

NEW IDENTITY WITHIN RESIDENTIAL NEIGHBOURHOOD



DAC SAGAR
Boutique Styled Apartments





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 Pallavaram. 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, colleges, banks, 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, 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 vice-versa. After a bit of thinking, I said “Yes”. It was a tough task though, impelled with his request, I completed the construction to the Client's 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 viable project 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, if there is no space constraint, we provide Mr. Kitchen that can be handy for close door family functions.*

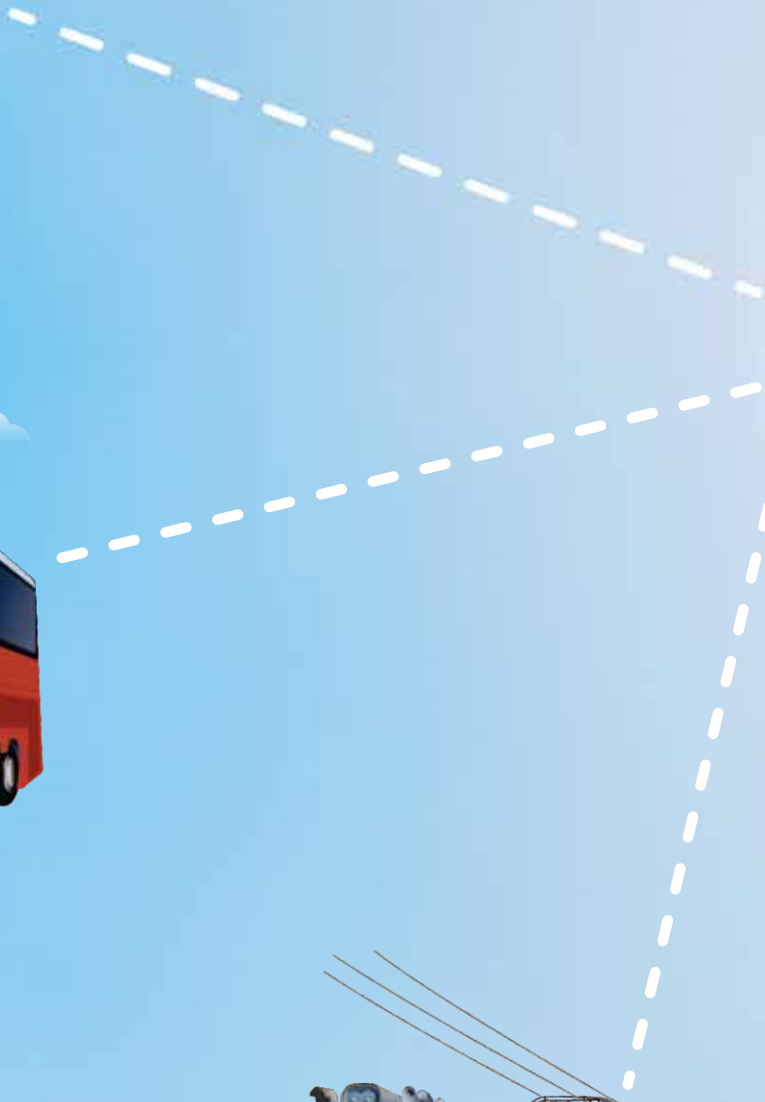
This project is packed with separate ultra modern bedroom in terrace exclusively for your relatives & friends stay

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 4,56,123 sq ft, our current pipeline to be delivered stays at 2,71,199 sq ft across East Tambaram, Chromepet, Pammal, Pallavaram & Selaiyur.

