



DAC DEVELOPERS PVT. LTD

TAMBARAM OFFICE:

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

CORPORATE OFFICE:

New No:27, Old No.19, K-Block, Flat - A1,
First Main Road, Anna Nagar East, Chennai - 600 102.



marketing@dacdevelopers.com



www.dacdevelopers.com

Member
CREDAI



This brochure is for informational purposes only and is not a binding offer. Details, pricing, and specifications are subject to change without notice. Images are artistic representations and not necessarily reflective of the final product. Prospective buyers should verify all information independently and consult with our sales team for the most up-to-date details. The developer reserves the right to make necessary changes to the project. For specific information, contact our sales team or visit our sales office.



MEDALLION

Goldener's Abode

From MD's Desk

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

Since its inception DAC Developers brand has been changing the real estate game by creating superior living spaces. But a lot has changed since then. Many have copied the DAC Developers approach, and over time we have seen a 'Sea of Sameness.'

With more brand awareness than any real estate brand, DAC Developers is poised to change the game once again. To do this, we are reinventing what the DAC Developers brand means in the hearts and minds of those who are buying & investing in real estate today.

This starts with our new mission to defy mediocrity and deliver extraordinary experiences and comes to life in our identity as a brand and the services we develop for our Customers.

This new approach led us to create a new brand identity for the DAC Developers brand a stylish, sleek and sophisticated makeover designed to catapult us into the next century. With a refreshed colour palette that stays true to our iconic blue and orange scheme, the new identity is more modern and distinctive than ever.

The new DAC Developers Seal allows us to project a modern view as well as be more relevant to those buying Apartments, Villas, Plots and more.

Ultimately, we believe this new identity will create, codify and choreograph exquisite, distinctive and irresistible experiences that perform at the leading edge of luxury and will deliver more Trust & Value to our Customers & Prospects than ever before.

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.



Dr. S. SATHISH KUMAR - Managing Director

Experience The Highest Octave of Comfort

Experience the epitome of spacious living with our 5-storey neo-classical apartments, thoughtfully designed to embrace ample ventilation and natural sunlight. Nestled along the well known Vadakkupattu Main road, our architectural marvel combines timeless elegance with modern comforts. Indulge in a wealth of amenities, creating lifestyle of absolute opulence. Welcome to a haven of sophistication, where every aspect of living harmoniously blends to redefine your notion of Luxury, while offering breathtaking lake views.



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



An Abundance Of Exquisite Amenities Await

Experience indulgence at Medallion, where every moment is a celebration. Unleash your inner strength at our cutting-edge unisex gym. Engage in friendly banter over billiards, while kids explore a world of wonder in the dedicated play area. Lose yourself in literary treasures in the elegant reading lounge. Create memories in the multipurpose hall, find serenity in the meditation room, and unleash your competitive spirit with table tennis. Savour culinary delights at the barbeque counter and revel in unforgettable celebrations at the rooftop party area.

At Medallion Residents got a plenty of things to do. The only thing that matters is, Are you ready to be a part of this community.



Unisex Gym

State-of-the-art fitness facility, fostering health and well-being



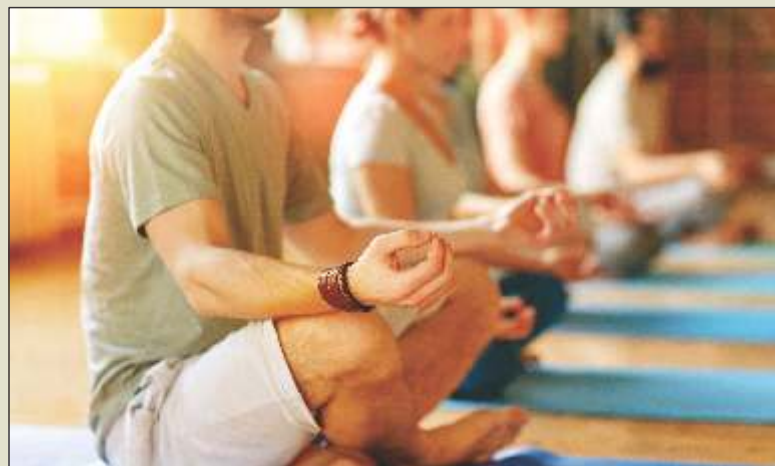
Billiards

Elegant billiards space, inviting friendly competition and entertainment



Out Door play area

Wholesome outdoor fun, creating cherished memories for families



Rooftop Meditation / Aerobic

Peaceful sanctuary, promoting relaxation and inner harmony



Indoor Games

Discover endless fun in our captivating games room.



Multipurpose Hall

Versatile space for events, meetings, and community gatherings



Rooftop Barbecue Counter

Savor delectable flavors in a cozy outdoor barbecue setting



Reading Lounge

Tranquil haven for book lovers, fostering a love for literature



Carrom Board


Traditional indoor fun, a game of skill and camaraderie



Not 1, A Life Close To 3 Metro Stations

Say goodbye to the hassle of traffic congestion and embrace the convenience of a well-connected lifestyle at Medallion.

At Medallion, the upcoming medavakkam koot road metro station is a breezy walk away. And a couple of under construction metro stations at Kamraj Garden Street and Medavakkam Junction making medallion an inevitable investment one could ever imagine.



*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.





The Daily Scenery

Every window has a view. Every storey has its own story. The external environment appears to mix with your personal space, creating an attractive atmosphere. Stunningly picturesque views of the Vadakkupattu lake that stimulates the mind and soothe the spirit. Experience a harmonious connection with nature, right from the comfort of your own home at Medallion.



Embrace Unmatched Connectivity

Immerse yourself in the abundant educational opportunities surrounding Medallion, as it effortlessly connects you to esteemed educational institutions. Within a convenient distance, you'll find top-tier schools colleges, and universities that foster academic excellence. In addition, professionals will thrive in the dynamic professional landscape of the OMR IT Hub, which is easily accessible from Medallion.

