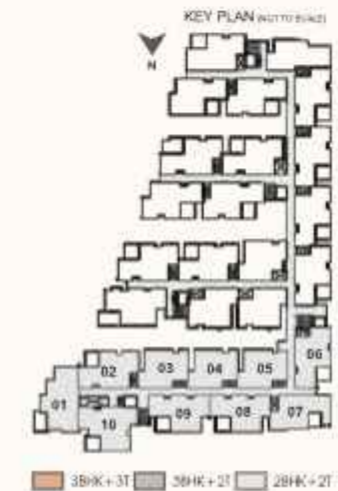
# BLOCK A 5th FLOOR PLAN



\*Floorplan shown in this plan are only for indicative purpose. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA	
01	A 501	2 BHK + 2T	West	1220+129 Sq.ft
02	A 502	2 BHK + 2T	North	1023+103 Sq.ft
03	A 503	2 BHK + 2T	North	981 Sq.ft
04	A 504	2 BHK + 2T	North	978 Sq.ft
05	A 505	2 BHK + 2T	North	981 Sq.ft

UNIT	TYPE	FACING	AREA	
01	A 506	2 BHK + 2T	East	1022+100 Sq.ft
02	A 507	2 BHK + 2T	South	1008+92 Sq.ft
03	A 508	2 BHK + 2T	East	1026+109 Sq.ft
04	A 509	2 BHK + 2T	East	1027+109 Sq.ft
05	A 510	2 BHK + 2T	South	1188+107 Sq.ft



Legend for Key Plan:  
■ 3BHK + 3T  
■ 3BHK + 2T  
■ 2BHK + 2T



# BLOCK B 1st FLOOR PLAN



\*Dimensions shown in the plans are only for indicative purpose. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA	
01	B 101	3 BHK + 2T	North	1161 Sq.ft
02	B 102	3 BHK + 2T	North	1161 Sq.ft
03	B 103	2 BHK + 2T	North	995 Sq.ft
04	B 104	3 BHK + 2T	East	1148 Sq.ft

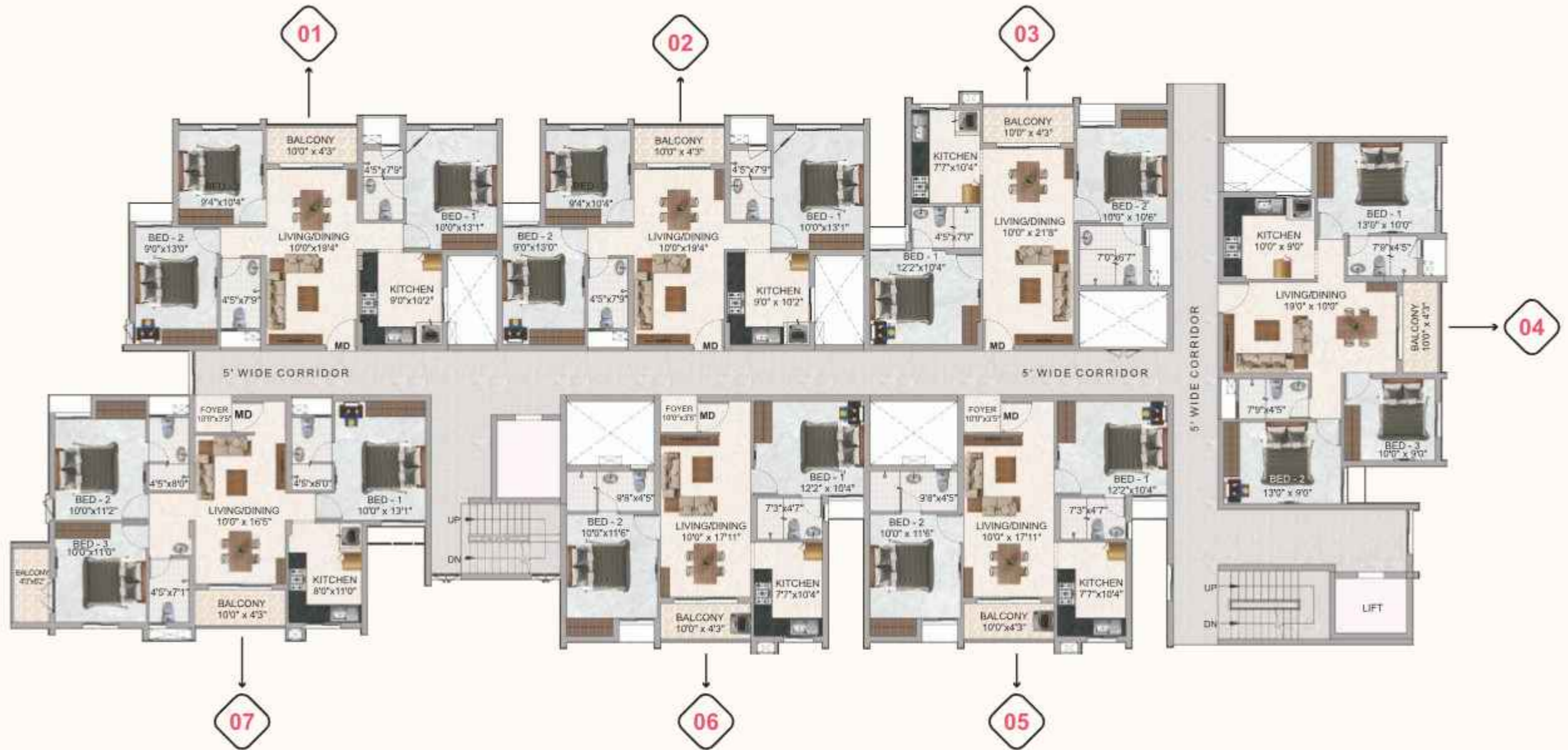
UNIT	TYPE	FACING	AREA	
05	B 105	2 BHK + 2T	East	1002 Sq.ft
06	B 106	2 BHK + 2T	East	1001 Sq.ft
07	B 107	3 BHK + 3T	East	1325 Sq.ft



