



Dac Shrikar

GOOD TIME BEGINS HERE



From The Managing Director Desk,

---



Almost all projects of DAC promoters can be found within a radius of 0.5 km to 9 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 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 DAC KUMARAN, one of the client, 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 viceversa. After a bit of thinking, I said yes. It was a tough task though, impelled with his thought, I completed the construction to his 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 any business 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 to that we provide Mr. Kitchen that can be handy for close door family functions.

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 3,01,692 sq ft, our current pipeline to be delivered stays at 2,89,884 sq ft across East Tambaram, Chromepet, Pammal, Pallavaram & Selaiyur.

**S. SATHISH KUMAR**  
*Managing Director*



## STAY CONNECTED

---

Perfectly identified land parcel which is located in the prime vicinity of East Tambaram, Selaiyur. Dac Shrikar is surrounded by hospitals, restaurants, reputed schools, colleges, supermarkets, shopping outlets & many more. Fabulous connectivity to GST Road, Tambaram to Velachery road is one such remarkable connectivity, where one can reach this main road in just 150 mtrs, and Tambaram Railway Station in Just 10 mins from Dac Shrikar.

Dac Shrikar comes with the combination of spacious 2 & 3bhk apartments. With an advantage of having a dedicated private terrace exclusively for your flat no wonder you will stay away with joy of a complete living. DAC Homes designed here is a array of happiness that keeps you connected forever.





Ground Floor



First Floor



Second Floor



 **dac PROMOTERS**

**DAC SHIKAR**

 **dac PROMOTERS**



Upgrade your  
**Lifestyle**  
TO THE ESSENTIAL  
“HOME LUXURY”





Ground Floor Plan



G1

BHK : 2 BHK

Area : 700 Sq.ft.

Facing : East Facing



Ground Floor Plan



G2

BHK : 2 BHK

Area : 988 Sq.ft.

Facing : East Facing



First Floor Plan



F1

BHK : 2 BHK

Area : 730 Sq.ft.

Facing : South Facing



First Floor Plan



F2

BHK : 2 BHK

Area : 750 Sq.ft.

Facing : North Facing



First Floor Plan



F3

BHK : 2 BHK

Area : 972 Sq.ft.

Facing : North Facing



First Floor Plan



F4

BHK : 2 BHK

Area : 991 Sq.ft.

