





ABOUT VIKAAAN SHELTERS

VIKAAN SHELTERS was started by a team of three talented Entrepreneurs with great Dedication and a common goal of delivering quality residences to our Blue-chip Clients. To build a highly satisfied customer base by providing solutions meeting all areas like on-time delivery, Quality and Modern Housing within your budget. VIKAAAN SHELTERS is an amalgamation of three Enthusiastic Individuals who comes with rich expertise in various industries. One of them is an expert in the Construction Industry with 25+ Years of expertise in India and Overseas, who possesses strong knowledge in Design, Estimation, Planning, Execution and Quality.

Total Projects

80+

Happy Families

400+

Years of Business

12+





Sai Ganga
@ VELACHERY

ABOUT THE PROJECT

Welcome to VIKAAAN'S SAI GANGA offers you meticulously designed 2 & 3 BHK Homes (19Units) in Stilt + 5 floors building structure and sizes ranging from 957 sq. ft. to 1408 sq. ft. at the heart of Velachery. Ideally located just 0.5 km from Velachery MRTS and Bus Stand. The entire community and every home at VIKAAAN'S SAI GANGA have been carefully designed for comfort, ample light and ventilation as well as all the convenience of modern living

VIKAAAN'S SAI GANGA is the best living experience in this rapidly developing area. Each Flat is built and coupled with Convenience, Privacy and Splendid Lifestyle. What's more! It's closer to Educational Institutions, Healthcare Facilities, IT and entertainment hubs. Immerse yourself in a Grand and Ultimate living experience.



STILT FLOOR PLAN



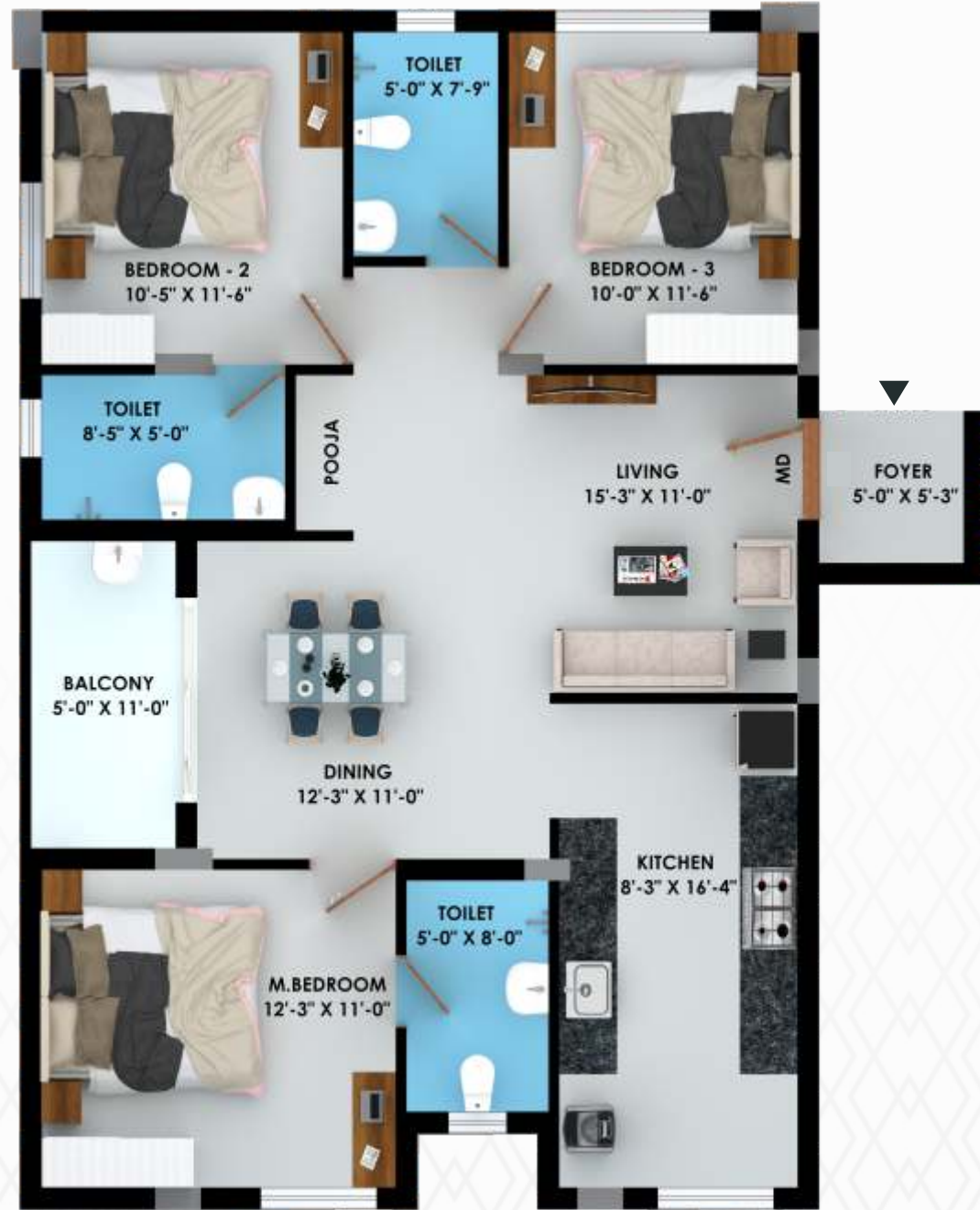
TYPICAL FLOOR PLAN
(1 TO 4 FLOORS)



