





BALMANDAISA





Mr. S. SATHISH KUMAR
Managing Director

From MD's Desk

The DAC Way

Driven by Purpose. Defined by Precision.

At DAC Developers, we don't just build structures — we craft homes where families create memories, dreams take shape, and happiness finds a home. Backed by over a decade of trust, every DAC project is a balance of functionality and emotion, comfort and aesthetics. Each home is the result of a clear process, built around three core principles — each one carefully thought through, long before the first brick is laid.

Right Location

It starts with asking: would we want to live here? Before a single blueprint is drawn, we walk the land. We study the surroundings, the community, the future potential. Is it connected, yet calm? Are schools, hospitals, workplaces, and essentials within reach? Does it feel like home — not just today, but ten years from now? At DAC, choosing a location is never about what's trending. It's about what sustains — peace of mind, daily ease, and long-term value. That's the lens we use. And we don't compromise on it.

Right Design

Every line on the layout answers a real-life need. We imagine how a family might move through the space — where light should pour in, where kids might play, how a kitchen becomes the heart of a home. Design isn't just about aesthetics for us. It's about solving quietly — for comfort, for efficiency, for joy. Storage where you need it. Balconies that breathe. Plans that evolve with time. We design like we're going to live there ourselves — because homes should grow with you, not limit you.

Right Process

What you don't see is what makes all the difference. Long before the first stone is laid, we've done the groundwork — approvals, soil studies, partner vetting, and plan reviews. Every step is thought through, refined, and backed by systems. Our time lines aren't just optimistic targets — they're structured commitments. We obsess over the behind-the-scenes — quality checks, material sourcing, vendor coordination — because that's what ensures peace of mind at handover.

This is what we mean by building with integrity: not just what's visible, but everything that holds it up. We take pride in how we build — not just the homes themselves, but the entire journey. From design to delivery, curation to celebration, our process is built to make every step seamless and personal. Because at DAC, we believe:

“When you build a happy home, you make the world a little happier.”

Welcome to a world where homes are made with heart.

Welcome to DAC.



There is no place

LIKE HOME.

There is no home

LIKE DAC.

I wish for you to experience a beautiful composition of a home - one that is filled with harmony, peace, and happiness forever.

AR Rahman

May every corner of your new space resonate with joy and successful new beginnings.



DESIGNED FOR A LIFE WELL LIVED.

At DAC, we believe a home should feel as considered as the life it holds.

For over 20 years, we have been creating homes and communities shaped by thoughtful design, quality craftsmanship and a clear understanding of what people value. Every address is built with purpose, from the larger vision to the smallest detail

20+ YEARS OF EXPERTISE | 150+ PROJECTS | 6000+ HOMEOWNERS
5+ MILLION SQ. FT. OF AREA CONSTRUCTED

A WELL-CONSIDERED ADDRESS.

Balmandaisa brings contemporary architecture, well-planned residences and a thoughtfully designed community to Kumananchavadi.



Project
overview

1.59 ACRES

2B+S+13 STRUCTURE

194 UNITS

40+ AMENITIES

2BHK+2T, 3BHK+2T, 3BHK+3T, 3BHK+3T+PVT, 4BHK+3T,4BHK+4T,
4BHK+4T+PVT, 4BHK+4T DUPLEX, 5BHK+4T DUPLEX.



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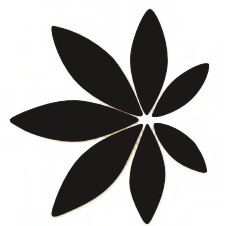
MADE FOR THE MOMENTS THAT MATTER.

The everyday moments are the ones that become memories.

A morning filled with laughter. An evening spent together. A quiet pause after a long day. Balmandaisa is planned to give every member of the family the space to live, connect and make those moments their own

Because a home is not measured only in square feet,
but in everything that happens within them.

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KUMANANCHAVADI CONNECTED TO WHAT MATTERS

Positioned along the Porur–Poonamallee corridor, Kumananchavadi brings together established neighbourhoods, everyday conveniences and access to key parts of West Chennai.

With education, healthcare, retail and major road links within reach, the location offers the essentials for a well-connected everyday.

Its inclusion in Chennai Metro Rail's Phase II Corridor 4 adds another dimension to the area's evolving connectivity.

A Connected Address For Today. An Evolving One For Tomorrow.

Location Map
(Not to Scale)



SITE LOCATION



Location Advantages

SCHOOLS

- ✦ Sana Model school - 1.1 km
- ✦ AVL Matriculation School - 1.9 km
- ✦ Kalashetra School - 1.9 km
- ✦ Narayana e-techno (CBSE) School - 4.1 km
- ✦ The Pupil Saveetha Eco School - 4.6 km

COLLEGES

- ✦ Ramachandra University - 3.6 km
- ✦ Saveetha Dental and Medical College - 3.9 km
- ✦ Saveetha School of Law - 4.1 km
- ✦ ACS Medical College - 4.5 km
- ✦ Dr. M.G.R. Medical University - 13.6 km

HOSPITALS

- ✦ Sri Ramachandra Hospital - 3.7 km
- ✦ Saveetha Dental College And Hospital - 3.9 km
- ✦ ACS Medical College and Hospital - 4.8 km
- ✦ Apollo Hospital - 6.0 km