*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.

Living Room

A hub of relaxation, laughter, and cherished family moments.



*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.

— — — — —

Picturesque Lake View Balconies

Step onto your exclusive balcony, where Vadakupattu Lake's tranquility unfurls before you. Allow the gentle breeze and captivating scenery to elevate each moment. Your personal haven, where worldly cares vanish, and tranquility reigns supreme.

— — — — —

*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.



Kitchen

Gourmet delight, modern convenience,
culinary creativity flourishes here.




*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.



Bedroom

Tranquil haven, cozy retreat,
lulling you into sweet slumber.



*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.

Neo-Classical Architecture At Medallion

Inspired by the grandeur of ancient Greek and Roman design. Every element, from the stately columns to the intricate details, reflects the sophistication and grace of this revered era. Experience the harmonious blend of tradition and modernity as Medallion embraces the classical legacy, creating a space that exudes timeless beauty and refined opulence. Let the allure of neo-classical architecture transport you to an era of architectural brilliance and indulge in a lifestyle of unparalleled grandeur.


MEDALLION
Goldener's Abode



*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.



Rooftop Party Area

Elevate your celebrations to new heights at our rooftop party area, where breathtaking views, stylish ambiance, and unforgettable moments come together to create the ultimate event experience.



*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.



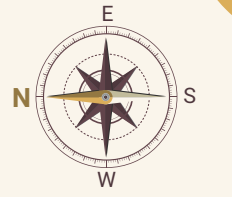
STILT CUM SITE FLOOR PLAN



- 1 ENTRY GATE
- 2 EXIT GATE
- 3 SECURITY CABIN
- 4 LIFT LOBBY
- 5 METER ROOM
- 6 ELECTRICAL TRANSFORMER ROOM
- 7 DRIVER'S TOILET
- 8 MAID'S TOILET
- 9 GENERATOR
- 10 CHILDREN PLAY AREA
- 11 STP
- 12 SUMP



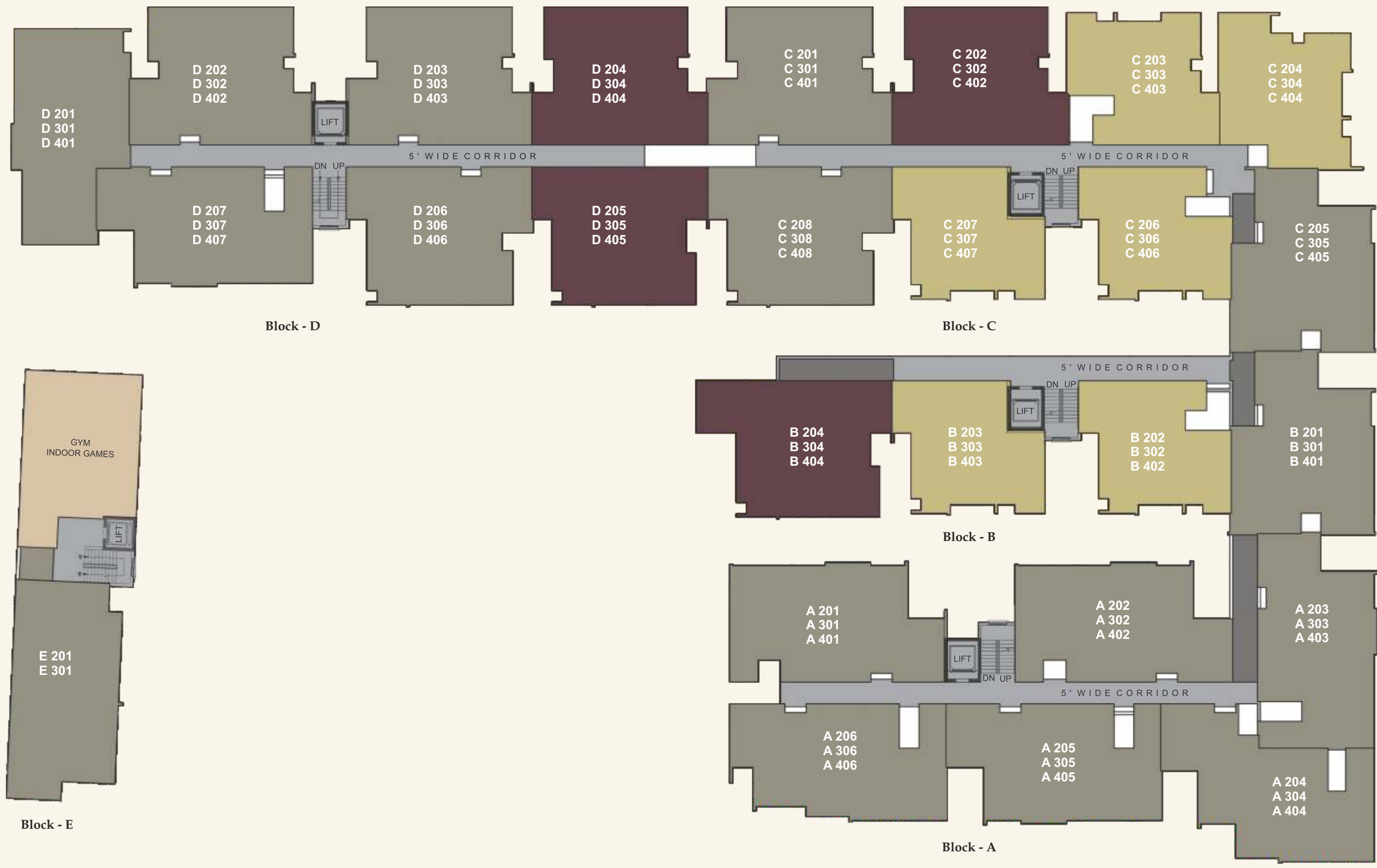
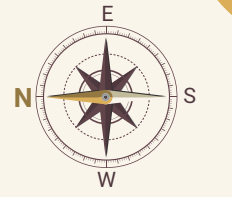
VADAKKUPATTU MAIN ROAD