5TH FLOOR PLAN



UNIT - 3 BHK
1A/2A/3A/4A
RERA CARPET AREA
982
BALCONY AREA
59
SALEABLE AREA
1408

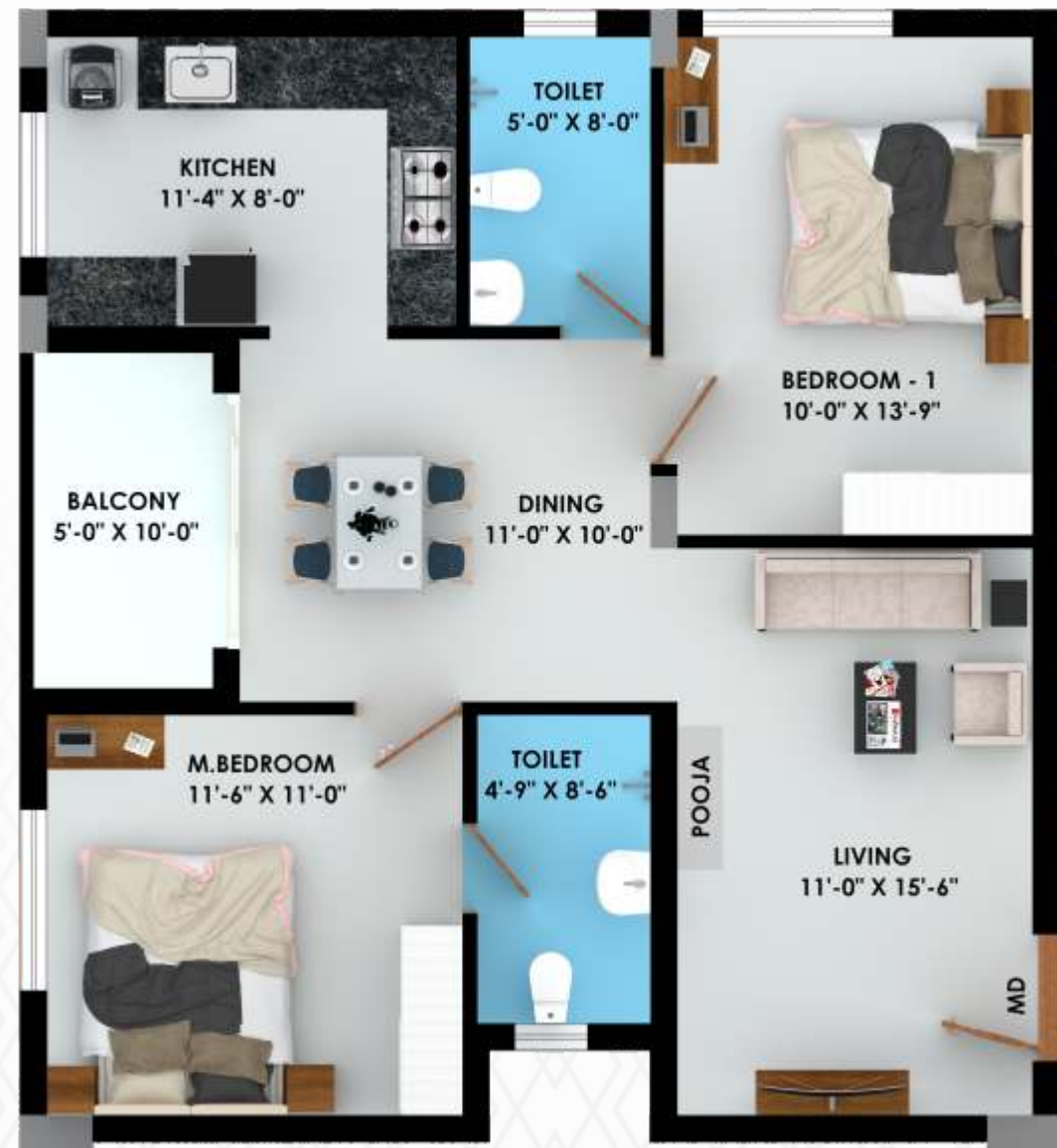


FLOOR PLAN - A



ISO VIEW

UNIT - 2 BHK
1B/2B/3B/4B/5B
RERA CARPET AREA
733
BALCONY AREA
54
SALEABLE AREA
1081

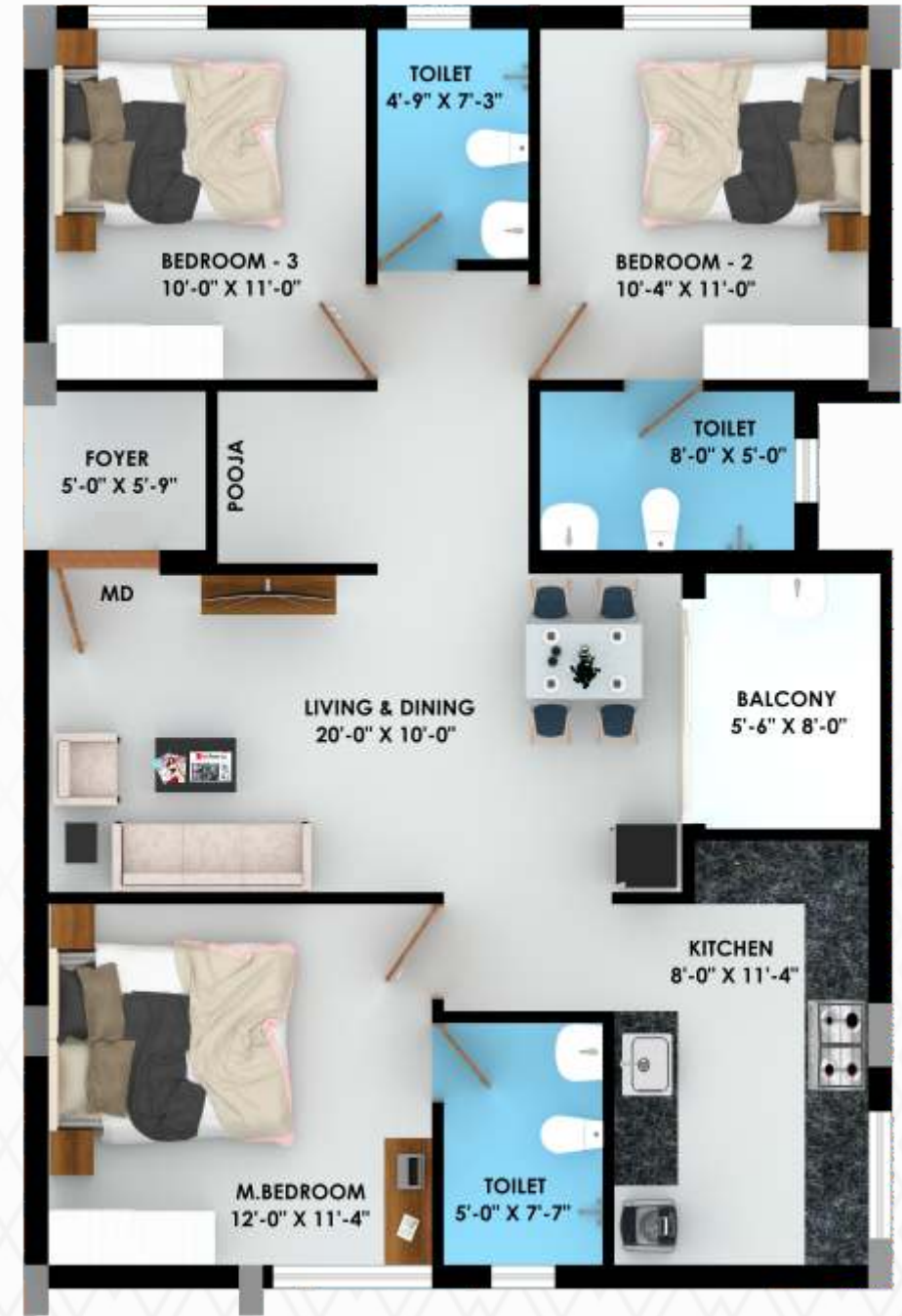


FLOOR PLAN - B



ISO VIEW

UNIT - 3 BHK
1C/2C/3C/4C/5C
RERA CARPET AREA
932
BALCONY AREA
47
SALEABLE AREA
1325

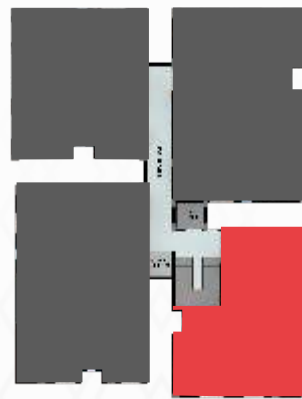
