



DAC DEVELOPERS PVT. LTD.

CORPORATE OFFICE:

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COIMBATORE OFFICE:

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

 www.dacdevelopers.com

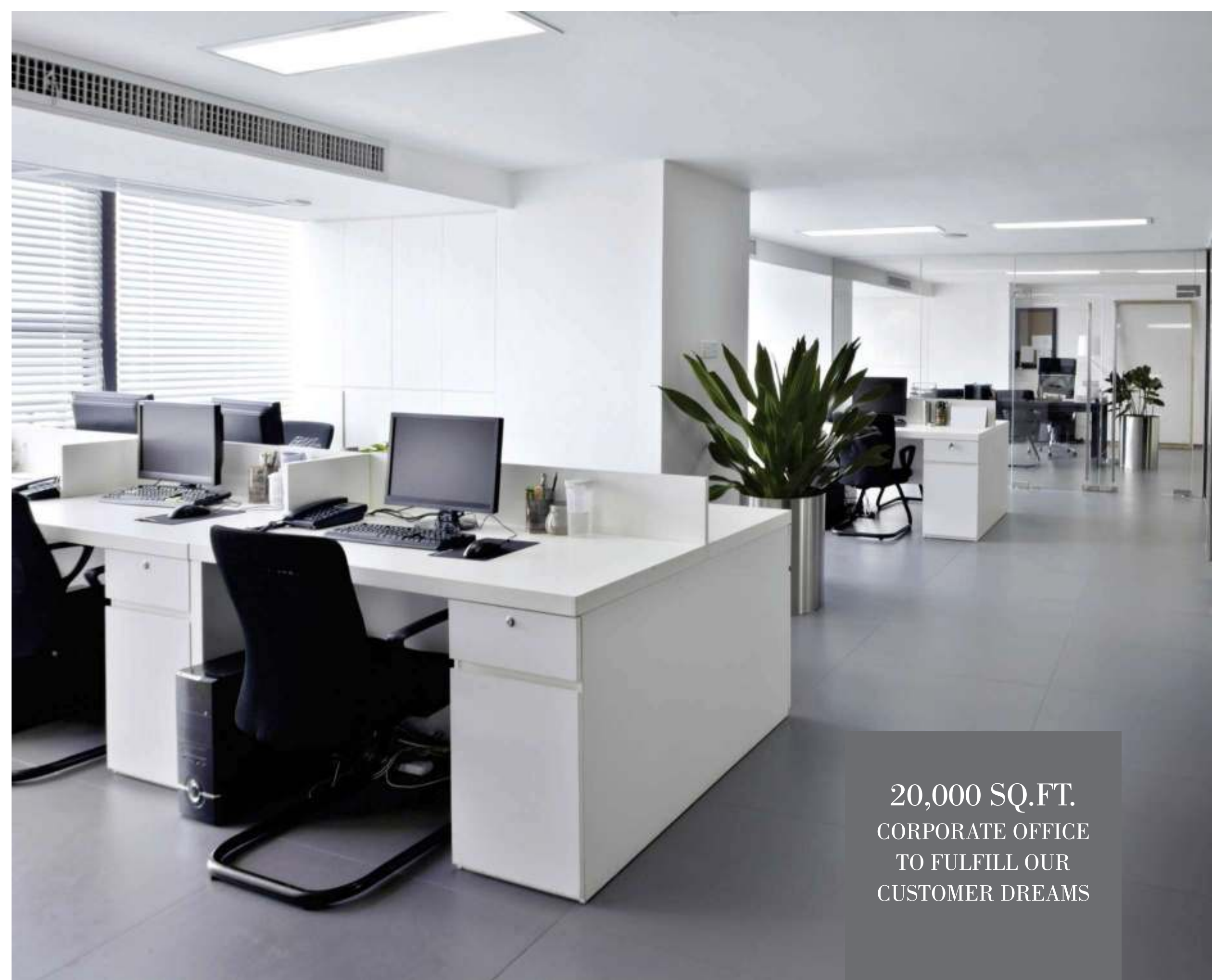
Member
CREDAI



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The Highest Rank of
Living in Tambaram



20,000 SQ.FT.
CORPORATE OFFICE
TO FULFILL OUR
CUSTOMER DREAMS



From MD's Desk

Since its inception DAC Developers brand has been changing the real estate game by creating superior living spaces. But a lot has changed since then. Many have copied the DAC Developers approach, and over time we have seen a 'Sea of Sameness.'

With more brand awareness than any real estate brand, DAC Developers is poised to change the game once again. To do this, we are reinventing what the DAC Developers brand means in the hearts and minds of those who are buying & investing in real estate today.

This starts with our new mission to defy mediocrity and deliver extraordinary experiences and comes to life in our identity as a brand and the services we develop for our Customers.

This new approach led us to create a new brand identity for the DAC Developers brand a stylish, sleek and sophisticated makeover designed to catapult us into the next century. With a refreshed colour palette that stays true to our iconic blue and orange scheme, the new identity is more modern and distinctive than ever.

The new DAC Developers Seal allows us to project a modern view as well as be more relevant to those buying Apartments, Villas, Plots and more.

Ultimately, we believe this new identity will create, codify and choreograph exquisite, distinctive and irresistible experiences that perform at the leading edge of luxury and will deliver more Trust & Value to our Customers & Prospects than ever before.

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*



ADORABLE SPACES, SCULPTED LIKE A MASTERPIECE!

The spacious and well-appointed apartments at DAC Marshall was designed to provide a comfortable and welcoming living environment, with stunning interiors and a wealth of modern conveniences. Each unit features high-end finishes, spacious living areas, and large well-lit bedrooms, offering the perfect balance of comfort and style.

Living

Every square inch is built with luxury especially for the top league players.



Kids Room

Spark creativity and fun in your child's personalized wonderland retreat.



Bedroom

Most Spacious rooms with huge windows ensuring ample ventilation



Kitchen

Elevate your culinary experience in a kitchen designed for innovation.





