



**NAPA VALLEY**  
BY DAC





## From MD's Desk

At DAC Developers, our commitment to excellence and innovation in real estate is unwavering. As we continue to grow, we remain dedicated to creating residential spaces that not only meet but exceed the expectations of our valued customers.

Customer empowerment is at the core of our philosophy. We believe that informed and engaged customers are our greatest asset. To this end, we provide comprehensive information, transparent processes, and responsive support to ensure that our customers are confident and satisfied at every stage of their journey with us. Our digital platforms and customer service teams are always accessible, offering real-time updates and personalized assistance.

Our focus on customer lifestyle, cutting-edge amenities, and strategic locations ensures that each project is a testament to quality and customer satisfaction. We strive to enhance the living experience through meticulous planning, superior design, and exceptional execution.

I extend my heartfelt gratitude to our team, partners, and clients for their continued trust and support. Together, we will forge ahead, setting new benchmarks in the industry.

### 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.



Mr. S. SATHISH KUMAR - Managing Director



## WELCOME TO A NEW ERA OF LIVING – TECH-CONNECTED, NATURE-INFUSED HOMES

Strategically located near OMR, close to Sholinganallur and Siruseri, Napa Valley by DAC offers 110 well-planned apartments in a Stilt + 5 Floors structure. Each home is designed to balance smart connectivity with serene living, making it an ideal choice for professionals, families, and those who value both convenience and calm.



Presenting



### MODERN CHARM MEETS LASTING ELEGANCE

The elevation of Napa Valley by DAC showcases a refined architectural style that combines clean lines with warm tones, creating a facade that's both welcoming and contemporary.

Contemporary Architecture – Balanced proportions, sleek finishes, and urban symmetry.

Elevated Street Presence – Thoughtfully designed frontage with lush landscaping and stylish facade.

Premium Aesthetic – Use of soft neutrals, textured walls, and balconies that enhance visual appeal.

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### WHERE WORK MEETS HOME — SEAMLESS CONNECTIVITY TO CHENNAI'S IT CORRIDOR

Strategically positioned in the thriving IT belt, Napa Valley by DAC places you just minutes away from major tech hubs like Sholinganallur and Siruseri. Whether you're a tech professional or an entrepreneur, living here means reduced commute times and more time for what truly matters.

**ENJOY SWIFT ACCESS TO:** \* OMR Main Road \* SIPCOT IT Park, Siruseri \* ELCOT IT Park, Sholinganallur \* Sholinganallur Junction

Napa Valley by DAC brings you closer to the future—blending convenience, career, and comfort like never before.



### A GRAND FIRST IMPRESSION

The front elevation of Napa Valley by DAC is a striking blend of soft beige tones, rich browns, and crisp whites – creating a harmonious and elegant look that reflects refined urban living.

Elegant Facade with Contemporary Lines Well-Planned Balconies for Light & Ventilation Gated Entrance with Distinct Architectural Detailing where first impressions are made to last.



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KIDS' PLAY AREA



INDOOR GAMES ROOM

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### A LIFESTYLE CRAFTED AROUND YOU

At Napa Valley by DAC, every amenity is thoughtfully curated to bring comfort, recreation, and wellness right to your doorstep. Whether you're seeking relaxation, social connection, or playtime for your kids, you'll find spaces here that match your lifestyle.

### FUN FOR ALL AGES

Kids' Play Area – With Slides, See-saw & Merry-go-round, Hopscotch, Horse & Duck Rider For Playful Energy.  
Board Games Corner – Chess, Carrom, Dartboard, Table Tennis, Air Hockey & Foosball For Indoor Fun.





GYM



YOGA & MEDITATION ZONE



REFLEXOLOGY PATHWAY

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### WELLNESS & RECREATION

Napa Valley by DAC, wellness isn't an afterthought —it's an essential part of everyday living. The community is designed to nurture both body and mind through thoughtfully integrated spaces that promote health, relaxation, and renewal.

Fully Equipped Gym - Stay fit and energized without leaving home..

Yoga & Meditation Zone - A peaceful space to reconnect with yourself.

Reflexology Pathway - Walk your way to wellness with every step.



MULTIPURPOSE HALL



TERRACE PARTY AREA



ROOFTOP PERGOLA SEATING

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### CELEBRATE MOMENTS, BIG & SMALL

At Napa Valley by DAC, joy finds a place in every corner. Whether it's a casual get-together or a special celebration, we've created spaces that let you make memories without stepping out of your community.

Multipurpose Hall - Host events, functions, and family gatherings with ease.

Terrace Party Area with Barbeque Counter - Celebrate under the stars with sizzling moments.

Rooftop Pergola Seating - Unwind with loved ones in a cozy, open-air setting.

From intimate evenings to grand celebrations - your life deserves a beautiful backdrop.



### SAFE & CONVENIENT LIVING

Your peace of mind matters. We've integrated essential systems to ensure safety, reliability, and convenience for every resident.

CCTV Surveillance in all Common Areas.

