



DAC DEVELOPERS PVT. LTD.

CORPORATE OFFICE:

New No.27, Old No.19, K-Block, A1, First Main Road, Anna Nagar East. Chennai - 600 102.

COIMBATORE OFFICE:

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

 [www.dacdevelopers.com](http://www.dacdevelopers.com)

Member  
**CREDAI**



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**DAC MARSHAL**  
A CUT ABOVE

The Highest Rank of  
Living in Tambaram



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



Mr. S. SATHISH KUMAR - *Managing Director*



## 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.



## 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.



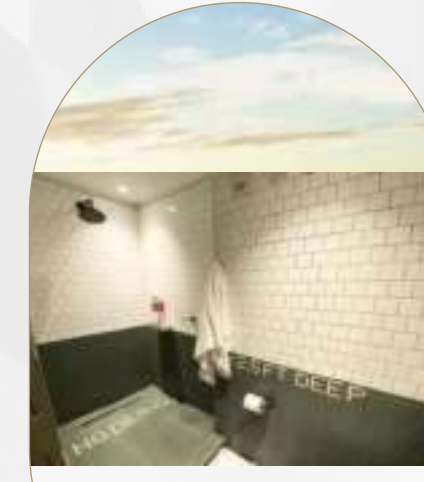
KIDS PLAY POOL

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!



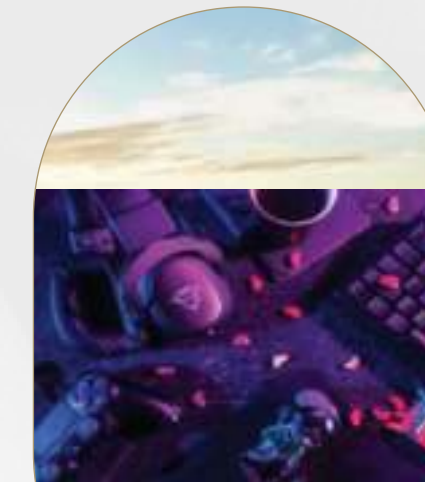
GYM LOUNGE

Relax and rejuvenate in  
exclusive space adjacent  
to the gym.



AV ROOM

Immerse yourself in multimedia  
experiences in our dedicated  
audiovisual space.



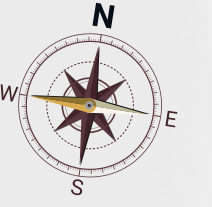
VIDEO GAMES ROOM

Immerse yourself in  
interactive entertainment in our  
dedicated gaming space.

