

The DAC logo is located in the top right corner of the white central panel. It consists of the letters 'DAC' in a bold, blue, sans-serif font. A small orange triangle is positioned above the letter 'A'.

SAY NO TO COMPACT LIVING, YOU HAVE A
SPACIOUS LIFESTYLE

DAC
MANAPARK

GARDEN APARTMENTS

MANAPAKKAM

Member
CREDAI

Experience the Green Lifestyle

DAC Manapark is a 5 storey garden apartment located in Manapakkam. The garden terraces are the perfect place to relax and enjoy the outdoors. With plenty of space for entertaining or simply enjoy gardening, you will find the perfect homes for your needs.



Fly High in Joy

With 50% Open Space across the Project, These Spacious Apartments are well Ventilated. The Project offers A Great ambience in terms of Luxury and access to all Modern Amenities.







SITE CUM STILT FLOOR PLAN



Not to Scale

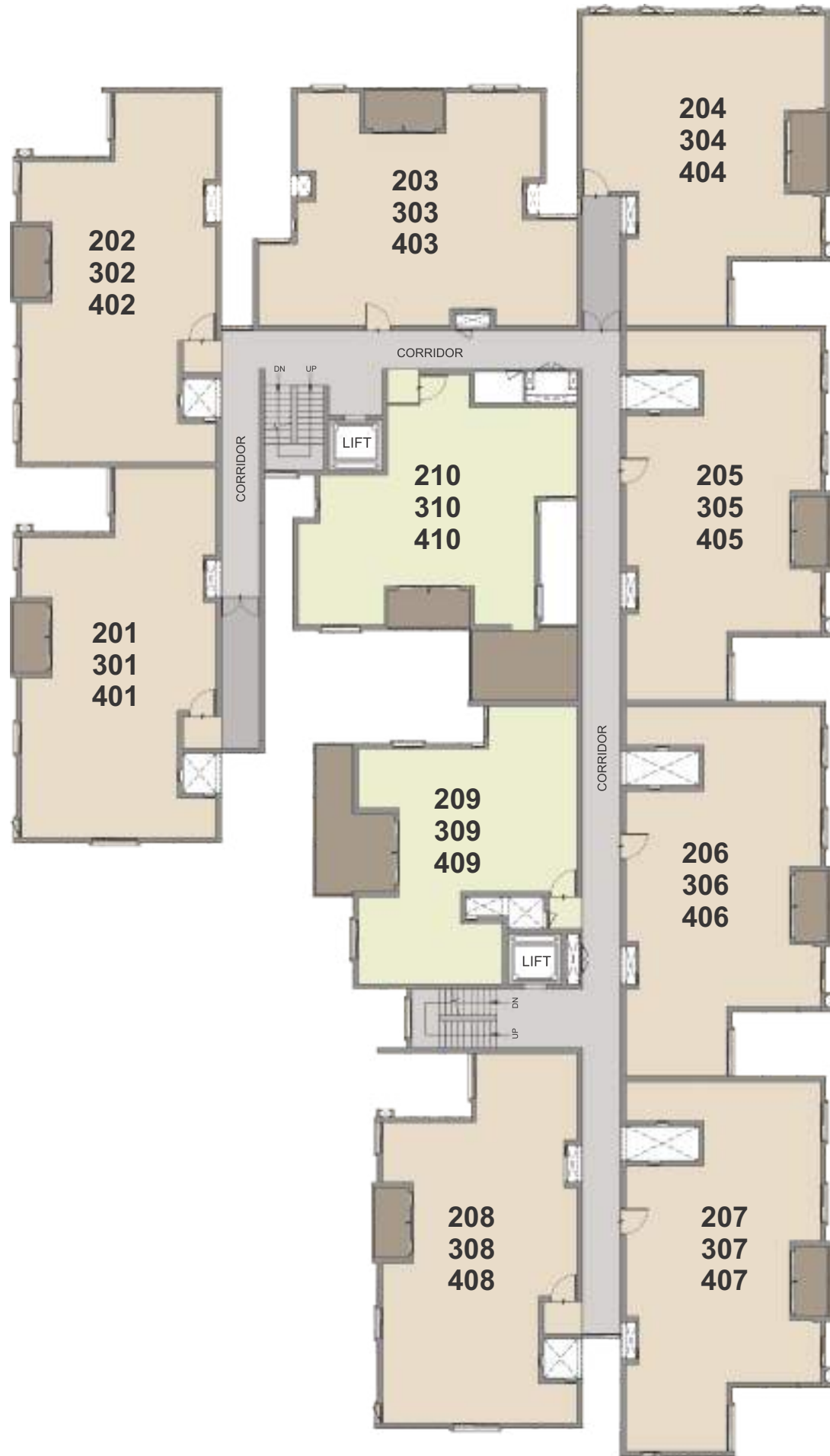


FIRST FLOOR PLAN





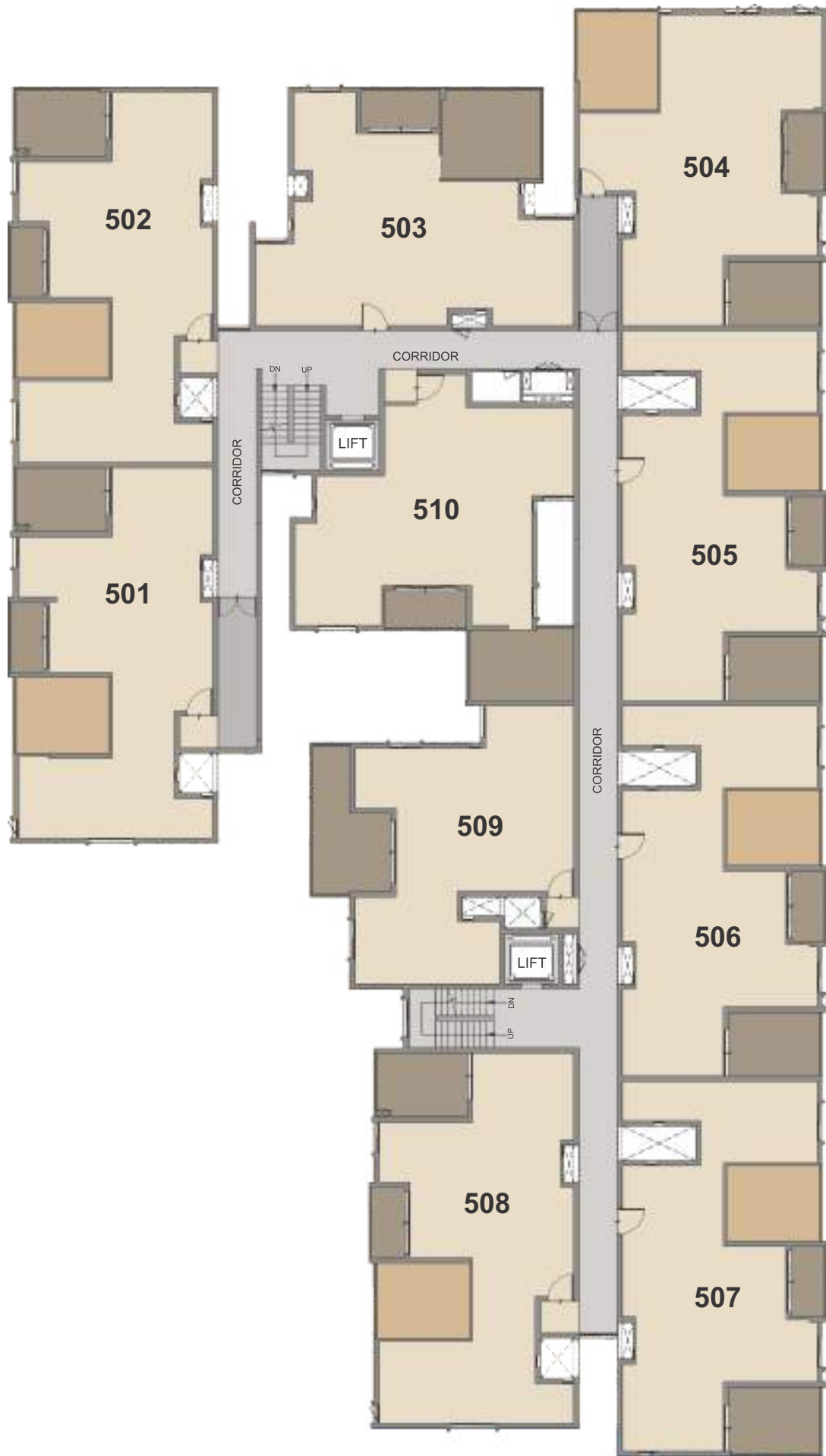
TYPICAL FLOOR PLAN (2ND,3RD & 4TH)



