

KAIZEN  VEENA

LOCATION



scan for location

SAKTHI NAGAR

Our prime location ensures excellent connectivity with the surrounding neighborhoods, making it easy to access local amenities and services. Experience the perfect blend of calm, comfort, and convenience in a community designed for modern living.

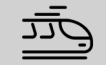
MOBILITY



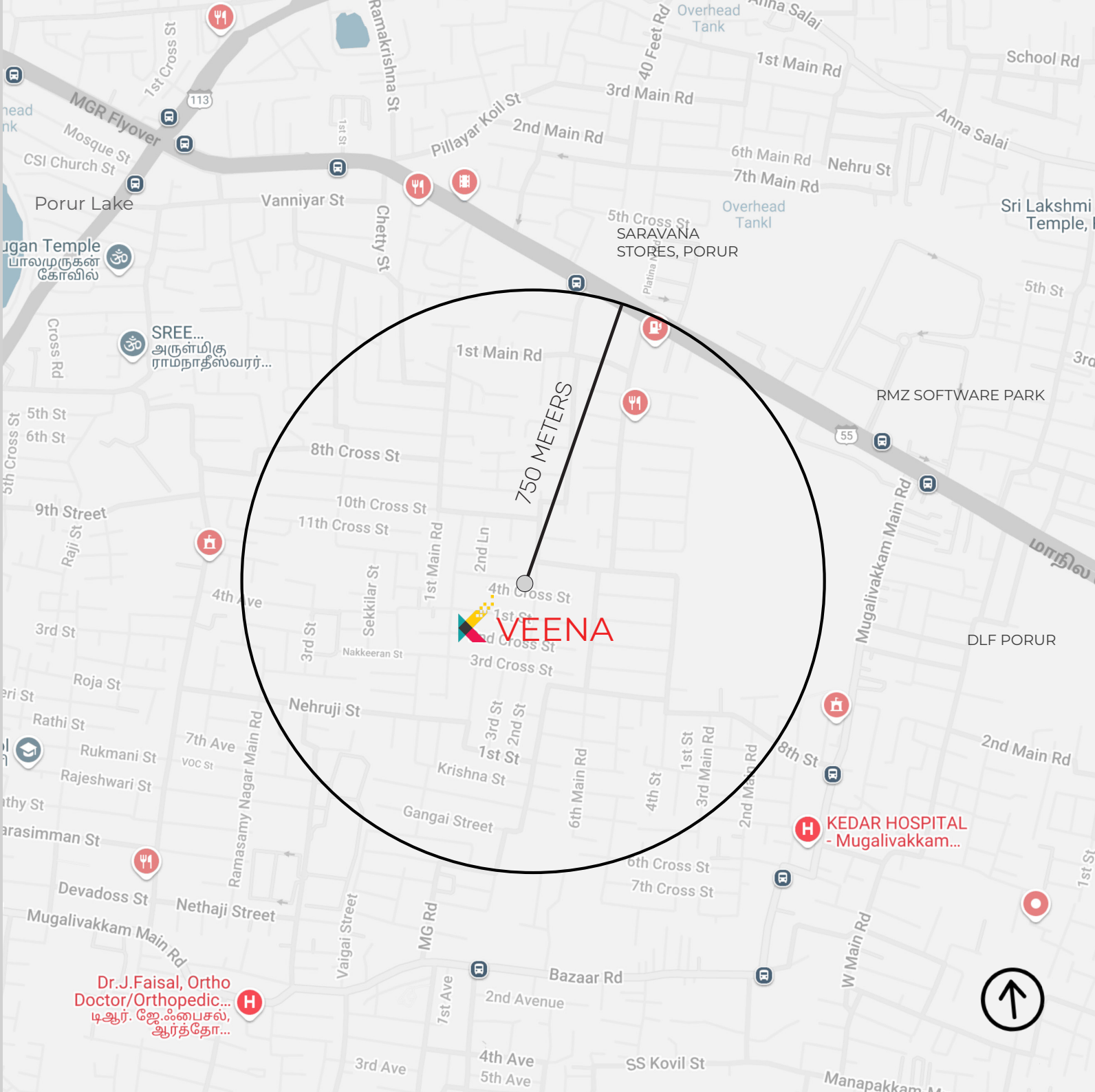
Chennai Airport - 10.5 km



Alandur Railway Station - 6.4 km



Nearby Metro Station - 800m



An architectural rendering of a modern residential building's courtyard. The building features a prominent terracotta-colored facade with a grid-like structure of thick concrete or brickwork. Large windows are integrated into the design, some with dark frames and others with lighter, possibly frosted, panes. The ground floor has a series of balconies or terraces enclosed by dark, horizontal-slatted metal railings. The courtyard itself is a central open space with a light-colored, textured ground. In the background, a tall, narrow structure with a dark, perforated metal screen rises from the courtyard. The sky is a soft, overcast blue with light clouds.