DISCOVER THE EPITOME OF LUXURY LIVING

The focal point of DAC Marshal is a magnificent swimming pool nestled at its center. Immerse yourself in elegance and tranquility, as you unwind and refresh amidst the serene ambiance. Experience ultimate relaxation and leisure, conveniently located right within your residential sanctuary.

AMENITIES

An Abundance Of Exquisite Amenities Await



**PODIUM SWIMMING
POOL**

Immerse in refreshing swims
at the luxurious pool.



**AIR-CONDITIONED
GYM**

Achieve your fitness goals
with invigorating workouts at
our state-of-the-art facility.



KIDS PLAY POOL

Dive into endless fun and
excitement at our vibrant pool
designed for children.



MULTIPURPOSE HALL

Unleash your creativity and versatility
in our dynamic space, perfect for
various activities and events.



SHOWER ROOM

Indulge in refreshing showers
by the poolside.



BOARD GAMES ROOM

Have a blast with classic
and modern games!



**STELLAR AMENITIES
@ EACH FLOOR**

Elevate your experience
with top-notch facilities
at every floor.



CRECHE

Nurture little ones in a
safe and engaging
childcare facility.



TABLE TENNIS

Enjoy Competitive Table Tennis:
Engage, Play, Win, Repeat!



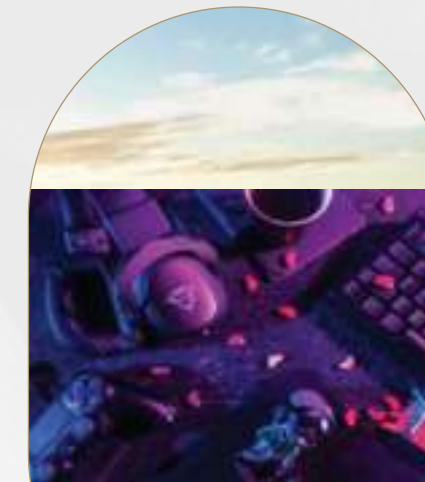
GYM LOUNGE

Relax and rejuvenate in
exclusive space adjacent
to the gym.



AV ROOM

Immerse yourself in multimedia
experiences in our dedicated
audiovisual space.



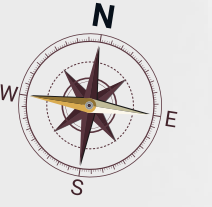
VIDEO GAMES ROOM

Immerse yourself in
interactive entertainment in our
dedicated gaming space.

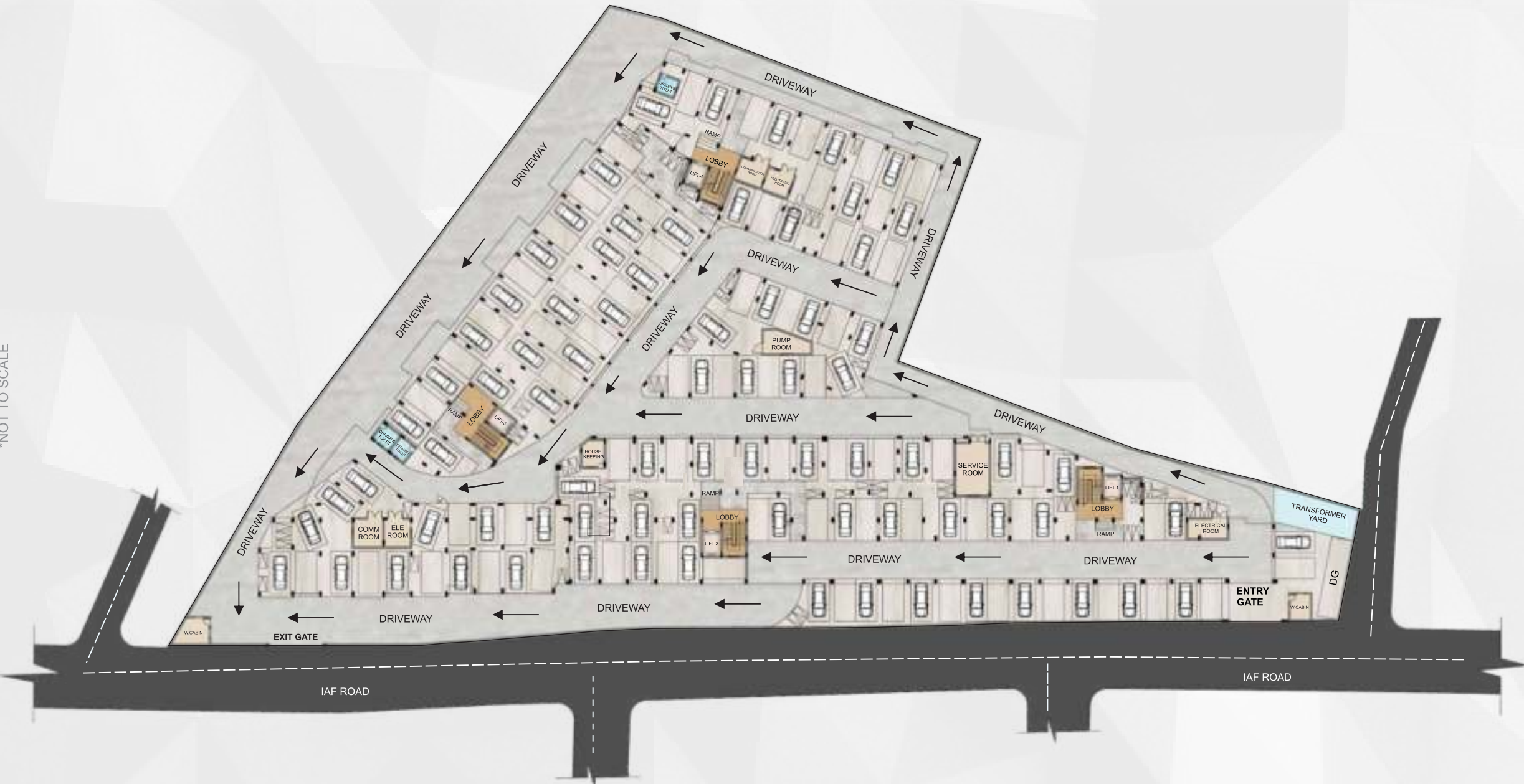
COMFORT BEYOND COMPARE

Experience unmatched comfort at Dac Marshal with spacious living spaces, modern amenities, and elegant finishes. Relax at home or socialize in vibrant community spaces, offering a retreat from everyday life. Set to elevate Tambaram's real estate market, Dac Marshal ensures residents enjoy luxurious interiors, on-site facilities, and a convenient location for a truly unparalleled lifestyle.





