SAI NAKSHATHRA
Construction & Housing



"Home is the starting place of Love, Hope and Dreams..!"

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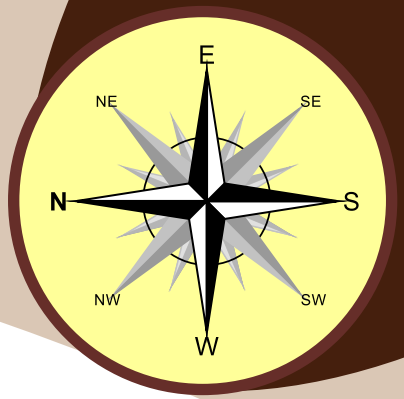
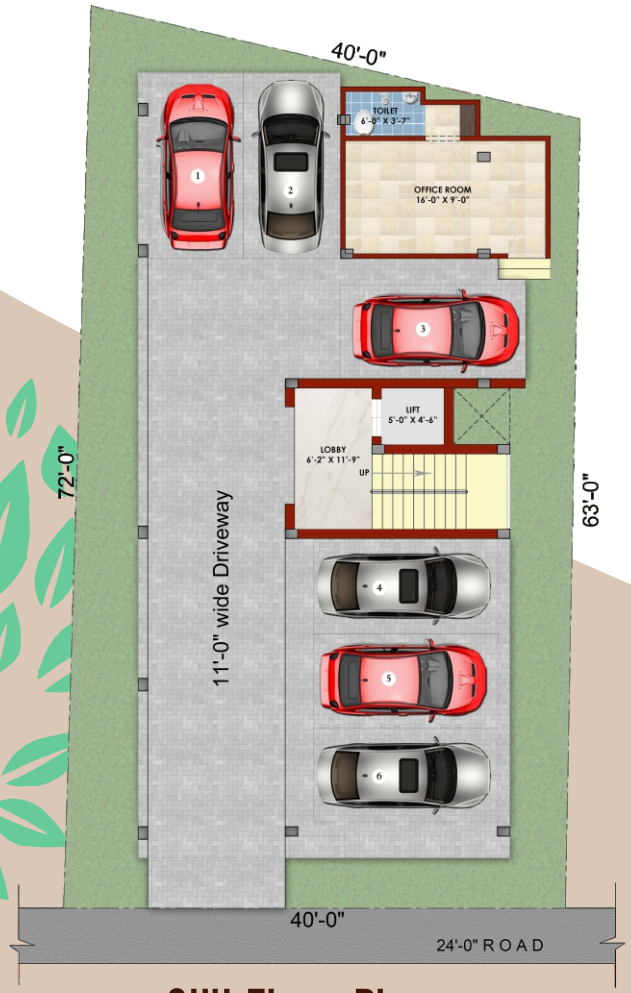
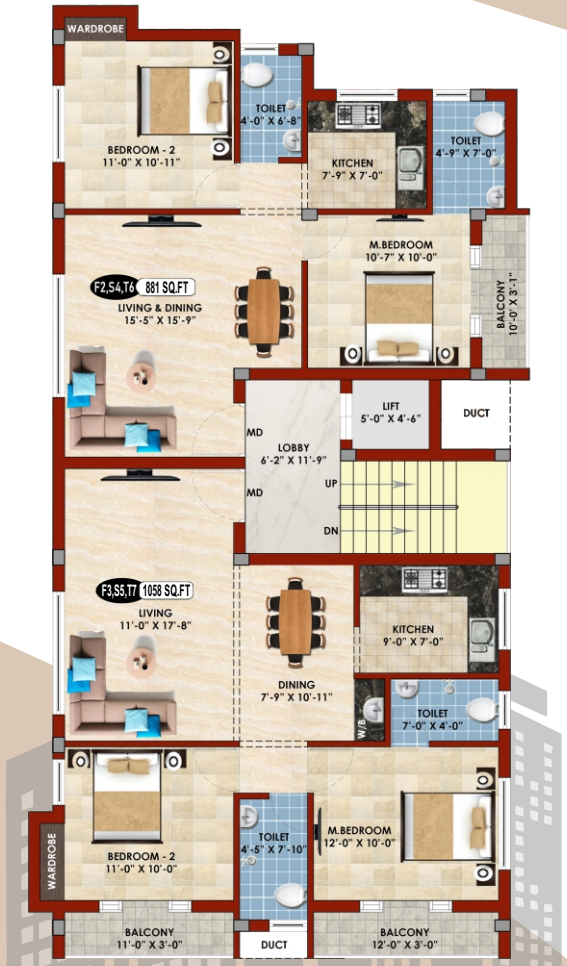
2D Floor Plan | Ground Floor & Typical Floor