FIRST FLOOR PLAN

- AMENITIES
- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T

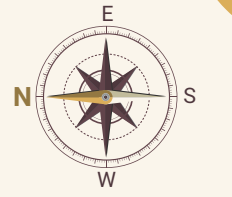
*NOT TO SCALE



TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)

- AMENITIES
- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T

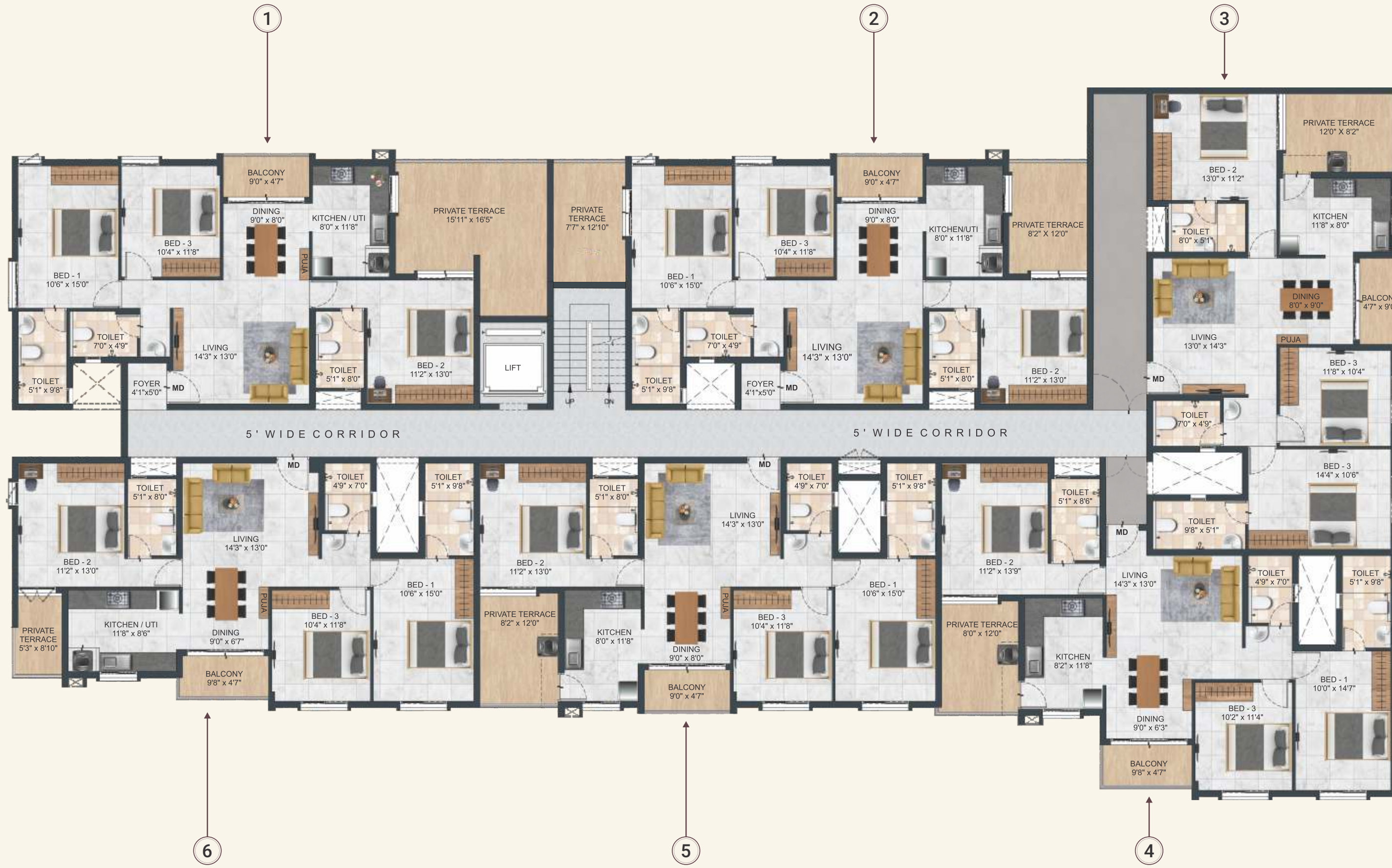
*NOT TO SCALE



5TH FLOOR PLAN

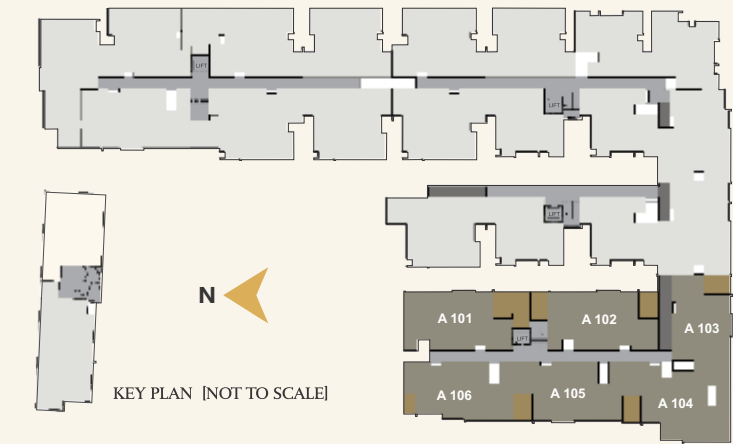
- AMENITIES
- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T