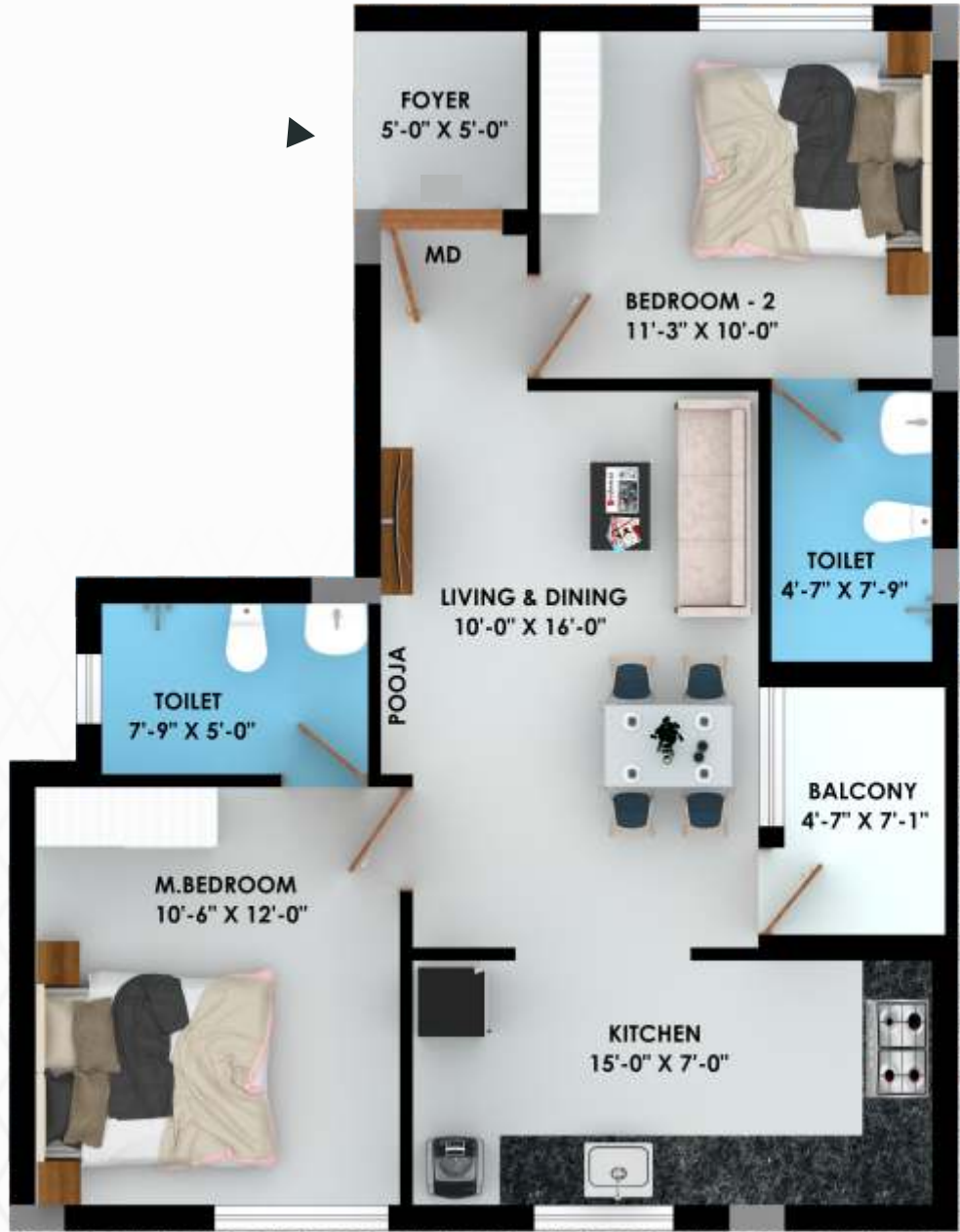


FLOOR PLAN - C



ISO VIEW

UNIT - 2 BHK
1D/2D/3D/4D
RERA CARPET AREA
650
BALCONY AREA
39
SALEABLE AREA
957



FLOOR PLAN - D



ISO VIEW

WHY CHOOSE



The project is conceptualized with a design to provide better lighting, ventilation and privacy.

- Perfect title
- Spacious planning
- 3 tier supervision. constant monitoring of construction by Dedicated Team
- Excellent quality of construction
 - * Using Red Bricks
 - * Using Right Quality Of Materials
 - * Using Good Workmanship

FEATURES OF THE PROJECT



Video Door Phone



Zero Wall Sharing



CCTV



Automated Lift



Generator backup for common areas



Terrace Garden



Solar Power For Common Areas



Entry With Privacy

SPECIFICATIONS

STRUCTURE

Brick Masonry walls with Plastering in CM/Gyp plaster

FLOORING

LIVING / DINING / BEDROOMS

800mm x 800mm Vitrified Tiles of Standard Brand.



KITCHEN

FLOORING

800mm x 800mm Antiskid Vitrified Tiles of Standard Brand

PLATFORM

Polished Black GRANITE TOP,
Dado up to 2'0" height above the Platform.

SINK

Single Bowl SS Sink



JOINERIES

DOORS

MAIN ENTRANCE DOOR – First Class SOLID TEAK WOOD Frame with Single Leaf Flush Door Veneer finish.

BEDROOM DOORS - Single Leaf Flush Door fixed to Second Class TEAK WOOD Frames.

BATHROOM DOORS - Single Leaf WPC Doors.

WINDOWS / VENTILATORS

UPVC Glazed, Sliding Profile with Bug Mesh provision and Safety Grills.



