



**INTELLIGENCE
THAT EXCEEDS
IMAGINATION**



From The Managing Director Desk

*Almost all projects of DAC Promoters can be found within a radius of 0.5 km to 6 Km from Tambaram. A “**Brand Promise**”, constructing homes within existing residential localities goes uncompromised, touchwood, cue taken from the list of customers most desirous needs. With many market leaders & players in this industry, unmindful, we wanted to position this brand that precisely meets the primary need, ie., “The homes within residential locations with all the comfort of nearby schools, hospitals, markets & bus / train facilities. A meaningful promise truly any buyer would consider in this world that is shrinking.*

*Years back during my first project, one of the Inquirer, who later became my Customer, asked me if there was a possibility 1) To resize the room? 2) Choose Floor and bathroom tiles of his own choice 3) Choose Wall colors & textures of his own choice? Impelled with his thoughtful need, after a bit of thinking on technical viability, I said Yes, that is when I included another “**Brand Promise**”, “The Customization”.*

*Since then, purely to deliver Customer’s most desirous & essential needs, I had made it a point that all my projects carry above “**TWO Promises**” imperturbably during viable project situation & without compromising Government norms:*

In furtherance of Customer comfort, our recent projects have Homes with elegantly designed terrace like space within the same floor, “The Private Terrace”, one can use it without climbing the stairs.

*I strongly believe that, this pandemic, would have taught us a big “life lesson” to one and all “Irrespective of Caste, Creed, Color”. Am not going into details of it, but what I realized is to provide maximum “**Home Security**” to 1) Children who are learning from home 2) NRI parents & 3) Senior citizens living in isolation. Yes, DAC Intellia is packed with, “**Home Security & Smart Home controls**”, where the homes are digitally controlled and operated.*

At DAC, we strictly adhere to Government norms and regulations during all phase of construction & we never compromise on the delivery schedule and material quality.

Having completed 4,56,123 sqft., our current pipeline to be delivered stays at 3,03,858 sqft., across, East Tambaram, Chrompet, Pammal, Pallavaram & Selaiyur.

S. SATHISH KUMAR
Managing Director



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

MORE THAN JUST A BALCONY

A morning coffee in your own balcony is more than enough but we added some extra space to your balcony. Either you bring in some greenery, a barbeque party or a candle light dinner, this balcony has got all the space in the world.



EXCLUSIVE APARTMENTS WITH GARDEN BALCONY



GARDEN BALCONY





SMART HOME FEATURES



MAIN DOOR SMART LOCK (100% Security for Children)

keyless solution that brings you the convenience to unlock your door with finger impression, keycard ,PIN code or Mobile APP.

VIDEO DOOR PHONE

A simple device that lets you and your family members at any age know who's at the other side of the door.



GAS LEAK SENSOR

Digital guardian alerts you when there is Gas Leak in kitchen.



WIRELESS CONTROLLER (TOUCH PANEL)

One touch switches that works with Alexa and Google assistant even on a mobile App.

IR BLASTER FOR TV AND AC

It Control your IR Remotes live TV, Ac.



PIR SENSORS

PIR sensor which turns on lights and exhaust fan automatically when detects a motion, no need for switch.

VOICE ASSISTANT

Sit back and relax while the voice assistant does the job for your commands.





STILT FLOOR PLAN



1st to 4th FLOOR TYPICAL PLAN



5th FLOOR PLAN



1A, 2A, 3A & 4A

Area : 1220 Sq.ft.

Facing : North



FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





1B, 2B, 3B & 4B

Area : 1346 Sq.ft.

Facing : East



FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





1D, 2D, 3D & 4D

Area : 1150 Sq.ft.

Facing : North

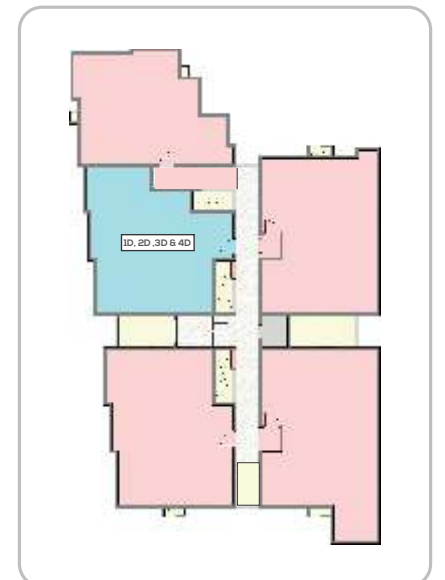


FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





1E, 2E, 3E & 4E

Area : 1117 Sq.ft.