Stilt Floor Plan



Typical Floor Plan

"Having somewhere to go is home. Having someone to love is family. And having both is a blessing."

20' ft Wide Road
Santhinikethan colony 8th cross street

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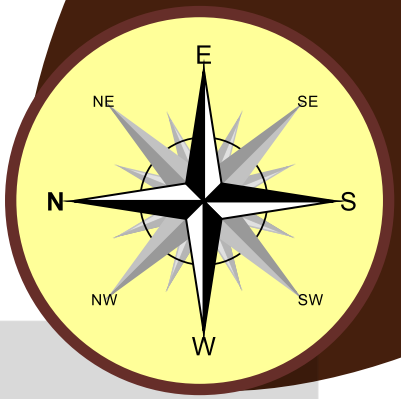
3D Isometric Render View





F3, S5, T7 Floor Plan
Area: 1058 Sq.ft



F2, S4, T6 Floor Plan
Area: 881 Sq.ft

Location

- DB Jain college bus stop, 500m distance from the (OMR) Rajiv Gandhi IT Express way
- Just 1km distance from ECR

Advantages

- Just 10m distance from Future OMR & ECR link road
- Walkable distance from DB Jain College and BSR mall
- Just 10 Minutes distance from Dr.Kamakshi Multispecialty Hospital
- Just 30 Minutes distance from Meenambakkam Airport
- Just 15 Minutes of Thiruvanmiyur MRTS Railway Station

Amenities

- Branded Lift
- CCTV Security system
- Video Door Phones
- 24/7 Inverter Power backup for common areas
- Covered Car Parks & Two Wheeler Parks
- Set back Gardens
- Fully Vasthu Complaints













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DETAILS OF FLAT AREA & UNDIVIDED SHARE

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Floors	Flat	Plinth Area	Com. Area	Total Area	UDS	Door Facing
Total Plot Extant : 2700 Sq.Ft.						
Ground Floor	G1	154	49	203	91	West
First Floor	F2	711	171	881	395	South
First Floor	F3	853	205	1058	474	South
Second Floor	S4	711	171	881	395	South
Second Floor	S5	853	205	1058	474	South
Third Floor	T6	711	171	881	395	South
Third Floor	T7	853	205	1058	474	South



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SPECIFICATIONS

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GENERAL

Unique architectural concept blending ancient Indian vasthu and modern living.

SOIL TEST

Soil test with qualified IIT 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 R.C.C. works using all steels requirements with our structural engineer and 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 1.5 feet and ground base level minimum 3'0" height above road level with brick work

RCC WORKS

RCC framed structure from car park up to terrace floor designed for seismic condition

PLASTERING WORKS

CM 1:3 mix for RCC area and CM 1:5 mix for other wall super fine sponge finish.

JOINERY

(i)Main Door

Frame will be 1st quality teak wood of size 3'6"x7'0" with teak wood using moulded single shutters with Godrej Lock, Keels, Handle and tower bold Aldrops using brass materials.

(ii) Bedroom Doors

Frame will be good quality seasonded 2nd class teak and shutters will be flush door shutters or skin paneled moulded shutters one ISI branded Godrej, SS lock with2 nos tower bolts will be provided.

(iii) Kitchen

Door will not be provided for kitchen.

(iv) Bath and Toilet

Good quality water proofing FRB flush doors.

(v) Window

Good quality UPVC branded window frames with clear glaze with suitable MS grills will be provided.

(vi) Ventilator

Good quality UPVC and wood frames with louvered glass panel with MS grills proved.

