




HOUSE OF **DAC**
PALISADE

A Testament to Unmatched Living





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



From MD's Desk

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.

Mr. S. SATHISH KUMAR - *Managing Director*



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.



HOUSE OF DAC
PALISADE

A Tranquil Haven of Refined Living

Revel in the pinnacle of refined living at DAC Palisade, where every detail is artfully curated to elevate your lifestyle to unparalleled heights. This exclusive enclave of 30 villas in Medavakkam, A mere 5 minutes from Velachery, transforms the concept of home into a haven where luxury intertwines seamlessly with tranquility, Crafting an extraordinary living experience filled with pure joy.





Your Statement of Success

Escape to the jealousy-inducing world of tropical-themed villas at DAC Palisade. Your home is not just a place to live; it's a statement, a testament to your success and discerning taste. Experience the envy of others as you own a piece of paradise, surrounded by lush landscapes that sets your abode apart.





A Privileged Celebration of Extraordinary Moments

Indulge in the joy of living, where opulence is not just a luxury but a way of life. At DAC Palisade, every moment is a privilege, a celebration of the extraordinary. Relish the exclusivity that comes with residing in a home that mirrors your discerning taste and desire for the finer things.





Commuting is a Everyday Ease

Discover the tranquility of seamless living at DAC Palisade. Delight in unparalleled connectivity to Velachery's vibrant hub while embracing the serene ambiance of Medavakkam. Situated close to Kamakshi Hospital Junction, and positioned behind the renowned Fantastic Jeyachandran, DAC Palisade is precisely 500 meters from the Medavakkam main road.

Effortlessly commute to your workplace with a quick 10-minute drive to Shollinganallur, OMR. Also a mere 20 minutes drive to reach the World Trade Center. This strategic location goes beyond being just a convenience; it becomes an integral element of your daily life, seamlessly merging tranquility with easy accessibility.





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Shaped with a Symphony of Elegance

Step into a world of thoughtful design at DAC Palisade, where every room is not just spaces but reflection of refined living. The villas boast ample ventilation, creating an airy haven that promotes a sense of calmness. Meticulously designed, each detail exudes sophistication, ensuring that your home is a sanctuary of comfort and style.





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Enchanting Landscapes Elevating Serenity

Explore the charm of DAC Palisade, Where carefully designed landscapes turn the surroundings into a tranquil sanctuary. Experience a peaceful and visually enchanting setting that seamlessly combines city living with abundant green landscapes.

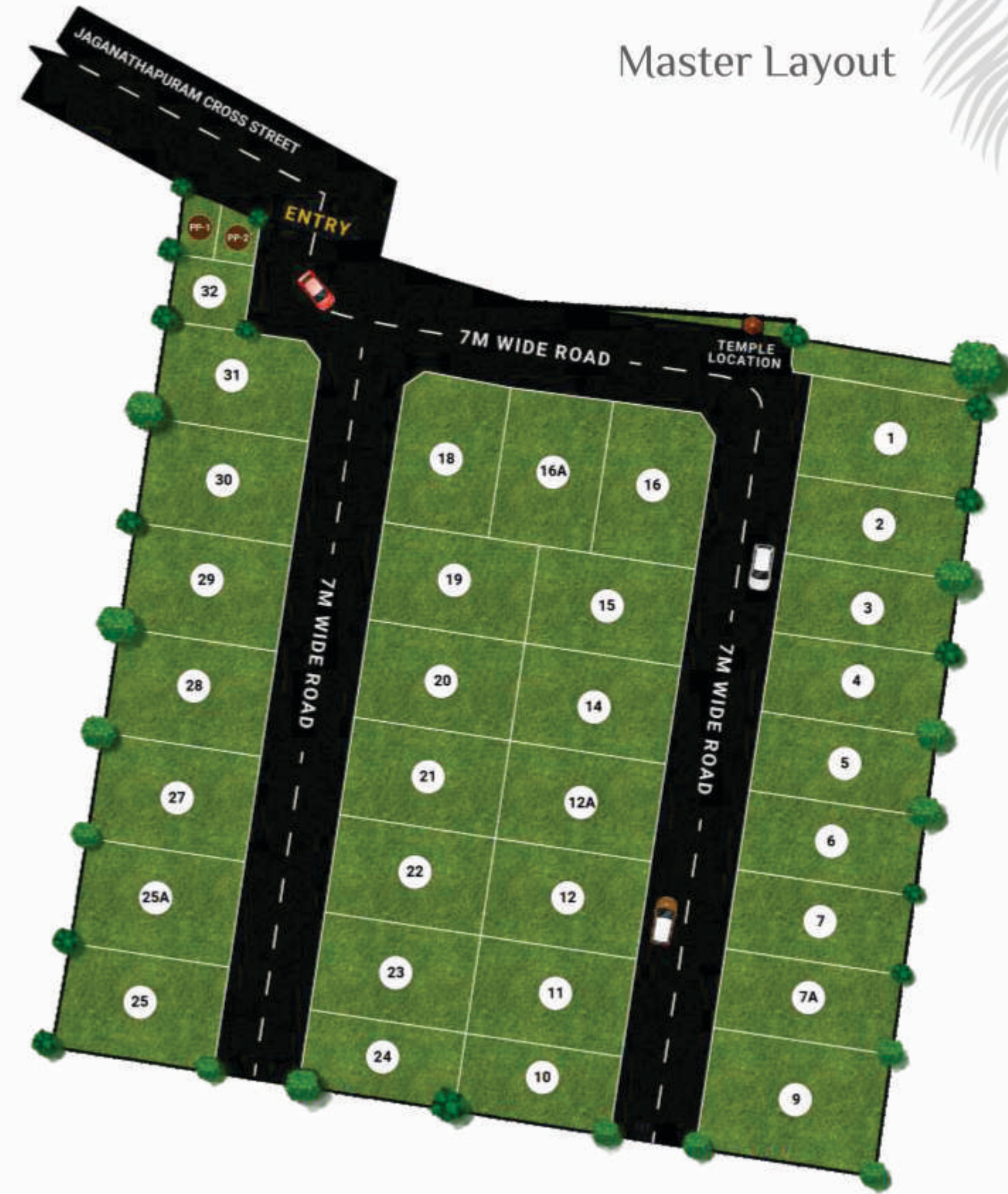




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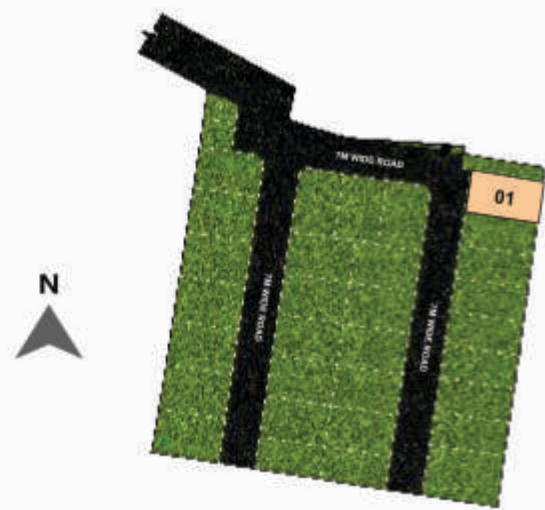
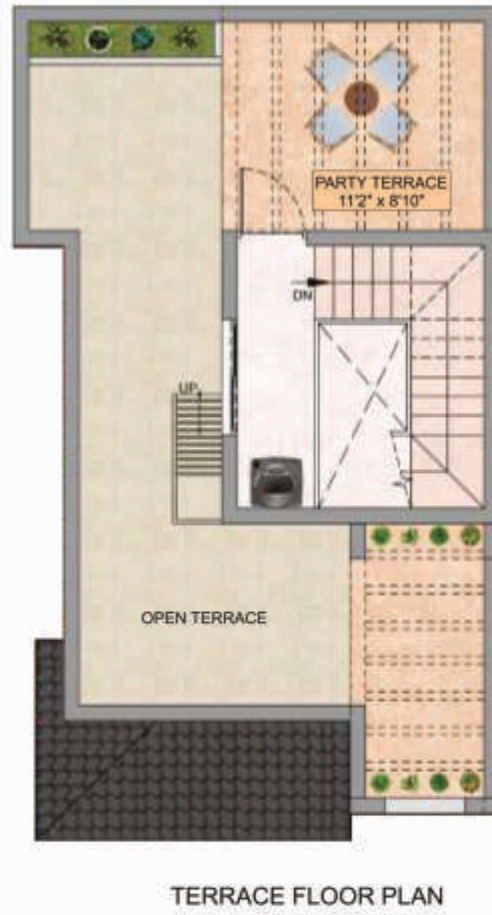
Club Oasis

Embark on a journey of indulgence at The Oasis, an opulent 3-storey clubhouse sprawling across 4000⁺ square feet. Experience a realm of luxury with state-of-the-art facilities, from rejuvenating swimming pool to vibrant social spaces. The Oasis is the epitome of elevated living, offering residents an exclusive haven to unwind, connect, and celebrate life's finest



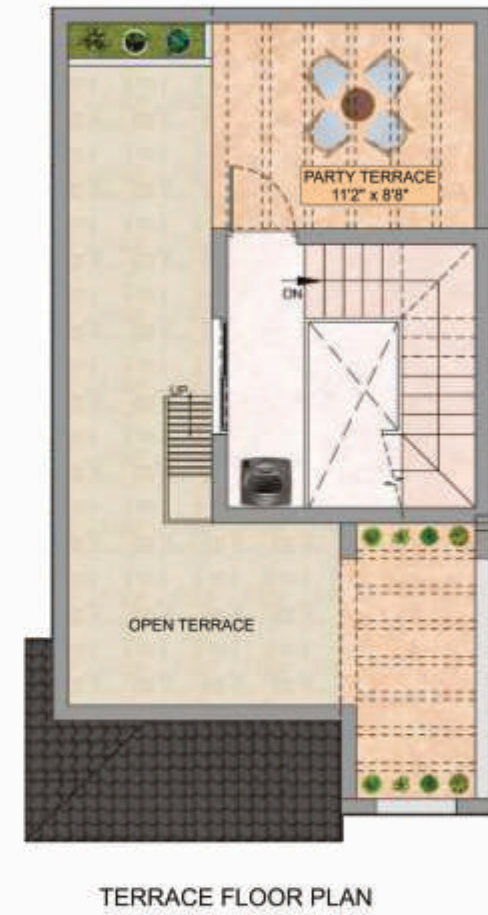
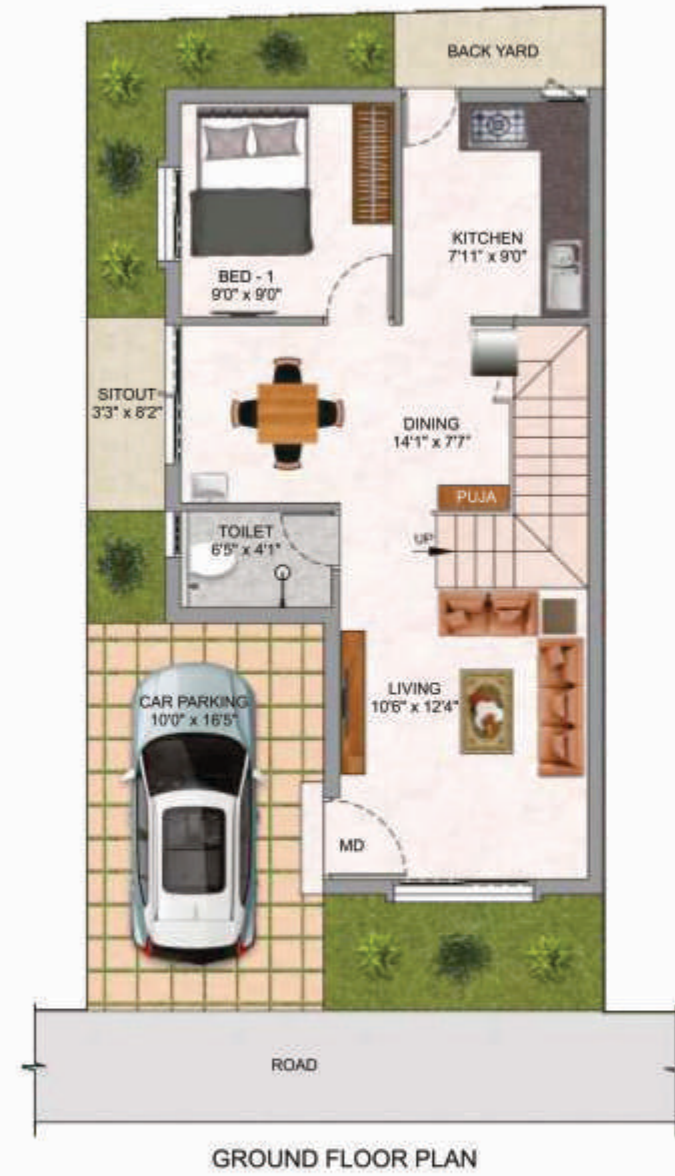
Master Layout

