



THULIR
BY DAC





Mr. S. SATHISH KUMAR - Managing Director

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.



The artistic representation provided is for illustrative purposes, and variations in the actual elevation of the residential project may occur due to architectural adjustments and construction considerations.



"WHERE EVERY LEAF TELLS A STORY"



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YOUR NATURE
YOUR SANCTUARY
YOUR HOME





LIVING

Some Luxuries are meant to be admired,
Some Luxuries are to be lived.
How about a Luxury that will have you
Experience both?



BEDROOM

Nothing impresses like Elegance.
And here, Elegance can be Bespoke.
Because with the Planning we have
done, you can complement it with the
Passion you have for Your Home.



KITCHEN

Kitchen is more than just a Space; it's the Heart of Your Home.

With our Expert Planning, bring your Culinary dreams to life and create a Kitchen that reflects your passion for Cooking and Living.



DINING

The Finest things are often those
Crafted with Care.

With our thoughtful Planning,
Infuse your Passion into Every Space
and Create a Home that reflects your
Unique Style.

AMENITIES



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INDOOR GAMES ROOM

A Vibrant Space equipped for recreation and Entertainment, offering fun-filled Moments for all Age Groups.



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GYM

A State-of-the-Art fitness space equipped to help you Stay Active, Healthy, and Energized every day.

AMENITIES



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KIDS PLAY AREA

A Fun and Safe Zone designed for Children to Explore, Play, and Create Joyful Memories.



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HERB GARDEN

A Charming Space surrounded by Aromatic Herbs, thoughtfully designed with cozy seating for Women to Relax and Enjoy Friendly Conversations.

AMENITIES



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YOGA / MEDITATION

A Serene Space designed for Relaxation and Mindfulness, perfect for Rejuvenating Your Body and Soul.



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ASSOCIATION ROOM

A Dedicated Space for Productive Meetings and Community Discussions, fostering Collaboration and Unity among Residents.

AMENITIES



SENIOR CITIZEN ZONE

A Serene and Comfortable space designed for Relaxation, Socializing, and Rejuvenation, where seniors can Unwind, Share Stories, and Enjoy Peaceful Moments amidst Nature.

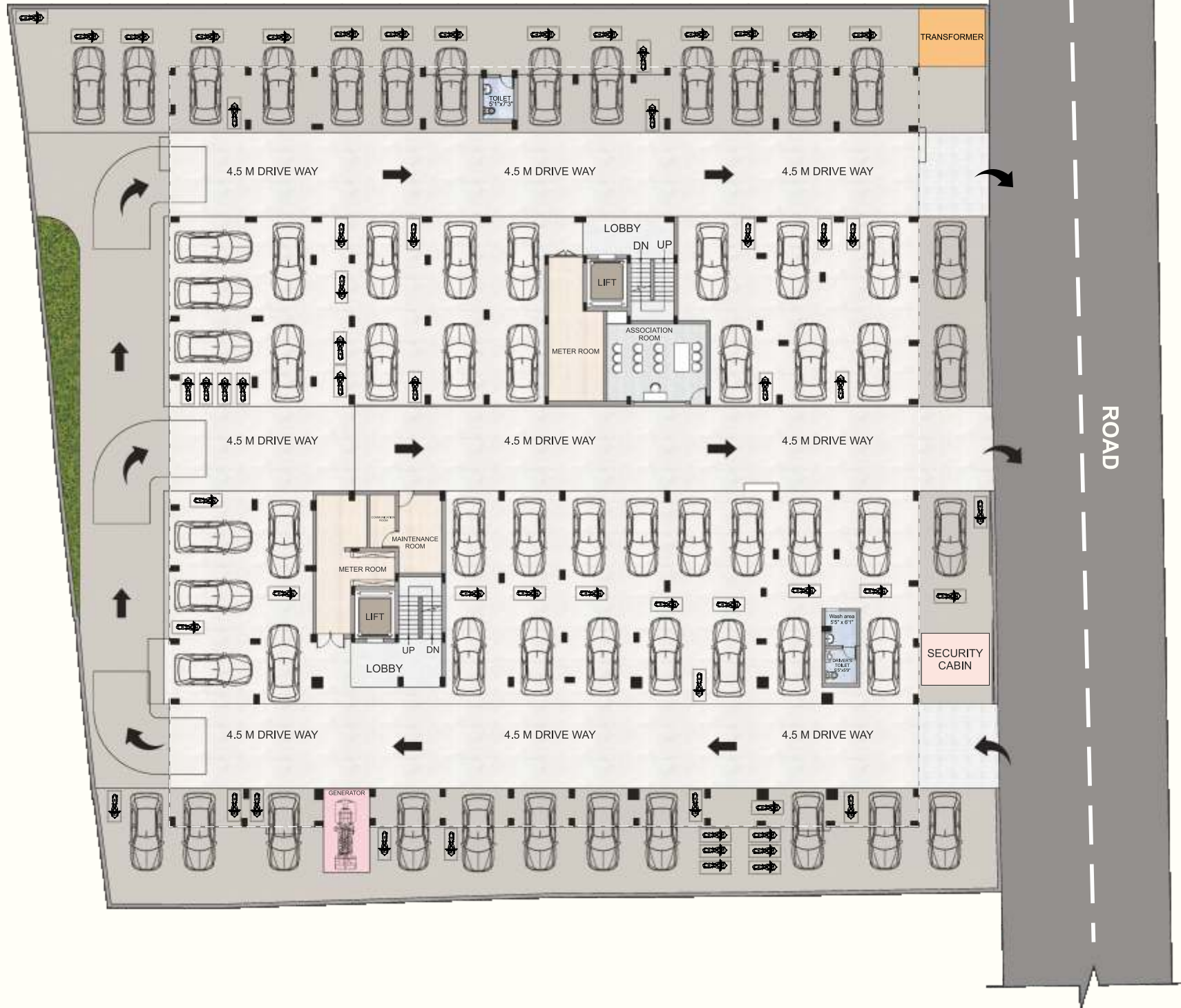
TERRACE GARDEN

A Lush Green Retreat above the city, offering Tranquillity and a Perfect Space to Relax and Unwind Amidst Nature.

