



DAC CHROMANTIQUE

A lifestyle you like. At a location you love.



DISINTICTIVELY
A
CLASS APART





DAC CHROMANTIQUE

A lifestyle you like. At a location you love.



MOST ROMANTIC HOMES @ CHITLAPAKKAM, CHROMEPEET

It is a dream of many to own and live in an elite residential property. Dac Chromantique from Dac Promoters will truly make you realize that dream. Perfectly identified land parcel which is located in the prime vicinity of Chitlapakkam, Chromepeet. Dac Chromantique is surrounded by Reputed Schools, Colleges, Hospitals, Banks Supermarkets, Restaurants, Shopping Outlets & many more.

Dac Chromantique comes with the combination of spacious 2 BHK & 3BHK apartments with select few units that have dedicated Private Terrace no wonder you will stay on with joy of a complete living. Dac Homes designed here is a array of happiness that keeps you connected forever.





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



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 Chrompet. A “Brand promise” constructing homes within existing residential localities goes uncompromised touchwood, cue taken from the list of customers most desirous needs. With so many market leaders & players in this industry, unmindful, we wanted to position this brand that precisely meets the primary need, ie, the home within a residential location 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 Clients, who later became my customer asked me if there was a possibility to change the size of the room and shuffle bedroom to kitchen and vice-versa. After a bit of thinking, I said “Yes”. It was a tough task though, impelled with his request, I completed the construction to the Client’s satisfaction. That is when I included another “Brand Promise”, “The Customization”.

Since then, I had made it a point that all my projects carry above two promises imperturbably during viable project situation; purely to deliver that meets customer most desirous needs.

To further the customer comfort, our recent projects have homes with “Elegant Terrace”, one can use it without climbing the stairs. In addition for the first time in chennai we have included additional facility to our cutomers in this project, the “HYGIENE BAY”, that will be located at the entrance of the project with adequate water taps, sanitizers, napkins and other essential medical kits allowing the persons cleansing themselves before entering into their respective homes.

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

Having completed 5,55,805 sq ft, our current pipeline to be delivered stays at 1,75,948 sq ft across East Tambaram, Chromepet, Pammal, Pallavaram & Selaiyur.

S. SATHISH KUMAR
Managing Director







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A lifestyle you like. At a location you love.

AT CHROME PET,
CHITLAPAKKAM

2 / 3 BHK LUXURY
APARTMENTS

LOCATION ADVANTAGES

2 KMS

- Schools : Olive Public School | NSN Memorial School | Annai Violet Mat Hr School
- Temples : Sai Baba Temple | Sri Anjaneyar Temple | Glorious Zion church
- Colleges : MIET College | Vaishnava College for Womens
- Hospitals : JS Hospital | Paryathy Ortho Hospital | Rela Hospital | Balaji Hospital
- Super Market : More Super Market
- Theatre : Vetri Theatre
- Near By Transport : Chromepet Bus Stand | Chromepet Railway Station | Sanatorium Railway Station
- Facilities
- Shopping Centres : Saravana Stores | Lalitha Jewellery

1

1 KM

2

- Schools : Vivekananda School | Geace International School | Loyala Matriculation Hr. Sec. School
Rosily Matriculation Hr. Sec. School | Athisudi International Pre School
- Temples : Durgai Amman Temple | Sri Lakshminarayanan Perumal Temple
Grace AG Church | Gangai Amman Temple
- Parks : Kalaivanar Park | New Gandhi Park
- Sports : We3 Badmitton Academy
- Hospitals : Lakshmi Nursing Home
- Super Markets : Nilgris Super Market | Perin Super Market
- Theatre : Varadharaja Theatre
- Banks : State Bank of India | Indian Bank | ICICI Bank | Punjab National Bank
- Salon's : Luxe Saloon | Green Trends | Naturals

EASY ACCESS
TO
ALL PLACES



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AT CHITLAPAKKAM, CHROME PET

3 KMS



- | | |
|------------------------------|---|
| Colleges | : Veltech College MCC College |
| Temple | : Kumaran Kundram Temple |
| SEZ / IT Park | : MEPZ Embassy- Radial Road |
| Shopping Centres | : GHT Jewellery Saravana Jewellery |
| Hospitals | : Hindu Mission Hospital Govt GH Hospital Siddha Hospital |
| Near by Transport Facilities | : Tambaram Railway Station Tambaram Bus Stand |