A Masterpiece, Where Lush
Landscapes Embrace Luxurious Villas



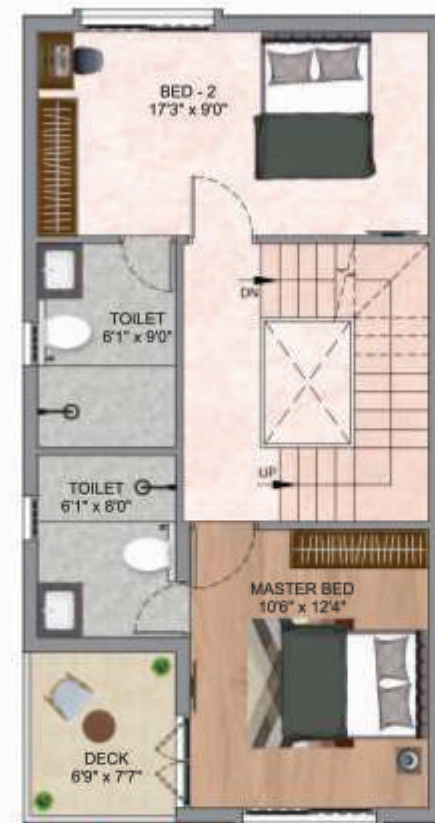
VILLA 01 | PLOT AREA 874 Sq.Ft | SALEABLE AREA 1650 Sq.Ft | FACING NORTH

*Furniture shown in the plan are only for indicative purpose.
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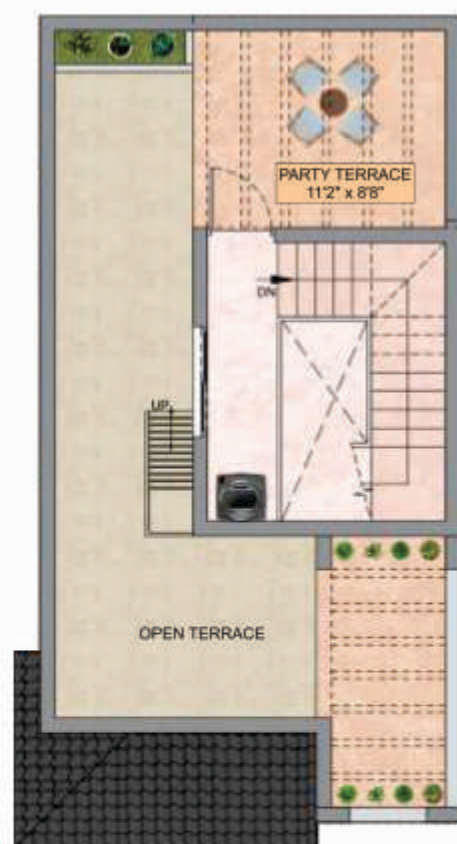


VILLA 02 | PLOT AREA 887 Sq.Ft | SALEABLE AREA 1600 Sq.Ft | FACING NORTH

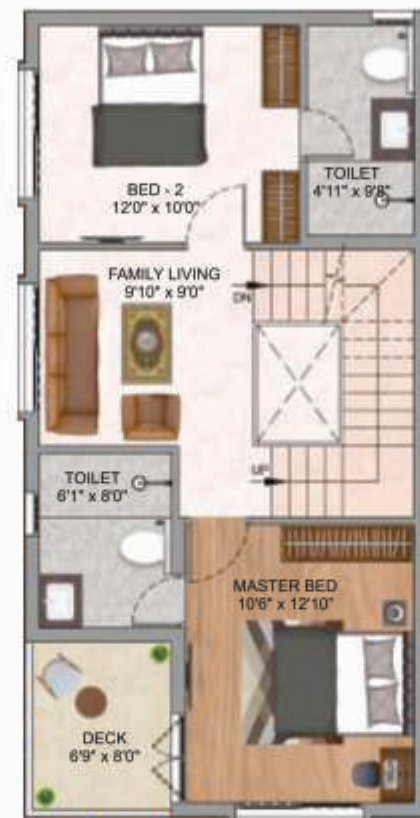
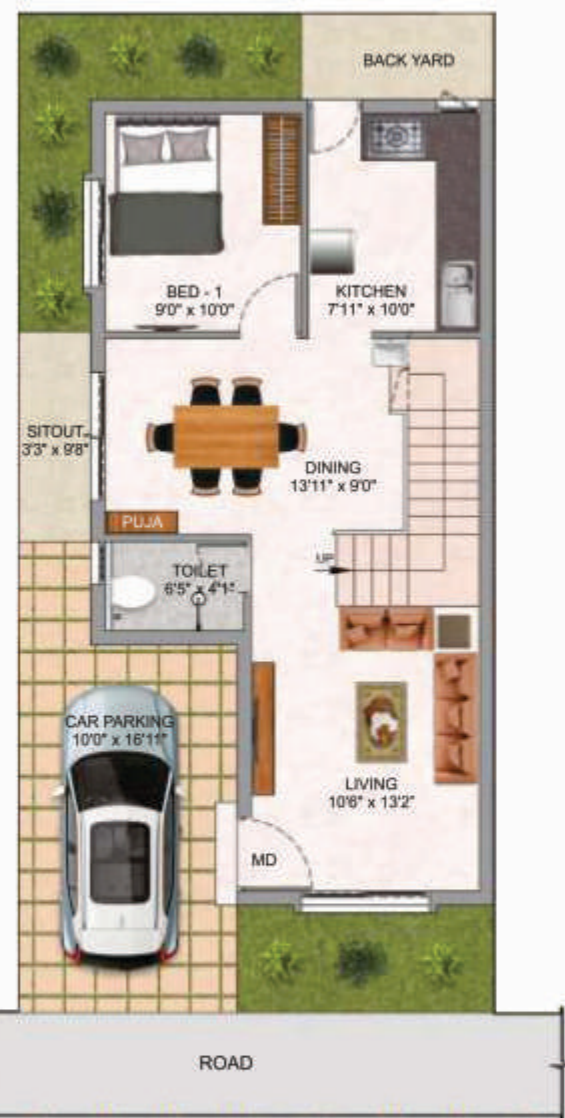
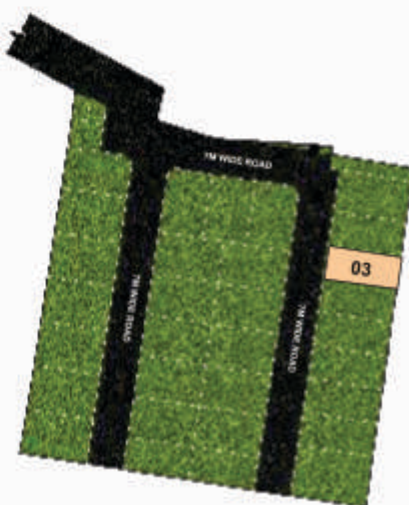
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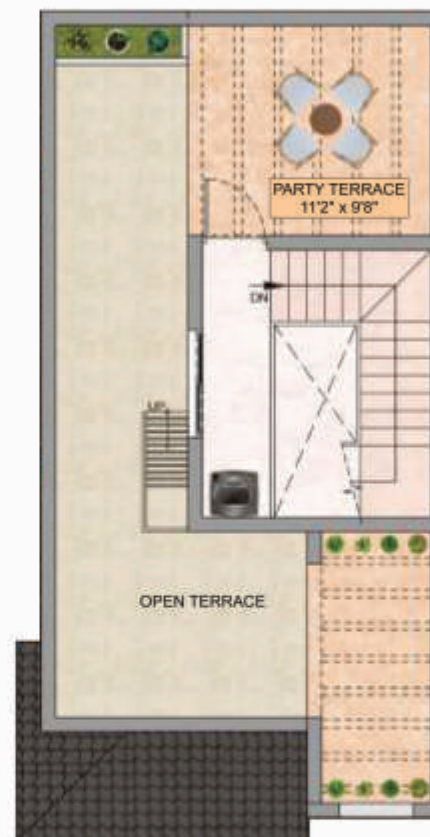
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA 03

PLOT AREA | SALEABLE AREA | FACING
925 Sq.Ft. | 1671 Sq.Ft. | NORTH



VILLA 04

PLOT AREA | SALEABLE AREA | FACING
963 Sq.Ft. | 1740 Sq.Ft. | NORTH

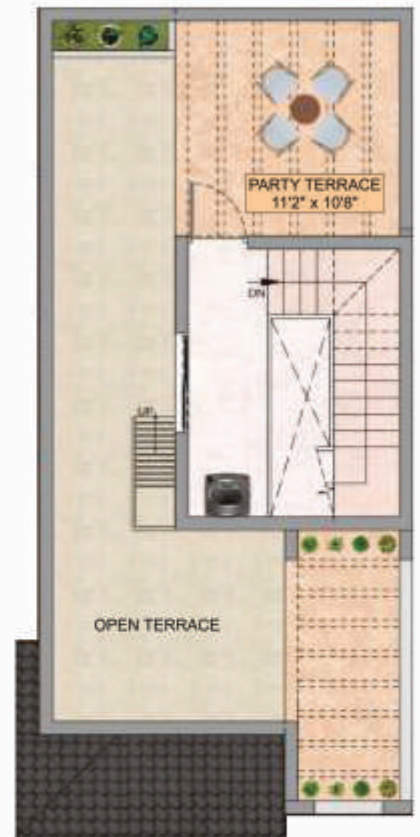
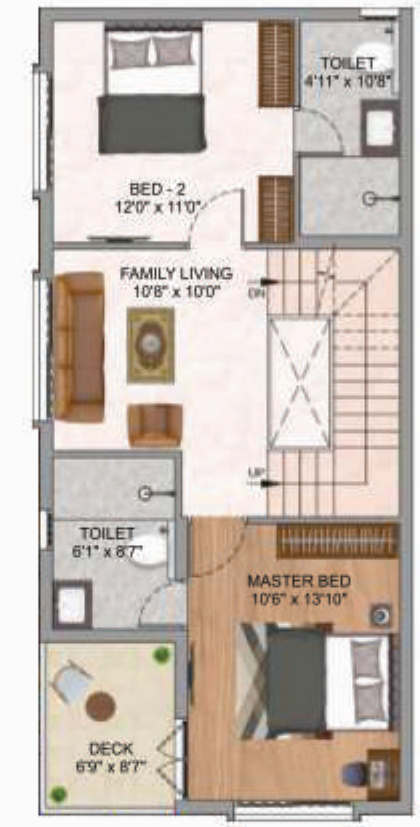
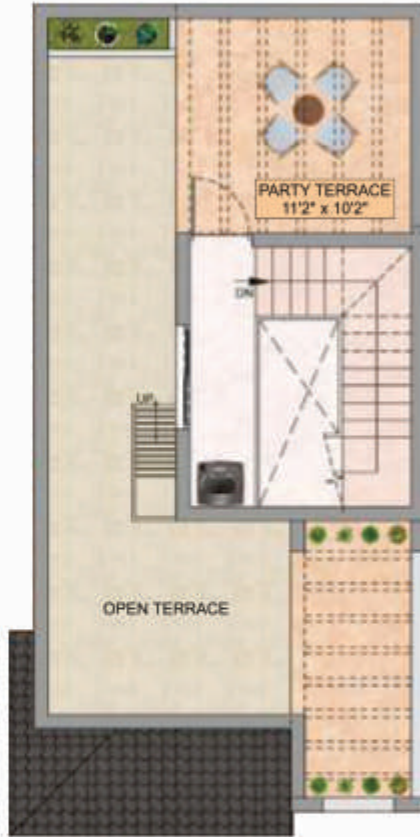
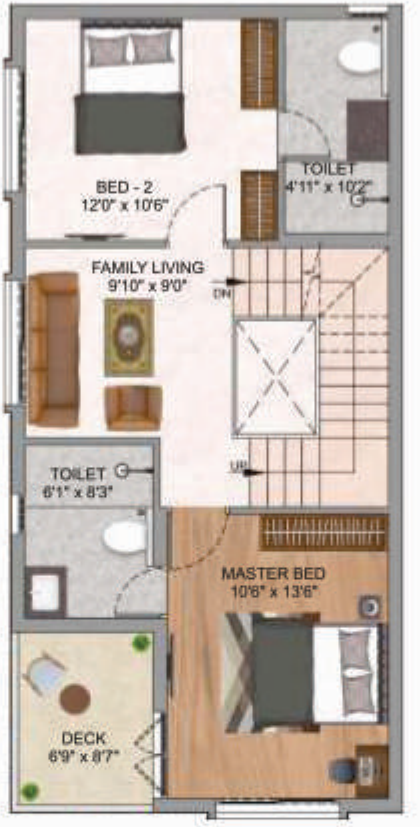
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GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