Not to Scale



FIFTH FLOOR PLAN



Not to Scale



FIRST FLOOR



FLAT NO:101

3BHK+3T

Area : 1427 +97 sq.ft.

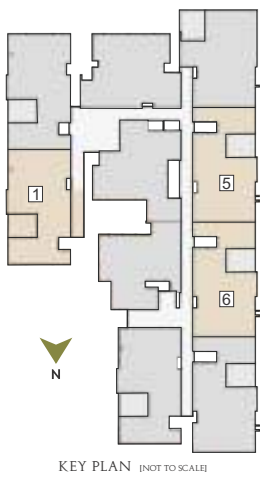
Facing : North

FLAT NO:105,106

3BHK+3T

Area : 1400 +98 sq.ft.

Facing : East



KEY PLAN (NOT TO SCALE)

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



FIRST FLOOR



FLAT NO:109

2BHK+2T

Area : 1231 +144 sq.ft.

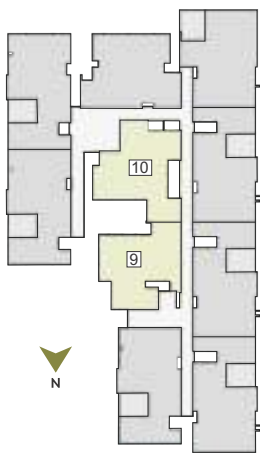
Facing : North

FLAT NO:110

2BHK+2T

Area : 1330 +73 sq.ft.

Facing : East



KEY PLAN (NOT TO SCALE)

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



TYPICAL FLOOR



FLAT NO:201,301,401

3BHK+3T

Area : 1427 sq.ft.

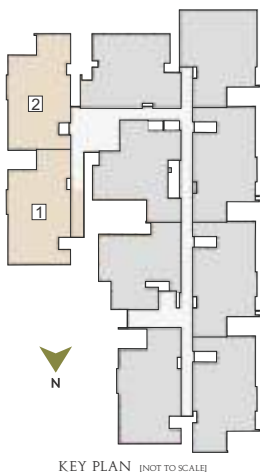
Facing : North

FLAT NO:202,302,402

3BHK+3T

Area : 1429 sq.ft.

Facing : North



KEY PLAN (NOT TO SCALE)

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TYPICAL FLOOR

FLAT NO:203,303,403

3BHK+3T

Area : 1400 sq.ft.

Facing : North

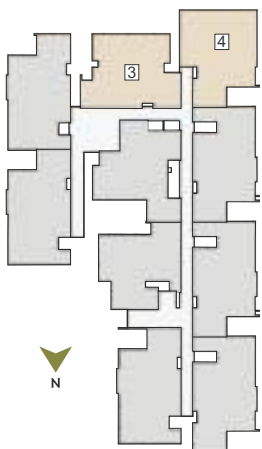


FLAT NO:204,304,404

3BHK+3T

Area : 1391 sq.ft.

Facing : North



KEY PLAN (NOT TO SCALE)

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*Room sizes may vary according to the unit size.



TYPICAL FLOOR



FLAT NO: 205,305,405,
206,306,406

3BHK+3T

Area : 1400 sq.ft.

Facing : East

FLAT NO:207,307,407

3BHK+3T

Area : 1405 sq.ft.

Facing : East

FLAT NO:208,308,408

3BHK+3T

Area : 1434 sq.ft.

