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# Santa Clara by DAC

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## From MD's Desk

### The DAC Way

#### Driven by Purpose. Defined by Precision.

At DAC Developers, we don't just build structures — we craft homes where families create memories, dreams take shape, and happiness finds a home. Backed by over a decade of trust, every DAC project is a balance of functionality and emotion, comfort and aesthetics. Each home is the result of a clear process, built around three core principles — each one carefully thought through, long before the first brick is laid.

#### Right Location

It starts with asking: would we want to live here? Before a single blueprint is drawn, we walk the land. We study the surroundings, the community, the future potential. Is it connected, yet calm? Are schools, hospitals, workplaces, and essentials within reach? Does it feel like home — not just today, but ten years from now? At DAC, choosing a location is never about what's trending. It's about what sustains — peace of mind, daily ease, and long-term value. That's the lens we use. And we don't compromise on it.

#### Right Design

Every line on the layout answers a real-life need. We imagine how a family might move through the space — where light should pour in, where kids might play, how a kitchen becomes the heart of a home. Design isn't just about aesthetics for us. It's about solving quietly — for comfort, for efficiency, for joy. Storage where you need it. Balconies that breathe. Plans that evolve with time. We design like we're going to live there ourselves — because homes should grow with you, not limit you.

#### Right Process

What you don't see is what makes all the difference. Long before the first stone is laid, we've done the groundwork — approvals, soil studies, partner vetting, and plan reviews. Every step is thought through, refined, and backed by systems. Our time lines aren't just optimistic targets — they're structured commitments. We obsess over the behind-the-scenes — quality checks, material sourcing, vendor coordination — because that's what ensures peace of mind at handover.

This is what we mean by building with integrity: not just what's visible, but everything that holds it up. We take pride in how we build — not just the homes themselves, but the entire journey. From design to delivery, curation to celebration, our process is built to make every step seamless and personal. Because at DAC, we believe:

**“When you build a happy home, you make the world a little happier.”**

**Welcome to a world where homes are made with heart.**

**Welcome to DAC.**



**Mr. S. SATHISH KUMAR**  
Managing Director



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## WELCOME TO SANTA CLARA

There are addresses and then there are destinations. Santa Clara is not merely a place to live  
- it is a statement of taste, a sanctuary of calm, and a reflection of all that you've worked for.

Tucked just minutes from OMR yet worlds away from its pace, this exclusive enclave of modern  
villas blends architectural finesse with the warmth of a private retreat. Every line, every texture,  
every space has been imagined to inspire pride and designed to stand the test of time.

Here, sunlight greets you through expansive windows, landscaped avenues lead you home,  
and every evening feels like a quiet celebration.

Santa Clara isn't just where you reside. It's where your story of refined living begins.

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## WHERE LIFE FINDS ITS PERFECT ADDRESS



Welcome to Santa Clara by DAC – a landmark gated community of elegant villas designed for those who value space, privacy, and sophistication. With premium finishes and trusted craftsmanship, Santa Clara sets a new benchmark for luxury living.



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# OWN YOUR LAND. OWN YOUR FREEDOM



Experience independent villa living with complete land ownership – no UDS, no compromise.  
Thoughtfully designed layouts, lush landscaping, and seamless connectivity make this your perfect forever home



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## CRAFTED SPACES

Santa Clara is an exclusive community of 60 villas, masterfully planned for privacy, natural light, with landscaped streets, artistic lighting and elegant amenities.

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.



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# CURATED LIVING

Each villa is a statement in modern luxury with bold lines, warm textures, and expansive windows, offered in 3BHK and 4BHK residences.

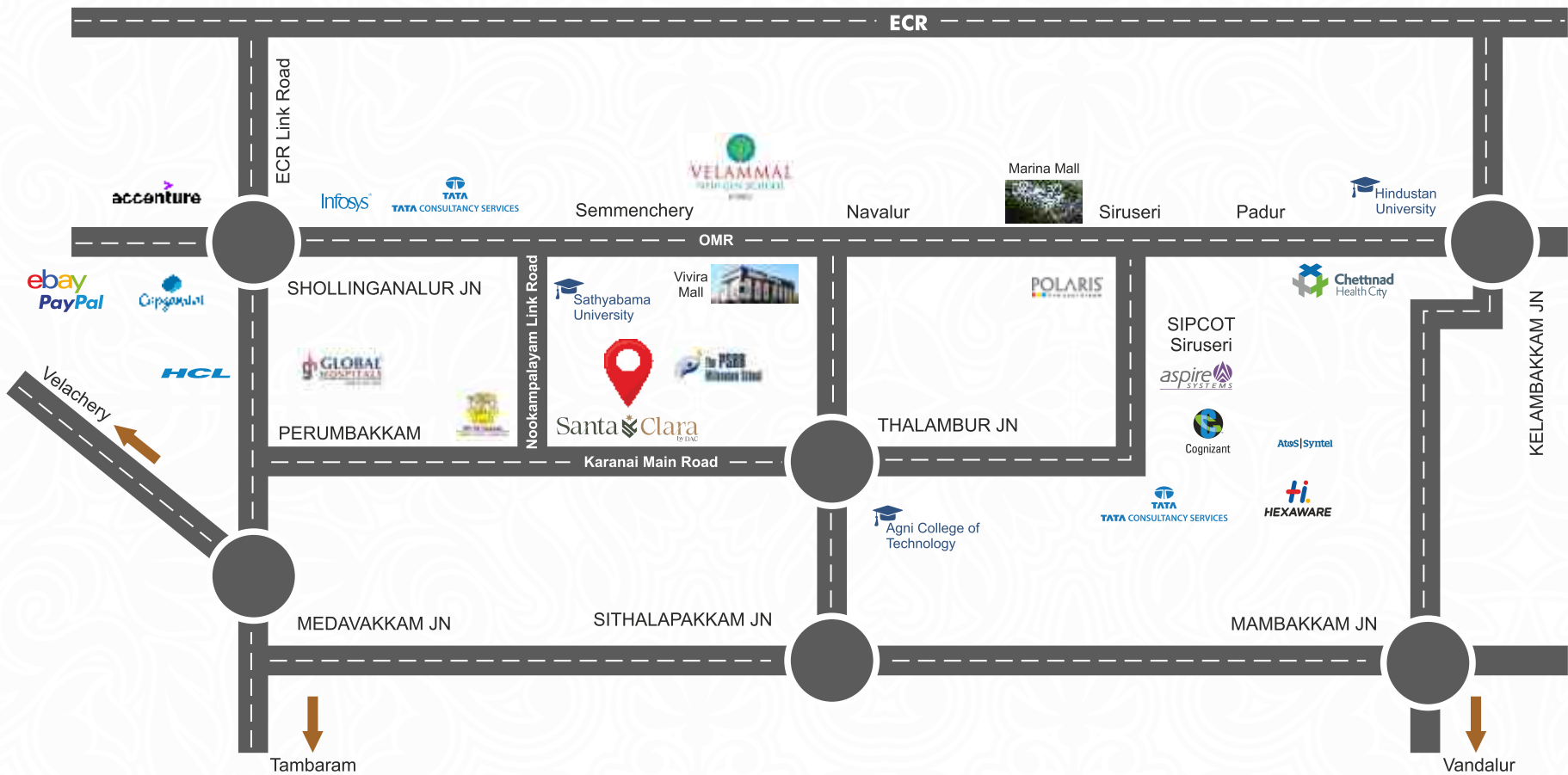
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**Santa Clara**  
by DAC



**LOCATION MAP** (NOT TO SCALE)



**PERFECTLY PLACED, WONDERFULLY CONNECTED**

Just 3 km from OMR and minutes from Sholinganallur, Medavakkam, and Siruseri SIPCOT, your villa sits at the heart of Chennai's most thriving growth corridor. From IT hubs to elite schools, shopping, and the coastline, everything you need is within easy reach - without sacrificing the peace you value.



