





Mr. S. SATHISH KUMAR
Managing Director

From MD's Desk

The DAC Way

Driven by Purpose. Defined by Precision.

At DAC Developers, we don't just build structures — we craft homes where families create memories, dreams take shape, and happiness finds a home. Backed by over a decade of trust, every DAC project is a balance of functionality and emotion, comfort and aesthetics. Each home is the result of a clear process, built around three core principles — each one carefully thought through, long before the first brick is laid.

Right Location

It starts with asking: would we want to live here?
Before a single blueprint is drawn, we walk the land. We study the surroundings, the community, the future potential. Is it connected, yet calm? Are schools, hospitals, workplaces, and essentials within reach? Does it feel like home — not just today, but ten years from now?
At DAC, choosing a location is never about what's trending. It's about what sustains — peace of mind, daily ease, and long-term value. That's the lens we use. And we don't compromise on it.

Right Design

Every line on the layout answers a real-life need.
We imagine how a family might move through the space — where light should pour in, where kids might play, how a kitchen becomes the heart of a home. Design isn't just about aesthetics for us. It's about solving quietly — for comfort, for efficiency, for joy. Storage where you need it. Balconies that breathe. Plans that evolve with time.
We design like we're going to live there ourselves — because homes should grow with you, not limit you.

Right Process

What you don't see is what makes all the difference.
Long before the first stone is laid, we've done the groundwork — approvals, soil studies, partner vetting, and plan reviews.
Every step is thought through, refined, and backed by systems.
Our time lines aren't just optimistic targets — they're structured commitments.
We obsess over the behind-the-scenes — quality checks, material sourcing, vendor coordination — because that's what ensures peace of mind at handover.

This is what we mean by building with integrity: not just what's visible, but everything that holds it up. We take pride in how we build — not just the homes themselves, but the entire journey. From design to delivery, curation to celebration, our process is built to make every step seamless and personal. Because at DAC, we believe:

“When you build a happy home, you make the world a little happier.”

Welcome to a world where homes are made with heart.

Welcome to DAC.

Where Modern Living Meets Refined Elegance

S+5 Structure | 58 Apartments |
PREMIUM 2 & 3 BHK APARTMENTS.



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

Spacious. Stylish. Smart.

Each apartment at Luxe is intelligently designed to maximize natural light, ventilation, and space efficiency. The interiors echo luxury, blending warm finishes with modern materials to create homes that feel both premium and personal.