S. SATHISH KUMAR
Managing Director





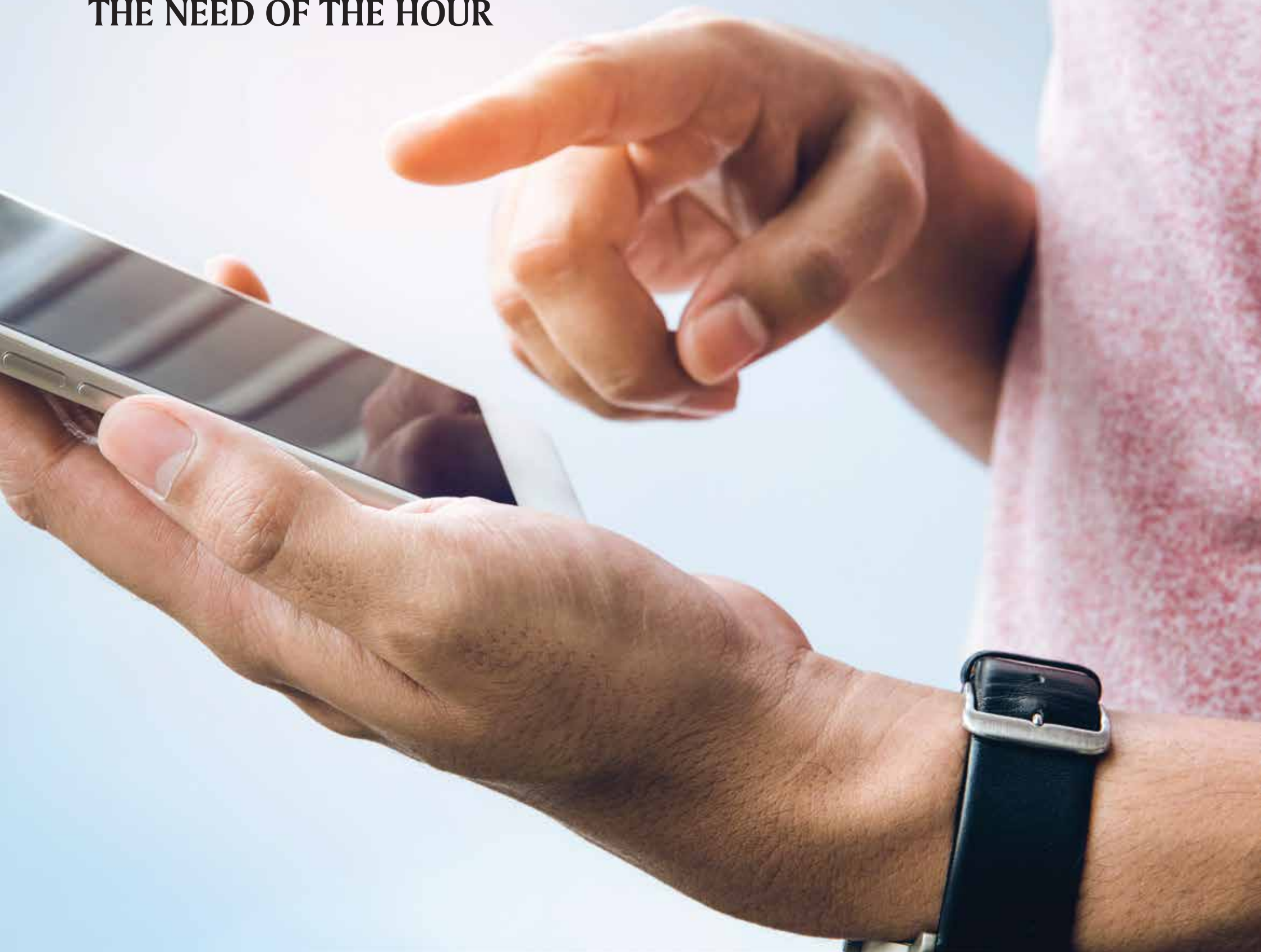
Pallavarathirku Miga Arugil Pammalil ...

DAC Sagar is Easily Connected by Road, Rail and Flight.

Just 10 mins to Airport, 10 mins to Suburban Train and Close to GST Road.

100 mtrs from Main Road.

THE NEED OF THE HOUR



8 BOUTIQUE STYLED 2 / 3 BHK APARTMENTS





Relatives & Friends Visiting
you, suddenly decided to stay?

Don't worry...
you have help @ hand

Separate and Fabulous Ultra Modern Bedroom in Terrace...
A Replica as in Star Hotels...
Exclusively for Your Relatives & Friends Stay..

BECAUSE WE UNDERSTAND
YOUR WORLD



THE NEED OF THE HOUR

MAKE YOUR
RELATIVES & FRIENDS
COMFORTABLE...
HOME AWAY FROM HOME



“LET YOUR CHILDREN
STAY ENERGETIC”



EXCLUSIVELY DESIGNED
PLAY AREA FOR CHILDREN..
SAFE & HYGIENIC



EXCLUSIVELY FOR YOU

- All Premium Products
- Stilt + 3 Floors
- Children's Play Area
- CCTV
- Covered Car Parking
- Centralized Video Door Phone
- Lift with Auto Rescue Device
- Potable Water
- Roof Top Mr. Kitchen & Toilet for Terrace Floor
- 100% Vaastu
- Guest Bedroom & Toilet for Terrace Floor