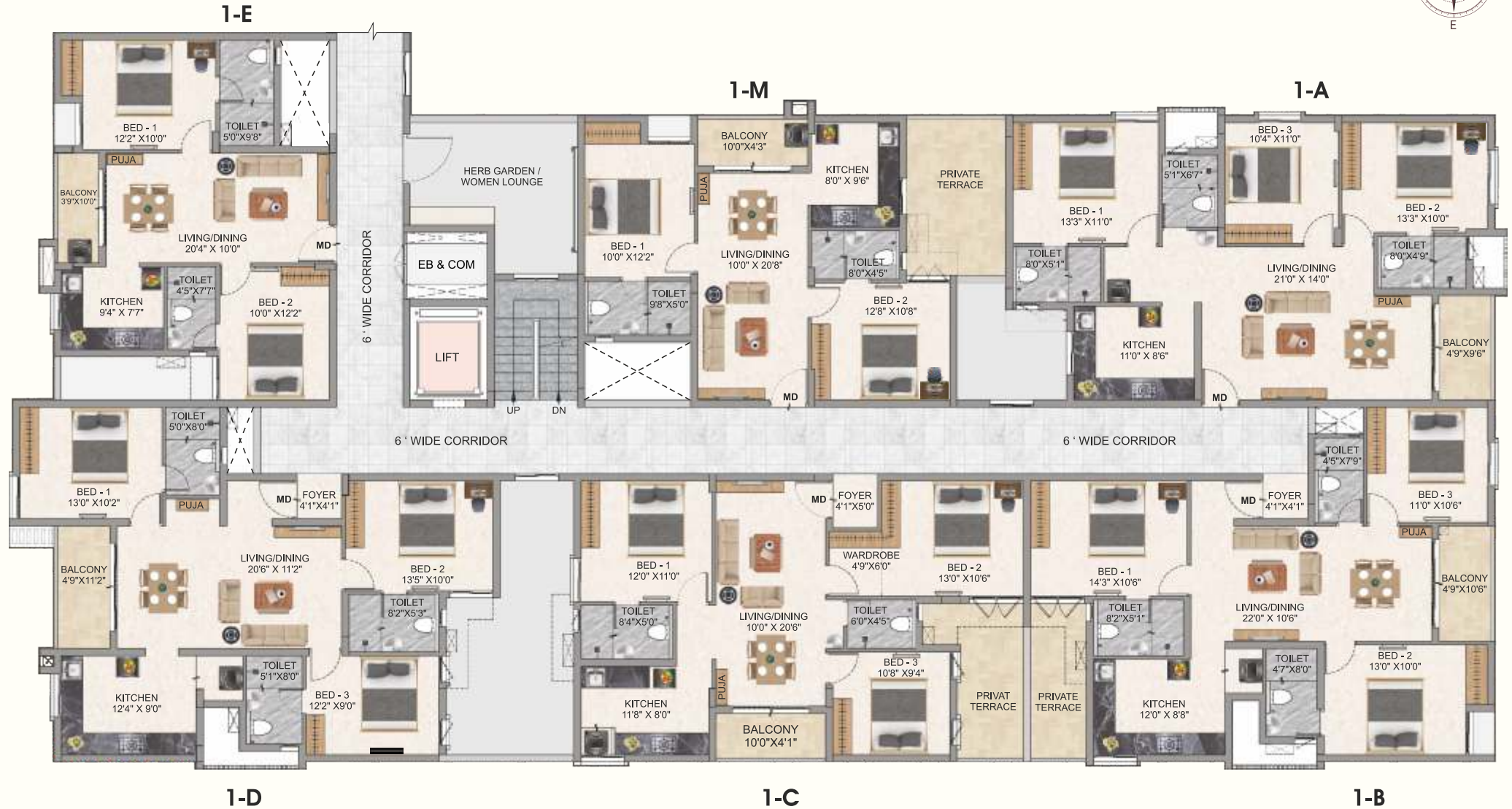


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STILT FLOOR PLAN



1st FLOOR PLAN



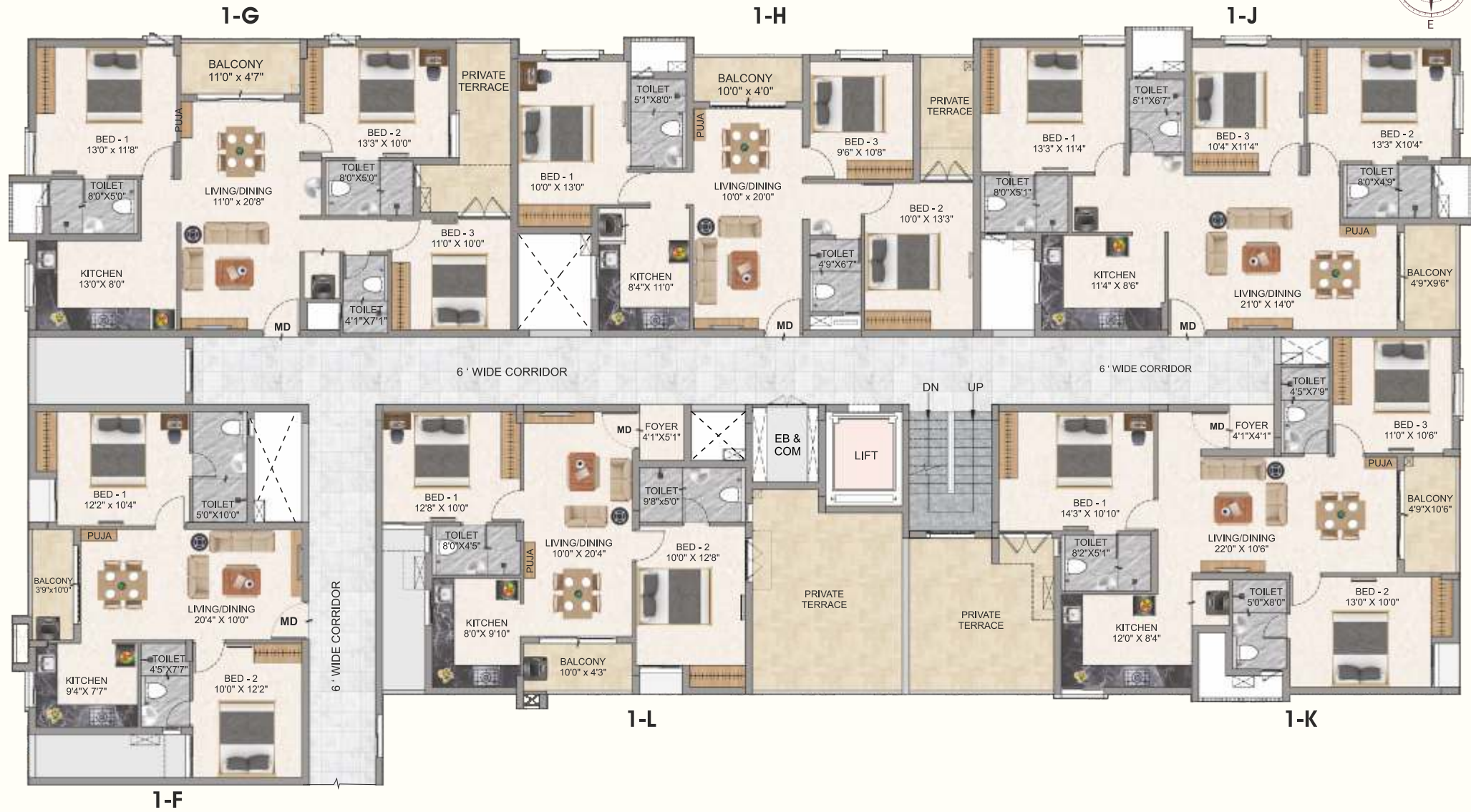
KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
1-A	3BHK+3T	1442 SQ.FT	EAST	1-D	3BHK+3T	1459 SQ.FT	NORTH
1-B	3BHK+3T	1438+76 SQ.FT	NORTH	1-E	2BHK+2T	976 SQ.FT	NORTH
1-C	3BHK+2T	1276+102 SQ.FT	NORTH	1-M	2BHK+2T	1021+133 SQ.FT	EAST

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

*Balconies & Private terraces may have visible plumbing lines, which are securely positioned as part of the design and cannot be relocated.

