

*Luxury Nature
Prosperity & You*



Navalur, OMR



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



Dr. S. SATHISH KUMAR
Managing Director



About The Managing Director

Dr. Sathish Kumar, the visionary behind DAC, a first-generation entrepreneur is the Founder and Managing Director of DAC Developers.

An enthusiastic, vibrant and multifaceted professional, Dr. Sathish Kumar has played a crucial role in shaping the organization's growth.

He had a planned career with inherited passion, setting a strong foundation very early in life. He has been at the forefront of reinforcing DAC Developers as Chennai's leading real estate developer.

Seeing an opportunity to bring professional processes into the real estate business, he started DAC with a small team of like minded professionals. From a customer's point of view, DAC is combined with the promise of on-time delivery, innovative design and personalized services combined with a strong background in the construction industry have won the brand many prestigious awards under his guidance.

Today with 2000+ happy customers, over 100 projects he has grown the brand into South India's most trusted developer!

Under his able guidance and visionary approach, the brand DAC is setting its sights on innovations and business goals.







The Spellbinding Silicon Valley

We all have high expectations on life spaces, Right?

Silicon Valley is where it comes to reality. Yes, The Project was named after the California's hub for top companies like Apple, Meta, Cisco and other Major companies, Silicon Valley. Also the region is home to some of the worlds multi millionaires.

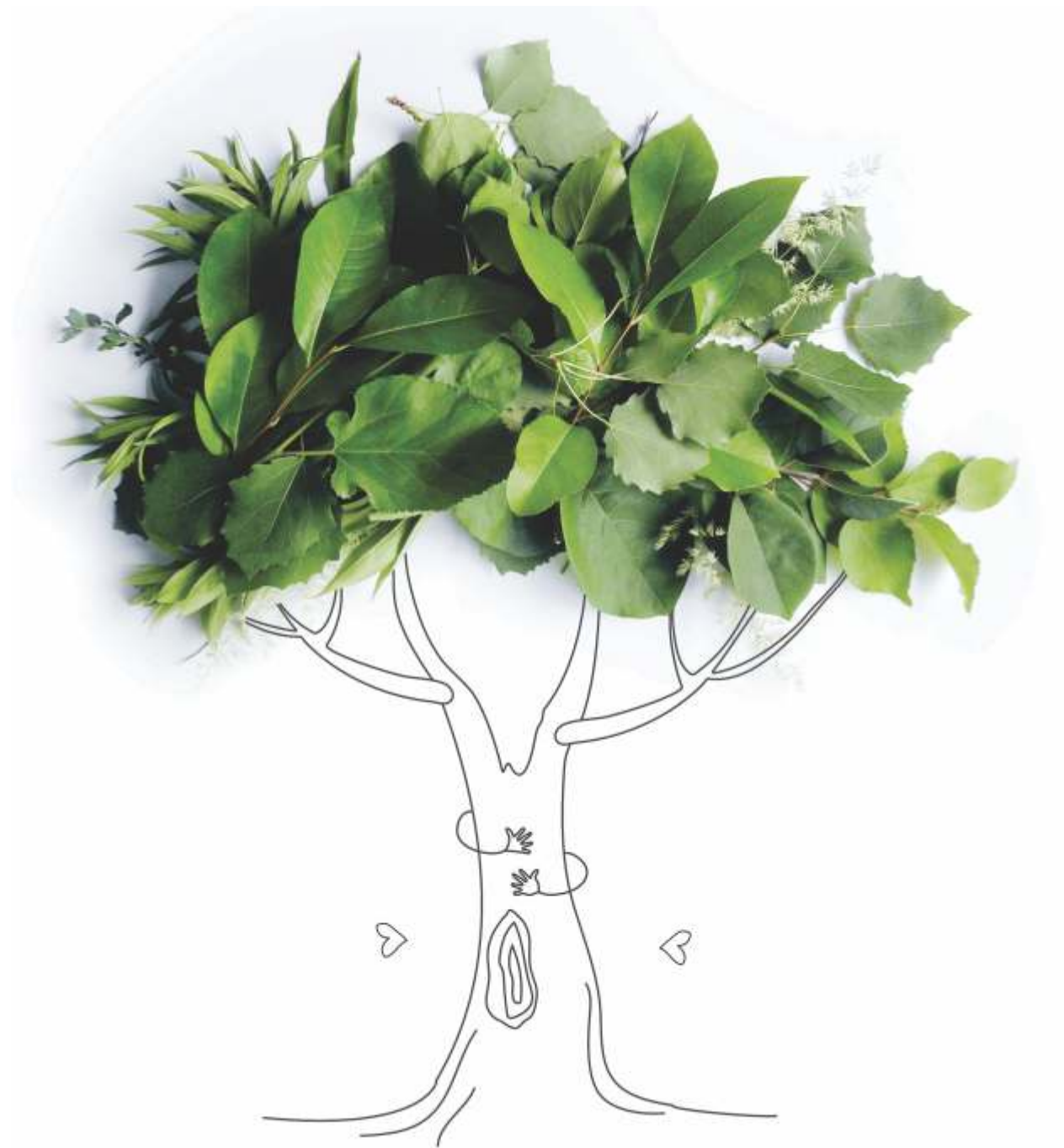
A 2.4 acre contemporary villa project Silicon Valley, lies next to Shollinganallur. Designed with Californian styled architectural excellence & Practicality in order to claim utmost luxury, You seek.





Comfort, Convenient, Calm & Cozy

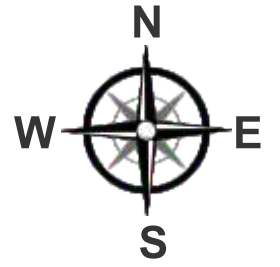
Accessing the work place in minutes ! Not everyone's piece of cake. At silicon valley you are always a little cluck away to Work, Weekend destinations, Educational centers & number of retail outlets. All Possible because of the 6 lane road connectivity – OMR is just 500 meters from the spacious villas and some petty minutes to reach ECR. The Fact of connectivity & the serene environment makes Silicon Valley, A Gem.