Facing : East



FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





5 - A

Area : 1141 Sq.ft.
+63 Sq.ft
Facing : North

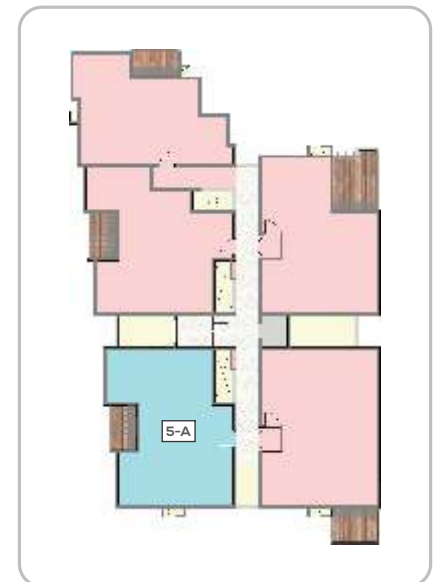


FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





5 - B

Area : 1234 Sq. ft.

+89 Sq. ft.

Facing : East



FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





5 - C

Area : 1074 Sq.ft.

+138 Sq.ft

Facing : East

N



FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





5 - D

Area : 1071 Sq. ft.

+63 Sq. ft.

Facing : North



PENT HOUSE

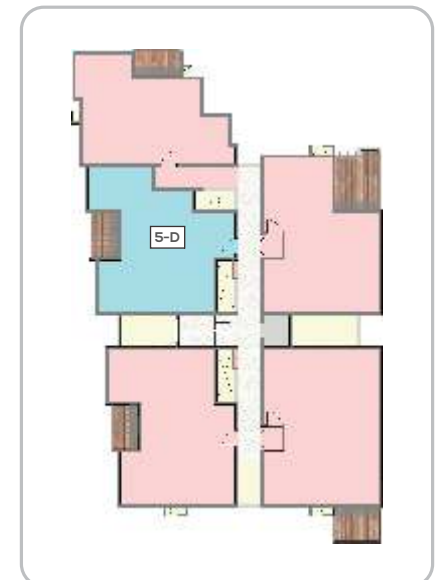


FLOOR PLAN



3D VIEW

KEY PLAN [NOT TO SCALE]





5 - E

Area : 1031 Sq ft.

