

DAC™



Member  
CREDAI

# UNMATCHED CONVENIENCES AT A COVETED ADDRESS



## Location Advantages

Located bang on Madambakkam main road which is just 500 meters from the historical venue, Sri Dhenupureeswarar Temple. A major advantage when you live just 5 minutes from Camp road junction. A smooth drive of about 20 minutes is where the airport is.

The OMR IT corridor happens to be a 30 mins drive. Loads of highly reputed schools, colleges and plenty of entertainment around to keep you occupied.



# MADAMBAKKAM

3 & 4 BHK Individual Bungalows



Cherish the joy of happiness in our homes. Life at Vilva is perfectly complemented by seamless connectivity to all the addresses significant to you. Vilva offers a host of advantages that make both leisure and commuting simpler amidst divinity through spacious and luxurious 3 and 4 BHK Villas.



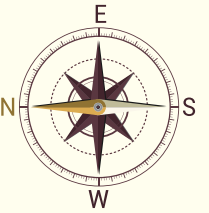


# SITE LAYOUT

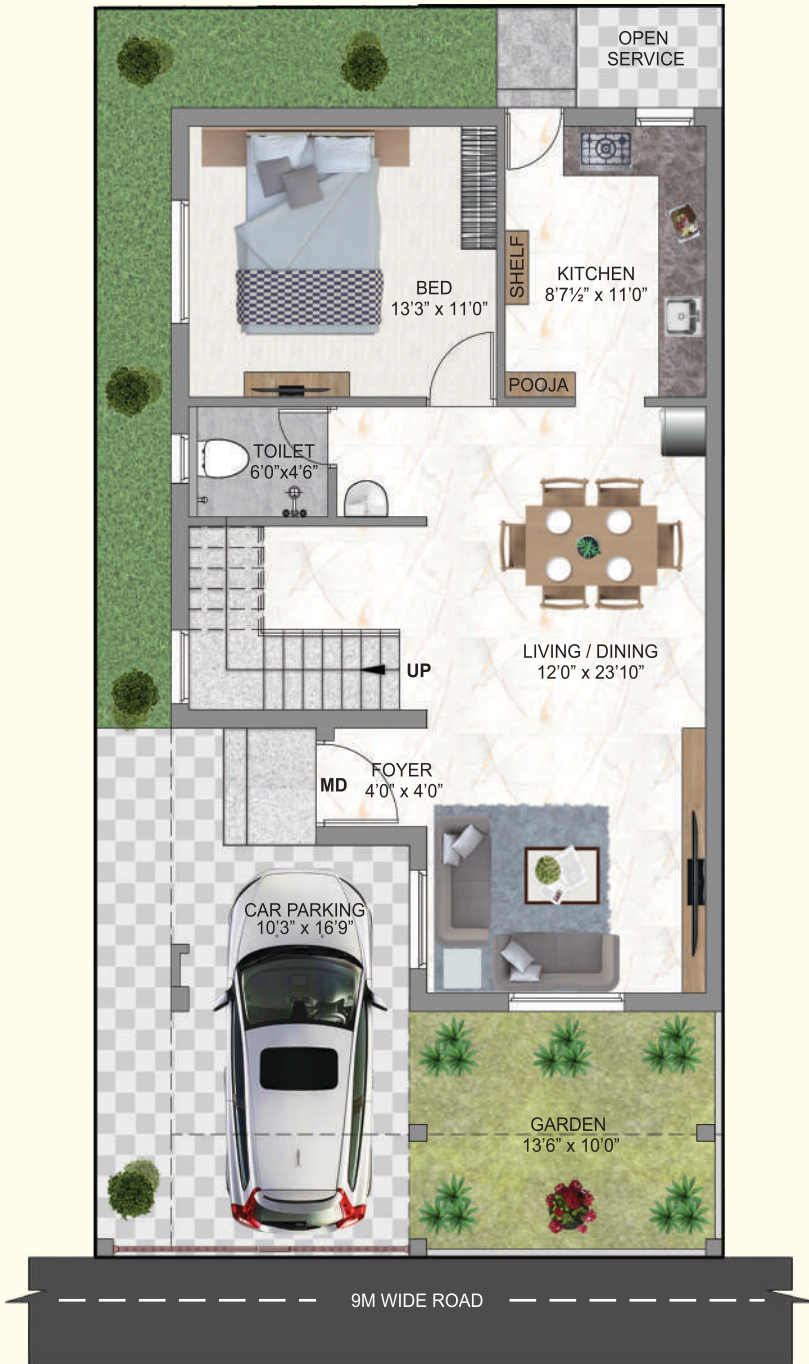
Not to Scale



# 3BHK+3T VILLAS



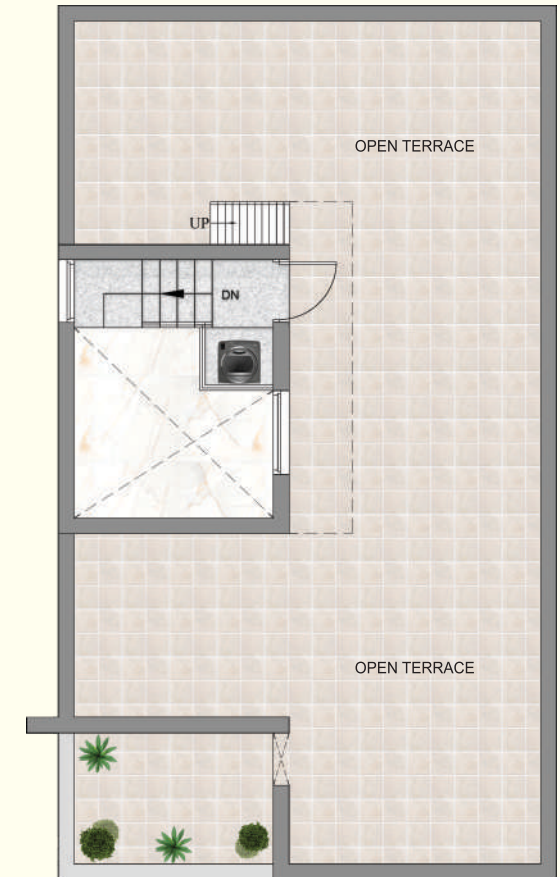
**Ground Floor**



**First Floor**

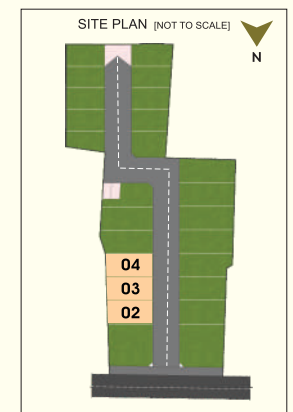


**Terrace Floor**



**VILLA**

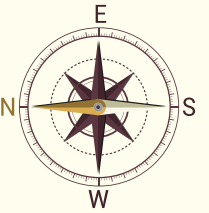
	Land Area	Build up Area	Facing
02	1356 Sq.ft.	2134 Sq.ft.	North
03	1378 Sq.ft.		
04	1401 Sq.ft.		