*NOT TO SCALE



**FIRST FLOOR PLAN
BLOCK A**

NORTH	A101	3BHK3T	1445+225 SQFT
NORTH	A102	3BHK3T	1443+200 SQFT
NORTH	A103	3BHK3T	1405+100 SQFT
EAST	A104	3BHK3T	1400+100 SQFT
EAST	A105	3BHK3T	1406+100 SQFT
EAST	A106	3BHK3T	1405 +45 SQFT

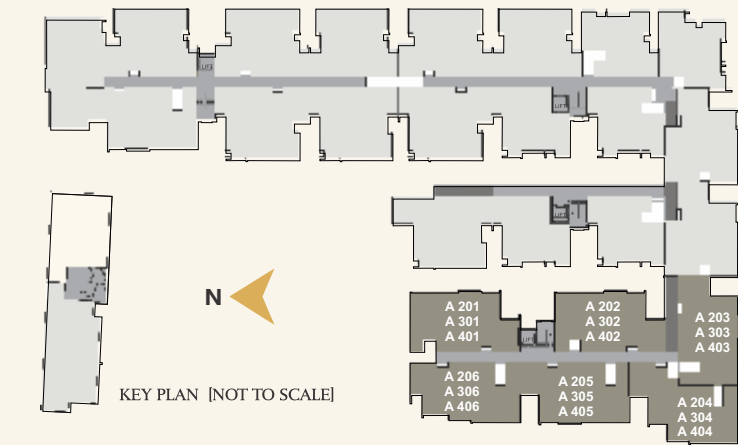


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



**TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)
BLOCK A**

NORTH	A201,A301,A401	3BHK3T	1445 SQFT
NORTH	A202,A302,A402	3BHK3T	1443 SQFT
NORTH	A203,A303,A403	3BHK3T	1405 SQFT
EAST	A204,A304,A404	3BHK3T	1400 SQFT
EAST	A205,A305,A405	3BHK3T	1406 SQFT
EAST	A206,A306,A406	3BHK3T	1405 SQFT

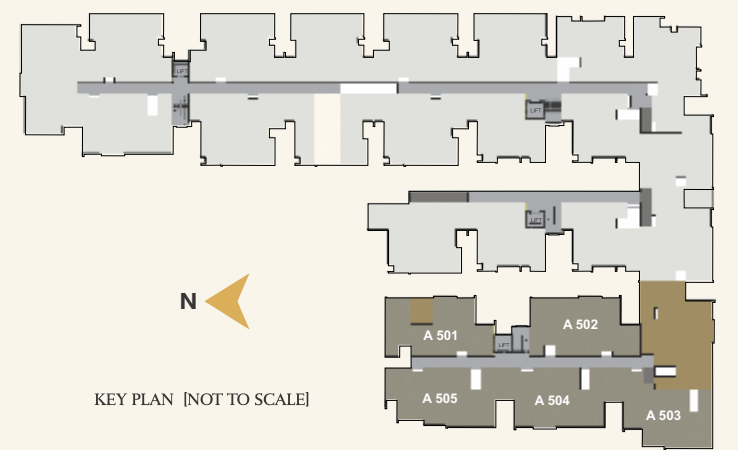


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



**5TH FLOOR PLAN
BLOCK A**

NORTH	A501	2BHK2T	1296+120	SQFT
NORTH	A502	3BHK3T	1443+485	SQFT
EAST	A503	3BHK3T	1410+372	SQFT
EAST	A504	3BHK3T	1406	SQFT
EAST	A505	3BHK3T	1405	SQFT

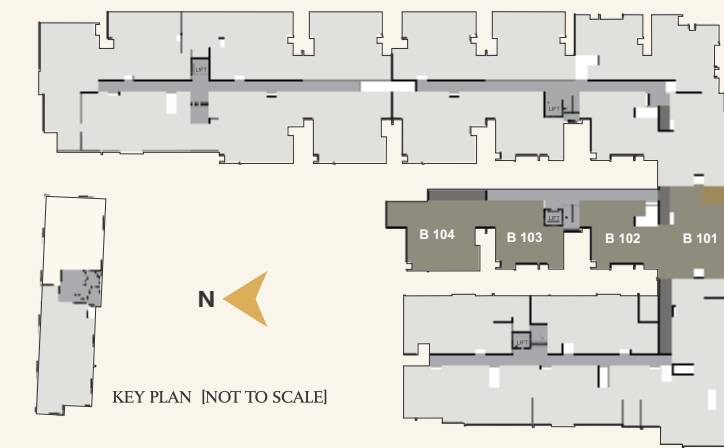


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



FIRST FLOOR PLAN BLOCK B

EAST	B101	3BHK3T	1379+100	SQFT
EAST	B102	2BHK2T	1036	SQFT
EAST	B103	2BHK2T	1041	SQFT
EAST	B104	3BHK2T	1387	SQFT



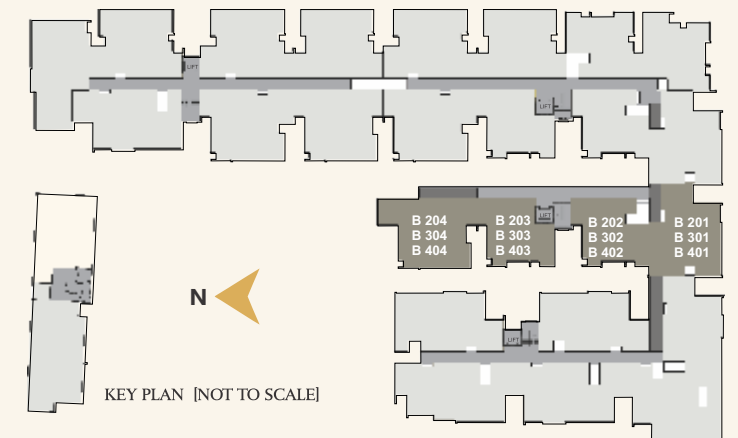
*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)