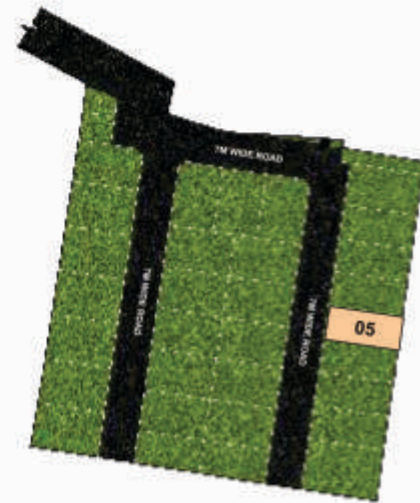
GROUND FLOOR PLAN

FIRST FLOOR PLAN

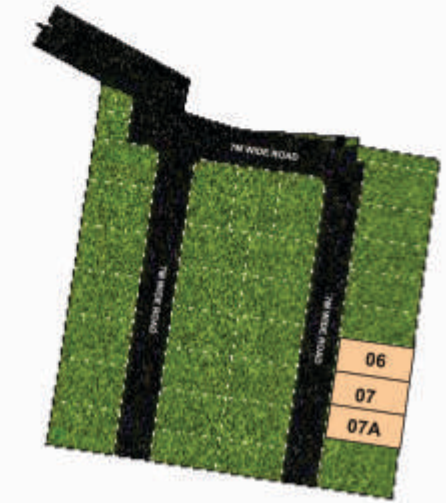
TERRACE FLOOR PLAN



VILLA 05 | PLOT AREA 1000 Sq.Ft | SALEABLE AREA 1795 Sq.Ft | FACING NORTH

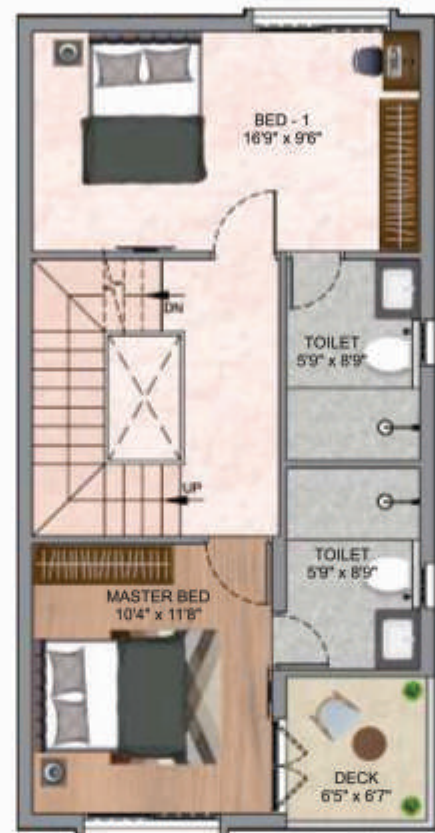


VILLA	PLOT AREA	SALEABLE AREA	FACING
06	1033 Sq.Ft	1879 Sq.Ft	NORTH
07	1042 Sq.Ft		
07A	1047 Sq.Ft		

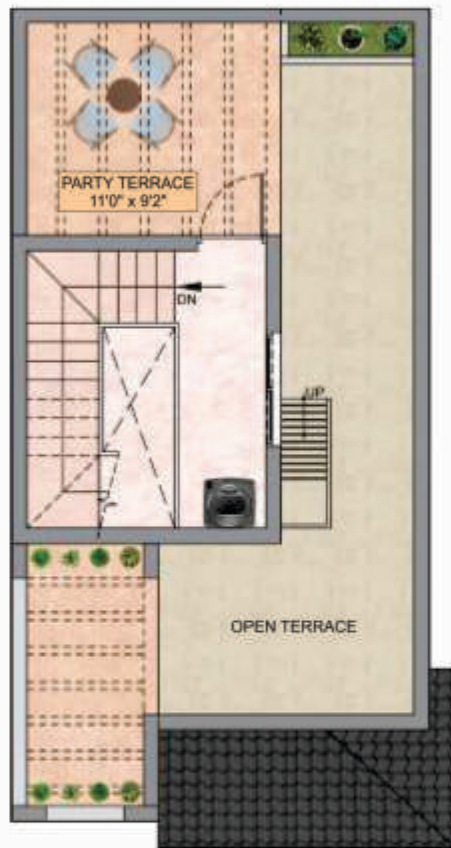




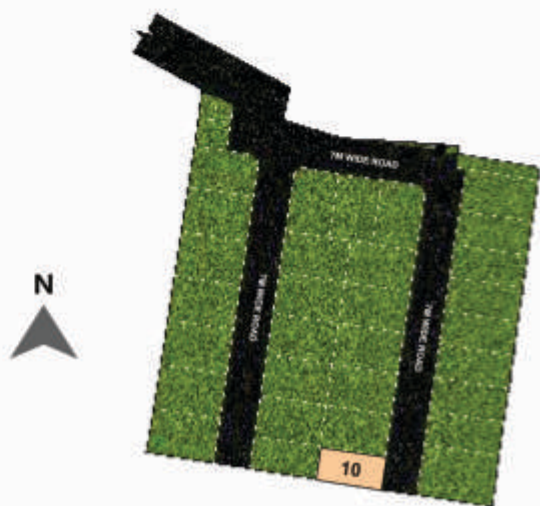
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA 10

PLOT AREA
891 Sq.Ft

SALEABLE AREA
1612 Sq.Ft

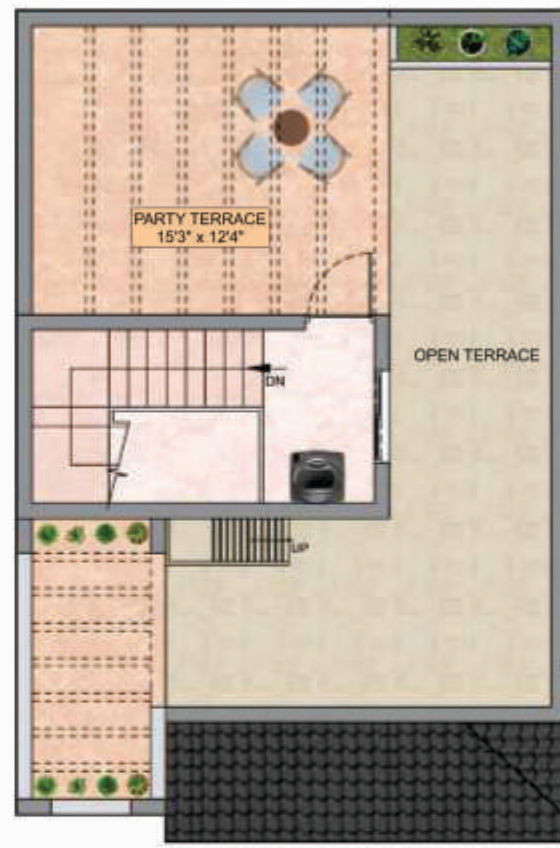
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



