



DABC's  
**DAHLIA**

LIVE LIFE  
— IN —  
*Full Bloom*  
~





# Experience Life at its Fullest

At Dahlia,  
**a world of possibilities opens up for you.**

You will discover an abundance of comfort, space and convenience;  
All of which lets you truly make the most of life.





## PRESENTING DABC'S DAHLIA. WHERE LIFE FLOURISHES.

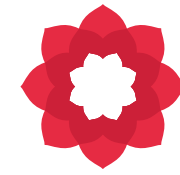
Welcome to a home that's more than just where you stay. It's a place where you can truly live. Choosing from a wide range of luxurious and spacious villas is just the beginning. The prime location next door to Chennai's IT hub and premier educational institutes, let you easily balance work and family.

3 BHK

50 UNITS



POLACHERY/MAMBAKKAM



DABC's  
**DAHLIA**





# Our 'Peace of Mind' Promise

What truly sets us apart however, is our Complete Transparency, Renowned ability to deliver On-time-Every time, and our assurance that you will never incur any extra costs. In addition, we provide expert post-purchase maintenance to reassure you of a solid home, **FOREVER**. To us at DABC, this is more than just a guarantee.



## 100% ON TIME DELIVERY

Every project has been and will always be completed 100% in the stipulated time.

## POST PURCHASE MAINTENANCE

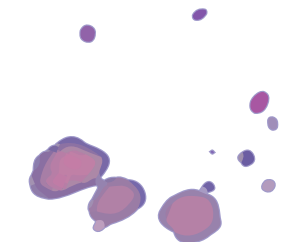
Expert maintenance work assistance will be provided by DABC, so you have a solid home, **FOREVER**.

## 100% COMMITMENT

The stipulated contract amount is final and will never go up, even if material costs or any other costs rise during construction. **AND THAT'S A PROMISE.**

## BUDGET MAINTENANCE

Experience the wonderful amenities designed for a lesser monthly maintenance cost.





# DAHLIA IN DABC's ARBORETUM

These meticulously crafted 3BHK Dahlia villas are a part of the Arboretum Township, a truly impressive, self-contained gated community that can only be described as a city within a city. This upcoming landmark township which is certain to set a benchmark for any other, will not just offer villas, but apartments, row houses and plots as well.





# Connected. Convenient.

Dahlia and the Arboretum Township surrounded with water bodies are ideally located to offer easy connectivity to the Siruseri SIPCOT IT Park, as well as the city. Key junctions to GST road, Medavakkam, Velachery, OMR and Kelambakkam are all nearby. Not just that. The township is surrounded by an extensive choice of renowned educational institutions, hospitals, and entertainment centres.



## IT PARKS

Sipcot IT Park	4.5 kms
HCL	5 kms
TCS	4 kms
Infosys	7 kms
Wipro	10 kms
Ascendas	20 kms

## HEALTHCARE

Apollo Hospitals	12 kms
Chettinad Hospital	7 kms
Global Hospital & Health Care	9 kms
Kamakshi Memorial Hospital	12 kms

## SCHOOLS & COLLEGES

MVM School in Township	
Vels University	1 kms
Prince Venkateshwara Engg. College	1 kms
Velammal Vidyashram	1.5 kms
Proposed SBIOA School	1.5 kms
Hindustan University	7 kms
Sathyabama University	7 kms

## CONNECTIVITY

Navalur Junction	4.5 kms
Medavakkam	7 kms
Velachery MRTS	14 kms
Airport	19 kms
Sholinganallur Junction	12 kms
GST-Vandalur	13 kms





# Adding values to Life

Secured Gated Community with CCTV Surveillance at the entrance

Multipurpose Hall/Office Room • Children Play Area • Park

Space for Creche • Gym • Space for Laundry Service

Space for Convenience Store





# Villas designed to Open up Life

## FEATURES

DABC's DAHLIA – Ongoing Villa Project with DTCP Approval No. 48/2015 in DABC's Arboretum Township in Polachery.

The total extent of land is 2.37 Acres.

All Villas are of 3 BHK with 2 Car parkings and are above 1700 sqft area.

The total land area of individual units will be about 2000 sqft\* approximately.

The Villas are designed to keep individually and with low monthly maintenance cost.

Gated community with private Drive Ways to ensure security.

\*may vary depending on the unit



# Every detail about



**DABC's**  
**DAHLIA**



## GENERAL SPECIFICATIONS

STRUCTURE	: R.C.C. framed structure with concrete blocks masonry walls plastered smooth and cement painted.
FLOORING	: Vitrified flooring with Rs. 35/- per sqft as basic price.
JOINERY	: Teak wood frame with veneer skinned door for main door & Country wood frames with commercial flush shutter for inner Doors. UPVC Windows with MS grills and pin headed glass Shutters.
KITCHEN	: Granite platform with Carysil or equivalent Single bowl sink.
GAZED TILES	: Up to a height of 7 feet in toilets and up to a height of 2 feet above Kitchen platform.
WARDROBES	: In bedrooms with open masonry without shelves.
PLUMBING & SANITATION	: G.I./PVC water lines and PVC waste water and soil lines. Sump Capacity – 10000 litres, 6” Bore-well upto 65 feet depth, single Sintex Over-head tank capacity – 500 litres, individual Anaerobic PWTS – AM Series Waste Water System Septic tank of 1200 litres capacity approximately for scientific treatment and the sewage disposal with leach pit.
SANITARY FITTINGS	: White Sanitary Fittings
ELECTRICAL FITTINGS	: Concealed PVC Conduit wirings with necessary service points. PVC Conduits for T.V. antenna and telephone.



# MASTER PLAN





# FLOOR PLAN

Ground Floor - Typical North facing



First Floor - Typical North facing





# FLOOR PLAN

Ground Floor - Typical South facing



First Floor - Typical South facing



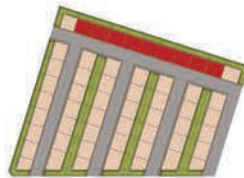


# FLOOR PLAN

Ground Floor - Typical East facing



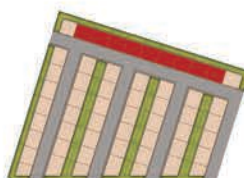
8M WIDE ROAD



First Floor - Typical East facing



8M WIDE ROAD





## ABOUT DABC

We at **DABC** are always committed to a trusted customer relationship. Which is why, we keep our promises with utmost certainty. Spearheaded by **Mr. A. Jenix Dev Singh**, a reputed Civil Engineer himself, we currently employ over 100 qualified professionals and engineers. **ALL EAGER TO SERVE YOU.**

Feel free to get in touch with us for any enquiries you may have regarding

DABC's Dahlia in the Arboretum Township.





**6100+ HOMES SUCCESSFULLY BUILT  
SINCE 1992**



CALL US AT

**044 4238 22 71-75**

TO KNOW MORE DETAILS

#### OUR OFFICE

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Kottivakkam, Chennai – 600 096

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