HAPPINESS

FOREVER



FIRST OF IT'S KIND IN CHITLAPAKKAM, CHROME PET

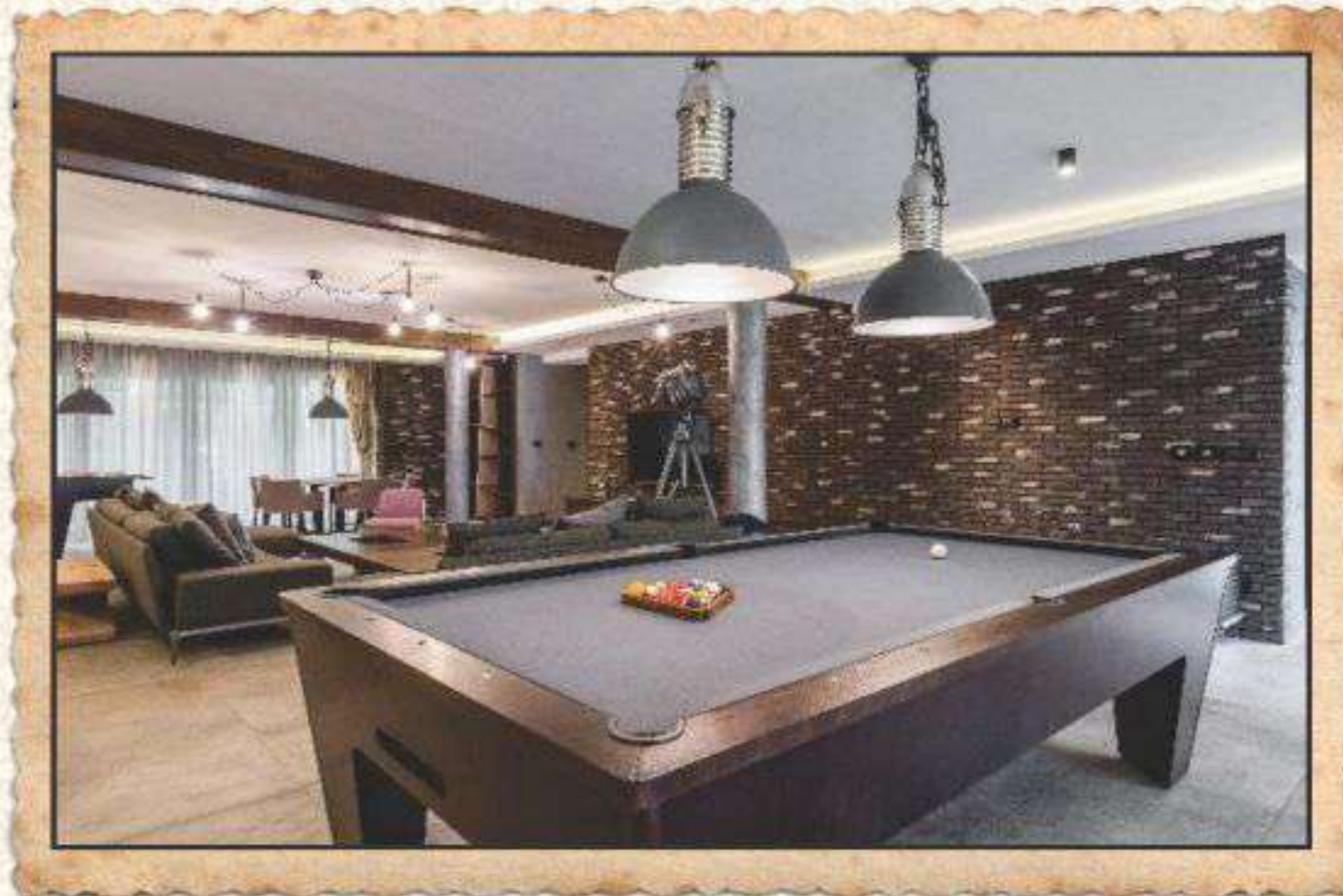


AESTHETICALLY
DESIGNED
NEW AGE
ARCHITECTURE

*A LUXURIOUS
GATED COMMUNITY*



UBER LUXURY
MULTIPURPOSE HALL WITH
INDOOR GAMES FACILITY



RARE RECREATION AMENITIES AT CHROMANTIQUE



EXCLUSIVE
CHILDREN
PLAY AREA



SAFE & SECURED
PLAY AREA
WITHIN THE PREMISES



UNIQUE UTILITIES FOR YOUR CHILDRENS AT CHROMANTIQUE



WHAT A PLEASURE
TO ENJOY THE
ROOF TOP EVENINGS



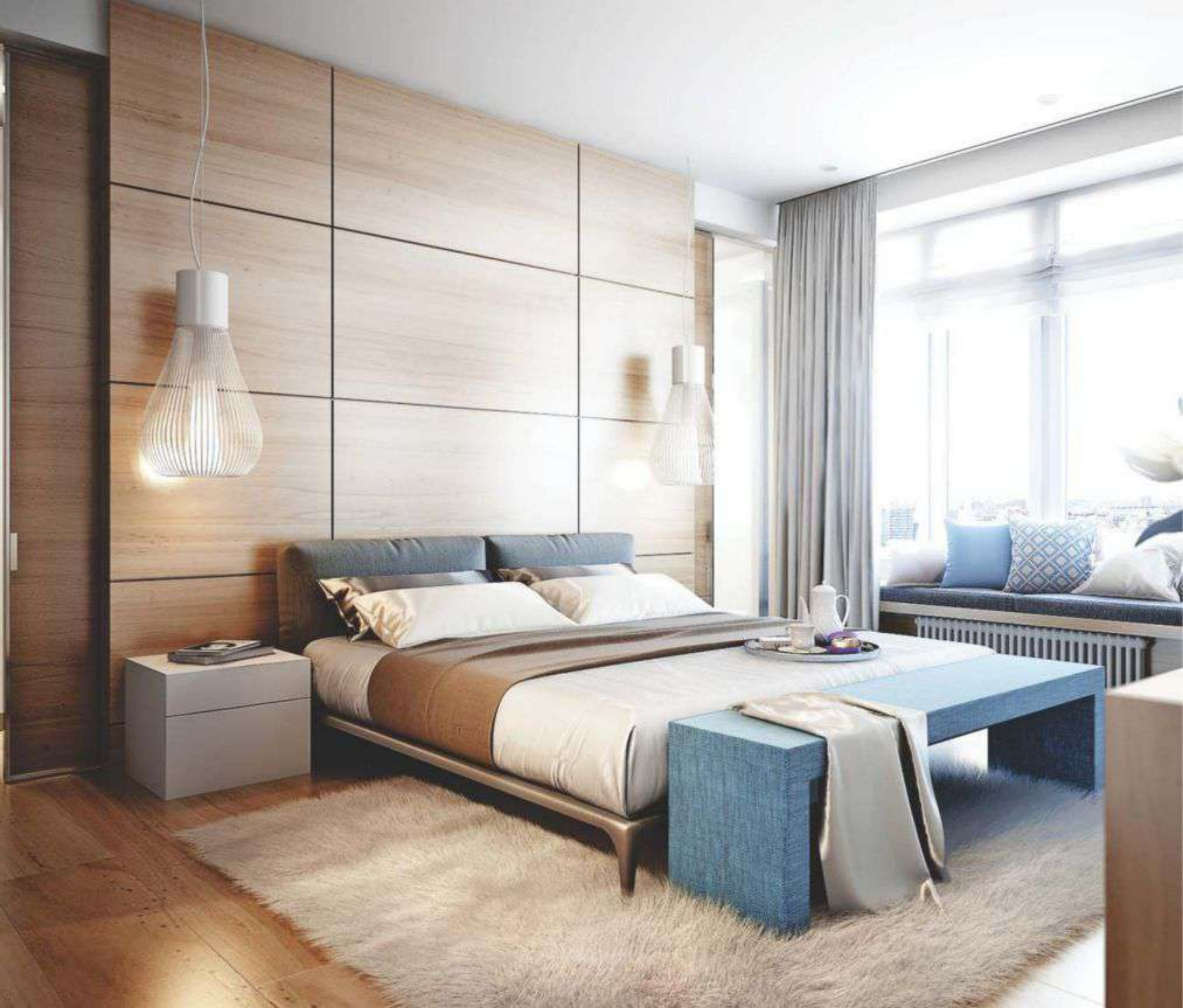
JUST RELAX & ENJOY



REJUVENATE
YOUR BODY, MIND & SOUL
UNISEX GYM



WELL EQUIPPED AND FULLY AIR CONDITIONED





GUEST BEDROOMS

RELATIVES & FRIENDS SUDDENLY DECIDED TO STAY?
DON'T WORRY... YOU HAVE HELP @ HAND



FABULOUS ULTRA MODERN BEDROOM
A REPLICA AS IN STAR HOTELS FOR ALL RESIDENTS USE...