An Opulent Landmark, Redefining Exclusivity

A personalized suit that not only fits you but also embraces you. A stylish pair of shoes designed to support you and you alone. An elegant timepiece that seems like it was made to grace your wrist. Things that are made especially for you have an indescribable special quality. It may be incredibly fulfilling to know that something was created not for the world, but for you and you alone!

Come, Experience it at DAC SILICON VALLEY!

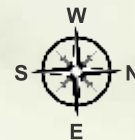


Master Layout

Rare, Ravishing, Rejuvenating

Nestled off OMR, these californian styled villas offer dwelling possibilities that seek to go beyond functional luxury. They seek to echo peace, timelessness and space, the craving of which is so innate to human existence. If you hear the echo, you would definitely fall in love. Owing to its world-class amenities and supreme location advantages, Dac silicon valley ranks as the best luxury villas in Chennai right now.

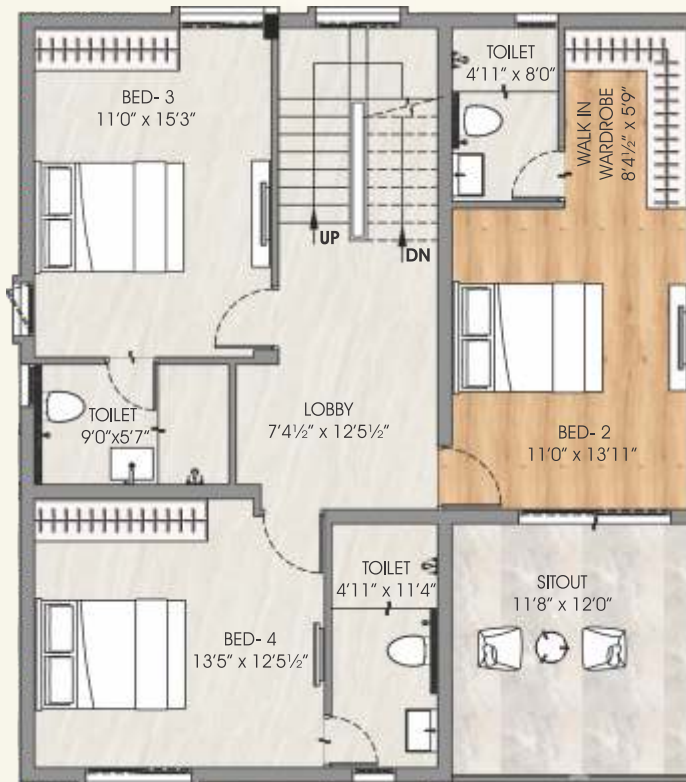




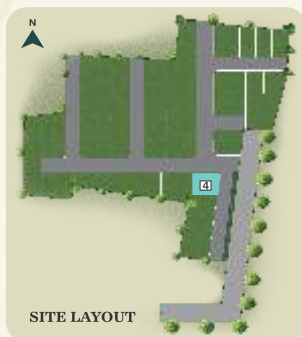
Ground Floor



First Floor



Second Floor



SITE LAYOUT

4 BHK Villa

Villa No: 04

Land Area
1854 Sq.ft.

Build up Area
2691 Sq.ft.

Facing : East

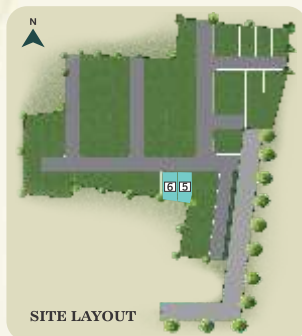
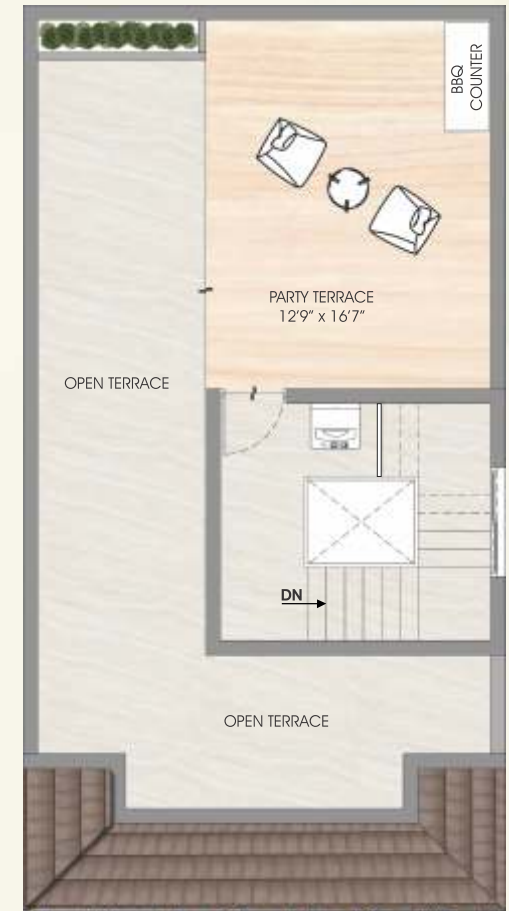
Ground Floor