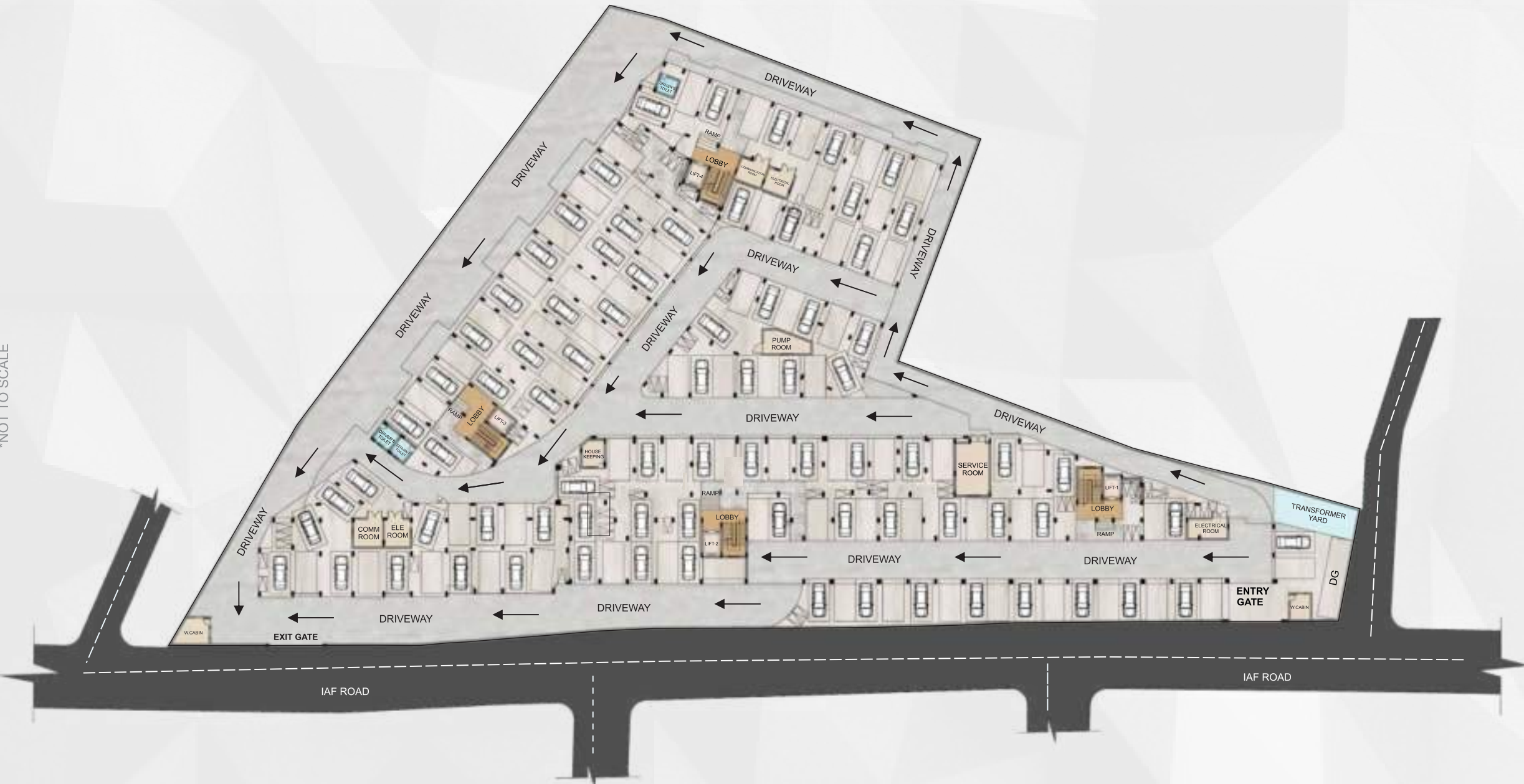
## COMFORT BEYOND COMPARE

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.