SPECIFICATIONS

ELECTRICAL

- Backup Generator for Common Areas.
- CCTV and Video Door Phone.
- MCB / RCCB – As per Builder's Standards.
- Electrical Points – As per Builder's standards.

ELEVATOR

One no. of Elevator of Max 8 passengers Capacity - Johnson / Emperor / OTIS or Eq. brand.



PLUMBING

SUMP

One Underground Sump

OHT

One Terrace Over Head Tank with one divider for Bore & Metro Water.

BATHROOMS

- 2 in 1 Wall Mixer Tap with Hygiene Faucet, Overhead shower for Hot and Cold Water provision.
- All CP fittings from Jaguar (Continental Model) / Eq. brand.

KITCHEN SINK

Water Lines - CPVC Pipes and External Water Lines - UPVC Pipes.



TOILETS

FLOORING

300mm x 300mm Antiskid Vitrified Tiles

WALLS

300mm x 600mm Vitrified Tile Dado upto False Ceiling

SANITARY WARES

EWC

PARRYWARE / Eq. Brand

WASH BASIN

Wash basin – PARRYWARE / Eq. brand



SCHOOLS

San Academy School	— 0.7 Km
Cambridge Montessori Pre-School	— 0.8 Km
Sri Chaitanya Techno School	— 1.0 Km
London Montessori International School	— 1.2 Kms
Orchids International School	— 1.4 Kms
DAV Public School	— 1.5 Kms
Sunshine Senior Secondary School	— 2.6 Kms
Ponvidyashram Schools	— 2.9 Kms
American International School	— 3.9 Kms
Velammal Newgen School	— 4.5 Kms

COLLEGES & UNIVERSITY

Gurunanak College	— 3.0 Kms
St. Britto College	— 4.5 Kms
Sree Balaji Dental College	— 4.6 Kms
Jerusalem College of Engineering	— 4.8 Kms
NIFT	— 6.5 Kms
ASAN Memorial College of Arts and Science	— 7.3 Kms
Anna University	— 8.0 Kms
IIT, Guindy	— 8.5 Kms

TEMPLES

Siva Vishnu Temple	— 0.5 Kms
Dhandeeswaram Temple	— 2.0 Kms
Sri Balasubramaniyar Temple	— 2.2 Kms
Sri Malola Narasimha Swamy Temple	— 2.3 Kms
Muthu Mariyamman Temple	— 3.5 Kms
Thiruveedhi Amman Temple	— 3.6 Kms

HOSPITALS

KS Hospital	— 1.2 Kms
Prashanth Super Speciality Hospital	— 1.4 Kms
Nandhini Pearl Hospital	— 1.6 Kms
VRSI Multi Speciality Hospital	— 1.7 Kms
Xcellent Care Hospital	— 2.6 Kms
Kamakshi Multi-speciality Hospital	— 3.0 Kms
Saraswathy Muti-Specialty Hospital	— 3.3 Kms
Apollo Proton	— 4.4 Kms
Kauvery Multi-speciality Hospital	— 5.3 Kms