CORPORATES

- ✦ L&T Infotech - 7.3 km
- ✦ DLF Cyber City - 8 km
- ✦ Jayanth Tech Park - 8.9 km
- ✦ Ambattur Industrial Estate - 8.9 km

TRANSPORTATIONS

- ✦ Upcoming Kumananchavadi Metro Station - 75 m
- ✦ Upcoming Kattupakkam Metro Station - 1.2 km
- ✦ Karayanchavadi Bus Stand - 1.2 km
- ✦ Kattupakkam Bus Stop - 1.6 km
- ✦ Thiruverkadu junction / Bus Stop - 4.5 km
- ✦ Poonamallee junction - 5 km
- ✦ Porur Junction / Bus Stop / Upcoming Porur Metro Station - 4.8 km

ENTERTAINMENTS

- ✦ Chandra Mall - 9 km
- ✦ VR Mall - 11 km
- ✦ 10 Square Mall - 11 km



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A Distinctive Expression of Architecture

Clean lines, layered forms and generous balconies come together in a facade with a strong, elegant presence. Every detail is thoughtfully composed to create a home that feels as refined as it looks.





BALMANDAISA

Designed For The Way You Live
Space That Feels Effortless

A well-considered home is one that supports everyday life with ease. At Balmandaisa, Home are planned with generous proportions, allowing living spaces, bedrooms, and transitions between them to feel comfortable and intuitive.

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For The Moments Within
A Sense Of Quiet Comfort

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An Entrance That Speaks of Elegance

An entrance designed to create an immediate sense of refinement. Where warmth, detail, and thoughtful design come together seamlessly.
Setting the tone for an elevated living experience from the very first step.



SHE CORNER

Everyday Indulgence

A dedicated space for grooming and relaxation within the community.
Where design meets comfort in a calm, refined setting.
Made for moments that are entirely your own.

Where Time Slows Down
A thoughtfully placed pool within the community. Ideal for unwinding, reconnecting, and recharging. An everyday escape, right at home.



PODIUM SWIMMING POOL



INDOOR GAMES ROOM

Where Leisure Meets Precision

A refined space crafted for relaxed play and social moments.
Designed for focus, finesse, and conversations
that flow as smoothly as the game.



*Visuals of amenities are conceptual representations. Actual amenities may differ in design, size, finishes, and specifications owing to architectural refinement and on-site execution requirements.



ROOFTOP PARTY AREA

Open to the Sky

An open rooftop area for everyday leisure and events. A place to unwind, connect, and enjoy the surroundings.
Simple, functional, and thoughtfully planned.



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CRECHE

A Little World of Wonder

A thoughtfully curated space where little ones are free to play, discover and imagine. Designed with warmth, creativity and care, it makes every day a beautiful beginning to something wonderful.



MINI THEATRE

Entertainment, Elevated

A private theatre designed for immersive viewing and shared moments. Where every film, game, or gathering feels richer and more engaging.



MULTIPURPOSE HALL

Spaces That Bring People Together

A versatile hall designed for celebrations, events, and shared experiences. Where moments connect, and community comes to life effortlessly.



COWORKING SPACE

A Space That Works With You

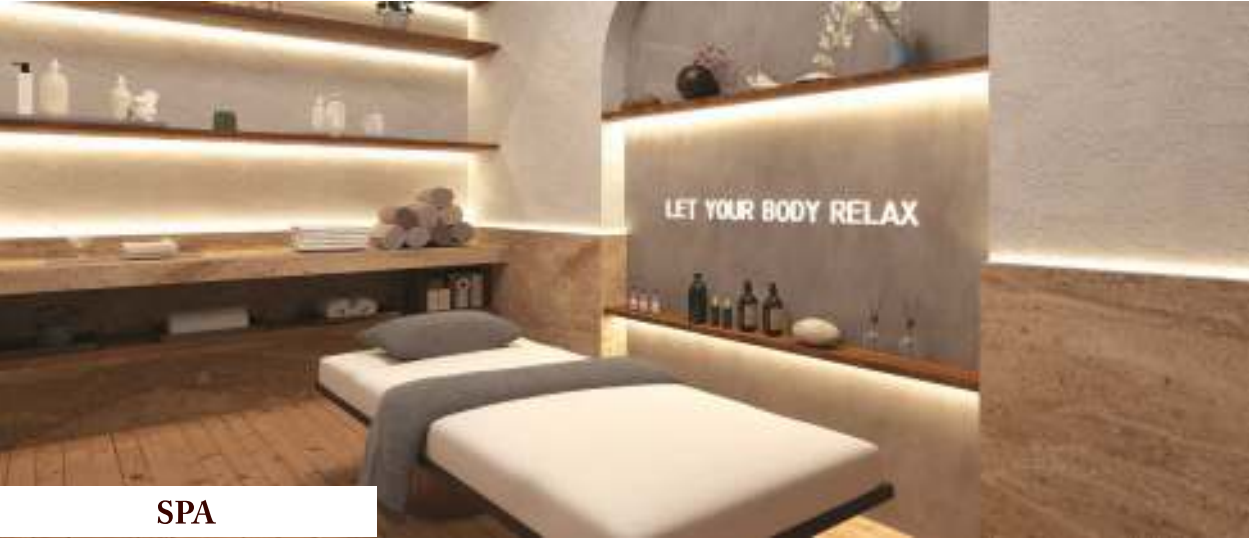
A thoughtfully designed workspace that balances focus and comfort.
Quiet, well-lit, and equipped for productivity without distraction.
A place where ideas flow and work feels effortless.