BLOCK B

EAST	B201,B301,B401	3BHK3T	1379	SQFT
EAST	B202,B302,B402	2BHK2T	1036	SQFT
EAST	B203,B303,B403	2BHK2T	1041	SQFT
EAST	B204,B304,B404	3BHK2T	1387	SQFT

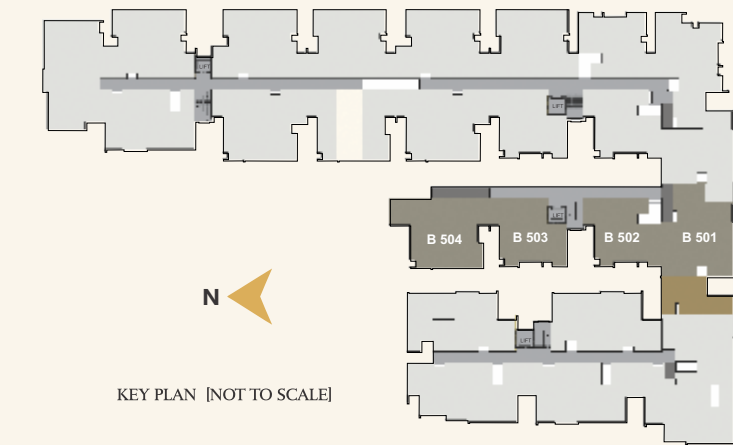


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size

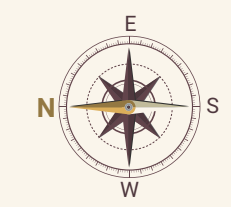


**5TH FLOOR PLAN
BLOCK B**

EAST	B501	3BHK3T	1383+445	SQFT
EAST	B502	2BHK2T	1036	SQFT
EAST	B503	2BHK2T	1041	SQFT
EAST	B504	3BHK2T	1387	SQFT

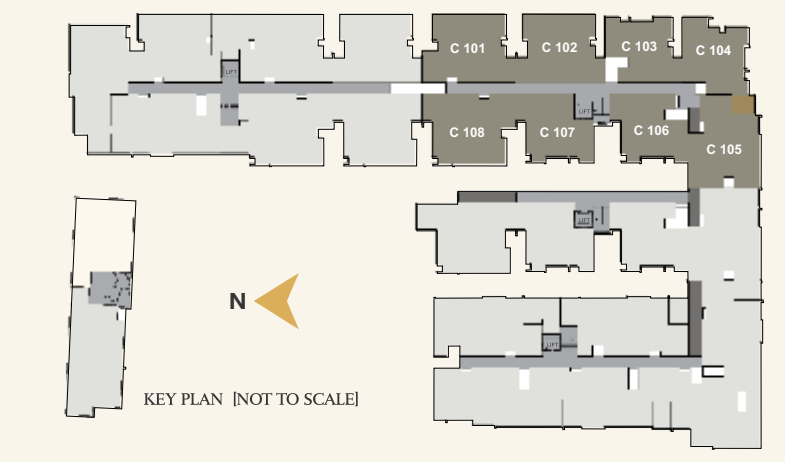


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size

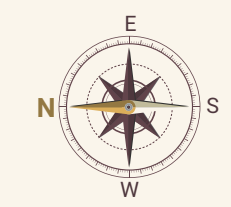


**FIRST FLOOR PLAN
BLOCK C**

NORTH	C101	3BHK3T	1400	SQFT
NORTH	C102	3BHK2T	1346	SQFT
NORTH	C103	2BHK2T	1038	SQFT
NORTH	C104	2BHK2T	1094	SQFT
EAST	C105	3BHK3T	1380+83	SQFT
EAST	C106	2BHK2T	1038	SQFT
EAST	C107	2BHK2T	1040	SQFT
EAST	C108	3BHK3T	1400	SQFT