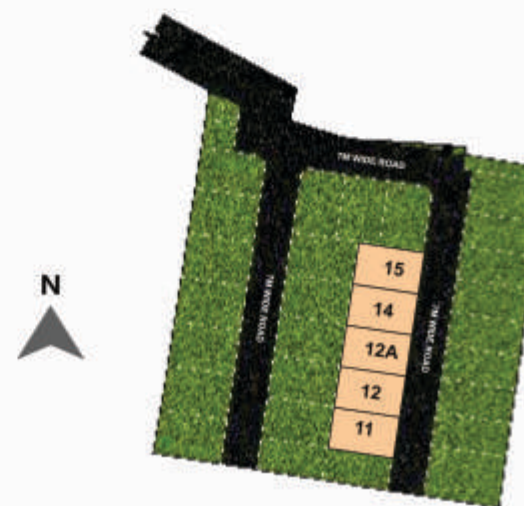
VILLA

	11	12	12A
PLOT AREA	1112 Sq.Ft	1112 Sq.Ft	1112 Sq.Ft

	14	15
PLOT AREA	1112 Sq.Ft	1112 Sq.Ft

SALEABLE AREA
2032 Sq.Ft

FACING
NORTH

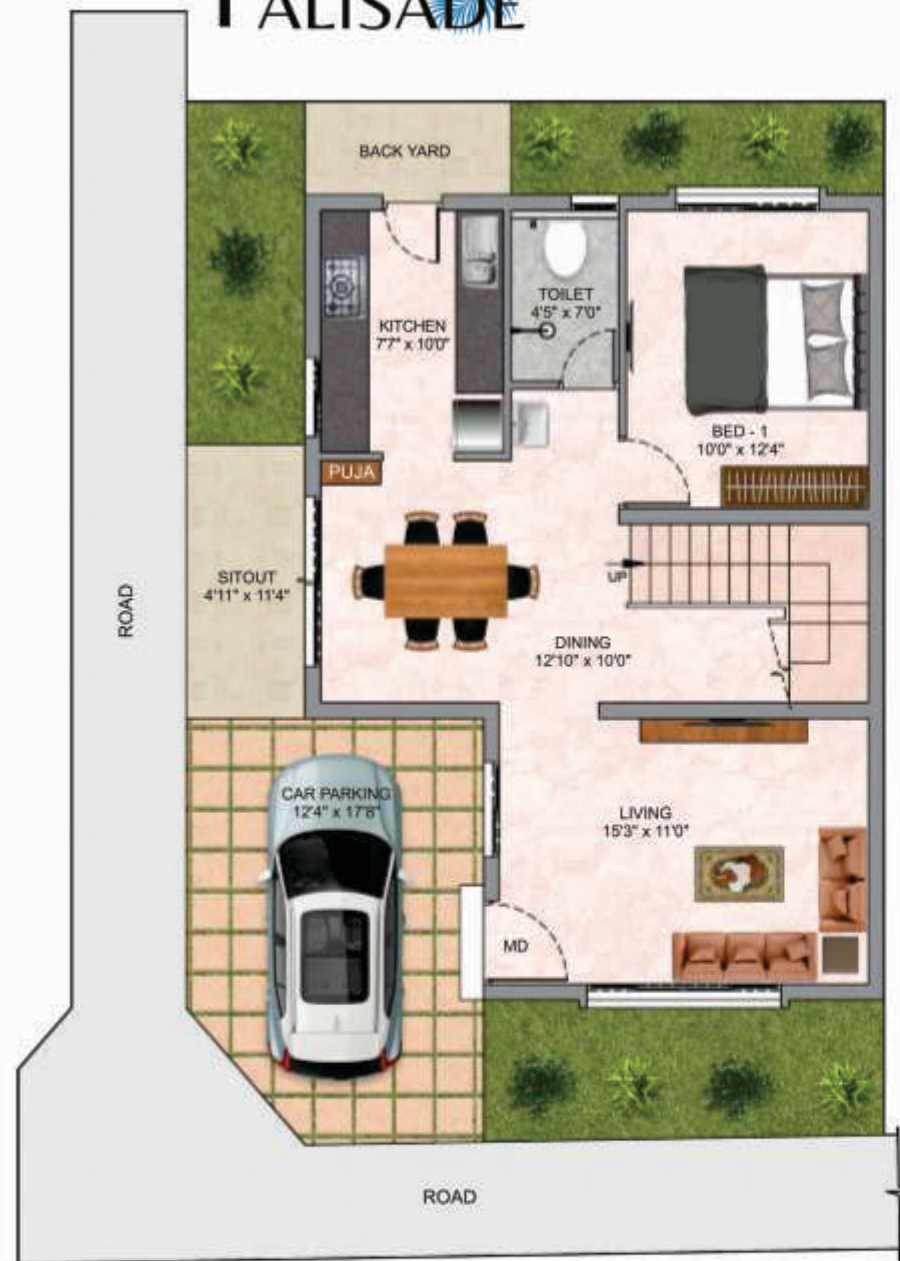


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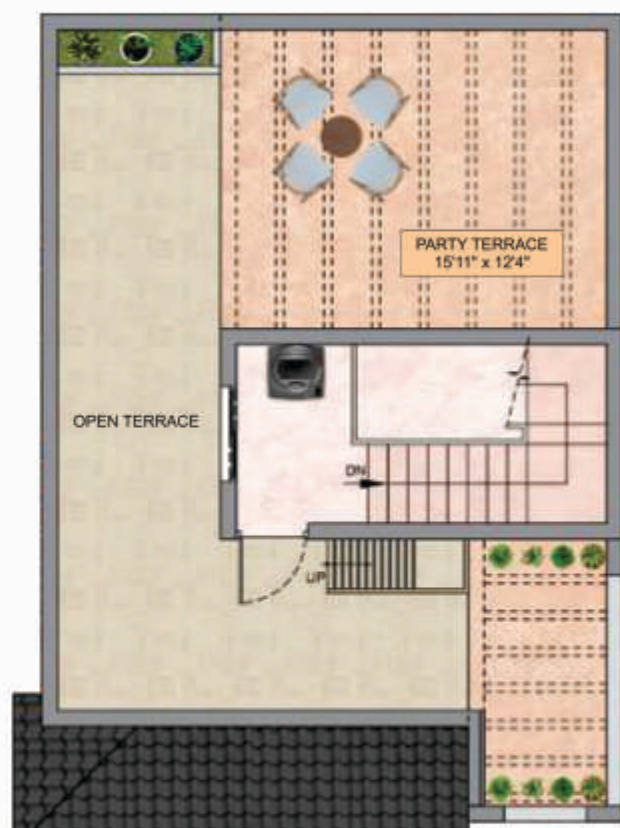
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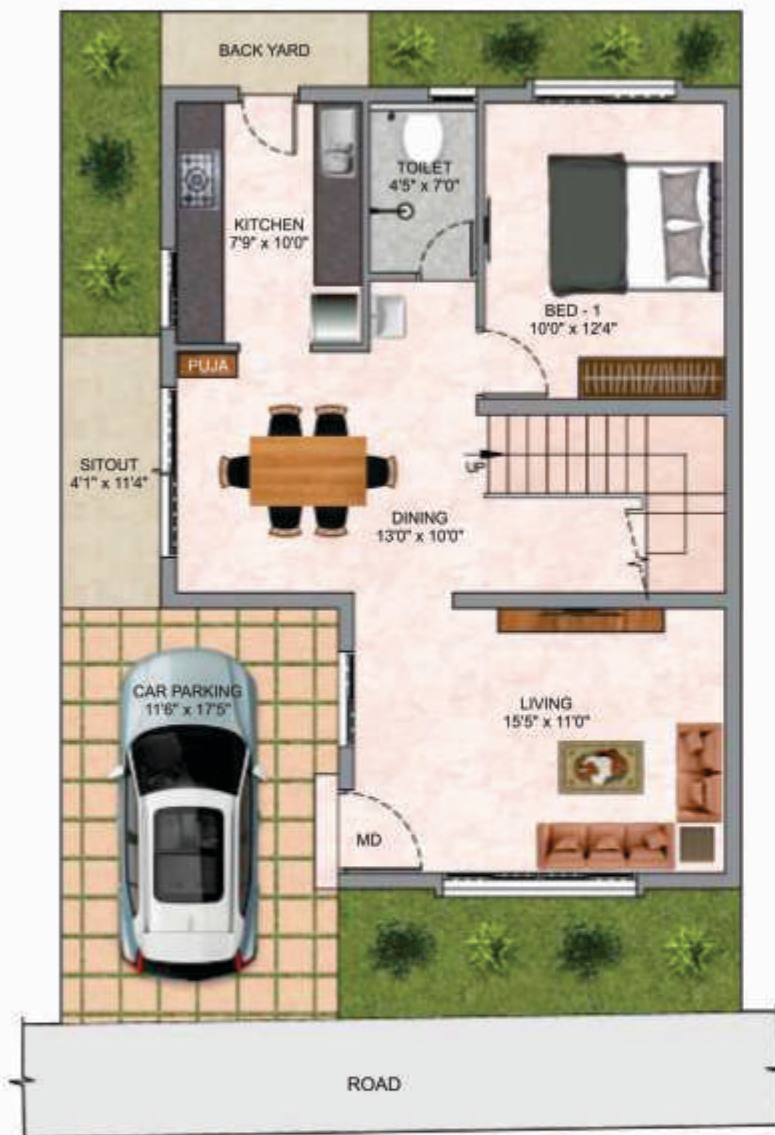
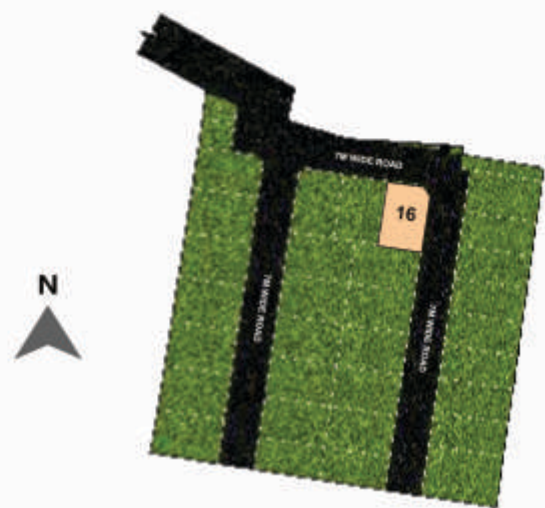
GROUND FLOOR PLAN



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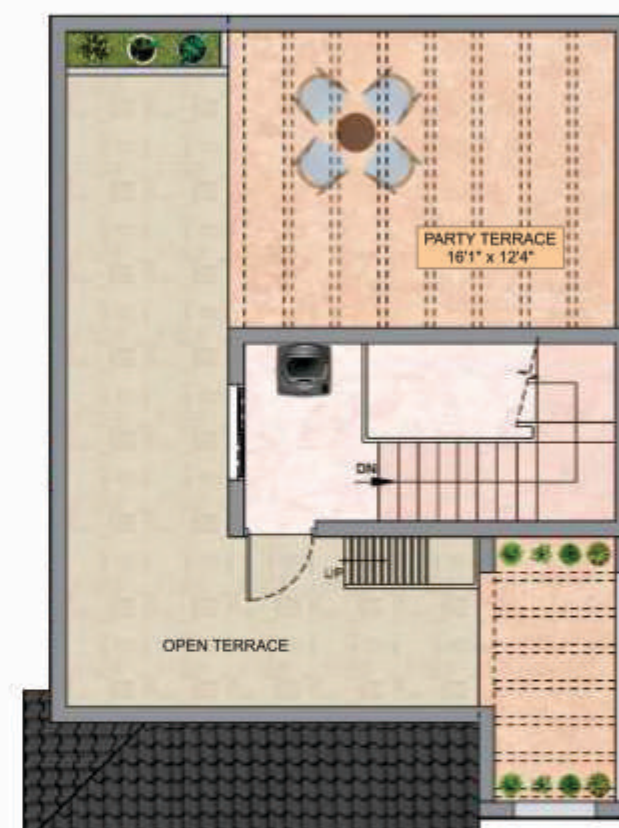
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA 16A

PLOT AREA
1123 Sq.Ft

SALEABLE AREA
2043 Sq.Ft

FACING
EAST

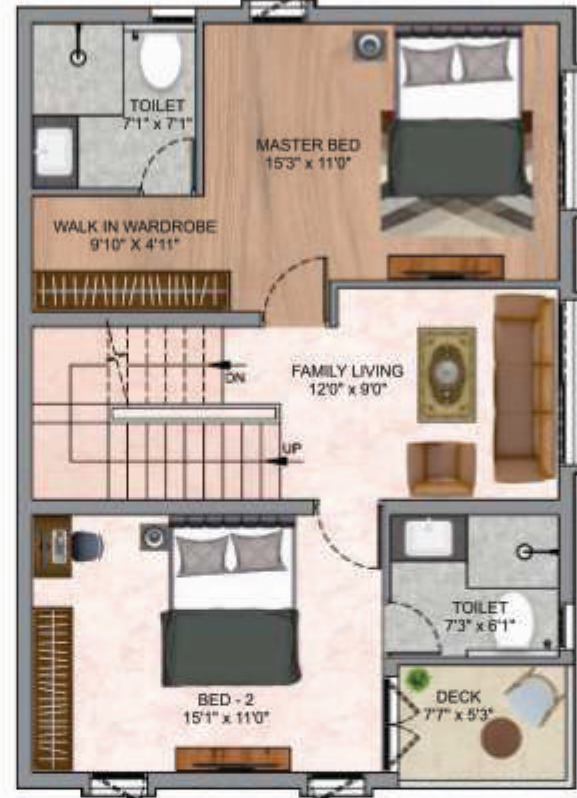


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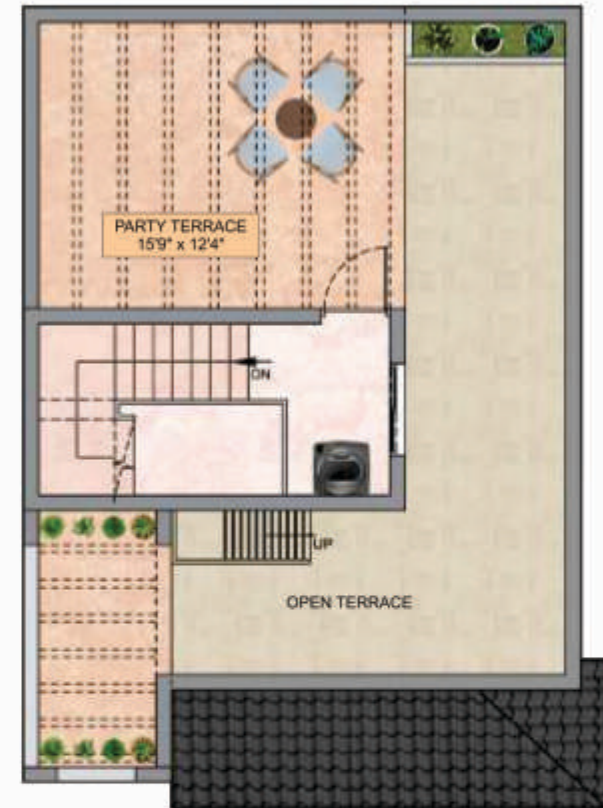
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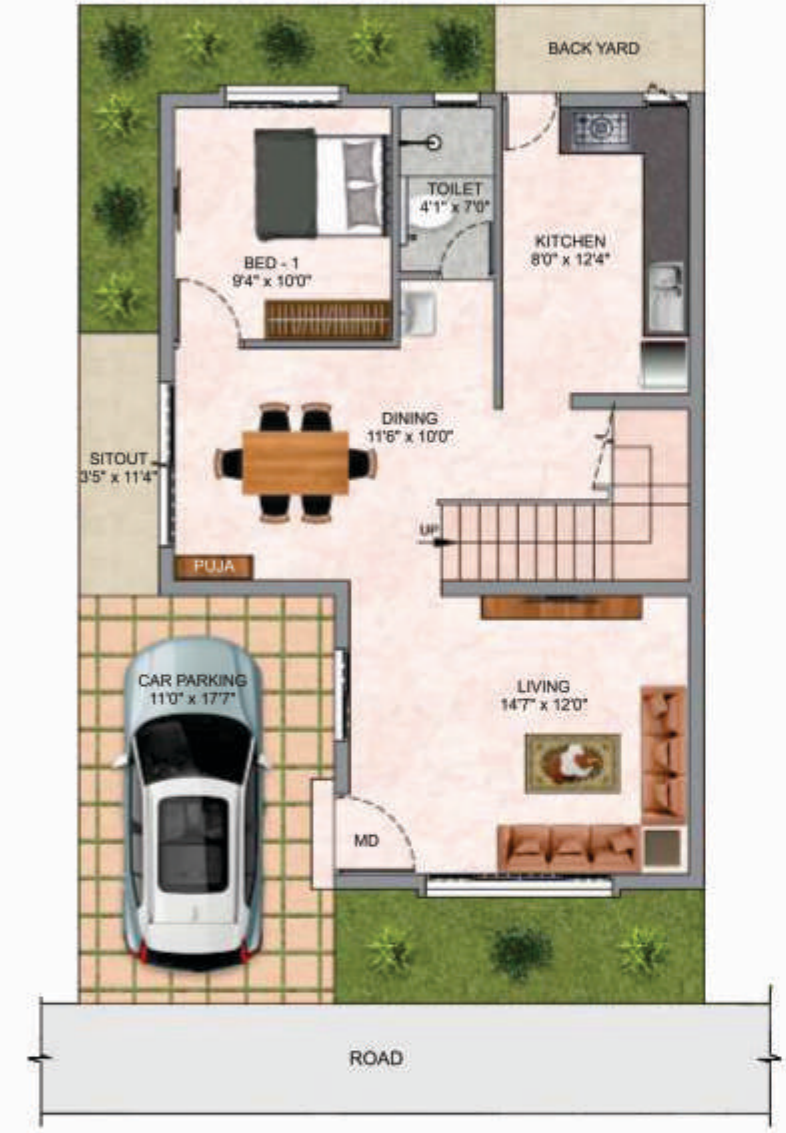
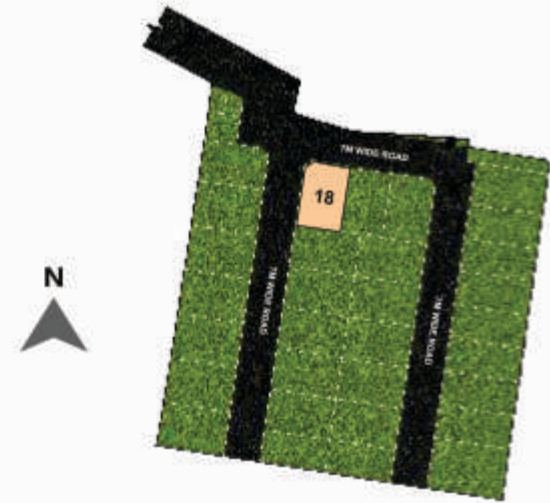
GROUND FLOOR PLAN