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



# 3BHK+3T VILLAS



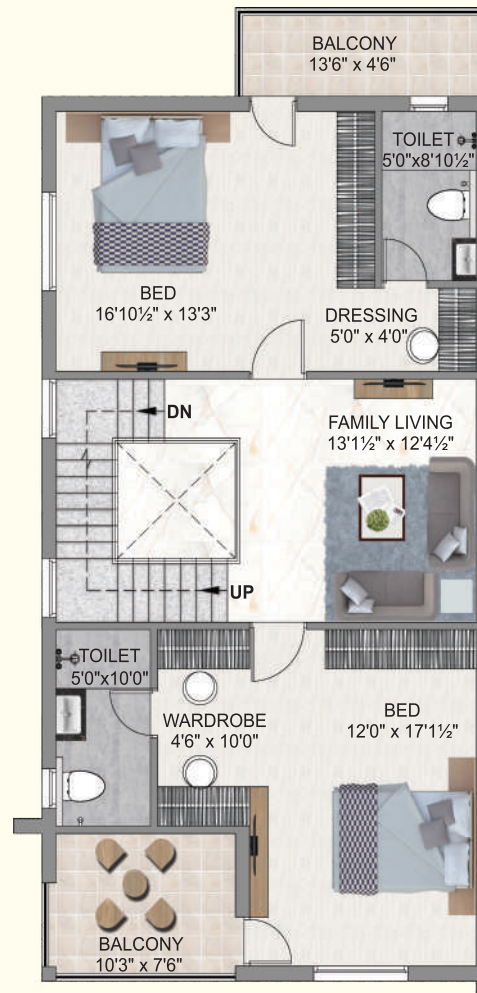
**Ground Floor**



VILLA

**05**

**First Floor**

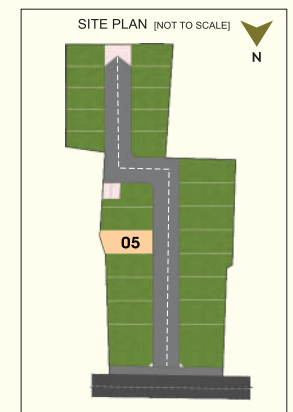
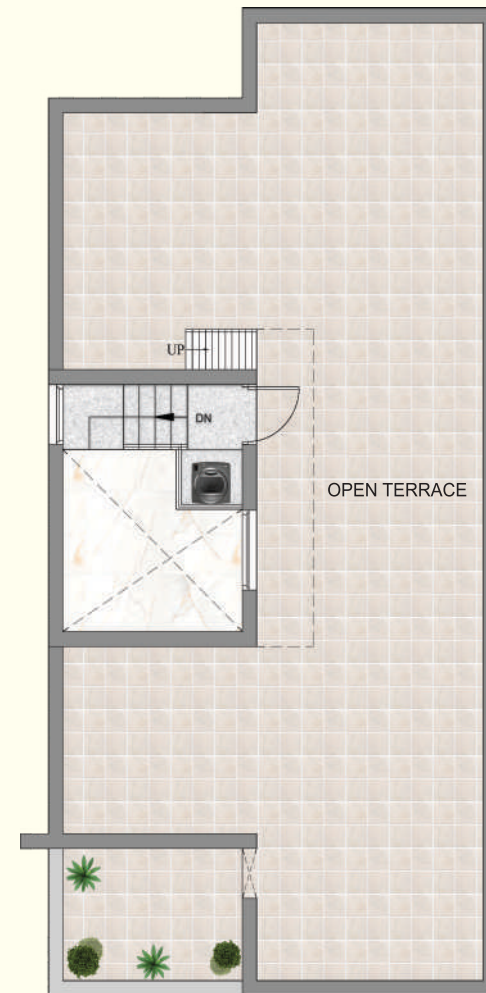


Land Area  
1519 Sq.ft.

Build up Area  
2413 Sq.ft.

Facing  
North

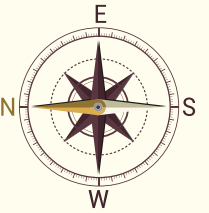
**Terrace Floor**



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\*Room sizes may vary according to the unit size.



# 3BHK+3T VILLAS

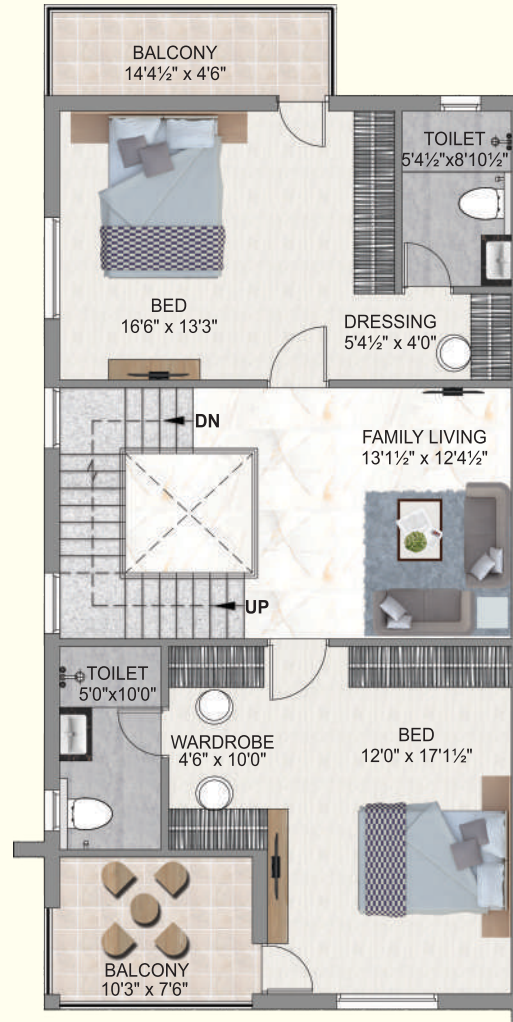


**Ground Floor**



**VILLA**  
**06**

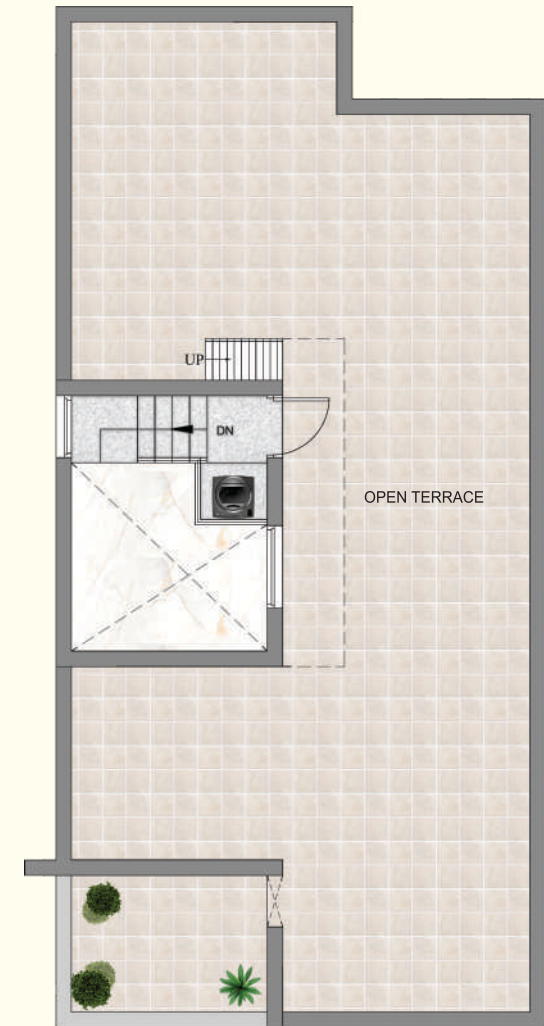
**First Floor**



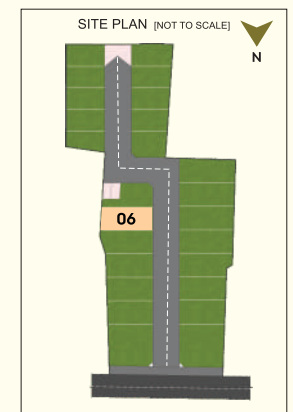
**Land Area**  
**1550 Sq.ft.**

**Build up Area**  
**2421 Sq.ft.**

**Terrace Floor**



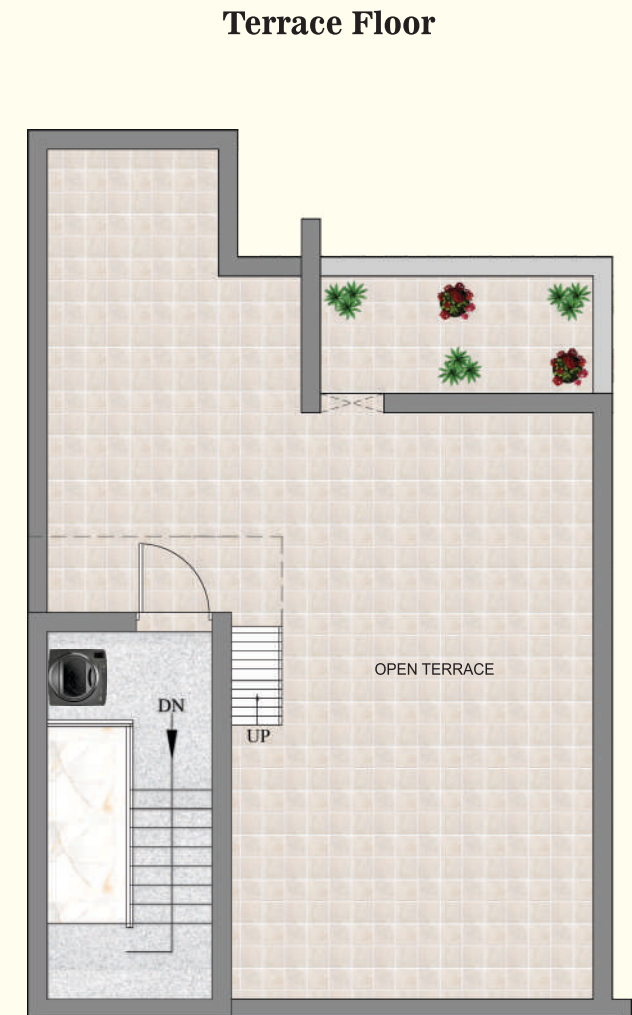
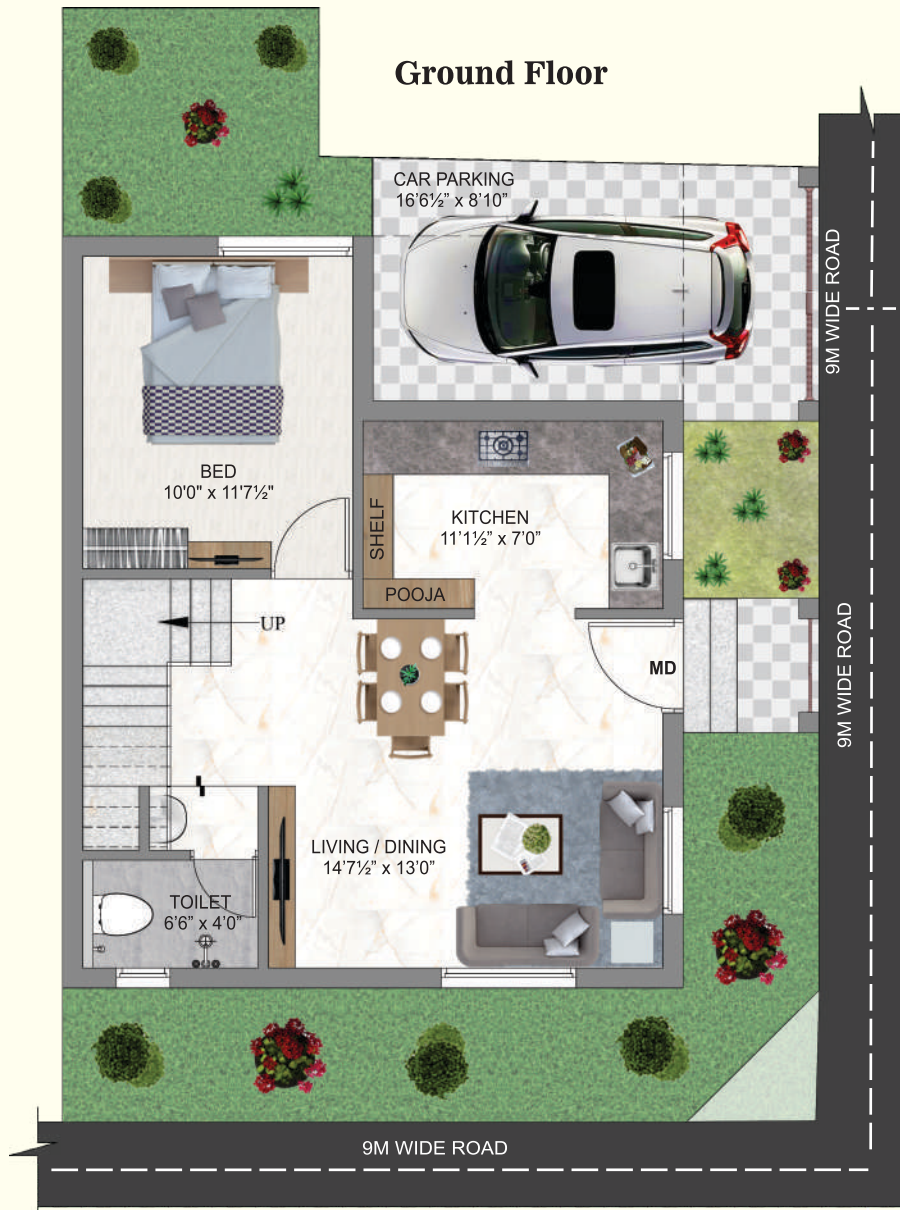
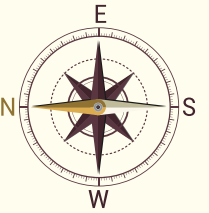
**Facing**  
**North**