KAIZEN VEENA

The development features a central podium with a green space, creating a calm atmosphere in the heart of the community. The residential units are strategically positioned around the courtyard, offering a unique and serene living experience. Each unit enjoys dual views, with one side overlooking the courtyard and the other side offering a glimpse of the city.

There are two lift cores in the development: one front core serving four units and another rear core serving two units. The design not only enhances the overall aesthetic appeal but also prioritizes the comfort and accessibility of the residents.

Additionally, our units are well-lit and airy, providing a sense of spaciousness and comfort. Every aspect of our development has been carefully considered to create a truly exceptional living experience.



The courtyard, located at the heart of the apartment, is a peaceful retreat that features lush greenery, cozy seating, and ambient lighting. Designed for unwinding, socializing, or taking a peaceful moment in the midst of nature.

COURTYARD SPACE



VEENA

KAIZEN
LIVING

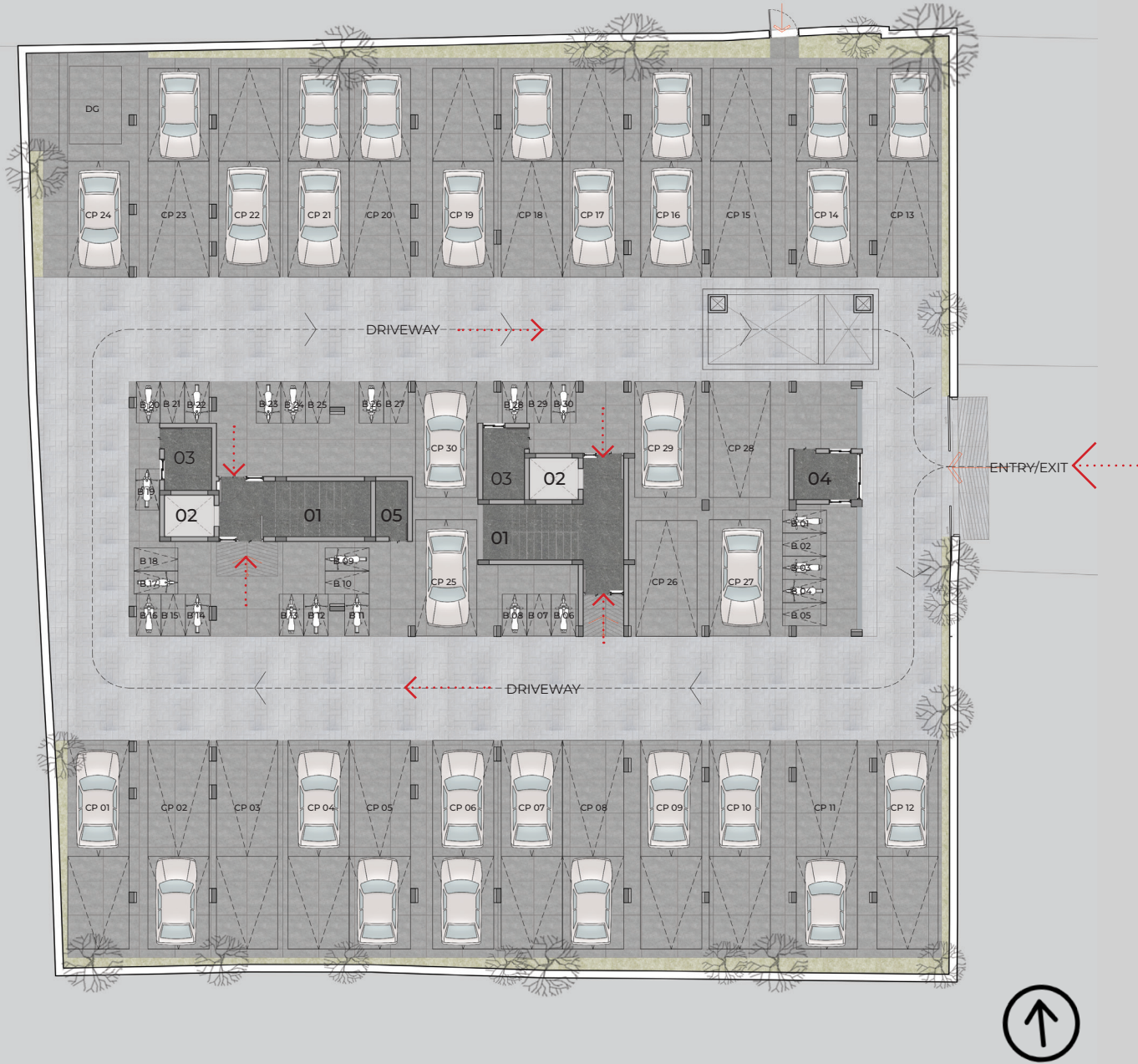
STILT FLOOR PLAN

TOTAL NO OF PARKING:

CAR - 23 TANDEM CAR PARKS + 7 INDIVIDUAL

BIKE - 30 BIKES

- | | |
|-----------------------|----------------|
| 01 Staircase | 12'10" x 7'10" |
| 02 Lift | 6'7" x 6'0" |
| 03 EB & Services Room | |
| 04 Security | |
| 05 Toilet | |