OPEN COURTYARD

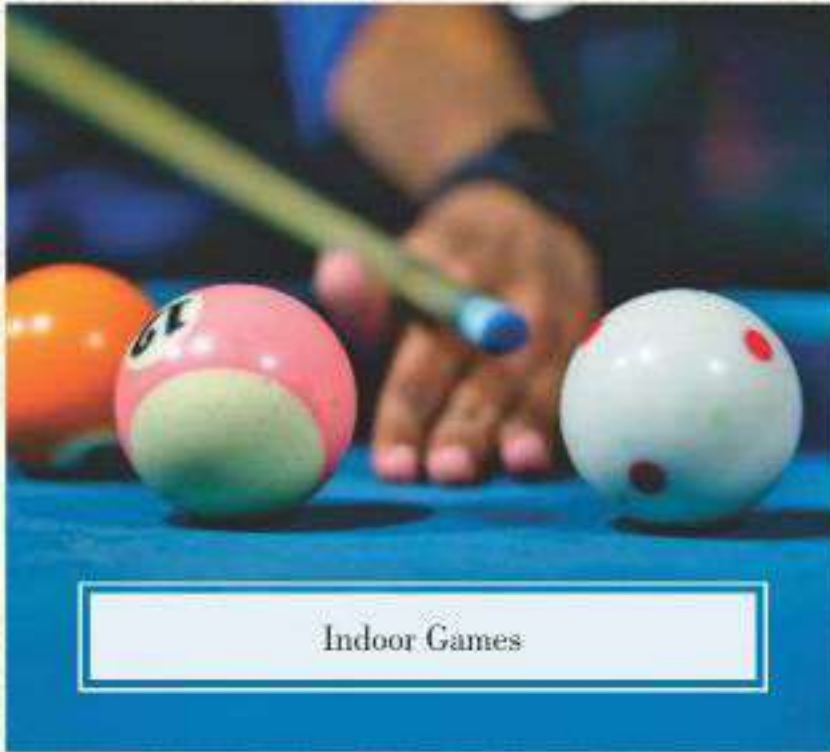




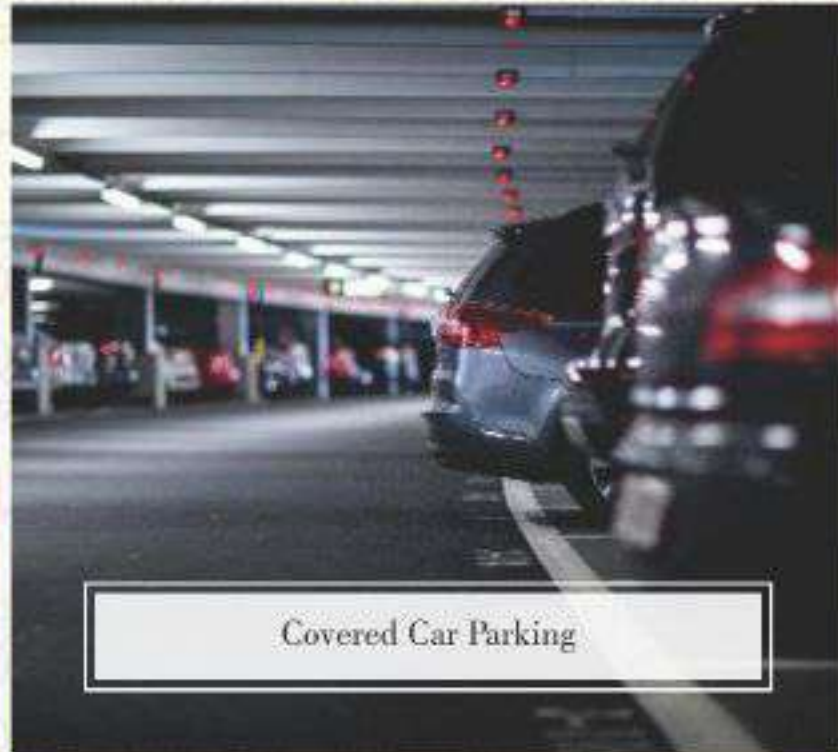
ROOF TOP SITOUT



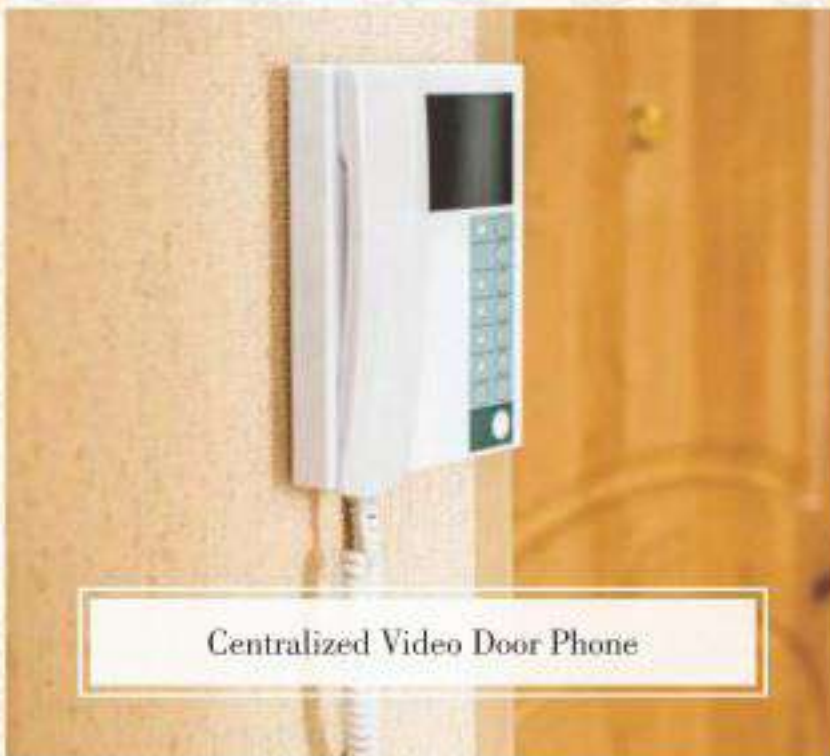
AMENITIES



Indoor Games



Covered Car Parking



Centralized Video Door Phone

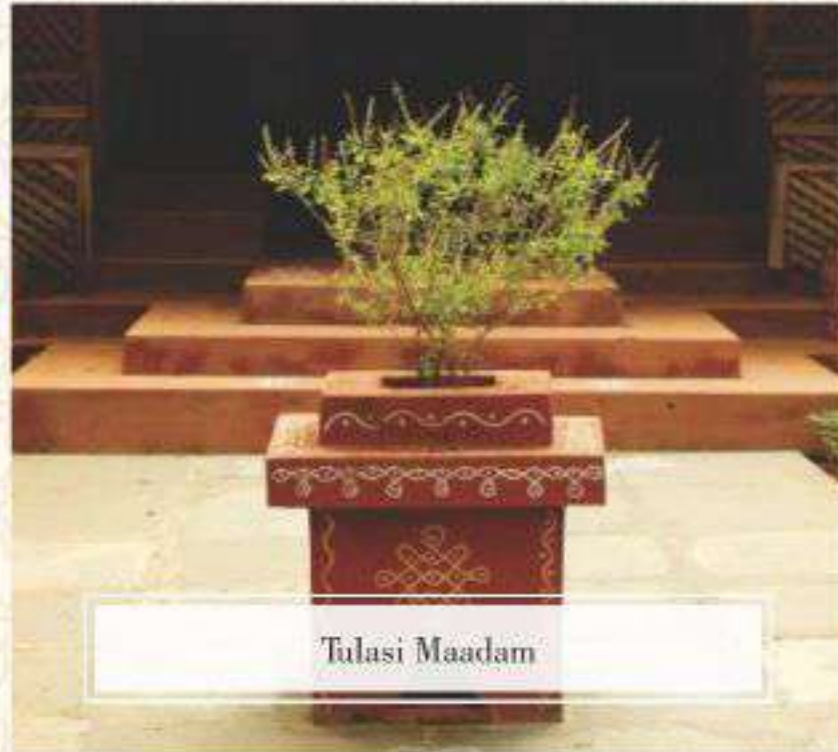


Lift

AMENITIES



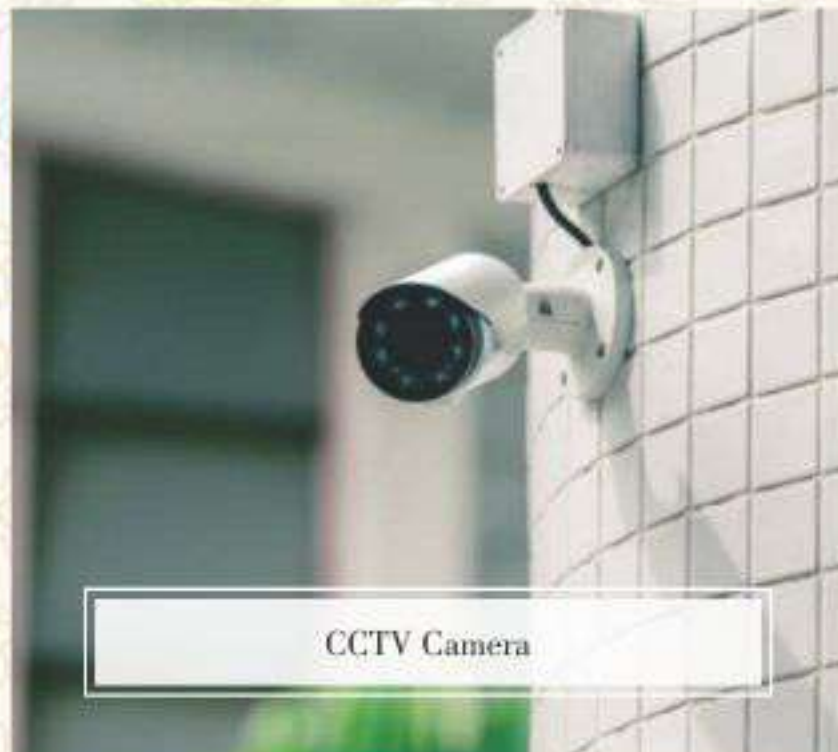
Multipurpose Hall



Tulasi Maadam



Power Backup For Entire Flat & Common Areas



CCTV Camera



HYGIENE BAY

Keeping in mind, the social responsibility to create awareness towards sanitation and healthy hygienic practices to everybody, DAC promoters first among the builders in Chennai has envisaged a well sculpted HYGENIC BAY in project DAC CHROMANTIQUE.