Move at Your Own Pace

A dedicated space designed for strength, movement, and well being.
Open, energising, and built to support your everyday fitness routine.



ZUMBA



SPA

A Space to Unwind

A calming retreat designed to restore balance and ease.
Where every detail encourages relaxation, renewal,
and quiet indulgence.



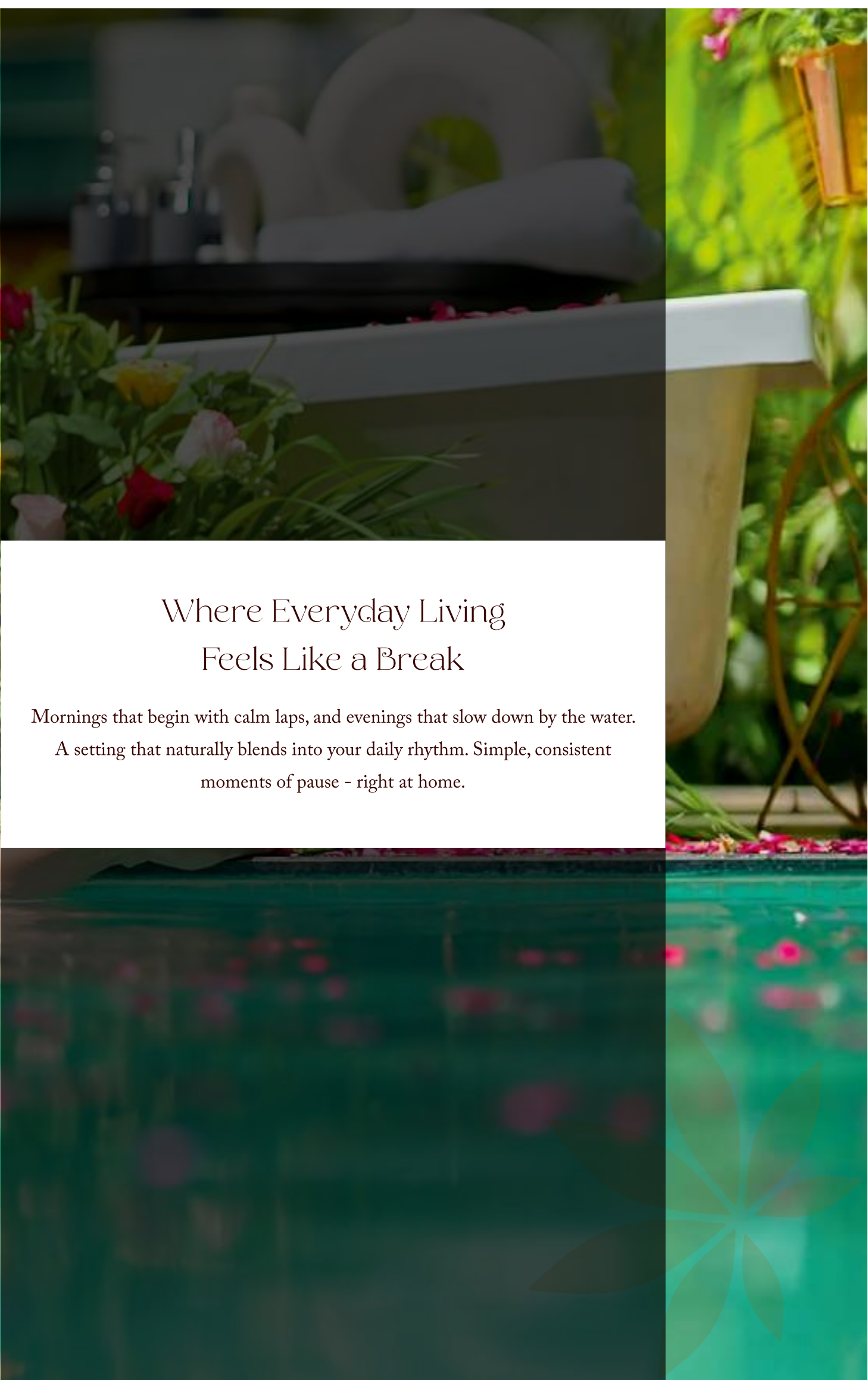
YOGA / MEDITATION ZONE

A Space to Slow Down

A dedicated area for yoga and mindful movement within the community. Designed to support quiet routines and focussed practice.
An everyday setting to reconnect with balance and well-being.



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Where Everyday Living Feels Like a Break

Mornings that begin with calm laps, and evenings that slow down by the water.
A setting that naturally blends into your daily rhythm. Simple, consistent
moments of pause - right at home.