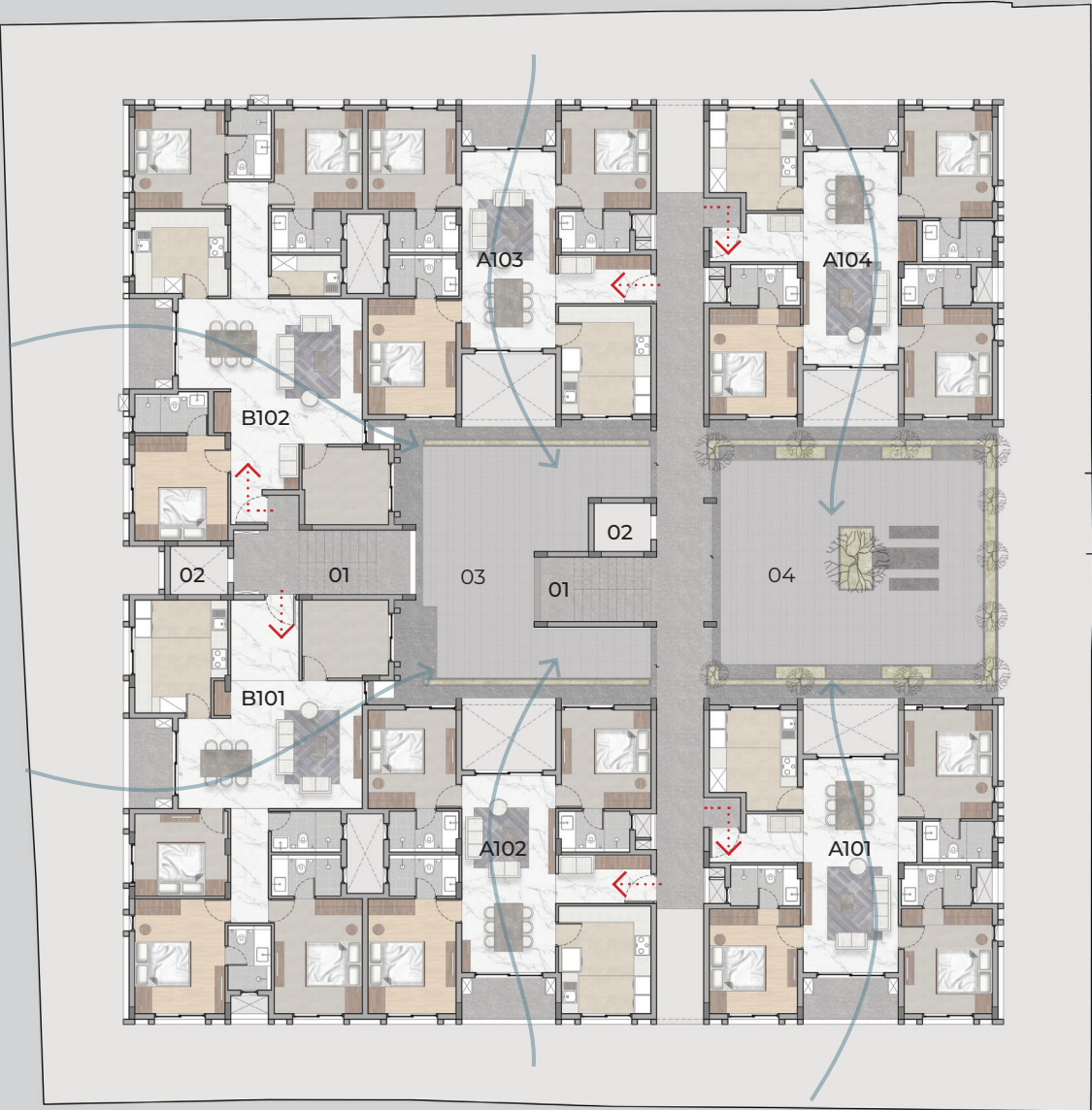


TYPICAL FLOOR PLAN

KAIZEN VEENA features excellent two-side cross ventilation, allowing fresh air to flow freely throughout the space. A bright, airy, and refreshing living environment is created by large windows on opposite sides that ensure continuous airflow and abundant natural light.

To enhance its charm, the apartment also has a central courtyard with lush green space, making it a peaceful place to relax and unwind. This natural retreat enhances the overall atmosphere while encouraging a healthy, comfortable, and energy-efficient lifestyle.

01 Staircase	12'10"	x	7'10"
02 Lift	6'7"	x	6'0'
03 Kids Play area	13'6"	x	30'
04 Gazebo / Courtyard Space	32'	x	30'



UNIT - A101 (3BHK+ 3T)

Facing : North
Saleable area : **1600** sqft | UDS : **525** sqft | Rera carpet area: **1105** sqft

01	Foyer	6'6"	x	5'11"
02	Pooja			
03	Living & Dining	11'0"	x	26'0"
04	Balcony	11'0"	x	5'0"
05	Kitchen & Utility	10'2"	x	10'0"
06	Toilet	8'0"	x	5'0"
07	Bedroom 02	10'2"	x	12'9"
08	Bedroom 03	10'6"	x	13'3"
09	Master Bedroom	10'2"	x	12'9"



Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions





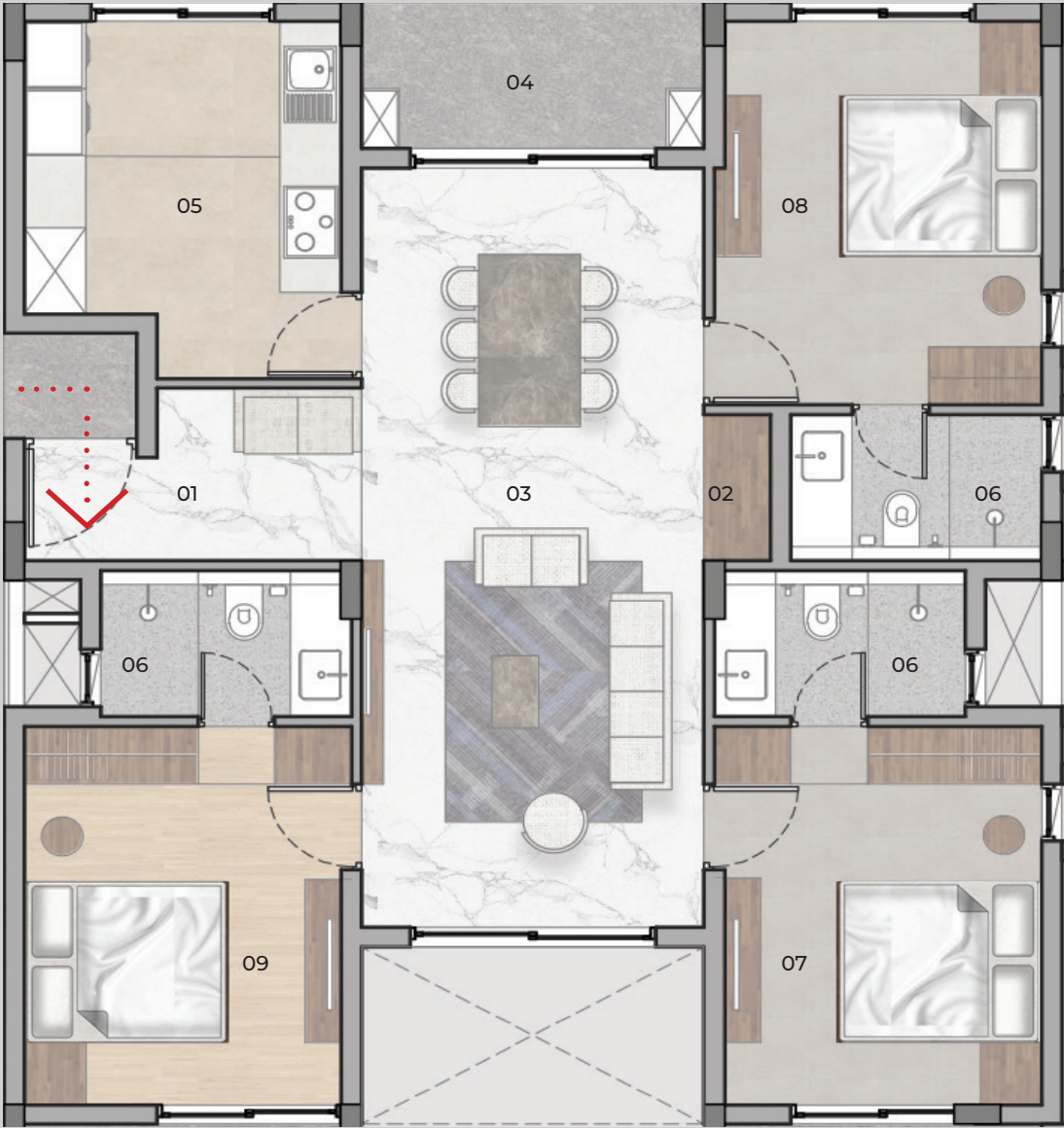
UNIT - A104 (3BHK+ 3T)

Facing : North
Saleable area : **1620** sqft | UDS : **530** sqft | Rera carpet area: **1108** sqft

01	Foyer	6'6"	x	5'11"
02	Pooja			
03	Living & Dining	11'0"	x	26'0"
04	Balcony	11'0"	x	5'0"
05	Kitchen & Utility	10'2"	x	10'0"
06	Toilet	8'0"	x	5'0"
07	Bedroom 02	10'2"	x	13'0"
08	Bedroom 03	10'6"	x	13'2"
09	Master Bedroom	10'2"	x	13'2"



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UNIT - A102 (3BHK+ 3T)

Facing : East
Saleable area : **1545** sqft | UDS : **506** sqft | Rera carpet area: **1070** sqft

01	Foyer	10'8"	x	5'11"
02	Living & Dining	10'10"	x	24'0"
03	Balcony	11'0"	x	5'0"
04	Kitchen & Utility	10'8"	x	13'2"
05	Toilet	8'0"	x	5'0"
06	Bedroom 02	10'2"	x	12'0"
07	Bedroom 03	10'4"	x	12'0"
08	Master Bedroom	10'2"	x	14'0"



Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions





UNIT - A103 (3BHK+ 3T)

Facing : East
Saleable area : **1545** sqft | UDS : 506 sqft | Rera carpet area: **1071** sqft

01	Foyer	10'8"	x	5'11"
02	Living & Dining	10'10"	x	24'0"
03	Balcony	11'0"	x	5'0"
04	Kitchen & Utility	10'4"	x	13'2"
05	Toilet	8'0"	x	5'0"
06	Bedroom 02	10'2"	x	12'0"
07	Bedroom 03	10'4"	x	12'0"
08	Master Bedroom	10'2"	x	14'1"



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UNIT -B101 (4BHK+ 3T)

Facing : North
Saleable area : **1880** sqft | UDS : **615** sqft | Rera carpet area: **1307** sqft

01	Foyer	7'10"	x	9'10"
02	Pooja			
03	Living & Dining	21'3"	x	15'7"
04	Balcony	11'0"	x	5'0"
05	Kitchen & Utility	10'9"	x	13'9"
06	Toilet	8'0"	x	5'0"
07	Bedroom 02	10'2"	x	14'0"
08	Bedroom 03	10'9"	x	10'0"
09	Master Bedroom	10'5"	x	14'0"
10	studyroom	10'0"	x	9'6"



Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions





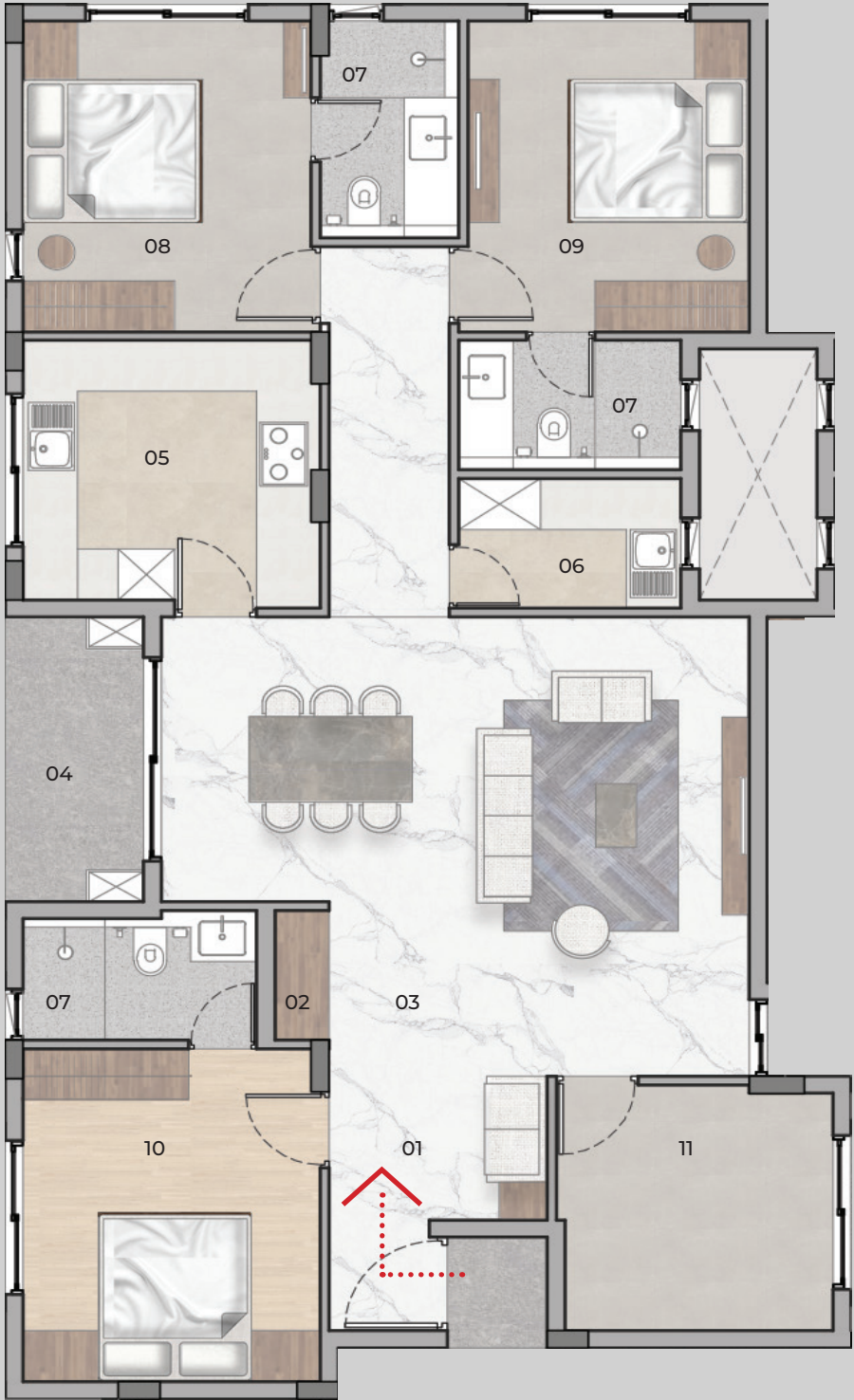
UNIT -B102 (4BHK+ 3T)

Facing : East
Saleable area : **1915** sqft | UDS : **629** sqft | Rera carpet area: **1346** sqft

01	Foyer	7'10"	x	5'7"
02	Pooja			
03	Living & Dining	21'3"	x	17'7"
04	Balcony	11'0"	x	5'0"
05	Kitchen	10'9"	x	10'4"
06	Utility	8'0"	x	5'0"
07	Toilet	8'0"	x	5'0"
08	Bedroom 02	10'5"	x	12'0"
09	Bedroom 03	10'2"	x	12'0"
10	Master Bedroom	10'9"	x	12'10"
11	studyroom	9'8"	x	9'7"



Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions









The courtyard views are greeted by you as you pass through this peaceful corridor, combining natural light with a peaceful charm.