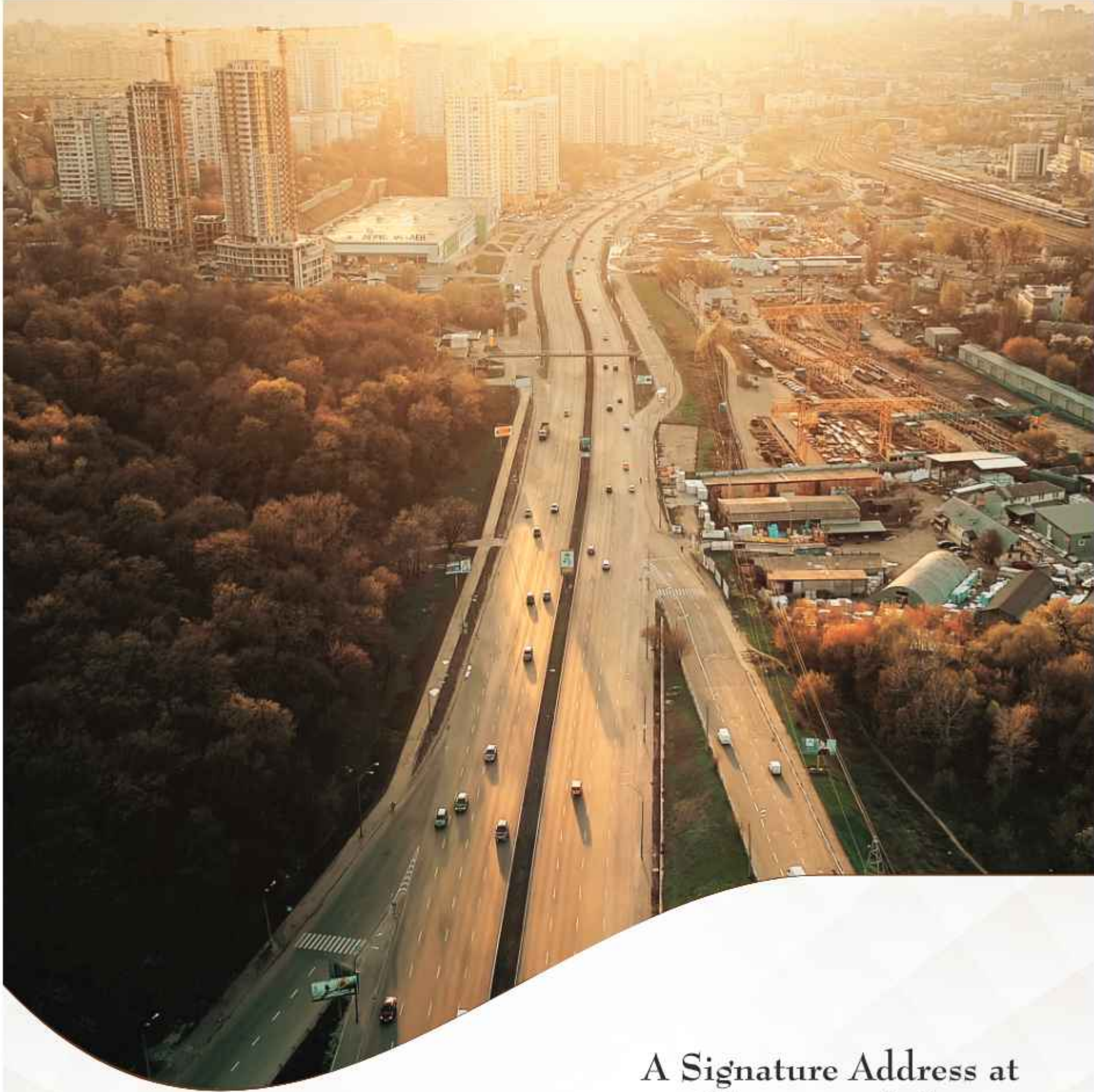




Amenities that Redefine Urban Comfort

At Luxe, life goes beyond four walls.

Step into a lifestyle enriched with recreation, fitness,
and social experiences – all within your community.



A Signature Address at Old Perungalathur

Welcome to Luxe by DAC, an exclusive collection of 58 premium apartments designed for those who appreciate the finer things in life. Strategically located on the main road of Old Perungalathur, this contemporary S+5 residential landmark blends architectural elegance, modern comfort, and urban convenience to deliver a truly elevated living experience.

Location Map

(Not to Scale)



SITE LOCATION



LOCATIONAL ADVANTAGES

SCHOOLS

- ✦ Shri Chaitanya Techno School - 1 km
- ✦ Annie Matriculation Higher Secondary School - 2 kms
- ✦ SAN Academy - 3.5 kms
- ✦ Shri Natesan School - 4 kms
- ✦ Valluvar Gurukulam - 4.9 kms
- ✦ Seventh Day Adventist School - 5.1 Kms
- ✦ Narayana E-Techno School - 5.9 kms

COLLEGES

- ✦ Apollo Group of Colleges - 4.2 kms
- ✦ TMG College of Arts and Science - 4.2 kms
- ✦ Madras Christian College - 5.2 kms
- ✦ Crescent University - 6.4 kms
- ✦ Dhanalakshmi College OF Engineering - 7.3 kms
- ✦ Sri Sairam Engineering College - 8.6 kms
- ✦ SRM University - 14.2 kms

HOSPITALS

- ✦ Annai Arul Hospital - 850 mts
- ✦ Saratha Hospital - 2.3 kms
- ✦ Deepam Health Centre - 2.6kms
- ✦ Hindu Mission Hospital - 4.6 kms
- ✦ Rela Hospital - 8.6 kms

CONNECTIVITY

- ✦ Outer Ring Road - 1.4 kms
- ✦ Perungalathur Railway Station - 2.7 kms
- ✦ Perungalathur Junction - 2.9 kms
- ✦ GST Road - 3.9 kms
- ✦ Tambaram Bus Stand - 4 kms
- ✦ Tambaram Railway station - 6 kms
- ✦ Vandalur Railway Station - 6 kms
- ✦ Kilambakkam Railway Station - 6.6 kms
- ✦ Kilambakkam Bus Terminus - 7.6 kms
- ✦ Chennai International Airport - 11.6 kms

ATTRACTIONS

- ✦ Vidya Theatre - 3.7 kms
- ✦ National Theatre - 3.9 kms
- ✦ Jeyachandran Store - 5.1 kms
- ✦ Vandalur Zoo - 6.4 kms
- ✦ Aerohub - 12.6 kms

IT SECTORS & FACTORIES

- ✦ Shriram IT Gateway - 3.6 kms
- ✦ Tambaram MEPZ IT Park - 6.6 kms
- ✦ Zoho Corp Campus - 13 kms
- ✦ ELCOT SEZ - 17.4 kms
- ✦ Mahindra World City - 26 kms



Indoor Games Room

Unwind and connect over a variety of fun-filled games in our vibrant indoor games room.

Fully Equipped Gym

Stay fit and energized at our well-equipped modern gym.



Kids Play Area

A lively kids' play zone with a fun ball pit, safe floor activities, and a cosy story corner that inspires creativity.



Rooftop Party Area / BBQ Counter

Celebrate memorable moments at our stylish rooftop party area with stunning views.