Spacious Automatic Lifts for Smooth Vertical Transit.

Association Room for Community Coordination.

24/7 DG Backup for Uninterrupted Power in all Apartments.

Solar Power Backup for Energy-Efficient Common Areas.



CCTV



DG BACKUP



LIFTS



SOLAR POWER



ASSOCIATION ROOM

Experience a home that's intelligently built for your everyday needs.

### SMART FEATURES FOR SMART LIVING

At Napa Valley by DAC, technology meets comfort to enhance your daily lifestyle. From charging solutions to digital connectivity, every detail is designed to simplify modern living.

USB Charging Ports in Living & Bedrooms for Easy Access.

Data Points in Living & Master Bedroom for Seamless Internet Connectivity.

Centralized DTH Provision for Organized cable Management.



USB CHARGING PORTS



DATA POINTS



CENTRALIZED DTH



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LIVING ROOM



KITCHEN



MASTER BEDROOM



KID'S BEDROOM



BALCONY

### SMART SPACES, SEAMLESS LIVING

Every room at Napa Valley by DAC is designed for maximum comfort and efficiency. Spacious layouts, ample light, and intuitive flow ensure your home feels open, functional, and refined.

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STILT FLOOR PLAN



FIRST FLOOR PLAN

- 3BHK 3T
- 3BHK 2T
- 2BHK 2T

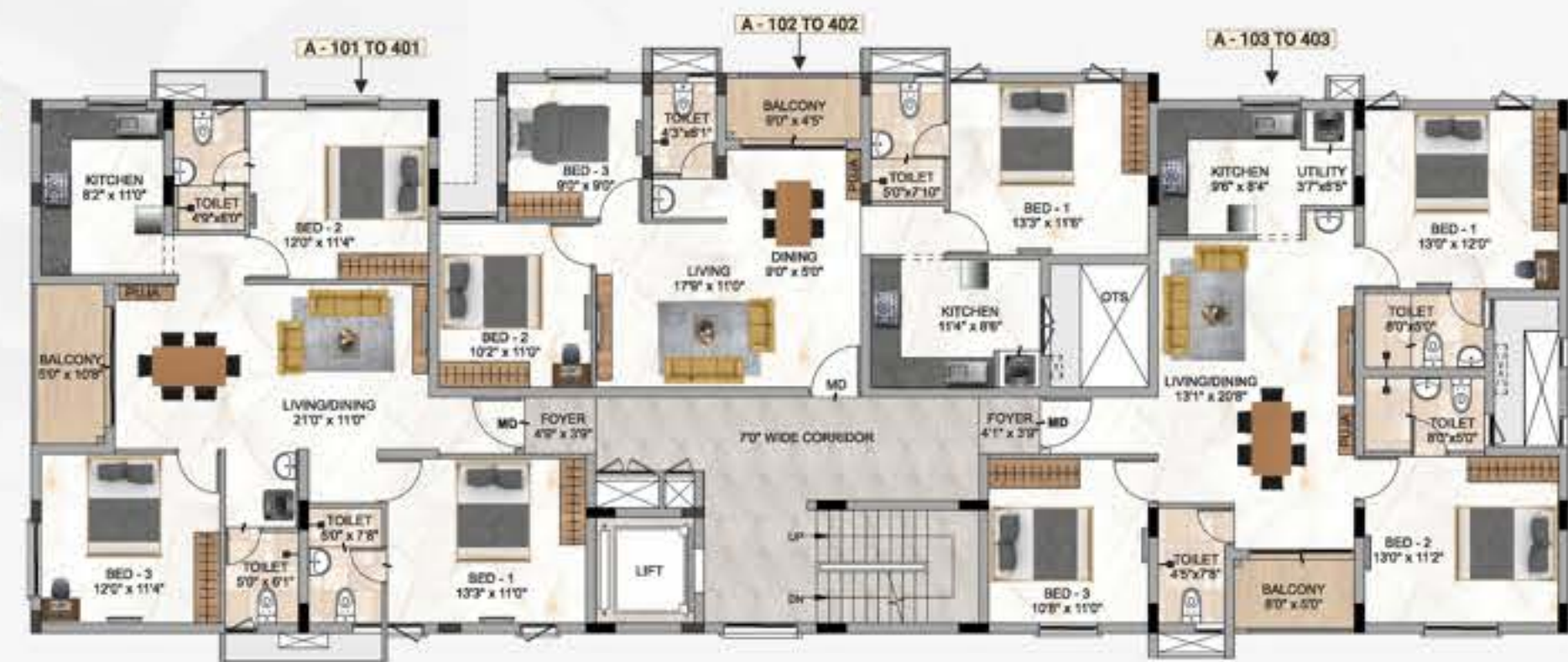


TYPICAL 2ND, 3RD & 4TH FLOOR PLAN



5TH FLOOR PLAN

- 3BHK 3T
- 3BHK 2T
- 2BHK 2T



**BLOCK A - 1st to 4th FLOOR PLAN**



UNIT	TYPE	FACING	AREA	UNIT	TYPE	FACING	AREA
A101,201,301,401	3BHK + 3T	WEST	1474 Sq.ft	A103,203,303,403	3BHK + 3T	EAST	1461 Sq.ft
A102,202,302,402	3BHK + 2T	NORTH	1216 Sq.ft				