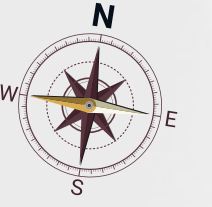




\*NOT TO SCALE



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



\*NOT TO SCALE

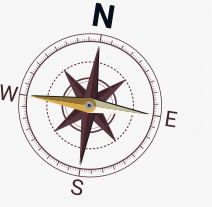


2ND ,3RD & 4TH TYPICAL FLOOR



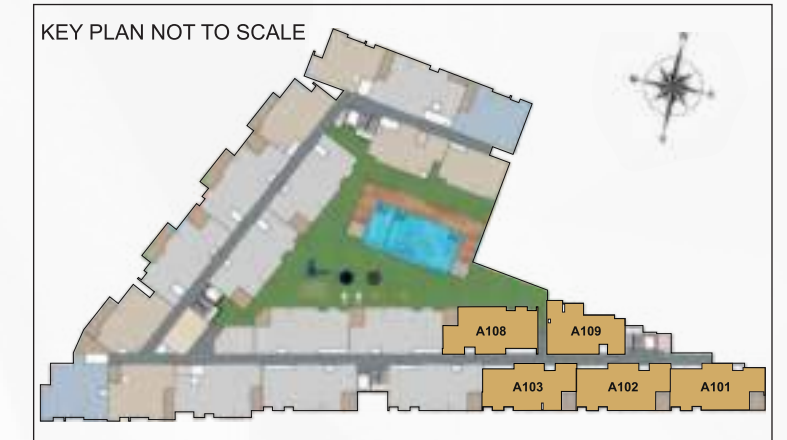
FIFTH FLOOR

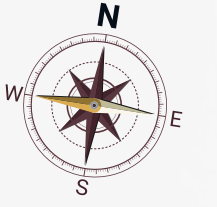
- 3BHK +3T
- 3BHK +2T
- 2BHK +2T



**FIRST FLOOR PLAN  
BLOCK - A**

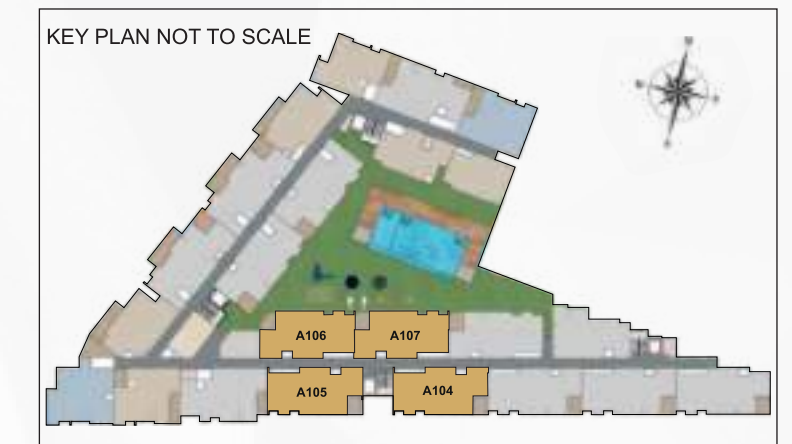
UNIT	TYPE	FACING	AREA
A 101	3 BHK +3T	North	1447+83 Sq.ft
A 102	3 BHK +3T	North	1488+80 Sq.ft
A 103	3 BHK +3T	North	1488+80 Sq.ft
A 108	3 BHK +3T	East	1494+80 Sq.ft
A 109	3 BHK +3T	South	1305 Sq.ft

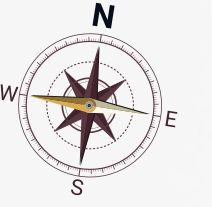




**FIRST FLOOR PLAN  
BLOCK - A**

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



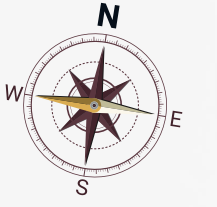


2nd,3rd & 4th TYPICAL FLOOR PLAN  
BLOCK - A

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

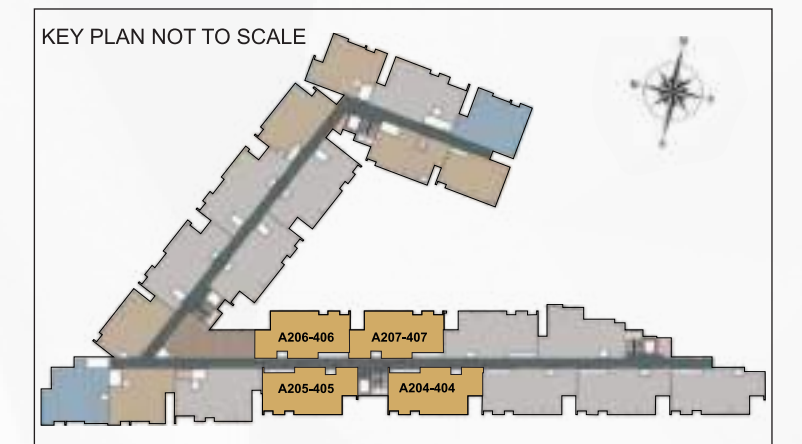


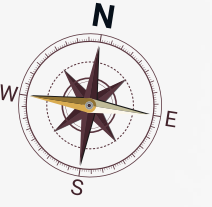
\*Furniture shown in the plan are only for indicative purpose \*Room sizes may vary according to the unit size