AMENITIES



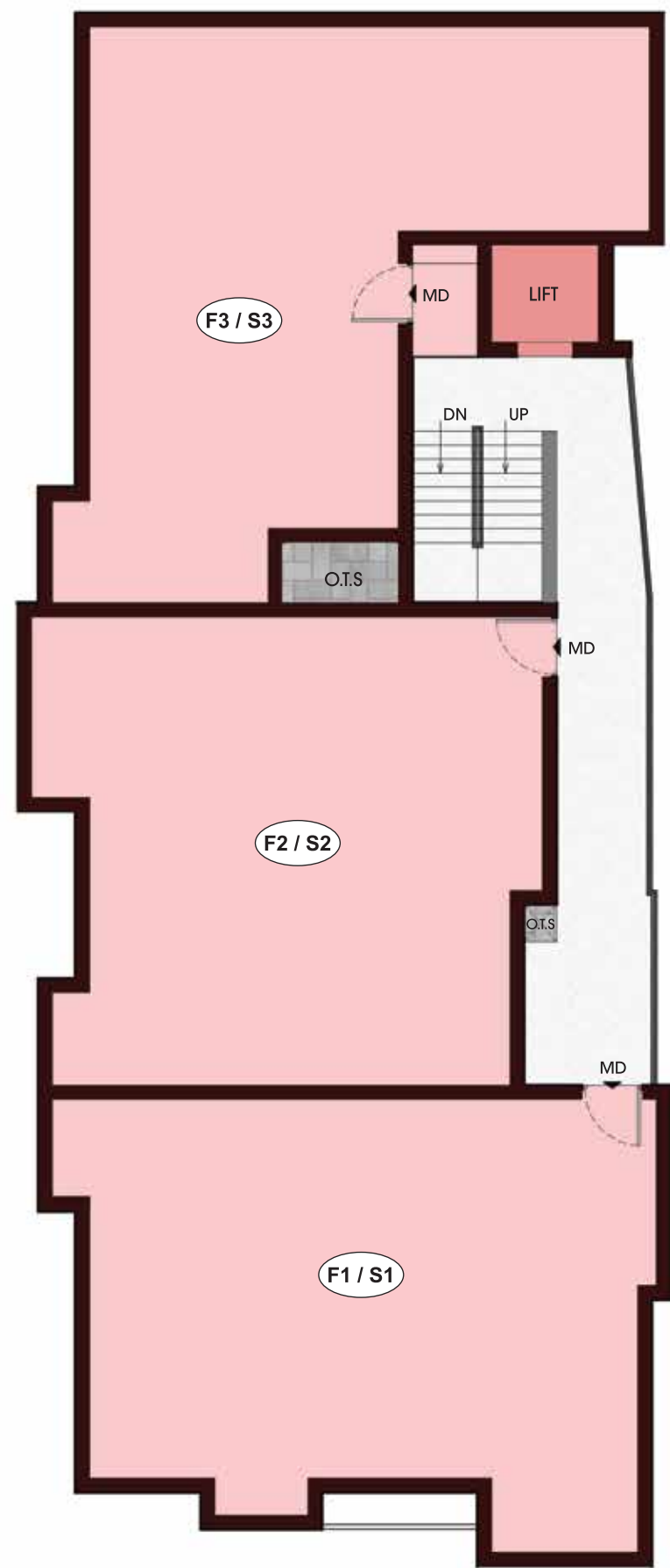


THE NEED OF THE HOUR

DAC Sagar

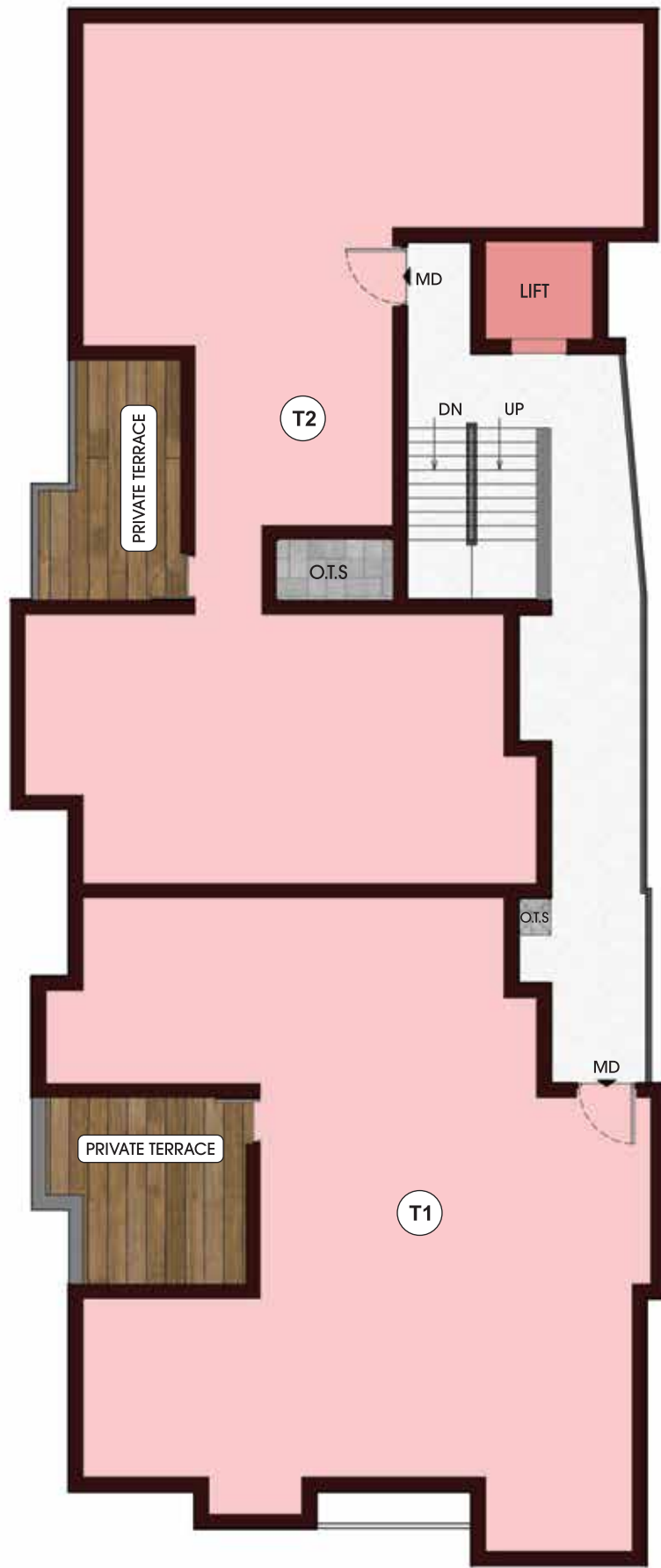


Ground Floor Plan



Typical First & Second Floor Plan

DAC Sagar



Third Floor Plan



Terrace Floor Plan

DAC Sagar



BHK : 2 BHK Area : 988 Sq.ft. Facing : North

F - 1 / S - 1

Typical Floor Plan (First & Second Floor)



DAC Sagar



BHK : 2 BHK Area : 919 Sq.ft. Facing : East

F - 2 / S - 2

Typical Floor Plan (First & Second Floor)



DAC Sagar



BHK : **2 BHK** Area : **978 Sq.ft.** Facing : East

F - 3 / S - 3

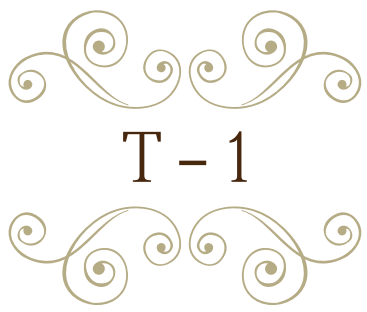
Typical Floor Plan (First & Second Floor)