HYGENIC BAY will be located at the entrance of the project with adequate water taps, sanitizers, napkins and other essential medical kits allowing the persons cleansing themselves before entering into their respective homes, thereby a healthy environment will be maintained within the campus of project.



WHY DAC?



Option to customize the design, to choose the tile & wall color



After-sales services managed efficiently, by dedicated team of technicians



Red Brick construction with topmost quality



Increased thickness of the walls separating two houses to provide privacy



Car Parking and driveway perfectly fixed





Providing solutions with futuristic vision



DAC CHROMANTIQUE



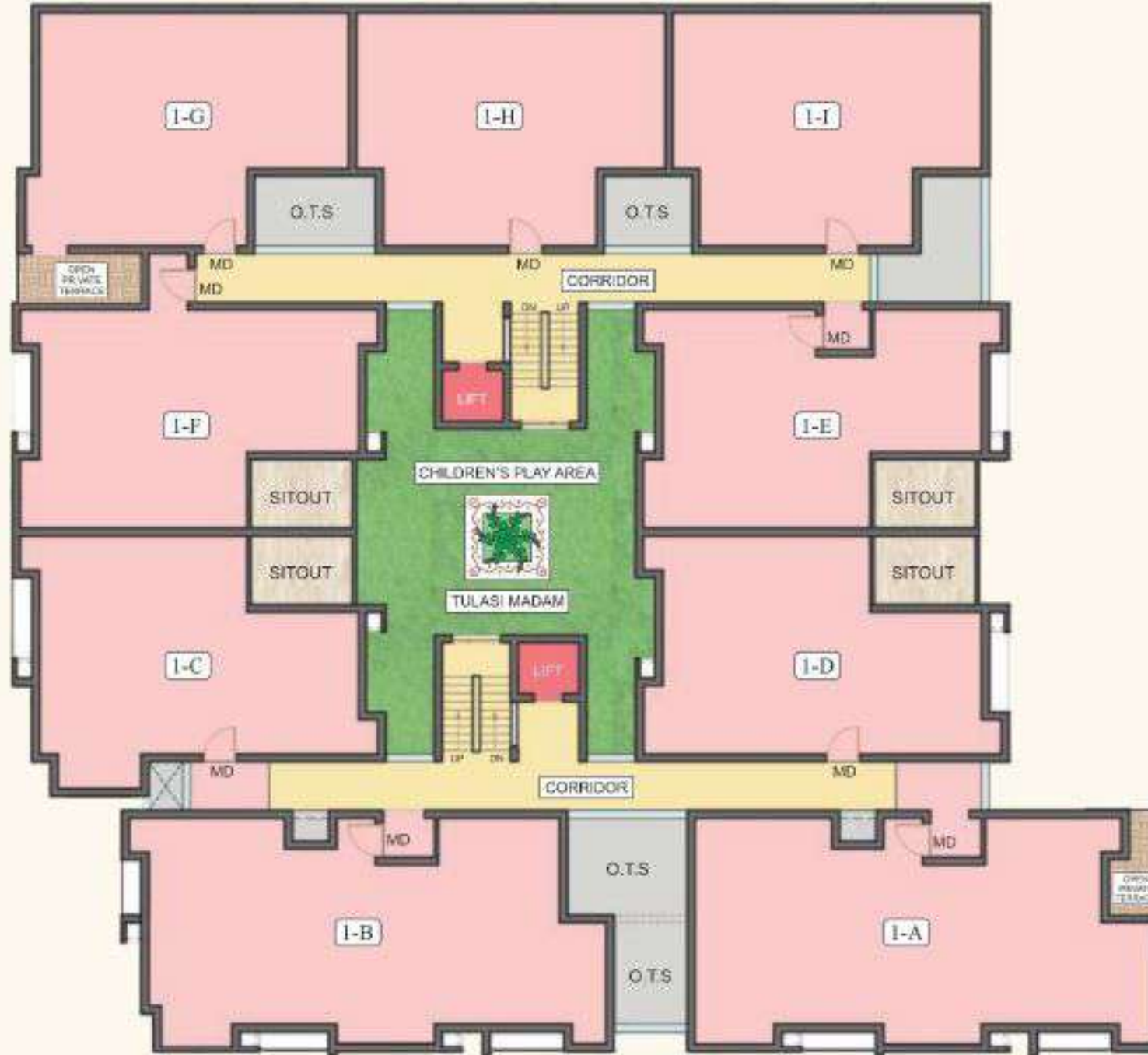
Stilt Floor Cum Car Parking Plan

-  OCP (OPEN CAR PARKING)
-  CCP (COVERD CAR PARKING)