*NOT TO SCALE

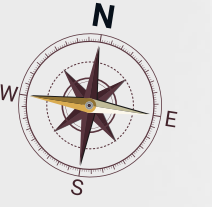


STILT FLOOR PLAN



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

FIRST FLOOR PLAN



*NOT TO SCALE

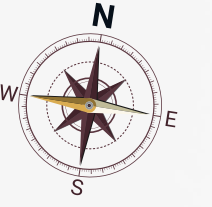


2ND ,3RD & 4TH TYPICAL FLOOR



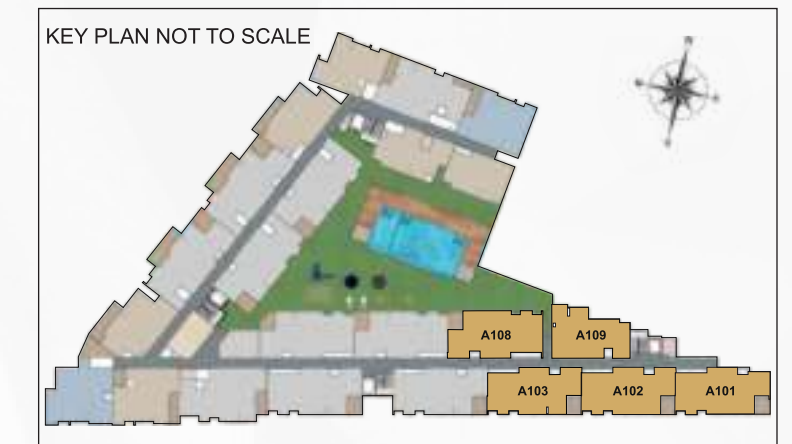
FIFTH FLOOR

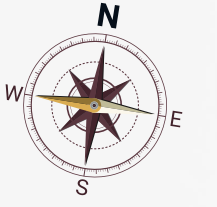
- 3BHK +3T
- 3BHK +2T
- 2BHK +2T



**FIRST FLOOR PLAN
BLOCK - A**

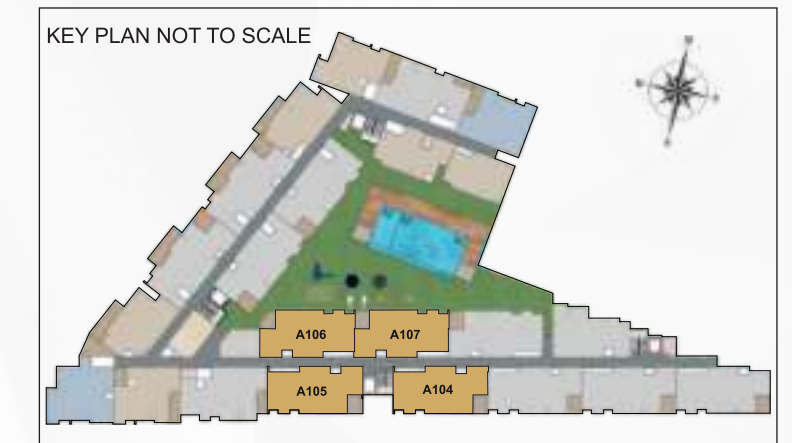
| UNIT | TYPE | FACING | AREA |
|-------|-----------|--------|---------------|
| A 101 | 3 BHK +3T | North | 1447+83 Sq.ft |
| A 102 | 3 BHK +3T | North | 1488+80 Sq.ft |
| A 103 | 3 BHK +3T | North | 1488+80 Sq.ft |
| A 108 | 3 BHK +3T | East | 1494+80 Sq.ft |
| A 109 | 3 BHK +3T | South | 1305 Sq.ft |

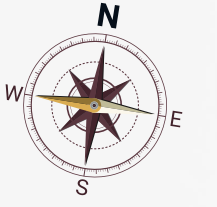




**FIRST FLOOR PLAN
BLOCK - A**

| UNIT | TYPE | FACING | AREA |
|-------|------------|--------|----------------|
| A 104 | 3 BHK + 3T | North | 1497+80 Sq.ft |
| A 105 | 3 BHK + 3T | North | 1504 +85 Sq.ft |
| A 106 | 3 BHK + 3T | East | 1490+70 Sq.ft |
| A 107 | 3 BHK + 3T | East | 1483+80 Sq.ft |



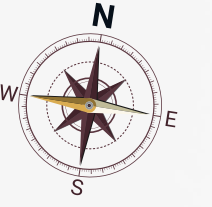


2nd,3rd & 4th TYPICAL FLOOR PLAN
BLOCK - A

| UNIT | TYPE | FACING | AREA |
|---------------|-----------|--------|------------|
| A 201,301,401 | 3 BHK +3T | North | 1447 Sq.ft |
| A 202,302,402 | 3 BHK +3T | North | 1488 Sq.ft |
| A 203,303,403 | 3 BHK +3T | North | 1488 Sq.ft |
| A 208,308,408 | 3 BHK +3T | East | 1485 Sq.ft |
| A 209,309,409 | 3 BHK +3T | South | 1389 Sq.ft |



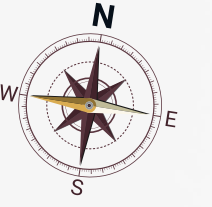
*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