First Floor



Second Floor



3 BHK Villa

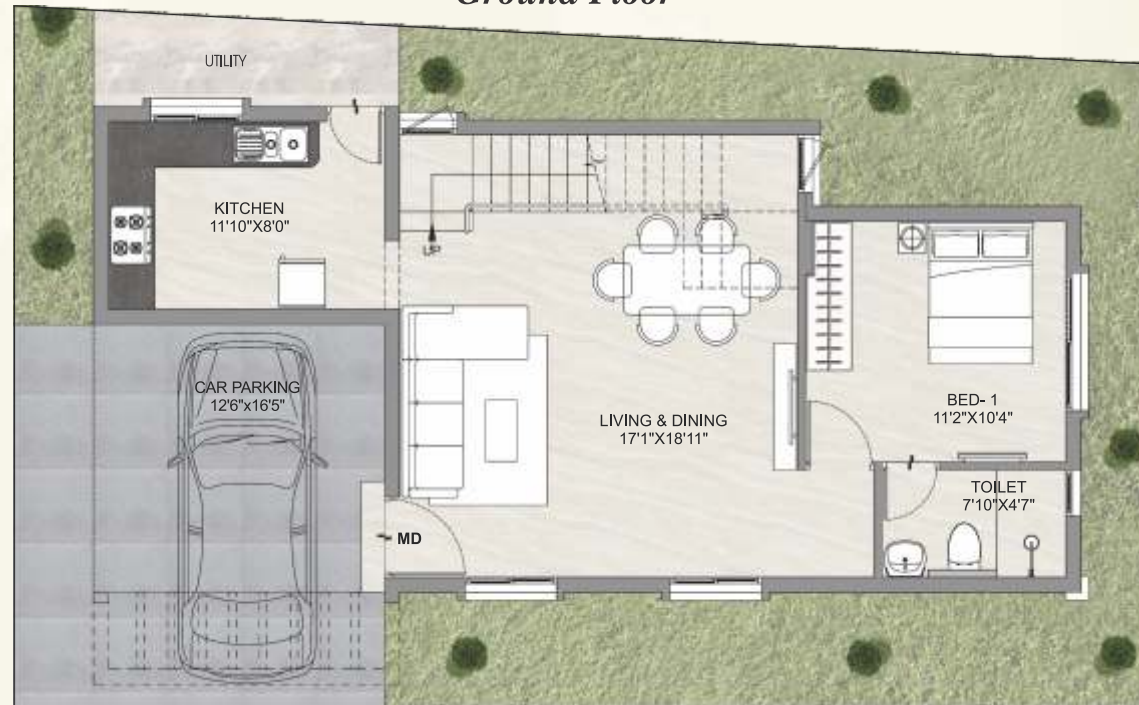
Villa No: 05
Land Area
1400 Sq.ft.

Villa No:06
Land Area
1287 Sq.ft.

Build up Area
2239 Sq.ft.

Facing : North

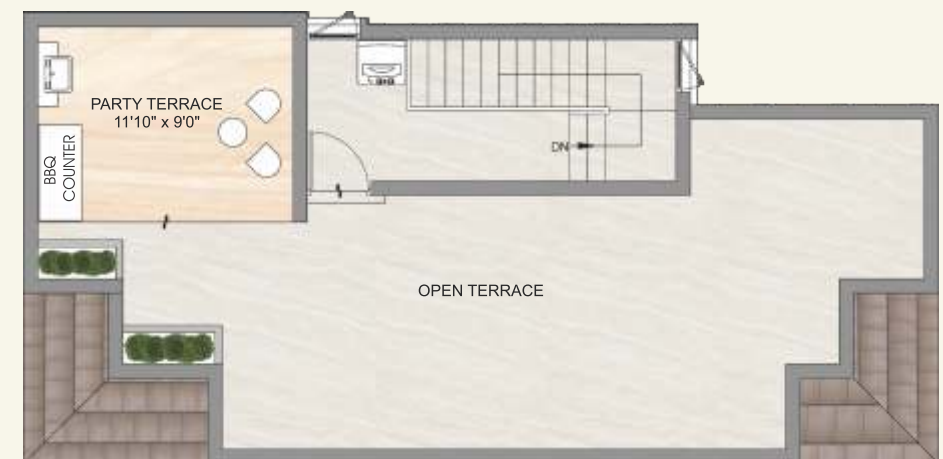
Ground Floor



First Floor



Second Floor



3 BHK Villa

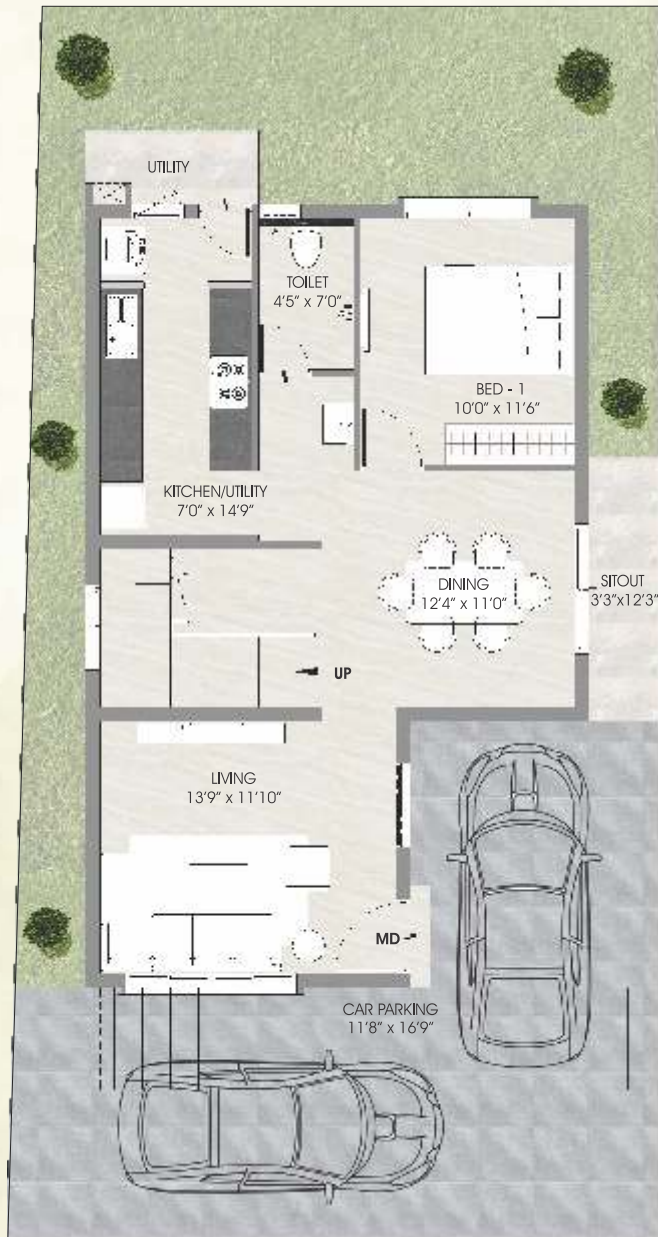
Villa No: 10

Land Area
1366 Sq.ft.