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Santa Clara  
by DAC

## LOCATION ADVANTAGES



### SCHOOL

Orchids The International School - 1.1 Kms  
BVM - International School – 1.4 Kms  
BVM Global Bollineni Hillside – 1.7 Kms  
Amethyst International School - 1.7 Kms  
The PSBB Millennium School - 2.2 Kms  
Athena Global School - 2.9 Kms  
JS Global School - 4.6 Kms  
St. Joseph's Garden School - 5.2 Kms  
Jeppiaar School - 5.2 Kms  
St. John's Public School - 5.3 Kms  
Sri Chaitanya Techno School - 5.6 Kms  
International Village School - 6.4 Kms  
Campus K International School - 6.8 Kms

### COLLEGE

Sathyabama University – 3.6 Kms  
St. Joseph's Institute Of Technology – 3.7 Kms  
Jeppiaar University – 3.9 Kms  
Vels University School Of Maritime Studies – 4.5 Kms  
Agni College Of Technology – 4.6 Kms

### HEALTHCARE:

Astra Speciality Hospital – 1.6 Kms  
H & M Hospital – 4.7 Kms  
Arun Hospital – 5.1 Kms  
Gleneagles Health city – 5.8 Kms  
Rainbow Children's Hospital - 6.9 Kms

### ATTRACTIONS

Superette - 3.2 Km  
Semmancheri Metro (CMRL Phase 2) - 3.6 Kms  
Sholinganallur Lake Metro (CMRL Phase 2) - 4.8 Kms  
Vivira Mall - 6.2 Kms  
AGS Navalur – 6.2 Kms  
Novotel Chennai OMR - 7.3 Kms  
The Marina Mall – 8.7 Kms  
Akkarai Beach - 9.6 Kms  
VGP Universal Kingdom – 10.7 Kms  
MGM Beach Resort – 16.6 Kms

### IT HUBS

Tata Consultancy Services - 4.3 Kms  
Infosys - 6.0 Kms  
ELCOT SEZ Shollinganallur - 6.2 Kms  
HCL Technologies Ltd - 6.8 Kms  
WIPRO Limited - 6.8 Kms  
SIPCOT IT Siruseri - 9.8 Kms

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## WHERE LIFE FINDS ITS PERFECT ADDRESS

At Santa Clara, home is more than walls and a roof  
- it's where laughter echoes through sunlit rooms,  
where mornings are slow and unhurried, and where  
every moment with family feels like  
a celebration.



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# WHERE CHILDHOOD BLOOMS

At Santa Clara, open green spaces and safe surroundings give children the freedom to run, play, and grow. Here, every day is a new adventure, and every laugh becomes a memory.



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LUXURY LIVES IN EVERY SPACE.



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## LIVING ROOM

Where elegance welcomes  
you home - airy, light-filled,  
and perfect for every conversation  
and celebration.

## DINING ROOM

An intimate setting for memorable  
meals, designed for both everyday  
comfort and grand occasions.



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### **BEDROOM - 1**

A private retreat of calm sophistication,  
where restful nights and serene  
mornings are a way of life.



### **BEDROOM - 2**

A peaceful haven of understated  
elegance, where gentle mornings and  
tranquil evenings create a sanctuary of  
everyday serenity.



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### KIDS BEDROOM

A Playful haven where dreams take flight, Blending comfort with endless imagination.



### KITCHEN

A modern culinary space - sleek, functional, and crafted for effortless cooking and hosting.

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# THE NEW LANGUAGE OF LUXURY.

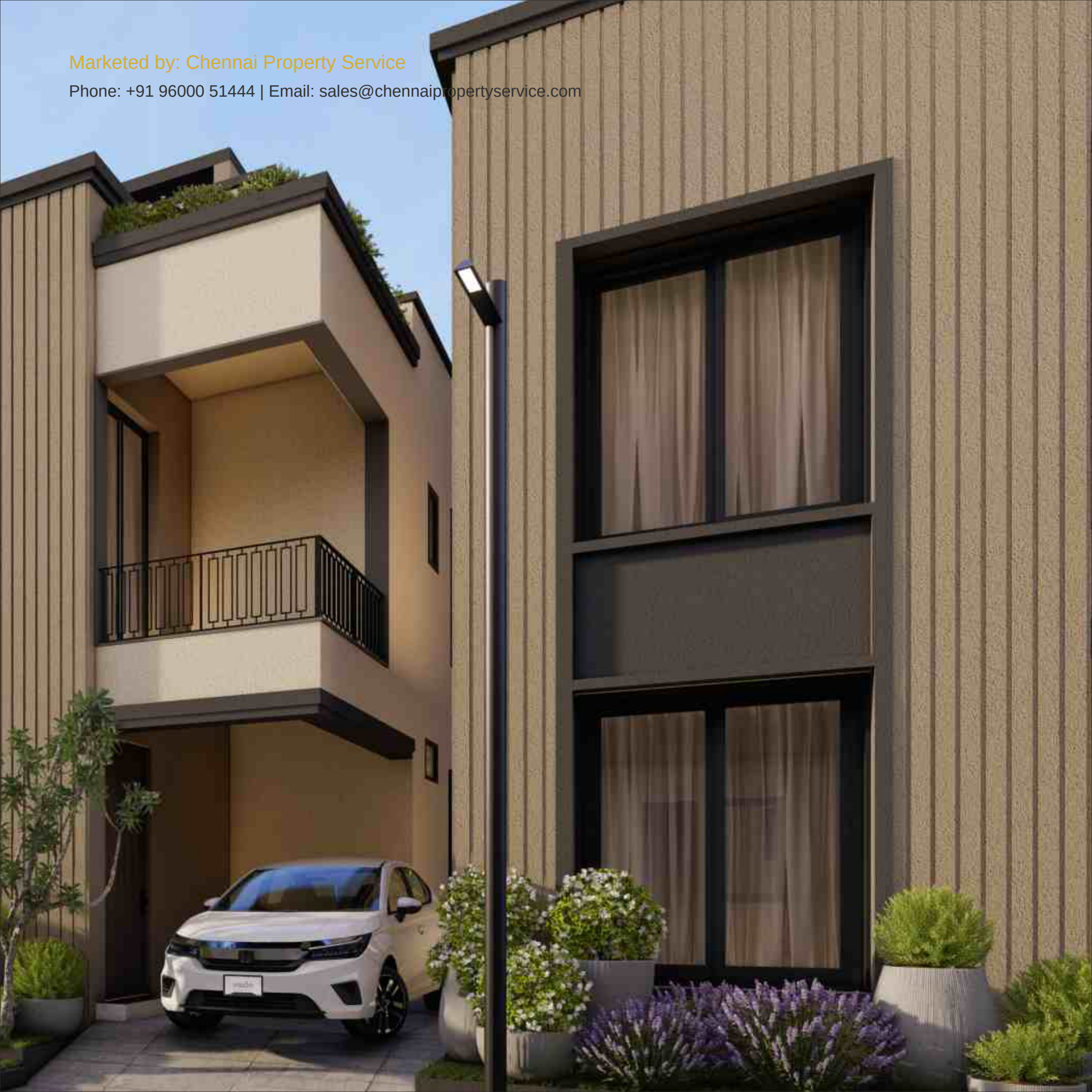


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# WHERE EVERY DAY FEELS EXTRAORDINARY



## MULTIPURPOSE HALL

An elegant venue crafted to host grand celebrations, exclusive gatherings, and memorable events.

## SWIMMING POOL

Indulge in a refreshing swim and enjoy the convenience of an elegant open shower amidst a serene, tranquil setting.



## FULLY EQUIPPED GYM

Experience a state-of-the-art fitness space with modern equipment tailored for your wellness.





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## ROOFTOP PARTY AREA WITH BARBEQUE COUNTER

Indulge in stylish outdoor dining with a dedicated barbeque counter, perfect for gourmet evenings and vibrant gatherings.



## INDOOR GAMES ROOM

A refined leisure zone offering a variety of engaging games for relaxation and recreation.



## PERGOLA SEATING

Unwind in an elegantly designed outdoor lounge, where stylish pergolas create the perfect blend of shade, comfort, and sophistication.