Yoga/ Meditation Zone

Find your inner peace at the serene rooftop yoga and meditation zone.



Reflexology Pathway

Rejuvenate your senses as you stroll along the soothing reflexology pathway.

FEATURES

Spacious Automatic lifts



24/7 DG power backup
for all apartments



USB - TYPE - 'C' Charging
ports in living and
all bedrooms



Data point in living &
Master Bedroom



Solar power backup
for common area



Centralized DTH Provision



CCTV for Common Area

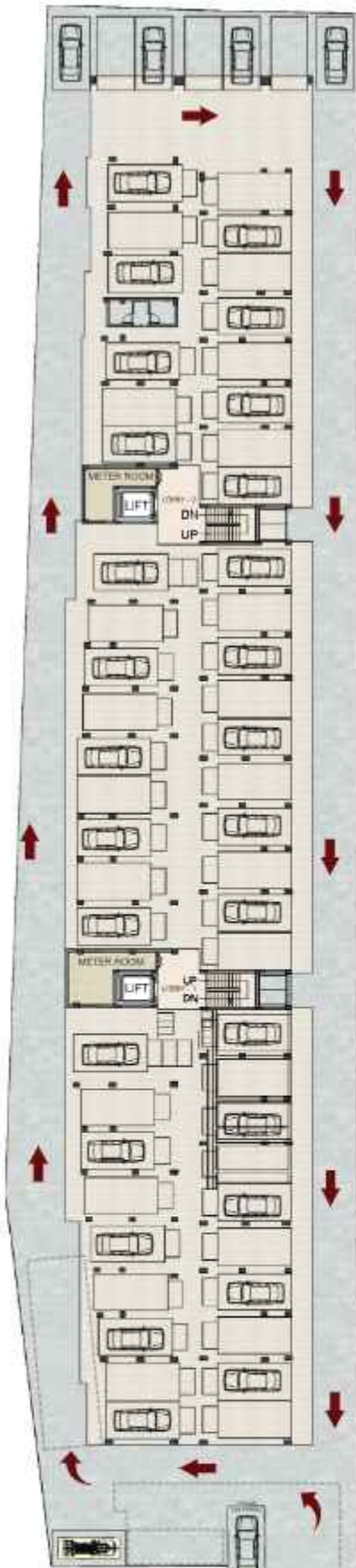


An Elevation of Elegance

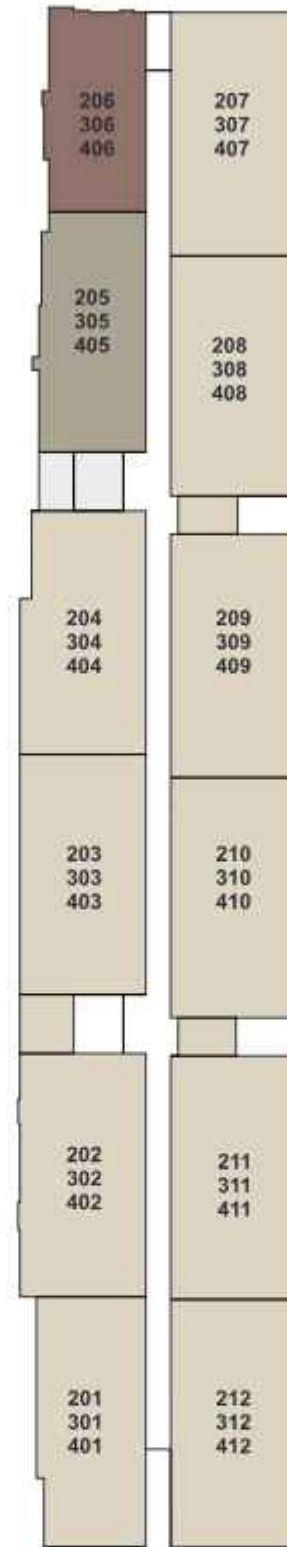
A seamless blend of design and distinction, Luxe by DAC embodies contemporary sophistication. Its striking presence reflects the harmony of form and function, creating a lasting impression that defines modern urban living.



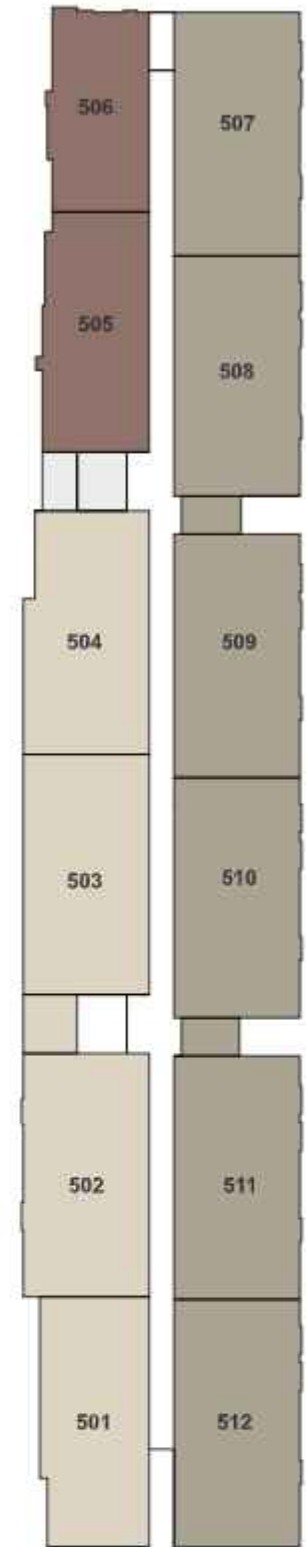
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1ST FLOOR PLAN



