SAI FOUNDATIONS

CIVIL ENGINEERS & PROMOTERS

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We make your dreams come true

SAI RAM

@ Medavakkam

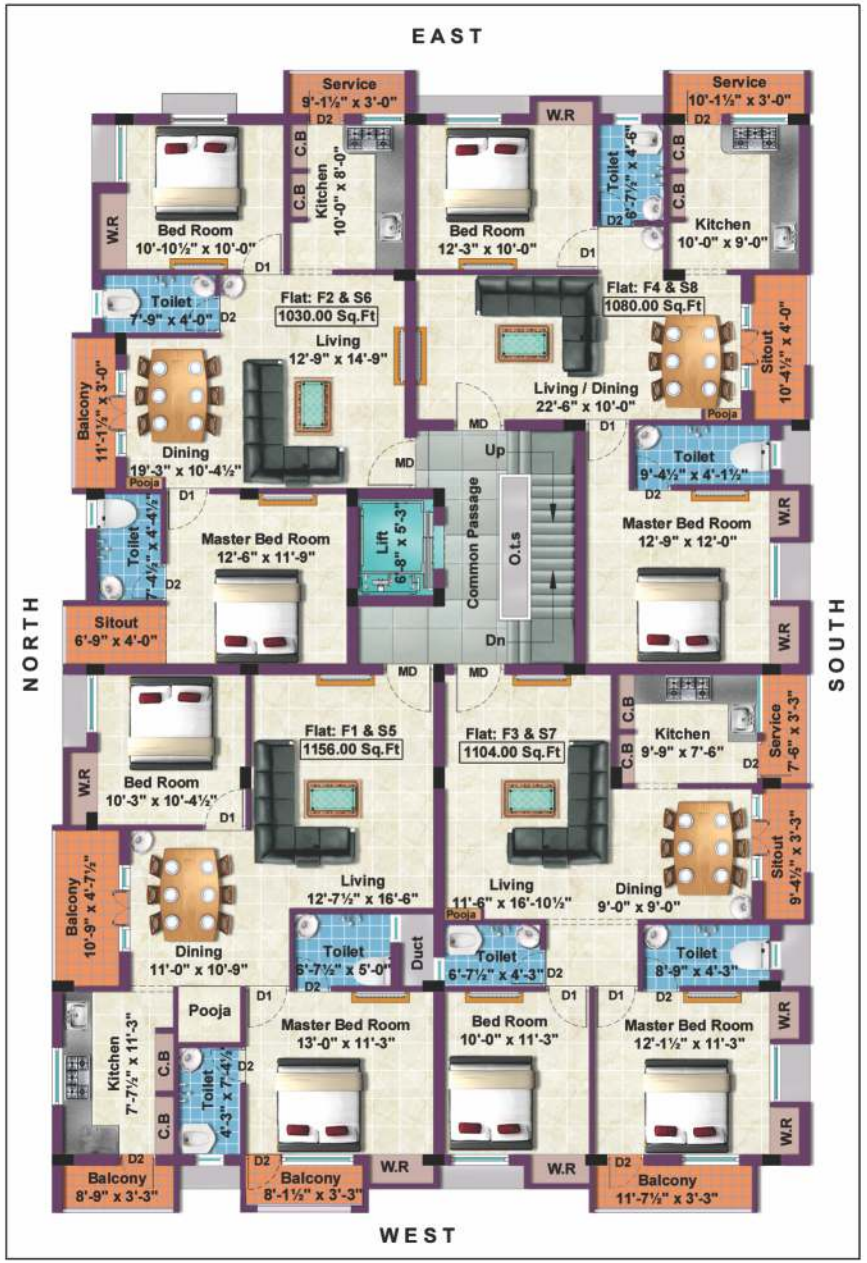
SAI RAM
@ Medavakkam

PLOT NO: 15, 16 & 17,
IYYAPPA NAGAR EXTENSION ROAD,
(SAI RAM NAGAR 3RD CROSS STREET),
MEDAVAKKAM, CHENNAI – 100.