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

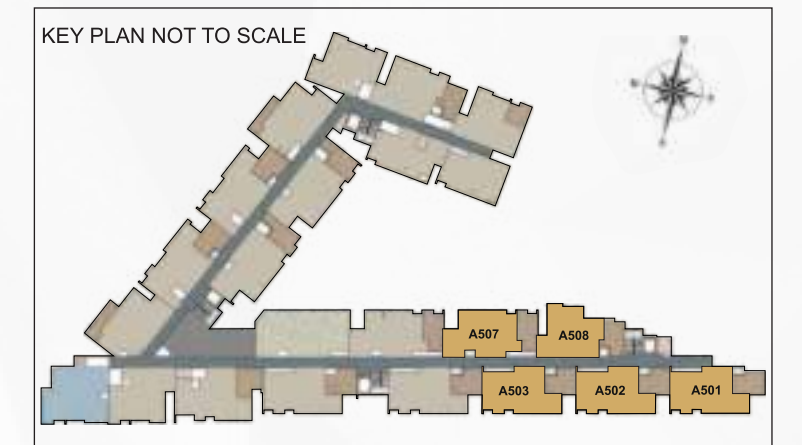
UNIT	TYPE	FACING	AREA
A 204,304,404	3 BHK + 3T	North	1497 Sq.ft
A 205,305,405	3 BHK + 3T	North	1504 Sq.ft
A 206,306,406	3 BHK + 3T	East	1490 Sq.ft
A 207,307,407	3 BHK + 3T	East	1483 Sq.ft

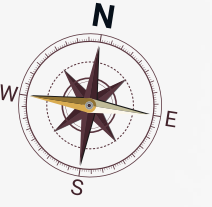




**FIFTH FLOOR PLAN  
BLOCK - A**

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**



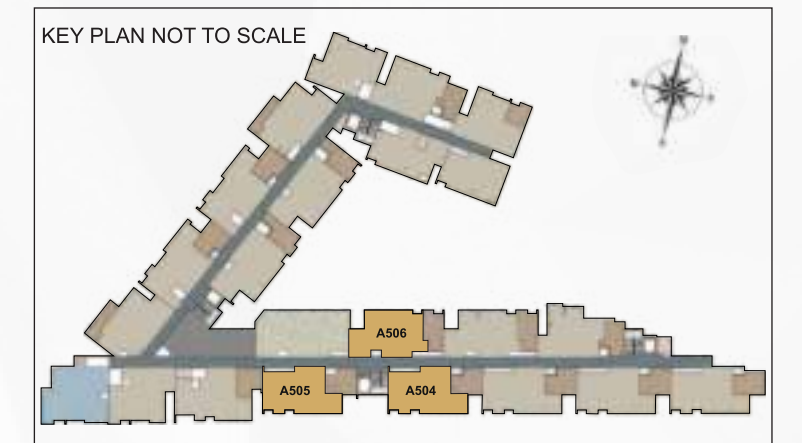
**FIFTH FLOOR PLAN  
BLOCK - A**

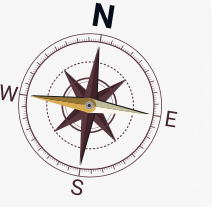
UNIT	TYPE	FACING	AREA
A 504	2 BHK + 2T	North	1182+226 Sq.ft
A 505	2 BHK + 2T	North	1182+226 Sq.ft
A 506	2 BHK + 2T	East	1194+216 Sq.ft