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GROUND FLOOR	
1	Reception
2	Reading lounge/Wi-Fi zone
3	Crèche
4	Indoor kids play area
5	Coworking space
FIRST FLOOR	
6	Fully equipped gym
7	Zumba/aerobics room
SECOND FLOOR	
8	Indoor games room
9	Mini theatre
10	Association room
THIRD FLOOR	
11	She-corner
12	Spa
13	Multipurpose hall
TERRACE FLOOR	
14	Rooftop pergola seating
15	Rooftop party area
16	Barbeque counter
17	Yoga/meditation zone
FEATURES	
18	24/7 DG power backup for all apartments
19	USB type - C charging ports in living and all bedrooms
20	Spacious automatic lifts
21	Solar power backup for common area
22	Data point in living and master bedroom
23	Centralised DTH provision
24	CCTV for common area

The Meridian

Shared Spaces, Meaningful Connections

A standalone clubhouse designed to bring residents together. Spaces that support recreation, interaction, and everyday engagement. An extension of community living within the development.



Unfold Balmandaisa’s Stunning elevation 

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Metro Connected City Perfected

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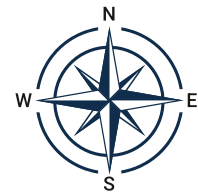


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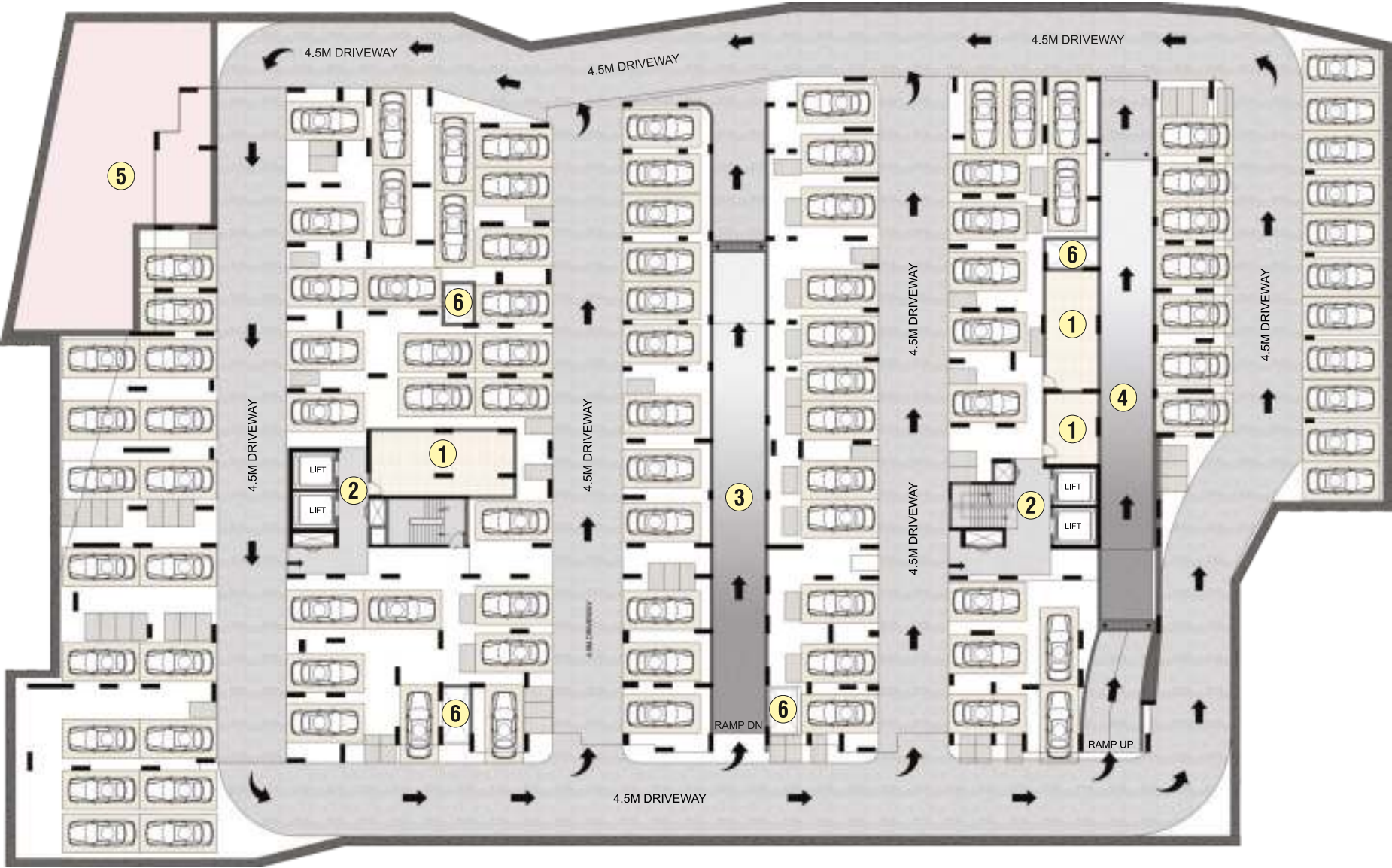
WHERE ELEVATED LIVING TAKES SHAPE

Designed with a timeless architectural language, the elevation reflects sophistication, balance, and modern comfort. Every line, texture, and detail comes together to create a landmark presence that stands gracefully within the cityscape.