DAC Sagar



BHK : 3 BHK Area : 1261 Sq.ft. Facing : North



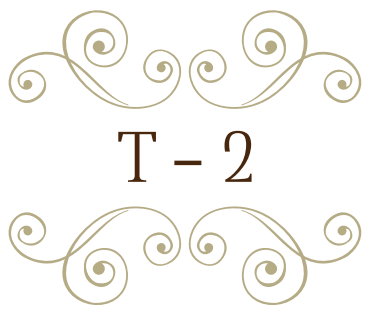
Third Floor Plan



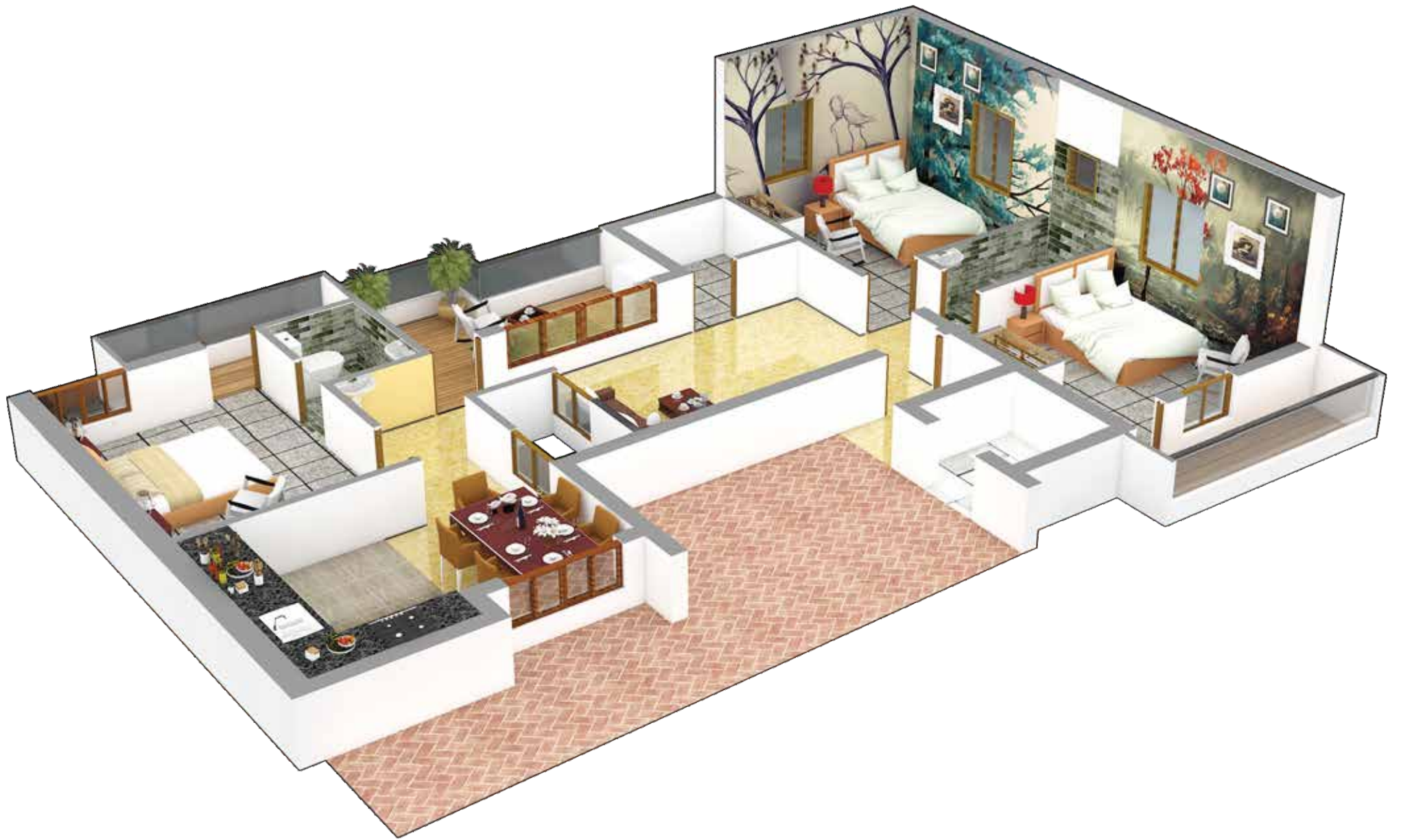
DAC Sagar



BHK : 3 BHK Area : 1414 Sq.ft. Facing : East



Third Floor Plan



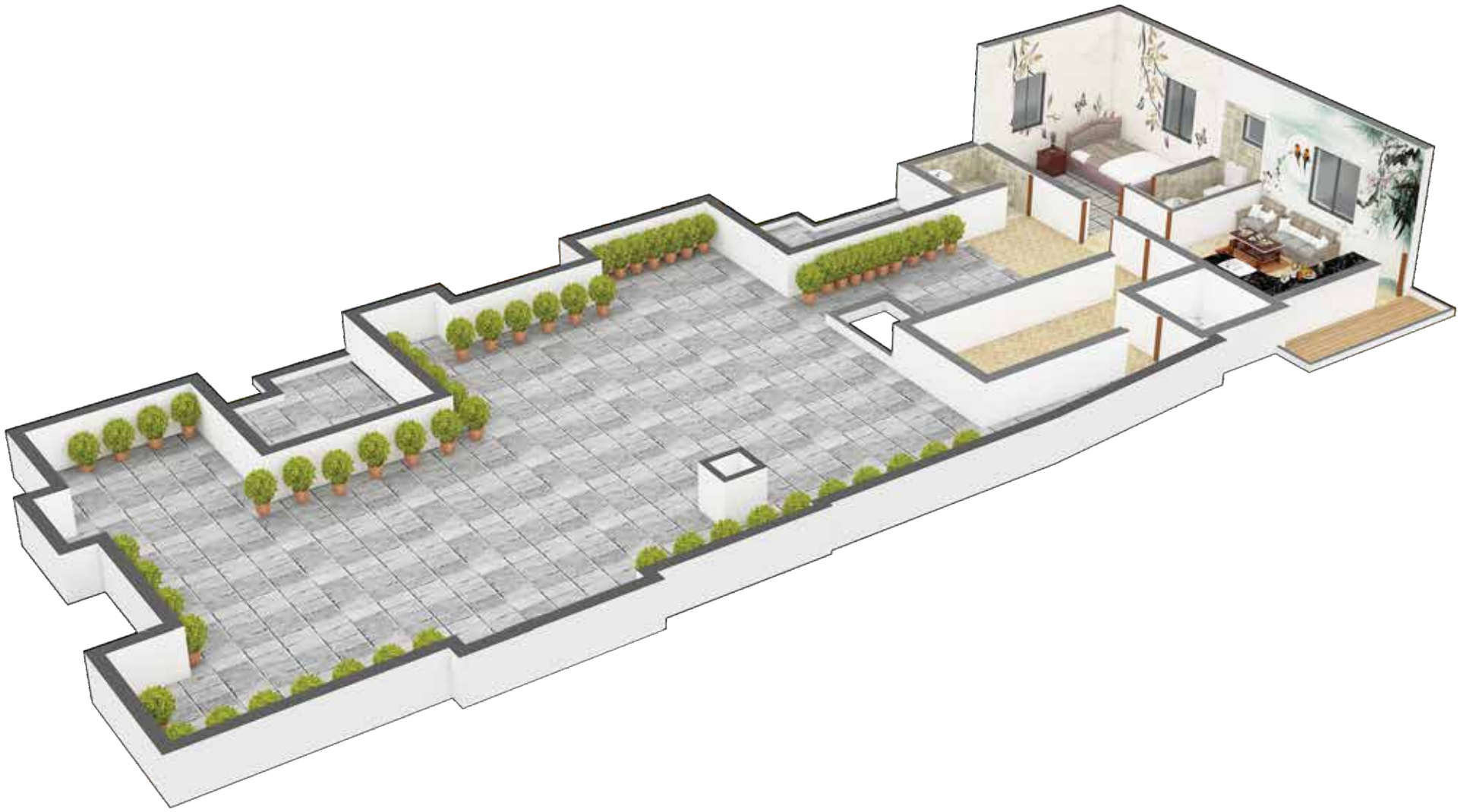
Terrace Bedroom & Mr. Kitchen



Day View Elevation



Terrace Floor Plan



Children's Play Area



LOCATION ADVANTAGES





SCHOOLS

- Sri Sankara Matriculation Higher Secondary School
 - Kriya Montessori Play and Activity Centre
 - ADW High School, Anakaputhur
 - TIME Kids, Anakaputhur
 - Pammal Sambandanar School
 - Emmanuel Matriculation Higher Secondary School
 - Lighten Public CBSE School
 - Nadar Sanga Matriculation School
 - Prem Creche Pre School
 - Shrine Theresa Matriculation School
 - Peace On Green Earth Public School (CBSE)
-



COLLEGES

- Meenakshi Krishnan Polytechnic College
 - Tagore College of Arts & Science
 - MIT College
 - Sinthu Arts & Science College
 - Madha Arts & Science College
-



HOSPITALS

- Deepam Hospital
 - Sankara Eye Hospital
 - Subhiksha Hospital
 - B.P. Jain Hospital
 - Devibala Maternity Hospital
 - Chennai 24 Hours Emergency Hospital
 - Sree Balaji Hospital
-



TRANSPORTATION

- Anankaputhur Bus Stand
- Pallavaram Railway Station
- Chennai International Airport

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 / Sliding 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

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.

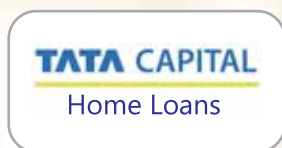
* These are the branded material used by DAC for constructions.