FIRST FLOOR PLAN



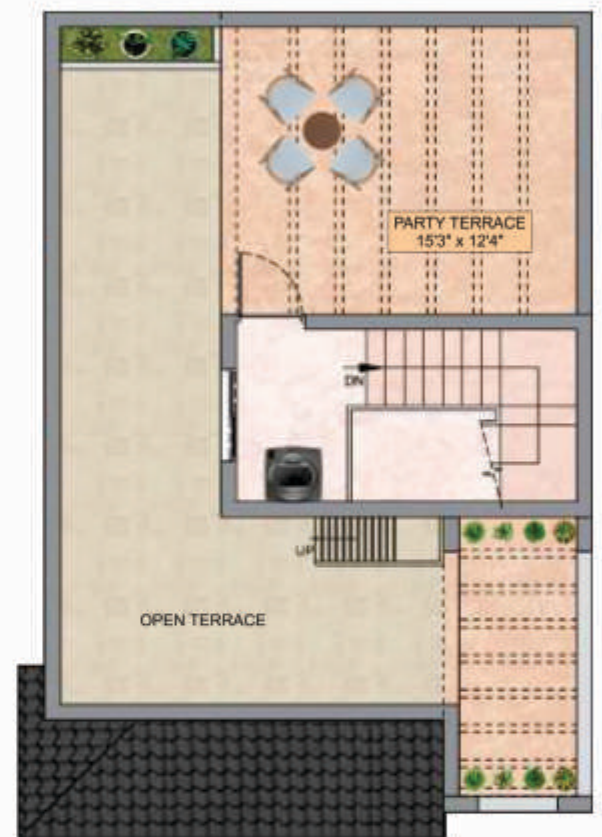
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



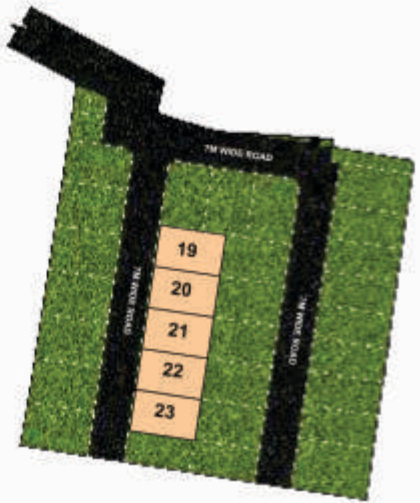
FIRST FLOOR PLAN



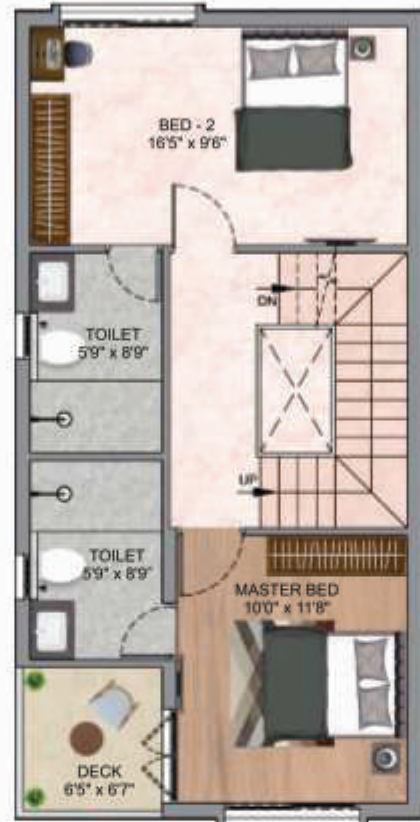
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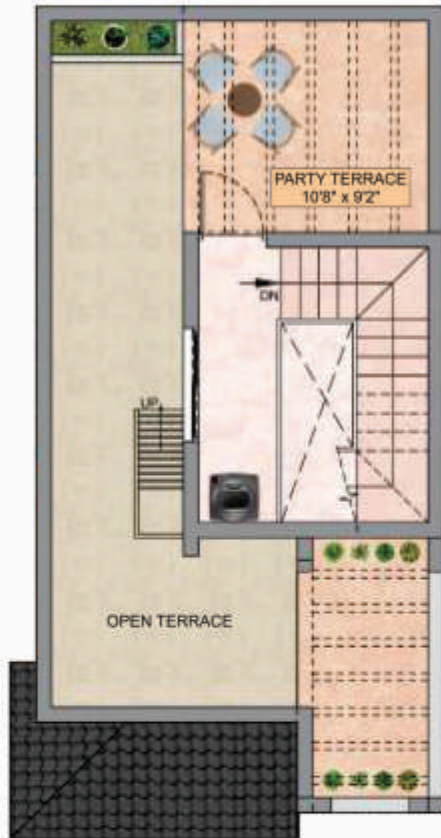
VILLA	19	20	21	22	23	SALEABLE AREA	FACING
	1112 Sq.Ft	1112 Sq.Ft	1112 Sq.Ft	1112 Sq.Ft	1112 Sq.Ft	2032 Sq.Ft	NORTH



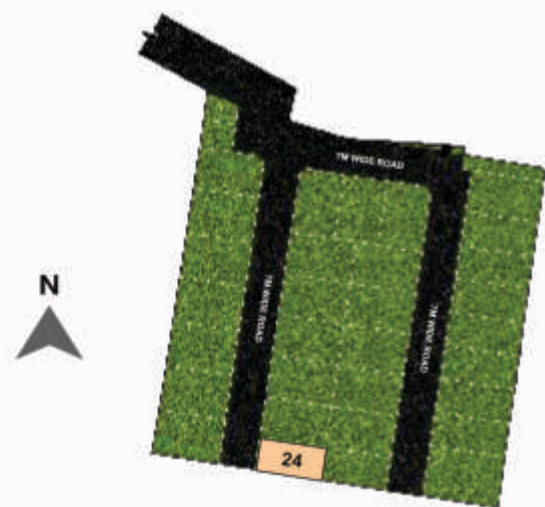
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FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA 24

PLOT AREA
877 Sq.Ft

SALEABLE AREA
1582 Sq.Ft

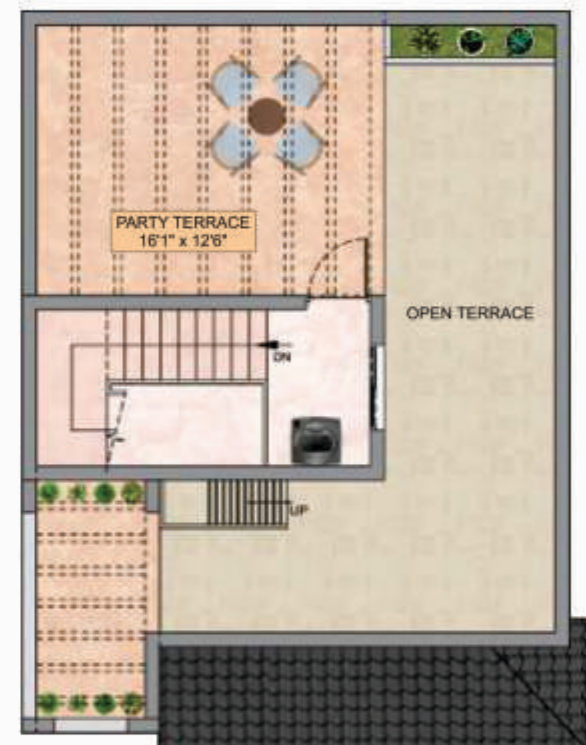
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

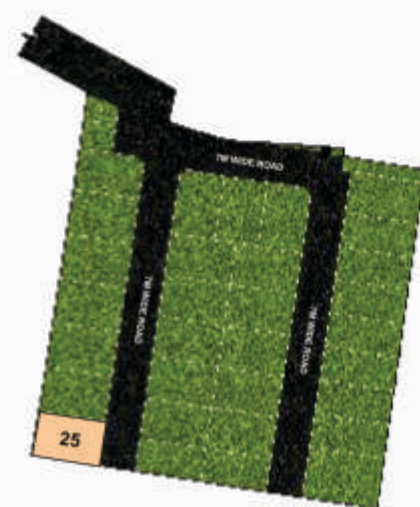


VILLA 25

PLOT AREA
1222 Sq.Ft

SALEABLE AREA
2118 Sq.Ft

FACING
NORTH



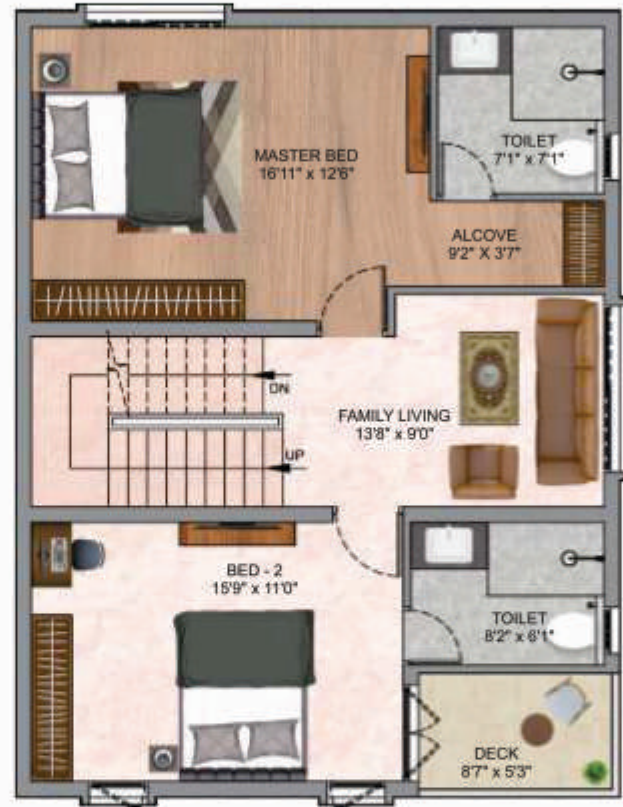
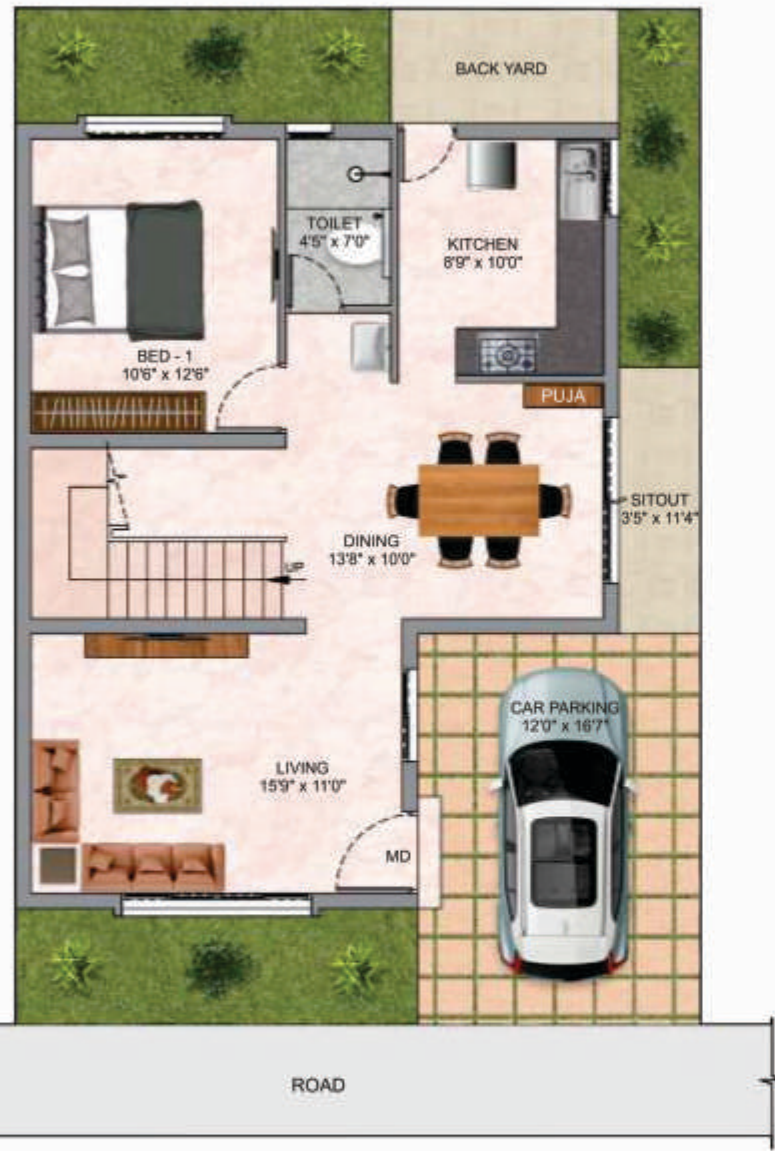
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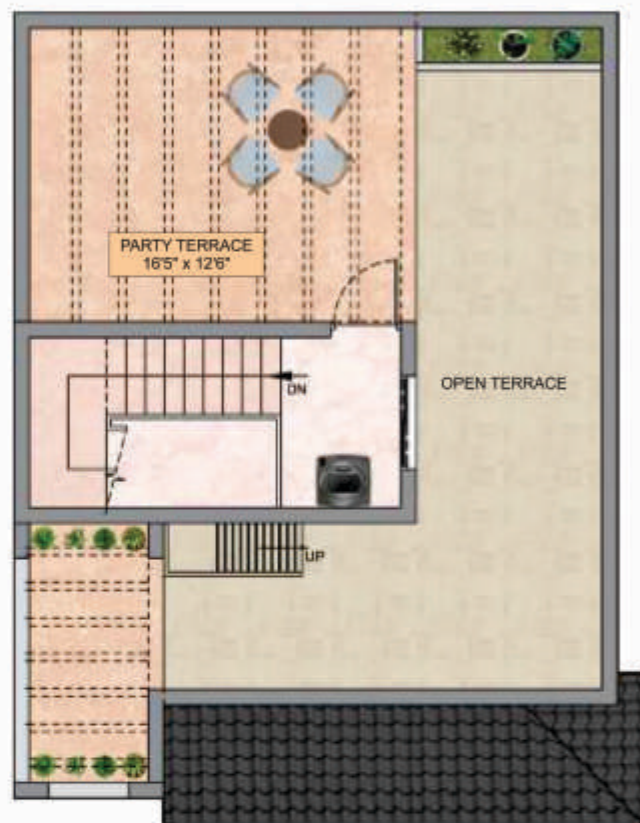