TYPICAL FLOOR PLAN
2ND, 3RD & 4TH



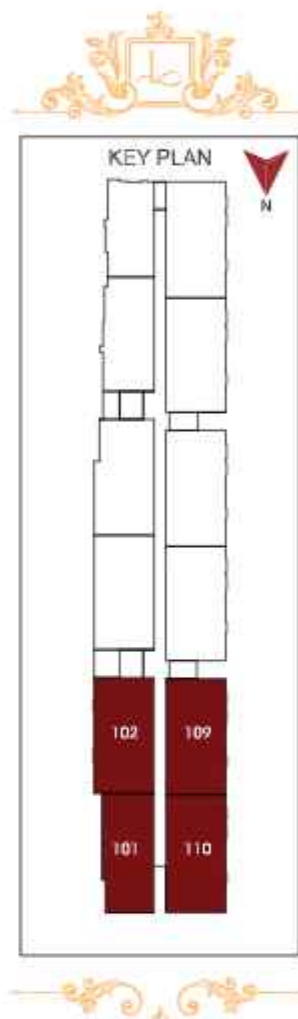
5TH FLOOR PLAN



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



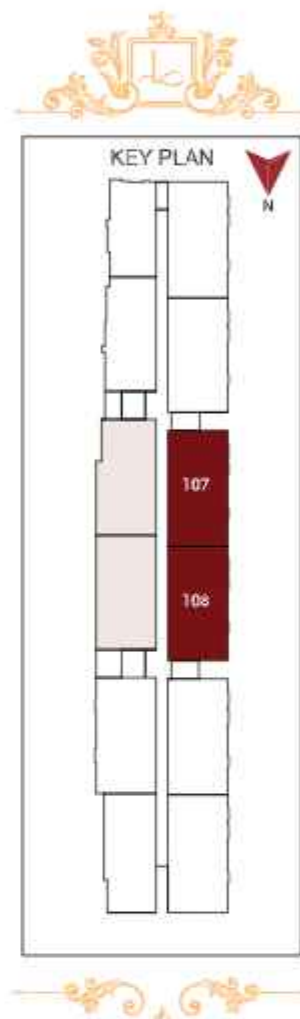
SITE CUM STILT FLOOR PLAN



1ST FLOOR PLAN

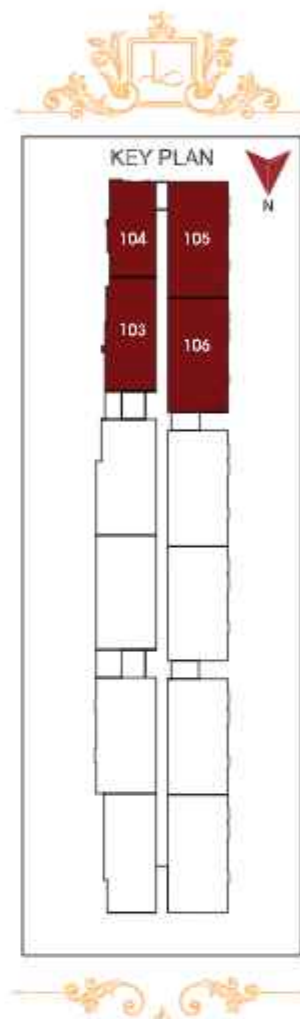
FACING	UNIT NO	TYPE	SIZE
WEST	101	3BHK+3T+PVT	1320+41 SQ.FT
WEST	102	3BHK+3T+PVT	1416+183 SQ.FT
EAST	109	3BHK+3T+PVT	1413+55 SQ.FT
EAST	110	3BHK+3T+PVT	1452+65 SQ.FT

*Furniture shown in the plan are only for indicative purpose. *Room size may vary according to the L&L size.
 *Dimensions & Floor area may have slight variations from which are already stated as part of the design and cannot be repeated.