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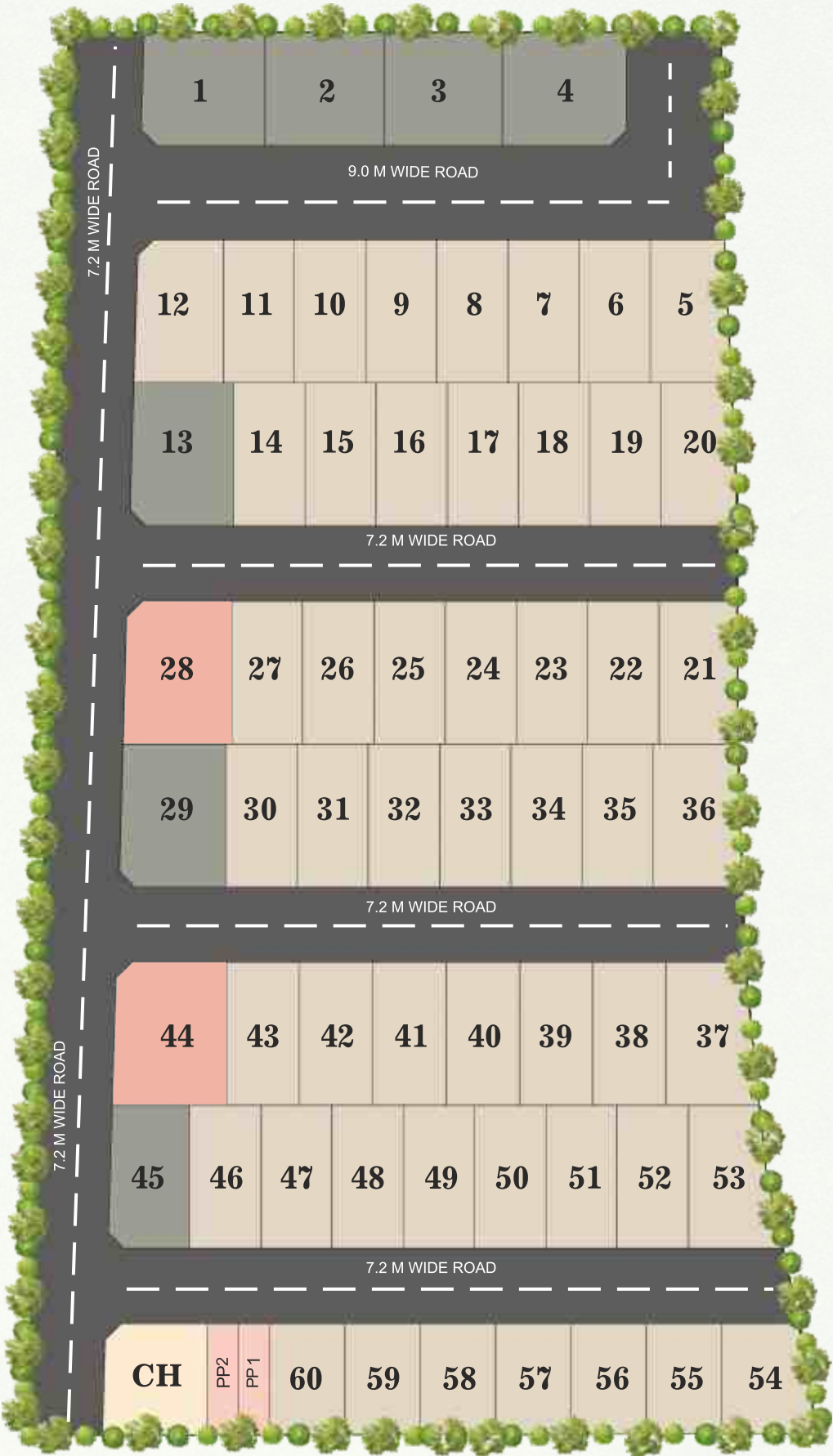
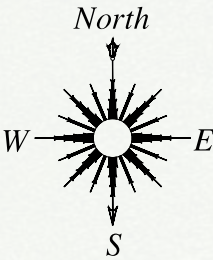
# SIERRA AZUL CLUB

At Santa Clara, the clubhouse is more than an amenity- it is the soul of the community. Designed with elegance and warmth, it offers the perfect setting to relax, celebrate, and connect.



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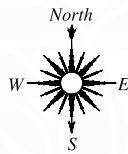
MASTER LAYOUT

3BHK+3T

4BHK+3T

4BHK+4T





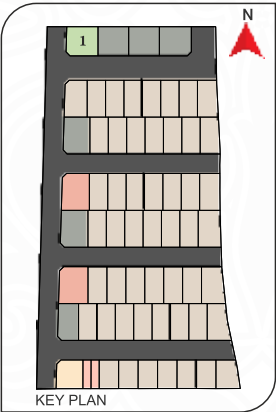
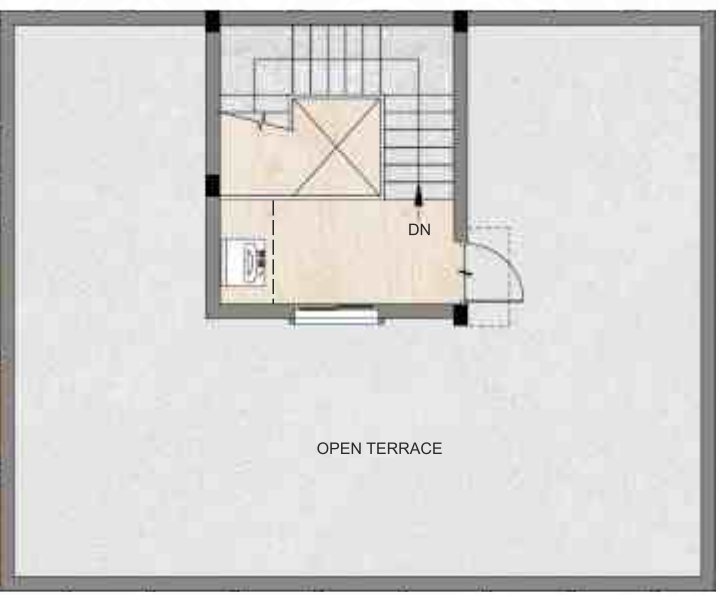
**Ground Floor**



**First Floor**



**Terrace Floor**

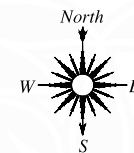


**4 BHK  
+3T**

| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 1     | 1350 SQ.FT | 2010 SQ.FT    | EAST   |

\*Furniture shown in the plan are only for indicative purpose.  
\*Room Sizes May vary according to the unit size.  
\*Setbacks May vary for each Villa.  
\*Balconies & Open terraces may have visible Plumbing Lines, which are securely positioned as part of the design and cannot be relocated.





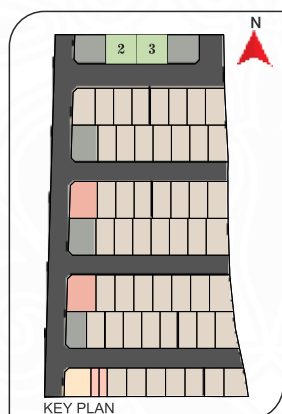
**Ground Floor**



**First Floor**

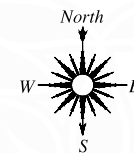


**Terrace Floor**



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 2 & 3 | 1319 SQ.FT | 2010 SQ.FT    | EAST   |

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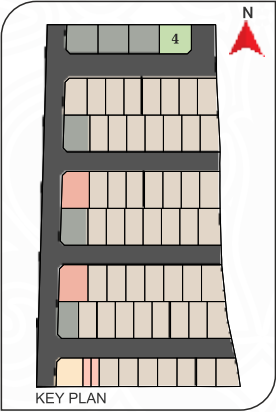
**Ground Floor**



**First Floor**



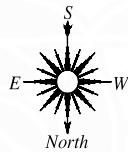
**Terrace Floor**



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 4     | 1366 SQ.FT | 2010 SQ.FT    | EAST   |

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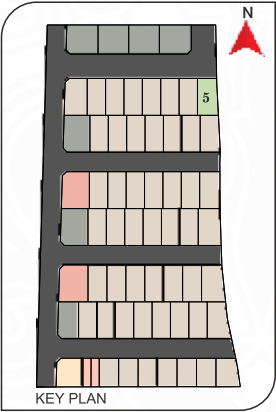
Ground Floor



First Floor

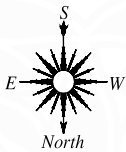


Terrace Floor



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 5     | 1083 SQ.FT | 1572 SQ.FT    | EAST   |

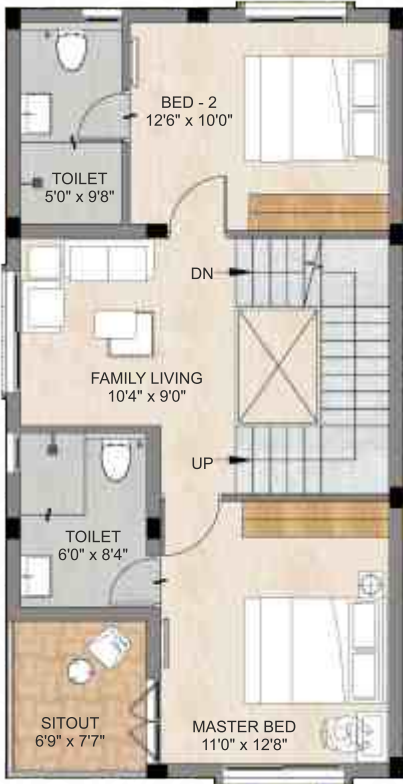
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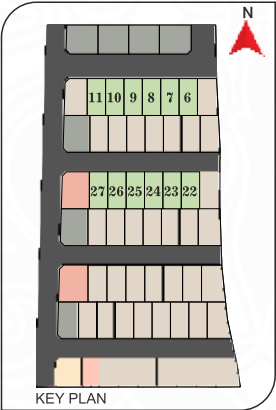
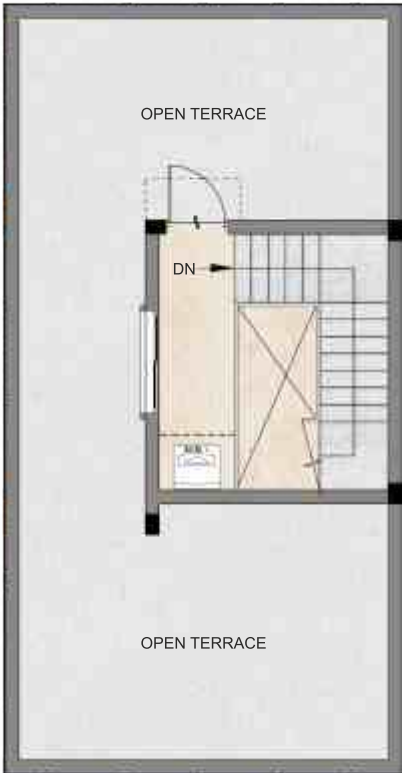
Ground Floor