Legend for Key Plan:  
■ 3BHK + 3T  
■ 3BHK + 2T  
■ 2BHK + 2T



# BLOCK B TYPICAL FLOOR PLAN (2nd, 3rd & 4th)



Furniture shown in the plan are only for indicative purposes. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA
01   B 201,301,401	3 BHK + 2T	North	1161 Sq.ft
02   B 202,302,402	3 BHK + 2T	North	1161 Sq.ft
03   B 203,303,403	2 BHK + 2T	North	995 Sq.ft
04   B 204,304,404	3 BHK + 2T	East	1148 Sq.ft

UNIT	TYPE	FACING	AREA
05   B 205,305,405	2 BHK + 2T	East	1002 Sq.ft
06   B 206,306,406	2 BHK + 2T	East	1001 Sq.ft
07   B 207,307,407	3 BHK + 3T	East	1325 Sq.ft





# BLOCK B 5th FLOOR PLAN



\*Furniture shown in the plans are only for indicative purposes. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA	
01	B 501	2 BHK + 2T	North	1027+103 Sq.ft
02	B 502	2 BHK + 2T	East	1026+103 Sq.ft

UNIT	TYPE	FACING	AREA	
03	B 503	2 BHK + 2T	East	1018+100 Sq.ft
04	B 504	2 BHK + 2T	South	1149+135 Sq.ft





# BLOCK C 1st FLOOR PLAN



UNIT	TYPE	FACING	AREA
01 C 101	3 BHK + 3T	North	1225 Sq.ft
02 C 102	3 BHK + 2T	North	1177 Sq.ft
03 C 103	3 BHK + 2T	East	1148 Sq.ft