**BLOCK A - 5th FLOOR PLAN**



UNIT	TYPE	FACING	AREA	UNIT	TYPE	FACING	AREA
A501	3BHK + 3T + PVT	WEST	1378 + 89 Sq.ft	A503	3BHK + 3T + PVT	EAST	1377 + 70 Sq.ft
A502	2BHK + 2T + PVT	NORTH	1096 + 92 Sq.ft				

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 \*Balconies & Private terraces may have visible planting lines which are securely conditioned as part of the design and cannot be relocated.

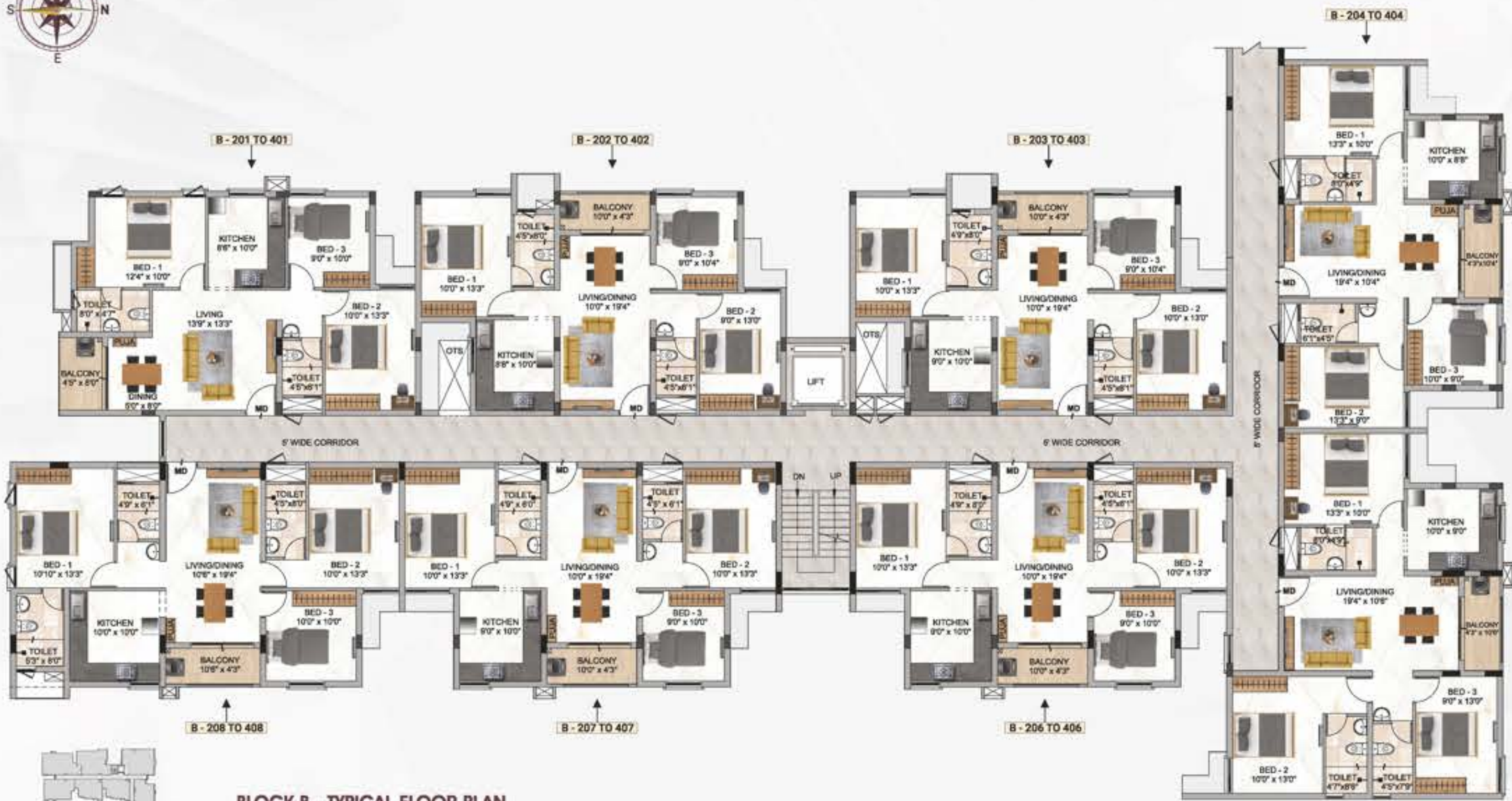


**BLOCK B - 1st FLOOR PLAN**

UNIT	TYPE	FACING	AREA	UNIT	TYPE	FACING	AREA
B101	3BHK + 2T + PVT	EAST	1175 + 129 Sq.ft	B105	3BHK + 3T + PVT	SOUTH	1332 + 59 Sq.ft
B102	3BHK + 2T + PVT	EAST	1163 + 568 Sq.ft	B106	2BHK + 2T + PVT	WEST	1197 + 111 Sq.ft
B103	3BHK + 2T + PVT	EAST	1195 + 401 Sq.ft	B107	3BHK + 2T + PVT	EAST	1189 + 197 Sq.ft
B104	3BHK + 2T + PVT	SOUTH	1164 + 104 Sq.ft	B108	3BHK + 3T + PVT	WEST	1314 + 45 Sq.ft