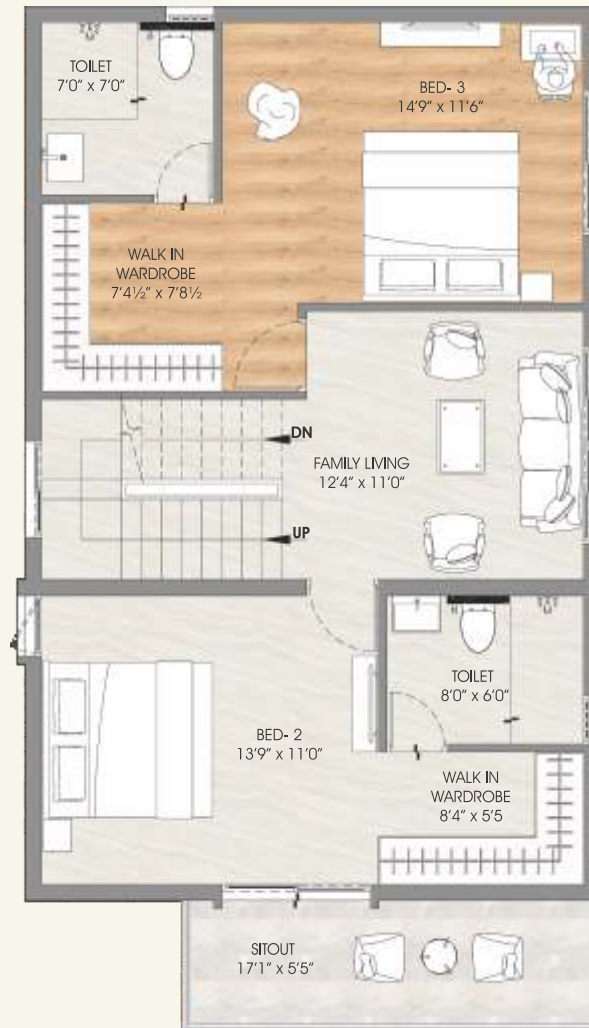
Build up Area
1977 Sq.ft.

Facing : East

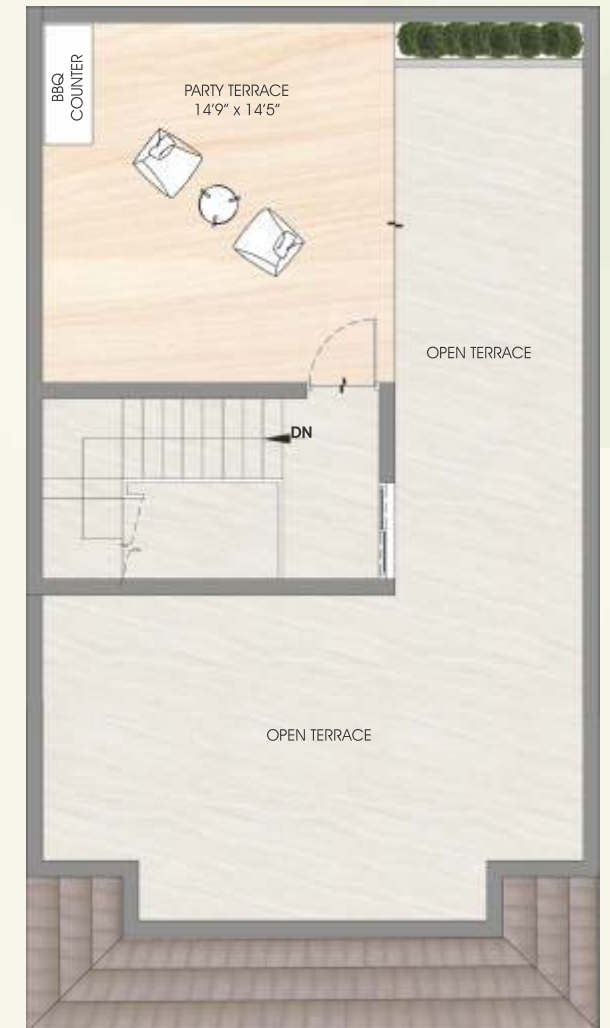
Ground Floor



First Floor



Second Floor



Villa No: 14

Land Area
1806 Sq.ft.

Build up Area
2374 Sq.ft.