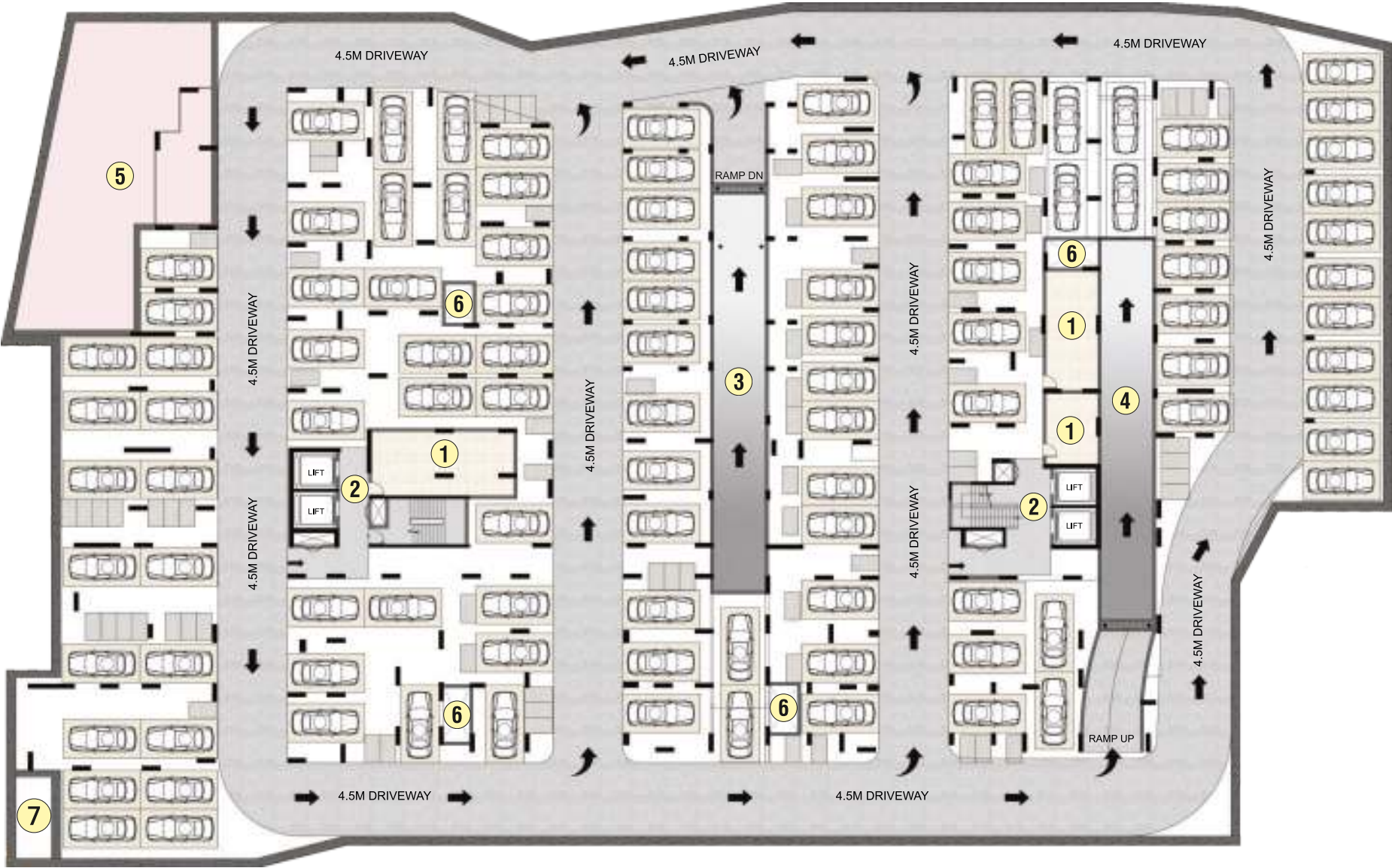
BASEMENT FLOOR- 1



B1 CCP - Covered Car Parking | TCCP - Tandem Covered Car Parking

- 1 MAINTENANCE ROOM
- 2 LIFT LOBBY
- 3 BASEMENT ENTRY RAMP
- 4 BASEMENT EXIT RAMP
- 5 STP
- 6 BASEMENT VENTILATION CUTOUT
- 7 SUMP