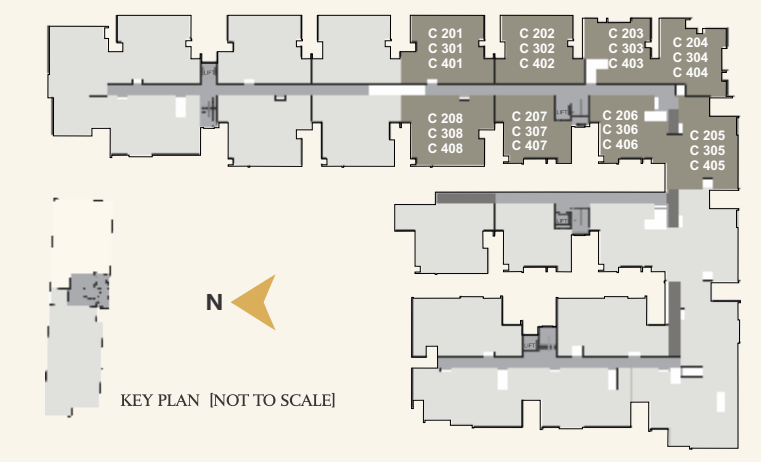


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size

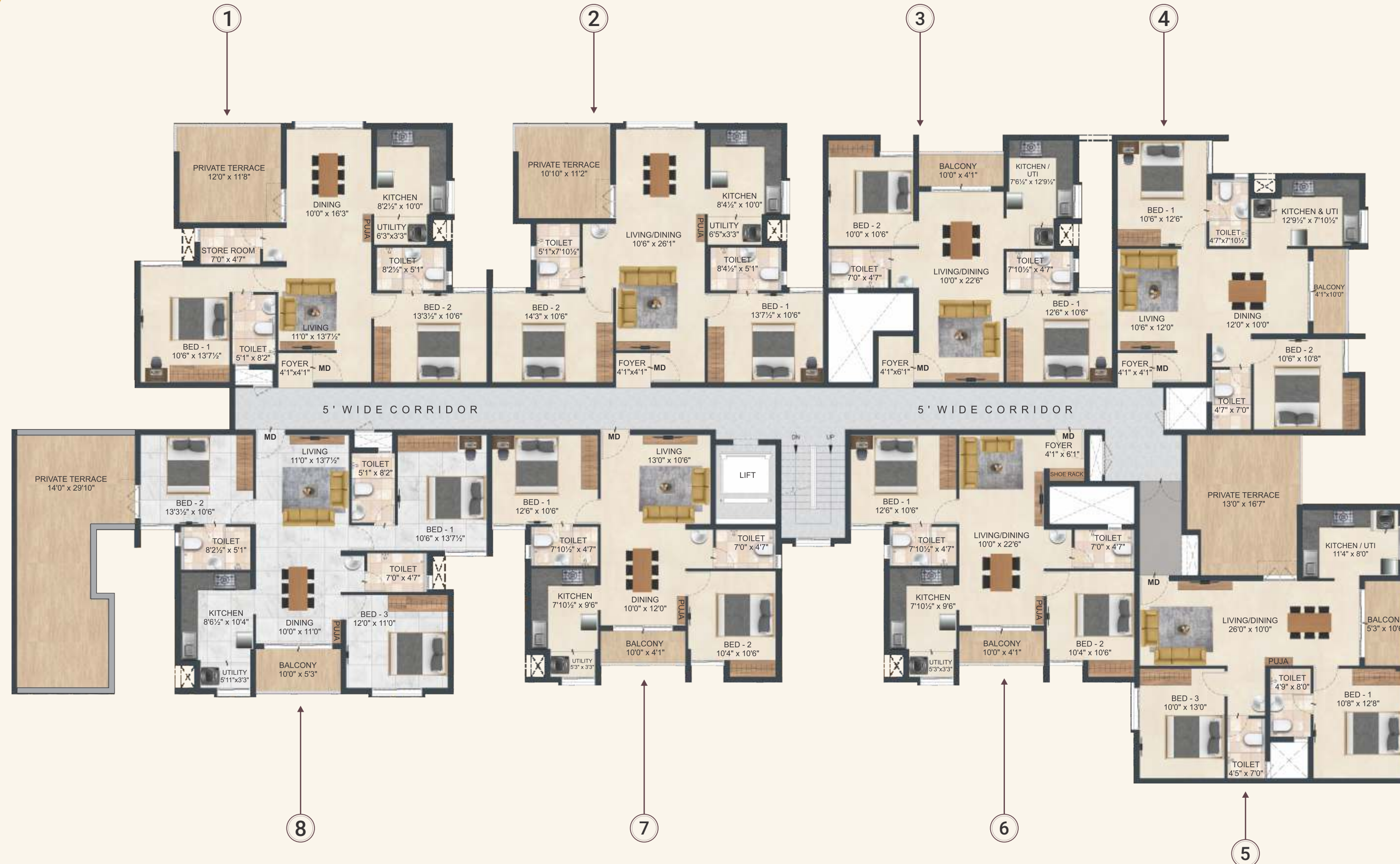
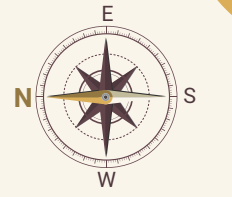


TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)
BLOCK C

NORTH	C201,C301,C401	3BHK3T	1400	SQFT
NORTH	C202,C302,C402	3BHK2T	1346	SQFT
NORTH	C203,C303,C403	2BHK2T	1038	SQFT
NORTH	C204,C304,C404	2BHK2T	1094	SQFT
EAST	C205,C305,C405	3BHK3T	1380	SQFT
EAST	C206,C306,C406	2BHK2T	1038	SQFT
EAST	C207,C307,C407	2BHK2T	1040	SQFT
EAST	C208,C308,C408	3BHK3T	1400	SQFT

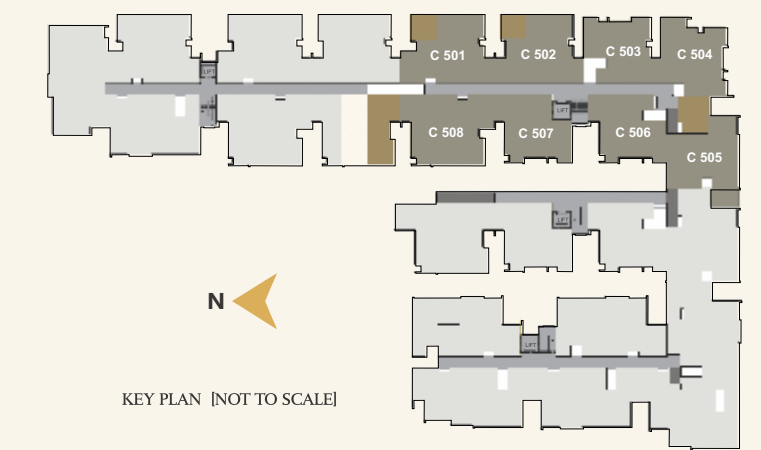


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



**5TH FLOOR PLAN
BLOCK C**

NORTH	C501	2BHK2T	1210+147	SQFT
NORTH	C502	2BHK2T	1186+128	SQFT
NORTH	C503	2BHK2T	1038	SQFT
NORTH	C504	2BHK2T	1100	SQFT
EAST	C505	2BHK2T	1095+222	SQFT
EAST	C506	2BHK2T	1038	SQFT
EAST	C507	2BHK2T	1040	SQFT
EAST	C508	3BHK3T	1400+371	SQFT