Facing : East

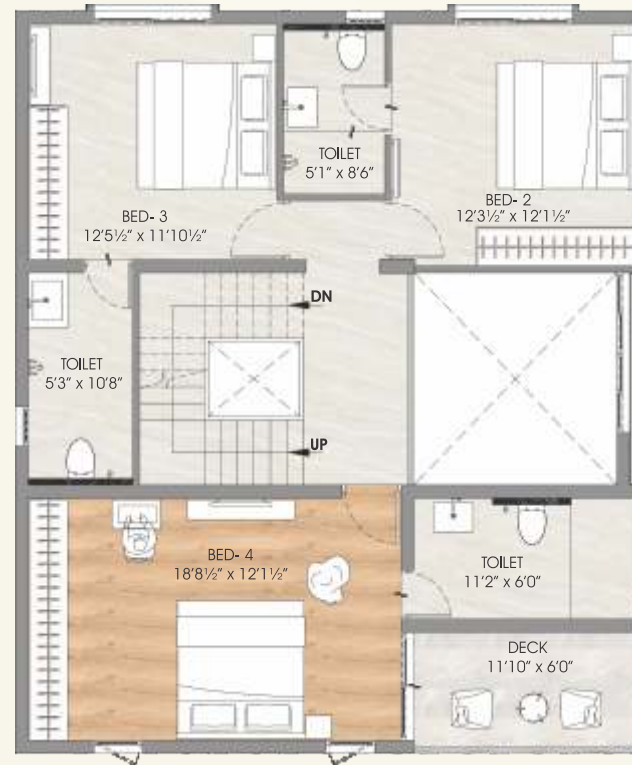
3 BHK Villa



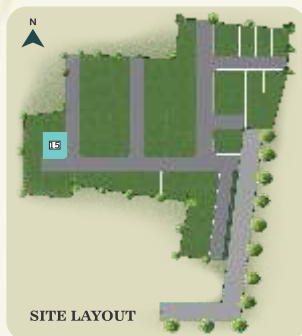
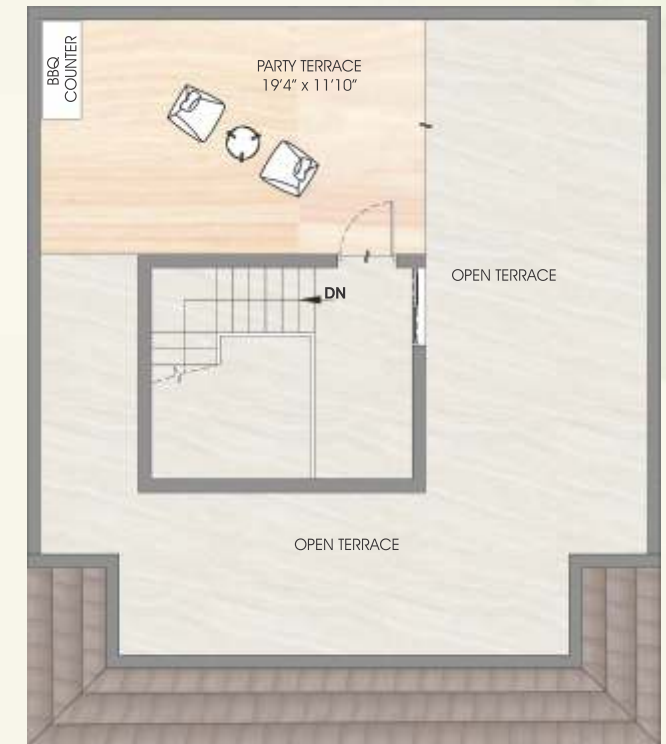
Ground Floor



First Floor



Second Floor



4 BHK Villa

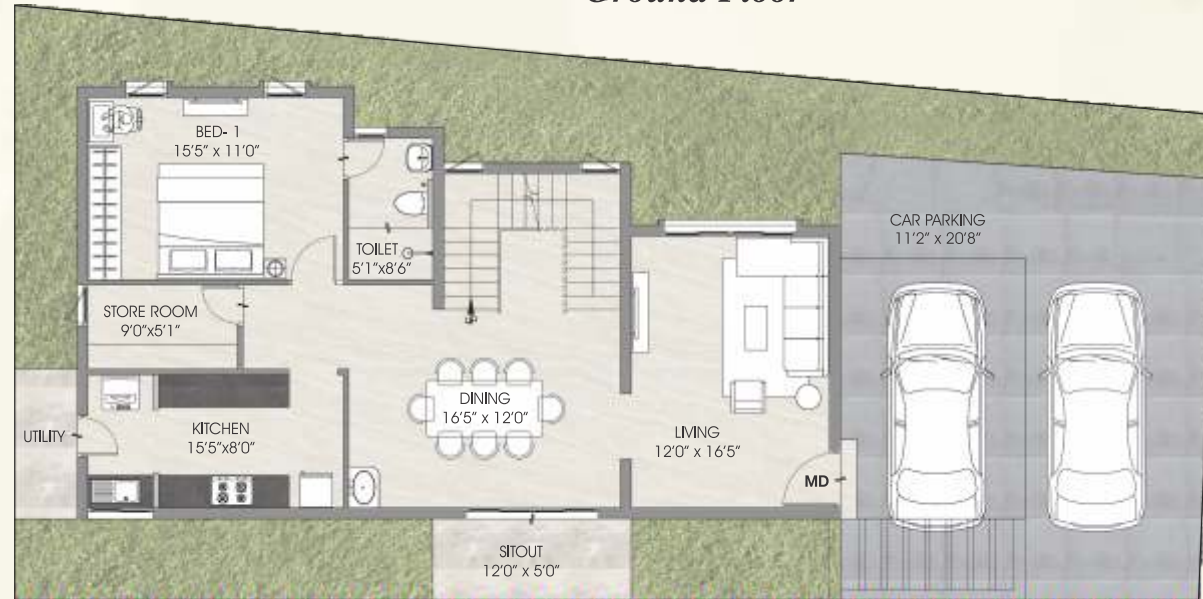
Villa No: 15

Land Area
2041 Sq.ft.

Build up Area
2741 Sq.ft.

Facing : East

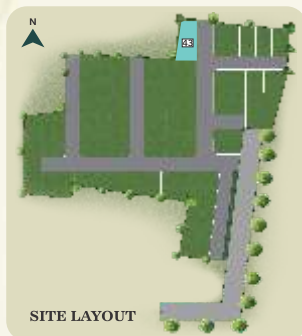
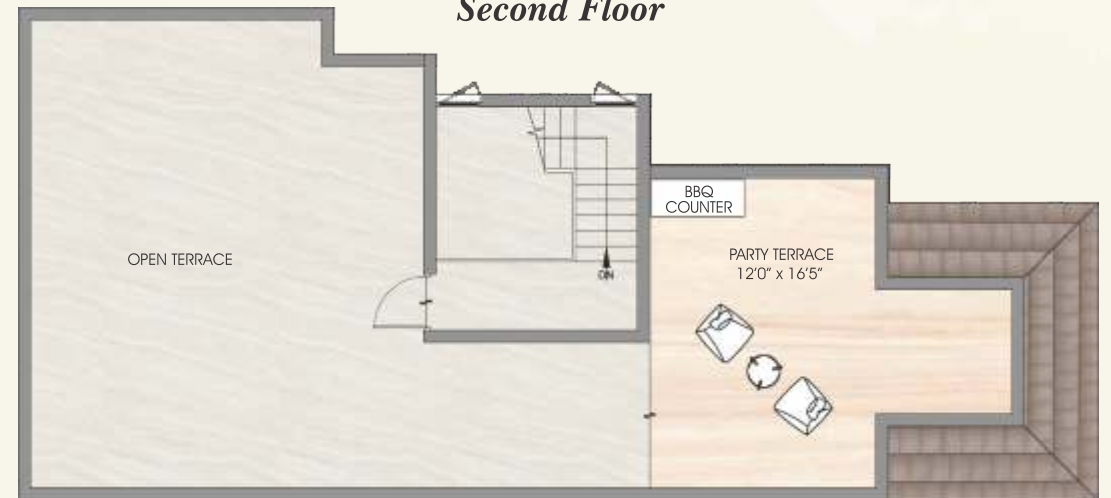
Ground Floor