DAC CHROMANTIQUE

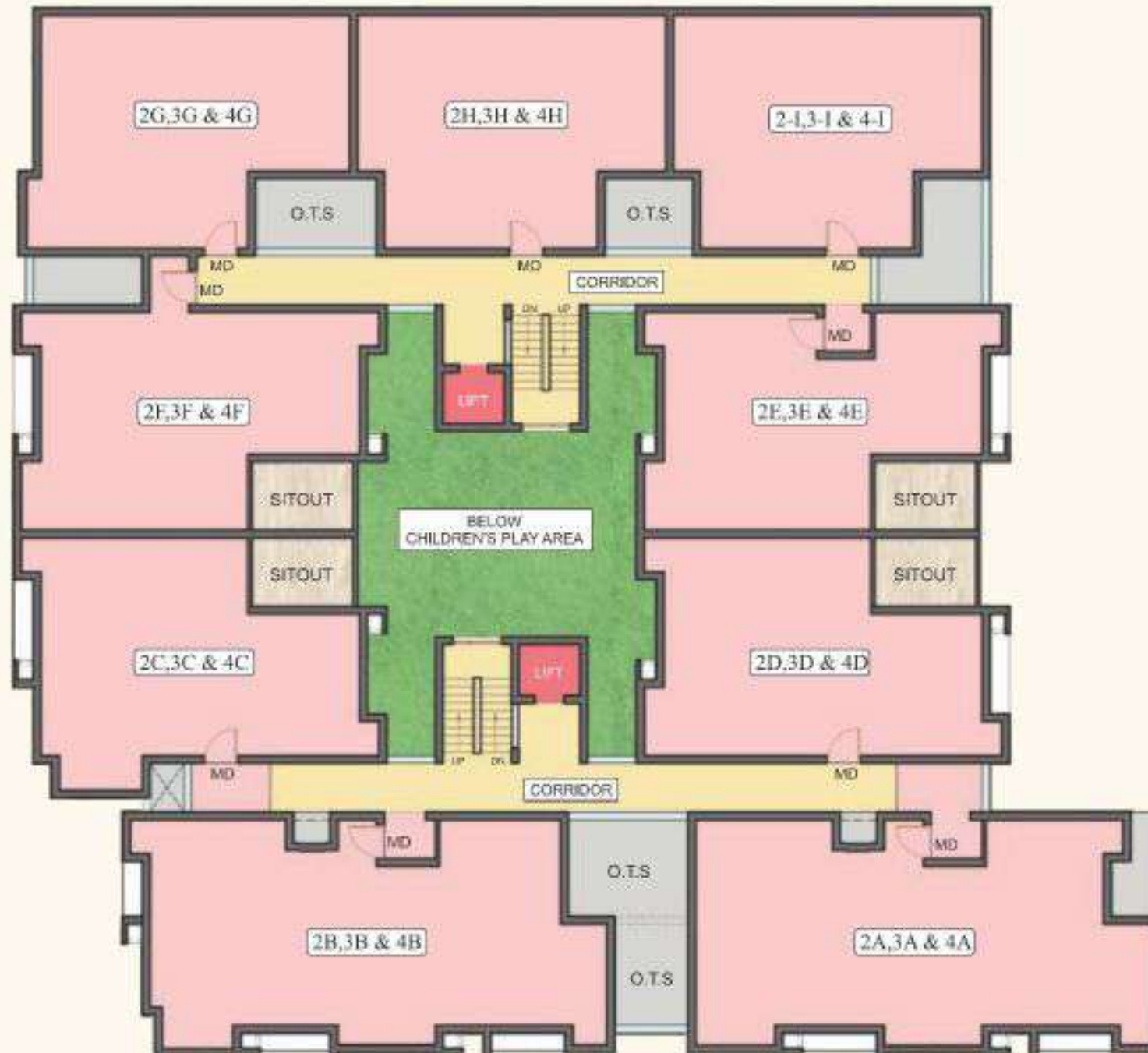


First Floor Plan





DAC CHROMANTIQUE

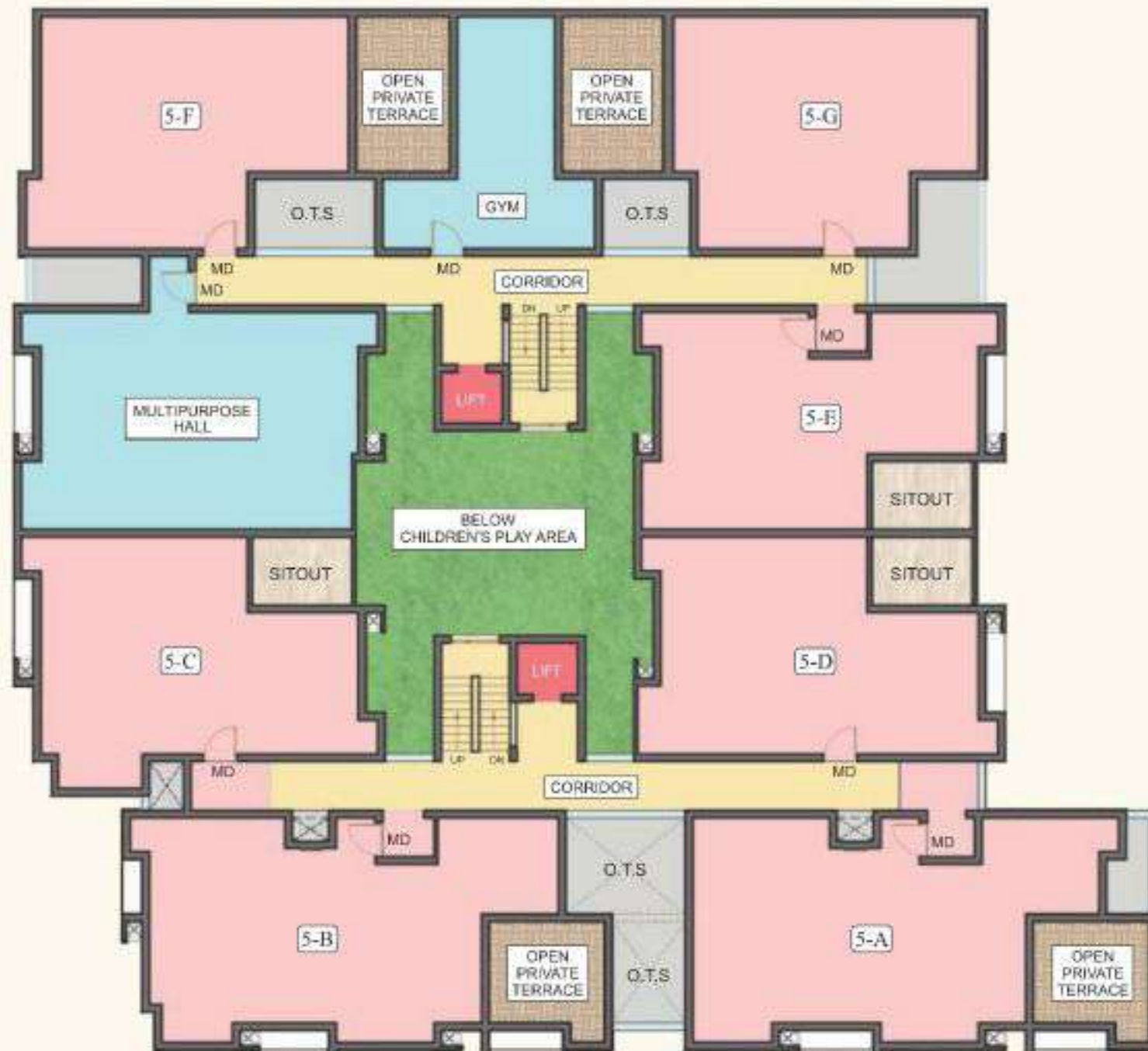


Typical Second, Third, Fourth Floor Plan





DAC CHROMANTIQUE

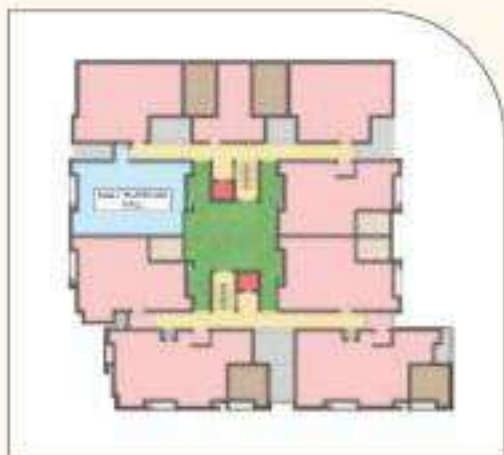


Fifth Floor Plan





DAC CHROMANTIQUE



Guest Bedrooms, Multipurpose Hall & Indoor Games





DAC CHROMANTIQUE

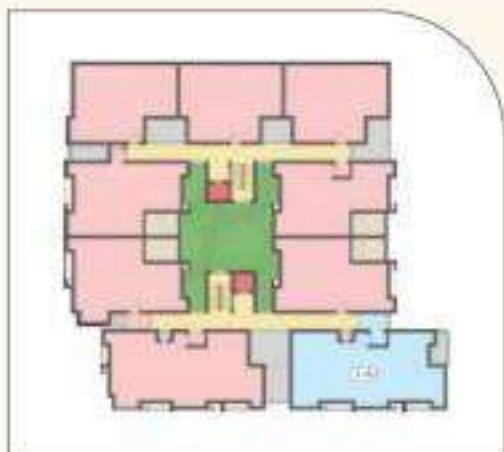


Guest Bedrooms, Multipurpose Hall & Indoor Games





DAC CHROMANTIQUE



3 BHK Area : 1434 Sq.ft. Facing : North



1-A

FIRST FLOOR PLAN

1-A

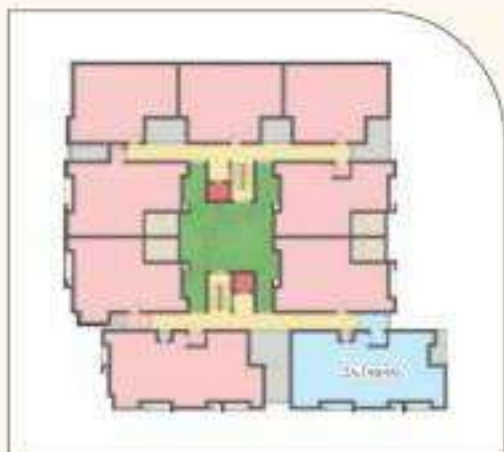


3 BHK Area : 1434 Sq.ft. Facing : North





DAC CHROMANTIQUE



3 BHK Area : 1434 Sq.ft. Facing : North





TYPICAL FLOOR PLAN

2-A 3-A 4-A

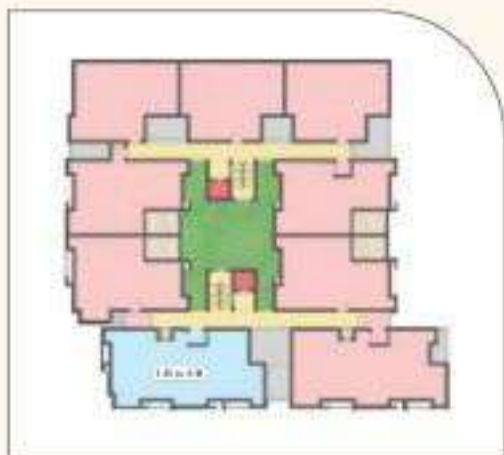


3 BHK Area : 1434 Sq.ft. Facing : North





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3 BHK Area : 1380 Sq.ft. Facing : North