**FIFTH FLOOR PLAN
BLOCK - A**

| UNIT | TYPE | FACING | AREA |
|-------|------------|--------|----------------|
| A 501 | 2 BHK + 2T | North | 1173+220 Sq.ft |
| A 502 | 2 BHK + 2T | North | 1182+226 Sq.ft |
| A 503 | 2 BHK + 2T | North | 1182+226 Sq.ft |
| A 507 | 2 BHK + 2T | East | 1194+220 Sq.ft |
| A 508 | 2 BHK + 2T | South | 1090+212 Sq.ft |





FLAT- A506



**FIFTH FLOOR PLAN
BLOCK - A**

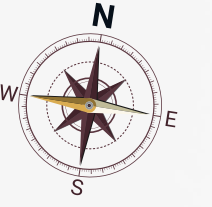
| UNIT | TYPE | FACING | AREA |
|-------|------------|--------|----------------|
| A 504 | 2 BHK + 2T | North | 1182+226 Sq.ft |
| A 505 | 2 BHK + 2T | North | 1182+226 Sq.ft |
| A 506 | 2 BHK + 2T | East | 1194+216 Sq.ft |



FLAT- A505

FLAT- A504

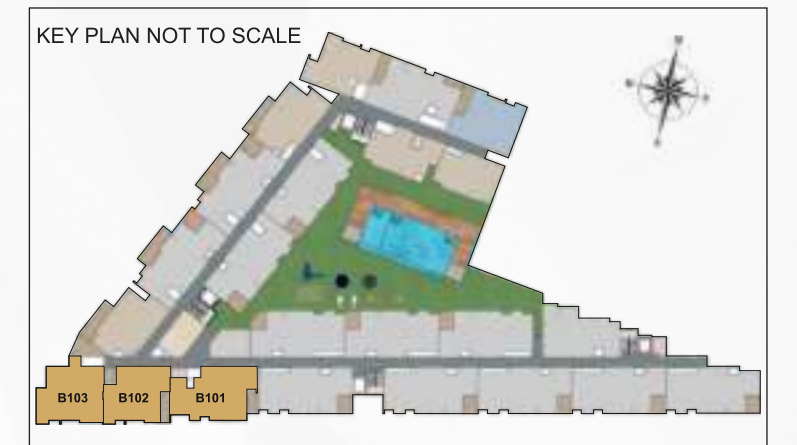




**FIRST FLOOR PLAN
BLOCK - B**



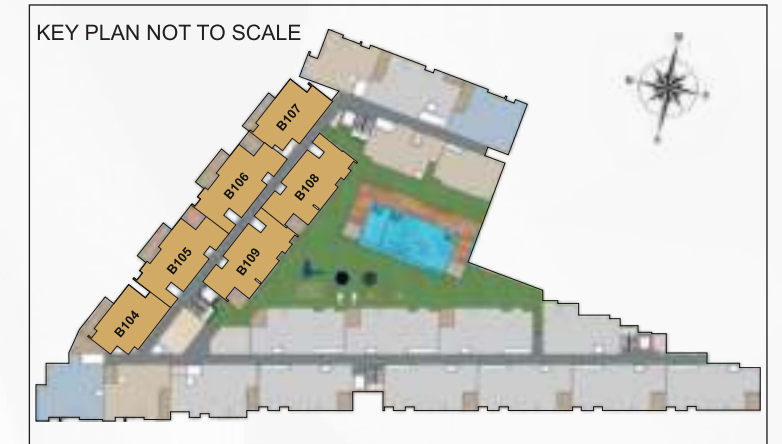
| UNIT | TYPE | FACING | AREA |
|-------|-----------|--------|----------------|
| B 101 | 3 BHK +3T | North | 1483+75 Sq.ft |
| B 102 | 2 BHK +2T | North | 1204+83 Sq.ft |
| B 103 | 3 BHK +2T | East | 1382+135 Sq.ft |



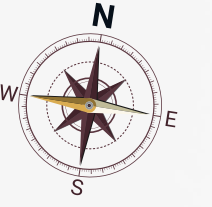


**FIRST FLOOR PLAN
BLOCK - B**

| UNIT | TYPE | FACING | AREA |
|-------|------------|--------|----------------|
| B 104 | 2 BHK + 2T | East | 1164+145 Sq.ft |
| B 105 | 3 BHK + 3T | East | 1468+243 Sq.ft |
| B 106 | 3 BHK + 3T | East | 1473+243 Sq.ft |
| B 107 | 2 BHK + 2T | East | 1179+115 Sq.ft |
| B 108 | 3 BHK + 3T | North | 1508+80 Sq.ft |
| B 109 | 3 BHK + 3T | North | 1508+85 Sq.ft |