1ST FLOOR PLAN

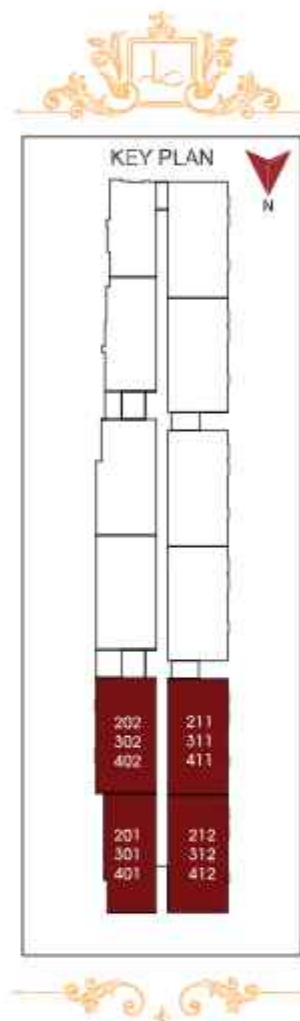
FACING	UNIT NO	TYPE	SIZE
EAST	107	3BHK+3T+PVT	1413+55 SQ.FT
EAST	108	3BHK+3T+PVT	1413+59 SQ.FT



1ST FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
WEST	103	3BHK+2T+PVT	1199+80 SQ.FT
WEST	104	2BHK+2T	967 SQ.FT
EAST	105	3BHK+3T+PVT	1413+55 SQ.FT
EAST	106	3BHK+3T+PVT	1413+59 SQ.FT

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TYPICAL 2,3 & 4 FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
WEST	201, 301, 401	3BHK+3T	1320 SQ.FT
WEST	202, 302, 402	3BHK+3T	1416 SQ.FT
EAST	211, 311, 411	3BHK+3T	1413 SQ.FT
EAST	212, 312, 412	3BHK+3T	1452 SQ.FT

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*Dimensions & Floor levels may have visible variations from which are securely placed and as part of the design and cannot be repeated.



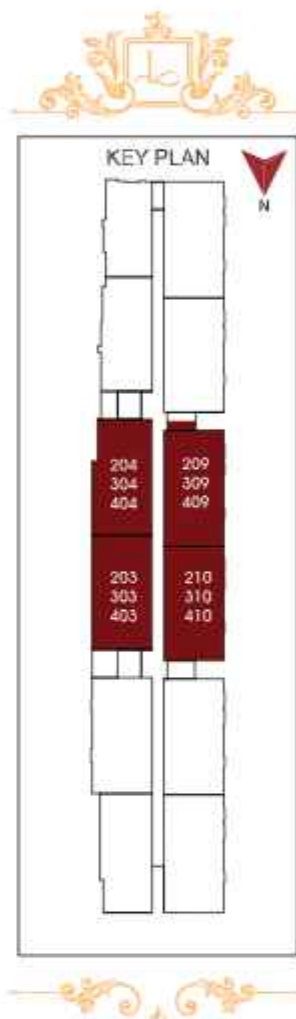
204
304
404

203
303
403



209
309
409

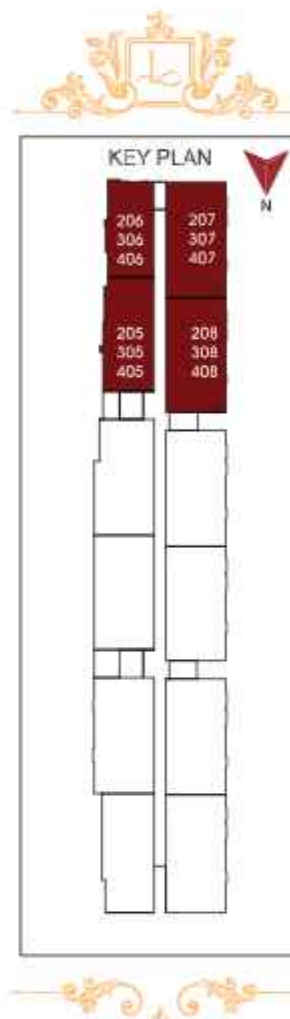
210
310
410



TYPICAL 2,3 & 4 FLOOR PLAN

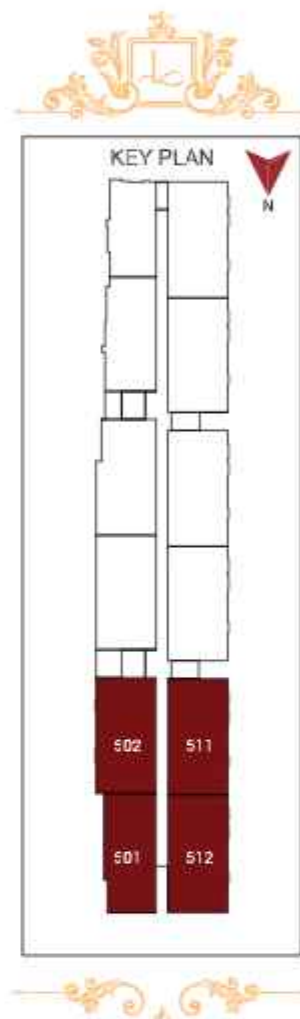
FACING	UNIT NO	TYPE	SIZE
WEST	203, 303, 403	3BHK+3T	1413 SQ.FT
WEST	204, 304, 404	3BHK+3T	1438 SQ.FT
EAST	209, 309, 409	3BHK+3T	1413 SQ.FT
EAST	210, 310, 410	3BHK+3T	1413 SQ.FT