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\*Room sizes may vary according to the unit size.



# 3BHK+3T VILLAS

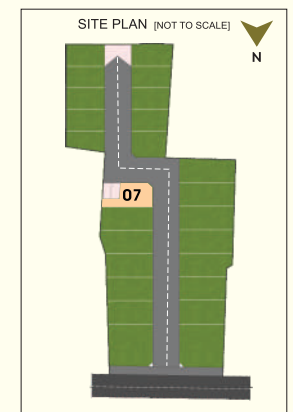


VILLA  
**07**

Land Area  
1188 Sq.ft.

Build up Area  
1593 Sq.ft.

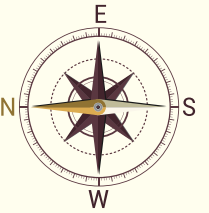
Facing  
South



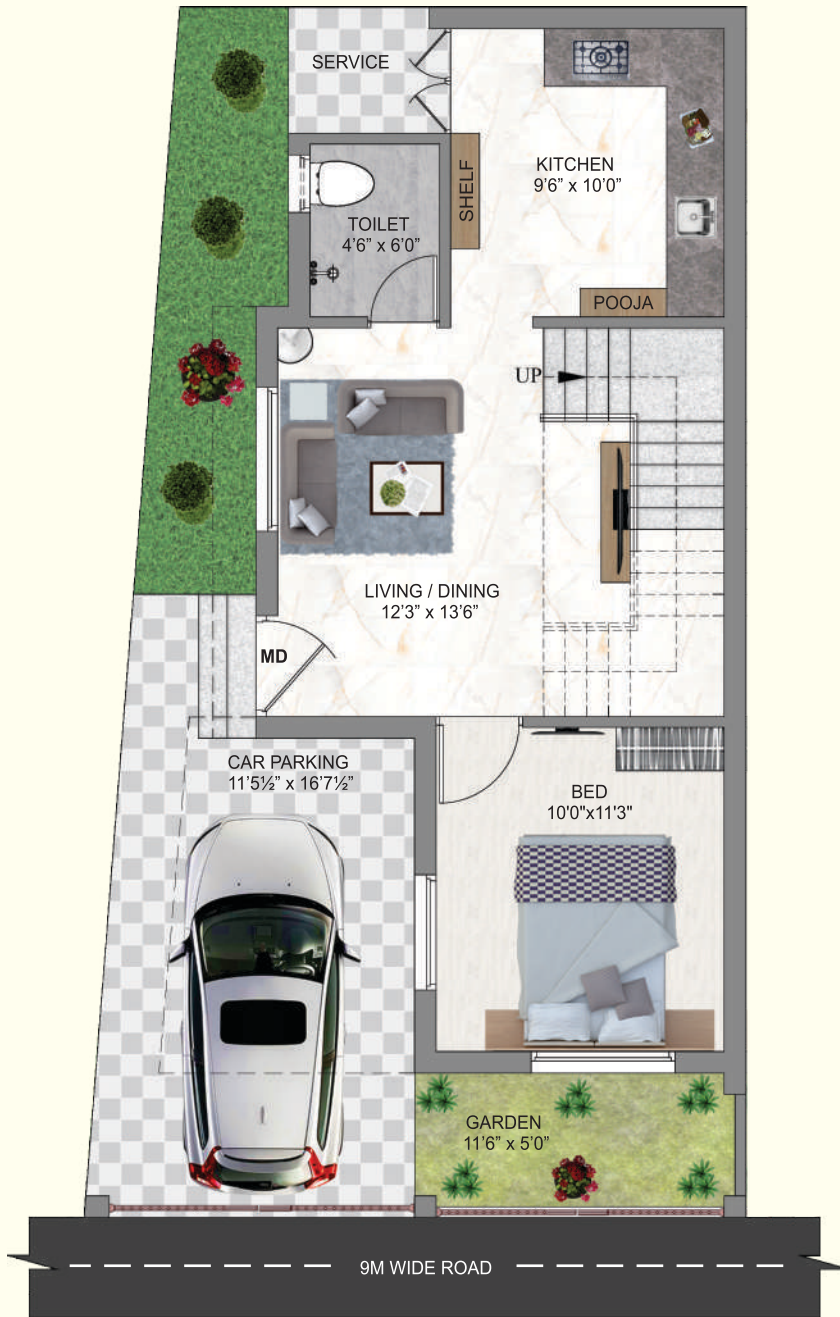
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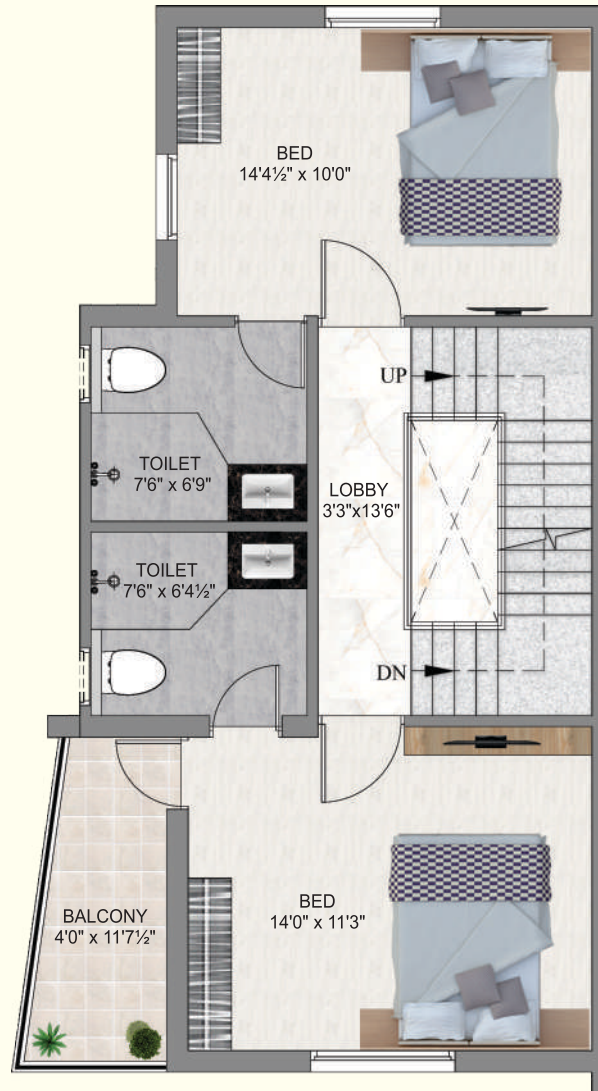
# 3BHK+3T VILLAS