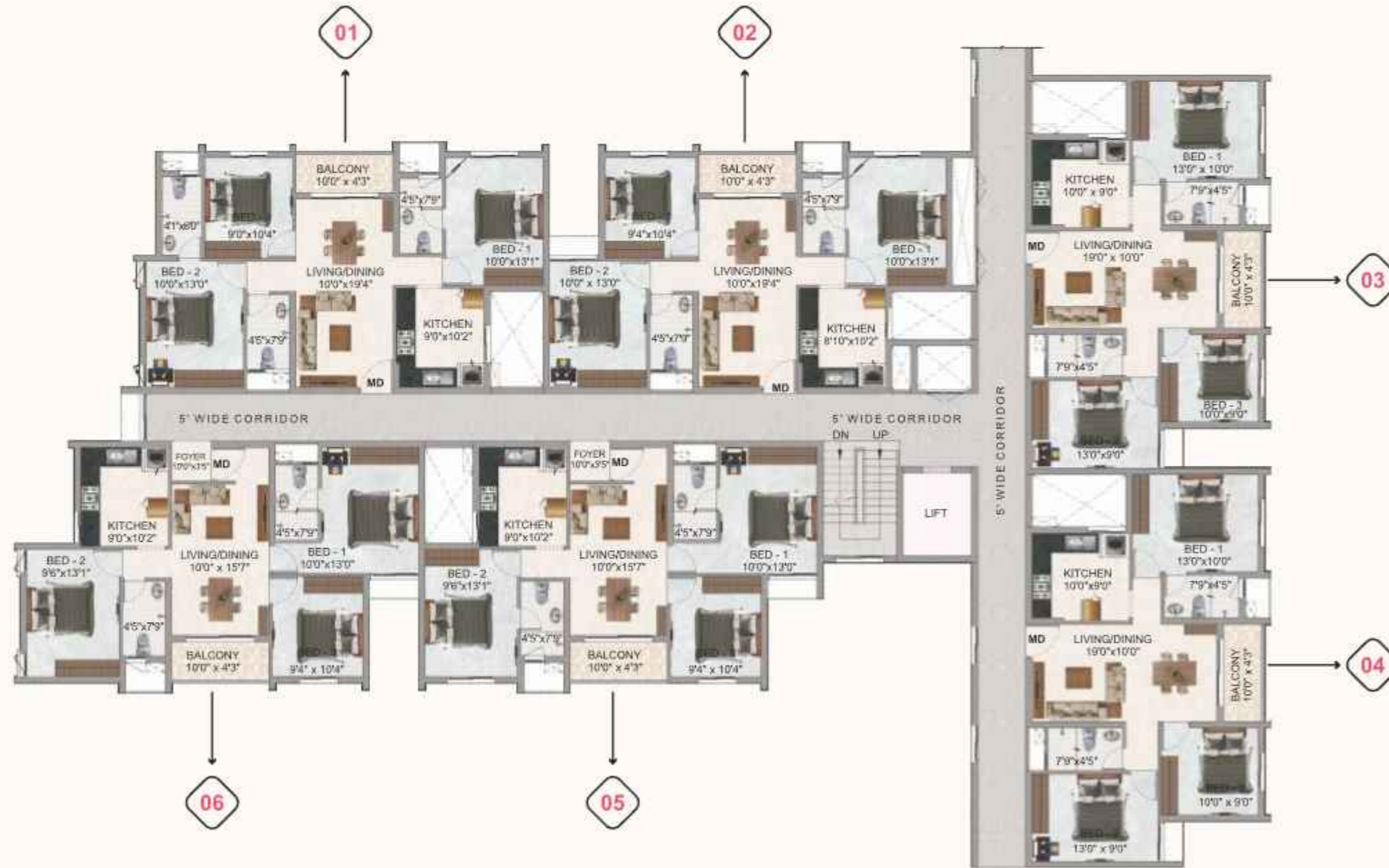
UNIT	TYPE	FACING	AREA
04 C 104	3 BHK + 2T	East	1148 Sq.ft
05 C 105	3 BHK + 2T	East	1170 Sq.ft
06 C 106	3 BHK + 2T	East	1170 Sq.ft



Dimensions shown in the plan are only for indicative purposes. Room sizes may vary according to the unit size.



# BLOCK C TYPICAL FLOOR PLAN (2nd, 3rd & 4th)



Furniture shown in the plan are only for indicative purpose. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA
01 C 201,301,401	3 BHK + 3T	North	1225 Sq.ft
02 C 202,302,402	3 BHK + 2T	North	1177 Sq.ft
03 C 203,303,403	3 BHK + 2T	East	1148 Sq.ft
04 C 204,304,404	3 BHK + 2T	East	1148 Sq.ft
05 C 205,305,405	3 BHK + 2T	East	1170 Sq.ft
06 C 206,306,406	3 BHK + 2T	East	1170 Sq.ft

UNIT	TYPE	FACING	AREA
04 C 204,304,404	3 BHK + 2T	East	1148 Sq.ft
05 C 205,305,405	3 BHK + 2T	East	1170 Sq.ft
06 C 206,306,406	3 BHK + 2T	East	1170 Sq.ft





# BLOCK C 5th FLOOR PLAN



UNIT	TYPE	FACING	AREA	
01	C 501	2 BHK + 2T	North	1045+138 Sq.ft
02	C 502	2 BHK + 2T	North	1044+103 Sq.ft
03	C 503	2 BHK + 2T	East	1017+100 Sq.ft

UNIT	TYPE	FACING	AREA	
04	C 504	2 BHK + 2T	East	1017+100 Sq.ft
05	C 505	2 BHK + 2T	East	1036+103 Sq.ft
06	C 506	2 BHK + 2T	East	1036+103 Sq.ft



\*Furniture shown in the plan are only for indicative purpose. \*Sleep sizes may vary according to the unit size.