First Floor



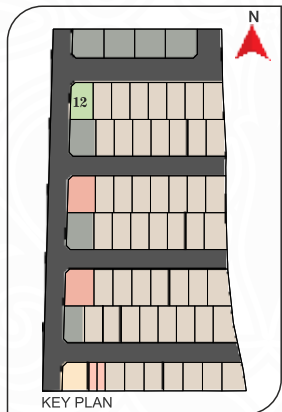
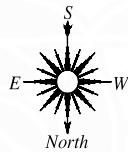
Terrace Floor



| VILLA       | PLOT AREA | SALEABLE AREA | FACING |
|-------------|-----------|---------------|--------|
| 6,7,8,9,10, |           |               |        |
| 11,22,23,   | 995 SQ.FT | 1572 SQ.FT    | EAST   |
| 24,25,26,27 |           |               |        |

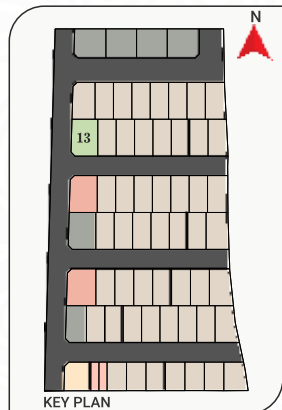
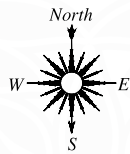
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\*Room Sizes May vary according to the unit size.  
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| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 12    | 1208 SQ.FT | 1572 SQ.FT    | EAST   |

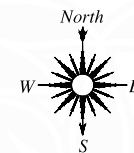
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| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 13    | 1415 SQ.FT | 1940 SQ.FT    | EAST   |

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\*Villa 13 is built using precast technology with 125 mm external & internal walls, providing a larger carpet area.





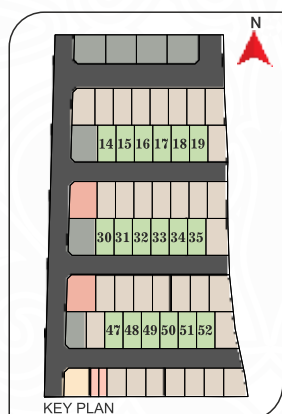
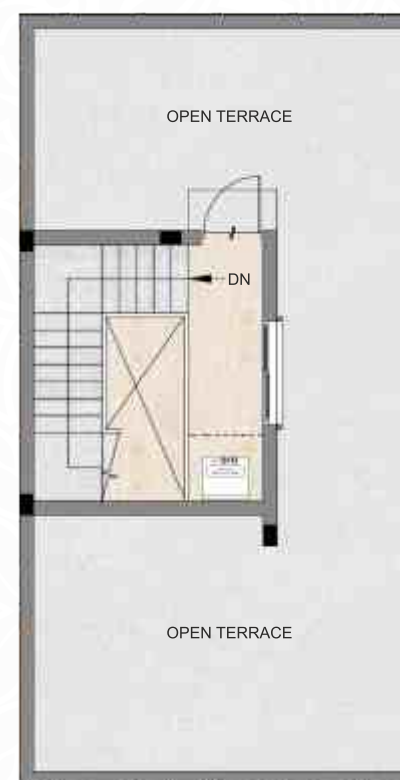
**Ground Floor**



**First Floor**

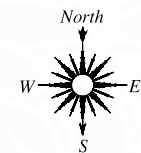


**Terrace Floor**



| VILLA                                                             | PLOT AREA | SALEABLE AREA | FACING |
|-------------------------------------------------------------------|-----------|---------------|--------|
| 14,15,16,17,18,<br>19,30,31,32,33,<br>34,35,47,48,<br>49,50,51,52 | 995 SQ.FT | 1572 SQ.FT    | EAST   |

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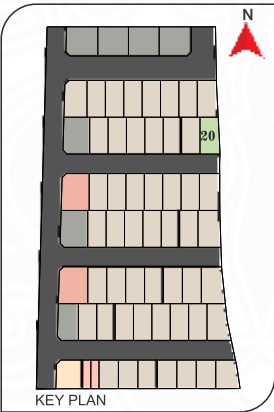
Ground Floor



First Floor



Terrace Floor

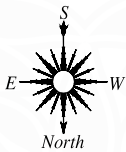


3 BHK  
+3T

| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 20    | 1038 SQ.FT | 1572 SQ.FT    | EAST   |

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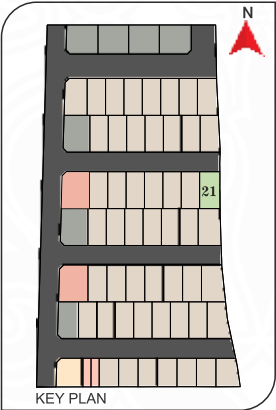
Ground Floor



First Floor

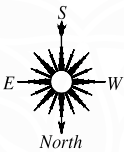


Terrace Floor



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 21    | 1101 SQ.FT | 1572 SQ.FT    | EAST   |

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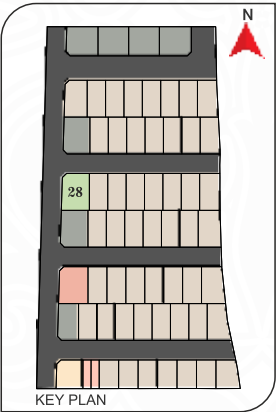
**Ground Floor**



**First Floor**



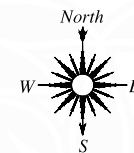
**Terrace Floor**



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 28    | 1477 SQ.FT | 1940 SQ.FT    | EAST   |

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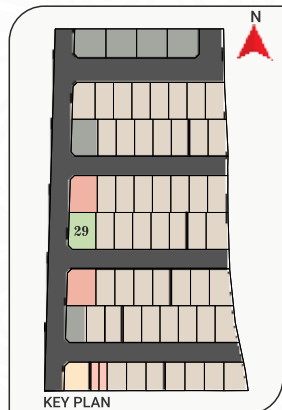
**Ground Floor**



**First Floor**

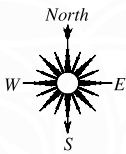


**Terrace Floor**



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 29    | 1459 SQ.FT | 1940 SQ.FT    | EAST   |