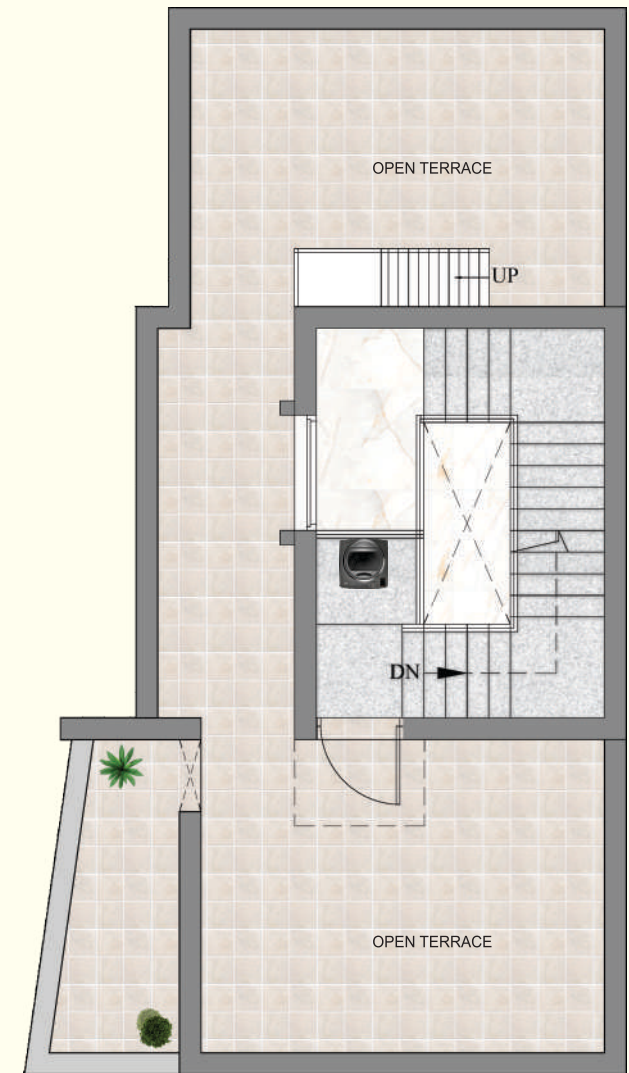
**Ground Floor**



**First Floor**



**Terrace Floor**



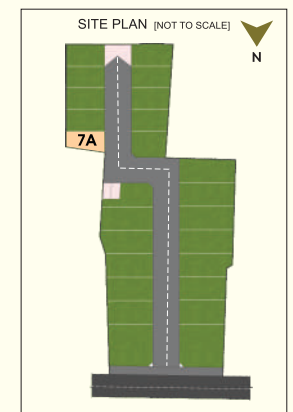
VILLA

**7A**

Land Area  
923 Sq.ft.

Build up Area  
1524 Sq.ft.

Facing  
North



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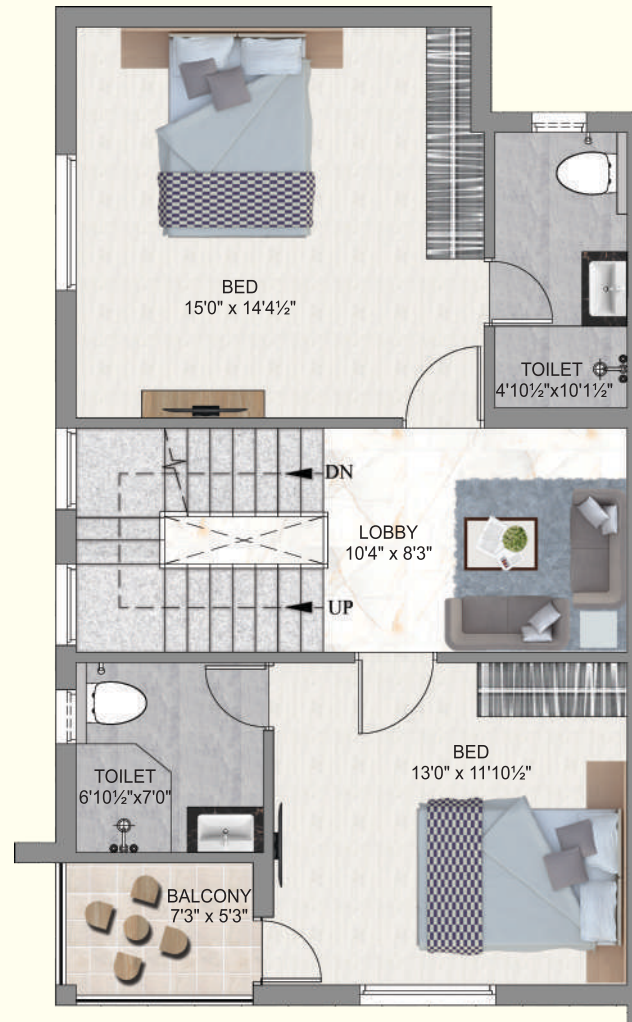
# 3BHK+3T VILLAS



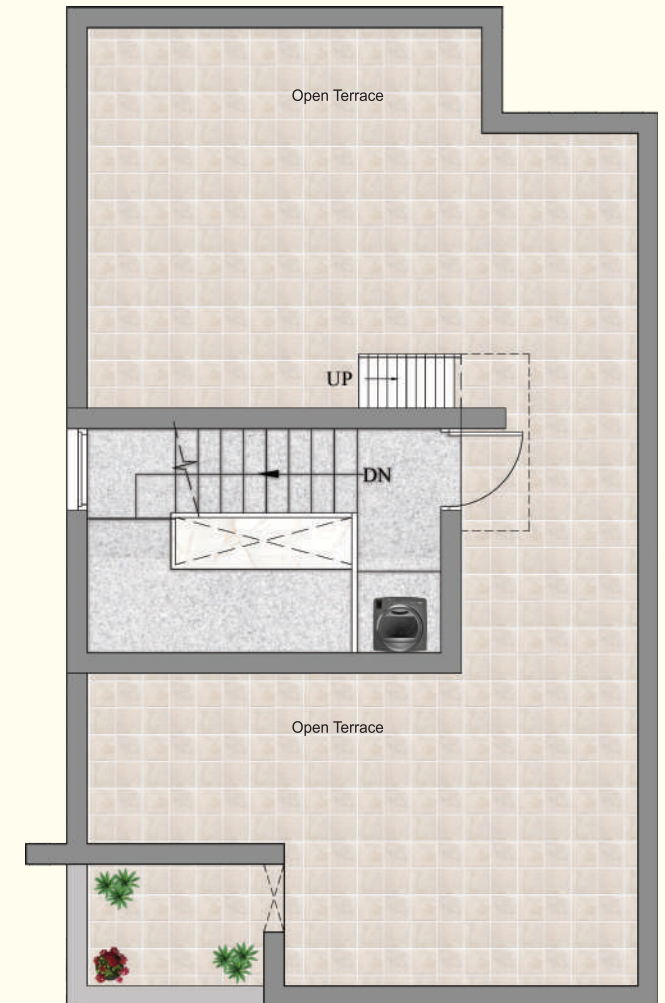
**Ground Floor**



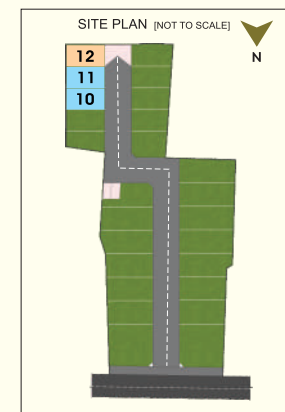
**First Floor**



**Terrace Floor**



VILLA	Land Area	Build up Area	Facing
10	1067 Sq.ft.	1695 Sq.ft.	North
11	1066 Sq.ft.		
12	1090 Sq.ft.	1677 Sq.ft.	North



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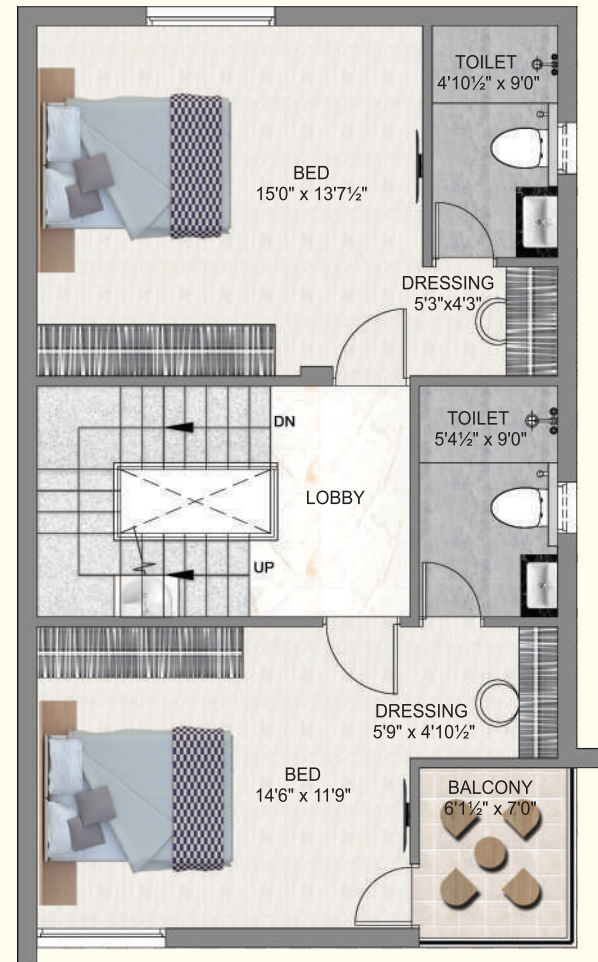
# 3BHK+3T VILLAS