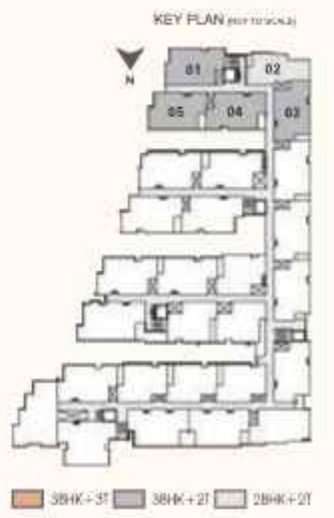
# BLOCK D 1st FLOOR PLAN



\*Dimensions shown in the plan are only for indicative purpose. Room sizes may vary according to the built size.

UNIT	TYPE	FACING	AREA	
01	D 101	3 BHK +2T	North	1190 Sq.ft
02	D 102	2 BHK +2T	North	992 Sq.ft
03	D 103	3 BHK +2T	East	1143 Sq.ft

UNIT	TYPE	FACING	AREA	
04	D 104	3 BHK +2T	East	1157 Sq.ft
05	D 105	3 BHK +2T	East	1132 Sq.ft



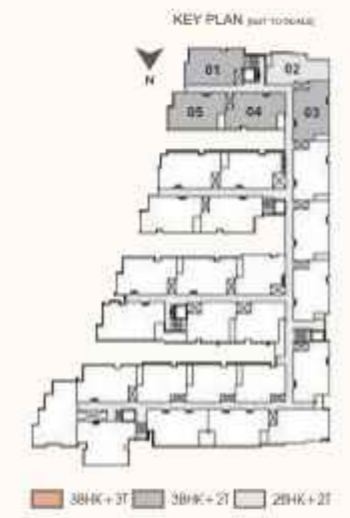


# BLOCK D TYPICAL FLOOR PLAN (2nd, 3rd & 4th)



UNIT	TYPE	FACING	AREA
01 D 201,301,401	3 BHK + 2T	North	1190 Sq.ft
02 D 202,302,402	2 BHK + 2T	North	992 Sq.ft
03 D 203,303,403	3 BHK + 2T	East	1143 Sq.ft

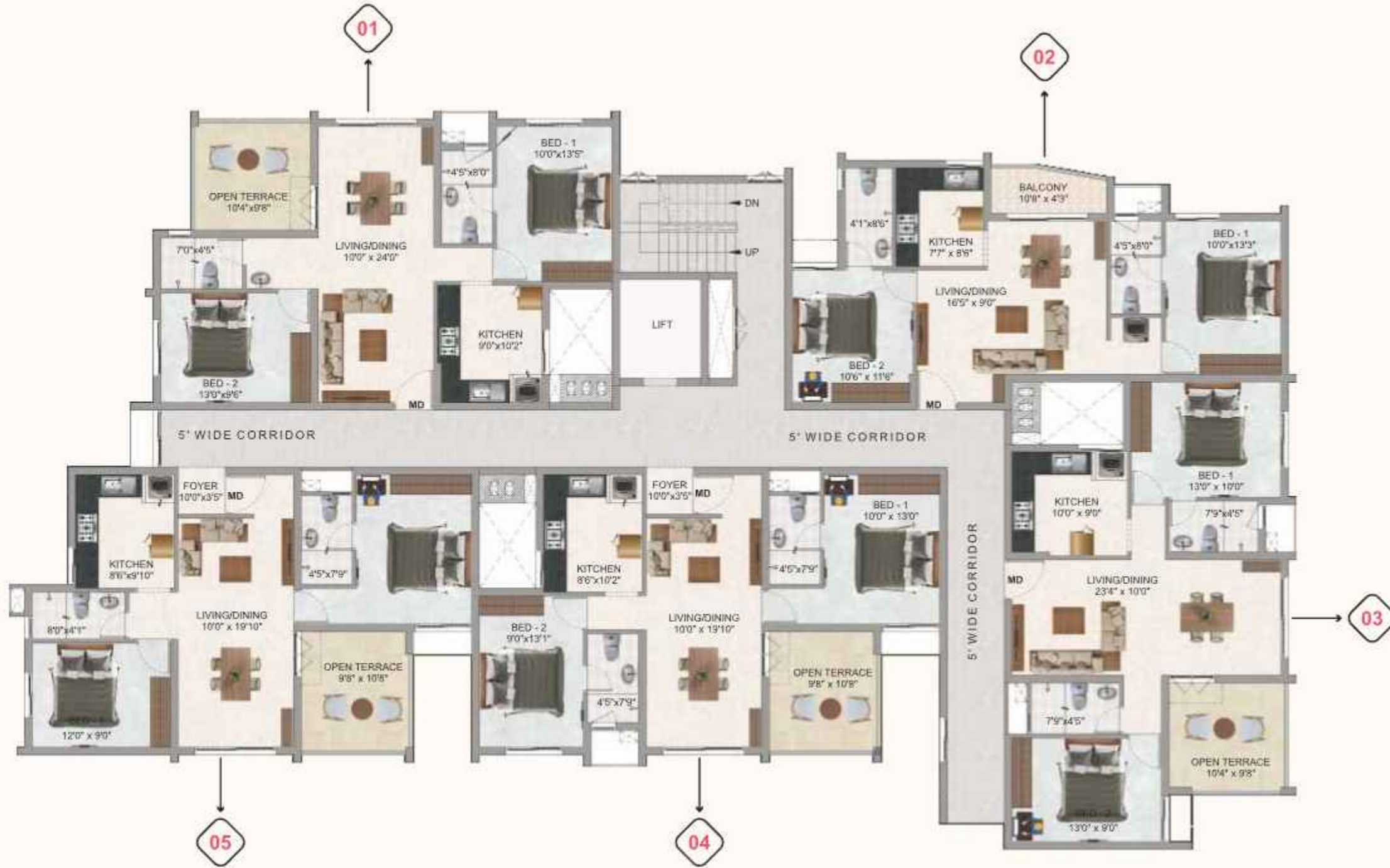
UNIT	TYPE	FACING	AREA
04 D 204,304,404	3 BHK + 2T	East	1157 Sq.ft
05 D 205,305,405	3 BHK + 2T	East	1132 Sq.ft