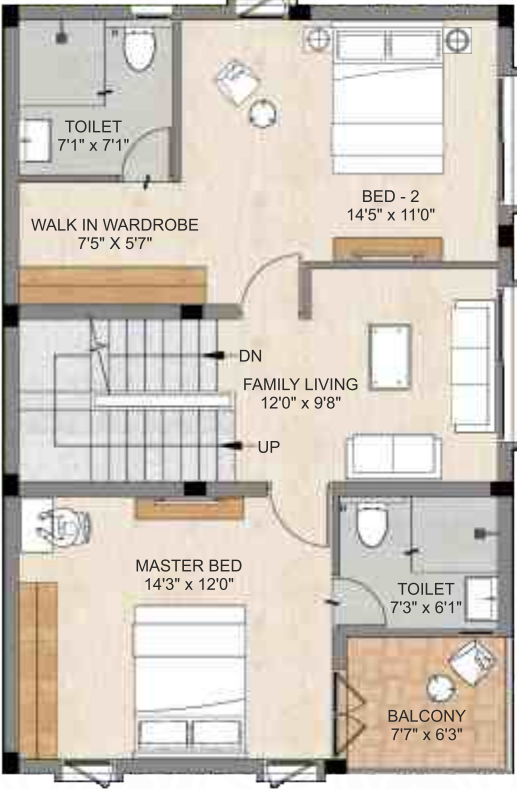
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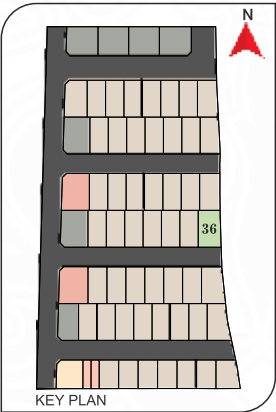
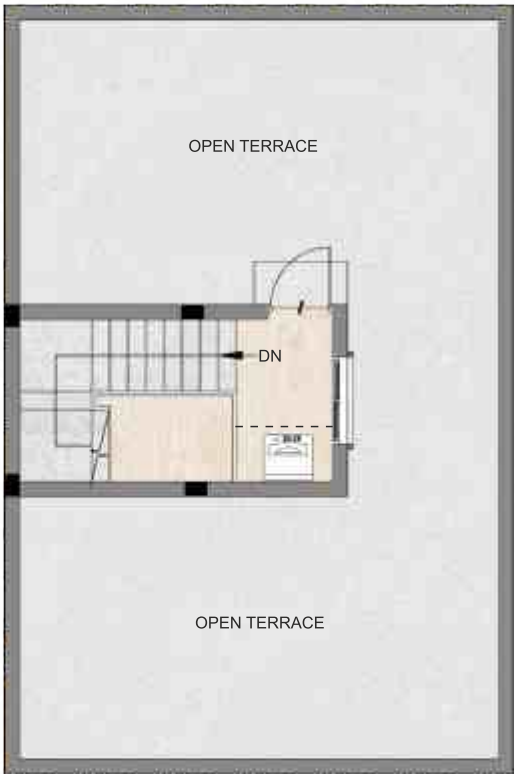
**Ground Floor**



**First Floor**



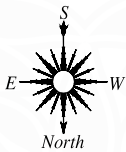
**Terrace Floor**



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 36    | 1212 SQ.FT | 1752 SQ.FT    | EAST   |

\*Furniture shown in the plan are only for indicative purpose.  
\*Room Sizes May vary according to the unit size.  
\*Setbacks May vary for each Villa.  
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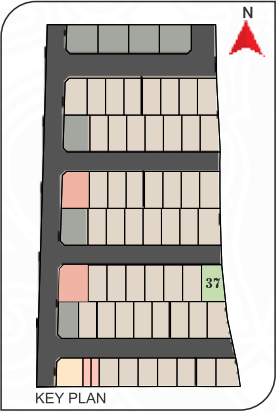
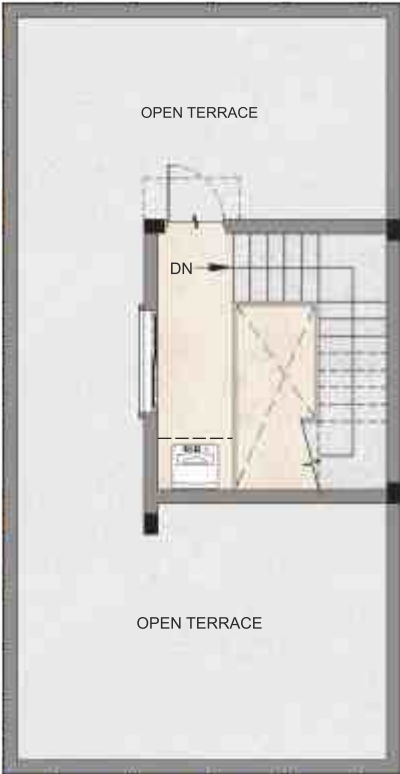
Ground Floor



First Floor

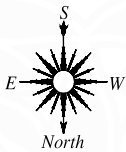


Terrace Floor



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 37    | 1200 SQ.FT | 1572 SQ.FT    | EAST   |

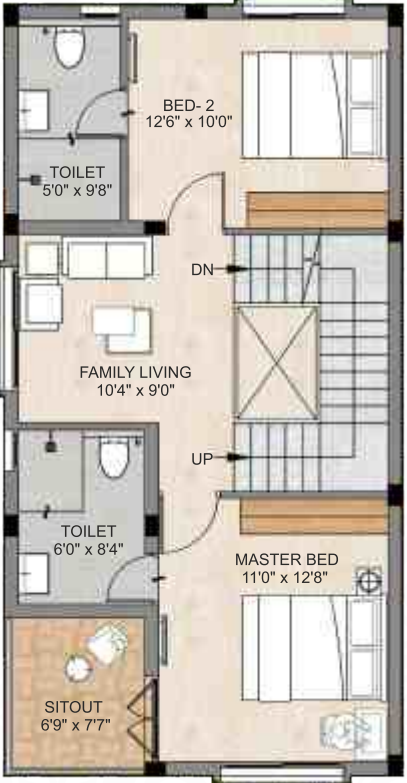
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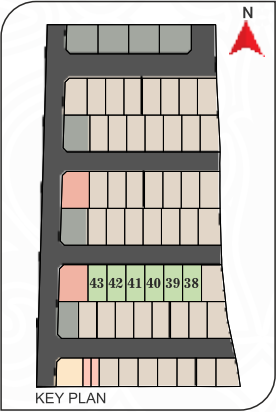
**Ground Floor**



**First Floor**



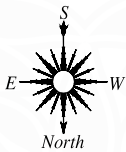
**Terrace Floor**



| VILLA                 | PLOT AREA  | SALEABLE AREA | FACING |
|-----------------------|------------|---------------|--------|
| 38,39,40,<br>41,42,43 | 1024 SQ.FT | 1572 SQ.FT    | EAST   |

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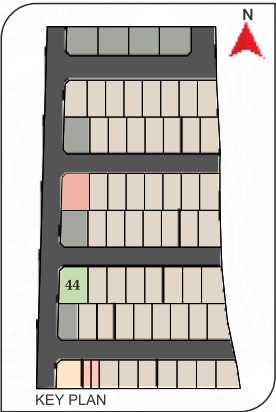
Ground Floor



First Floor

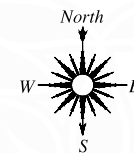


Terrace Floor



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 44    | 1553 SQ.FT | 1940 SQ.FT    | EAST   |

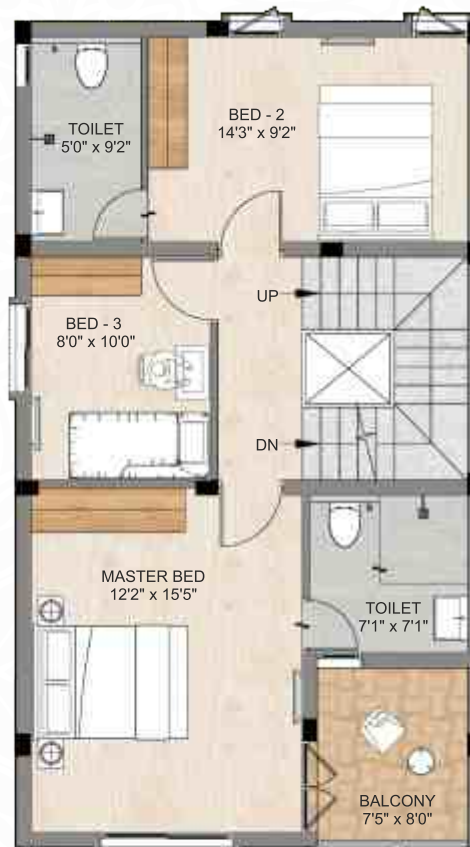
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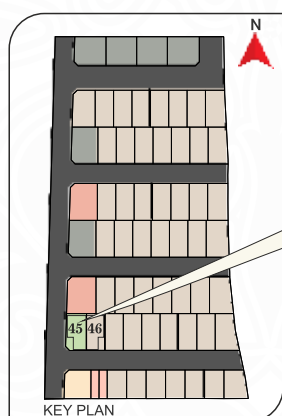
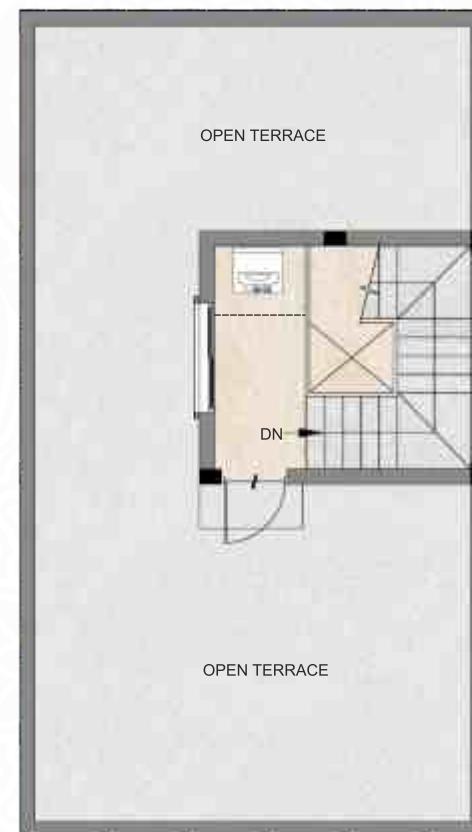
**Ground Floor**



**First Floor**



**Terrace Floor**



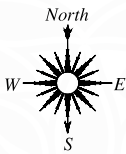
45 46

**4 BHK  
+3T**

| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 45    | 1101 SQ.FT | 1683 SQ.FT    | SOUTH  |

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\*Villas have independent walls, with one side touching the wall of the neighbouring villa.  
\*Balconies & Open terraces may have visible Plumbing Lines, which are securely positioned as part of the design and cannot be relocated.