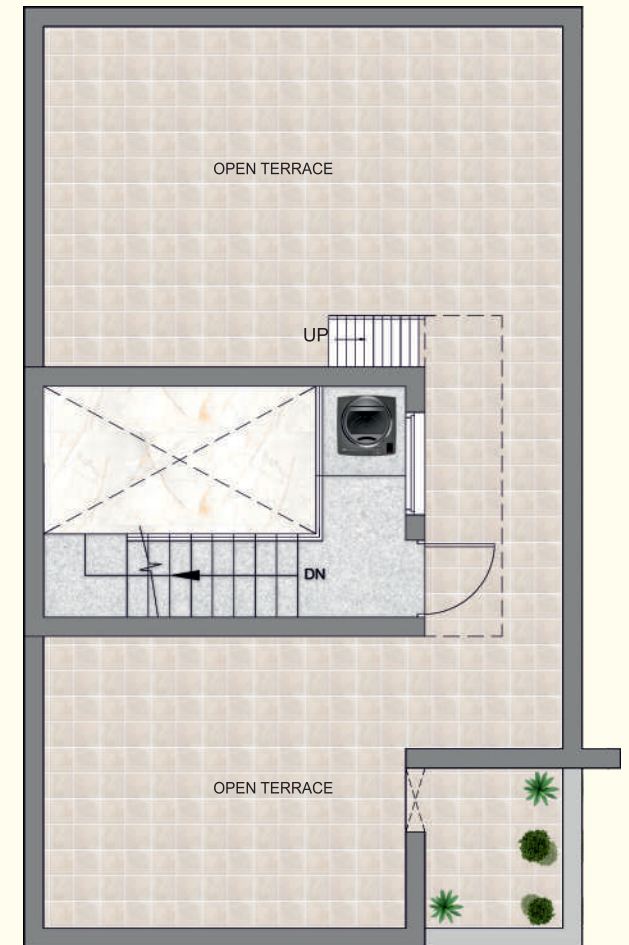
**Ground Floor**



**First Floor**

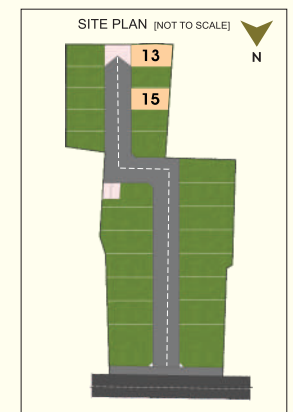


**Terrace Floor**



VILLA

	Land Area	Build up Area	Facing
13	1191 Sq.ft.	1773 Sq.ft.	East
15	1055 Sq.ft.	1701 Sq.ft.	



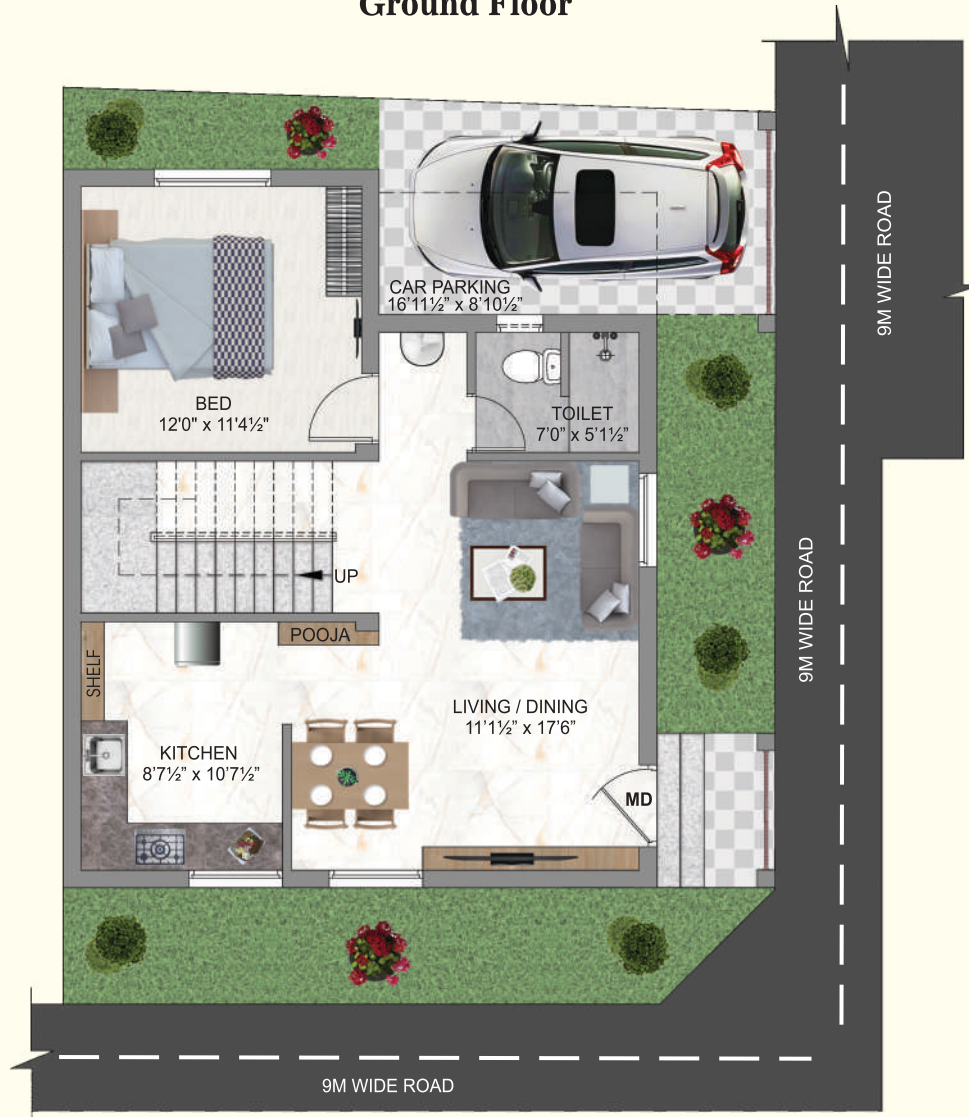
\*Furniture shown in the plan are only for indicative purpose.  
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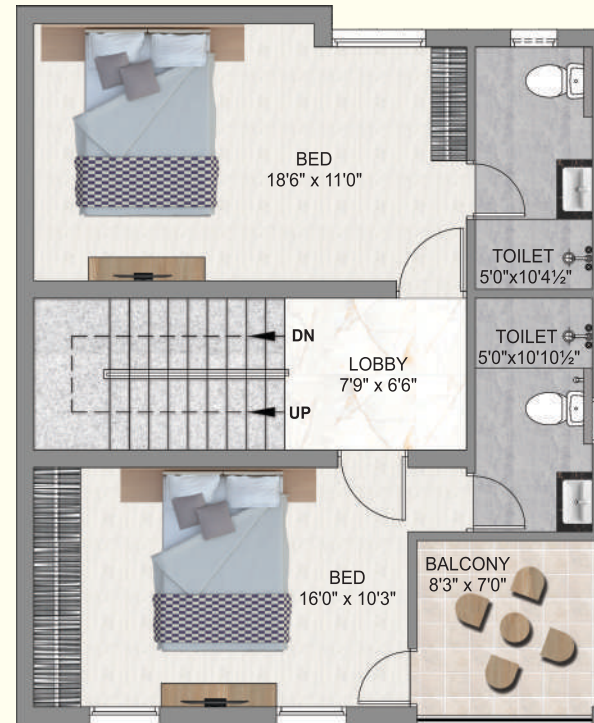
# 3BHK+3T VILLAS



