



Valleswaran Koil Street, Bel Nagar, Manapakkam, Chennai - 600125
(Near Sree Chaithanya School)

RERA No: TN/29/Building/0126/2023 | dt. 15.03.2023
<http://www.rera.tn.gov.in>

Jointly developed by



DUGAR
HOMES **35+**
YEARS

Homes with a little more...



ADHYA HOMES

Admin Office:

8th Floor, Dugar Towers. 123 Marshals Road, Egmore, Chennai - 600008 TN, India
Ph: 9884813030 | myhome@dugar.in | www.dugar.in



*9 reasons
why you should
invest in the
South-west
of Chennai*



9 reasons

to make this your home, your new abode.



manapakkam

According to Vaastu, **south-west** is called the 'Kubera-moolai'. Traditionally the cash box or the safe is kept in the south-west corner for prosperity. This is also where the master resides. The master bedroom is best in this corner.

Presenting NAVA DUGAR.

9 homes located at the south-west of Chennai- **Manapakkam**, is home to many IT companies like DLF Cybercity, Larson & Toubro, Cognizant and ABB.

Manpakkam has silently developed into a much sought after investment location in Chennai. Now Dugar gives you nine very compelling reasons to invest in a home at Manapakkam.

■ 30+ years

Nava Dugar is the latest offering from Dugar Homes, the trusted name in Chennai who gave India it's first affordable home in 2008.

■ Abode of good fortune

South-west is called the 'Kubera-moolai'. According to vaastu the cash box is kept in the south-west corner opening to the north for increased prosperity.

■ Where the master sleeps

Traditionally, the Master bedroom is always in this corner.

■ Fully developed

Manapakkam is a residential area close to everything a family would need. Schools, colleges, markets and hospitals are all within easy reach. The Metro railway station is just 2 km and the airport is just 4 km away.

■ Lowest price in Manapakkam

It will take you only a few minutes online to find the prices in Manapakkam and you will be in for a pleasant surprise! Own one with EMI of around ₹49K a month.

■ Only 9 homes

Nava Dugar is designed exclusively for just 9 families. Here you won't be another faceless stranger in a crowded community.

■ Delivery in 9 months

Nava Dugar will be completed in just 9 months.