Facing : North



KEY PLAN (NOT TO SCALE)



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*Room sizes may vary according to the unit size.



TYPICAL FLOOR



FLAT NO:209,309,409,509

2BHK+2T

Area : 1231 sq.ft.

Facing : North

FLAT NO:210,310,410,510

2BHK+2T

Area : 1330 sq.ft.

Facing : East



KEY PLAN (NOT TO SCALE)

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FIFTH FLOOR



FLAT NO:501

2BHK+3T (Optional)

Area : 1405 + 119 sq.ft.

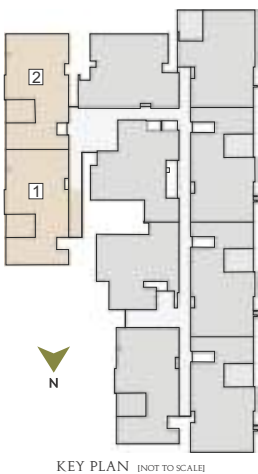
Facing : North

FLAT NO:502

2BHK+3T (Optional)

Area : 1405 + 119 sq.ft.

Facing : North



KEY PLAN (NOT TO SCALE)

*Furniture shown in the plan are only for indicative purpose.
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FIFTH FLOOR

FLAT NO:503

2BHK+3T (Optional)

Area : 1400 sq.ft.

Facing : North

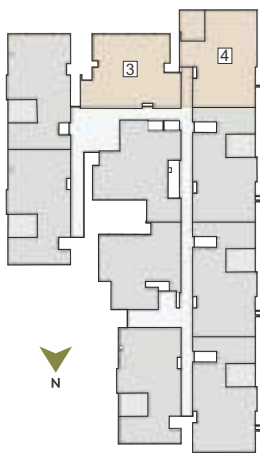


FLAT NO:504

2BHK+3T (Optional)

Area : 1348 + 136 sq.ft.

Facing : North



KEY PLAN (NOT TO SCALE)

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



FIFTH FLOOR



FLAT NO:505,506

2BHK+3T(Optional)

Area : 1374 + 119 sq.ft.

Facing : EAST

FLAT NO:507

2BHK+3T(Optional)

Area : 1384 + 119 sq.ft.

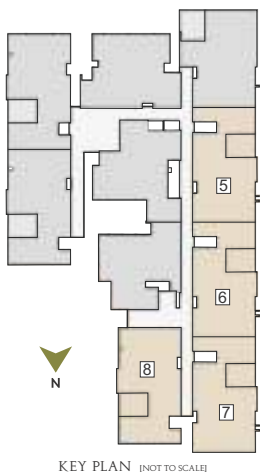
Facing : EAST

FLAT NO:508

2BHK+3T (Optional)

Area : 1415 + 119 sq.ft.

Facing : North



KEY PLAN (NOT TO SCALE)



*Furniture shown in the plan are only for indicative purpose.
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AMENITIES



ROOF TOP PARTY AREA



LANDSCAPED TERRACE



UNISEX GYM



YOGA DECK



GARDEN BALCONY



BARBECUE COUNTER



CHILDREN'S PLAY AREA



EV CHARGING BAY*

DAC
MANAPARK
GARDEN APARTMENTS

WHY CHOOSE DAC MANAPARK?

- 🌿 Located bang on Manapakkam Main Road.
- 🌿 Spacious Homes Curated to the new age families.
- 🌿 Close Proximity to Schools, Colleges, Hospitals, IT & ITES Hubs.
- 🌿 Optimal Connectivity to the Major Parts of the City.
- 🌿 Fast Commercial Evolution, Impeccable Social Infrastructure.
- 🌿 Beautifully Designed 2 & 3 BHK Apartments.



SPECIFICATIONS

STRUCTURE

- RCC Framed Structure and AAC blocks used for External/Internal walls.
- Earth Quake Resistant Structure to adhere to Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.

TILING (Flooring)

- All tiles will be from SOMANY/KAJARIA 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 and Driveway (External) – Interlocking paver.