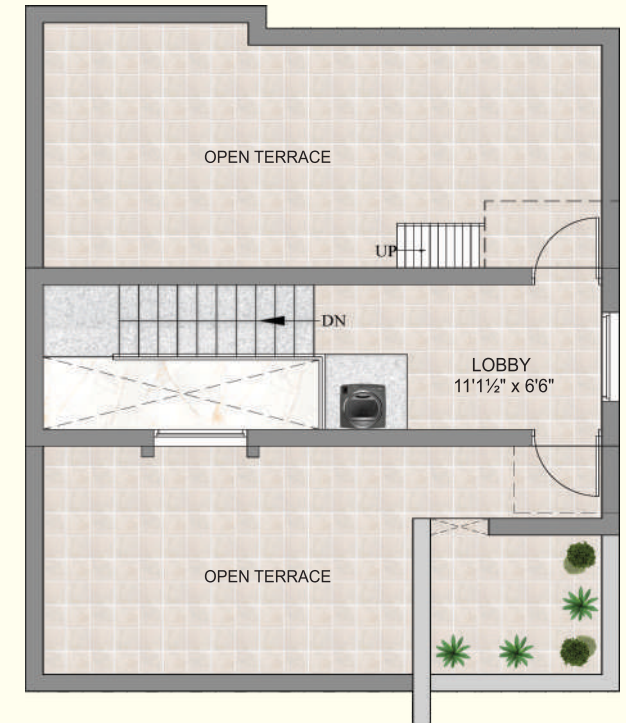
**Ground Floor**



**First Floor**



**Terrace Floor**



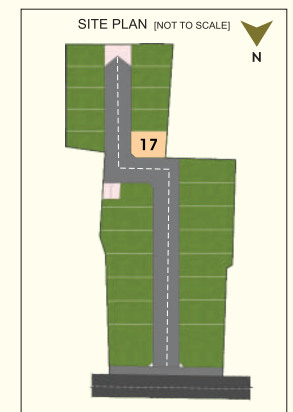
VILLA

**17**

**Land Area**  
1170 Sq.ft.

**Build up Area**  
1742 Sq.ft.

**Facing**  
North



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# 3BHK+3T VILLAS

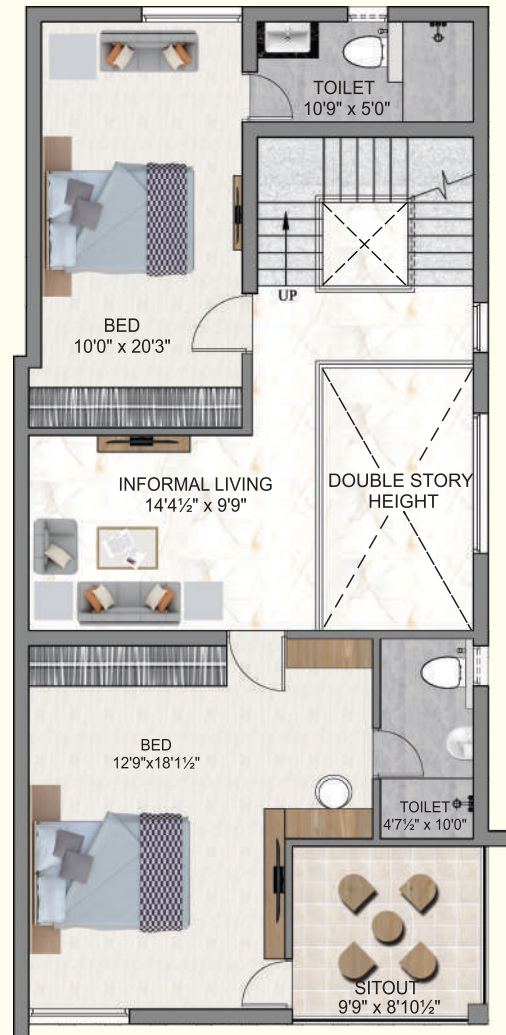


**Ground Floor**



**VILLA**  
**18**

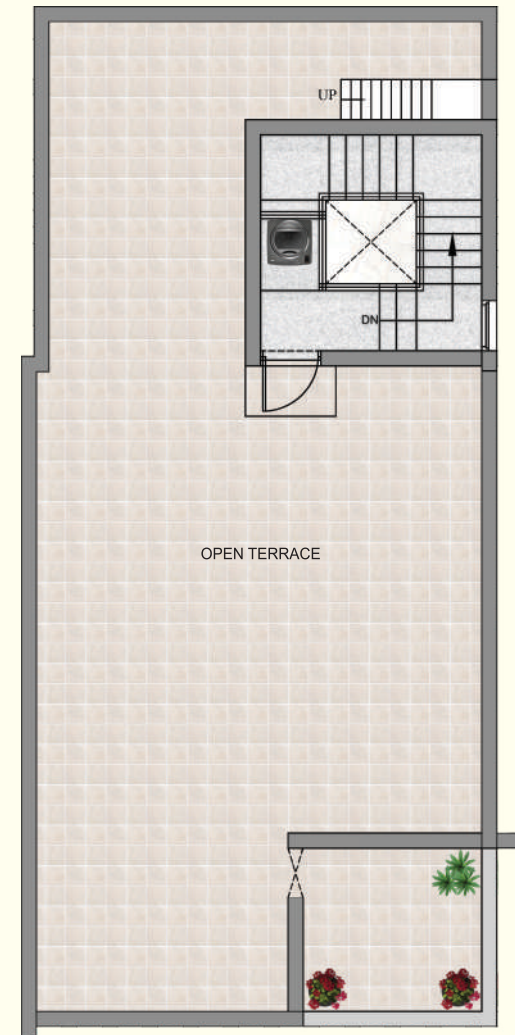
**First Floor**



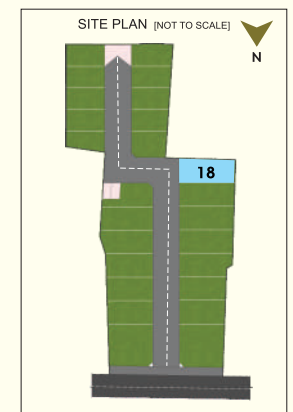
**Land Area**  
**1735 Sq.ft.**

**Build up Area**  
**2529 Sq.ft.**

**Terrace Floor**



**Facing**  
**East**



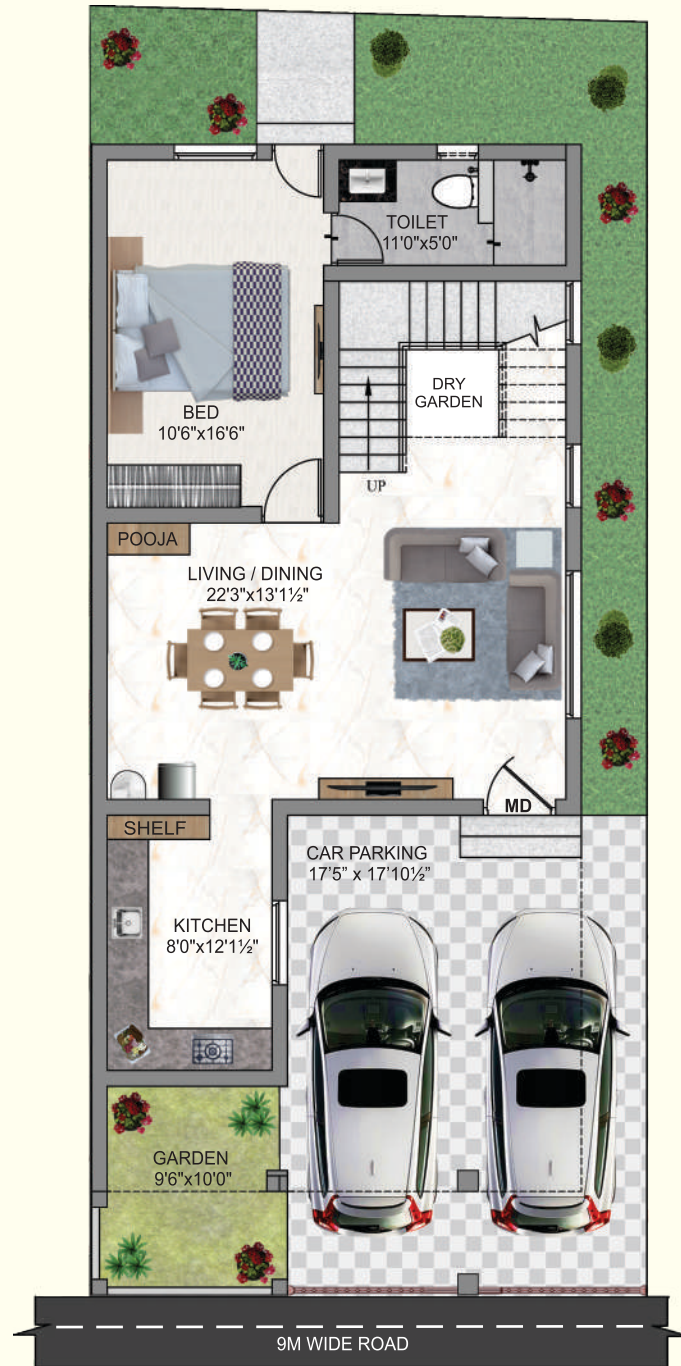
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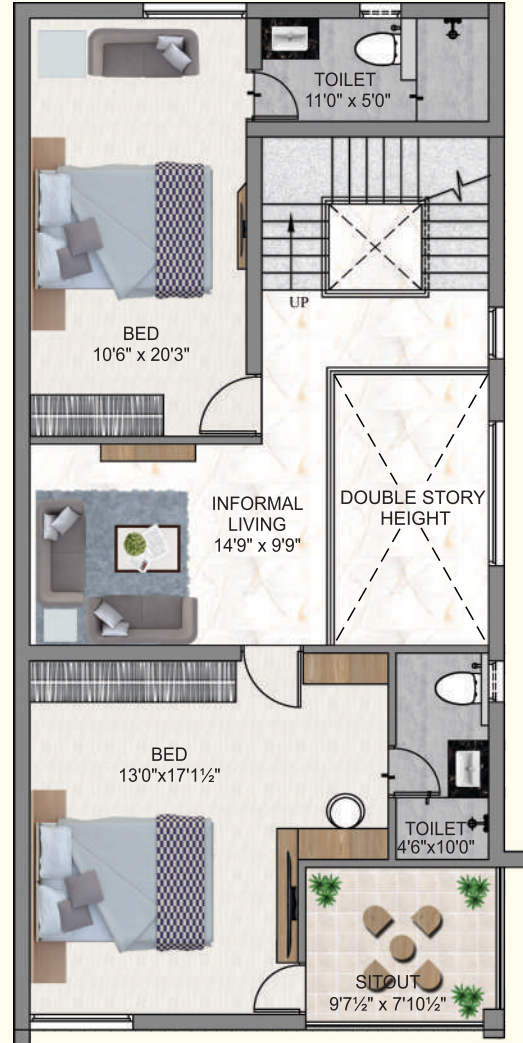
# 3BHK+3T VILLAS