CORRIDOR SPACE

TERRACE FLOOR PLAN

- 01 Gym 26'3" x 19'4"
- 02 Community hall 27'1" x 19'4"
- 03 Sit out 22'0" x 20'10"
- 04 Solar panel



EXCEPTIONAL AMENITIES

- Landscaped Podium space.
- Covered Car and Bike Parking bays.
- Reception Lobby .
- A well-equipped gymnasium with purpose-built spaces to support a wide range of wellness regimes and workout preferences.
- Activity Room with Indoor games.
- Exclusive terrace garden, seating areas, and a barbeque grill to relax, unwind, and socialize with friends and family.
- Play Area for children.
- Walking trails





A safe and vibrant space that is designed to offer an endless amount of fun and adventure. The perfect spot for kids to laugh, learn, and stay active is equipped with colorful play structures, soft surfaces, and plenty of room to explore.

PLAY PARK



A curated collection of spaces for wellness, relaxation, entertainment, and all things convenience.

TERRACE GARDEN



GYM



Social Gatherings: A place for hosting parties, celebrations, and informal get-togethers among residents.

Meetings and Events: Used for resident meetings, building management discussions, or even workshops and classes.

EVENT SPACE



SERENE SPOT

Specification

STRUCTURE

- Seismic zone III compliant RCC frame structure with pile foundation. Specification as per IS 1893-2002 and IS 456-2000
- Solid AAC Block masonry.
- Floor to floor height will be 3meter (including the concrete roof slab)

FLOORING & TILES

- FOYER | LIVING | DINING**
1600x800mm Vitrified tiles with coordinated skirting.
- BEDROOMS**
1600x800mm Vitrified tiles with coordinated skirting.
- KITCHEN/UTILITY**
1200x600mm Vitrified tiles with coordinated skirting.
- 1200x600mm Backsplash glazed tile up to 600mm above counter.
- BALCONY**
Anti Skid tiles with coordinated skirting.
- TOILETS**
1200x600mm Vitrified non-skid tiles with suitable wall tile.

Wall tile up to ceiling height.

- TERRACE DECKS**
Heat-resistant tiles for terrace floor.

KITCHEN & UTILITY

- Polished black granite platform with double nose edge at ergonomic 850mm from the floor, over RCC counter.
- Stainless steel single bowl sink (600mm x 450mm) in kitchen of Nirali brand or equivalent make.

DOORS & WINDOWS

- MAIN DOOR**
2275mm Height –Premium quality wooden frame with factory-made veneered shutters .
- Doors Melamine polished finish.
- Yale or equivalent brand lock with SS fittings.
- INTERNAL DOOR**
2275mm Height – Factory finished 32mm thick Laminated door shutter along with suitable frame.
- Yale or equivalent brand Locks with SS fittings.
- For Toilet Doors – For Toilet Doors – 32mm thick Laminated WPC door shutter along with suitable frame.
- WINDOWS**
Premium UPVC , clear glass frames & Mosquito mesh with Saint-Gobain glass or equivalent.

- FRENCH DOOR**
Premium UPVC door , clear glass frames & Mosquito mesh with Saint-Gobain glass or equivalent.

GRILLS AND HANDRILS

- MS Grills fixed on to the walls for all the windows . Zinc Chromate Anti corrosive primer with Enamel Paint.
- MS handrail for the balcony area . Zinc Chromate Anti corrosive primer with Enamel Paint.

SANITARYWARE & PLUMBING

- Kohler or equivalent brands for all the white sanitary fittings.
- Jaquar/ Kohler or equivalent brands for CP fittings.
- Single lever diverter with shower heads in all the bathrooms.
- Wall-mounted sanitary fixtures with a concealed tank in all washrooms.
- Washrooms with table-top/wall hung washbasins in white.
- PLUMBING**
- CPVC concealed water line
- Single lever hot and cold water mixer unit for high pressure showers.
- Concealed master controlled stop cock in each restroom on the inside for easy maintenance.
- Provision for Geyser in all the toilets.
- Provision for washing machine and dishwasher.
- Common water sump and open well/bore, overhead tanks.