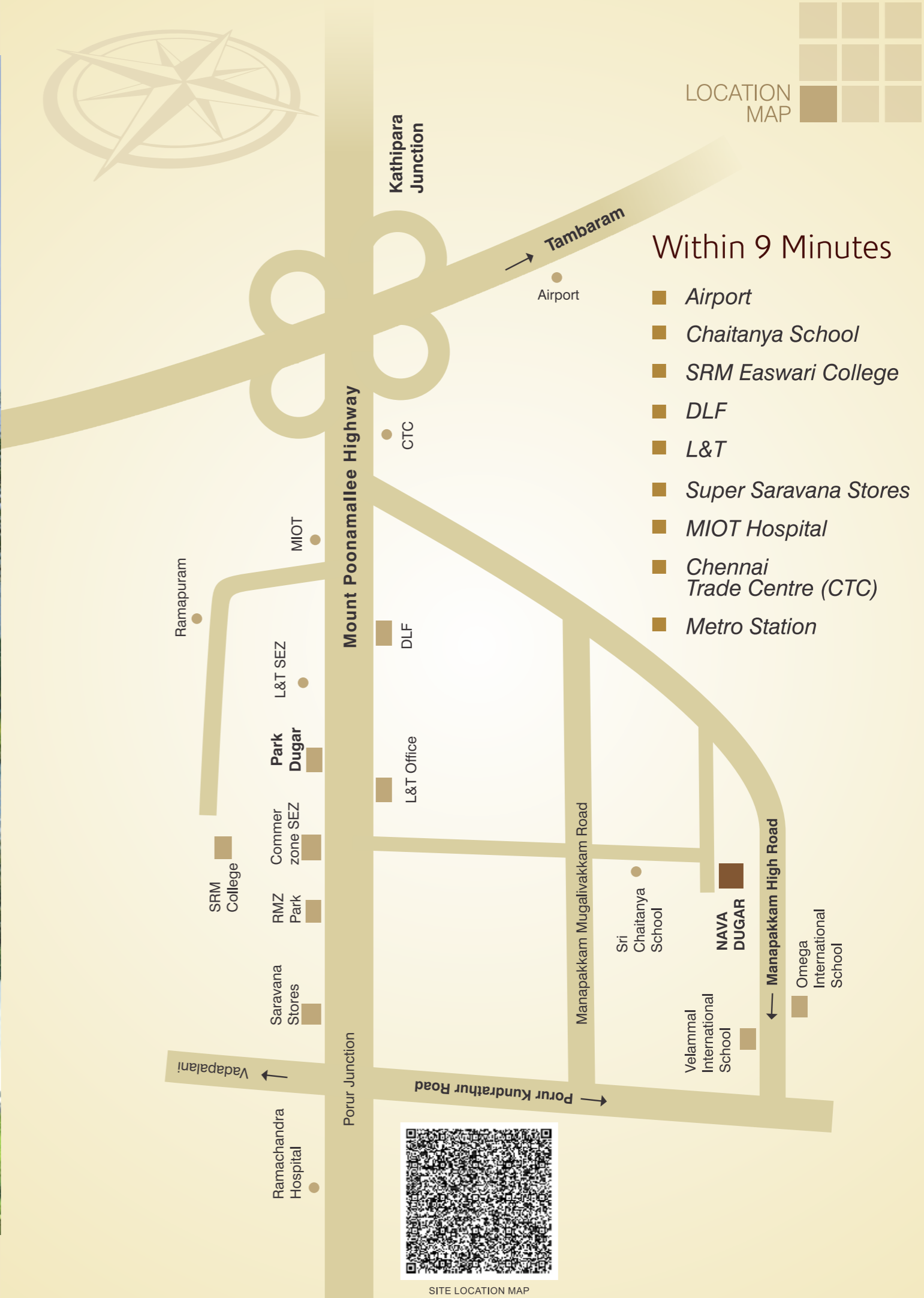
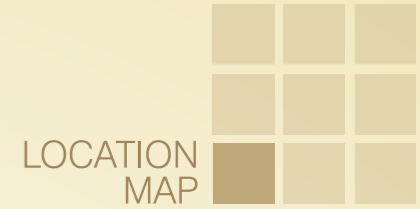
■ Lowest maintenance cost

Nava Dugar Is designed to avoid unnecessary wastage. Research has shown that facilities like club and swimming pool are used by a mere 10% of residents and everyone pays for them. So by avoiding these frills, you will have less maintenance cost.

■ City Limit with CMWSSB Connection

Nava Dugar comes with both metro water and drainage connections from Chennai Corporation.





SITE LOCATION MAP

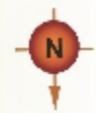
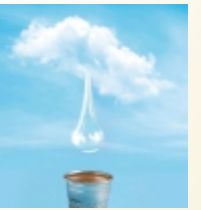
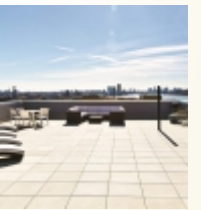
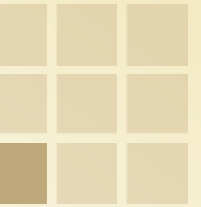
NIGHT VIEW ELEVATION



TYPICAL FLOOR PLAN

AMENITIES:

- **CCTV**
(24x7 security)
- **Video door access**
(at Lobby)
- **Generator backup**
(100% common area + partial for apartments)
- **Lift access**
(till terrace)
- **Special heatproof Terrace tiles**
- **Rainwater harvesting system (RWH)**
- **CMWSSB connection**

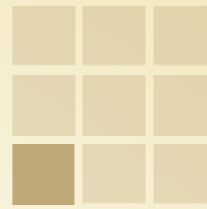


VALEESWARAN KOVIL STREET

Carpet Area as defined by RERA.
Furniture and other fixtures shown here are indications and not part of specifications.