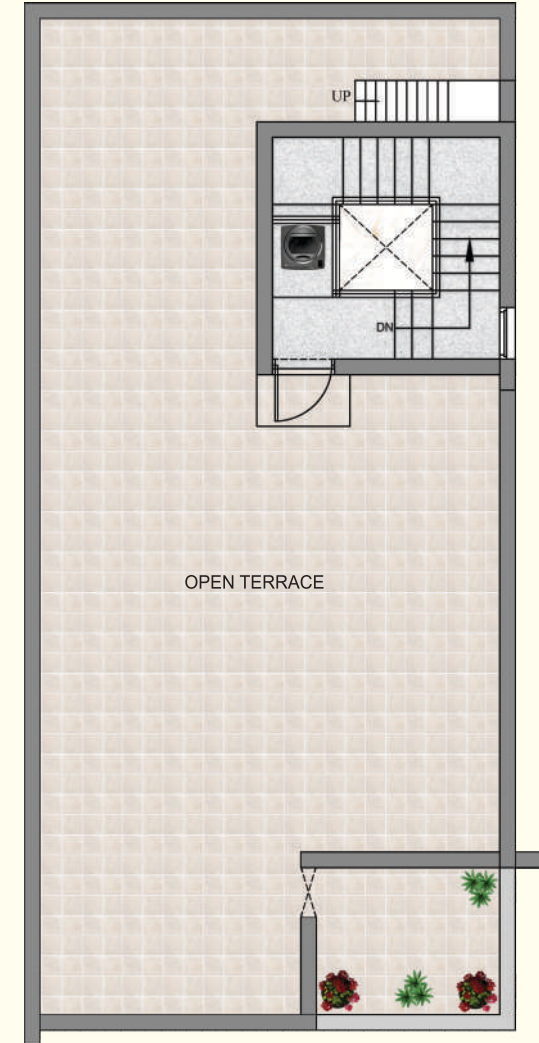
**Ground Floor**



**First Floor**

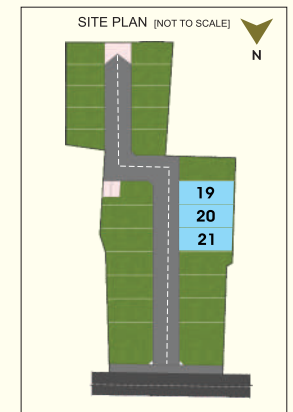


**Terrace Floor**



VILLA

	Land Area	Build up Area	Facing
19	1645 Sq.ft.	2517Sq.ft.	East
20	1625 Sq.ft.		
21	1603 Sq.ft.		



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# 3BHK+3T VILLAS



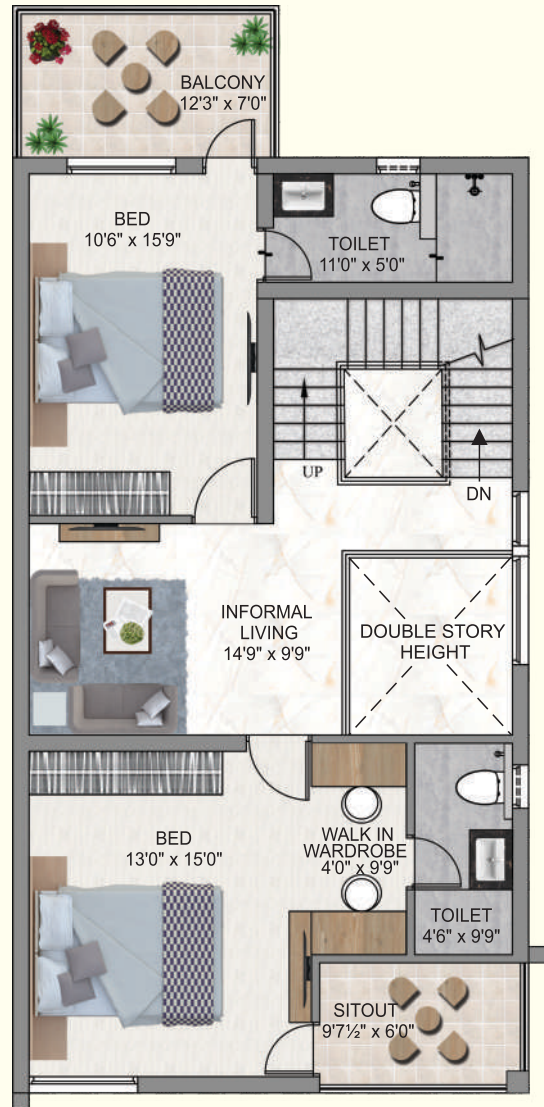
**Ground Floor**



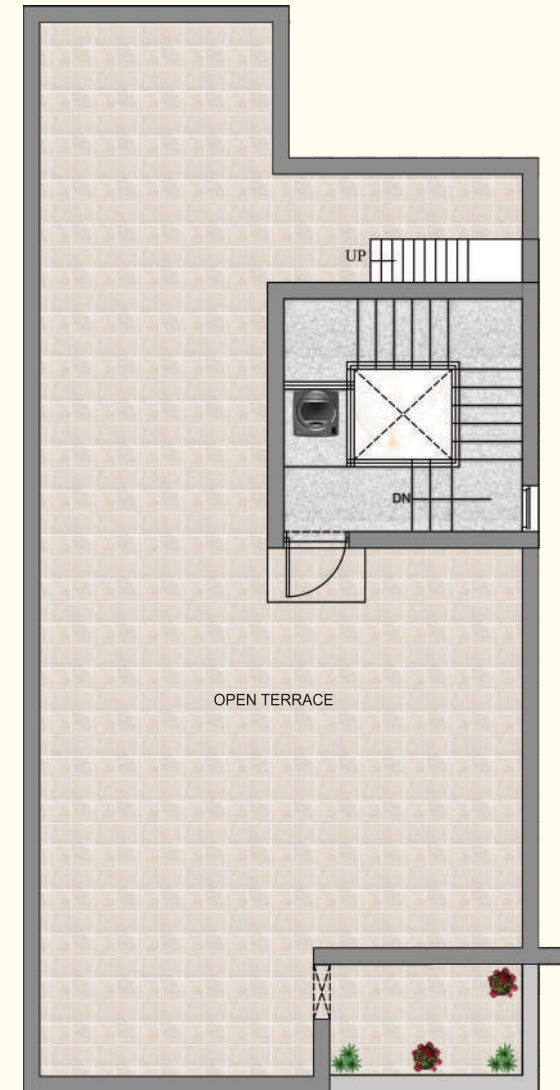
**VILLA**

**22**

**First Floor**



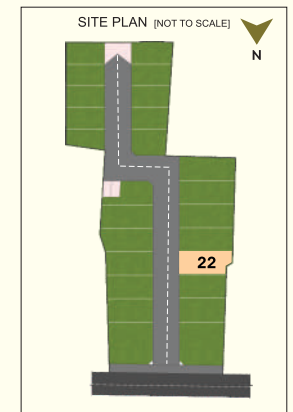
**Terrace Floor**



**Land Area**  
1512 Sq.ft.

**Build up Area**  
2373 Sq.ft.

**Facing**  
East



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\*Room sizes may vary according to the unit size.



# FEATURES



**Inverter  
Provision**



**More Space**



**Peaceful Location  
Prideful Address**



**Private Garden**



**Road, Street Lights,  
RainWater Trench**



**Double  
Car Park**



**High End  
Specifications**



# SPECIFICATIONS - DAC VILVA

## 1. STRUCTURE

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

### 2.1 TILING - FLOORING :

- All tiles will be from KAJARIA / SOMANY or equivalent make.
- Living, Dining, kitchen and Bedrooms – 800MM x 800MM vitrified tiles with spacers.
- Master Bedroom– 200MM X 1200MM wooden pattern vitrified tiles with spacers.
- Toilets, Balconies & utility area - Antiskid ceramic tiles with spacers.
- Door thresholds will be finished with granite.
- Terrace – Weather proof tiles.
- Entrance Steps and Staircase – Granite flooring.
- Car parking– Parking Tiles/interlocking paver/Kota stone or equivalent.