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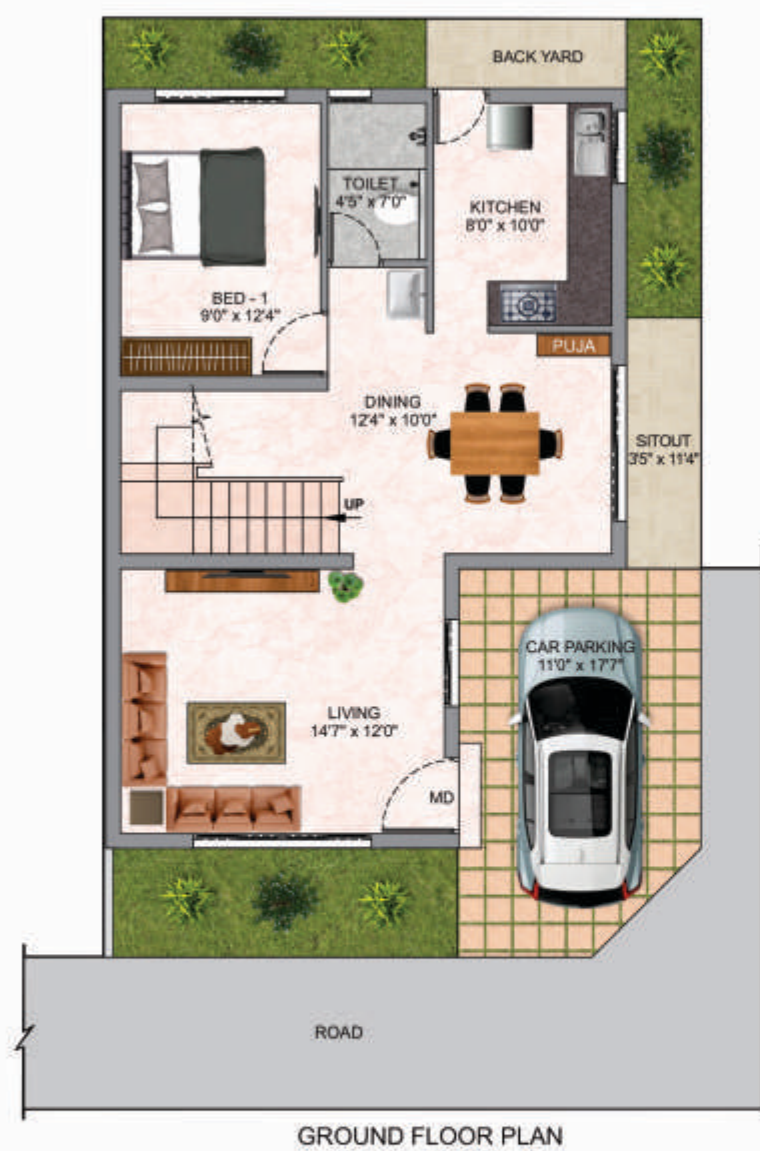
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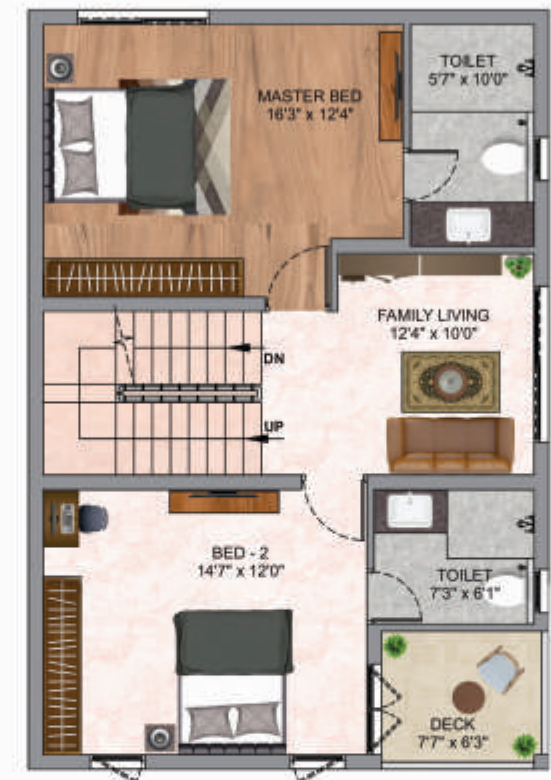
FIRST FLOOR PLAN



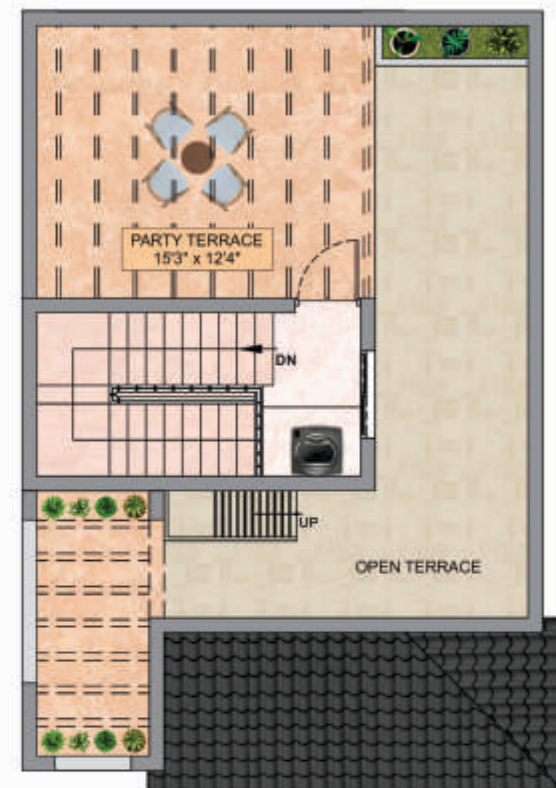
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

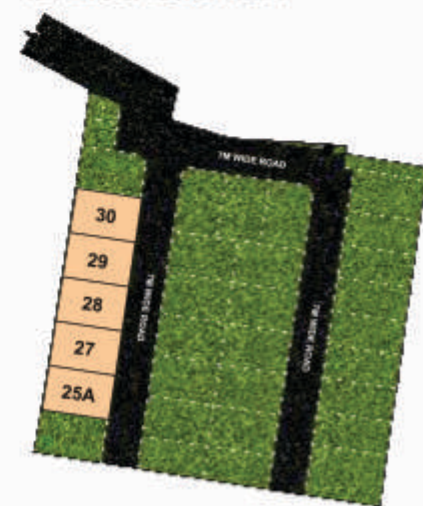


TERRACE FLOOR PLAN

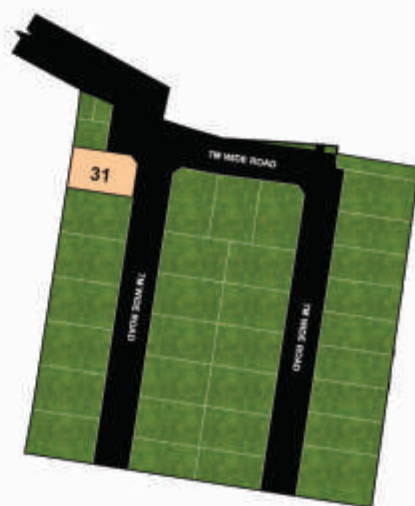
GROUND FLOOR PLAN



		PLOT AREA		SALEABLE AREA		FACING
VILLA 25A	1217 Sq.Ft	29	1206 Sq.Ft	2148 Sq.Ft	NORTH	
VILLA 27	1213 Sq.Ft	30	1203 Sq.Ft			
VILLA 28	1209 Sq.Ft					



		PLOT AREA		SALEABLE AREA		FACING
VILLA 31	1101 Sq.Ft			2032 Sq.Ft	NORTH	



Cycling Through Life's Celebrations

Escape the ordinary, where each pedal stroke is a step towards a life well-lived. DAC Palisade, where your journey begins, and every ride tells a story of a refined and delightful living experience.



The project is a residential development of villas, and is located in the state of Karnataka, India. The project is a residential development of villas, and is located in the state of Karnataka, India.