3BHK ELITE C Series 1C



KEY PLAN

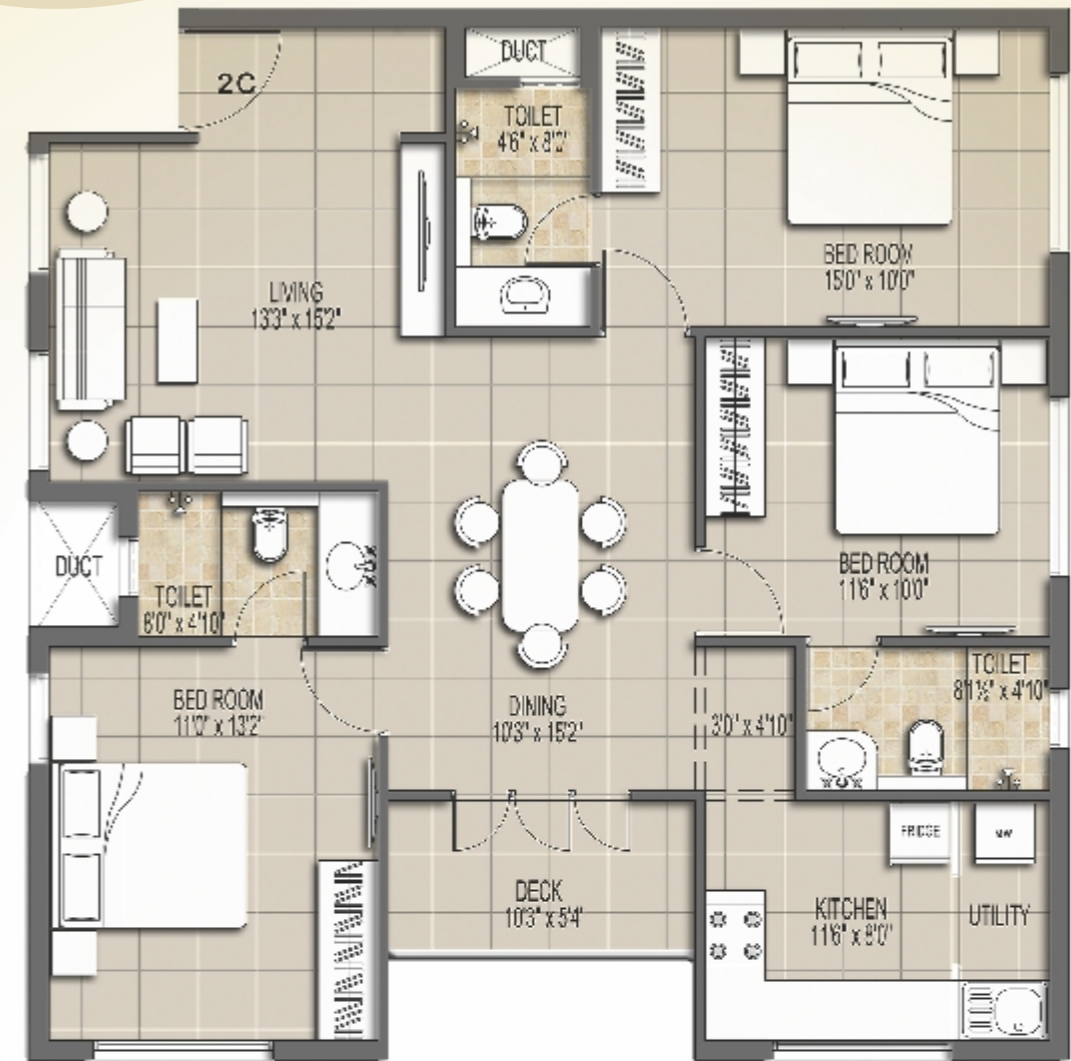
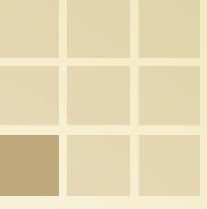


3BHK ELITE
SALE AREA 1490.Sq.ft
CARPET AREA 1097.Sq.ft
TERRACE 34.Sq.ft

*Carpet Area as defined by RERA.
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3BHK ELITE C Series 2C & 3C