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TYPICAL 2,3 & 4 FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
WEST	205, 305, 405	3BHK+2T	1199 SQ.FT
WEST	206, 306, 406	2BHK+2T	967 SQ.FT
EAST	207, 307, 407	3BHK+3T	1413 SQ.FT
EAST	208, 308, 408	3BHK+3T	1413 SQ.FT



5TH FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
WEST	501	3BHK+3T+PVT	1251+60 SQ.FT
WEST	502	3BHK+3T+PVT	1365+59 SQ.FT
EAST	511	3BHK+2T+PVT	1230+130 SQ.FT
EAST	512	3BHK+2T+PVT	1258+155 SQ.FT

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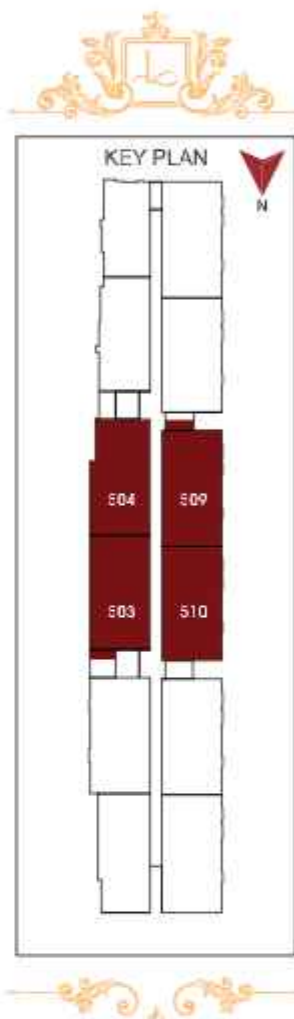


504

509

503

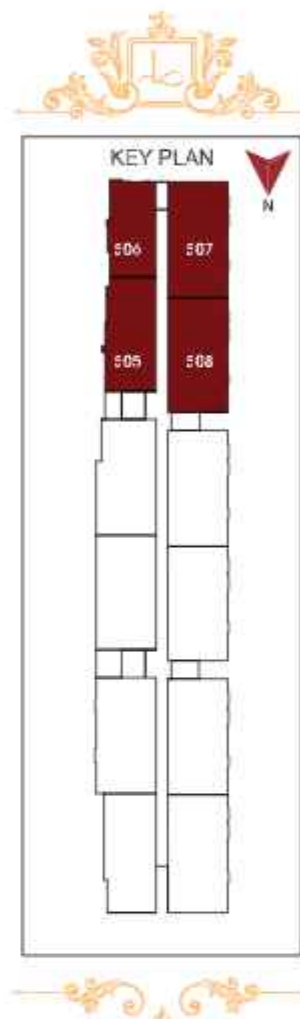
510



5TH FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
WEST	503	3BHK+3T+PVT	1364+59 SQ.FT
WEST	504	3BHK+3T+PVT	1373+51 SQ.FT
EAST	509	3BHK+2T+PVT	1230+130 SQ.FT
EAST	510	3BHK+2T+PVT	1230+133 SQ.FT