First Floor



Second Floor



SITE LAYOUT

Villa No: 43

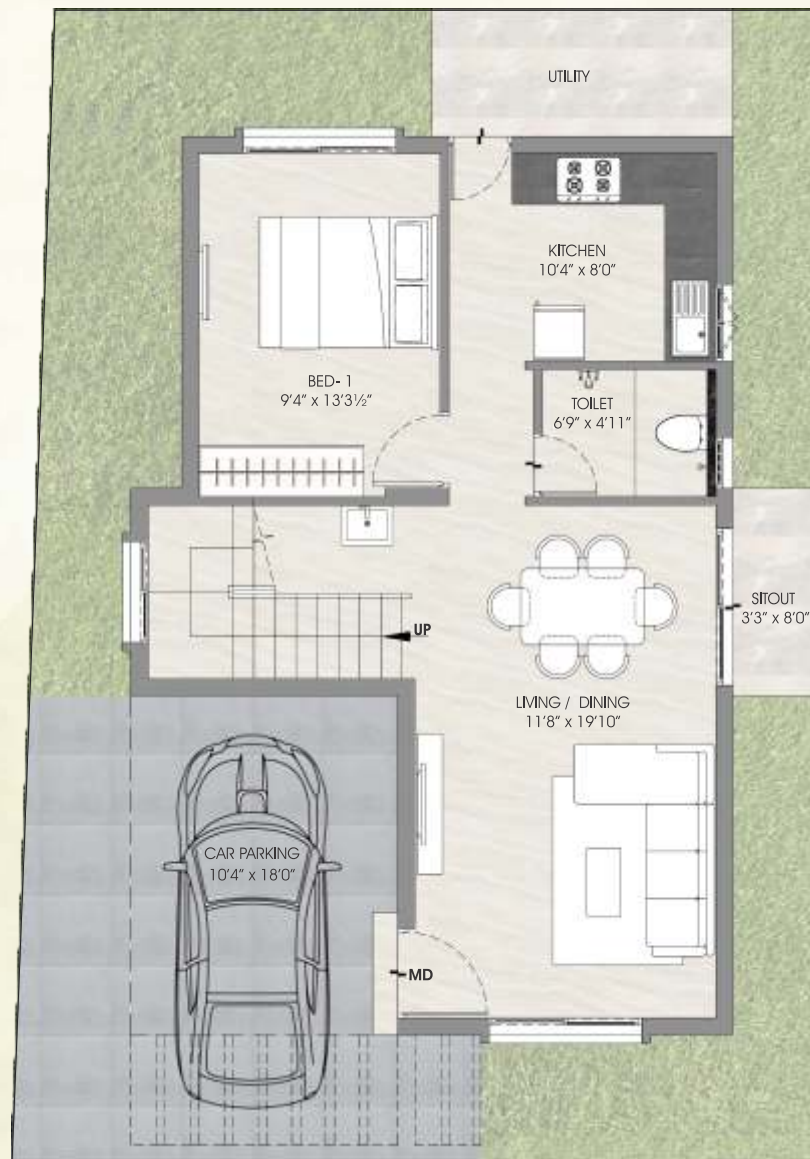
Land Area
2208 Sq.ft.

Build up Area
2855 Sq.ft.

Facing : North

4 BHK Villa

Ground Floor



First Floor



Second Floor



Villa No: 45

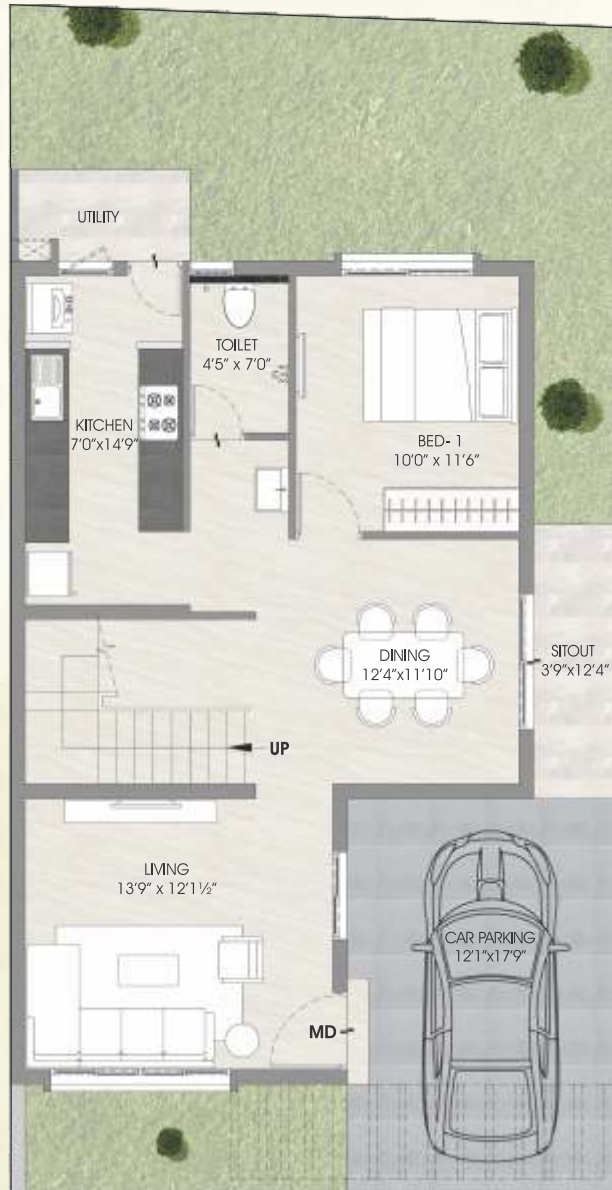
Land Area
1361 Sq.ft.