+69 Sq ft

Facing : East



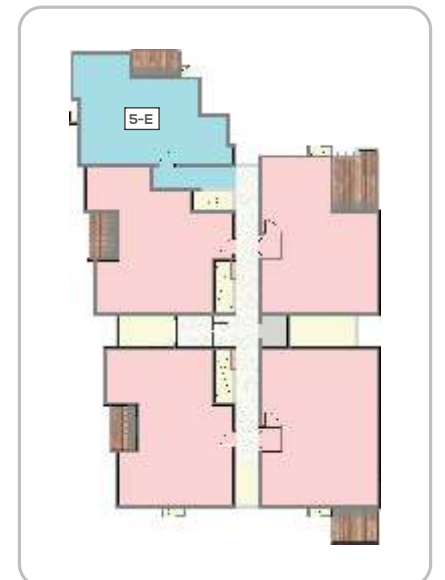
PENT HOUSE

FLOOR PLAN



3D VIEW

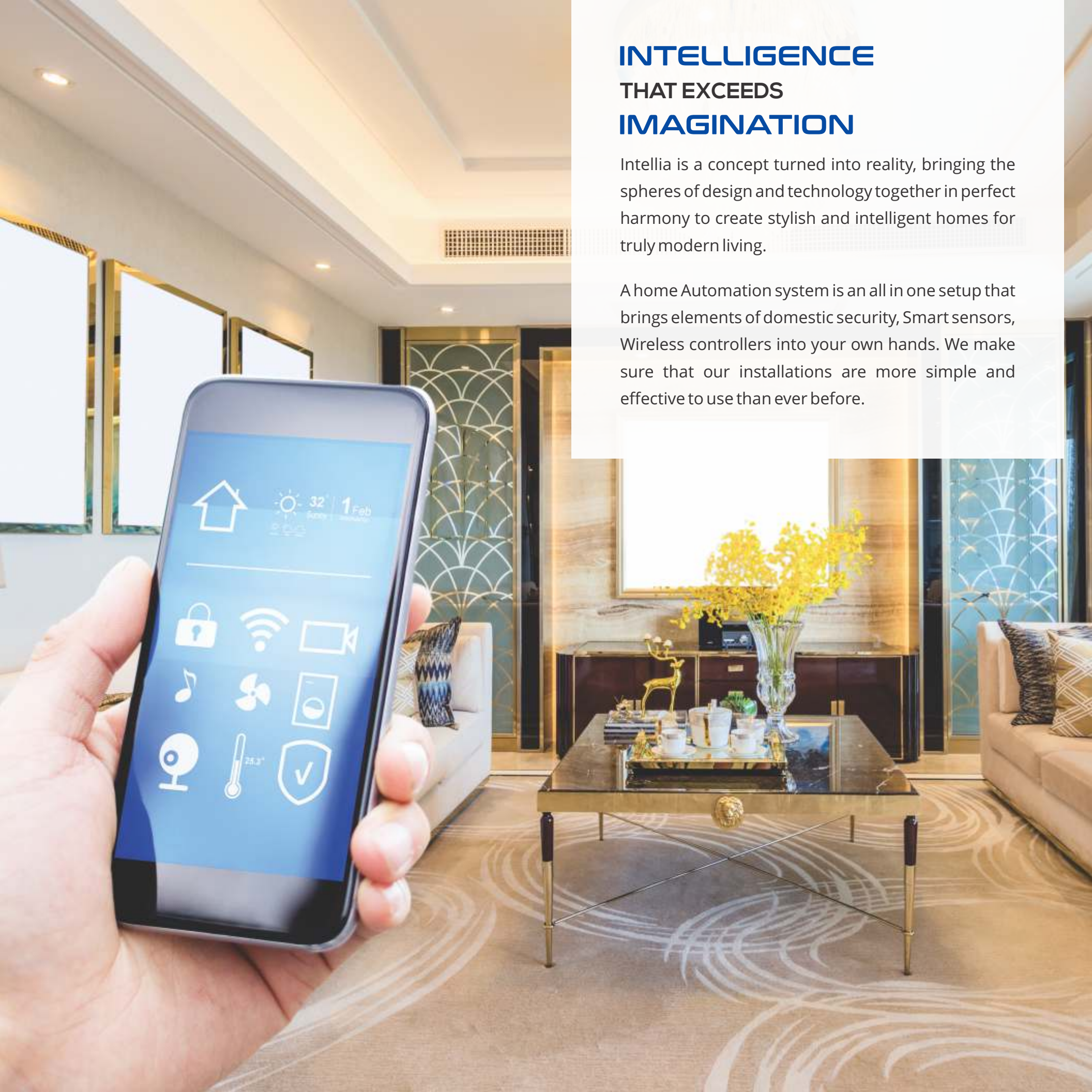
KEY PLAN [NOT TO SCALE]



INTELLIGENCE THAT EXCEEDS IMAGINATION

Intellia is a concept turned into reality, bringing the spheres of design and technology together in perfect harmony to create stylish and intelligent homes for truly modern living.

A home Automation system is an all in one setup that brings elements of domestic security, Smart sensors, Wireless controllers into your own hands. We make sure that our installations are more simple and effective to use than ever before.



ESSENTIAL AMENITIES



Plug & Play Cabin Cum Multipurpose Hall



Covered Car Parking



Hygiene Bay



Power Backup

SPECIFICATIONS

STRUCTURE

Isolated / Combined Footing, R.C.C Framed Earthquake resistant structure to adhere to seismic zone III - designed by qualified Professional Structural Engineer.