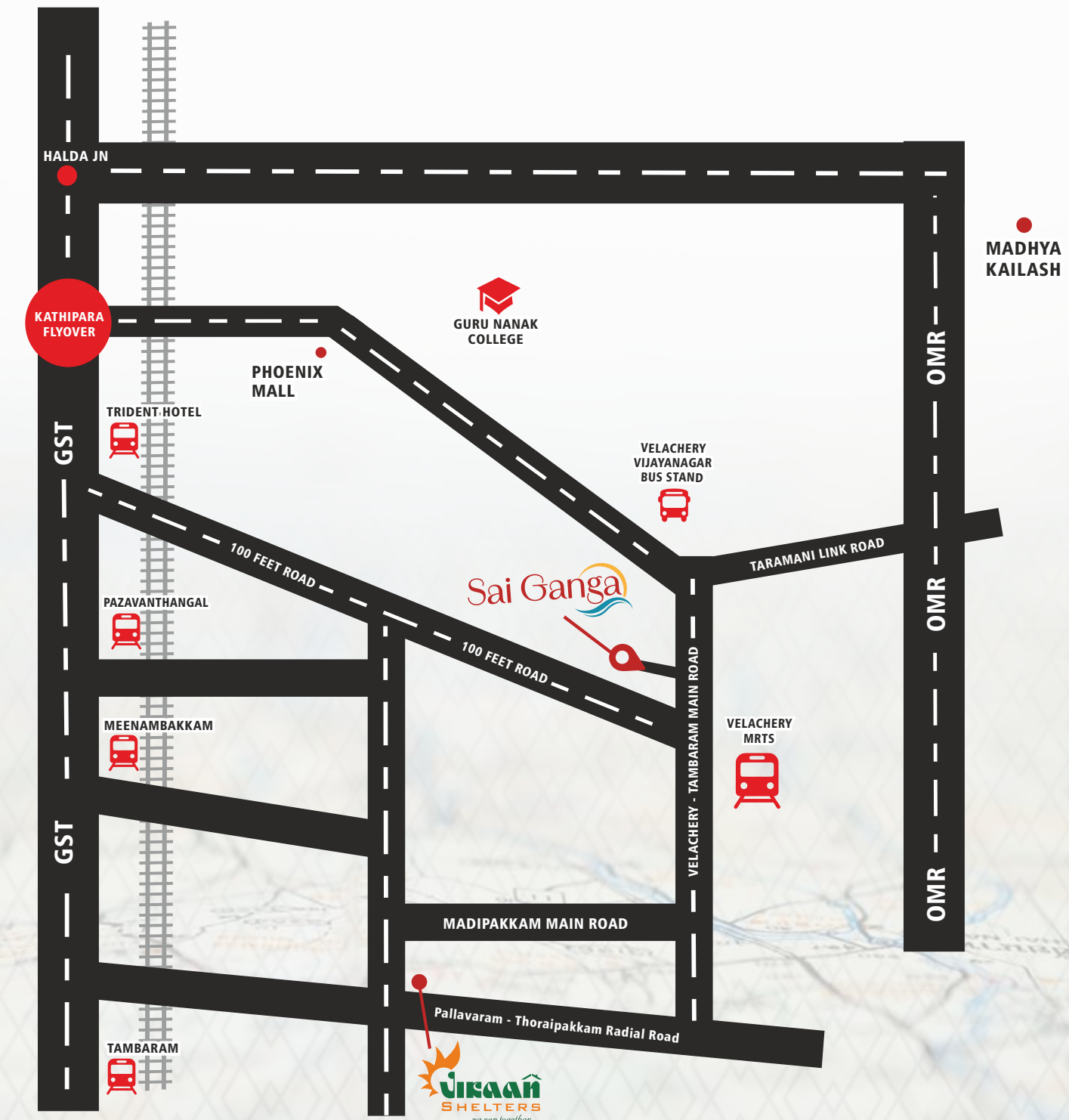
ENTERTAINMENT HUBS

PVR Grand Mall	— 1.2 Kms
Kora Food Street	— 1.2 Kms
Phoenix Mall	— 2.5 Kms
Guindy Urban Square	— 6.4 Kms
Cinopolis BSR Mall	— 7.2 Kms

TRANSIT POINTS

Velachery MRTS	— 0.5 Kms
Velachery Vijayanagar Bus Stand	— 1.0 Kms
Guindy Railway Station	— 5.2 Kms
Guindy Metro Station	— 5.2 Kms
Tidel Park	— 5.6 Kms
Alandur Metro Station	— 6.5 Kms
Chennai Airport	— 8.7 Kms

Location Map (NOT TO SCALE)





SITE ADDRESS

Plot No. 436, Ram Nagar North Extn, 6th Main Road,
Velachery, Chennai - 600 042.

Scan for Location



OFFICE ADDRESS

Plot No. 2, S4, Second Floor, Sai Siddhi Flats,
Thiruvinnagar, (Off. Pallavaram-Thoraipakkam
200 ft Radial Road), Kovilambakkam, Chennai-600 129.

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