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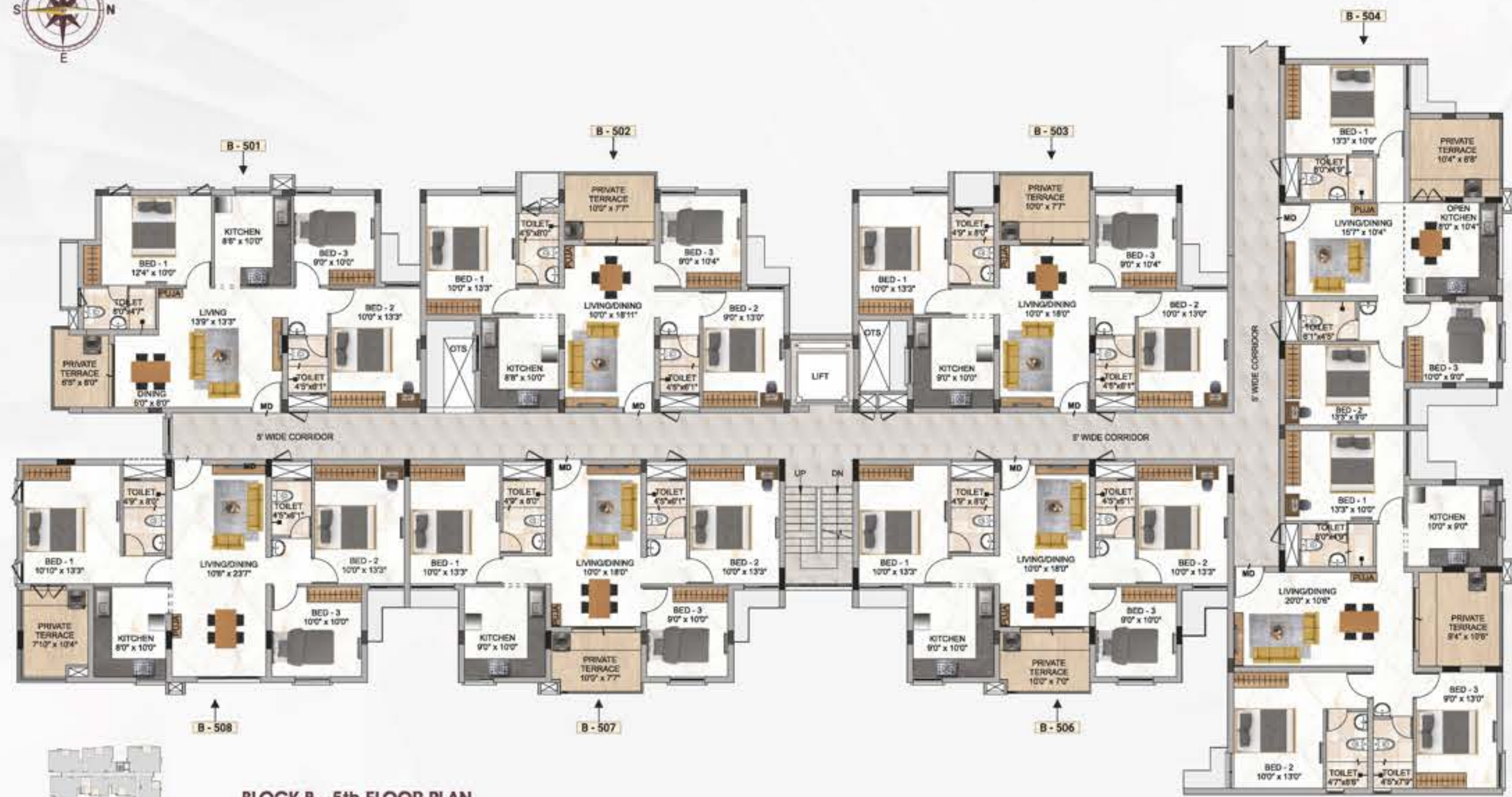
**BLOCK B - TYPICAL FLOOR PLAN**

UNIT	TYPE	FACING	AREA
B201,301,401	3BHK + 2T	EAST	1175 Sq.ft
B202,302,402	2BHK + 2T	EAST	1163 Sq.ft
B203,303,403	3BHK + 2T	EAST	1195 Sq.ft
B204,304,404	3BHK + 2T	SOUTH	1164 Sq.ft