KEY PLAN

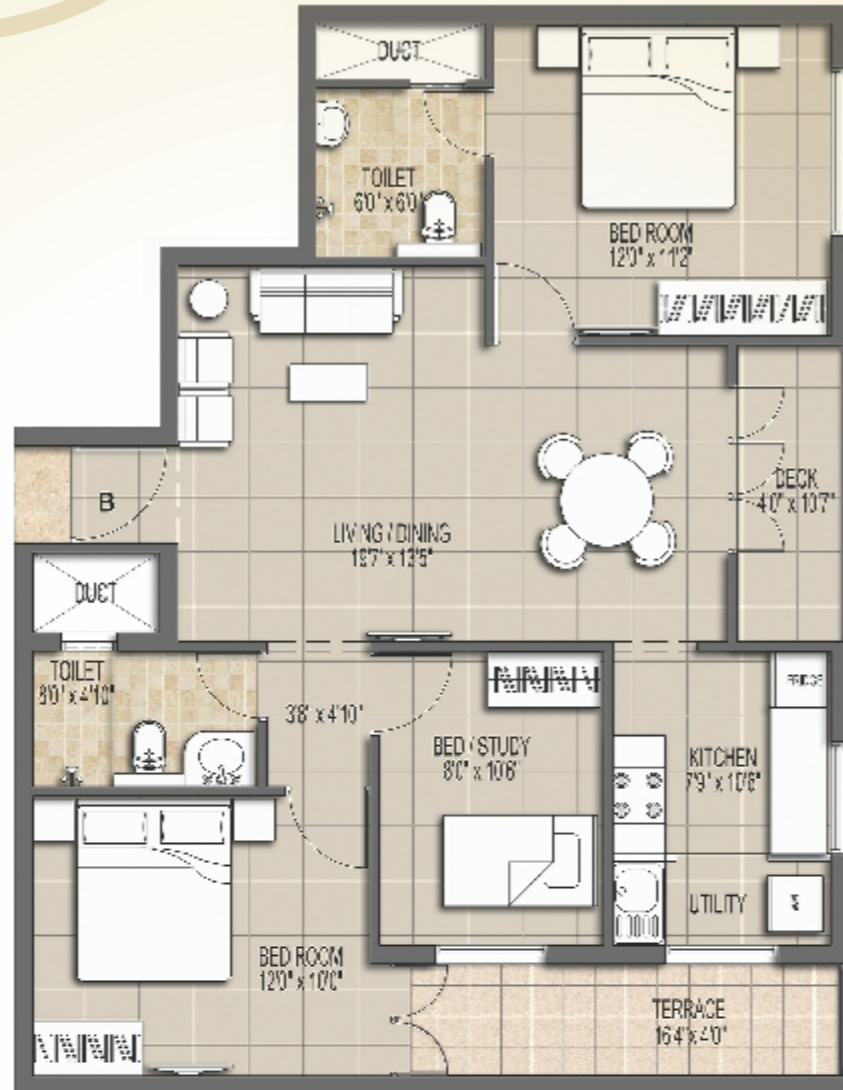
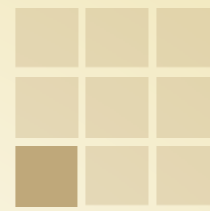