Swimming Pool

Immerse in refreshing swims
at the luxurious pool



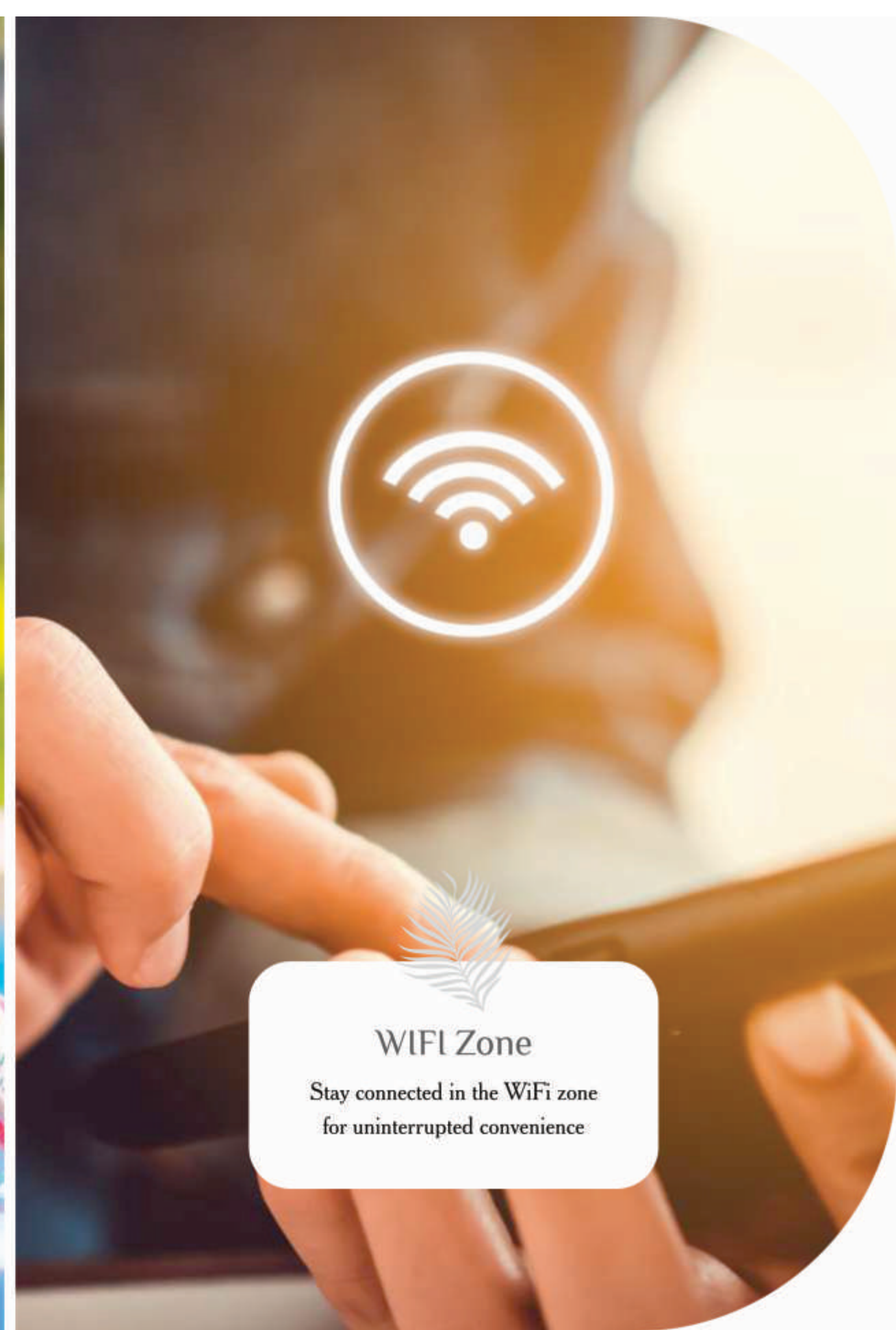

Air Conditioned GYM

Achieve your fitness goals in our
state-of-the-art air-conditioned gym



Toddlers Play Pool

Safe and fun playtime for toddlers at our dedicated pool area



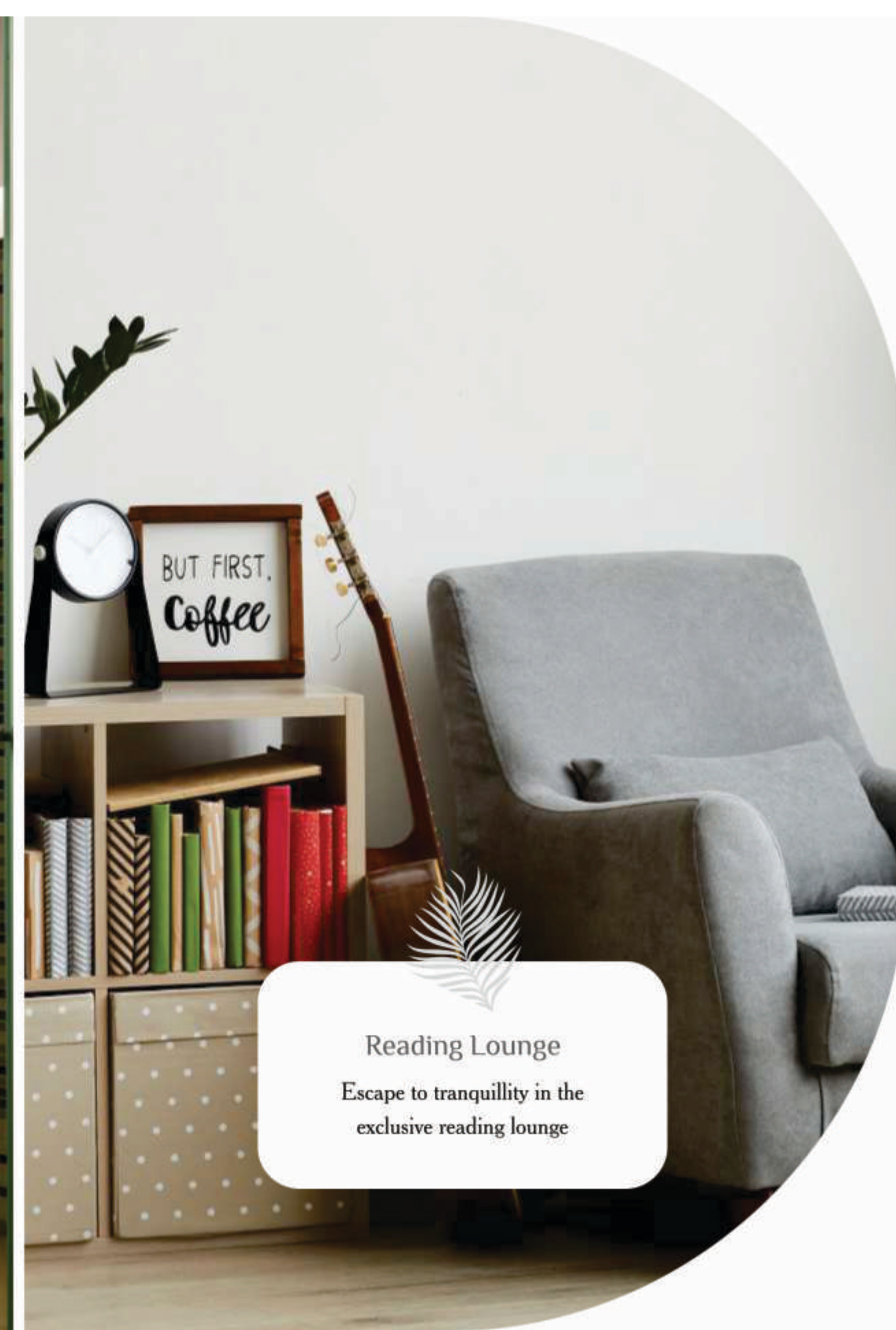
WiFi Zone

Stay connected in the WiFi zone for uninterrupted convenience



Shower & Change Room

Indulge in comfort with the shower and change room facilities



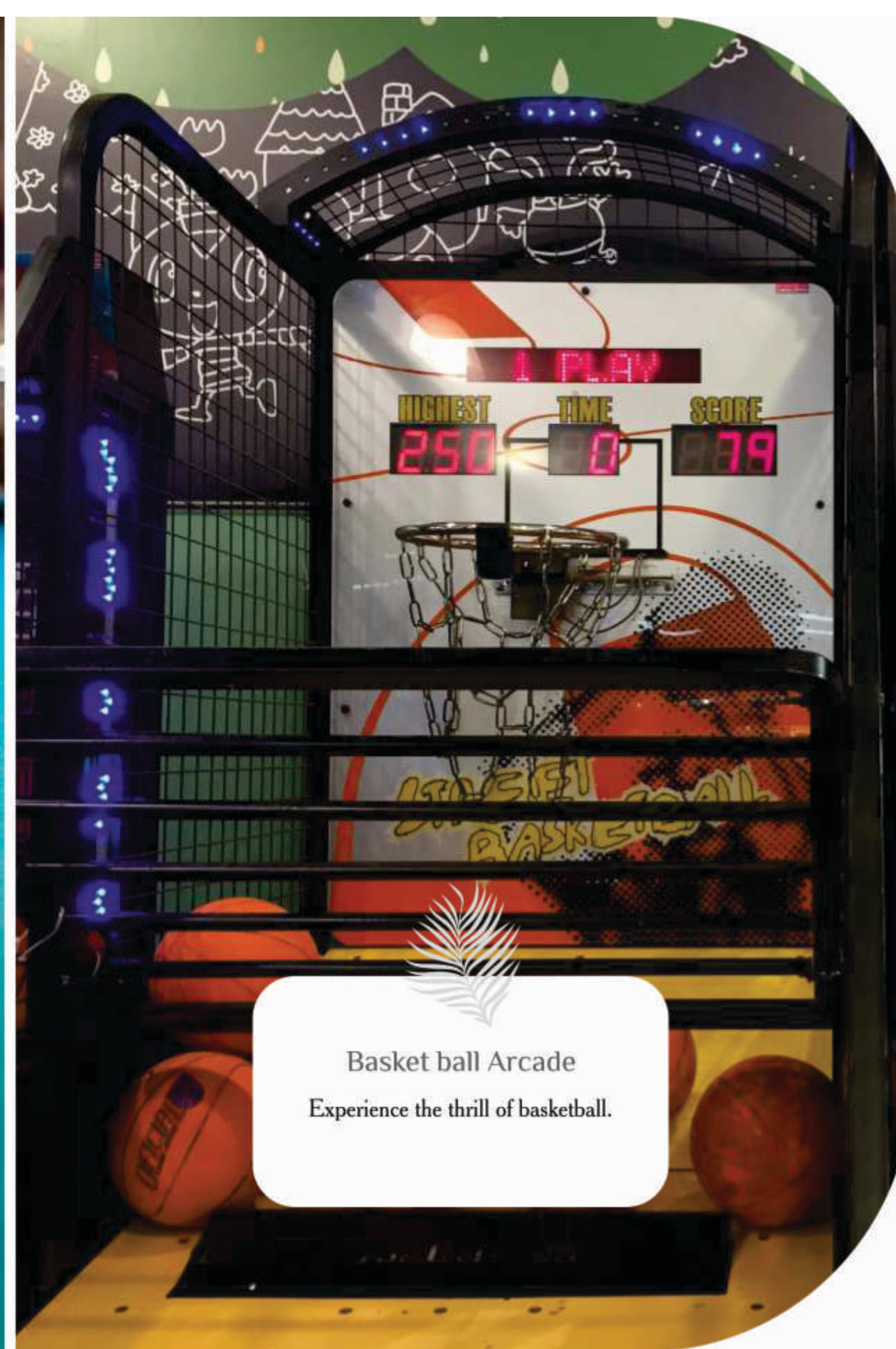
Reading Lounge

Escape to tranquility in the exclusive reading lounge



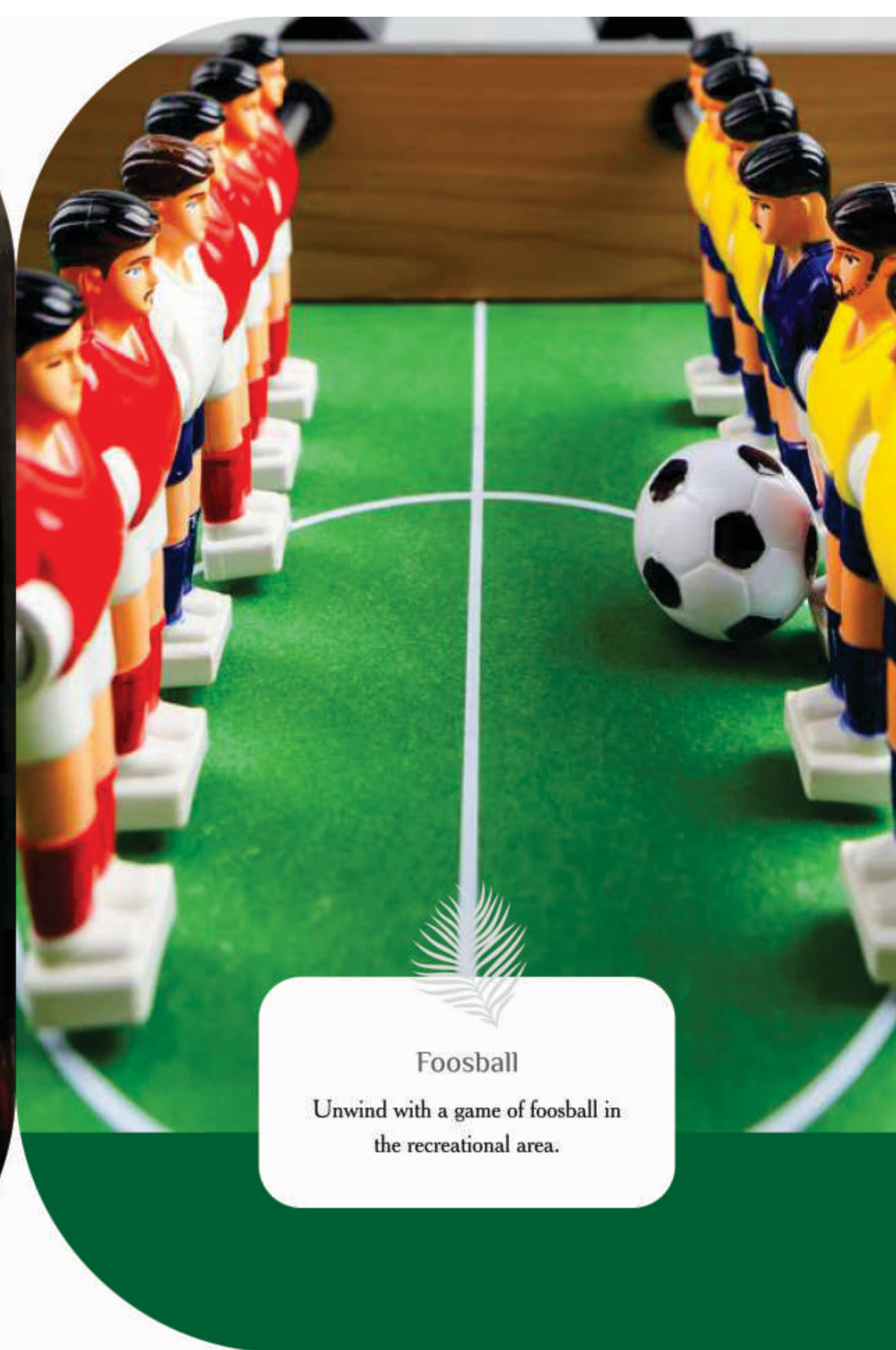
Pool Table

Enjoy a game of pool in the recreation area



Basket ball Arcade

Experience the thrill of basketball.