TYPICAL FLOOR PLAN

1-B 2-B 3-B 4-B

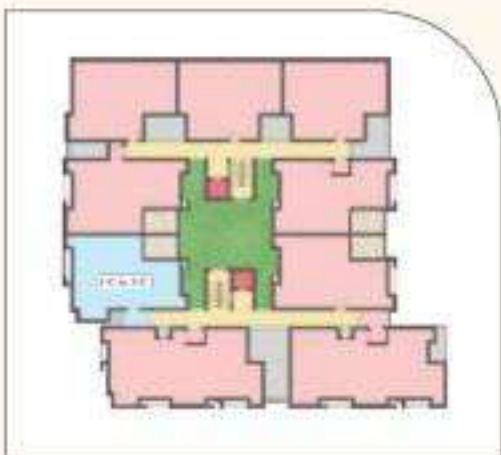


3 BHK Area : 1380 Sq.ft. Facing : North





DAC CHROMANTIQUE



2 BHK Area : 1128 Sq.ft. Facing : East





TYPICAL FLOOR PLAN

1-C 2-C 3-C 4-C 5-C

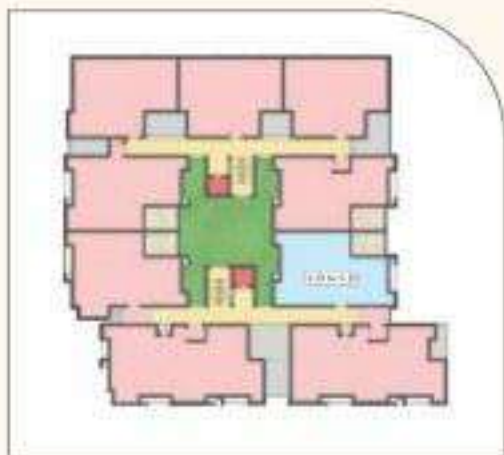


2 BHK Area : 1128 Sq.ft. Facing : East





DAC CHROMANTIQUE



2 BHK Area : 1054 Sq.ft. Facing : East





TYPICAL FLOOR PLAN

- 1-D
- 2-D
- 3-D
- 4-D
- 5-D

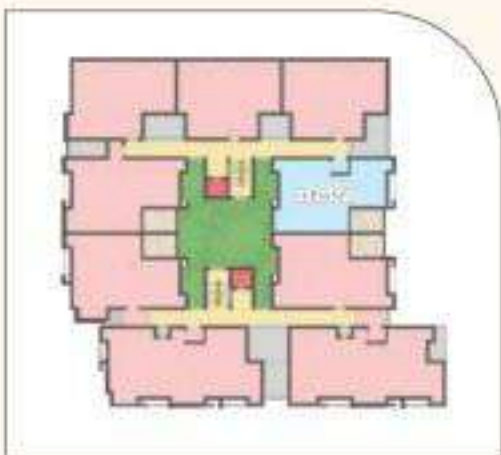


2 BHK Area : 1054 Sq.ft. Facing : East





DAC CHROMANTIQUE



2 BHK Area : 1054 Sq.ft. Facing : North





TYPICAL FLOOR PLAN

- 1-E
- 2-E
- 3-E
- 4-E
- 5-E

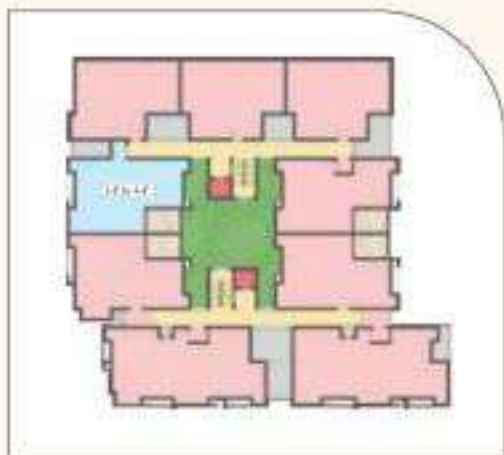


2 BHK Area : 1054 Sq.ft. Facing : North





DAC CHROMANTIQUE



2 BHK Area : 1089 Sq.ft. Facing : North





TYPICAL FLOOR PLAN

1-F 2-F 3-F 4-F

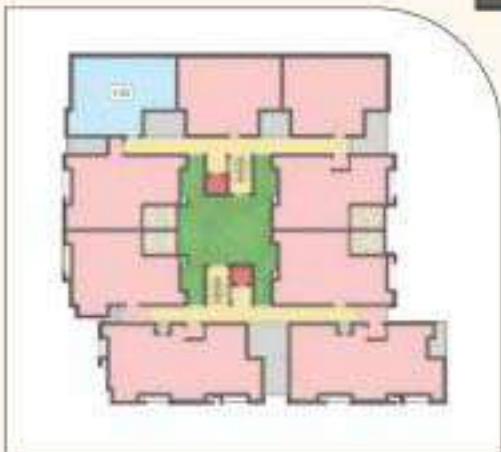


2 BHK Area : 1089 Sq.ft. Facing : North





DAC CHROMANTIQUE



2 BHK Area : 970 Sq.ft. Facing : East



1-G

FIRST FLOOR PLAN

1-G

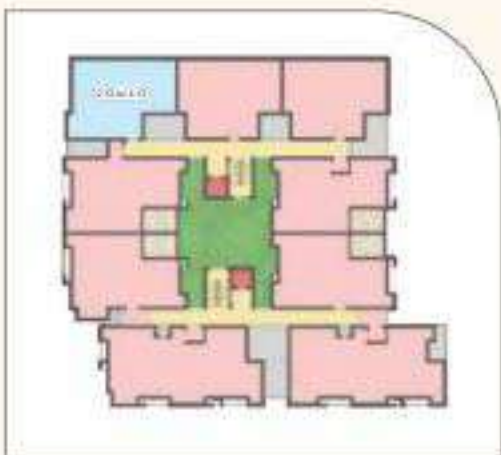


2 BHK Area : 970 Sq.ft. Facing : East





DAC CHROMANTIQUE



2 BHK Area : 970 Sq.ft. Facing : East





TYPICAL FLOOR PLAN

2-G 3-G 4-G

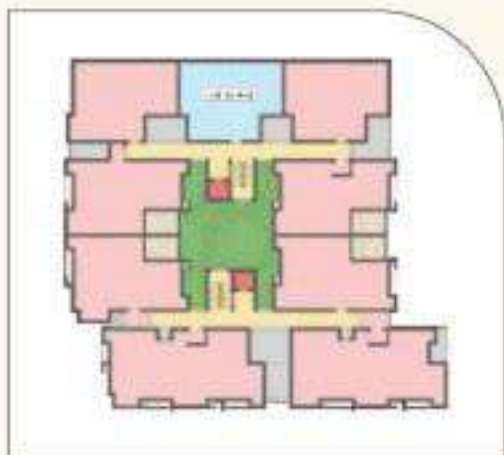


2 BHK Area : 970 Sq.ft. Facing : East





DAC CHROMANTIQUE



2 BHK Area : 951 Sq.ft. Facing : East





TYPICAL FLOOR PLAN

1-H 2-H 3-H 4-H

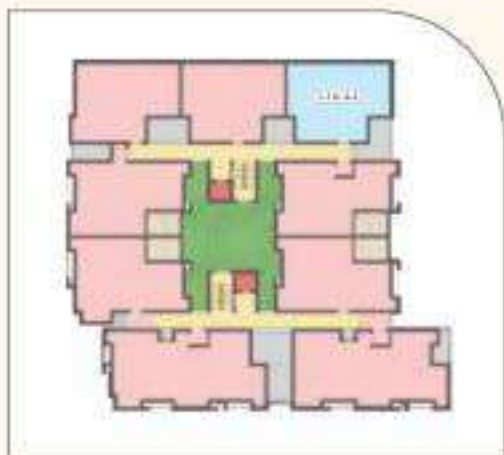