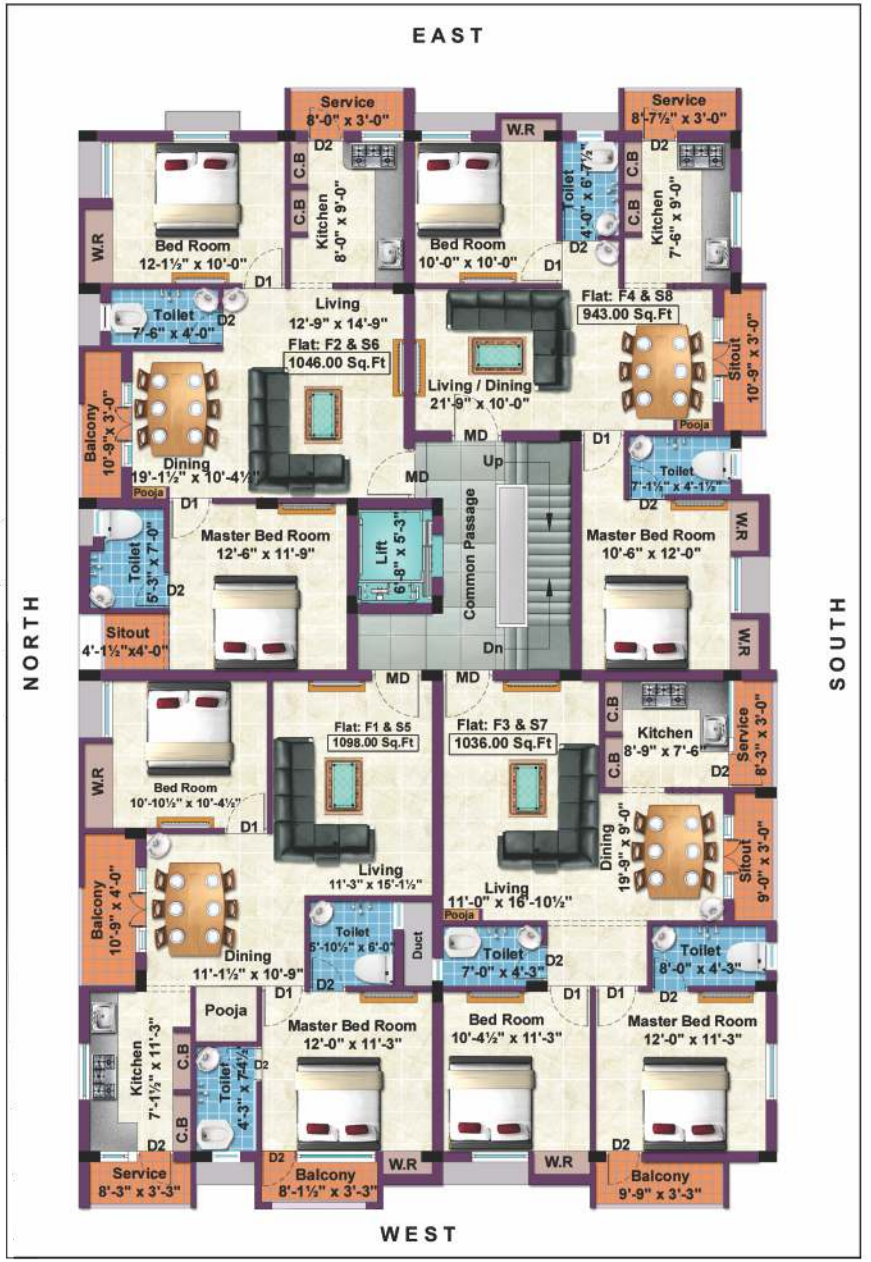


Site Cum Stilt Floor Plan



First & Second Typical Floor Plan

Block : 1



First & Second Typical Floor Plan

Block : 2

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Location

Pushpa Nagar Rear Side Iyyappa Nagar Extn,
(Sowmiya Bhavan Hotel Opp)

Advantages

- ★ Just 550 meter from the Medavakkam - Tambaram Main Road & Medavakkam - Keelkattalai Main Road.
- ★ Just 550 meter walk able distance for International Schools, Colleges, Hospitals, Super Markets and Bus Terminus.
- ★ Just 15 Minutes from the Velachery MRTS Railway Stations.
- ★ Just 20 Minutes from the Tambaram Railway Stations.
- ★ Just 30 Minutes from the Meenambakkam Airport.
- ★ Copious Ground Water and Panchayath Water Connection, Three Phase EB Connections.

Amenities

- ★ Lift
- ★ CCTV Security Systems
- ★ Video Door Phones
- ★ 24/7 Inverter Power backup for common area
- ★ Drive way with Independent covered car park with two wheeler parks
- ★ Set back gardens
- ★ Kid play area