Furniture shown in this plan are only for indicative purposes. Maximum sizes may vary according to the unit size.



# BLOCK D 5th FLOOR PLAN

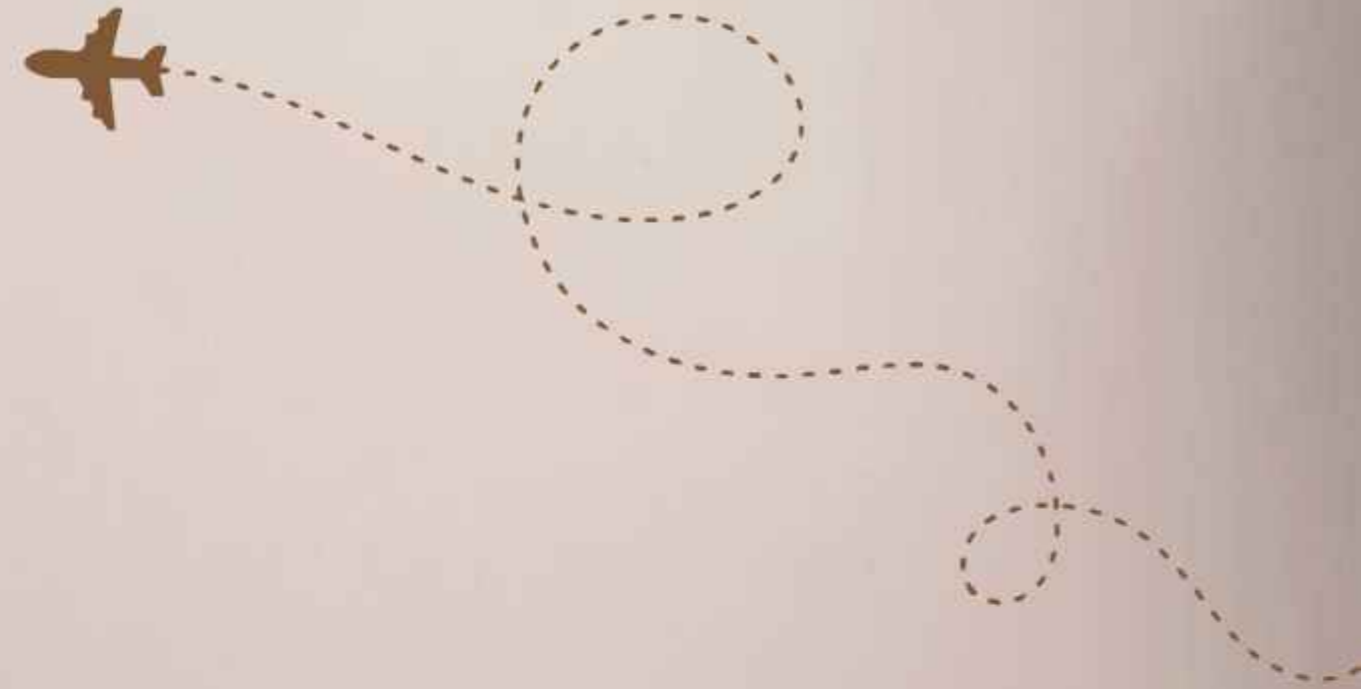


Dimensions shown in the plan are only for indicative purposes. Room sizes may vary according to the unit size.