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



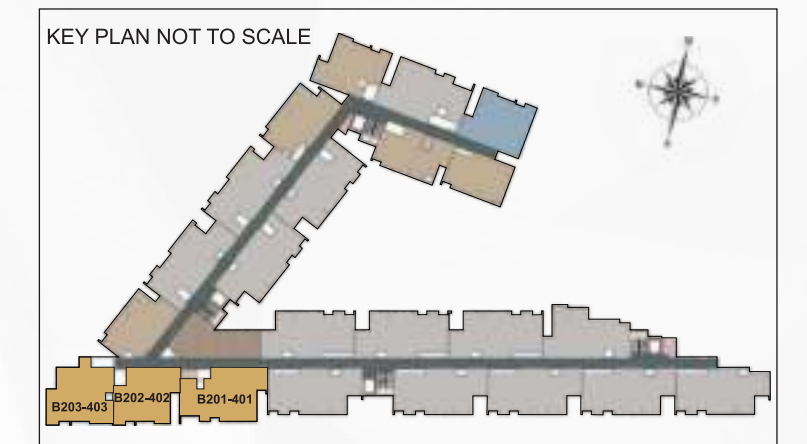
FLAT- B203,B303&B403

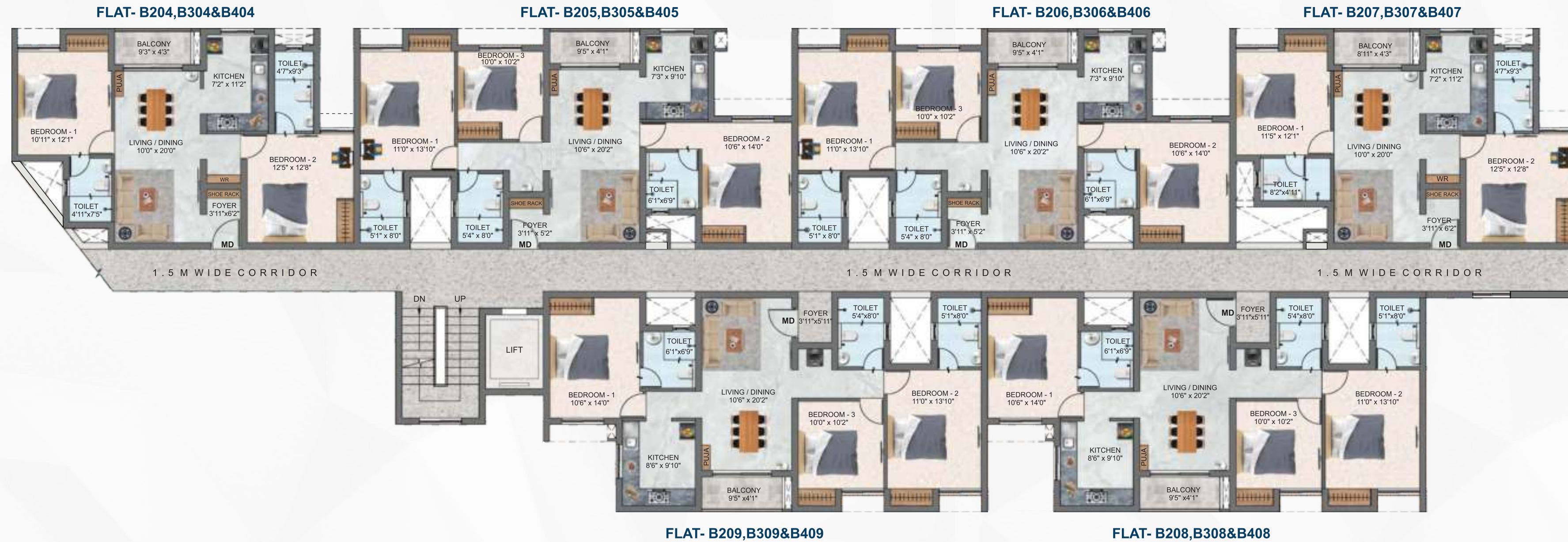
FLAT- B202,B302&B402

FLAT- B201,B301&B401

**2nd,3rd & 4th TYPICAL FLOOR PLAN
BLOCK - B**

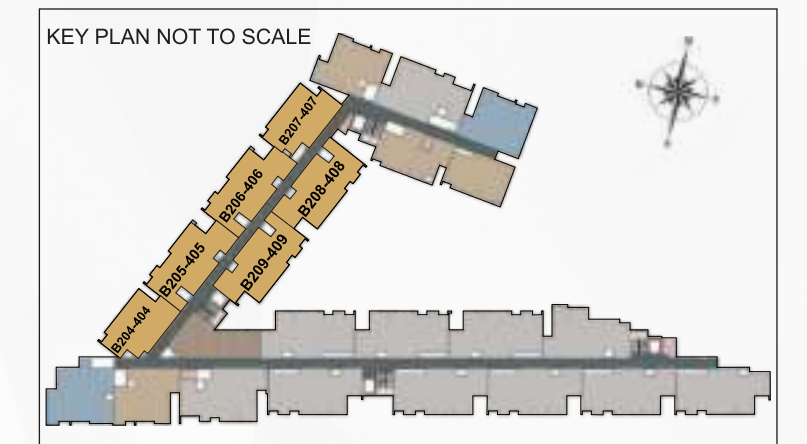
| UNIT | TYPE | FACING | AREA |
|---------------|-----------|--------|------------|
| B 201,301,401 | 3 BHK +3T | North | 1483 Sq.ft |
| B 202,302,402 | 2 BHK +2T | North | 1204 Sq.ft |
| B 203,303,403 | 3 BHK +2T | East | 1382 Sq.ft |

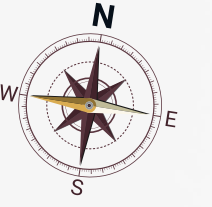




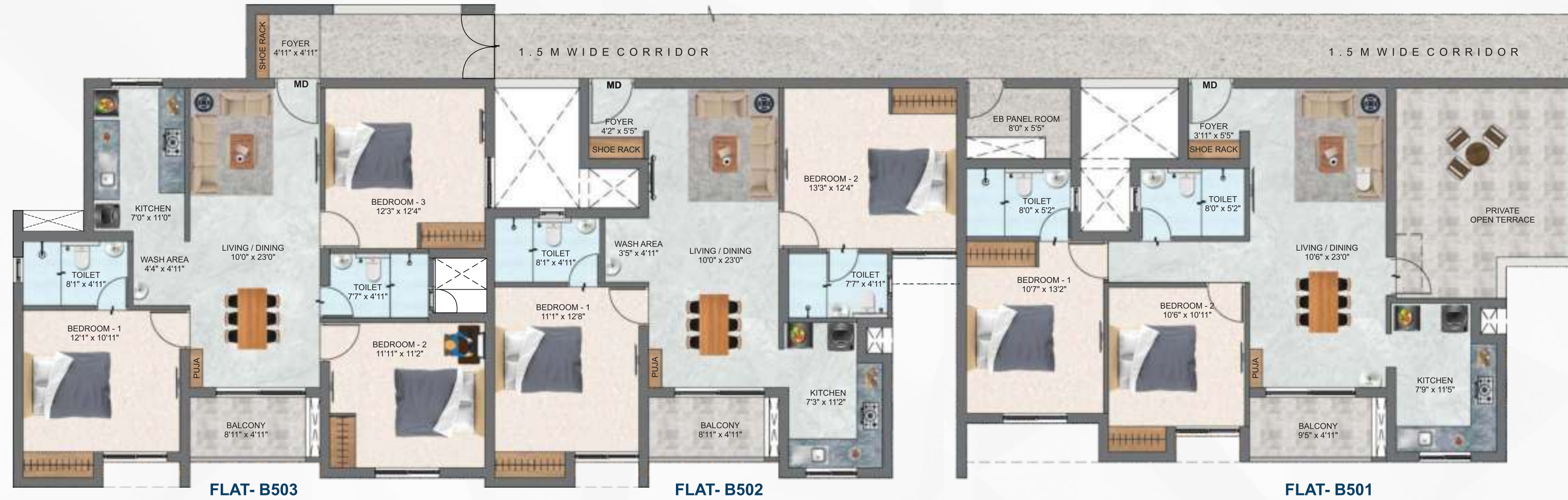
2nd,3rd & 4th TYPICAL FLOOR PLAN
BLOCK - B