PURCHASE PLAN

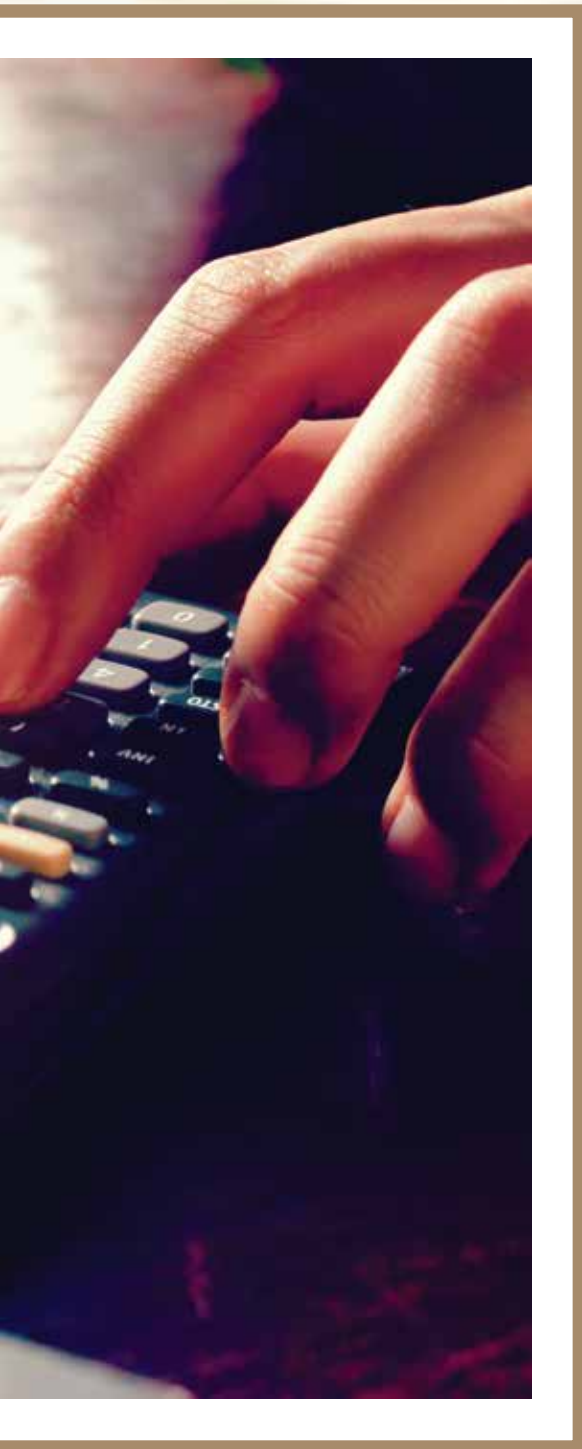
- Booking Advance - 5%
- Within 10 days from Booking - 10%
- At the time of Agreement - 10% (Within 20 days from booking)
- On Completion of Basement / UDS Registration - 45% (Within 45 days from booking, which ever is earlier)
- On Completion of stilt slab - 10%
- On Completion of corresponding slab - 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



CLIENT TESTIMONIALS





“
**Mr. MATHUVAPPAN PL
& Mrs. M. NAGAMMAI
DAC AVES - F8**
”

A very Professional approach with quality and genuine is what you get from DAC PROMOTERS. Really happy and very impressed with the whole DAC TEAM. Especially to CRM, Marketing and Engineering team. I Strongly Recommend DAC PROMOTERS to anyone who is looking forward to their construction journey. Special thanks to Mr.Dinesh, Mr.Saravanan and Ms.Nivetha who coordinated with me for my flat delivery, also have to mention about Sridhar, Arunachalam from engineering team. HAPPY and INSPIRED, THANKS TO DAC PROMOTERS.

“
**Mrs. SUNITHA ROSALINE
& Mr. CHELLAPPA
DAC PRANAV - F2**
”

We wanted to buy an apartment in Chennai. The only promoter we contacted is DAC PROMOTERS and now we are a part of DAC PRANAV. This was selected because of easy commuting facility to Pallavaram Station. Initially Marketing executives helped us in selecting suitable apartment according to our budget which continued till we occupy in the flat, after completion in all respect. During construction site Engineer was very cooperative and helped us in sorting out small problems with a smiling face. Choices of paint and floor tiles are left to us within their rates. Overall, we had a nice experience in getting settled in the flat comfortably even though it is our maiden venture in buying a flat. Thanks to DAC in helping us from beginning to end with a good team of engineers and marketing executives.

“
**Mr. SRINATH P.S.
DAC AVES - BANYAN - S1**
”

DAC PROMOTERS Fulfilled what they had committed to do. Some of the points that I could highlight would be, they are always superfast in responding to client needs be it at the site or a call. Customer Relationship Management is very good. As an owner I feel great to have my first house with DAC PROMOTERS.