Facing : East Facing



First Floor Plan



F5

BHK : 2 BHK  
Area : 745 Sq.ft.  
Facing : East Facing



First Floor Plan



F6

BHK : 2 BHK  
Area : 811Sq.ft.  
Facing : East Facing

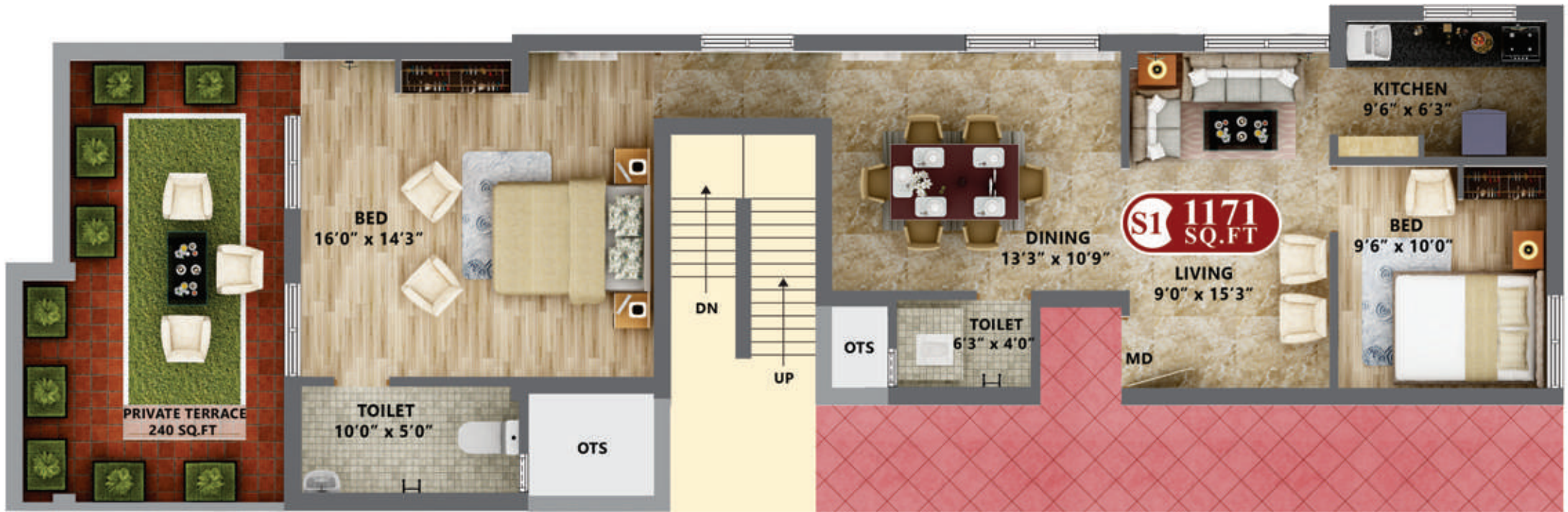


CELEBRATE EACH MOMENT

---

At your own Private Terrace





Second Floor Plan



S1

BHK : 2 BHK

Area : 1171Sq.ft.

Facing : North Facing



Second Floor Plan



S2

BHK : 2 BHK  
Area : 882Sq.ft.  
Facing : North Facing



Second Floor Plan



S3

BHK : 2 BHK

Area : 1000 Sq.ft.

Facing : East Facing



Second Floor Plan



S4

BHK : 2 BHK

Area : 1092 Sq.ft.

Facing : East Facing



## AMENITIES

---

- Lift
- Mr. Kitchen
- Video Door Phone
- Potable Water
- Power Backup
- CCTV Camera
- Covered Car Parking
- 100% Vasthu





## LOCATION ADVANTAGES

---

- Near by Camp Road Junction
- Bethesda Hospital
- Sir Sankara Vidyalaya Matriculation Higher Secondary School
- Zion Matriculation School
- Medicity Multispeciality Hospital
- MJL Swimming Pool
- Selaiyur Post Office
- Alwin Memorial Public School
- Raghavendra Dental Hospital
- Selaiyur Police Station
- Kendriya Vidyalaya School
- Thirupur Kumaran Park





Upgrade your  
**Lifestyle**  
TO THE ESSENTIAL  
“HOME LUXURY”

## 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 Structure 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**\*/**SOMANY**\*/ Equivalent Flooring in all bathroom will be 1'x1' Anti Skid tiles.



### Window

All Windows are UPVC openable window with MS safety grills.



### Doors

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 (**FinOlex**\*/ Astral / Prince / Equivalent) and internal CPVC piping (**ASTRAL**\*/ Prince / Equivalent). All Fittings will be **Jaquar**\*/ Equivalent Ceramic dado tiles upto 7' height.



### Staircase

Granite Flooring with SS Handrails (or) Vitrified Anti Skid Flooring with MS Handrails.



### Electrical

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



## CLIENT TESTIMONIALS

---



**DAC DELIGHT**  
**F8**  
**Mr. SUDALAI KUMAR**

Quality in construction, managing public relations and following an ethical approach in fixing the price insisted us in buying a flat from DAC Promoters. The construction was completed within the stipulated time and response for service maintenance is also good. I have already recommended Dac Promoters for few of my colleagues.



**DAC AKRITI**  
**G1**  
**Mr. KRISHNA BALAN**

The Outlook of the DAC building captivates attention. I am glad to buy my first home from DAC. It was hassle free good experience right from price negotiation through applying, bank loan, Registration and hand over etc. the way DAC Team members interact is really appreciable, they took care of every small request of mine. And I am happy to receive my home on time with excellent finishing. I will recommend to my people because I find DAC Constructions have a touch of their own



**DAC PRAHALATH**  
**F4**  
**Mr. RAMPRASATH**

From buyer's point of view, DAC balances customer satisfaction and their businesses aptly. They don't stick completely to one end. We can expect a great interaction with DAC in that way.

# Location Map

(Not to Scale)



Site Address : Door No.1, IOB Colony, 1st Main Road, Selaiyur, Chennai - 600 073



Site Address : Door No.1, IOB Colony, 1st Main Road, Selaiyur, Chennai - 600 073

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



**Corporate Office:**

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

-  044 4210 3848
-  [marketing@dacpromoters.com](mailto:marketing@dacpromoters.com)
-  [www.dacpromoters.com](http://www.dacpromoters.com)

-----  
**Branch Office:**

F4 - DAC Brindavanam, No. 47 Agastiyar Street,  
East Tambaram, Chennai - 600 059.  
Phone: 044 4854 0144

-----  
No. 123, Gandhi Main Road, Sri Shankara Nagar,  
Pammal, Chennai - 600 075.  
Phone: 044 4863 0302

-----  
Call: **93003 93003**



Disclaimer:  
This brochure is purely a conceptual presentation does not carry any legal offerings.  
Builder Reserves rights to change, alter, modify the plans & specification.