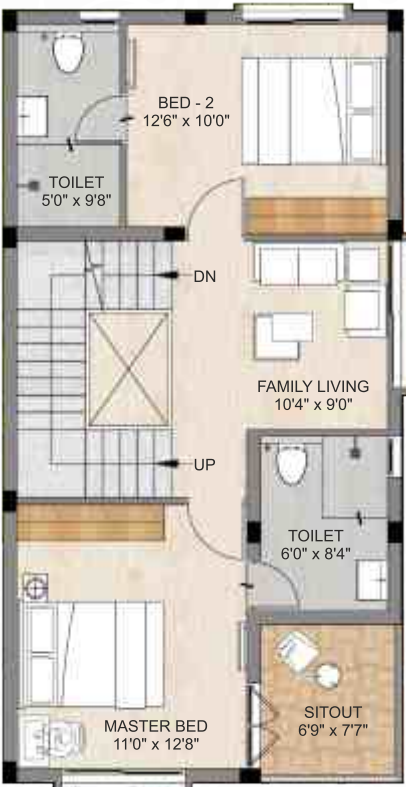




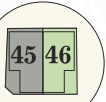
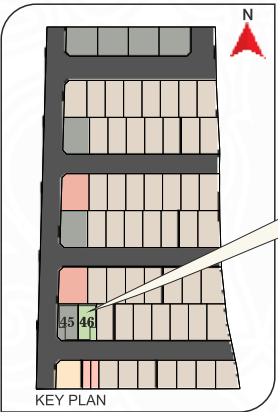
**Ground Floor**



**First Floor**

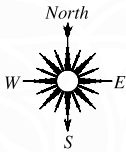


**Terrace Floor**



| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 46    | 995 SQ.FT | 1572 SQ.FT    | EAST   |

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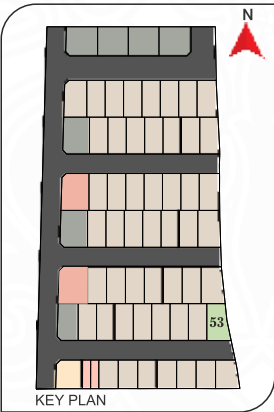
Ground Floor



First Floor



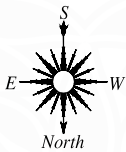
Terrace Floor



| VILLA | PLOT AREA  | SALEABLE AREA | FACING |
|-------|------------|---------------|--------|
| 53    | 1131 SQ.FT | 1572 SQ.FT    | EAST   |

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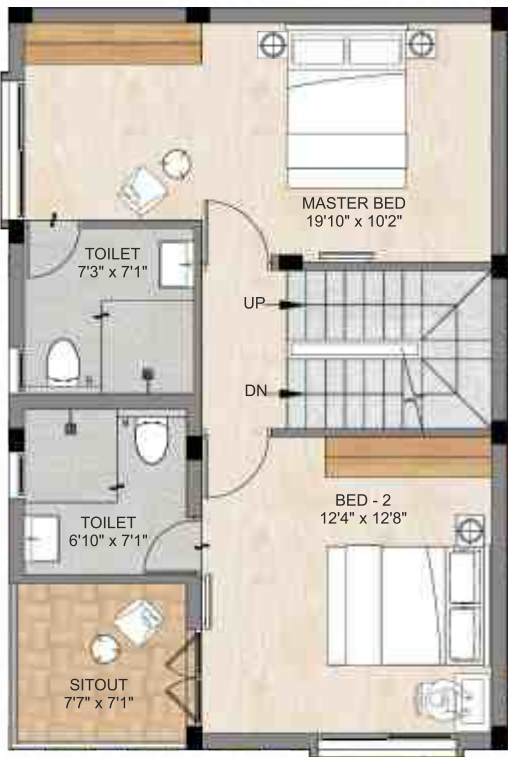




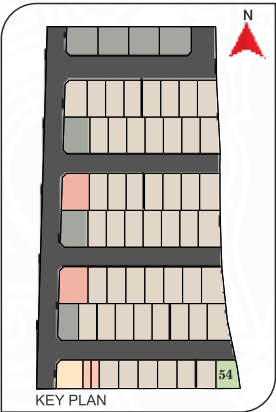
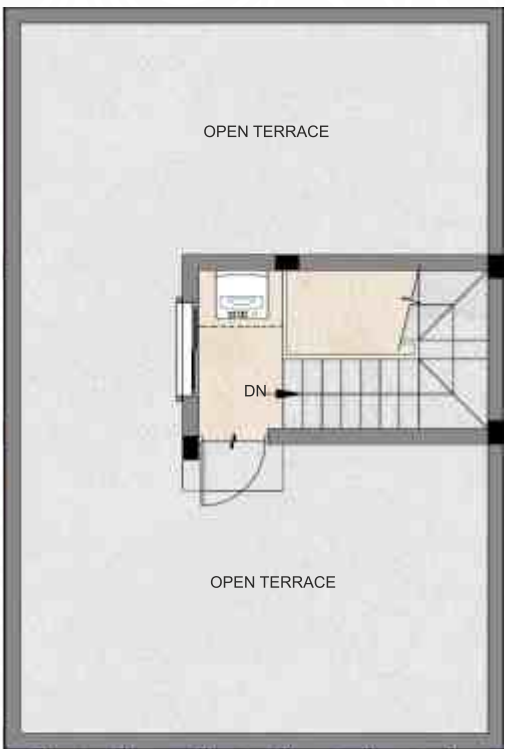
Ground Floor



First Floor

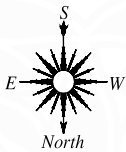


Terrace Floor



| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 54    | 932 SQ.FT | 1445 SQ.FT    | NORTH  |

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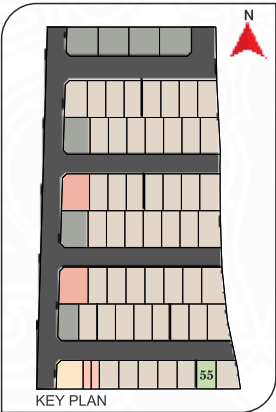
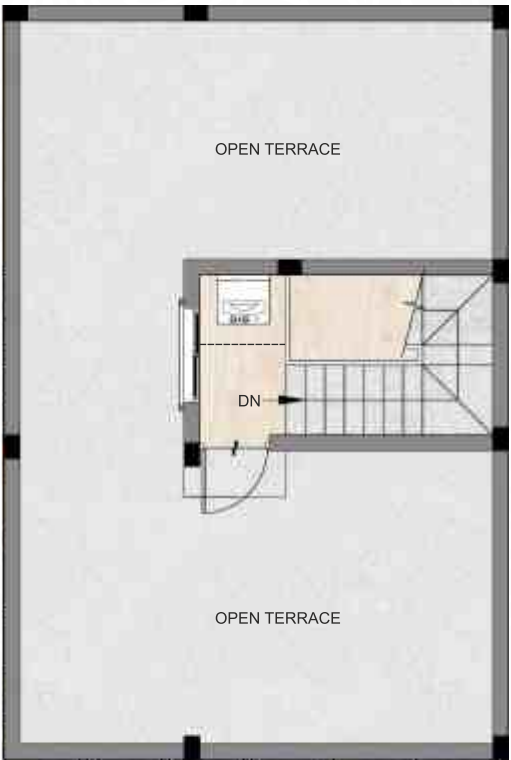
**Ground Floor**