DETAILS OF FLAT AREA & UNDIVIDED SHARE

BLOCK - 1

FLOORS	FLAT NO	PLINTH AREA	COM. AREA 20%	TOTAL AREA	UDS	ALLOTED CAR PARK	MAIN DOOR FACING	AVAILABLE FLATS
First Floor	F1	963.00 Sq.ft	193.00	1156.00 Sq.ft	596.00 Sq.ft	16	East	SOLD OUT
First Floor	F2	858.00 Sq.ft	172.00	1030.00 Sq.ft	532.00 Sq.ft	9	South	SOLD OUT
First Floor	F3	920.00 Sq.ft	184.00	1104.00 Sq.ft	570.00 Sq.ft	14	East	SOLD OUT
First Floor	F4	900.00 Sq.ft	180.00	1080.00 Sq.ft	557.00 Sq.ft	12	West	SOLD OUT
Second Floor	S5	963.00 Sq.ft	193.00	1156.00 Sq.ft	596.00 Sq.ft	4	East	
Second Floor	S6	858.00 Sq.ft	172.00	1030.00 Sq.ft	532.00 Sq.ft	3	South	SOLD OUT
Second Floor	S7	920.00 Sq.ft	184.00	1104.00 Sq.ft	570.00 Sq.ft	11	East	SOLD OUT
Second Floor	S8	900.00 Sq.ft	180.00	1080.00 Sq.ft	557.00 Sq.ft	13	West	SOLD OUT

BLOCK - 2

FLOORS	FLAT NO	PLINTH AREA	COM. AREA 20%	TOTAL AREA	UDS	ALLOTED CAR PARK	MAIN DOOR FACING	AVAILABLE FLATS
First Floor	F1	915.00 Sq.ft	183.00	1098.00 Sq.ft	568.00 Sq.ft	5	East	SOLD OUT
First Floor	F2	872.00 Sq.ft	174.00	1046.00 Sq.ft	540.00 Sq.ft	1	South	
First Floor	F3	863.00 Sq.ft	173.00	1036.00 Sq.ft	535.00 Sq.ft	6	East	SOLD OUT
First Floor	F4	786.00 Sq.ft	157.00	943.00 Sq.ft	487.00 Sq.ft	7	West	SOLD OUT
Second Floor	S5	915.00 Sq.ft	183.00	1098.00 Sq.ft	568.00 Sq.ft	15	East	SOLD OUT
Second Floor	S6	872.00 Sq.ft	174.00	1046.00 Sq.ft	540.00 Sq.ft	2	South	
Second Floor	S7	863.00 Sq.ft	173.00	1036.00 Sq.ft	535.00 Sq.ft	8	East	SOLD OUT
Second Floor	S8	786.00 Sq.ft	157.00	943.00 Sq.ft	487.00 Sq.ft	10	West	

SPECIFICATIONS

SOIL TEST:
Soil Test with Qualified ITT Professor lab test Investigation Reports.

STRUCTURE:
Based on Soil Investigation Reports with Design the Suitable Types of Foundations Isolated Foundation (or) Pile Foundation (or) any Foundation depend on Soil Test and R.C.C Works using all Steels Requirements with our Structural Engineer Specifications.

SAND FILLING:
With River Sand in foundation to a depth of 4" over filling earth including watering, ramming and complete for Isolated Footing.

BASEMENT:
Car Park Minimum 1½ Feet and Ground Base Level minimum 3'-0" Height above Road level with Brick Work.

P.C.C. WORKS:
In the foundation with 40mm" blue metal jelly 1:5:10 Mix.

BRICK WORKS:
Using stock bricks CM 1:6 in super structure 9" for Bifurcating, outer walls and CM 1:5 in 4½" thick wall using Inner Partition Walls.

R.C.C. WORKS:
RCC Framed Structure from Car Park upto Terrace Floor Designed for Seismic Condition (Earth Quake Resistant).

PLASTERING WORKS:
CM 1:3 mix for R.C.C. Area and C.M 1:5 mix for other wall super fine sponge finish.

DOOR & WINDOWS:
(i) Main Door
Frame will be of 1st quality teak wood of size 3'6"x7'0" with teak wood using Molded single shutters with Godrej Lock, Keels, Handle and Tower Bold Aldrops using Brass Materials.
(ii) Bed Room Doors
Frame will be of good quality seasoned 2nd Class Teak and shutters will be flush door shutters or Skin paneled molded Shutters One ISI Branded Godrej, SS Lock with 2 Nos tower bolts will be provided.
(iii) Kitchen
Door will not be provided for Kitchen.
(iv) Bath & Toilet
Good quality Water Proofing FRB FLUSH Doors.
(v) Window
Good quality UPVC Branded Window Frames with clear Glaze with
Suitable M.S. Grills will be provided.
(vi) Ventilator
Good Quality UPVC & wood frames with louvered glass panels with M.S Grilles Proved.

COLOUR WASH:
Inner Walls using Good quality Wall Premier One coat over Two coat putty with Asian Tractor EMULSION Paint two coat roller finishing. Outer walls will be with 2 coats of ACE, and Apex over one coat of White Cement paint.

LOFTS:
Each Bed Room using One no loft 2' wide on Wall short span side only & kitchen Room using 2 Loft 2' wide on short span side only.