1st FLOOR PLAN

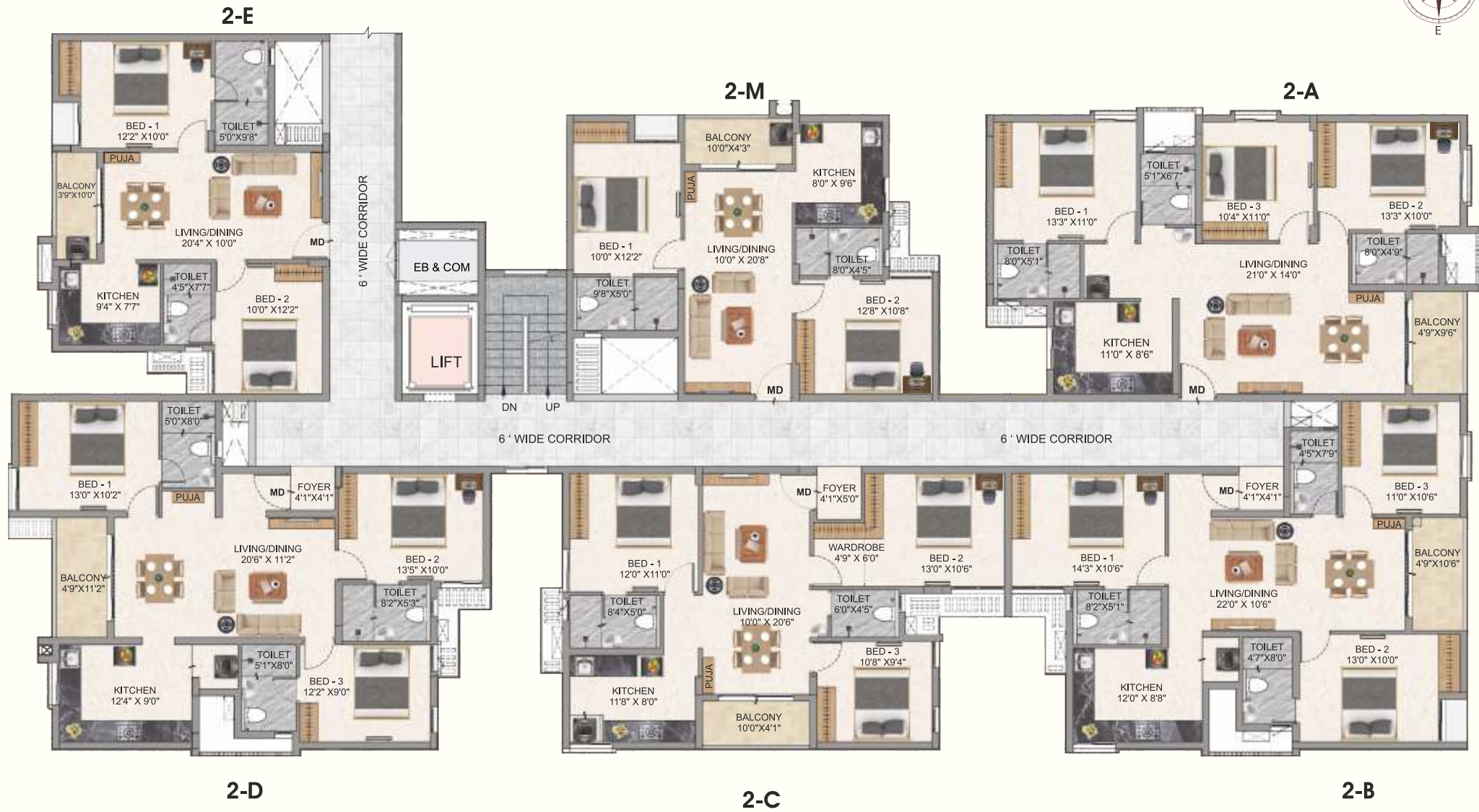


UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
1-G	3BHK+3T	1418+91 SQ.FT	EAST	1-K	3BHK+3T	1446+192 SQ.FT	NORTH
1-H	3BHK+2T	1243+54 SQ.FT	EAST	1-L	2BHK+2T	1045+243 SQ.FT	NORTH