**First Floor**



**Terrace Floor**

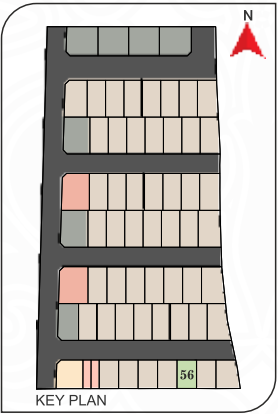
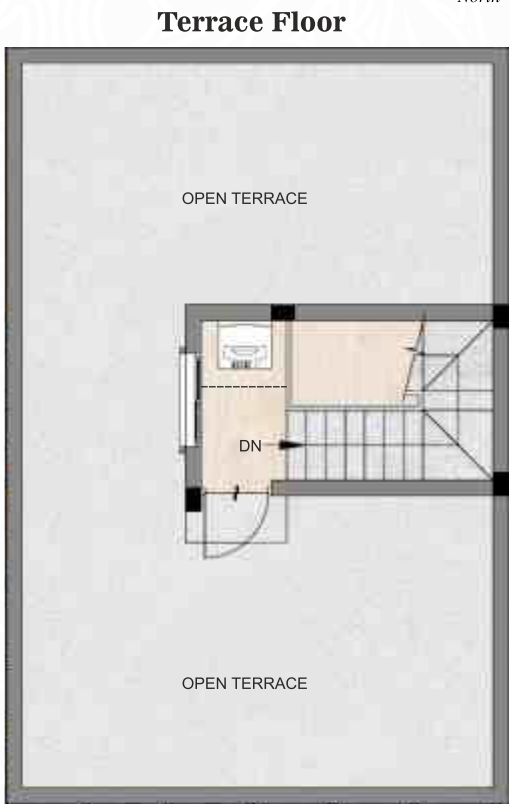
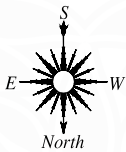


**3 BHK  
+3T**

| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 55    | 828 SQ.FT | 1450 SQ.FT    | NORTH  |

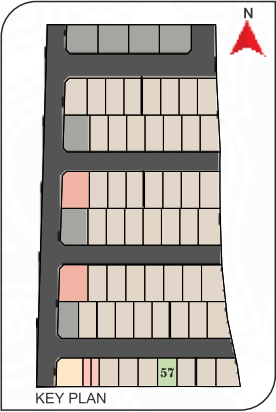
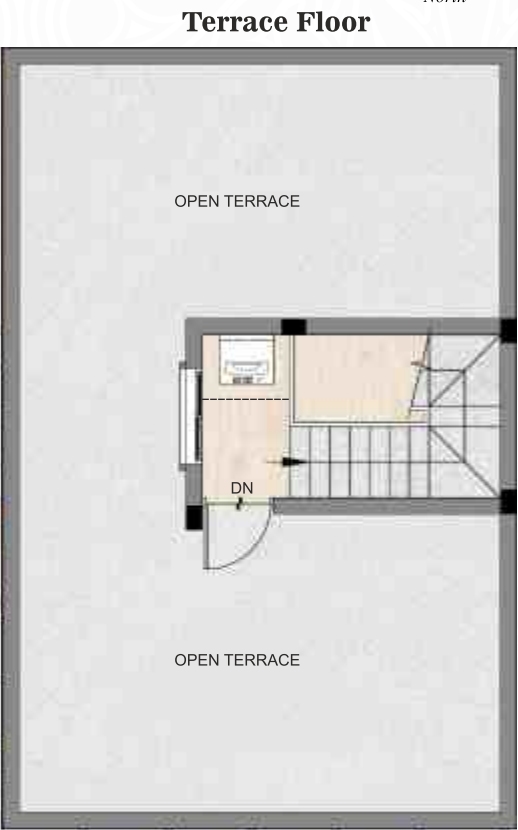
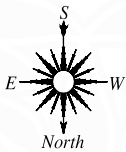
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\*Balconies & Open terraces may have visible Plumbing Lines,  
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| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 56    | 834 SQ.FT | 1458 SQ.FT    | NORTH  |

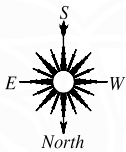
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| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 57    | 840 SQ.FT | 1470 SQ.FT    | NORTH  |

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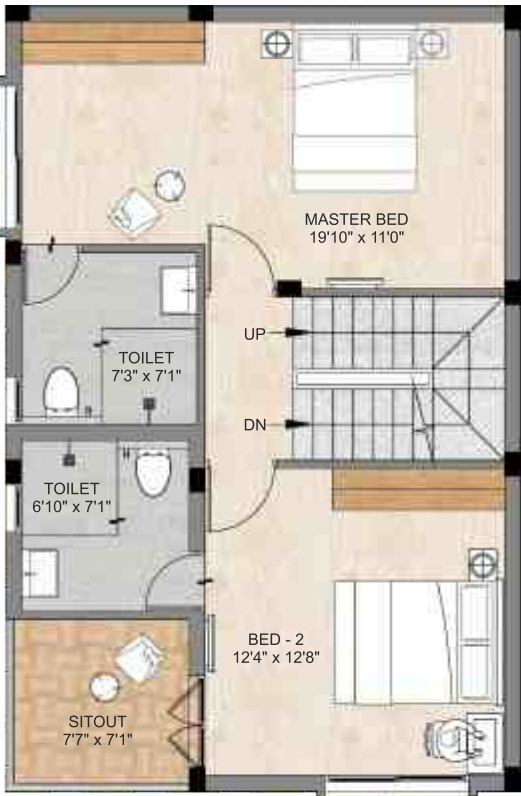




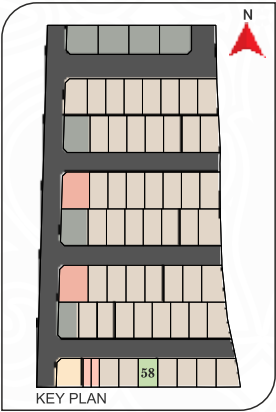
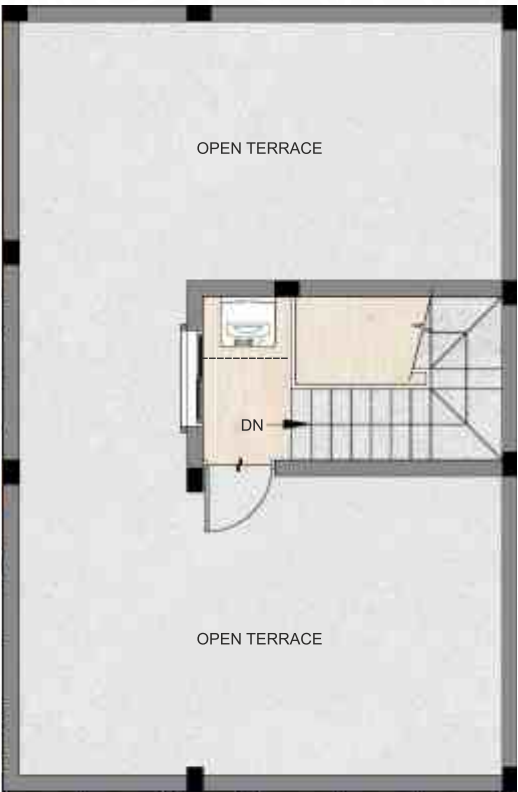
Ground Floor



First Floor



Terrace Floor



| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 58    | 846 SQ.FT | 1478 SQ.FT    | NORTH  |