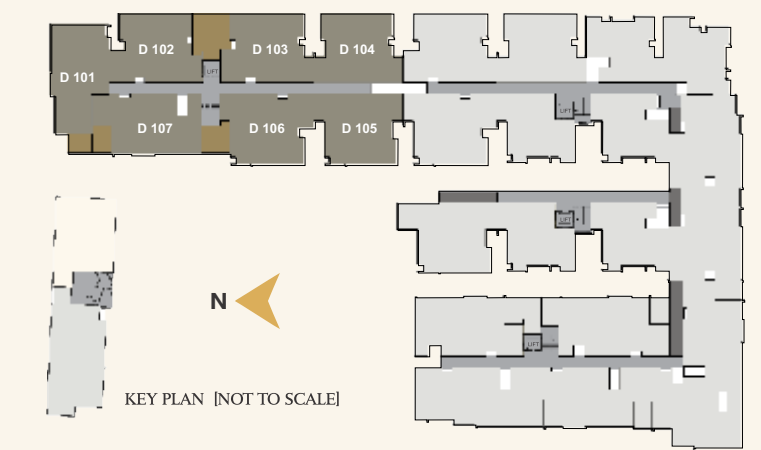


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



**FIRST FLOOR PLAN
BLOCK D**

SOUTH	D101	3BHK3T	1389+96	SQFT
NORTH	D102	3BHK3T	1400+164	SQFT
NORTH	D103	3BHK3T	1400+155	SQFT
NORTH	D104	3BHK2T	1341	SQFT
EAST	D105	3BHK2T	1341	SQFT
EAST	D106	3BHK3T	1400+160	SQFT
EAST	D107	3BHK3T	1410+101	SQFT



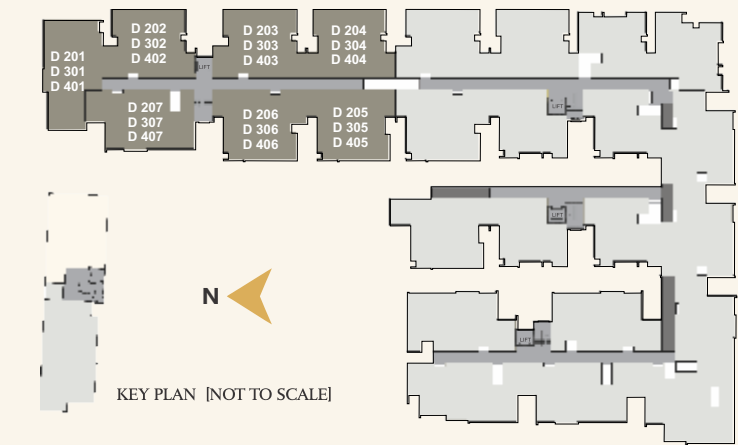
*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)

BLOCK D

SOUTH	D201,D301,D401	3BHK3T	1389	SQFT
NORTH	D202,C302,C402	3BHK3T	1400	SQFT
NORTH	D203,C303,C403	3BHK3T	1400	SQFT
NORTH	D204,C304,C404	3BHK2T	1341	SQFT
EAST	D205,C305,C405	3BHK2T	1341	SQFT
EAST	D206,C306,C406	3BHK3T	1400	SQFT
EAST	D207,C307,C407	3BHK3T	1410	SQFT

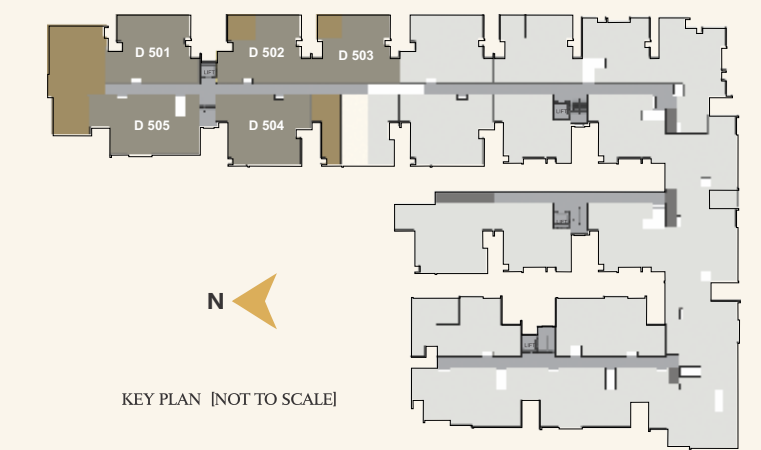


*Furniture shown in the plan are only for indicative purpose *Room sizes may vary according to the unit size



**5TH FLOOR PLAN
BLOCK D**

NORTH	D501	3BHK3T	1406+557	SQFT
NORTH	D502	2BHK2T	1215+147	SQFT
NORTH	D503	2BHK2T	1181+128	SQFT
EAST	D504	3BHK3T	1402+326	SQFT
EAST	D505	3BHK3T	1422+535	SQFT