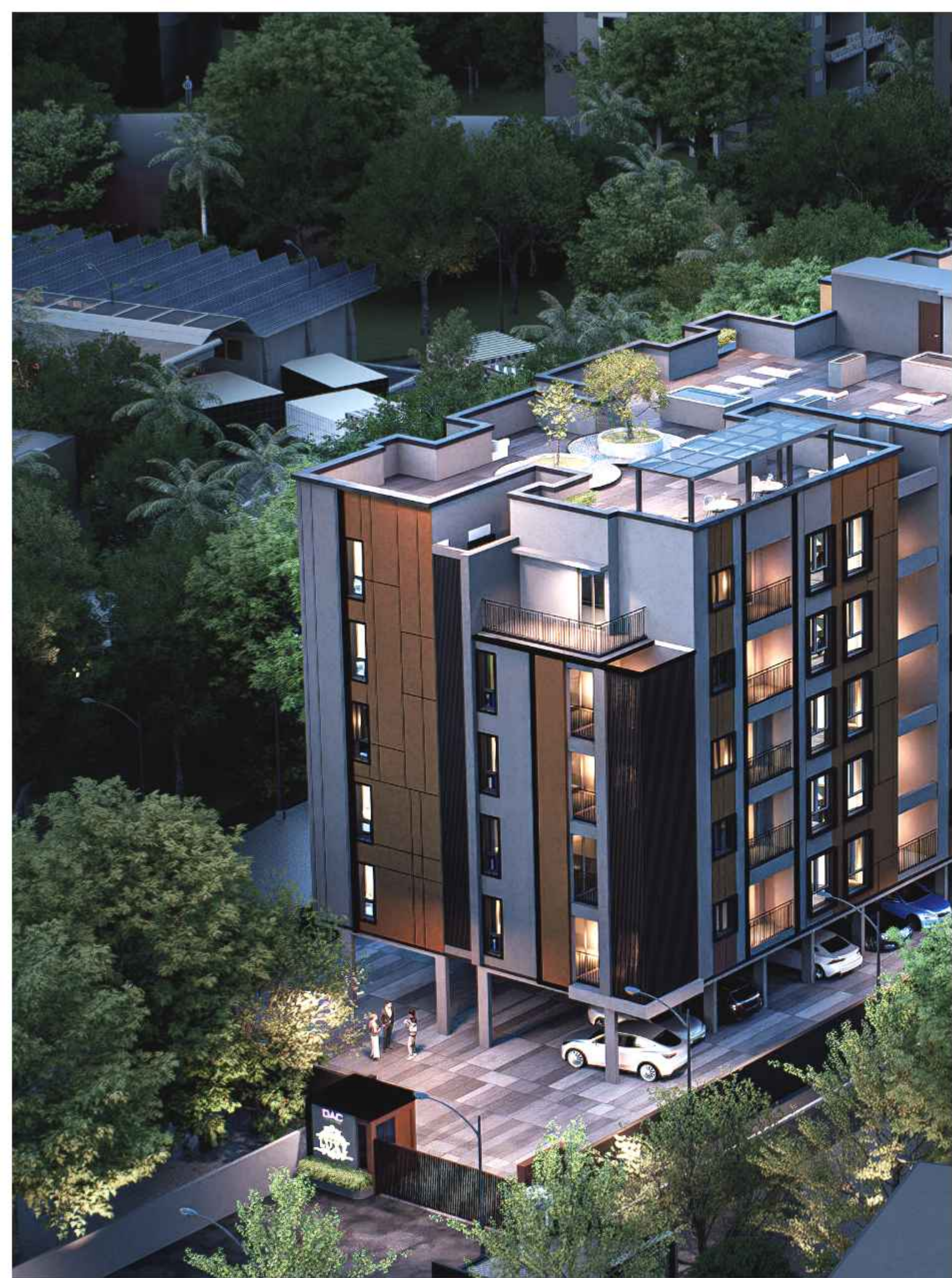
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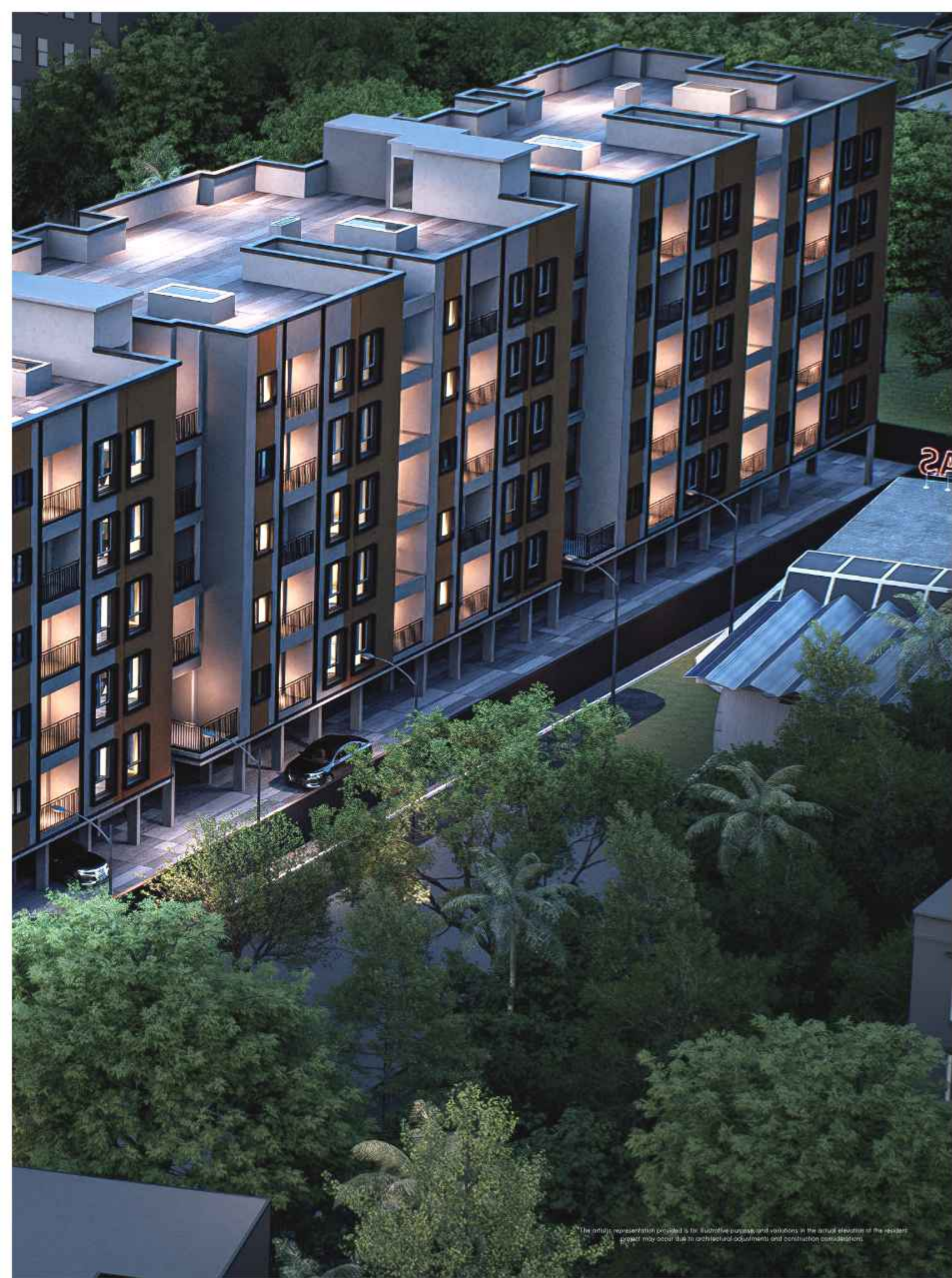