3BHK
SALE AREA 1490.Sq.ft
CARPET AREA 1097.Sq.ft

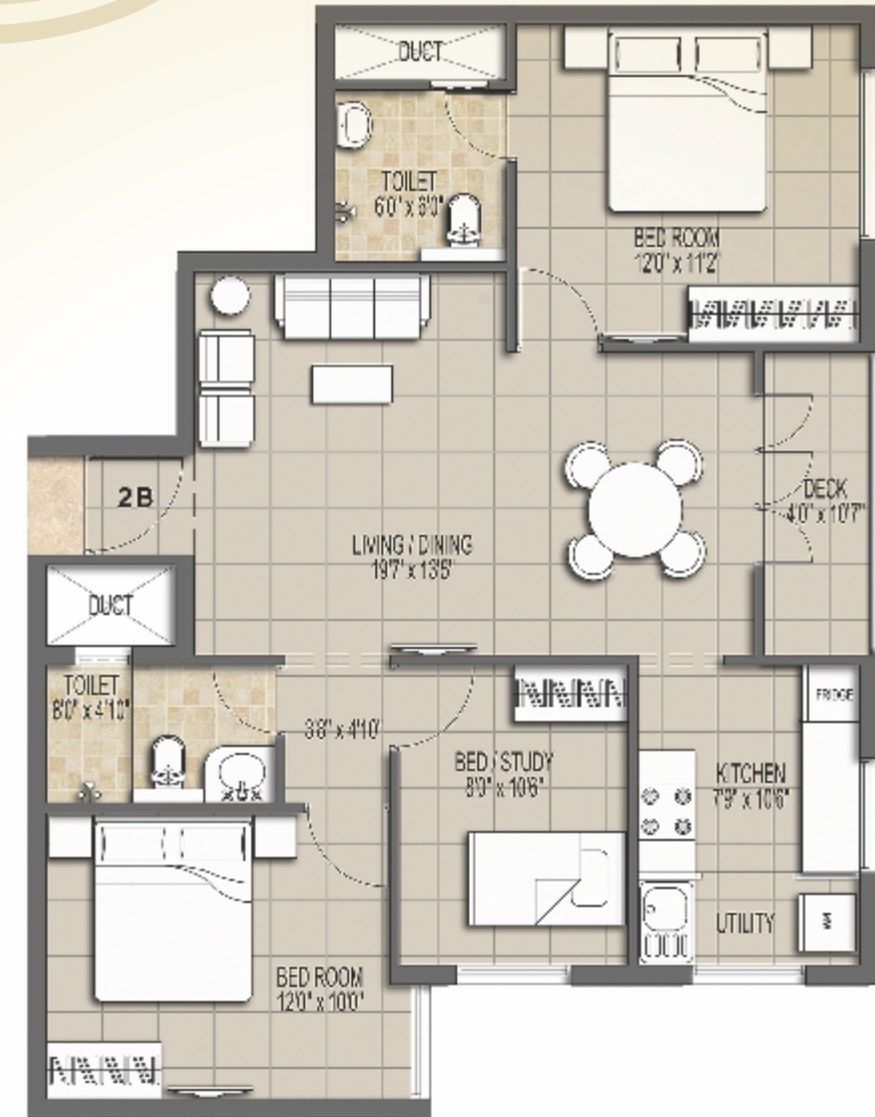
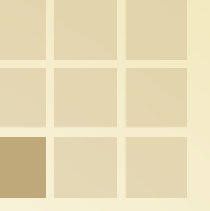
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3BHK B Series 1B



3BHK B Series 2B & 3B



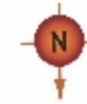