**FLAT- A505**

**FLAT- A504**

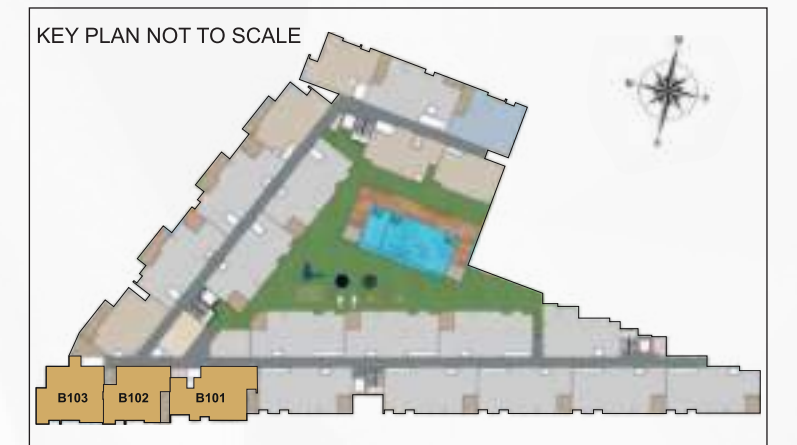




**FIRST FLOOR PLAN  
BLOCK - B**



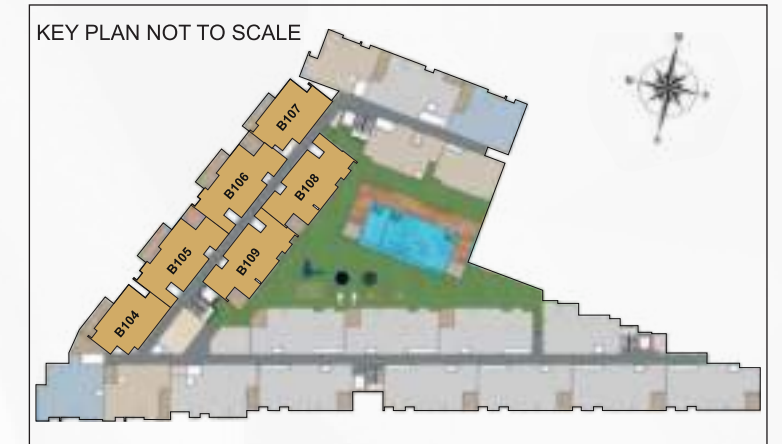
UNIT	TYPE	FACING	AREA
B 101	3 BHK +3T	North	1483+75 Sq.ft
B 102	2 BHK +2T	North	1204+83 Sq.ft
B 103	3 BHK +2T	East	1382+135 Sq.ft



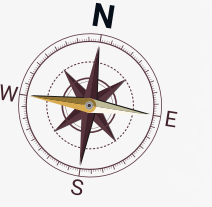


**FIRST FLOOR PLAN  
BLOCK - B**

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



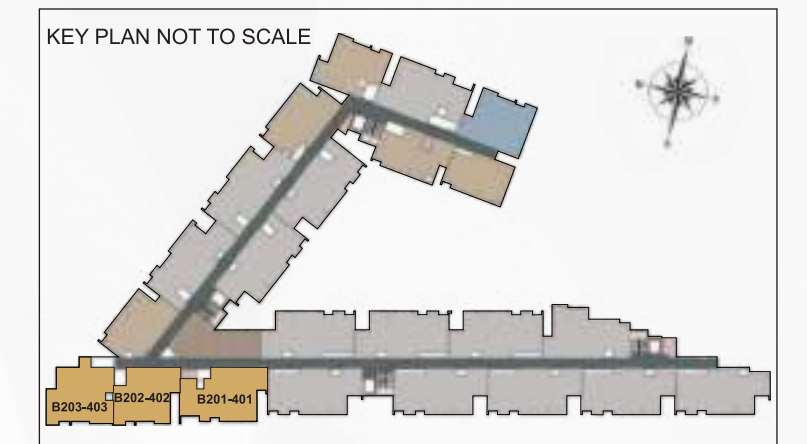
**FLAT- B203, B303 & B403**

**FLAT- B202, B302 & B402**

**FLAT- B201, B301 & B401**

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

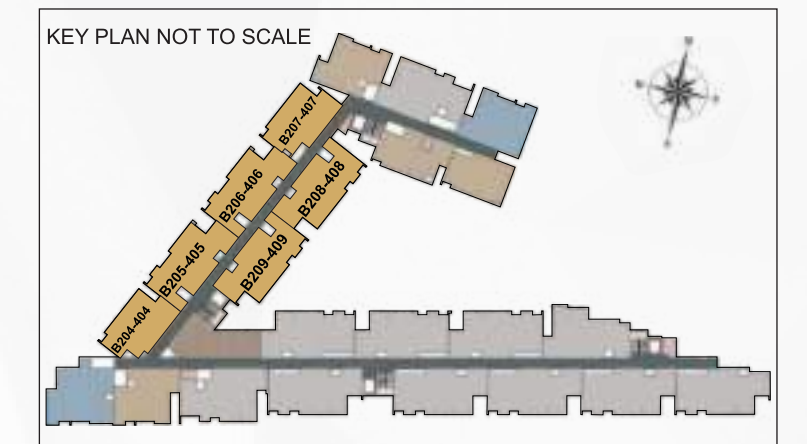
UNIT	TYPE	FACING	AREA
B 201, 301, 401	3 BHK + 3T	North	1483 Sq.ft
B 202, 302, 402	2 BHK + 2T	North	1204 Sq.ft
B 203, 303, 403	3 BHK + 2T	East	1382 Sq.ft