Foosball

Unwind with a game of foosball in the recreational area.



Interactive Games

Interactive gaming for endless entertainment



Sophistication Welcomes

Indulge in the epitome of luxury as you step into the Clubhouse Lobby at DAC Palisade. The Oasis immaculate design, plush furnishings, and a welcoming ambiance set the stage for an unparalleled experience. Begin your journey into refined lifestyle with a grand entrance that promises sophistication and comfort in every detail.



Happiness In The Heights

THE OASIS clubhouse rooftop: where celebrations soar. Offering stunning city vistas, it's the pinnacle of social gatherings. Whether hosting a lively bash or a sophisticated affair, this space elevates every moment. With an ambiance that captivates, immerse in unforgettable experiences, surrounded by the city's charm. Unveil a new dimension of celebration and revelry at THE OASIS, where every event becomes extraordinary.



Specifications



STRUCTURE

- 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.



KITCHEN

- 800MM x 800MM Vitrified tile flooring from **SOMANY / KAJARIA** or equivalent make.
- Open Kitchen (Counter top, wall dado, sink & sink faucets -not part of standard specifications.)
- Provision for water purifier & sink water point will be provided.



TILING

Flooring:

- All tiles will be from **SOMANY / KAJARIA** or equivalent make.
- Living, Dining and Bedrooms- 800MM x 800MM vitrified tiles with spacers.
- Master Bedroom- 200MM X 1000MM 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 and 400MM X 400MM Stone pattern vitrified tiles with spacers in Party Terrace.
- Entrance verandah and Staircase- Granite flooring.
- Car parking – Parking Tiles/Kota/Shahabad or equivalent.

Dado:

- All tiles will be from **SOMANY / KAJARIA** or equivalent make.
- Toilet– 2' x 1' ceramic wall tiles up to 8 feet height from the floor level.
- Utility areas– 2' x 1' ceramic tiles.
- All windows sill level to be finished with granite.



DOORS/ WINDOWS/ VENTILATORS

- **MAIN DOOR (3'6" x 8'0")** 8 FEET HEIGHT, frame is made of African Teakwood with bottom threshold and architraves on both sides finished with PU polish. 40mm thick shutter finished with Veneer on both Sides and PU polished. Designer hardware of **DORSET/YALE** or equivalent make.
- **BEDROOM DOOR (3'0" x 7'0")** 7 FEET HEIGHT, frame is made of African Teakwood and architraves on both sides finished with PU polish. 40mm thick shutter finished with Veneer on both Sides and PU polished. Designer hardware of **DORSET/YALE** or equivalent make.
- **TOILET DOOR (2'6" x 7'0")** 7 FEET HEIGHT, frame is made of African Teakwood and architraves on both sides finished with PU polish. 40mm thick shutter finished with Veneer and PU polish on one side and laminate on other side. Designer hardware of **DORSET/YALE** or equivalent make.
- Aluminum French doors with sliding shutter will be from **YKK** or equivalent make.
- Aluminum Windows with sliding shutters for all windows will be from **YKK** or equivalent make. Grills will be provided.
- Aluminum Ventilators with pin headed glass along with Exhaust fan provision will be from **YKK** or equivalent make.

Specifications



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 outside the villa at the suitable place suggested by architects.
- 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, dining and in all bedrooms.
- 15A plug points will be provided for Refrigerator, Washing machine, Micro-oven and Hob.
- 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.
- Provision for Inverter with electrification in villas will be provided.
- Manual phase change over 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.
- Video door phone will be provided for each villa.



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 **NIPPON/ASIAN** or equivalent make.
- All external walls will be finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of **NIPPON/ASIAN** or equivalent make.
- Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion **NIPPON/ASIAN** or equivalent make.
- **MS Railing** for Staircase and Balcony finished with Enamel paint (Satin finish) aesthetically designed & fixed to wall.



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 and Granite counter 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.
- 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 be 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.
- Tap point in Terrace Area & car parking.
- Septic tank, Rain Water Harvesting will be provided.

Why DAC?

Most Trusted Developer	Awesome locations, Fabulous Neighborhoods	Highest Carpet & Land Area	Perfect Property Titles
Approval Adherences	Multi-level Quality Checks	Innovative Designs	Elegant Homes
Delivered Close to 7 lakh Sq. Ft	Pleasing Aesthetics	Customer Delight	Timely Delivery
Branded Products	Maximized Space & Cross Ventilation	100+ Projects Completed	

Customer Testimonials



Mrs. Roshini & Mrs. Saraswathi

We have purchased 5E apartment in DAC Developers. Initially we came only for site visit and visited the model house, immediately we liked the model house and majorly we liked the location and finalized the property. We are eagerly waiting for stepping into our house.

DAC Chromantique - 5E



Mr. Arun Janani

We feel immense pleasure to be a part of DAC and to buy a flat in DAC Intellia, Selaiyur, as it perfectly made our dream come true.

All teams and employees who collaborated with us were very friendly and approachable.. All our requirements and changes were addressed in the right manner.. thanks to the great team.

DAC Intellia - 3B



Mr. Thiyagarajan

Very nice and easy going team at DAC, the projects are well thought thru and neatly planned by keeping in my the comfort living for the buyers ...good to see them emerging as one of the leading builder in middle weight building projects across tambaram locality.

DAC Madambi - 1D

Payment Schedule

On Booking	- 5%
At the time of agreement - (within 20 days from Booking)	- 20%
At the time of Registration or 30 Days from the date of booking (Whichever is earlier)	- 40%
On Foundation Stage	- 10%
On First Floor Roof Slab Stage	- 10%
On Brickwork Stage	- 5%
On Completion of Plastering	- 5%
Before Laying of Tiles	- 5%

Our Bankers



Location Advantages

SCHOOLS

- St. John's Public School - 850m
- Orchids The International School - 950m
- AKG Public School - 1.1km
- Bharathi Vidyalaya Senior Secondary School - 2km
- Infant Jesus Higher Secondary School - 2.3km
- Narayana E. Techno School Medavakkam - 2.5km
- Sree Sankara Bala Vidyalaya Golden Jubilee School - 3.6km

COLLEGES

- ASAN Memorial College of Arts and Science - 1.2km
- Sree Balaji Dental College & Hospital - 3.3km
- National Institute of Ocean Technology - 5.1km
- Jerusalem College of Engineering - 3.4km

HOSPITALS

- V cure Hospital - 1.4km
- Gleneagles Global Health City - 3.3km
- Dr. Kamakshi Memorial Hospital - 4.5km
- Kauvery Hospital(Radial Road) - 5.1km

TRANSPORT

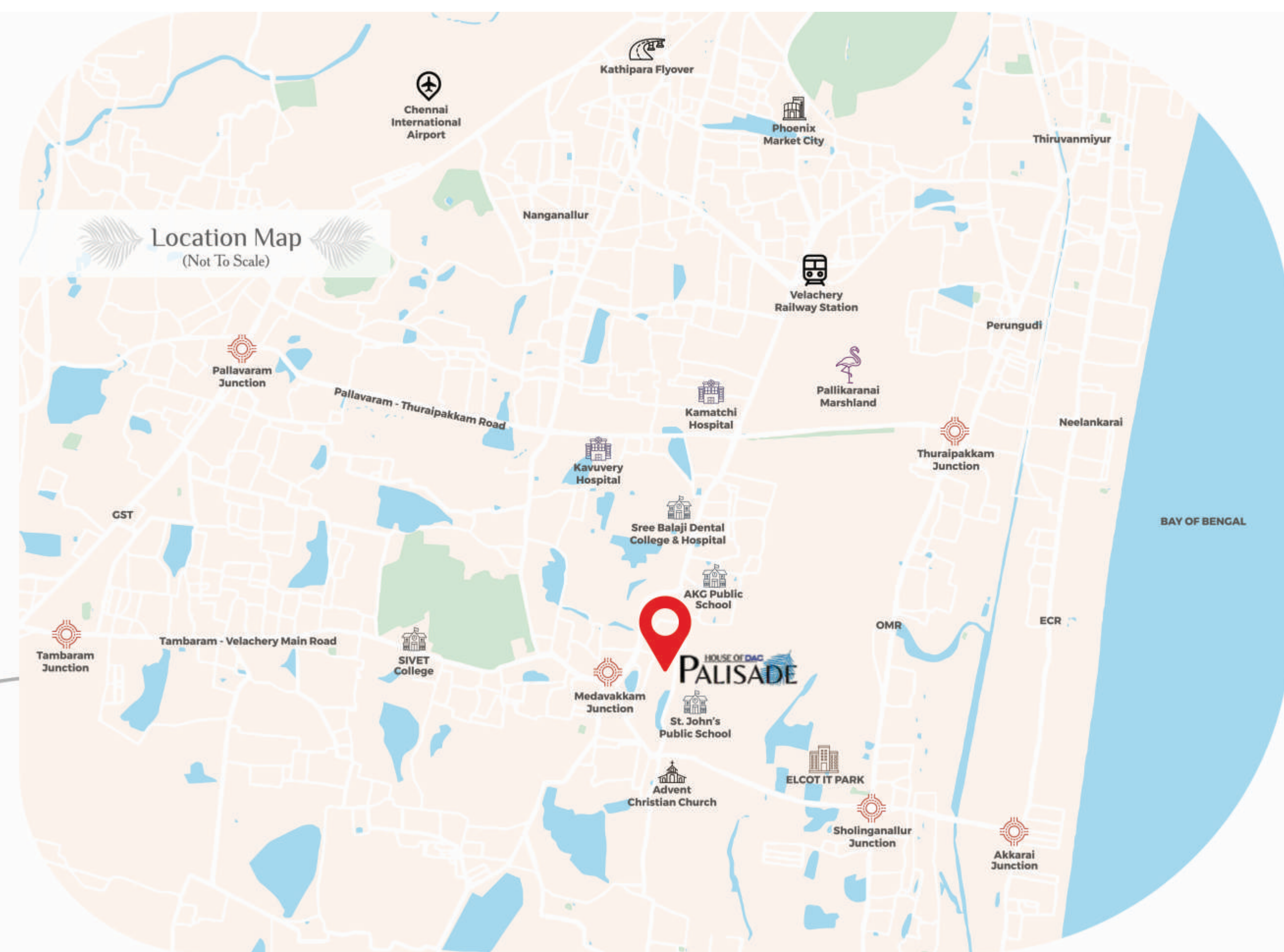
- ASAN College Bus Stop - 650m
- Medavakkam Metro Station(CMRL PHASE II) - 1.3km
- Pallikaranai Bus Stop - 1.9km
- Medavakkam Koot Road Bus Depot - 2.5km
- Balaji Dental College Bus Stop - 3.3km
- Kamakshi Hospital Bus Stop - 4.5km
- Velachery Railway Station - 6.1km
- Perungudi Railway Station - 8.1km
- Airport - 11km

ATTRACTIONS

- Fantastic Jeyachandran - 500m
- Advent Christian Church - 1.2km
- Pallikaranai Marshland Park - 4.9km
- Akkarai Beach - 7.8km

CORPORATES

- Sholinganallur Elcot IT Park - 3.9km
- Futura IT Park Elcot Sez - 5.6km
- Chennai One IT Park - 7km
- Bahwan CyberTek - 8.1km
- Capgemini - 6.2km
- TCS - 7.4km
- Rapid HR - 6.2km
- Infoview Technologies Pvt. Ltd - 6.4km
- Mariyano Technologies Pvt. Ltd - 6.6km





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
CREDAI