TILING (Dado)

- All tiles will be from SOMANY/KAJARIA or equivalent make.
- Kitchen – 2' x 1' ceramic wall tiles up to 2 feet above the platform will be provided.
- Toilet – 2' x 1' ceramic wall tiles up to 8 feet height from the floor level.
- Utility areas - 2' x 1' ceramic tiles, height to match the kitchen wall the level.

KITCHEN

- 18mm thick Black granite of size as per drawing for kitchen platform will be provided.
- Stainless steel sink with drain board – FRANKE/DIAMOND or Equivalent make will be provided.
- Vitrified tile flooring from SOMANY/KAJARIA or Equivalent make.
- Sink water point - CP fittings will be provided.

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.
- 5A plug points will be provided for Geyser in all toilets.
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Power back up of 600W FOR 2BHK, 800W FOR 3BHK apartments & the essential points in common areas
- Solar power for 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.

SPECIFICATIONS

DOORS / WINDOWS / VENTILATORS

- MAIN DOOR (3'6" X 7'0") 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 44mm thick both Side finished with engineered Veneer with grooves and designer hardware's of GODREJ / YALE or equivalent make.
- BEDROOM DOOR (3'0" x 7'0") 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of GODREJ / YALE or equivalent make.
- TOILET DOOR (2'6" X 7'0") 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Side finished with engineered Veneer and designer hardware's of GODREJ/YALE or equivalent make.
- UPVC French door with sliding shutter will be from SAINT-GOBAIN / FENESTA or Equivalent make.
- UPVC Windows with sliding shutters for all windows will be from SAINT-GOBAIN / FENESTA or Equivalent make. Grills will be provided.
- UPVC Ventilators with pin headed glass along with Exhaust fan provision will be from SAINT-GOBAIN / FENESTA or Equivalent make.

PLUMBING & SANITARY

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

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/DULUX/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/DULUX/ 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/DULUX/ or Equivalent make.
- **MS Railing** for Balcony & Staircase finished with enamel paint aesthetically designed & fixed to wall.

LOCATION ADVANTAGES

SCHOOLS & COLLEGES

- 🌿 LALAJI MEMORIAL OMEGA INTERNATIONAL SCHOOL- 900M
- 🌿 LITTLE FLOWER MATRICULATION SCHOOL- 900M
- 🌿 VELAMMAL BODHI CAMPUS CBSE, KOLAPAKKAM-1KM
- 🌿 THE PSBB MILLENNIUM SCHOOL -1KM
- 🌿 PON VIDHYASHRAM, MUGALIVAKKAM-1.2KMS
- 🌿 SRI CHAITANYA SCHOOL- 2.7KMS
- 🌿 SRI RAMACHANDRA UNIVERSITY-5KMS

HOSPITALS

- 🌿 HRIDAY HOSPITAL-2KMS
- 🌿 ST.THOMAS HOSPITAL-2.4KMS
- 🌿 KEDAR HOSPITAL-3.5KMS
- 🌿 NALAM HOSPITAL-4KMS
- 🌿 MIOT INTERNATIONAL-5KMS
- 🌿 SRI RAMACHANDRA HOSPITAL-5KMS

LOGISTICS

- 🌿 RAMACHANDRA NAGAR BUS STOP- 100M
- 🌿 PROPOSED PORUR JUNCTION CMRL (Phase 2)-3.5KMS
- 🌿 CHENNAI INTERNATIONAL AIRPORT-7KMS
- 🌿 KATHIPARA JUNCTION-7.5KMS
- 🌿 ALANDUR METRO STATION-8.3KMS
- 🌿 GUINDY RAILWAY STATION-8.5KMS