UNIT	TYPE	FACING	AREA
B205,305,405	3BHK + 3T	SOUTH	1332 Sq.ft
B206,306,406	2BHK + 2T	WEST	1197 Sq.ft
B207,307,407	3BHK + 2T	WEST	1189 Sq.ft
B208,308,408	3BHK + 3T	WEST	1314 Sq.ft



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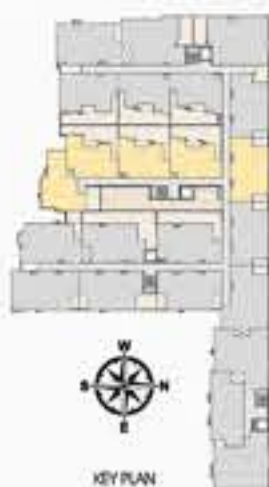
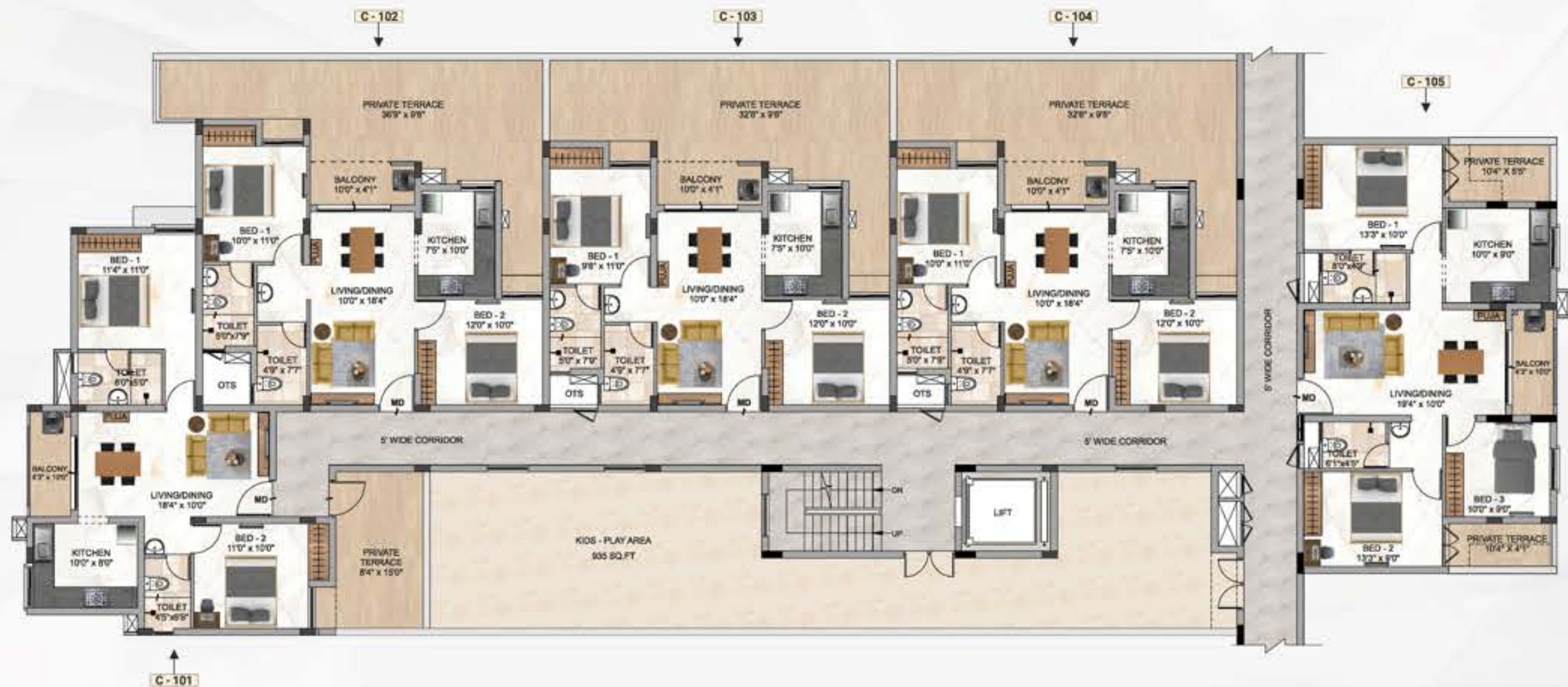
**BLOCK B - 5th FLOOR PLAN**

UNIT	TYPE	FACING	AREA
B501	3BHK + 2T + PVT	EAST	1125 + 58 Sq.ft
B502	3BHK + 2T + PVT	EAST	1091 + 77 Sq.ft
B503	3BHK + 2T + PVT	EAST	1122 + 77 Sq.ft
B504	3BHK + 2T + PVT	SOUTH	1038 + 97 Sq.ft