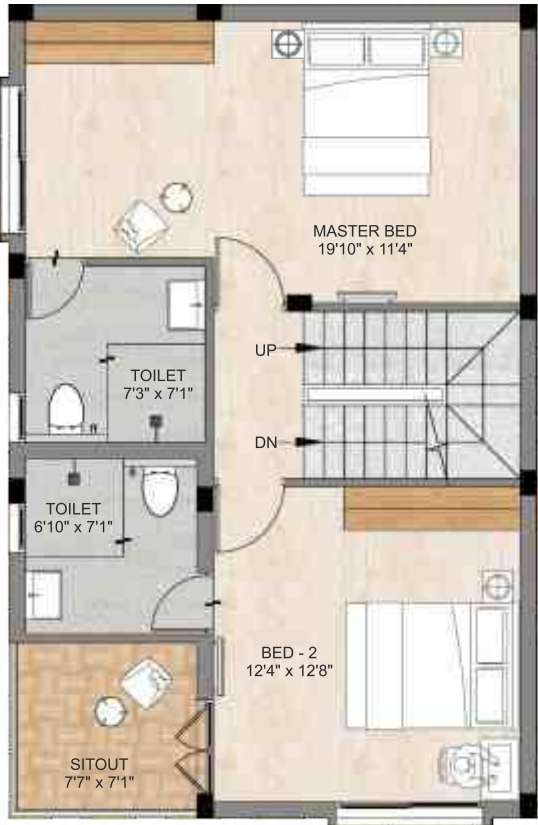
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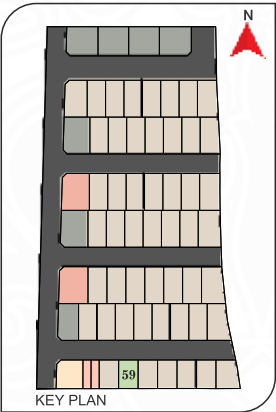
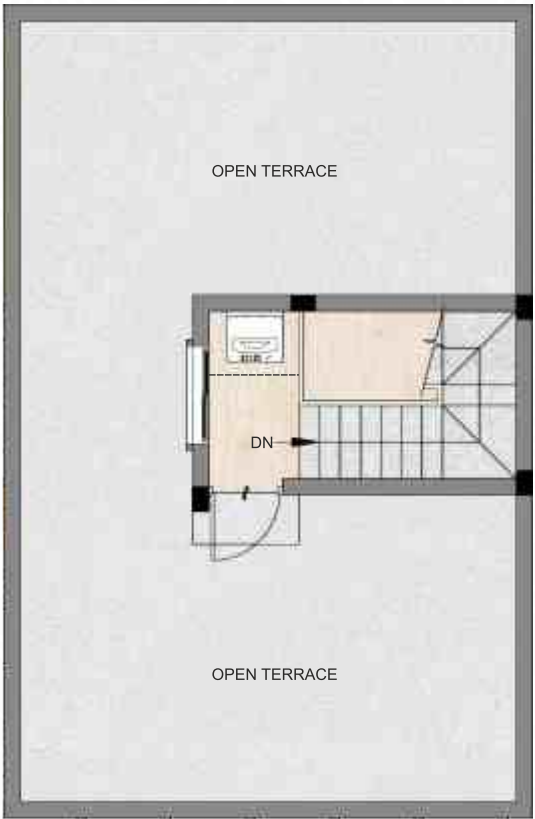
Ground Floor



First Floor



Terrace Floor

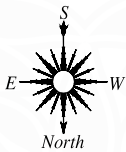


**3 BHK  
+3T**

| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 59    | 851 SQ.FT | 1492 SQ.FT    | NORTH  |

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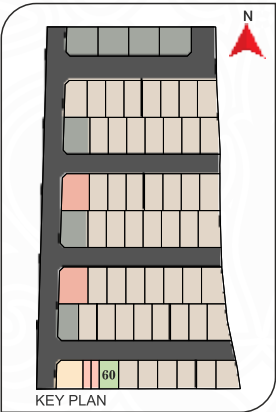
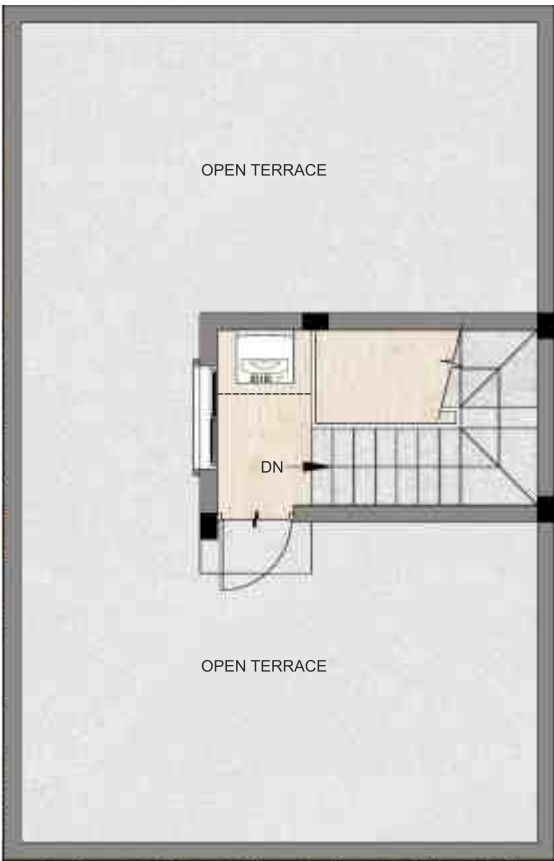
**Ground Floor**



**First Floor**



**Terrace Floor**



| VILLA | PLOT AREA | SALEABLE AREA | FACING |
|-------|-----------|---------------|--------|
| 60    | 857 SQ.FT | 1498 SQ.FT    | NORTH  |

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## **STRUCTURE**

- \* RCC Framed Structure and AAC blocks used for External/Internal walls.
- \* Anti-Termite Treatments wherever applicable during Construction Stage.

## **TILING**

### **FLOORING**

- \* All tiles will be from KAJARIA/ AGL or equivalent make.
- \* Living, dining and bedrooms - 600MM x 600MM vitrified tiles with spacers.
- \* Master bedroom - 200MM X 1200MM wooden pattern vitrified tiles with spacers.
- \* Toilets, balconies & Backyard - Antiskid ceramic tiles with spacers.
- \* Backyard & balcony areas - 400MM x 400MM ceramic tiles.
- \* Door threshold will be finished with granite.
- \* Terrace - Terracotta roof tiles.
- \* Entrance verandah and Staircase - finished with Granite flooring.
- \* Car Parking - Parking tiles or equivalent.

### **2.2 DADO**

- \* All tiles will be from KAJARIA/AGL or equivalent make.
- \* Kitchen - 600MM x 300MM ceramic wall tiles up to 600MM above the platform will be provided.
- \* Toilet - 600MM x 300MM ceramic wall tiles up to 2400MM height from the floor level.
- \* All windows sill level will be finished with granite.

## **KITCHEN**

- \* 600MM x 600MM Vitrified tile flooring from KAJARIA/AGL or equivalent make.
- \* 19MM thick Black granite of size as per drawing for kitchen platform will be provided.
- \* Stainless steel sink with drain board - FRANKE/NIRALI or equivalent make will be provided.
- \* Sink water point - CP fittings will be provided.

## **DOORS/ WINDOWS/ VENTILATORS**

- \* MAIN DOOR (1050MM x 2400MM) 2400MM HEIGHT, frame is made of good quality Engineered wood. Shutter of 44mm thick both Sides finished with engineered Veneer and designer hardware's of YALE/DORSET or equivalent make.

- \* BEDROOM DOOR (900MM x 2100MM) 2100MM HEIGHT, The frame and 37mm thick shutter are made of pre-hung engineered ABS with designer hardware from YALE/DORSET or equivalent make.
- \* TOILET DOOR (750MM x 2100MM) 2100MM HEIGHT, The frame and 37mm thick shutter are made of pre-hung engineered ABS with designer hardware from YALE/DORSET 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/frosted 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/BERGER 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/BERGER or Equivalent make.
- \* Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion ASIAN/BERGER or Equivalent make.
- \* MS Railing for Staircase and Balcony finished with Enamel paint (Satin finish) aesthetically designed & fixed to wall.

## **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/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 and Micro-oven.
- \* 15A plug points will be provided for Geyser in all toilets.
- \* 5A socket for chimney will be provided in kitchen, electrification for 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.



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- \* Type - C charging port in switch boards will be provided in Living and in all bedrooms
- \* Video door phone will be provided for each villa.

### **PLUMBING & SANITARY**

- \* All sanitary ware in ceramic of superior brands like JAQUAR/AMERICAN STANDARD/GROHE or equivalent will be provided.
- \* EWC (Wall mounted closet) with health faucet of superior brand like JAQUAR/AMERICAN STANDARD/GROHE or equivalent will be provided.
- \* High quality concealed flush cistern of GEBERIT or equivalent make for WCs.
- \* Washbasin of superior brand like JAQUAR/ AMERICAN STANDARD/GROHE or equivalent will be provided in toilets.
- \* CP fittings of superior brand like JAQUAR/AMERICAN STANDARD/GROHE or equivalent will be provided.
- \* Single lever HI - FLOW concealed diverter of JAQUAR/AMERICAN STANDARD/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 a quality ISI brands like ASTRAL/SUPREME/PRINCE or Equivalent will be provided.
- \* Tap point in Terrace Area & car parking.
- \* Sump, PVC Over Head Tank and Septic tank; Rain Water Harvesting will be provided.

### **COMMON POINTS**

- \* Compound wall will be provided at the periphery of the project. Entry/Exit gates will be provided.
- \* Security booth will be provided at the Entry gate.
- \* CCTV surveillance at pivotal points across the site extent which makes it a secure gated community.
- \* Conduit provision for CCTV will be provided to cover the villa's peripheral area.
- \* One common borewell and two common wells will be provided for the entire project.
- \* Water supplied from common UG Sump - Common Over Head Tank to individual Sumps.
- \* Cement road with street light and storm water drain will be provided in the layout.



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