KEY PLAN



3BHK
SALE AREA 1205. Sq. ft
CARPET AREA 905. Sq. ft
TERRACE 63. Sq. ft

*Carpet Area as defined by RERA.
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KEY PLAN



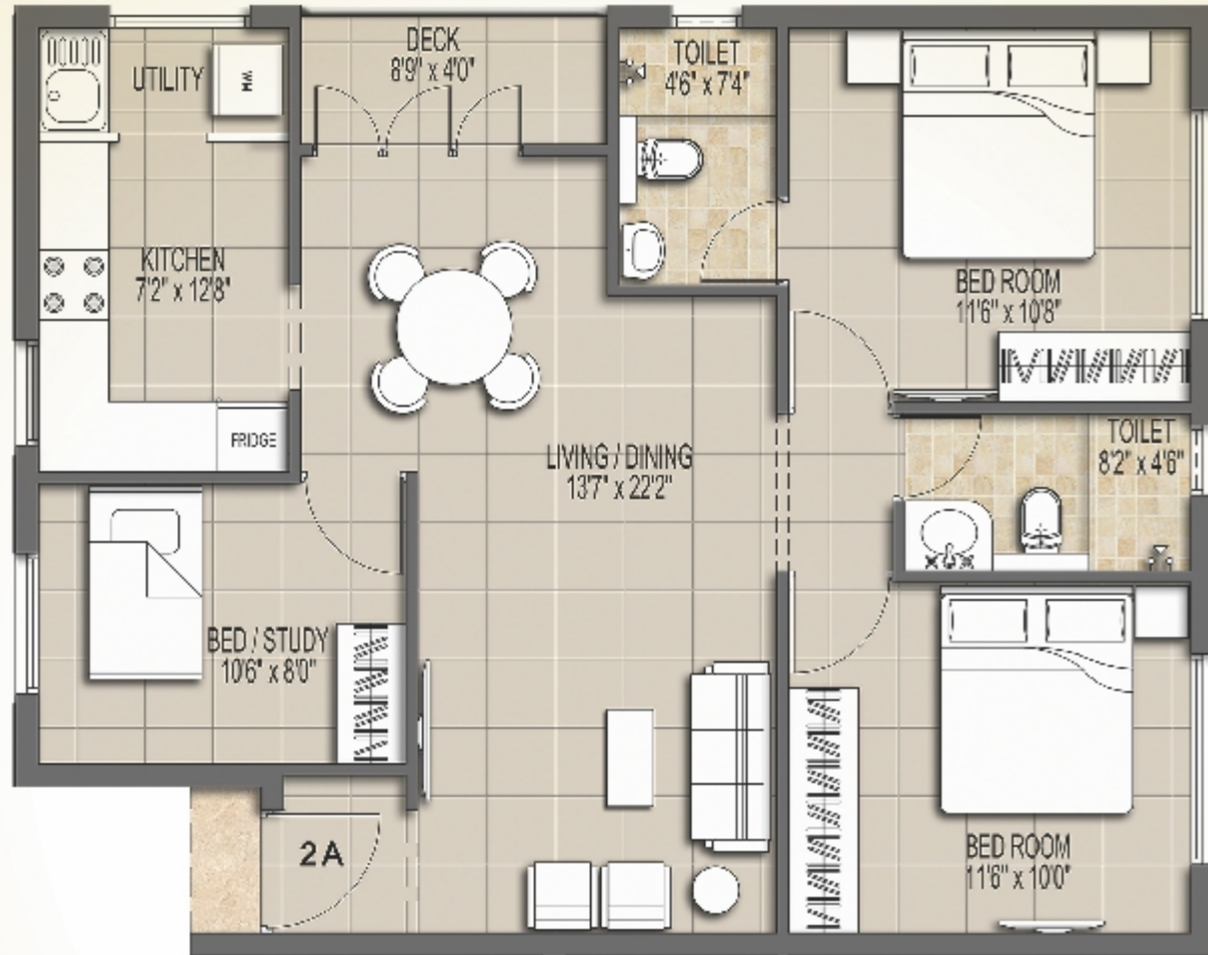
3BHK
SALE AREA 1205. Sq. ft
CARPET AREA 905. Sq. ft