PAINTING

Inner walls using doo 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.

Quality synthetic enamel Asian paints for all doors wooden and grills two coats over one coat primer.

LOFTS

With river sand in foundation to a depth of 4 over filling earth including watering, ramming and complete for isolated footing.

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.

GLAZED TILES

i)Toilet

Ceramic glazed of size 10'x13" one the walls up to height of 7'.

ii) Kitchen

Digital color glazed tiles of size 10'x15" using 2'x0" height only on walls over G20, black granite, platform and SS sink size 2'0" x 16 will be provided. One no 4" diameter chimney opening and one no 6" diameter exhaust fan opening will be provided.

SANITARY

Parryware make one no. Indian water closet 20" and one number EW closet and two nos 18" white wash basin will be provided in each toilet and dining area.

UTILITY

One tape borewell or sump water and provision for washing machine point.

TOILET

Diverter system with spout and head shower, wall mounted white EWC closet for bedroom toilet white Indian closet for common toilet/pastel cascade color wash basin (without pastel) one tap (non-movable parts like bottle trap, waste coupling etc.) Parryware (or) Jaquar.

ANGLE VALVES

Will be provided for washing machine point, Geyser and Aqua guard point Parryware (or) Jaquar.

ELECTRICITY

Concealed Copper wiring of Kundan cable, Anchor, finolex or equivalent make.

Centralized cabling system for DTH and telephone will be provided.

Wiring shall be done for lighting 5Amps, 15 Amps and A/C point in the apartment (living and Bed Room) All modular switches or quality brands will be used (Crabtree, Havells, Roma or equalient. Common areas will be illuminated with sufficient lighting as per requirements.

HOME SECURITY

CCTV for common area with DVR recording facilities.

Video door phone provided for each flats.

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COMMON FINISHING

Staircase and land flooring will be provided marble flooring with stainless steel handrail

Car park area will be provided inter locking paver blocks as per architect design

Compound wall and gate will be build to design as specified by architect with good quality 24x24 vitrified tiles using NITCO, Somang or equalient Brand with matching Skirting.

WEATHERING COURSE

Heat proof brick jally with line bed laying will be done one the before terrace floor laying. Weathering course will be laid in slope finished with pressed terracotta tiles.

UTILITIES/SERVICES

Full backup power for common area lighting and utilities.
Rain water harvesting facilities will be provided.

SUMP

13,000 litre capacity RCC tank.

SEPTIC TANK

13,000 litre capacity with 9" brick wall.

WATER TANK

2 nos (2000 litre) will be provided (common) (one for Bore well and another sump water).

HEADROOM

One head room will be provided in 7' height.

MOTOR ROOM

One number will be provided with safety doors.

CAR PARK

PCC with cement plastering.

BOREWELL

5" 0 with above 100'0".

PAYMENT SHEDULE

S.No.	PERCENTAGE (%)	STAGES OF WORK
1.	Rs. 1,00,000/-	(One lakh only) while booking
2.	20%	While entering into agreement
3.	25%	While registration of land
4.	15%	When foundation work commenced
5.	10%	When RCC roof slab of respective floor in laid
6.	10%	When brick work in respective floor is commenced
7.	10%	When plastering in respective floor is commenced
8.	7%	When flooring in respective flat / house is commenced
9.	3%	When flat / house is ready for handing over

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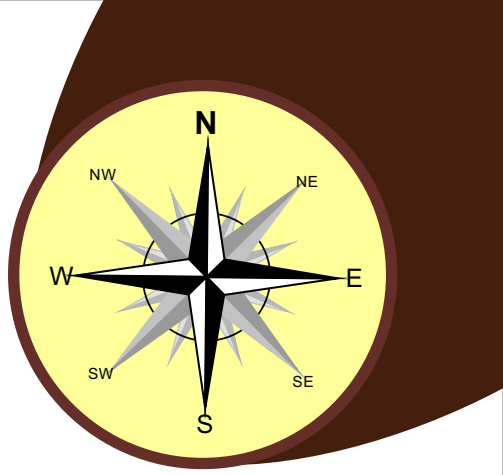
KEY PLAN





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