UNIT	TYPE	FACING	AREA
B505	3BHK + 3T + PVT	WEST	1287 + 98 Sq.ft
B506	3BHK + 2T + PVT	WEST	1121 + 70 Sq.ft
B507	3BHK + 2T + PVT	WEST	1117 + 77 Sq.ft
B508	3BHK + 2T + PVT	WEST	1218 + 78 Sq.ft



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**BLOCK C - 1st FLOOR PLAN**

UNIT	TYPE	FACING	AREA
C101	2BHK + 2T + PVT	NORTH	1001 + 141 Sq.ft
C102	2BHK + 2T + PVT	EAST	956 + 388 Sq.ft
C103	2BHK + 2T + PVT	EAST	942 + 382 Sq.ft

UNIT	TYPE	FACING	AREA
C104	2BHK + 2T + PVT	EAST	948 + 378 Sq.ft
C105	3BHK + 2T + PVT	SOUTH	1164 + 104 Sq.ft

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**BLOCK C - TYPICAL FLOOR PLAN**

UNIT	TYPE	FACING	AREA
C201,301,401	2BHK + 2T	NORTH	1001 Sq.ft
C202,302,402	2BHK + 2T	EAST	956 Sq.ft
C203,303,403	2BHK + 2T	EAST	942 Sq.ft

UNIT	TYPE	FACING	AREA
C204,304,404	2BHK + 2T	EAST	948 Sq.ft
C205,305,405	3BHK + 2T	SOUTH	1164 Sq.ft

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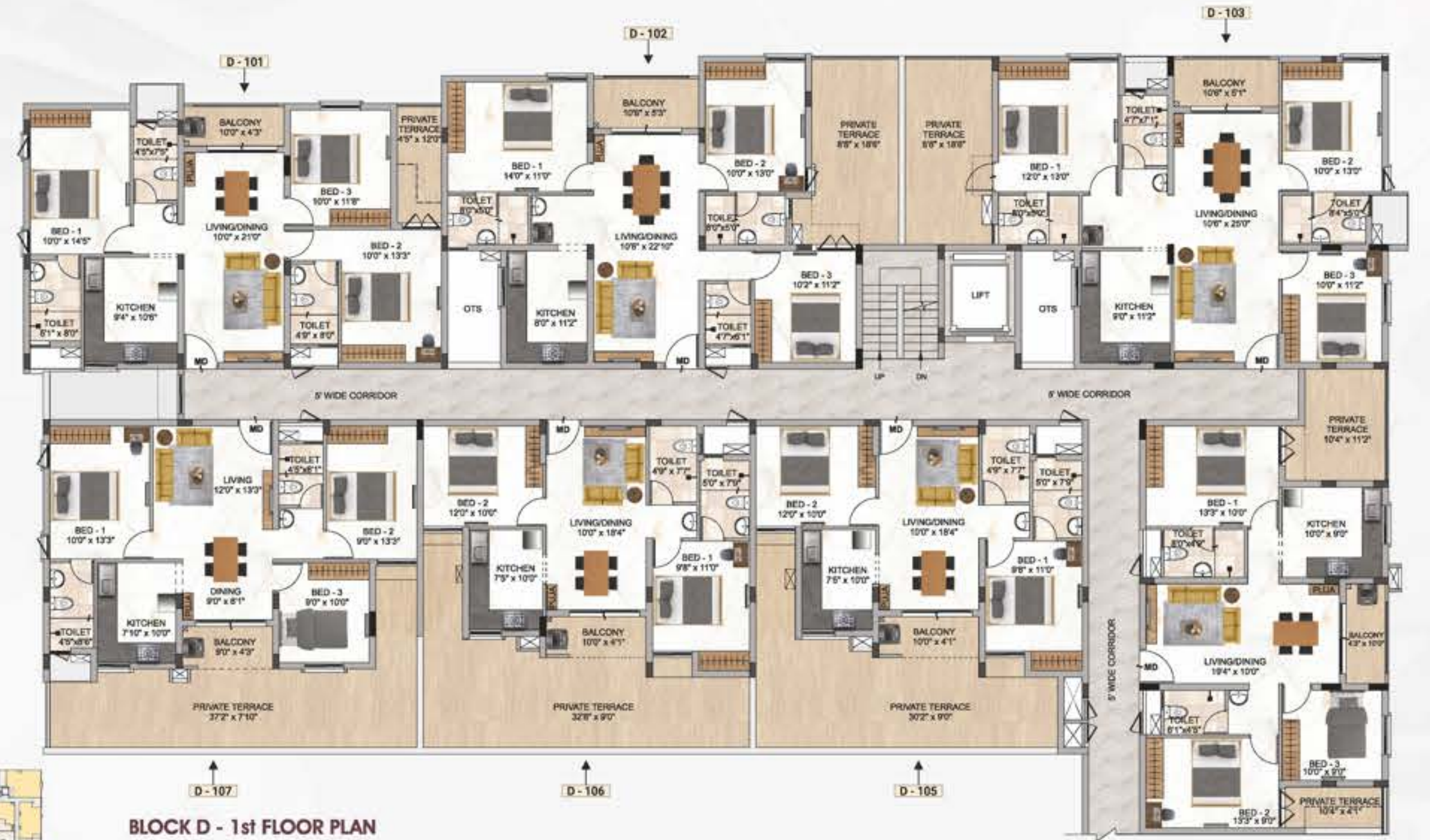