Build up Area
1972 Sq.ft.

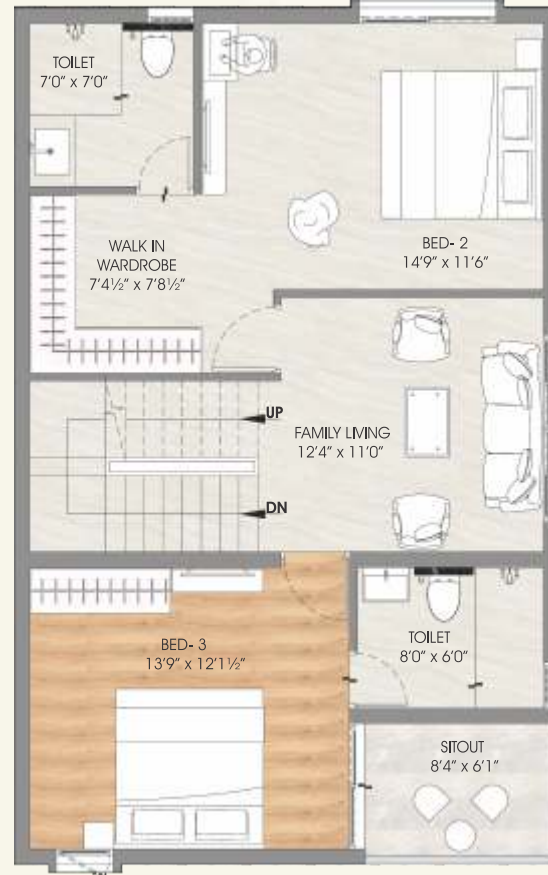
Facing : North

3 BHK Villa

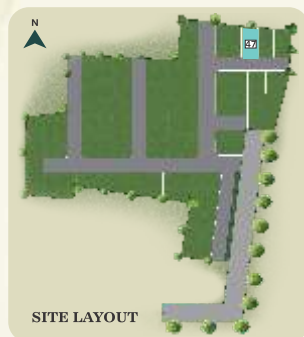
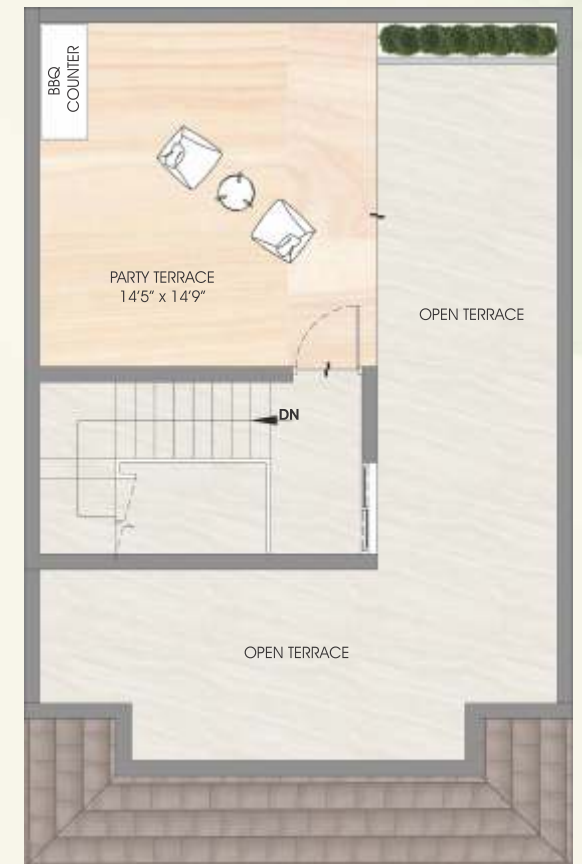
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 47

Land Area
1486 Sq.ft.

Build up Area
2161 Sq.ft.

Facing : East



Designed for those Who Deserve

Hobbies discontinued due to lack of time like gardening or fitness routine, Remember? Well its time to resume things back up and running. Plenty of recreational spaces around for the community to go cycle with the grand children or a late night short walk with life partner. A lush green community where you and the future generations should really belong.

The Lake Side Club

The Elite Clubhouse offers a wide range of amenities, from personal grooming to communal activities. There is no place like this lake side club to retreat into a yoga routine, flex your muscles in the gym, study a book, enjoy partying or celebrating a festival.



Amenities



Rooftop Sitout

Make the most of the evenings.



Reading Lounge

Exclusive space to read at your own pace.



Multipurpose Hall

The best arrangements for every occasion.



Indoor Games Room

Number of games to challenge.



Kid's Play Area

Kids get to play right under the sunshine.



Foosball

Games to decide the quick hands.



Barbecue Counter

Grill your perfect evenings.



Toddler's Zone

Adding colours to your child's dreams.

Amenities

Billiards

Challenge other Billionaires at the Billiards court.



Video Games Room

The most exciting places are always crowded.



Party Terrace

Invite Friends and Family for a Weekend Party.



Yoga Deck

No more Skipping yoga days.



Swimming Pool

Swim good, whenever you like.

Air Conditioned GYM

Train hard with the modern equipment.