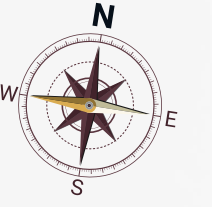




2nd,3rd & 4th TYPICAL FLOOR PLAN  
BLOCK - B

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

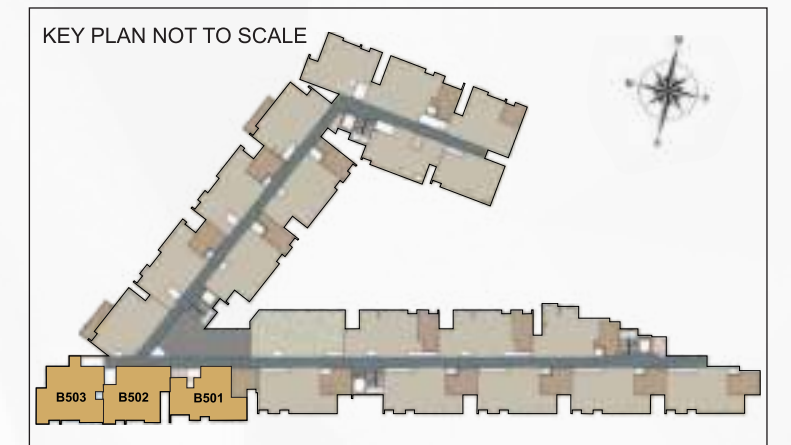


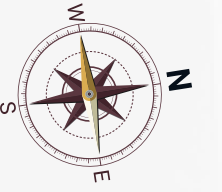


**FIFTH FLOOR PLAN  
BLOCK - B**



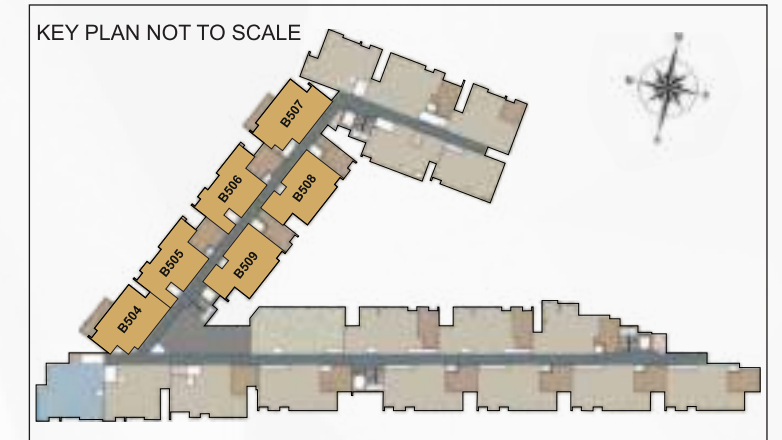
UNIT	TYPE	FACING	AREA
B 501	2 BHK +2T	North	1203+205 Sq.ft
B 502	2 BHK +2T	North	1204 Sq.ft
B 503	3 BHK +2T	East	1382 Sq.ft