| UNIT | TYPE | FACING | AREA |
|---------------|-----------|--------|------------|
| B 204,304,404 | 2 BHK +2T | East | 1164 Sq.ft |
| B 205,305,405 | 3 BHK +3T | East | 1468 Sq.ft |
| B 206,306,406 | 3 BHK +3T | East | 1473 Sq.ft |
| B 207,307,407 | 2 BHK +2T | East | 1179 Sq.ft |
| B 208,308,408 | 3 BHK +3T | North | 1508 Sq.ft |
| B 209,309,409 | 3 BHK +3T | North | 1508 Sq.ft |



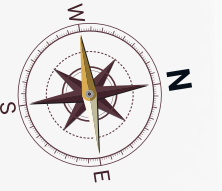


**FIFTH FLOOR PLAN
BLOCK - B**



| UNIT | TYPE | FACING | AREA |
|-------|-----------|--------|----------------|
| B 501 | 2 BHK +2T | North | 1203+205 Sq.ft |
| B 502 | 2 BHK +2T | North | 1204 Sq.ft |
| B 503 | 3 BHK +2T | East | 1382 Sq.ft |

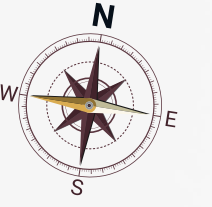




**FIFTH FLOOR PLAN
BLOCK - B**

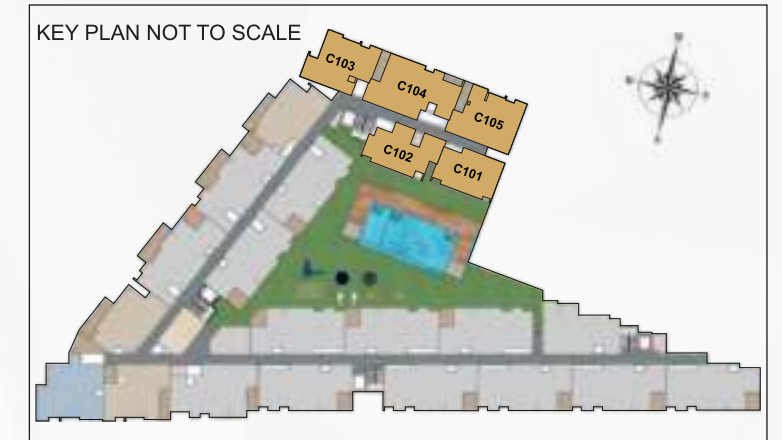
| UNIT | TYPE | FACING | AREA |
|-------|------------|--------|----------------|
| B 504 | 2 BHK + 2T | East | 1164+145 Sq.ft |
| B 505 | 2 BHK + 2T | East | 1155+226 Sq.ft |
| B 506 | 2 BHK + 2T | East | 1162+243 Sq.ft |
| B 507 | 2 BHK + 2T | East | 1180+115 Sq.ft |
| B 508 | 2 BHK + 2T | North | 1198+240 Sq.ft |
| B 509 | 2 BHK + 2T | North | 1200+225 Sq.ft |

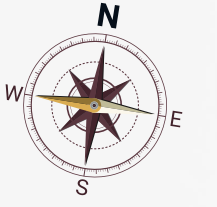




**FIRST FLOOR PLAN
BLOCK - C**

| UNIT | TYPE | FACING | AREA |
|-------|-----------|--------|----------------|
| C 101 | 2 BHK +2T | North | 970 Sq.ft |
| C 102 | 2 BHK +2T | North | 1047 Sq.ft |
| C 103 | 2 BHK +2T | East | 1144 Sq.ft |
| C 104 | 3 BHK +3T | East | 1491+125 Sq.ft |
| C 105 | 3 BHK +2T | South | 1248+85 Sq.ft |





FLAT- C203,C303&C403

FLAT- C204,C304&C404

FLAT- C205,C305&C405



**2nd,3rd & 4th TYPICAL FLOOR PLAN
BLOCK - C**

| UNIT | TYPE | FACING | AREA |
|---------------|-----------|--------|------------|
| C 201,301,401 | 2 BHK +2T | North | 970 Sq.ft |
| C 202,302,402 | 2 BHK +2T | North | 1047 Sq.ft |
| C 203,303,403 | 2 BHK +2T | East | 1144 Sq.ft |
| C 204,304,404 | 3 BHK +3T | East | 1491 Sq.ft |
| C 205,305,405 | 3 BHK +2T | South | 1248 Sq.ft |