**BLOCK C - 5th FLOOR PLAN**

UNIT	TYPE	FACING	AREA
C501	3BHK + 2T + PVT	SOUTH	1035 + 100 Sq.ft



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**BLOCK D - 1st FLOOR PLAN**

UNIT	TYPE	FACING	AREA
D101	3BHK + 3T + PVT	EAST	1350 + 53 Sq.ft
D102	3BHK + 3T + PVT	EAST	1411 + 177 Sq.ft
D103	3BHK + 3T + PVT	EAST	1456 + 168 Sq.ft
D104	3BHK + 2T + PVT	SOUTH	1171 + 149 Sq.ft
D105	2BHK + 2T + PVT	WEST	945 + 339 Sq.ft
D106	2BHK + 2T + PVT	WEST	941 + 363 Sq.ft
D107	3BHK + 2T + PVT	WEST	1146 + 359 Sq.ft



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**BLOCK D - TYPICAL FLOOR PLAN**

UNIT	TYPE	FACING	AREA
D201,301,401	3BHK + 3T	EAST	1350 Sq.ft
D202,302,402	3BHK + 3T	EAST	1411 Sq.ft
D203,303,403	3BHK + 3T	EAST	1456 Sq.ft
D204,304,404	3BHK + 2T	SOUTH	1171 Sq.ft

UNIT	TYPE	FACING	AREA
D205,305,405	2BHK + 2T	WEST	945 Sq.ft
D206,306,406	2BHK + 2T	WEST	941 Sq.ft
D207,307,407	3BHK + 2T	WEST	1146 Sq.ft



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**BLOCK D - 5th FLOOR PLAN**

UNIT	TYPE	FACING	AREA
D501	3BHK + 3T + PVT	EAST	1274 + 71 Sq.ft
D502	3BHK + 3T + PVT	EAST	1308 + 95 Sq.ft
D503	3BHK + 3T + PVT	EAST	1347 + 106 Sq.ft

UNIT	TYPE	FACING	AREA
D504	3BHK + 2T + PVT	SOUTH	1041 + 100 Sq.ft
D505	3BHK + 3T + PVT	NORTH	1332 + 209 Sq.ft
D506	3BHK + 2T + PVT	WEST	1152 + 206 Sq.ft



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## LOCATION ADVANTAGES

### SCHOOLS



- BVM Global School - 2.1 kms
- BVM International School - 2.9 kms
- Orchids The International School - 3 kms
- Amethyst International School - 3 kms
- Ramaniyam Sankara School - 3.8 kms
- Vels Vidyashram Senior Secondary School - 3.9 kms
- PSBB Millennium School - 4.1 kms
- HLC International School - 4.4 kms
- Sairam Leo Muthu Public School - 4.9 kms
- Christwood School - 4.9 kms
- Athena Global School - 5.4 kms

### HOSPITALS



- H & M Hospital - 3.7 kms
- Astra Speciality Hospital - 4.4 kms
- Arun Hospital - 6.5 kms
- Geneagles Global Health City - 6.9 kms
- Chettinad Hospital And Research Institute - 16.3 kms

### COLLEGES



- Agni College Of Technology - 4.3 kms
- Prince Shri Venkateshwara Engineering College - 5.4 kms
- Sathyabama University - 5.6 kms
- St Joseph's College Of Engineering - 6.8 kms
- VIT Chennai - 9.1 kms

### WORKPLACE / IT PARKS



- ELCOT SEZ - 7.4 kms
- HCL Technologies Ltd - 7.4 kms
- Wipro Limited - 7.4 kms
- Infosys - 7.9 kms
- SIPCOT IT Park - 9 kms
- Tata Consultancy Services, Siruseri - 9 kms
- Hexaware Technologies - 9 kms