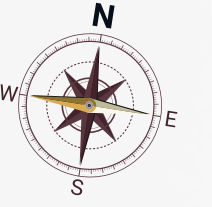




**FIFTH FLOOR PLAN  
BLOCK - B**

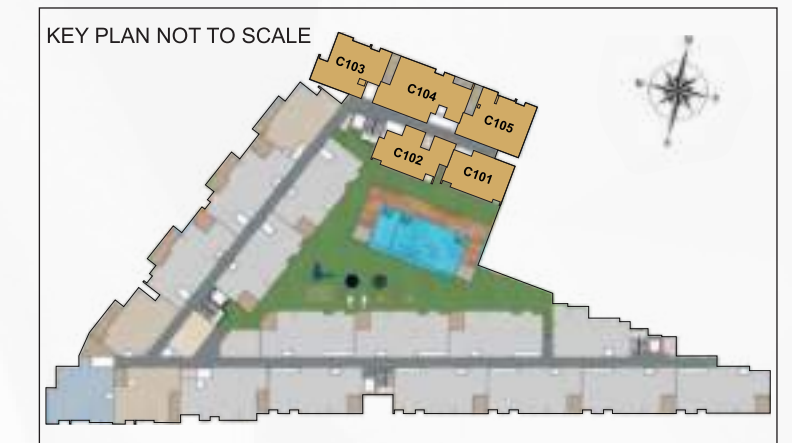
UNIT	TYPE	FACING	AREA
B 504	2 BHK + 2T	East	1164+145 Sq.ft
B 505	2 BHK + 2T	East	1155+226 Sq.ft
B 506	2 BHK + 2T	East	1162+243 Sq.ft
B 507	2 BHK + 2T	East	1180+115 Sq.ft
B 508	2 BHK + 2T	North	1198+240 Sq.ft
B 509	2 BHK + 2T	North	1200+225 Sq.ft

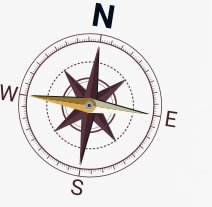




**FIRST FLOOR PLAN  
BLOCK - C**

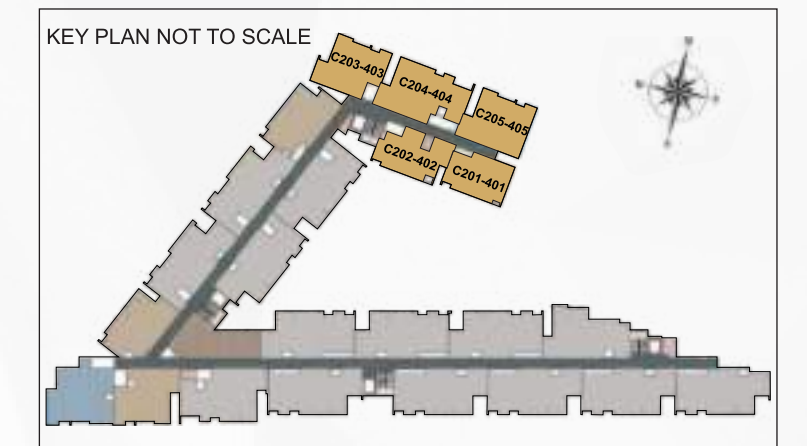
UNIT	TYPE	FACING	AREA
C 101	2 BHK +2T	North	970 Sq.ft
C 102	2 BHK +2T	North	1047 Sq.ft
C 103	2 BHK +2T	East	1144 Sq.ft
C 104	3 BHK +3T	East	1491+125 Sq.ft
C 105	3 BHK +2T	South	1248+85 Sq.ft