DOOR

Main door : Good Quality of teak wood panelled door finished with Melamine Polish with Godrej locks.

Other Doors : Membrane Doors with Good Quality teak frames.

Toilet Doors : Water Proofing flush door (or) Foam Door.



TILES

Entire Flat 2' x 2' vitrified tiles / * /
* / * / Equivalent flooring in all
bathroom will be 1' x 1' Anti-Skid tiles and
ceramic dado tiles up to 7' height



KITCHEN

Granite top, Stainless steel sink wall tiles upto 2' above granite top.






**Only Branded
Materials are
used for
construction**







WINDOW

All Windows are UPVC openable / Sliding window with MS safety grills.

PLUMBING & SANITATION

External PVC piping ( * /  * /  * / Equivalent)

Internal CPVC piping ( * /  * / Equivalent)

All Sanitary wares will be in  * /  * / Equivalent



PAINT

All Interior walls will be coated with wall putty and premium paint with roller finish.


Ceiling will be coated with putty and finished with emulsion.



ELECTRICAL

Concealed 3- phase electricity supply with /  * /  * / Equivalent wiring with MCB'S / RCCB'S

Adequate light and fan points

 * / Equivalent switches in each flats and common areas

Inverter wiring will be provided in default.

STAIRCASE

Vitrified Anti-Skid tiles / Granite for footsteps with SS Handrails



PURCHASE PROCESS

Booking Advance	- 5%
Within 10 days from Booking	- 10%
At the time of Agreement	- 10% (Within 20 days from booking)
On Completion of Basement / UDS Registration	- 45% (Within 45 days from booking, which ever is earlier)
On Completion of stilt slab	- 10%
On Completion of corresponding slab	- 5%
On Completion of corresponding flat brick work	- 5%
On Completion of Plastering	- 5%
On Completion of flooring	- 2.5%
One Month before handing over the flat	- 2.5%

OUR BANKERS



EAST TAMBARAM'S FINEST LOCATION

Intellia is a Strategically located 2&3 bhk Boutique Apartments in East Tambaram.

One can reach Tambaram Railway Station in just 5 mins reach and Just 2 mins from Camp road junction. DAC Intellia is placed in the midway and accessible to all prominent locations in and around Tambaram.



LOCATION ADVANTAGES

SCHOOLS

- Zion Matriculation Higher Secondary School
- Grace International School
- Sri Venkateswara Vidyalaya Higher Sec School
- NSN Memorial School (CBSE)
- Annai Violet Matriculation School
- SDMS Jain Vidyalaya Matriculation School
- Christ King Girls Higher Secondary School
- Kendriya Vidyalaya No.1 & 2
- Alwin Memorial Public School
- Alpha School
- Sri Sankara Vidyalaya Matriculation School
- Sri Kanchi Mahaswami Vidya Mandir

NEAR BY LOCATION

- Thiruppur Kumaran Selaiyur Park
- Gandhi Park
- Bharathi Park
- Selaiyur Police Station

RAILWAY STATION & BUS STAND

- Tambaram Railway Station
- Tambaram Sanatorium Railway Station
- Camp Road Bus Stand
- Tambaram Bus Terminus

COLLEGES

- Madras Christian College
- Mohamed Sathak College of Arts and Science College
- Prince Shri Venkateshwara Arts and Science College
- Sairam Engineering College
- Bharath University

HOSPITALS

- Christudas Orthopaedic Speciality Hospital
- Medicity Multispecialty Hospital
- Bethesda Hospital
- Raghavendra Dental Hospital
- Sindhu Eye Care
- New Life Hospital

LOCATION MAP - (NOT TO SCALE)



SITE ADDRESS: Plot No, 10, 11 & 12, Dhanalakshmi 1st & 2nd Cross Street, Manikam Avenue, Selaiyur, Tambaram East - 600 073.

Structural Consultant:
Mr. Er. C. Kannan, B.E., M.E,



Corporate Office:

Plot No. A, Thiruvalluvar Street, RV Garden,
Tambaram West, Kadaperi, Chennai - 600 045

Training & R&D Division:

No.19, K-Block, Flat No. A-1 Ground Floor,
Anna Nagar East, Chennai - 600 102

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Member
CREDAI



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