BASEMENT FLOOR- 2

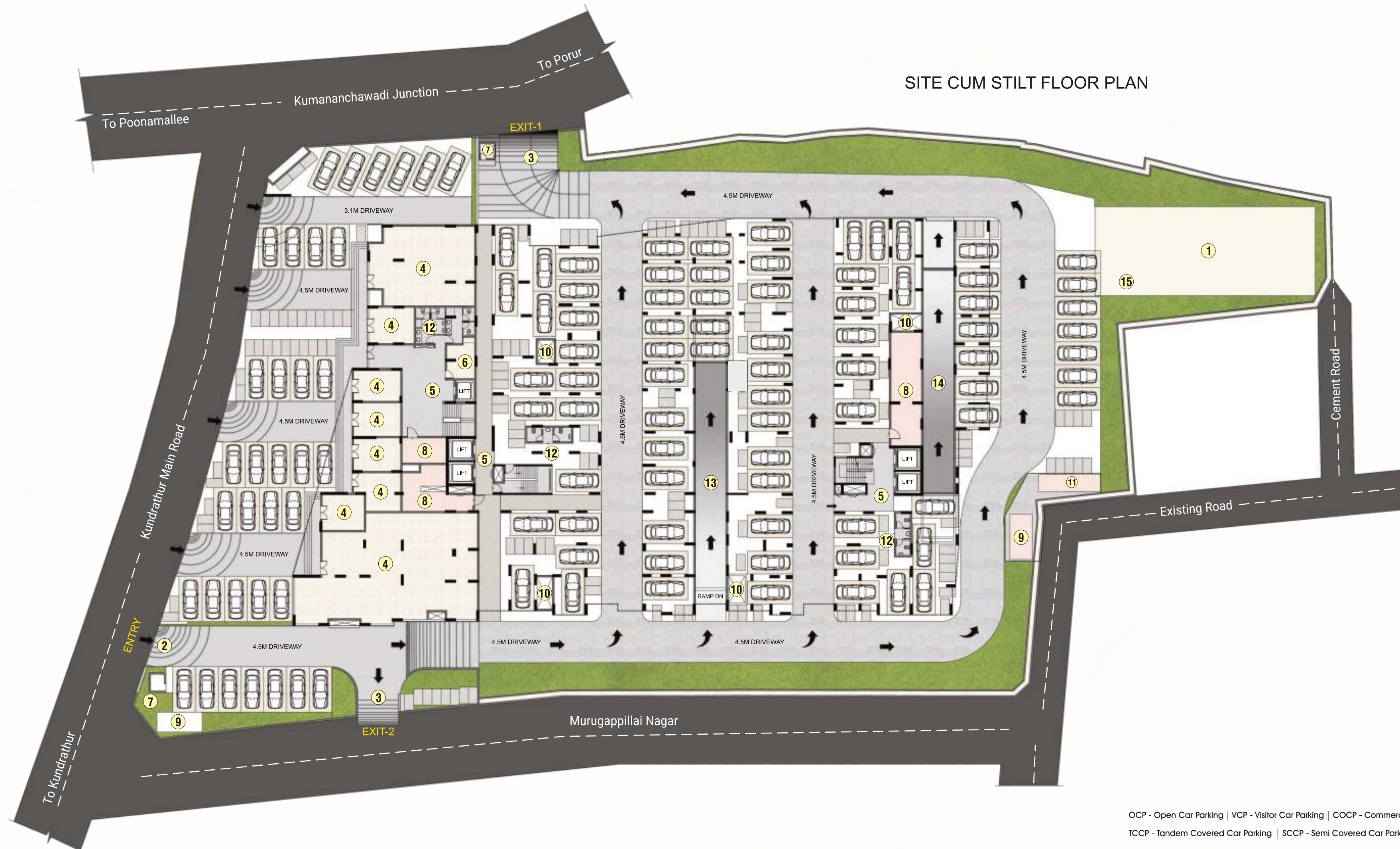


B2 STCP - Stack Covered Car Parking | TCCP - Tandem Covered Car Parking



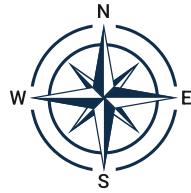


SITE CUM STILT FLOOR PLAN



OC - Open Car Parking | VCP - Visitor Car Parking | COCP - Commercial Car Parking | CCP - Covered Car Parking
TCCP - Tandem Covered Car Parking | SCCP - Semi Covered Car Parking



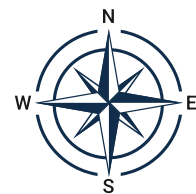


1ST FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
NORTH	101	3BHK+3T	1647 SQ.FT
NORTH	102	3BHK+3T	1571 SQ.FT
NORTH	103	3BHK+3T	1571 SQ.FT
NORTH	104	3BHK+3T	1571 SQ.FT
WEST	105	3BHK+3T	1819 SQ.FT
WEST	106	3BHK+3T	1604 SQ.FT
WEST	107	3BHK+3T	1710 SQ.FT
EAST	108	3BHK+3T	1614 SQ.FT
EAST	109	3BHK+2T	1370 SQ.FT
SOUTH	110	2BHK+2T	1157 SQ.FT
WEST	111	3BHK+2T	1395 SQ.FT
WEST	112	3BHK+3T	1924 SQ.FT

*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size
*Open kitchen (Counter top, wall dado, sink & sink faucets - not part of standard specification)
*Balconies & Private terraces may have visible plumbing lines, which are securely positioned as part of the design and cannot be relocated.

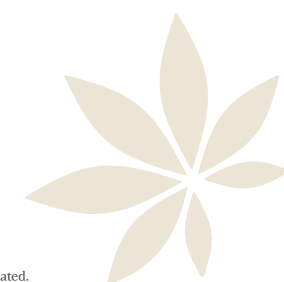


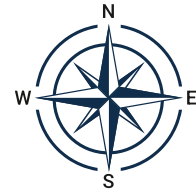


2ND FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
EAST	201	4BHK+4T+PVT	2601+167 SQ.FT
NORTH	202	3BHK+3T	1647 SQ.FT
NORTH	203	3BHK+3T	1571 SQ.FT
NORTH	204	3BHK+3T	1571 SQ.FT
NORTH	205	3BHK+3T	1571 SQ.FT
WEST	206	3BHK+3T	1819 SQ.FT
WEST	207	3BHK+3T	1604 SQ.FT
WEST	208	3BHK+3T	1710 SQ.FT
EAST	209	3BHK+3T	1614 SQ.FT
EAST	210	3BHK+2T	1370 SQ.FT
SOUTH	211	2BHK+2T	1157 SQ.FT
SOUTH	212	2BHK+2T	1139 SQ.FT
WEST	213	3BHK+2T	1395 SQ.FT
WEST	214	3BHK+3T	1924 SQ.FT
EAST	215	4BHK+3T	2246 SQ.FT
EAST	216	3BHK+3T+PVT	2005+241 SQ.FT