5TH FLOOR PLAN

FACING	UNIT NO	TYPE	SIZE
WEST	505	2BHK+2T+PVT	1056+110 SQ.FT
WEST	506	2BHK+2T	967 SQ.FT
EAST	507	3BHK+2T+PVT	1230+130 SQ.FT
EAST	508	3BHK+2T+PVT	1230+133 SQ.FT

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Where Style Meets Structure

Every element of Luxe by DAC speaks of thoughtful design and refined taste. From balanced proportions to graceful detailing, it showcases a perfect fusion of modern aesthetics and enduring strength
a true reflection of elegant living.





SPECIFICATION

1.STRUCTURE

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



2.TILING

1.1FLOORING

- ✦ All tiles will be from **SOMANY/KAJARIA** or equivalent make.
- ✦ Living, dining and Bedrooms – 600MM x 600MM vitrified tiles with spacers.
- ✦ Toilets, Balconies / Sitout - 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.



1.2DADO

- ✦ All tiles will be from **SOMANY / KAJARIA** 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.

3.KITCHEN

- ✦ 600MM x 600MM Vitrified tile flooring from **SOMANY/KAJARIA** or equivalent make.
- ✦ 19mm thick Black granite of size as per drawing for kitchen platform will be provided.
- ✦ Stainless steel sink with drain board - **FRANKE/NIRALI** or Equivalent make will be provided.
- ✦ Provision for water purifier and Sink water point will be provided.



4.DOORS / 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 with grooves and designer hardware's of **YALE / DORSET** or equivalent make. Smart lock will be Provided.
- ✦ BEDROOM DOOR (900MM x 2100MM) 2100MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of **YALE / DORSET** or equivalent make.
- ✦ TOILET DOOR (750MM x 2100MM) 2100MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of **YALE / DORSET** or equivalent make.
- ✦ UPVC French doors with sliding shutter will be from **SAINT GOBAIN/PROMINANCE** or Equivalent make.
- ✦ UPVC Windows with sliding shutters for all windows will be from **SAINT GOBAIN/PROMINANCE** or Equivalent make. Grills will be provided.
- ✦ UPVC Ventilators with pin headed/frosted glass along with Exhaust fan provision will be from **SAINT GOBAIN/PROMINANCE** or Equivalent make.



5. 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** 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** 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** or Equivalent make.
- ✦ MS Railing for Balcony and Staircase finished with enamel paint aesthetically designed & fixed to wall.



6. 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/ANCHOR/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 and 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.
- ✦ TYPE-C USB charging port in switch boards will be provided in Living and in all bedrooms.
- ✦ Solar power for the essential points in common areas.



7. PLUMBING & SANITARY

- ✦ All sanitary ware in ceramic of superior brands like **KOHLER/GROHE** or equivalent will be provided.
- ✦ EWC with health faucet of superior brand like **KOHLER/GROHE** or equivalent will be provided.
- ✦ Washbasin of superior brand like **KOHLER/GROHE** or equivalent will be provided in toilets.
- ✦ CP fittings of superior brand like **KOHLER/GROHE** or equivalent will be provided.
- ✦ Single lever HI – FLOW concealed diverter of **KOHLER/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.



8. 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 **JOHNSON /FUJITECH** or equivalent make.
- ✦ One well and two bore wells will be provided.
- ✦ Common sump, Sewage treatment plant and rain water harvesting will be provided.



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