1-J	3BHK+3T	1460 SQ.FT	EAST	1-F	2BHK+2T	985 SQ.FT	NORTH

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2nd FLOOR PLAN

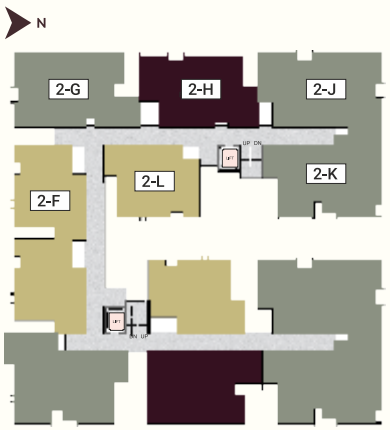
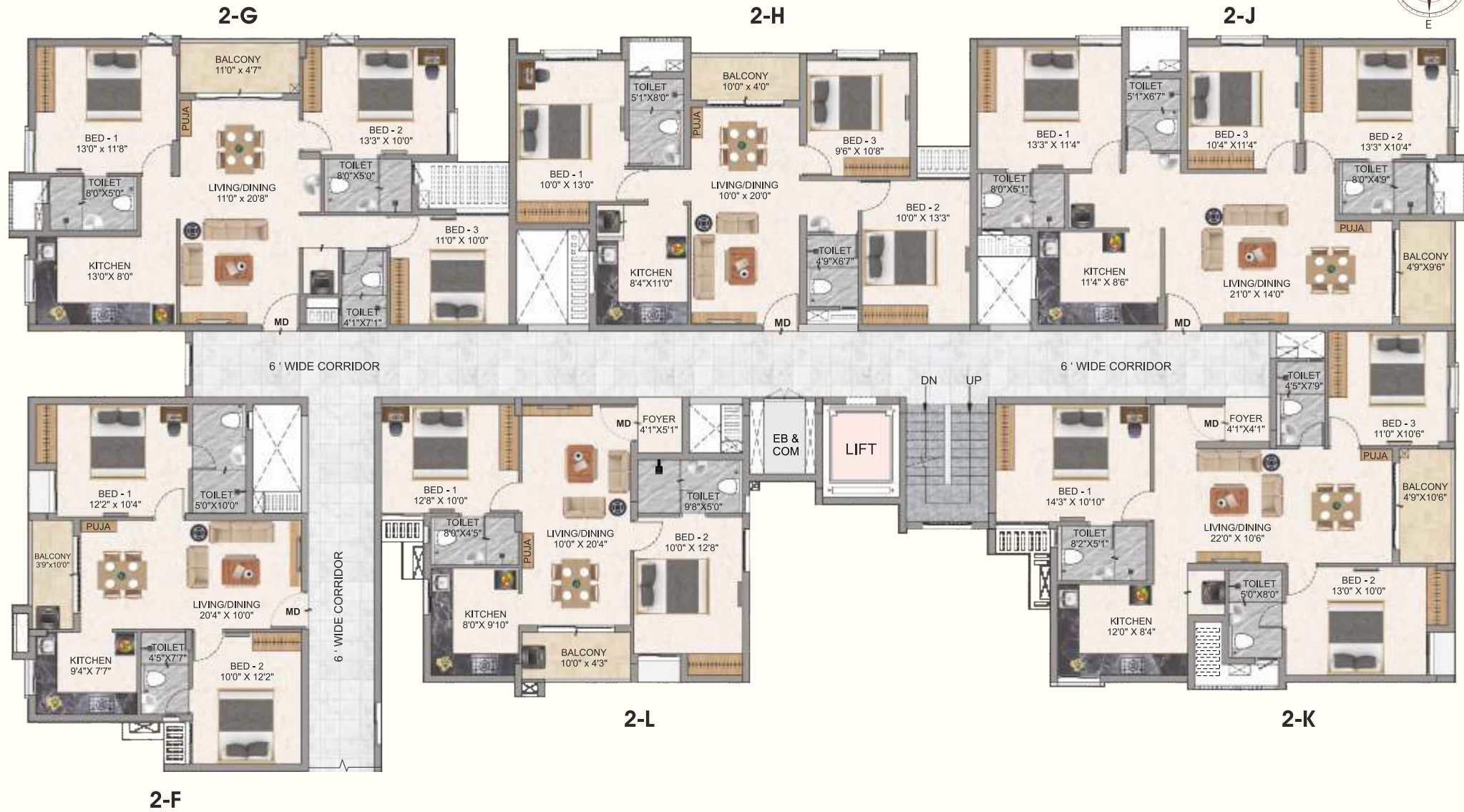


UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
2-A	3BHK+3T	1442 SQ.FT	EAST	2-D	3BHK+3T	1459 SQ.FT	NORTH
2-B	3BHK+3T	1438 SQ.FT	NORTH	2-E	2BHK+2T	976 SQ.FT	NORTH
2-C	3BHK+2T	1276 SQ.FT	NORTH	2-M	2BHK+2T	1021 SQ.FT	EAST

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2nd FLOOR PLAN

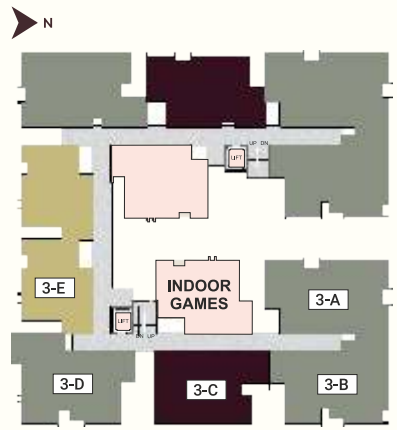
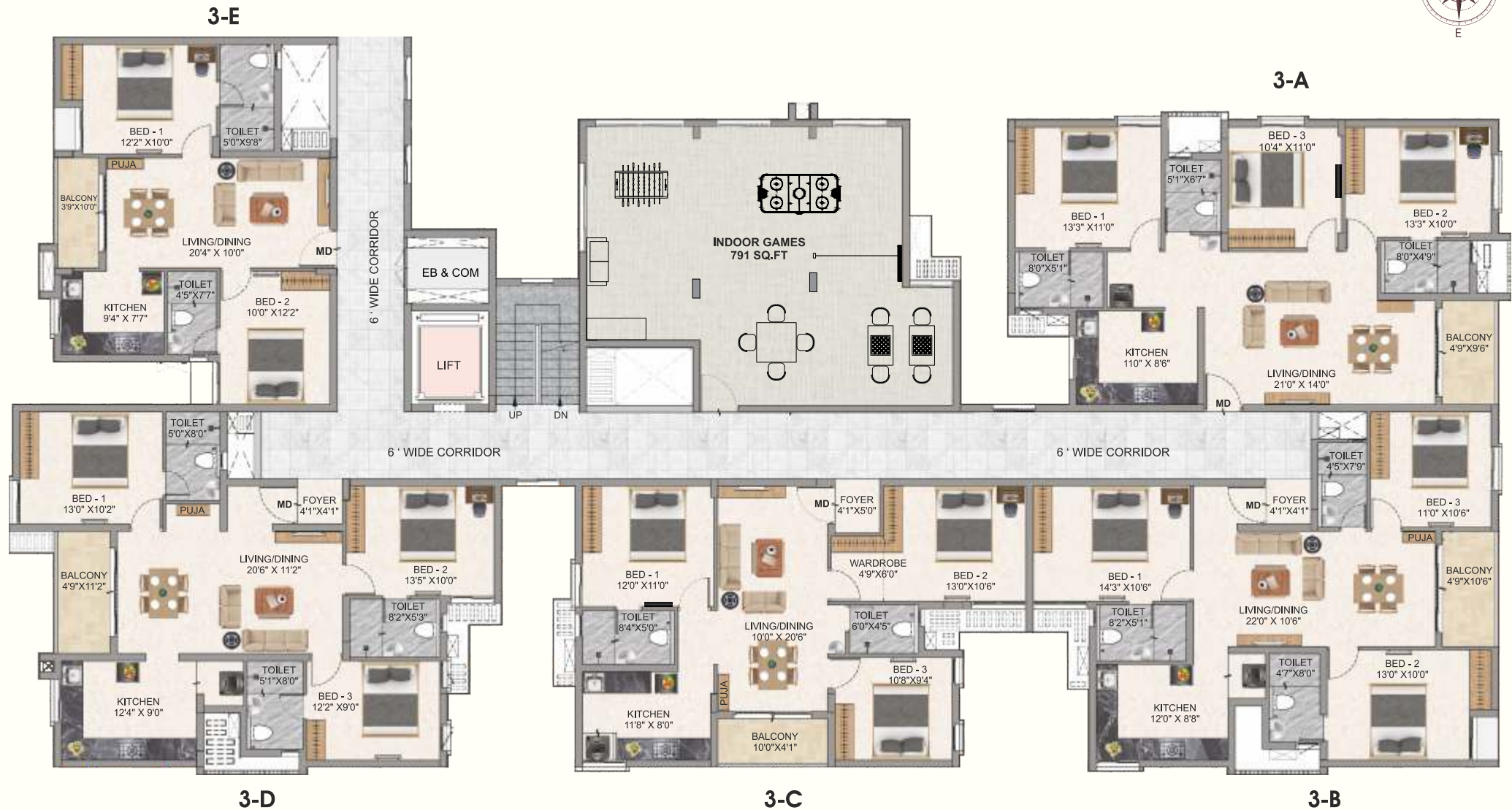


KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
2-G	3BHK+3T	1418 SQ.FT	EAST	2-K	3BHK+3T	1446 SQ.FT	NORTH
2-H	3BHK+2T	1243 SQ.FT	EAST	2-L	2BHK+2T	1045 SQ.FT	NORTH
2-J	3BHK+3T	1460 SQ.FT	EAST	2-F	2BHK+2T	985 SQ.FT	NORTH

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3rd FLOOR PLAN

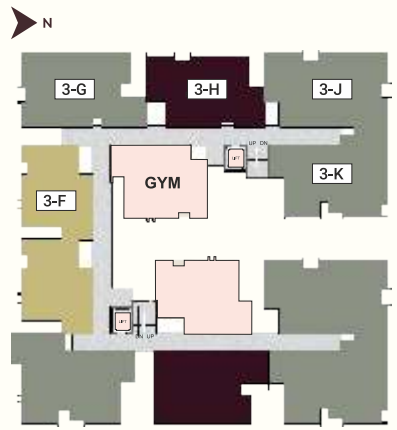


KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
3-A	3BHK+3T	1442 SQ.FT	EAST	3-D	3BHK+3T	1459 SQ.FT	NORTH
3-B	3BHK+3T	1438 SQ.FT	NORTH	3-E	2BHK+2T	976 SQ.FT	NORTH
3-C	3BHK+2T	1276 SQ.FT	NORTH				

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3rd FLOOR PLAN

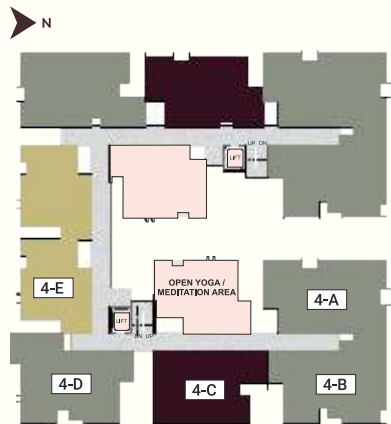


KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
3-G	3BHK+3T	1418 SQ.FT	EAST	3-K	3BHK+3T	1446 SQ.FT	NORTH
3-H	3BHK+2T	1243 SQ.FT	EAST	3-F	2BHK+2T	985 SQ.FT	NORTH
3-J	3BHK+3T	1460 SQ.FT	EAST				

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4th FLOOR PLAN



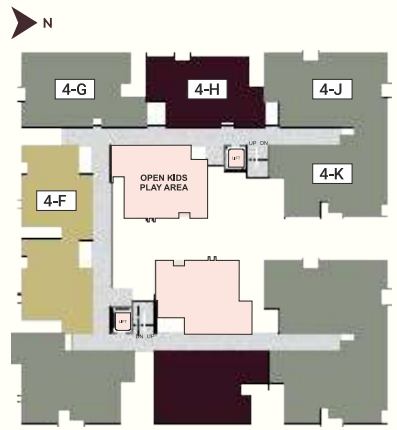
KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
4-A	3BHK+3T	1442 SQ.FT	EAST	4-D	3BHK+3T	1459 SQ.FT	NORTH
4-B	3BHK+3T	1438 SQ.FT	NORTH	4-E	2BHK+2T	976 SQ.FT	NORTH
4-C	3BHK+2T	1276 SQ.FT	NORTH				

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4th FLOOR PLAN



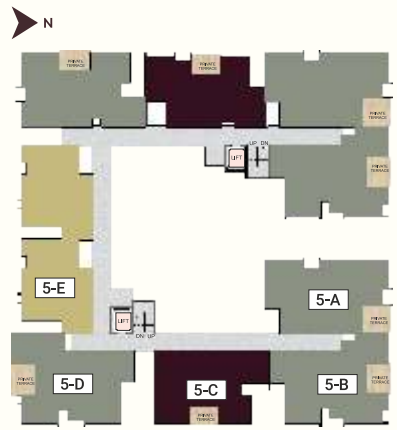
KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
4-G	3BHK+3T	1418 SQ.FT	EAST	4-K	3BHK+3T	1446 SQ.FT	NORTH
4-H	3BHK+2T	1243 SQ.FT	EAST	4-F	2BHK+2T	985 SQ.FT	NORTH
4-J	3BHK+3T	1460 SQ.FT	EAST				

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5th FLOOR PLAN

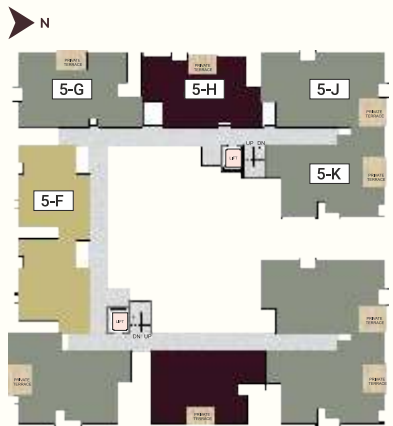


KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
5-A	3BHK+3T	1330+96 SQ.FT	EAST	5-D	3BHK+3T	1384+94 SQ.FT	NORTH
5-B	3BHK+3T	1330+95 SQ.FT	NORTH	5-E	2BHK+2T	976 SQ.FT	NORTH
5-C	3BHK+2T	1193+69 SQ.FT	NORTH				

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5th FLOOR PLAN



KEY PLAN (NOT TO SCALE)

UNIT	TYPE	AREA	FACING	UNIT	TYPE	AREA	FACING
5-G	3BHK+3T	1324+84 SQ.FT	EAST	5-K	3BHK+3T	1337+95 SQ.FT	NORTH
5-H	3BHK+2T	1157+76 SQ.FT	EAST	5-F	2BHK+2T	985 SQ.FT	NORTH
5-J	3BHK+3T	1348+96 SQ.FT	EAST				

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SPECIFICATION

STRUCTURE

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

TILING

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.