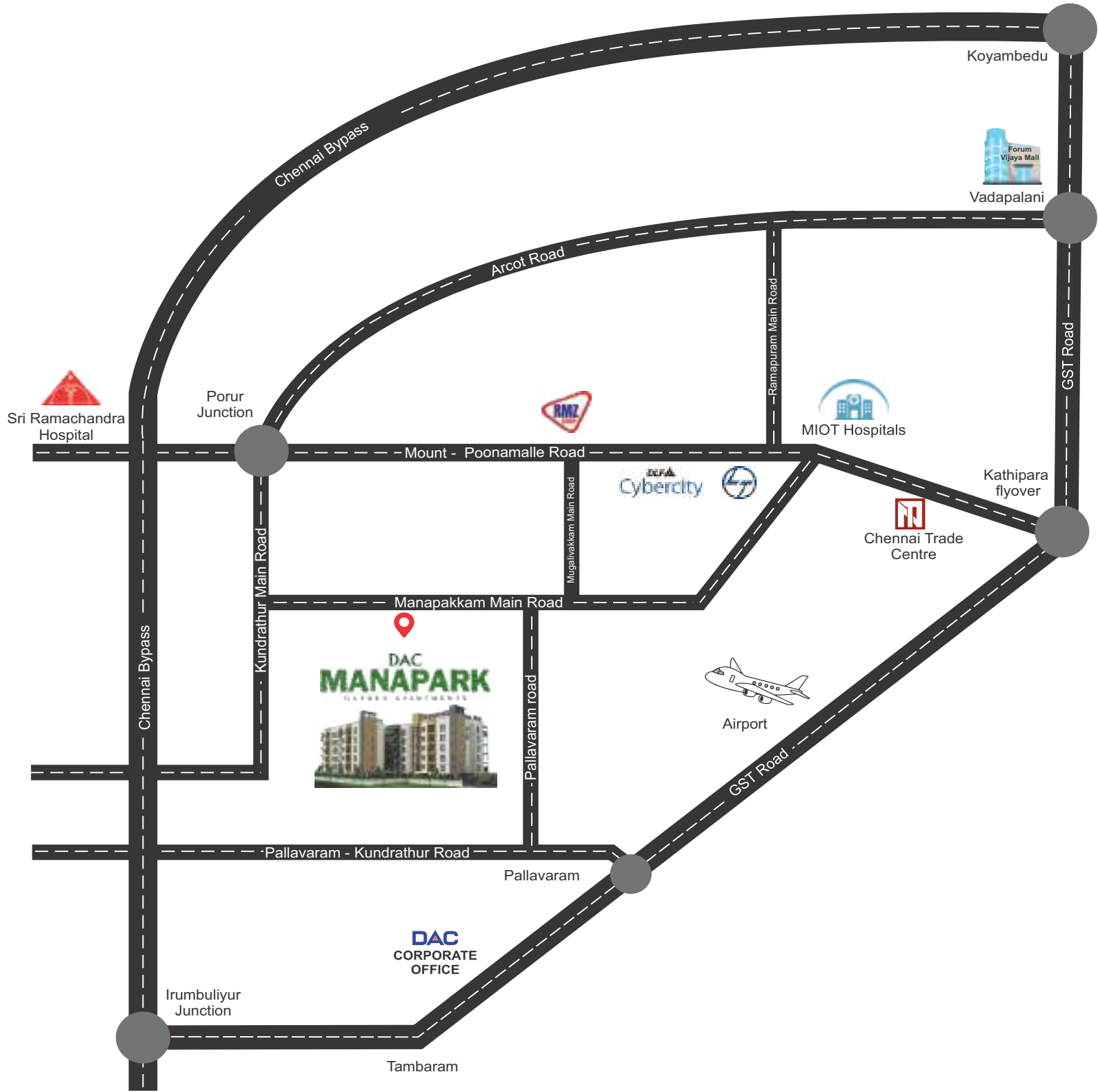
IT & ITES HUBS

- 🌿 RMZ ONE PARAMOUNT - 4.5KMS
- 🌿 IBM,HP,L&T INFOTECH -5.2KMS
- 🌿 DLF CYBER CITY -5.2KMS
- 🌿 COGNIZANT TECHNOLOGY SOLUTIONS- 5.2KMS





Location Map



Disclaimer: This brochure is purely a conceptual presentation does not carry any legal offerings. Builder Reserves rights to change, alter, modify the plans & specifications.

Location Map Not to Scale

DAC

93003 93003

www.dacdevelopers.com



SCAN FOR SITE LOCATION

Tambaram Office: Plot No. A, Thiruvalluvar Street, RV Garden, Tambaram, Chennai - 600 045