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

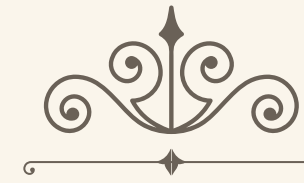
FIRST FLOOR



SECOND FLOOR

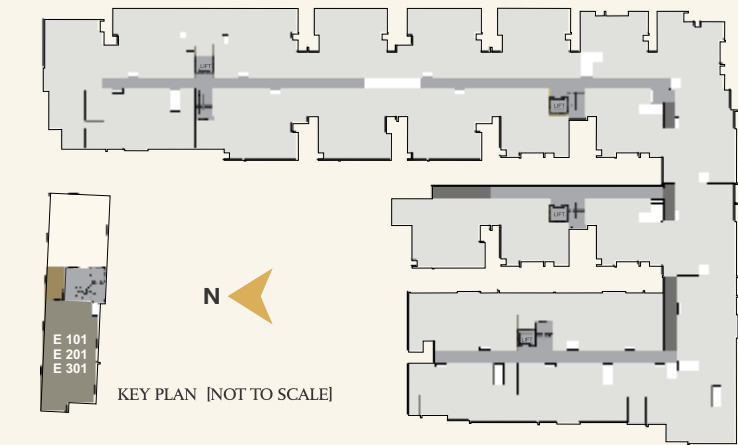
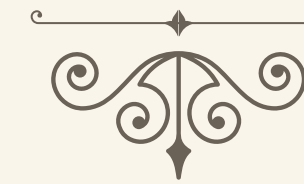


THIRD FLOOR



BLOCK E

EAST	E101	3BHK3T	1410+18	SQFT
EAST	E201	3BHK3T	1410	SQFT
EAST	E301	3BHK3T	1410+118	SQFT



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

SPECIFICATIONS

Structure

Structural System :

- RCC Framed Structure and AAC blocks used for External/Internal walls
- Earth Quake Resistant Structure to adhere to Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.

Tiling

Flooring :

- All tiles will be from SOMANY/KAJARIA 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 and Driveway (External) – Interlocking paver.

Dado :

- All tiles will be from SOMANY/KAJARIA or equivalent make.
- Kitchen –2' x 1' ceramic wall tiles up to 2 feet above the platform will be provided.
- Toilet –2' x 1' ceramic wall tiles up to 8 feet height from the floor level.
- Utility areas –2' x 1' ceramic tiles, height to match the kitchen wall tile level.

Kitchen

- 18mm thick Black granite of size as per drawing for kitchen platform will be provided.
- Stainless steel sink with drain board – FRANKE/DIAMOND or equivalent make will be provided.
- Vitrified tile flooring from SOMANY/KAJARIA or equivalent make.
- Sink water point - CP fittings will be provided.

Doors / Windows / Ventilators

- MAIN DOOR (3'6" x 7'0") 7 FEET 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 GODREJ / YALE or equivalent make.
- BEDROOM DOOR (3'0" x 7'0") 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of GODREJ / YALE or equivalent make.
- TOILET DOOR (2'6" x 7'0") 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of GODREJ / YALE 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 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/NIPPON/DULUX/ 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/DULUX/ 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/DULUX/ or Equivalent make.
- MS Railing for Balcony and Staircase finished with enamel paint 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 /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.
- Solar power for 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.

Plumbing & Sanitary

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

Experts Associated with DAC Medallion



GEO TECHNICAL

Mr. Santhosh Rao
M/s. Nagadi Consultants



ARCHITECT

Mr.S.Jeyachandar
Principal Architect



STRUCTURAL

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



MEP

Mr.Rajasekar
M/s.TEAMX MEP CONSULTING LLP



Payment Schedule

Booking Advance	- 5%
Within 10 days from the date of booking	- 10%
At the time of Agreement	- 10% (Within 20 days from booking)
On Completion of Foundation or Within 45 days from booking whichever is earlier	- 45%
On Completion of stilt floor slab	-10%
On Completion of corresponding floor slab	- 5%
On Completion of corresponding flat brick work	- 5%
On Completion of Plastering	-5%
Before laying tiles	- 5%

Why DAC?

Most Trusted Developer	Awesome locations, Fabulous Neighborhoods	Highest Carpet	Branded Products
Perfect Property Titles	Approval Adherences	Multi-level Quality Checks	Maximized Space & Cross Ventilation
Innovative Designs	Elegant Homes	Delivered over 8 Lakh Sq. Ft	100+ Projects Completed
Pleasing Aesthetics	Customer Delight	Timely Delivery	

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.



Location Advantages



- Velammal New Gen School - 50m
- Sujay Public School - 100m
- Vista Billabong High International School - 600m
- Sacred Heart Matriculation Higher Secondary School - 1.2 kms
- Sri Chaitanya Techno School - 1.7 kms
- AKG Public School - 2.2 kms
- St. Paul's Matriculation School - 2.6 kms
- Ravindra Bharathi Global School - 2.8 kms
- Vidhya Matric Higher Sec School - 2.9 kms
- DAV School, Pallikaranai - 3.5 kms



- The Quaide Milleth College for Men -1.5 kms
- New Prince Art and Science College - 2.4 kms
- SIVET College - 3.9 kms
- ASAN Memorial College of Arts and Science - 4.2 kms
- Jerusalem College of Engineering-4.5 kms
- Balaji Dental College - 4.6 kms
- Vels Institute of Science, Technology & Advanced Studies (VISTAS) - 5.6 kms



- Arun Hospital -1.5 kms
- KPP Multi-Speciality Hospital -1.7 kms
- Annai Therasa Hospital - 2.9 kms
- Kauvery Hospital (Pallavaram-Thoraipakkam) - 4.2 kms
- V Cure Hospital - 4.3 kms
- Dr.Kamakshi Memorial Hospitals - 5.1 kms
- Gleneagles Global Health City - 5.8 kms



- Medavakkam Koot Road Metro CMRL Phase - II - 1km
- Kovilambakkam Bus Stop -1.2 kms
- Tambaram-Velachery Main Road - 1.5 kms
- Pallavaram-Thuraipakkam Radial Road - 2.5 kms
- Medavakkam Bus Depot - 2.6 kms
- OMR (Sholinganallur Junction) - 6.5 Kms
- Chennai International Airport - 9.1 kms



Location Map (Not To Scale)



Scan for Site Address



Site Address: DAC Medallion, Vadakupattu Main Road, Medavakkam, Chennai- 600100