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 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.

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 – FRANKE / NIRALI or equivalent make will be provided.
- ✦ Sink water point - CP fittings will be provided.
- ✦ Loft will be provided in kitchen.

DOOR / WINDOWS/ VENTILATORS

- ✦ MAIN DOOR (1050MM x 2400MM) 2400MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 44mm thick both Sides finished with engineered Veneer and designer hardware's of YALE/DORSET or equivalent make..
- ✦ BEDROOM DOOR (900MM x 2100MM) 2100MM HEIGHT, The frame and 37mm 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 37mm 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 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 / frosted 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 / BERGER 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 / BERGER or Equivalent make.
- ✦ Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion ASIAN / BERGER or Equivalent make.
- ✦ The balcony handrail will consist of block work with a Glass Railing mounted on top and SS Railing for Staircase aesthetically designed & fixed to wall.

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 / 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.

PLUMBING & SANITARY

- All sanitary ware in ceramic of superior brands like JAQUAR / AMERICAN STANDARD / GROHE or equivalent will be provided.
- EWC (Wall mounted closet) with health faucet of superior brand like JAQUAR / AMERICAN STANDARD / GROHE or equivalent will be provided.
- High quality concealed flush cistern of GEBERIT or equivalent make for WCs.
- Washbasin of superior brand like AMERICAN STANDARD/GROHE/JAQUAR or equivalent will be provided in toilets.
- CP fittings of superior brand like JAQUAR / AMERICAN STANDARD / GROHE or equivalent will be provided.
- Single lever HI – FLOW concealed diverter of JAQUAR / AMERICAN STANDARD / GROHE 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.

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 13 Passengers of OTIS/JOHNSON or equivalent make.
- Adequate number of bore wells to meet water needs of the community will be provided.
- Common sump of required capacity will be provided. Rain Water Harvesting/sump will be provided.
- EV charging provision with electrification will be provided in stilt floor level for each car parking.

LOCATION ADVANTAGES

SCHOOLS

- 🌿 TIME KIDS' PRE- SCHOOL, G N MILLS - 950 m
- 🌿 VIDHRAKSH MONTESSORI SCHOOL -1.2 kms
- 🌿 ST. JOHN BOSCO'S MATRICULATION HIGHER SECONDARY SCHOOL - 1.3 kms
- 🌿 ANNAI VIOLET MATRICULATION & HIGHER SECONDARY SCHOOL - 1.4 kms
- 🌿 CHETTINAD HARI SHREE VIDYALAYAM - 1.6 kms
- 🌿 GREENFIELDS MATRICULATION SCHOOL - 1.6 kms
- 🌿 VIDHYA VIKASHINI INSTITUTION - 2 kms
- 🌿 THE HILLSIDE PREP - 2 kms
- 🌿 BENGLIN PUBLIC SCHOOL - 2 kms
- 🌿 BRINDAVAN VIDHYALAYA MATRICULATION HIGHER SECONDARY SCHOOL - 2.1 kms
- 🌿 LAUREL MATRICULATION & HIGHER SECONDARY SCHOOL - 2.6 kms
- 🌿 SRI KRISHNAA MATRIC & HIGHER SECONDARY SCHOOL - 2.7 kms
- 🌿 VEL INTERNATIONAL PUBLIC SCHOOL - CBSE SCHOOL - 2.9 kms
- 🌿 HOLY ANGELS MATRIC & HIGHER SECONDARY SCHOOL - 3 kms
- 🌿 THE CAMFORD INTERNATIONAL SCHOOL - 4.6 kms
- 🌿 VELAMMAL BODHI CAMPUS - 5.2 kms
- 🌿 SNS CBSE SCHOOL - 5.7 kms
- 🌿 DON BOSCO SCHOOL OF EXCELLENCE - 5.8 kms
- 🌿 MANCHESTER INTERNATIONAL SCHOOL -5.9 kms
- 🌿 C.M.S MATRICULATION HIGHER SECONDARY SCHOOL - 6.5 kms
- 🌿 AVILA CONVENT MATRICULATION HIGHER SECONDARY SCHOOL - 6.9 kms