### ATTRACTIONS

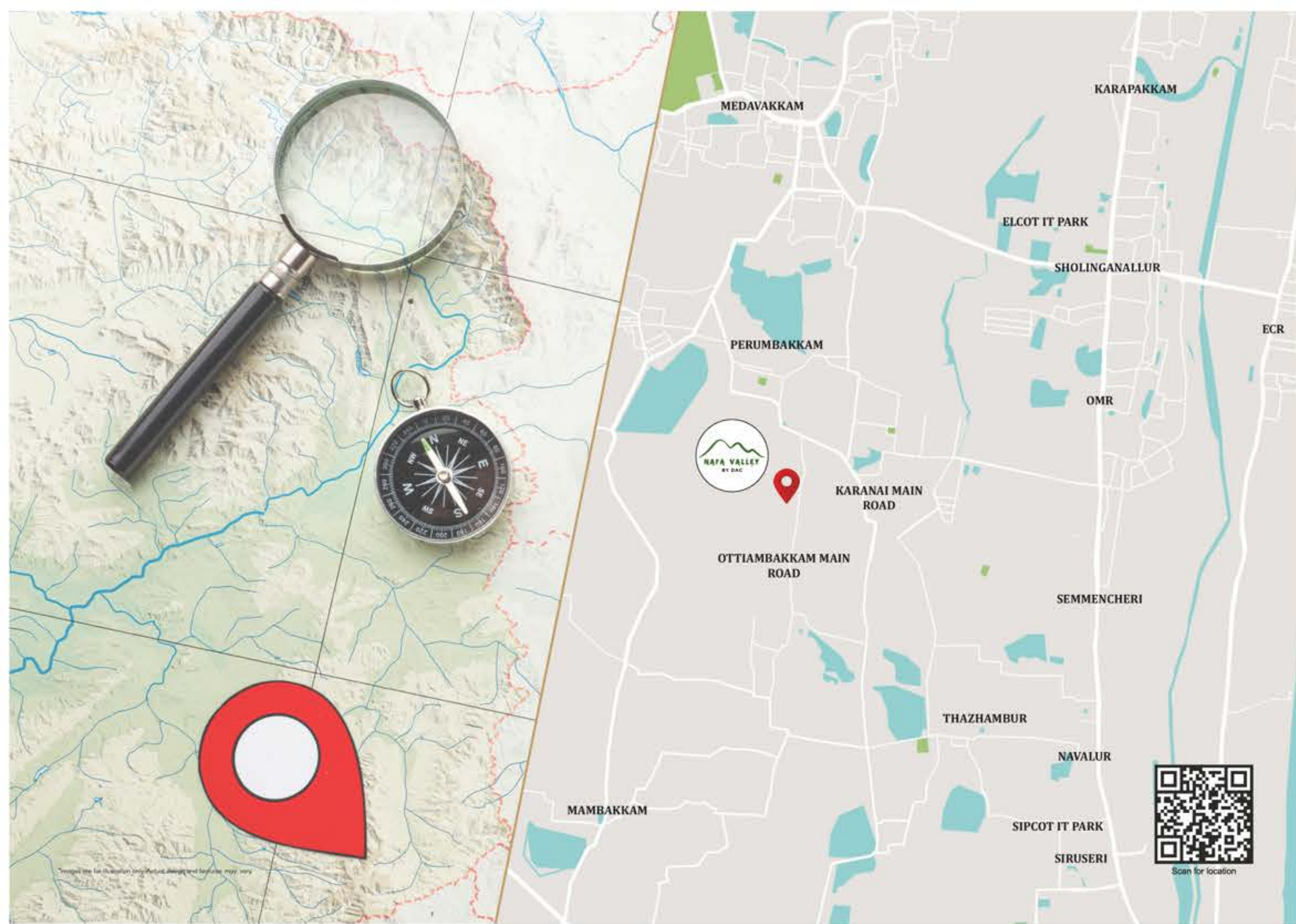


- Vivira Mall - 6.2 kms
- AGS Navalur - 6.2 kms
- Fantastic Jeyachandran - 6.9 kms
- The Marina Mall - 8.9 kms
- VGP Universal Kingdom - 13 kms
- MGM Beach Resort - 18.7 kms

### TRANSPORTATION



- Arasankazhani Bus stop - 1.5 kms
- Perumbakkam Bus depot - 4.1 kms
- Medavakkam Metro - 5.5 kms
- Semmancheri Metro - 5.5 kms
- Sholiganallur Lake Metro - 6 kms



## SPECIFICATIONS

### 1. STRUCTURE

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

### 2 TILING

#### 2.1 FLOORING

- All tiles will be from KAJARIA / 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.

#### 2.2 DADO

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

### 3. KITCHEN

- 600MM x 600MM vitrified tile flooring from KAJARIA / 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 - FRANKE / NIRALI or equivalent make will be provided.
- Sink water point - CP fittings will be provided.

### 4. DOORS/ WINDOWS/ VENTILATORS

- MAIN DOOR (1050MM x 2400MM) 2400MM HEIGHT, The frame and 38mm thick shutter are made of pre-hung engineered ABS, with grooves and designer hardware from YALE / DORSET 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 YALE / DORSET 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 YALE / DORSET 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 / frosted glass along with Exhaust fan provision will be from APARNA / VEKA 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.
- MS Railing for Balcony and Staircase finished with enamel paint aesthetically designed & fixed to wall.

### 6. 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.

### 7. 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.

### 8. COMMON POINTS

- Site perimeter fenced by Compound wall, 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 10 & 13 Passengers of OTIS / JOHNSON or equivalent make.
- Two borewells and one well will be provided.
- Sewage Treatment Plant and Rain Water Harvesting will be provided.



DAC DEVELOPERS PVT. LTD.

**CORPORATE OFFICE:**

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