*Carpet Area as defined by RERA.
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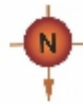


3BHK A Series 1A, 2A & 3A

STILT CUM CAR PARKING PLAN

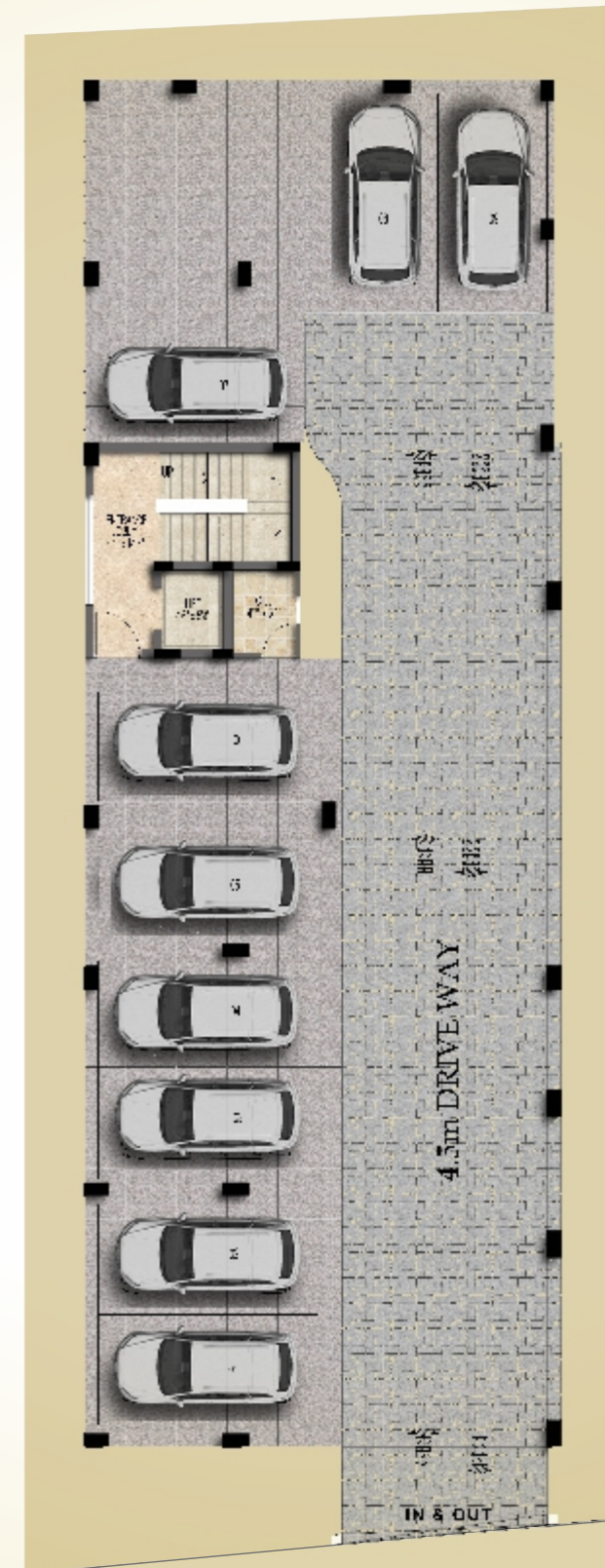


KEY PLAN



3BHK
SALE AREA 1177.Sq.ft
CARPET AREA 831.Sq.ft

*Carpet Area as defined by RERA.
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FACILITIES

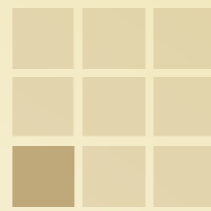
- One reserved covered car park
- E vehicle charging point station
- Servant cum driver toilet

VALEESWARAN KOVIL STREET

*Carpet Area as defined by RERA.
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SPECIFICATION



APARTMENT

STRUCTURE:

RCC framed structure.

Outer wall 8" thick block and internal partition wall of 4" thick block.

Wall plastering:

Gypsum plastering.

WALL FINISHES:

Internal walls/ceiling:

Putty with interior emulsion paint.

External walls:

Exterior emulsion paint.

FLOOR FINISHES:

Vitrified tiles - living, dining, bedrooms, balcony & kitchen - Kajaria or equivalent. ceramic tiles - toilet floor and utility.

JOINERIES:

Main door:

Teakwood frame with laminate shutter.

Bedroom and toilet doors:

Treated wood frames with flush laminate shutters.

French doors:

UPVC/Aluminium with shutters.

Windows:

UPVC/Aluminium with shutters.

Door locks:

Mortise locks - Dorset or equivalent.

FIXTURES & FITTING

Toilets:

Wall tiles upto 7'0" height.

EWCs & wash basins (white colour) - Parryware or equivalent.

CP fittings - Parryware or equivalent.

Kitchen & utility:

Polished granite counter top with 2'0" height tiles above platform.

Stainless steel sink.

Plumbing provision for washing machine and Aquaguard.

Electrical:

Flame guard copper concealed wires with switches and sockets - Anchor Roma or equivalent.

MCB equipped distribution board with 3 phase power supply.

COMMON AREA

Staircase granite flooring.

Entrance lobby and corridor flooring with vitrified tiles.

Car park - Grano flooring.

Driveway - Paver blocks.

Water supply and sewage

Bore wells.

Underground sumps.

Overhead tank.

- Crafting Homes for more than 35 years
- South India's first township of '150 Independent Homes' in Chennai in 1987.
- First in India to launch 'Affordable Homes' in 2008.
- First to launch **Easy to Maintain (E2M)** apartments in India.
- First developer in Chennai to win the 'Asian Leadership Awards' in Dubai.



T Padam Dugar, Founder and Chairman - Dugar Homes
Past President - CREDAI

OUR VISION

"Strong believer of value creation and customer satisfaction, Dugar has established itself firmly in the real estate market for more than three decades now. Aspiring to become the benchmark of the industry by offering a little more than what is expected, which explains their tagline : 'Homes with a Little More'. Firm believers that there is no detail too small to be overlooked. This has always been a manifestation in Dugar's vision."

SOME OF OUR PROJECTS

Greams Dugar



Gold City



Sky Dugar



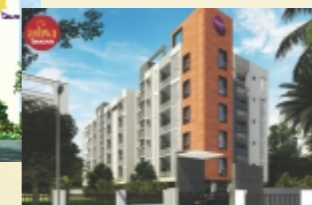
Lake Dugar



Dugar Estate



Glo Dugar



Ashwa Dugar



Elliot's Dugar



Park Dugar