ATTRACTIONS

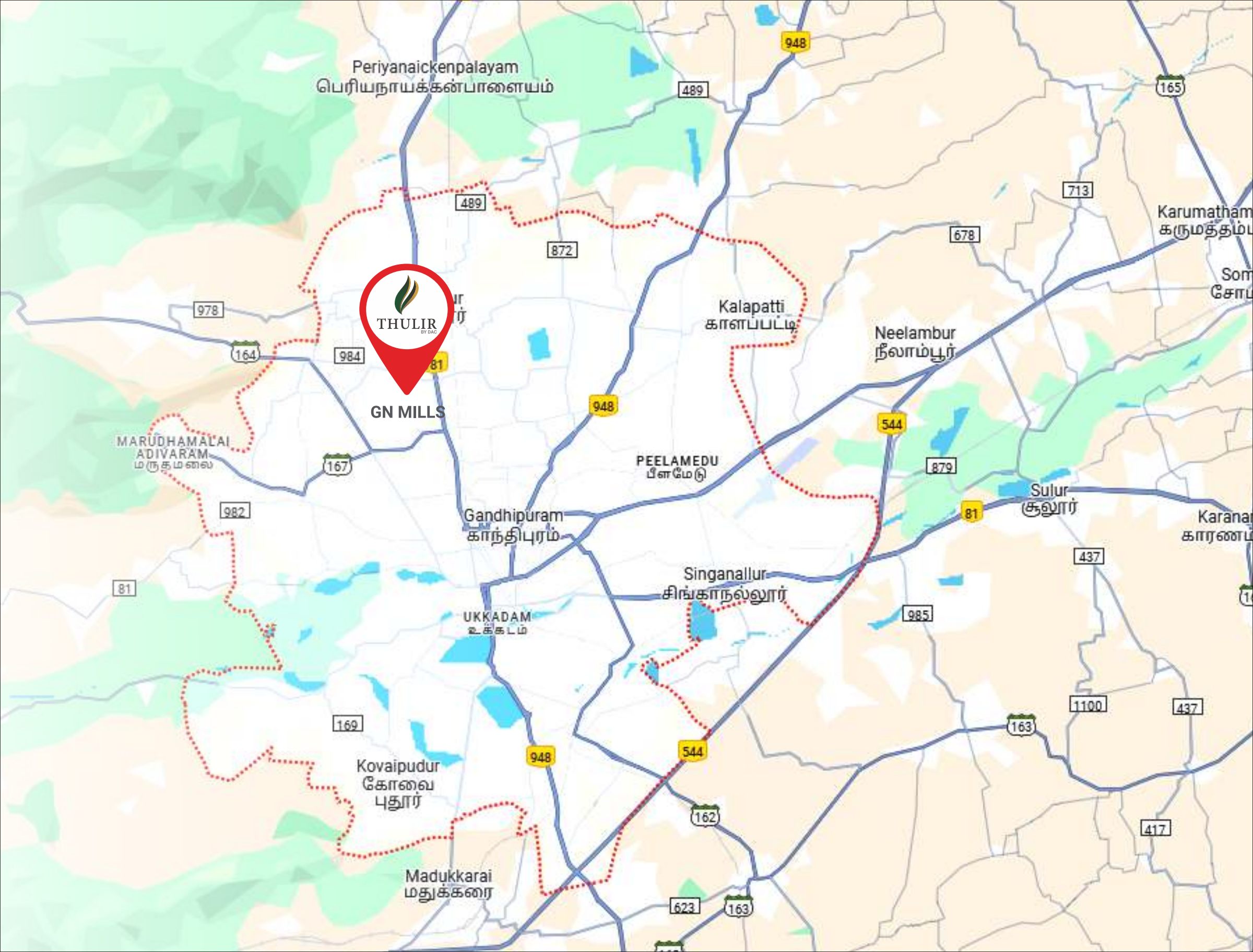
- 🌿 BROOKEFIELD MALL - 6.9 kms
- 🌿 GASS FOREST MUSEUM- 7.7 kms
- 🌿 NAMMA KOVAI SELFIE POINT - 8.6 kms
- 🌿 VOC PARK AND ZOO - 8.8 kms
- 🌿 PROZONE MALL - 9.1 kms

COLLEGES

- 🌿 IIVM COLLEGE OF OPTOMETRY - 1.1 kms
- 🌿 KONGUNADU ARTS AND SCIENCE COLLEGE - 1.3 kms
- 🌿 MARTIN HOMEOPATHY COLLEGE - 1.6 kms
- 🌿 ST. PAUL'S COLLEGE OF ARTS AND SCIENCE FOR WOMEN - 4.2 kms
- 🌿 SNS INSTITUTION - 5.1 kms
- 🌿 AVINASHILINGAM UNIVERSITY - 5.1 kms
- 🌿 INDIRA GANDHI COLLEGE OF SPECIAL EDUCATION -5.8 kms
- 🌿 DR.SNS COLLEGE OF EDUCATION - 6 kms
- 🌿 GOVERNMENT COLLEGE OF TECHNOLOGY - 7.5 kms
- 🌿 KUMARAGURU COLLEGE OF TECHNOLOGY - 8.6 kms
- 🌿 SRI RAMAKRISHNA COLLEGE OF ARTS & SCIENCE- 9.5 kms
- 🌿 TAMILNADU AGRICULTURE UNIVERSITY - 9.9 kms

HOSPITALS

- 🌿 KALPANA MEDICAL CENTER - 2.3kms
- 🌿 HS HOSPITAL - 2.6 kms
- 🌿 HEM HOSPITAL - 2.7 kms
- 🌿 VG HOSPITAL - 2.9 kms
- 🌿 SRI LAKSHMI MEDICAL CENTRE AND HOSPITAL - 3 kms
- 🌿 WOMEN CENTRE BY MOTHERHOOD - 3.9 kms
- 🌿 BRJ ORTHO CENTRE & MAK HOSPITAL - 3.9 kms
- 🌿 KTVR GROUP HOSPITAL - 4.5 kms
- 🌿 GANGA HOSPITAL - 4.5 kms
- 🌿 CSR HOSPITAL - 6.7 kms
- 🌿 SRI RAMAKRISHNA HOSPITAL - 8.4 kms



GN MILLS

Periyanaickenpalayam
பெரியநாயக்கன்பாளையம்

Kalapatti
காளப்பட்டி

Neelambur
நீலாம்பூர்

Sular
சூலூர்

Singanallur
சிங்கானல்லூர்

MARUDHAMALAI
ADIVARAM
மருதமலை

Gandhipuram
காந்திபுரம்

UKKADAM
உக்கடம்

Kovaipudur
கோவை
புதூர்

Madukkarai
மதுக்கரை



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