UNIT	TYPE	FACING	AREA	
01	D 501	2 BHK + 2T	North	1060+100 Sq.ft
02	D 502	2 BHK + 2T	North	992 Sq.ft
03	D 503	2 BHK + 2T	East	1012+100 Sq.ft

UNIT	TYPE	FACING	AREA	
04	D 504	2 BHK + 2T	East	1022+103 Sq.ft
05	D 505	2 BHK + 2T	East	1000+103 Sq.ft





**AEROPOLIS**  
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## YOUR SANCTUARY OF HAPPINESS AND COMFORT

Aeropolis is where happiness, peace, and comfort come together. With serene interiors and thoughtful amenities, it's a place where you can relax, unwind, and truly feel at home. Welcome to a life of contentment at Aeropolis.

# SPECIFICATION - AEROPOLIS



## STRUCTURE

- ✈ RCC Framed Structure and AAC blocks used for External/Internal walls
- ✈ Anti-Termite Treatments wherever applicable during Construction Stage.



## TILING

### Flooring :

- ✈ All tiles will be from NITCO/AGL or equivalent make.
- ✈ Living, dining and bedrooms – 600MM x 600MM vitrified tiles with spacers.
- ✈ Toilets, balconies & utility area - Antiskid ceramic tiles with spacers.
- ✈ Terrace – Weather proof tiles.
- ✈ Door threshold in flats will be finished with granite.
- ✈ Staircase – finished with Granite flooring
- ✈ Stilt floor lobby with Granite flooring and Corridors & typical floor lobby – vitrified tiles.
- ✈ Car Parking – Grano flooring

### Dado :

- ✈ All tiles will be from NITCO/AGL or equivalent make.
- ✈ Kitchen – 450MM x 300MM ceramic wall tiles up to 600MM above the platform will be provided.
- ✈ Toilet – 600MM x 300MM ceramic wall tiles up to 2400MM height from the floor level.
- ✈ Utility areas – 450MM x 300MM ceramic tiles, height to match the kitchen wall tile level.



## KITCHEN

- ✈ 600MM x 600MM Vitrified tile flooring from NITCO/AGL or equivalent make.
- ✈ 18mm thick Black granite of size as per drawing for kitchen platform will be provided.
- ✈ Stainless steel sink with drain board – FUTURA/DIAMOND or equivalent make will be provided.
- ✈ Sink water point - CP fittings will be provided.



## DOOR / WINDOWS/ VENTILATORS

- ✈ MAIN DOOR (1050MM x 2100MM) 2100MM HEIGHT, The frame and 38mm thick shutter are made of pre-hung engineered ABS, with grooves and designer hardware from DORSET/YALE or equivalent make.
- ✈ BEDROOM DOOR (900MM x 2100MM) 2100MM HEIGHT, The frame and 35mm thick shutter are made of pre-hung engineered ABS with designer hardware from DORSET/YALE or equivalent make.
- ✈ TOILET DOOR (750MM x 2100MM) 2100MM HEIGHT, The frame and 35mm thick shutter are made of pre-hung engineered ABS with designer hardware from DORSET/YALE or equivalent make.
- ✈ UPVC French doors with sliding shutter will be from APARNA/VEKA or Equivalent make.
- ✈ UPVC Windows with sliding shutters for all windows will be from APARNA/VEKA or Equivalent make. Grills will be provided.
- ✈ UPVC Ventilators with pin headed glass along with Exhaust fan provision will be from APARNA/VEKA or Equivalent make.



## PAINTING FINISHES

- ✈ All internal walls will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Premium emulsion paint of ASIAN/NIPPON or Equivalent make.
- ✈ All external walls will be finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of ASIAN/NIPPON or Equivalent make.
- ✈ Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion ASIAN/NIPPON or Equivalent make.
- ✈ MS Railing for Balcony and Staircase finished with enamel paint aesthetically designed & fixed to wall.