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*Open kitchen (Counter top, wall dado, sink & sink faucets - not part of standard specification)
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TYPICAL FLOOR PLAN (3RD TO 11TH)

FACING	UNIT NO	TYPE	SIZE
EAST	301-1101	4BHK+4T	2601 SQ.FT
NORTH	302-1102	3BHK+3T	1647 SQ.FT
NORTH	303-1103	3BHK+3T	1571 SQ.FT
NORTH	304-1104	3BHK+3T	1571 SQ.FT
NORTH	305-1105	3BHK+3T	1571 SQ.FT
WEST	306-1106	3BHK+3T	1819 SQ.FT
WEST	307-1107	3BHK+3T	1604 SQ.FT
WEST	308-1108	3BHK+3T	1710 SQ.FT
EAST	309-1109	3BHK+3T	1614 SQ.FT
EAST	310-1110	3BHK+2T	1370 SQ.FT
SOUTH	311-1111	2BHK+2T	1157 SQ.FT
SOUTH	312-1112	2BHK+2T	1139 SQ.FT
WEST	313-1113	3BHK+2T	1395 SQ.FT
WEST	314-1114	3BHK+3T	1924 SQ.FT
EAST	315-1115	4BHK+3T	2246 SQ.FT
EAST	316-1116	3BHK+3T	2005 SQ.FT

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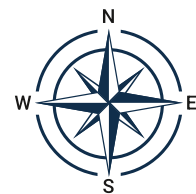
12TH FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
EAST	1201	4BHK+4T	2601 SQ.FT
NORTH	1202	4BHK+4T DUPLEX	2847+304 SQ.FT
NORTH	1203	4BHK+4T DUPLEX	2701+298 SQ.FT
NORTH	1204	4BHK+4T DUPLEX	2701+298 SQ.FT
NORTH	1205	4BHK+4T DUPLEX	2701+298 SQ.FT
WEST	1206	4BHK+4T DUPLEX	2695+534 SQ.FT
WEST	1207	4BHK+4T DUPLEX	2587+314 SQ.FT
WEST	1208	5BHK+4T DUPLEX	2770+329 SQ.FT
EAST	1209	5BHK+4T DUPLEX	2648+287 SQ.FT
EAST	1210	3BHK+2T	1370 SQ.FT
SOUTH	1211	2BHK+2T	1157 SQ.FT
SOUTH	1212	2BHK+2T	1139 SQ.FT
WEST	1213	3BHK+2T	1395 SQ.FT
WEST	1214	5BHK+4T DUPLEX	2952+431 SQ.FT
EAST	1215	4BHK+3T	2246 SQ.FT
EAST	1216	4BHK+4T DUPLEX	2965+533 SQ.FT

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

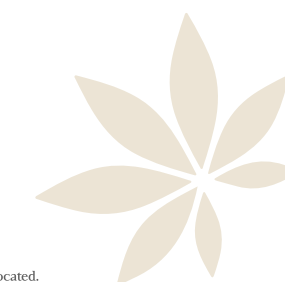
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13TH FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
EAST	1301	4BHK+4T+PVT	2491 + 129 SQ.FT
EAST	1310	3BHK+2T	1370 SQ.FT
SOUTH	1311	2BHK+2T	1157 SQ.FT
SOUTH	1312	2BHK+2T	1139 SQ.FT
WEST	1313	3BHK+2T	1395 SQ.FT
EAST	1315	3BHK+3T+PVT	2064 + 144 SQ.FT



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*Open kitchen (Counter top, wall dado, sink & sink faucets - not part of standard specification)
*Balconies & Private terraces may have visible plumbing lines, which are securely positioned as part of the design and cannot be relocated.



Views That Open Up Your Living

Balconies thoughtfully designed to extend your living space outward. Offering openness, natural light, and a quiet sense of pause above the everyday. A private corner to take in the surroundings - your way.

Unfold Balmandaisa's Stunning elevation 

The Skyline's New Signature Address.



WHERE COMFORT MEETS THOUGHTFUL DESIGN.

I.STRUCTURE

- ✳️ RCC framed structure and AAC blocks used for external/internal walls.
- ✳️ Earthquake-resistant structure to adhere to Seismic Zone III.
- ✳️ Anti-termite treatments wherever applicable during construction stage.

2. TILING

2.1 FLOORING

- ✳️ All tiles will be from Kajaria/Rak or equivalent make.
- ✳️ Living, dining, kitchen cum utility and bedrooms – 600mm x 1200mm vitrified tiles with spacers.
- ✳️ Master bedroom – 200mm x 1200mm wooden pattern vitrified tiles with spacers.
- ✳️ Duplex house – living, dining and all bedrooms will be finished with marble flooring.
- ✳️ Toilets and balconies – Antiskid ceramic tiles with spacers.
- ✳️ Door threshold in flats will be finished with granite.
- ✳️ Staircase – Common staircase and duplex house internal staircase will be finished with granite flooring.
- ✳️ Stilt floor lobby with granite flooring, corridors & typical floor lobby – vitrified tiles.
- ✳️ Driveway (External) – Cobble stone flooring along the entry of the project and interlocking paver for rest.
- ✳️ Car parking – Grano flooring.
- ✳️ Terrace – Brick Bat Coba.