Top Reasons To Buy

No UDS Concept

Located at Navalur Fast developing
Residential Locality of South - Chennai

6 Lane Road Connectivity

Serene Location
Close to Lake and Mango Orchards

Californian Styled Villas

World Class Architecture
and Specifications

100% Vaasthu Compliant Homes

Trusted Developer, Superior Quality

On-Time Delivery

Specifications



STRUCTURE

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



TILING

Flooring:

- All tiles will be from **KAJARIA/ SOMANY** or equivalent make.
- Living, Dining 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 and 200MM X 1200MM wooden pattern vitrified tiles with spacers in Party Terrace.
- Entrance verandah and Staircase- Granite flooring.
- Car parking- Parking tiles/ interlocking paver or equivalent.

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 handed over to the customer.
- 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 will be finished with granite.



DOORS/ WINDOWS/ VENTILATORS

- **MAIN DOOR** (3'6" x 8'0") 8 FEET HEIGHT, frame made of Engineered wood. Shutter of 44mm thick both sides finished with engineered veneer with grooves and designer hardware of **GODREJ / YALE** or equivalent make.
- **BEDROOM DOOR** (3'0" x 7'0") 7 FEET HEIGHT, frame made of Engineered wood. Shutter of 42mm thick both sides finished with engineered veneer and designer hardware of **GODREJ / YALE** or equivalent make.
- **TOILET DOOR** (2'6" x 7'0") 7 FEET HEIGHT, frame made of Engineered wood. Shutter of 36mm thick both sides finished with engineered veneer and designer hardware of **GODREJ/ YALE** or equivalent make.
- Fly proof UPVC French doors with sliding shutter will be from **SAINT-GOBAIN/ FENESTA** or Equivalent make.
- Fly proof 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. Grills will be provided.



KITCHEN

- 18mm thick Black granite of size as per drawing for kitchen platform will be handed over to the customer.
- Stainless steel sink with drain board - **NIRALI/ FRANKE/ DIAMOND** or equivalent make will be handed over to the customer.
- Vitrified tile flooring from **KAJARIA/ SOMANY** or equivalent make.
- Sink water point - CP fittings with pull-out spray head from **KOHLER** will be handed over to the customer.

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 **SCHNEIDER/ LEGRAND** 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.
- 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.
- Provision for Inverter 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.



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 paint of **ASIAN/ NIPPON/ DULUX** or Equivalent make.
- **MS Railing** (Balcony & Staircase) finished with PU- Enamel paint (Matte 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.
- A classy and spotless glass partition at shower enclosure in one toilet.
- 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. Counter washbasin will be provided wherever applicable.
- 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.
- CPVC/ UPVC pipelines/ PVC Soil waste lines/ sewage pipelines and Rainwater lines of ISI brands like **ASTRAL/ SUPREME/ PRINCE** or Equivalent will be provided.
- Provision for Pressure pump will be provided at terrace.
- Tap point in Party Terrace Area & Car parking.

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*

Experts Associated With DAC Silicon Valley



Architect

AR.S. Jeyachandar
Principal Architect



Structural Consultant

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



*Electrical & Plumbing
Consultant*

Arul Engineers

Payment Schedule

Booking Advance	- 5%
-----------------	------

On signing of Agreement	- 20%
-------------------------	-------

30 Days from the date of booking	- 40%
----------------------------------	-------

On Foundation Stage	- 10%
---------------------	-------

On First floor Roof slab Stage	- 10%
--------------------------------	-------

On Brickwork Stage	- 5%
--------------------	------

On Plastering Stage	- 5%
---------------------	------

On Tile laying Stage	- 5%
----------------------	------

Location Advantages

Schools

- Velammal New Gen School - 1.4 kms
- Jeppiaar School - 1.5 kms
- Ramaniyam Sankara School - 1.5 kms
- Mount Litera Zee School - 1.9 kms
- KC High Cambridge IGCSE &
- International School - 2 kms
- HLC International School - 2.5 kms
- Athena Global School - 3.5 kms
- The PSBB Millennium School - 4 kms
- JS Global School - 4 kms
- Amethyst International School - 4 kms
- Orchids The International School - 5 kms

Near By Location

- Vivira Mall - 1 km
- AGS Cinemas - 1 km
- RTS Food Street - 1.5 kms
- Srinivasa Perumal Temple - 3 kms
- INOX Cinemas - 3.4 kms
- Marina Mall - 3.4 kms
- Navalesswarar / Akilandeswari Temples - 1.5 kms

Colleges

- Sathyabama University - 2 kms
- St.Joseph' s College of Engineering - 2 kms
- Jeppiaar Engineering College - 2 kms
- Mohamed Sathak A.J. College of Engineering - 3.5 kms
- Sri Venkateswara Dental College- 3.6 kms
- Agni College of Technology - 4 kms
- Vels University School of Maritime Studies - 4 kms
- Indian Maritime University - 5 kms
- Hindustan Institute of Technology & Science - 7 kms

Corporate

- Ozone Techno Park - 1 km
- HCL Technologies - 1.4 kms
- Fujitsu Chennai - 1.4 kms
- Infosys Limited - 1.9 kms
- Capgemini Engineering - 1.9 kms
- Cognizant - 2 kms
- SIPCOT IT Park Siruseri - 3.5 kms
- TCS Siruseri - 4.6 kms

Hospitals

- Sri Isari Velan Mission Hospital- 3.6 kms
- Sri Venkateswara dental College- 3.6 kms
- Sathyabama General Hospital - 3 kms
- ASTRA speciality Hospital - 4.5 kms
- Rainbow Children's Hospital- 5.4 kms
- Chettinad Hospital - 5.5 kms
- Gleneagles Global Health City - 7kms



Location Map (NOT TO SCALE)





DAC Developers Pvt Ltd.:

Corporate Office:

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

Training & R&D Division:

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

☎ 044 4210 3848 / 044 4854 0144

✉ marketing@dacdevelopers.com

🌐 www.dacdevelopers.com

Rera: TN/29/Building/00172/2023 dated 24/04/2023. www.rera.tn.gov.in

Call: 93003 93003

Member
CREDAI



Disclaimer:

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, design, dimensions, rendered views, colours, amenities, and facilities, etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form a part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held for variations. All illustrations and pictures are artist's impression only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of any claim in this regard. E&OE.