SURFACE FINISHES

INTERNAL WALLS
Asian Paints/premium brands - 2 coats of premium emulsion for walls , Roller finish

INTERNAL CEILINGS
tractor emulsion for ceiling over 2 coats of putty and 1 coat of primer

EXTERIOR WALLS
Asian Paints Apex Exterior Emulsion/ premium brands - 2 coats over 1 coat of Primer

ELECTRICAL DISTRIBUTION & WIRING

•Concealed conduit wiring with copper conductor.

•Finolex / Polycab / Salzer / premium brands for Fire Retardant (FR) Low Smoke Wiring Cables.

•Modular Switches in White (DB/MCBs of legrand / Salzer / Other premium brands).

•Adequate lighting /fan points/ provision for night lamps in all bedrooms.

•Provision for Split AC in the living/bedroom areas.

•Geyser and exhaust fan points in all the toilets.

•PVC conduits with cable for TV.

•TV Sockets and Telephone/ Internet Provision in the Living Room and Bedrooms.

•Three phase power supply.
(All products like switches and accessories PVC conduits, switchgear, wiring cable etc. are compliant with IS code of Practice for electrical wiring.)

COMMON AREAS

GROUND FLOOR LOBBY
Leather finish granite combination design flooring with matched skirting.

UPPER FLOOR LOBBIES
Leather finish granite slab with matched skirting. Stone cladding on elevator wall

STAIRCASES
Leather finish Granite flooring with skirting Handrails with MS grill work

EXTERNAL AREAS
Paving with granolithic flooring/concrete interlock pavers or Car Parking Tiles.

Brick kerbs and drains along the compound wall to divert rain water to rain harvesting pit.

LANDSCAPING
Landscaped garden with seating. Greenery along compound wall, Raised podium and on terrace.

SUMP
Of Adequate capacity as per CMWSSB Standards

WATER SYSTEM
Booster Pump connected to Overhead Tank — Bestin or equiv.

ELEVATOR
One 8 passengers capacity elevator fully automated with an Automatic Rescue Device, For each core.

POWER BACK UP
100% power backup with generator of suitable rating to support all electrical requirement excluding air-conditioning.

SECURITY

•CCTV cameras in common areas.

•Video doorbell.

MORE UTILITIES ON CAMPUS\

•Rain water harvesting system.

•OH tank with float switch.

•Pressure pump.

•Toilet for drivers/staff in the stilt floor.

•Solar cells to minimize common EB Bills.

•Electric vehicle charging points for each car park.

(While all reasonable care has been taken in providing the information, the specifications mentioned are subject to change, as may be required by the Developer and Architect, whose decision will be final. Any change in specifications would be equivalent to or of a higher standard.) *



The disciplines of architecture, interior, and landscape come together at Kaizen Veena. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **Kasa Design Collective Chennai.**

ARCHITECTURE



“Our homes are designed to provide a sense of harmony and balance in every aspect.”

Our development features modern architecture that harmonizes with natural surroundings. We focus on creating community spaces that encourage resident interaction, including gathering areas, family-friendly zones, and dedicated spaces for children and seniors.

Promoting inclusivity and communal living, we aim to build strong relationships among residents, Encouraging a vibrant community for all ages that nurtures connection and engagement.





Kaizen crafting exclusive residential properties that embody elegance and timelessness. Our architectural elevations reflect a commitment to sophistication, while our thoughtfully designed floor plans prioritize well-lit, airy open spaces alongside serene private areas. We take pride in the strong relationships with our valued customers, ensuring a collaborative approach to each project.

At Kaizen, we believe in discovering the perfect harmony between aesthetics and functionality, creating homes that are not just visually stunning, but also supremely livable. Experience the Kaizen difference, where every detail is designed with care and intention.

15+

Completed Projects

200+

Units Delivered

15+

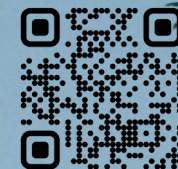
Years Of Experience

“At Kaizen, we don’t just build homes – we craft experiences.”

KAIZEN
CHANGE FOR GOOD



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