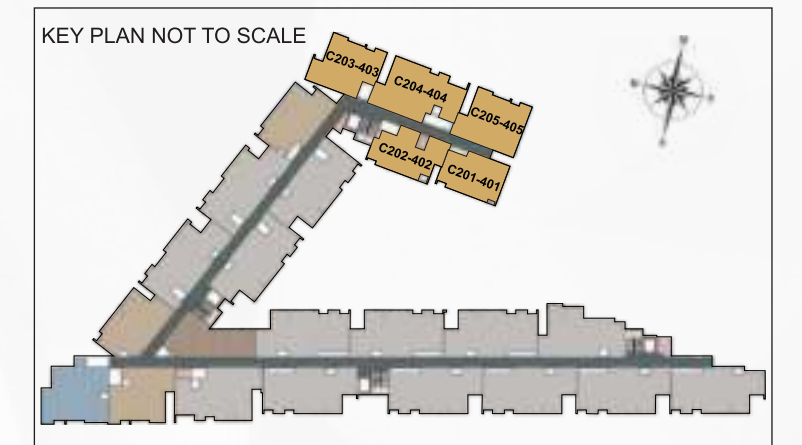
1.5 M WIDE CORRIDOR

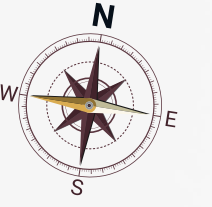
1.5 M WIDE CORRIDOR



FLAT- C202,C302&C402

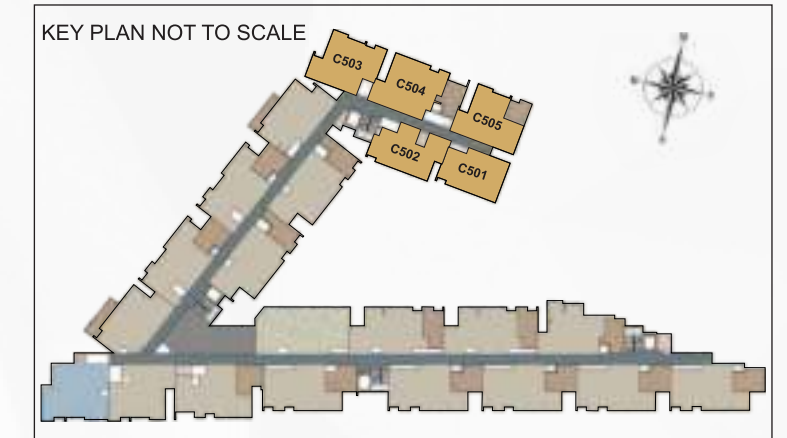
FLAT- C201,C301&C401





**FIFTH FLOOR PLAN
BLOCK - C**

| UNIT | TYPE | FACING | AREA |
|-------|-----------|--------|----------------|
| C 501 | 2 BHK +2T | North | 970 Sq.ft |
| C 502 | 2 BHK +2T | North | 1047 Sq.ft |
| C 503 | 2 BHK +2T | East | 1144 Sq.ft |
| C 504 | 2 BHK +2T | East | 1203+203 Sq.ft |
| C 505 | 2 BHK +2T | South | 1072+140 Sq.ft |



ARTFUL & FLAWLESS



There is a difference between living, and in the decision to live artfully. An artful life is an enchanting and alluring world where sapphire blue or rayleigh orange skies serve as a backdrop to exquisite moments...where natural light and open spaces become a gallery for your daily pursuits... and where flawless structural design extends beyond the visible and becomes a way of life. Come. Embrace a way of being, that is a world away from the rest.

PAYMENT SCHEDULE

| | |
|-------------------------------------------------------------|-------|
| Booking Advance amount | - 10% |
| At The Time of Agreement (10 days from the date of Booking) | - 15% |
| 30 days from the date of booking | - 45% |
| On Completion of Basement | - 5% |
| On Completion of Stilt Roof | - 5% |
| On Completion of Corresponding Slab | - 5% |
| On Completion of Brick work | - 5% |
| On Completion of Plastering | - 5% |
| Before tiles laying | - 5% |

WHY DAC?

| | | | |
|-------------------------|-------------------------------------------|------------------------------|-------------------------------------|
| Most Trusted Developer | Awesome locations, Fabulous Neighborhoods | Highest Carpet | Branded Products |
| Perfect Property Titles | Approval Adherences | Multi-level Quality Checks | Maximized Space & Cross Ventilation |
| Innovative Designs | Elegant Homes | Delivered over 8 Lakh Sq. Ft | 100+ Projects Completed |
| Pleasing Aesthetics | Customer Delight | Timely Delivery | |

SPECIFICATION – MARSHAL



STRUCTURE

- RCC Framed Structure and Red Brick 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 **KAJARIA/ SOMANY** or equivalent make.
- Living, Dining, Kitchen and Bedrooms – 600 MM x 600 MM Vitrified tiles with spacers.
- Toilets, Balconies & utility area - Antiskid ceramic tiles with spacers.
- Terrace – Weather proof tiles.
- All 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) – first quality interlocking paver.

Dado :

- All tiles will be from **KAJARIA/ SOMANY** 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 tile level



KITCHEN

- 18 mm thick Black granite of size as per drawing for kitchen platform will be provided.
- Stainless steel sink with drain board (36" X 18" X 8") **NIRALI/ FRANKE/ DIAMOND** or equivalent make will be provided.
- Vitrified tile flooring from **KAJARIA/ SOMANY** or equivalent make.
- Sink water point - CP fittings will be provided.



DOORS / WINDOWS / VENTILATORS

- **MAIN DOOR (3'6" x 8'0") 8 FEET HEIGHT**, frame is made of good quality Engineered wood. Shutter of 40 mm thick both Sides finished with engineered Veneer with grooves and designer hardware' s of **YALE / GODREJ** or equivalent make.
- **BEDROOM DOOR (3'0" x 7'0") 7 FEET HEIGHT**, frame is made of good quality Engineered wood. Shutter of 35 mm thick both Sides finished with laminate and designer hardware' s of **YALE / GODREJ** or equivalent make.
- **TOILET DOOR (2'6" x 7'0") 7 FEET HEIGHT**, frame is made of good quality Engineered wood. Shutter of 30 mm thick both Sides finished with laminate and designer hardware' s of **YALE / GODREJ** or equivalent make.
- UPVC French doors 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.