## ELECTRICAL FIXTURES/FITTINGS

- ✈ Three-phase power supply with concealed wiring will be provided.
- ✈ All switches will be of HAVELLS/SCHNEIDER or equivalent make.
- ✈ Cables & wiring will be of HAVELLS/ANCHOR/POLY CAB or equivalent make.
- ✈ Split A/C provision with electrification will be provided in Living room cum Dining and in all bedrooms.
- ✈ 15A plug points will be provided for Refrigerator, Washing machine and Micro-oven.
- ✈ 15A plug points will be provided for Geyser in all toilets.
- ✈ 5A socket for chimney will be provided in kitchen, electrification for exhaust fan point in all toilets.
- ✈ Power back up of 600W for 2BHK, 800W for 3BHK apartments & the essential points in common areas.
- ✈ TV points will be provided in Living and in all bedrooms and Telephone/Internet point in Living & Master bedroom.
- ✈ USB charging port in switch boards will be provided in Living and in all bedrooms.
- ✈ Solar power for the essential points in common areas.



## PLUMBING & SANITARY

- ✈ All sanitary ware in ceramic of superior brands like AMERICAN STANDARD/GROHE/JAQUAR or equivalent will be provided.
- ✈ EWC with health faucet of superior brand like AMERICAN STANDARD/GROHE/JAQUAR or equivalent will be provided.
- ✈ Washbasin of superior brand like AMERICAN STANDARD/GROHE/JAQUAR or equivalent will be provided in toilets.
- ✈ CP fittings of superior brand like GROHE/AMERICAN STANDARD/JAQUAR or equivalent will be provided.
- ✈ Single lever HI – FLOW concealed diverter of GROHE/AMERICAN STANDARD/JAQUAR or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- ✈ CPVC/UPVC pipelines/ PVC Soil waste lines/ sewage pipelines and Rainwater lines of a quality ISI brands like ASTRAL/SUPREME/PRINCE or Equivalent will be provided.



## COMMON POINTS

- ✈ Site perimeter fenced by Compound wall with Entry/Exit gates will be provided.
- ✈ Security booth will be provided at the Entry gate.
- ✈ CCTV surveillance at pivotal points across the site extent which makes it a secure gated community.
- ✈ Elevators of 13 Passengers of OTIS/JOHNSON or equivalent make.
- ✈ Adequate number of common well or bore wells to meet water needs of the community will be provided.
- ✈ Common sump of required capacity will be provided. Rain Water Harvesting/sump will be provided.

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## WHERE LUXURY MEETS CONVENIENCE

Soar into a new standard of living with Aeropolis, where modern comfort meets the spirit of flight. Just minutes from Chennai International Airport, this distinctive community embraces the freedom and excitement of travel, offering a lifestyle that elevates everyday living. Experience a place where luxury and convenience take flight!



## LOCATION ADVANTAGES

### SCHOOLS & COLLEGES

- VKK Ammani Ammal Matriculation School - 350 M
- Meenakshi Krishnan Polytechnic College - 450 M
- Sri Sankara Global Cambridge International School - 800 M
- Mahalakshmi Vidya Mandir (CBSE) Senior Secondary School - 800 M
- Sri Sankara Public School - 2.2 Kms
- Holy Queen Matriculation Higher Secondary School - 2 Kms
- Tagore College Of Arts and Science - 2.3 Kms
- Maharishi Vidya Mandir - Thiruneermalai - 2.7 Kms
- Shrimathi Devkunvar Nanalal Bhatt Vaishnav College for Women - 3.1 Kms
- Madras Institute of Technology - 4 kms

### HOSPITAL

- Pallavaram Sankara Eye Hospital - 600 M
- Chennai Hospitals - Pallavaram - 1.5 Kms
- BP Jain Hospital - 1.8 Kms
- Dr.Rela Institute & Medical Center - 2.5Kms
- Cantonment Board General Hospital - 3.2 Kms
- L K Hospital - 3.2 Kms
- Parvathy Hospital - 3.5 Kms