2 BHK Area : 951 Sq.ft. Facing : East





DAC CHROMANTIQUE



2 BHK Area : 960 Sq.ft. Facing : East





TYPICAL FLOOR PLAN

1-I 2-I 3-I 4-I



2 BHK Area : 960 Sq.ft. Facing : East







Decorative flourish

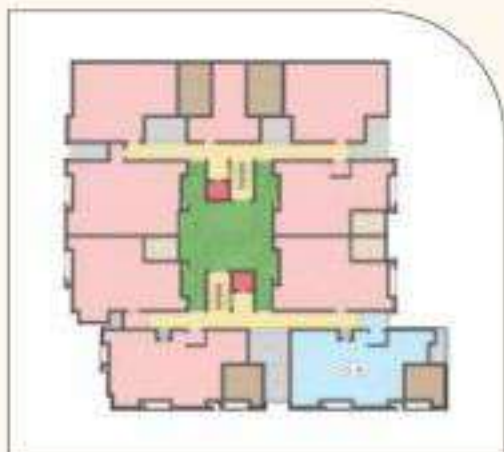
**FOR YOUR
PERFECT EVENINGS
HOMES WITH
PRIVATE TERRACE GARDEN**

A sip of coffee, viewing sun-set, sitting at private terrace will surely stimulate your energy.





DAC CHROMANTIQUE



2 BHK Area : 1248 Sq.ft. Facing : North



5TH

FLOOR PLAN

5-A

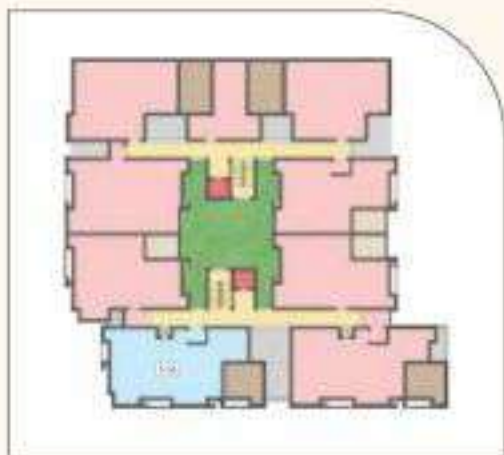


2 BHK Area : 1248 Sq.ft. Facing : North





DAC CHROMANTIQUE



2 BHK Area : 1184 Sq.ft. Facing : North



5TH

FLOOR PLAN

5-B

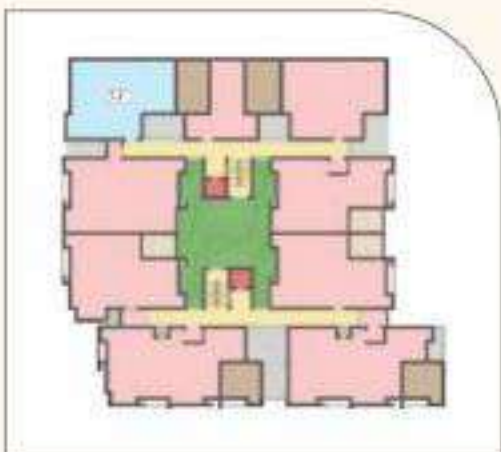


2 BHK Area : 1184 Sq.ft. Facing : North





DAC CHROMANTIQUE



2 BHK Area : 978 Sq.ft. Facing : East



5TH

FLOOR PLAN

5-F

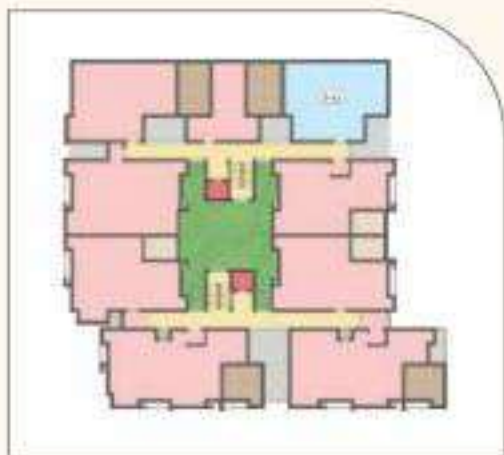


2 BHK Area : 978 Sq.ft. Facing : East





DAC CHROMANTIQUE



2 BHK Area : 968 Sq.ft. Facing : East



5TH

FLOOR PLAN

5-G



2 BHK Area : 968 Sq.ft. Facing : East





CUSTOMER TESTIMONIALS



DAC CHROMANTIQUE - 2B
Mr. BALAJI
(Manager - Ford Motor Private Limited)

"Extremely happy to buy flat from DAC, I have visited their completed projects in Tambaram and their fit and finish is top notch and of course quality as well! Excited to be part of DAC Chromantique! Willing to take possession soon.