CUPBOARDS:
Open Cupboards will be provided as follows.
i) BED ROOM
4'x7' overall size with 1 Nos. 15" width Double side polished kadappa slab.
ii) KITCHEN
4'x7' overall size with 2 Nos. 15" width Double side polished kadappa slab.

PAINTING:
Quality synthetic enamel Asian paints for all Doors Wooden and grills two coats over one coat primer.

GLAZED TILES:
(i)Toilet
Ceramic glazed tiles of size 10'x13" one the walls up to height of 7'.
(ii) Kitchen
Digital color glazed tiles of size 10'x15" using 2' X 0" height only on walls over G20, Black Granite, Platform and SS sink size 2'0"x1'6" will be provided. One No.4" diameter chimney opening and One No. 6" diameter exhaust fan opening will be provided.

CLOSET & WASH BASIN:
Parryware make One No. Indian Water closet 20" and one Number E.W. closet and Two Nos 18" white wash basin will be provided in Each Toilet & Dining Area.

ELECTRICITY:
All electrical works with concealed III phase electrical connection will be provided. Electrical Points using the wires Kundan or Orbit or Equivalent ISI Brands. All Breakers using Havells or standards or Equivalent Brands. All Switches using Anchor Modular Switches or Equivalent Brands.

PLUMBING:
One No. 3 in Wall Mixture will be provided for E.W. Closet. One No. 2 in 1 Wall mixture for O.W. Closets. All fittings will be using JAQUAR or Equivalent Brands Only, Sanitary wares will be PARRYWARE or HINDWARE.

FLOORING:
With good quality 24" x 24" Verified tiles using NITCO, Somang or equelent Brand with matching skirting.

WEATHERING COURSE:
4" Brick jelly with lime over bed laying pressed Tiles using.

STAIR CASE:
Ms railing with Stone or Marble or Kota Flooring.

SUMP:
13,000 Liter Capacity RCC Tank.

SEPTIC TANK:
13,000/- Liter Capacity with 9" Brick Wall.

WATER TANK:
2 nos (2000 lits) will be provided (common)
(one for Bore well and another sump water).

COMPOUND WALL:
5' Height Brick Wall from the Road.

HEAD ROOM:
One Head Room will be provided in 7' Height RCC.

RAIN WATER HARVESTING:
One Number will be provided.

MOTOR ROOM: One Number will be provided with Safety Doors.

CAR PARK: PCC with Cement plastering.

BORE WELL: 5" Ø with above 100'0".

PAYMENT SCHEDULE

S.NO	PERCENTAGE (%)	STAGES OF WORK
1,	Rs:1,00,000 /-	(One Lakh Only) While Booking
2,	20% (Percentage)	While Entering into Agreement
3,	25% (Percentage)	While Registration of Land
4,	15% (Percentage)	When Foundation Work Commenced
5,	10% (Percentage)	When RCC roof slab of respective Floor is Laid
6,	10% (Percentage)	When Brick Work in respective Floor is Commenced
7,	10% (Percentage)	When Plastering in respective Floor is Commenced
8,	7% (Percentage)	When Flooring in respective Flat / House is Commenced
9,	3% (Percentage)	When Flat / House is ready for Handing Over



KEY PLAN

NOT FOR SCALE



Project loan approved by:

LIC | HDFC BANK We understand your world | State Bank of India | AXIS BANK | ICICI Bank

OTHER ONGOING PROJECTS

1) Sai Kieran (Thoraipakkam)
2) Sai Sankara (Sholinganallur)
3) Sai Ashram (Karapakkam)
4) Sai Sansthan (Medavakkam)

SUCCESSFUL COMPLETED PROJECTS

1) Sri Sai (Perumbakkam)
2) Sai Nath (Medavakkam)
3) Sai Villa (Thiruvanmiyur)
4) Sadh Guru (Palavakkam)
5) Jai Sai (Perumbakkam)
6) Sai Dharshan (Medavakkam)
7) Sai Mandir (S.Kolathur)
8) Row House (S.Kolathur)
9) Sai Bandhan (Medavakkam)
10) Sai Mothi (Medavakkam)
11) Sai Aarthi (Perumbakkam)
12) Sai Dwarak (Medavakkam)
13) Sai Hari (Thoraipakkam)
14) Sai Prarna (Thoraipakkam)
15) Sai Chavadi (Pallikarnai)
16) Sai Meenakshi (Madipakkam)
17) Sai Deep (Thoraipakkam)
18) Sai Jeevadhara (Thoraipakkam)
19) Sai Amartya (Thoraipakkam)
20) Sai Gurusthan (Medavakkam)
21) Sai Subiksam (Medavakkam)
22) Sai Satcharitra (Sithalapakkam)

SAI FOUNDATIONS

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