### TRANSPORT

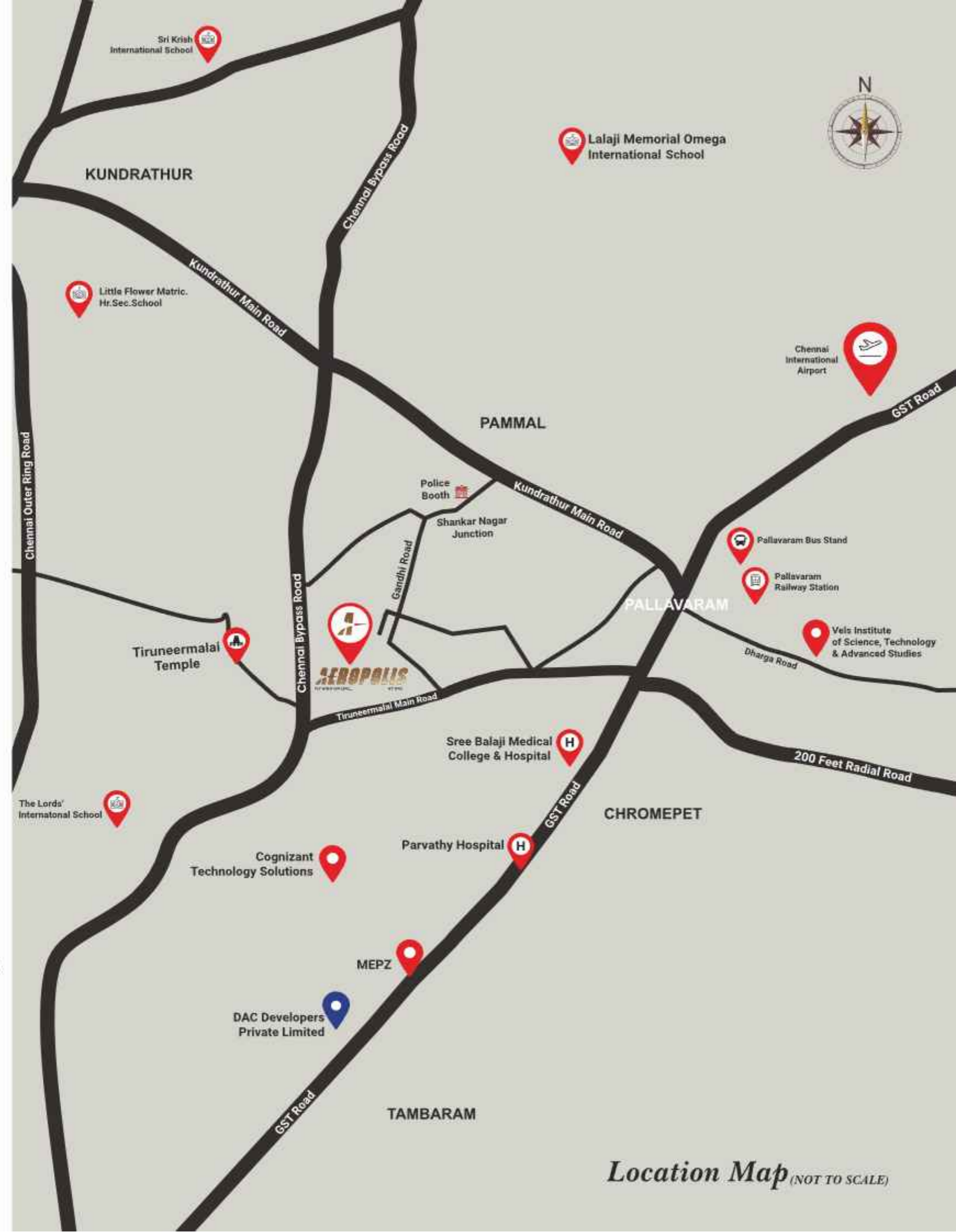
- Shankar Nagar Bus Stop - 1 Km
- Pallavaram Flyover - 3.5 Kms
- Pallavaram Bus Stand - 3.5 Kms
- Pallavaram Railway Station - 3.5 Kms
- Chennai Airport Metro - 5 Kms
- Chennai International Airport - 5.1 Kms
- Tambaram Railway Station - 5.5 Kms

### ATTRACTIONS

- Vetri Theatre - 3 Kms
- Thiruneermalai Temple - 3 Kms
- Aerohub - 5 Kms
- Grand Galada Centre Mall - 5 Kms

### CORPORATES

- MEPZ - Special Economic Zone - 5 Kms
- Thirumudivakkam Industrial Estate - 5 Kms
- Embassy Splendid Tech Zone - 6 Kms







DAC DEVELOPERS PVT. LTD.

**CORPORATE OFFICE:**

New No.27, Old No.19, K-Block, A1, First Main Road, Anna Nagar East, Chennai - 600 102.

**COIMBATORE OFFICE:**

No.129/57, 3rd Street, Bharathi Colony, Peelamedu, Coimbatore - 641 004.

 044 4210 3848 |  marketing@dacdevelopers.com |  www.dacdevelopers.com

**Call: +91 93003 93003**

Member  
**CREDAI**



 <b>ADITYA BIRLA CAPITAL</b>	<b>Project is Financed by and Mortgaged to Aditya Birla Housing Finance Ltd.</b>
Aditya Birla Housing Finance Ltd.	<small>NOC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project.</small>

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