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 with enamel Paint finish for Balcony aesthetically designed & fixed to wall as per Elevation and SS Railing for Staircase.



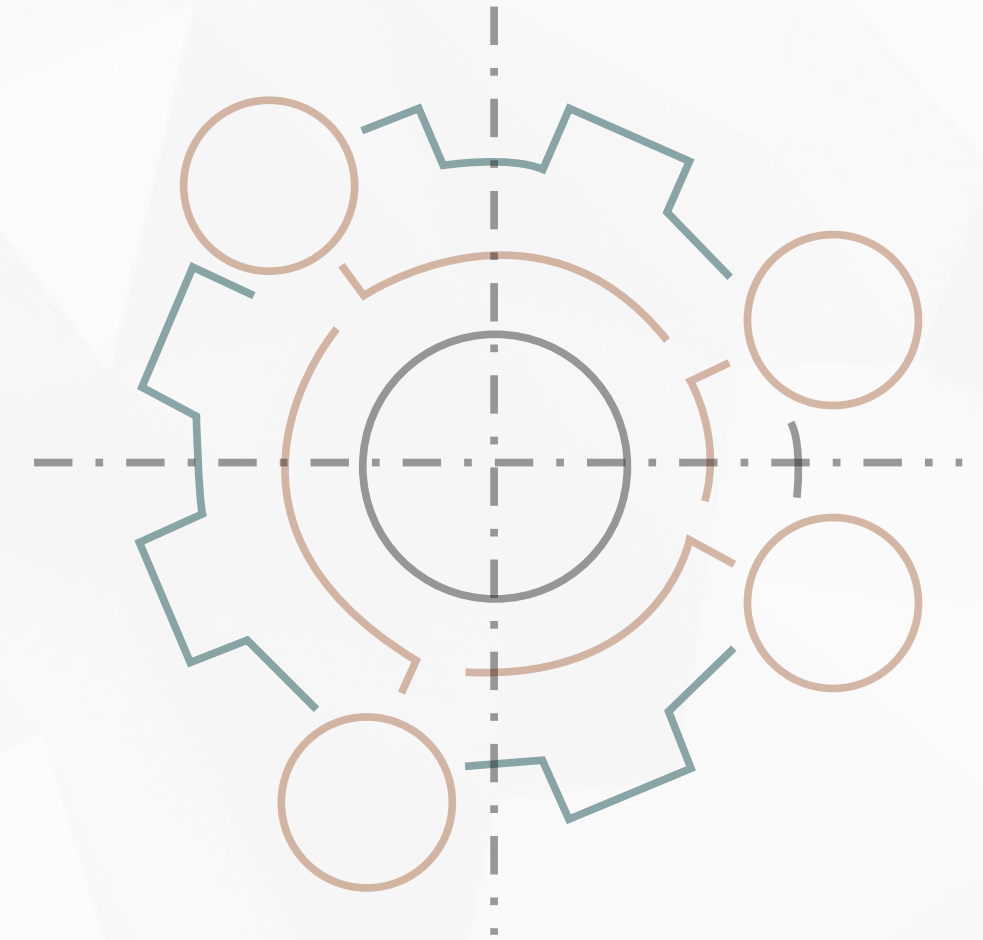
ELECTRICAL FIXTURES/FITTINGS

- Three- phase power supply with concealed wiring will be provided.
- All switches will be of **SCHNEIDER / HAVELLS / 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 room, dining and in all bedrooms.
- 15 A plug points will be provided for Refrigerator, Washing machine and Micro- oven.
- Geyser provision with electrification will be provided in all toilets.
- 5 A 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.



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 in toilets.
- CP fittings of superior brand like **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 lines/ sewage pipelines and Rainwater lines of a quality ISI brands like **ASTRAL/ SUPREME/ PRINCE** or Equivalent will be provided.



LOCATION ADVANTAGES



SCHOOLS

- Alwin Memorial Public School - 800 m
- Trileaves International School - 2.8 kms.
- Sreevatsa Viswanathan Vivekananda Vidyalaya Junior College - 3.3 kms
- Alpha International School - 3.4 kms
- Sri Kanchi Mahaswami Vidya Mandir - 3.5 kms.
- Sitadevi Garodia Hindu Vidyalaya Matric Higher Secondary School - 3.5 kms.
- Zion International Public School - 3.8 kms
- Boaz Public School - 4.2 kms
- MAV Vidyashram - 4.7 kms
- Shikshaa Public School - 4.7 kms
- SMT.Ramkuwar Devi Fomra Vivekananda Vidyalaya - 4.7 kms
- GKM Vidyashram - 5.4 kms
- Srimathi Sundaravalli Memorial School - 6.2 kms



HOSPITALS

- Bhaarath Medical College & Hospital – 1 km
- Bethesda Hospital and Child Care Centre - 1.3 kms
- New Life Hospital - 2.4 kms
- Christudas Hospital - 2.7 kms
- COSH Hospital - 3.1 kms
- Hindu Mission Hospital - 4.6 kms
- Sudar Multi-speciality Hospital - 4.7 kms
- Rela Hospital - 5.9 kms



TRANSPORT

- Tambaram Bus Stand- 4.7 Kms.
- Tambaram Railway Station- 4.2 Kms
- Perungalathur Bus Stand -7.8 Kms.
- Chennai International Airport- 10 Kms



Corporates

- Tambaram MEPZ - 4.6 kms
- Shriram Gateway Office Parks SEZ - 9 kms



COLLEGES

- Bharath University – 950 m
- Bhaarath Medical College - 1.3 kms
- Sri Lakshmi Ammaal Engineering College - 2.4 kms
- Madras Christian College – 4 km
- Vels Institute of Science, Technology & Advance Studies (VISTAS) - 7.1 kms

Location Map (NOT TO SCALE)