### 2.2 TILING - DADO :

- All tiles will be from KAJARIA/SOMANY 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.
- All windows sill level to be finished with granite.

## 3. 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.
- Sink water point - CP fittings with pull-out spray head from KOHLER will be Provided.
- Provision for water purifier will be Provided.

## 4. DOORS / WINDOWS / VENTILATORS

- MAIN DOOR (3'6" x 8'0") 8 FEET HEIGHT, frame is made of good quality engineered wood / equivalent. Shutter of 44mm thick both Sides finished with engineered Veneer/ equivalent 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 / equivalent. Shutter of 36MM thick both Sides finished with engineered Veneer/ equivalent 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 / equivalent. Shutter of 36mm thick both Sides finished with engineered Veneer/ equivalent and designer hardware's of GODREJ / YALE or equivalent make.
- UPVC Windows with sliding shutters for all windows will be from SAINT- GOBAIN/FENESTA or Equivalent make. Grill's will be provided.
- UPVC Ventilators with pin headed glass along with Exhaust fan provision will be from SAINT- GOBAIN/FENESTA or Equivalent make. Grill's will be provided.

## 5. PAINTING FINISHES :

- All internal walls will be finished with 2 coat s of smooth putty, 1 coat of primer and 2 coats of Premium emulsion paint of ASIAN / NIPPON / DULUX or Equivalent make.
- External walls will finished with 1coat of Primer and 2 coats of weather proof emulsion paint of NIPPON / ASIAN or equivalent make. Texture paint wherever applicable as per the Architects choice.
- 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.
- Handrail (Balcony) - 12mm Toughed - glass with Aluminum SS finish Handrail, (Staircase) - 12mm Toughed - glass with Aluminum wooden finish Handrails.

## 6. ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- Separate meter will be provided for each villa, and the main board will be located out side the villa at the suitable place suggested by architects / MEP consultant.
- All switches will be of SCHNEIDER/LEGRAND or equivalent make.
- Cables & wiring will be of HAVELLS / ANCHOR/POLYCAB or equivalent make.
- SPLIT A/C provision with electrification will be provided in Living room, dining and in all bedrooms.
- 15A plug points will be provided for Refrigerator, Washing machine, Micro-oven.
- Geyser provision with electrification will be provided in all toilets.
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Inverter provision with electrification in villas will be provided.
- Manual phase changeover will be provided.
- 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 .

## 7. PLUMBING & SANITARY

- All sanitary ware in ceramic of superior brands like KOHLER/GROHE or equivalent will be provided.
- EWC (Wall mounted closet) with health faucet of superior brand like KOHLER/GROHE or equivalent will be provided.
- High quality concealed flush cistern of GEBERIT or equivalent make for WCs.
- 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 make of hot & cold mixer with overhead shower will be provided in the toilets.
- Thermostat concealed diverter of KOHLER/GROHE or equivalent makes with overhead rain shower along with nozzle body spray will be provided in master bedroom toilet.
- Hand Shower will Provided in 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.
- Pressure pump will be provided at terrace.
- Tap Point in terrace area & Car Parking.
- UG Sump & Septic tank, Rain water harvesting will be provided.

## LOCATION ADVANTAGES

### SCHOOLS

- Annai Arul Public School - 1.3 kms
- Dr.Kalam Global School - 1.3 kms
- Sri Venkateswara Montessori Teachers - 1.5 kms
- Vani Matriculation School - 1.7 km
- ST John's Matriculation School - 2.2 kms
- Government Higher Sec School - 2.2 kms
- Tri Leaves International School - 2.5 kms
- Zion Matriculation School - 3.7 kms
- Alwin Memorial Public School - 4.1 kms
- Vels Global School - 4.4 kms
- Velammal New-Gen Kids - 4.6 kms

### COLLEGES

- New Prince Shri Bhavani College Of Engineering & Technology - 2.5 kms
- S.I.V.E.T College - 3.9 kms
- Sri Lakshmi Ammaal Engineering College - 4.4 kms
- MCC - 6.7 kms
- SDNB Vaishnav College For Women - 9.6 kms


### HOSPITALS


- Chellam Hospital - 1 kms
- Ganesh Hospital - 1 kms
- Bethel Hospital & Women's Clinic - 2.2 kms

### TRANSPORT FACILITIES

- Madambakkam Sivan Koil Bus stop - 250 m
- Rajakilpakkam Junction - 3.5 kms
- Medavakkam Bus Depot - 4.4 kms
- Perungalathur New Bus Stand - 10.9 kms
- Airport - 13.1 kms


## TOP REASONS TO BUY


 Chennai's most Elegant Bungalow community

 Right next door to first town planning scheme in Madambakkam by CMDA under land pooling method

 Exclusive Garden Space

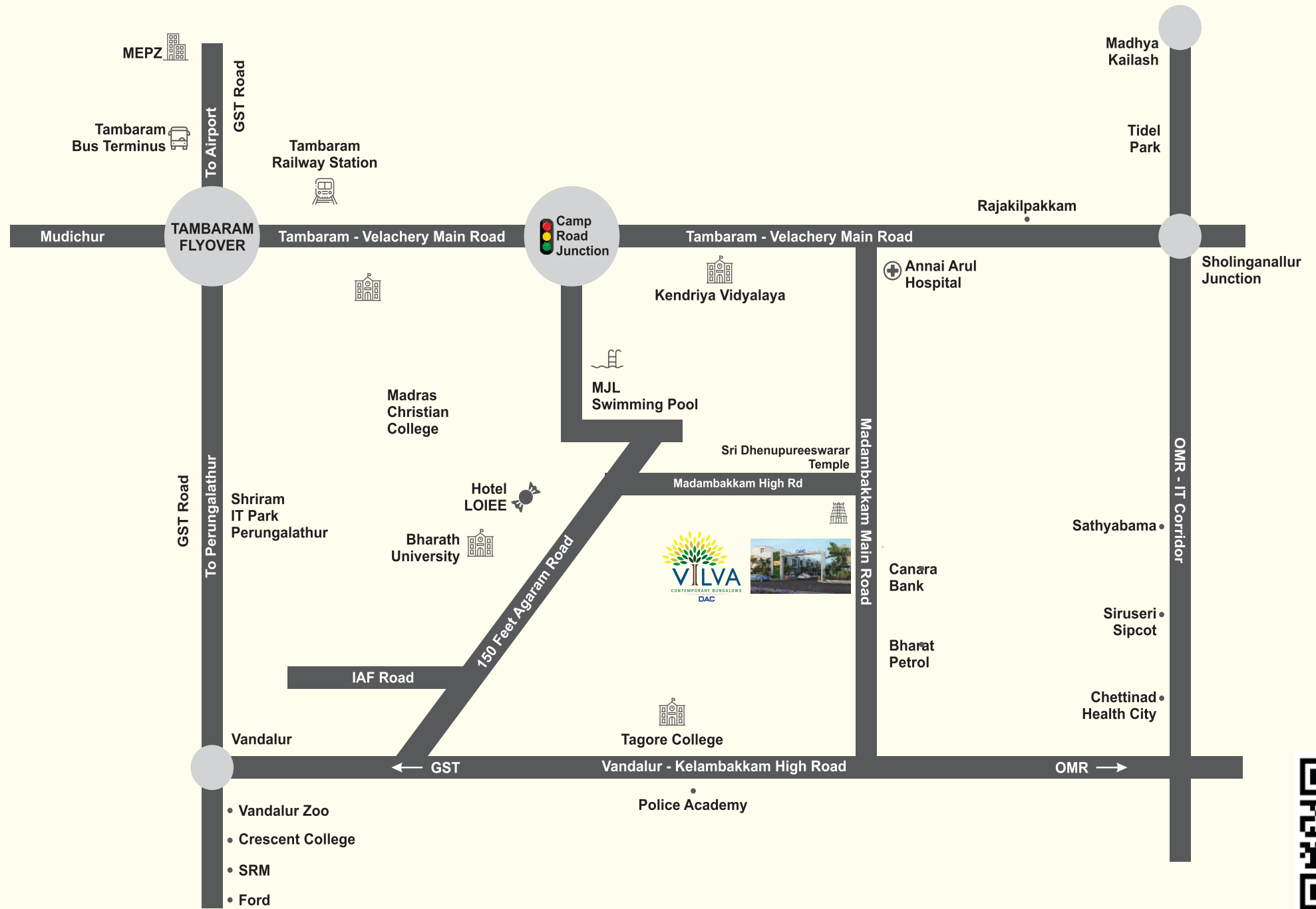
 Bang on Madambakkam Main Road

 500 Meter from the Famous Historical Sri Dhenupureeswarar temple constructed by the Cholas

 100% Vaastu Compliant



# LOCATION MAP (NOT TO SCALE)



Scan for Site Address





**DAC DEVELOPERS PVT. LTD.**

**HEAD 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.

**COIMBATORE OFFICE:**

No.129/57, 3rd Street, Bharathi Colony, Peelamedu, Coimbatore - 641 004.



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Member



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