2.2 DADO

- ✳️ All tiles will be from Kajaria/Rak or equivalent make.
- ✳️ Toilet – 600mm x 300mm ceramic wall tiles up to 2400mm height from the floor level.
- ✳️ Utility areas – 600mm x 300mm ceramic tiles.
- ✳️ All windows sill level will be finished with granite

3. KITCHEN

- ✳️ Open kitchen (Counter top, wall dado, sink and sink faucets – not part of standard specifications.)
- ✳️ Provision for water purifier & sink water point will be provided.

4. DOORS/WINDOWS/VENTILATORS

- ✳️ Main Door (1050mm x 2400mm) – 2400mm height, frame made of good quality engineered wood. Shutter of 44mm thick both sides finished with engineered veneer with grooves and designer hardware's, Smart Lock of Yale/Dorset or equivalent make.
- ✳️ Bedroom Door (900mm x 2100mm) – 2100mm height, frame made of good quality engineered wood. Shutter of 36mm thick both sides finished with engineered veneer and designer hardware's of Yale/Dorset or equivalent make.
- ✳️ Toilet Door (750mm x 2100mm) – 2100mm height, frame made of good quality Engineered wood. Shutter of 36mm thick both sides finished with engineered veneer and designer hardware's of Yale/Dorset or equivalent make.
- ✳️ Aluminum french doors with sliding shutter will be from YKK or equivalent make.
- ✳️ Aluminum French windows with handrails will be provided.
- ✳️ Aluminum windows with sliding shutters for all windows will be from YKK or equivalent make. Grills will be provided.
- ✳️ Aluminum ventilators with pin headed glass along with exhaust fan provision will be from YKK or equivalent make.

5. 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.
- ✳️ Glass railing for the balcony and duplex house internal staircase.
- ✳️ MS railing for the common staircase, finished with enamel paint and aesthetically designed, fixed to the wall.

6. ELECTRICAL FIXTURES/FITTINGS

- ✳️ Three-phase power supply with concealed wiring will be provided.
- ✳️ All switches will be of Schneider/Legrand 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 cum dining room and in all bedrooms.
- ✳️ 15A plug points will be provided for hob, refrigerator, washing machine, micro-oven, and dishwasher.
- ✳️ 15A plug points will be provided for geyser in all toilets.
- ✳️ 5A socket for chimney, electrification for exhaust fan point in all toilets.
- ✳️ Power back up of 600W for 2 BHK, 800W for 3 BHK, 1000W for 4 BHK and duplex house and essential points in common areas.
- ✳️ Tv points will be provided in living and in all bedrooms and telephone/internet point in living and master bedroom.
- ✳️ Type C – USB charging port in switch boards will be provided in living and in all bedrooms.
- ✳️ Solar power for the limited points in common areas.

7. PLUMBING & SANITARY

- ✳️ All sanitaryware in ceramic of superior brands like Kohler/Grohe or equivalent will be provided.
- ✳️ EWC (Wall mounted closet) with health faucet of superior brand like Kohler/Grohe or equivalent will be provided.
- ✳️ High quality concealed flush cistern of Geberit or equivalent make for WCs.
- ✳️ Washbasin of superior brand like Kohler/Grohe or equivalent will be provided in attached toilets.
- ✳️ Hand shower will be provided for toilets of bedroom-1 (master bedroom) and bedroom-3 (master bedroom) in duplex house at 13th floor.
- ✳️ CP fittings of superior brand like Kohler/Grohe or equivalent will be provided.
- ✳️ Single lever high-flow concealed diverter of Kohler/Grohe or equivalent makes of hot and cold mixer with overhead shower will be provided in the toilets.
- ✳️ CPVC/UPVC pipelines/PVC soil waste lines/sewage pipelines and rainwater lines of quality ISI brands like Astral/Supreme/Prince or equivalent will be provided.
- ✳️ Tap point in private terrace area, along with an additional water point for the washing machine.

8. 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 Mitsubishi/Johnson or equivalent make.
- ✳️ Three borewell and one well will be provided.
- ✳️ Common sump will be provided. Sewage treatment plant, rainwater harvesting / sump will be provided.
- ✳️ Fire protection systems are installed at appropriate places as per fire norms.
- ✳️ The Developer shall provide stack car parking spaces for the Limited Flat Owners based on the allocation in accordance with the specifications, design and capacity determined by the Developer. The Flat Owners shall use the car parking space allotted to them strictly in accordance with the specifications, operating instructions and usage guidelines prescribed by the Developer and/or the maintenance agency. The Flat Owners shall not misuse, modify, alter or obstruct the stack parking system or use the same beyond its specified capacity.





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

A Landmark Set in Its Surroundings

Balmandaisa brings together contemporary architecture, open spaces and a thoughtfully planned setting to create a home that feels connected to the city, yet comfortably removed from its bustle.





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