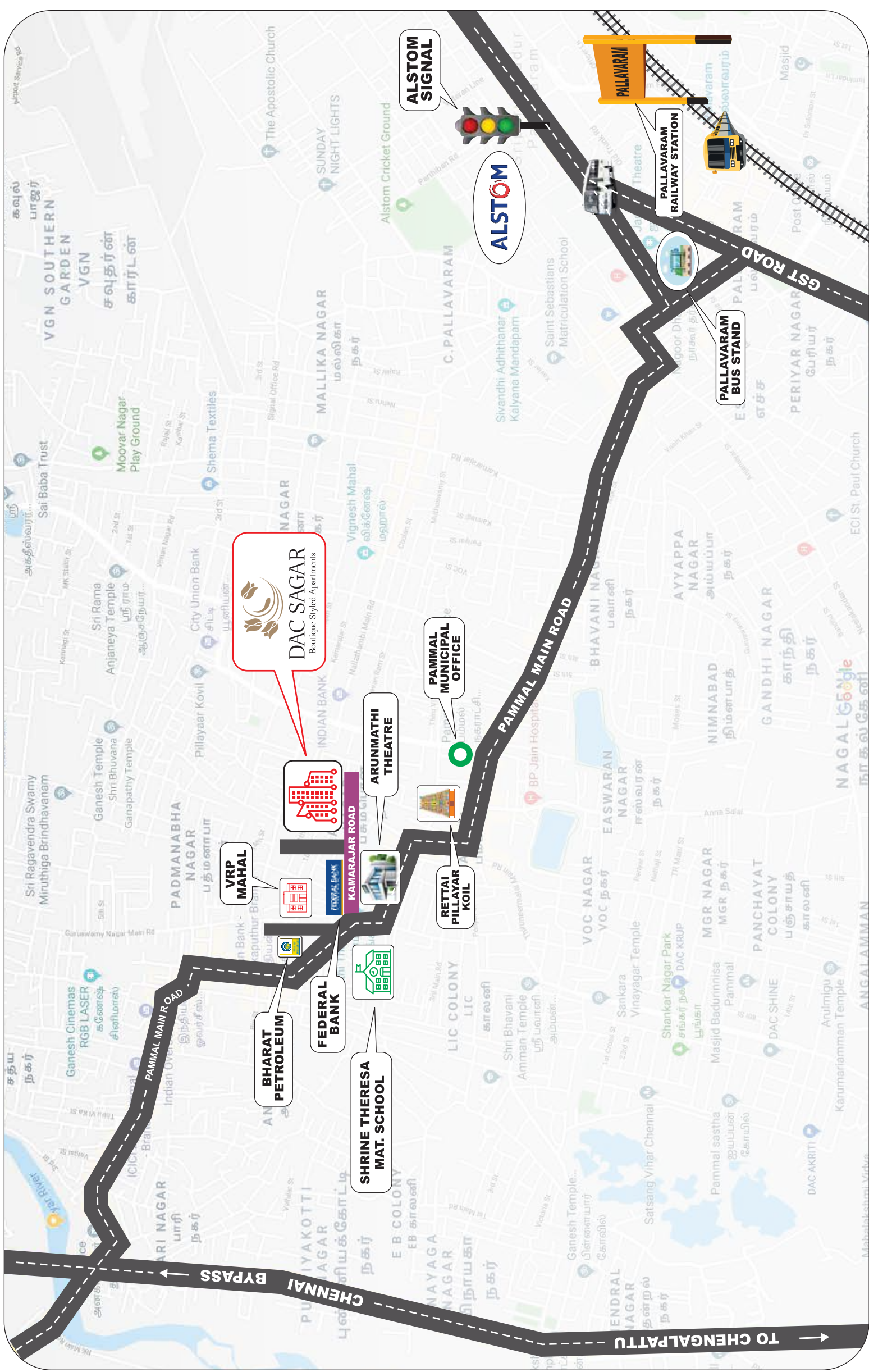


*CUSTOMIZED HOMES

TO FULFILL YOUR DREAMS

*SUBJECT TO TECHNICAL FEASIBILITY

DAC SAGAR Location Map - (Not to Scale)



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



Corporate Office:

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

☎ 044 4210 3848 / 044 4854 0144

✉ marketing@dacpromoters.com

🌐 www.dacpromoters.com

Training & R&D Division:

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

Branch Office:

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

Call: 93003 93003



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