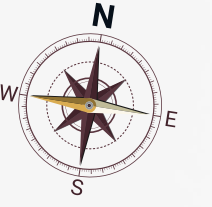




**2nd,3rd & 4th TYPICAL FLOOR PLAN  
BLOCK - C**

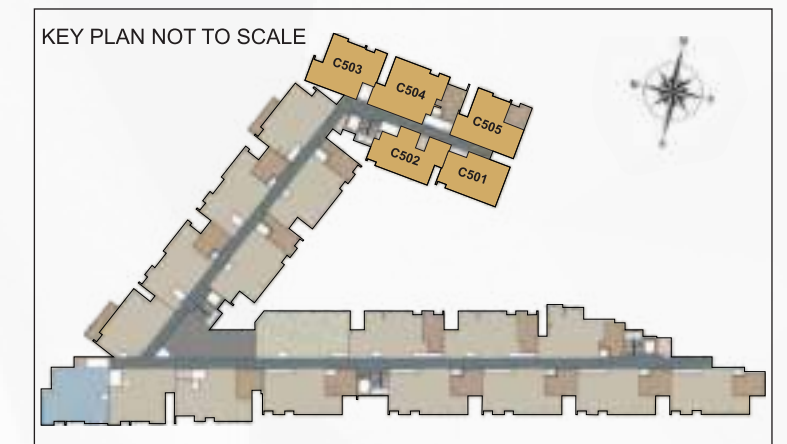
UNIT	TYPE	FACING	AREA
C 201,301,401	2 BHK +2T	North	970 Sq.ft
C 202,302,402	2 BHK +2T	North	1047 Sq.ft
C 203,303,403	2 BHK +2T	East	1144 Sq.ft
C 204,304,404	3 BHK +3T	East	1491 Sq.ft
C 205,305,405	3 BHK +2T	South	1248 Sq.ft





**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.



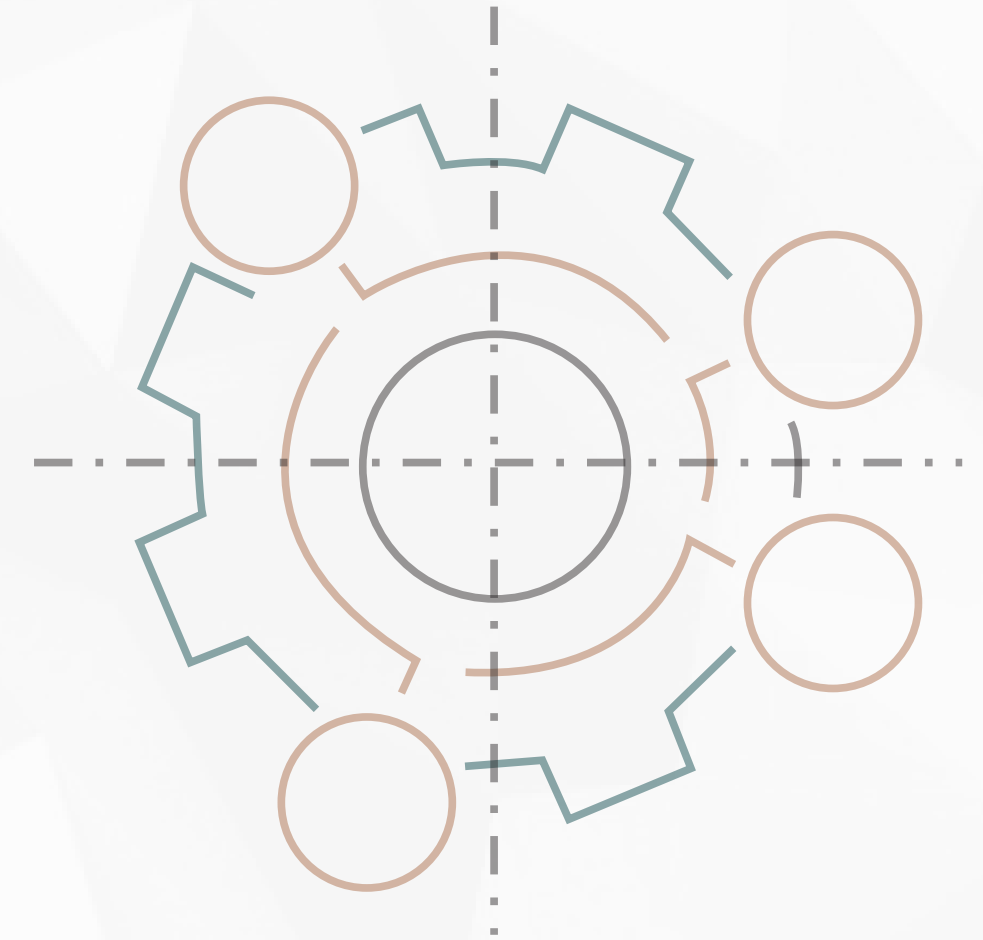
### ELECTRICAL FIXTURES/FITTINGS

- 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)