DAC SAGAR - T1
Mr. SABASTIN ARTHUR, Mrs. D. SUBASHINI
(Manager – Capgemini)

DAC Promoters fulfilled our dream of buying house in Chennai. Very Professional and customer focused attitude towards services. Special thanks to Mr Ramana, Mr Anand and Ms Nivetha for their friendly coordination and help during the flat delivery process.



DAC SARA - S3
Dr. VINAY KUMAR REDDY
(Asst. Professor, SRM Dental College and Hospital)

We were in constant search for a home in Chennai with good amenities and proper ventilation. DAC constructions were sought after hearing the good reviews and they never failed us. Our suggestions and requirements were given utmost importance and now we are the proud home owners of a DAC flat. Thank you for your great service and we recommend DAC constructions to anyone searching for a feel good home.



DAC UMayAL - S4
Mr. M. JEGAN
(Highways Department - Government of Tamil Nadu)

We are extremely happy to purchase our dream home from DAC Promoters, they never compromise on the quality and commitments, the entire team is very friendly and supportive. Special mention to Mr. Madhan, Mr.Natarajan and Ms. Nivetha. I wish DAC all success in their future endeavours.

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





SPECIFICATIONS



STRUCTURE

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



PAINT

All Interior Walls will be applied with wall putty and finished with premium paint, Ceiling will be finished in Ultra White.



KITCHEN

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



TILES

Entire Flat 2'x2' vitrified tiles **JOHNSON***/**Kajaria***/**RENNY***/ Equivalent Flooring in all bathroom will be 1'x1' Anti Skid tiles.



WINDOW

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



DOOR

Main Door : Good Quality of Teak wood panel 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.



PLUMBING & SANITATION

External PVC piping (**PRINCE***/Astral / Prince / Equivalent) and Internal CPVC piping (**PRINCE***/Prince / Equivalent). All Fittings will be **KOHLER***/**JAGUAR***/ Equivalent Ceramic dado tiles upto 7' height.



STAIRCASE

Vitrified Anti Skid Tiles for foot steps with MS Handrails.

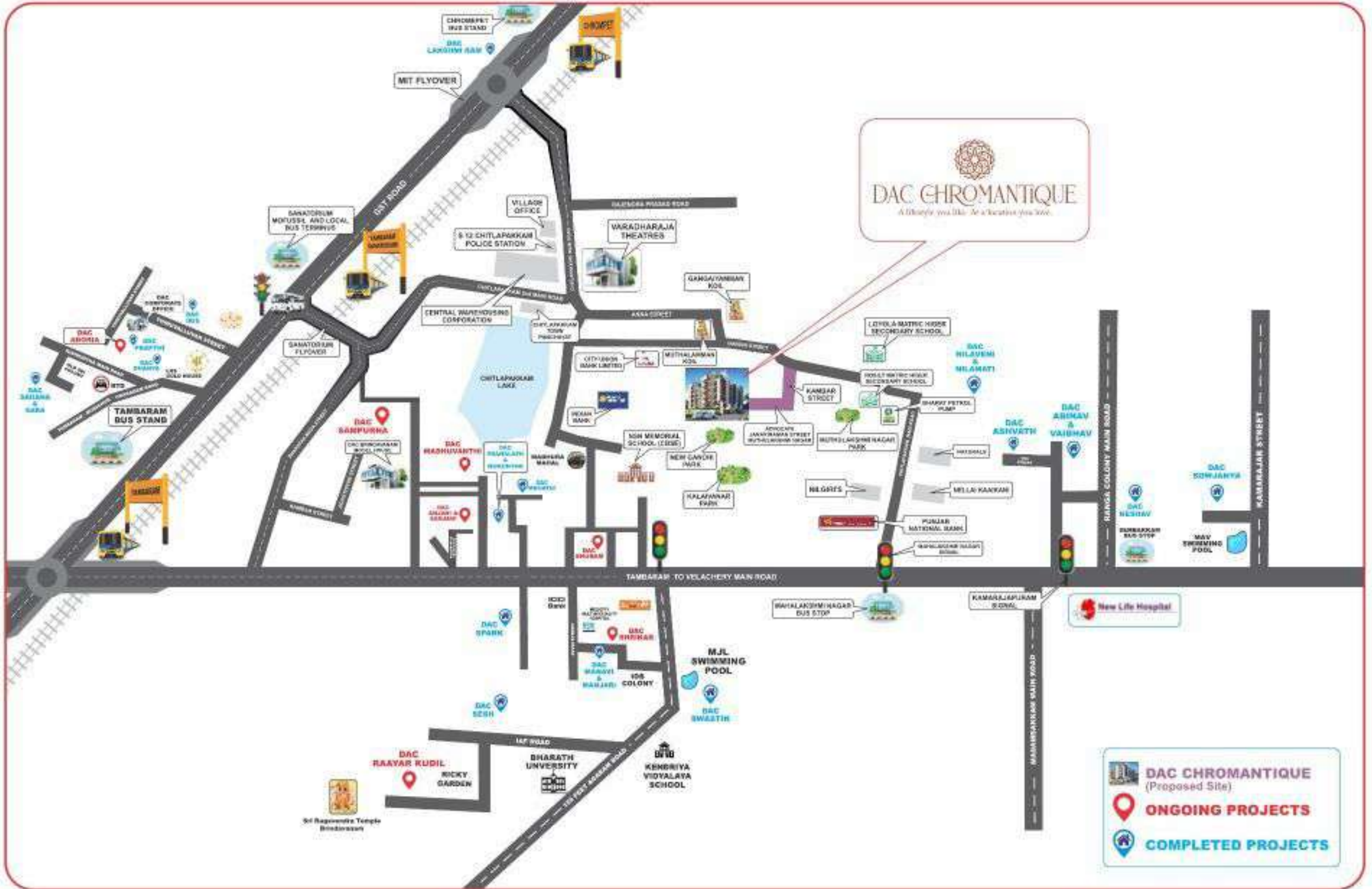


ELECTRICAL

Concealed 3-phase Electricity supply with **FINOLEX***/**BANCHOR***/ Equivalent wiring MCB's adequate light, fan sufficient power point, **ROMA***/ Switches light in common areas, Free inverter wiring.



DAC CHROMANTIQUE Location Map - (Not to Scale)



SITE ADDRESS: DAC Chromantique, Advocate Janakiraman Street, Muthiakshmi Nagar, Chitlapakkam, Chennai - 600064

EXPERTS ASSOCIATED WITH DAC CHROMANTIQUE



STRUCTURAL CONSULTANT

Mr. Er. N. Kanagavel
ME, MBA, M.I.E, F.I.V



ELECTRICAL CONSULTANT

Mr. P. Arul
B.E. (Electrical)



PLUMBING CONSULTANT

Mr. T. Balasubramanien
B.E,PGDFS.,



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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Call: 93003 93003

Member
CREDAI



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