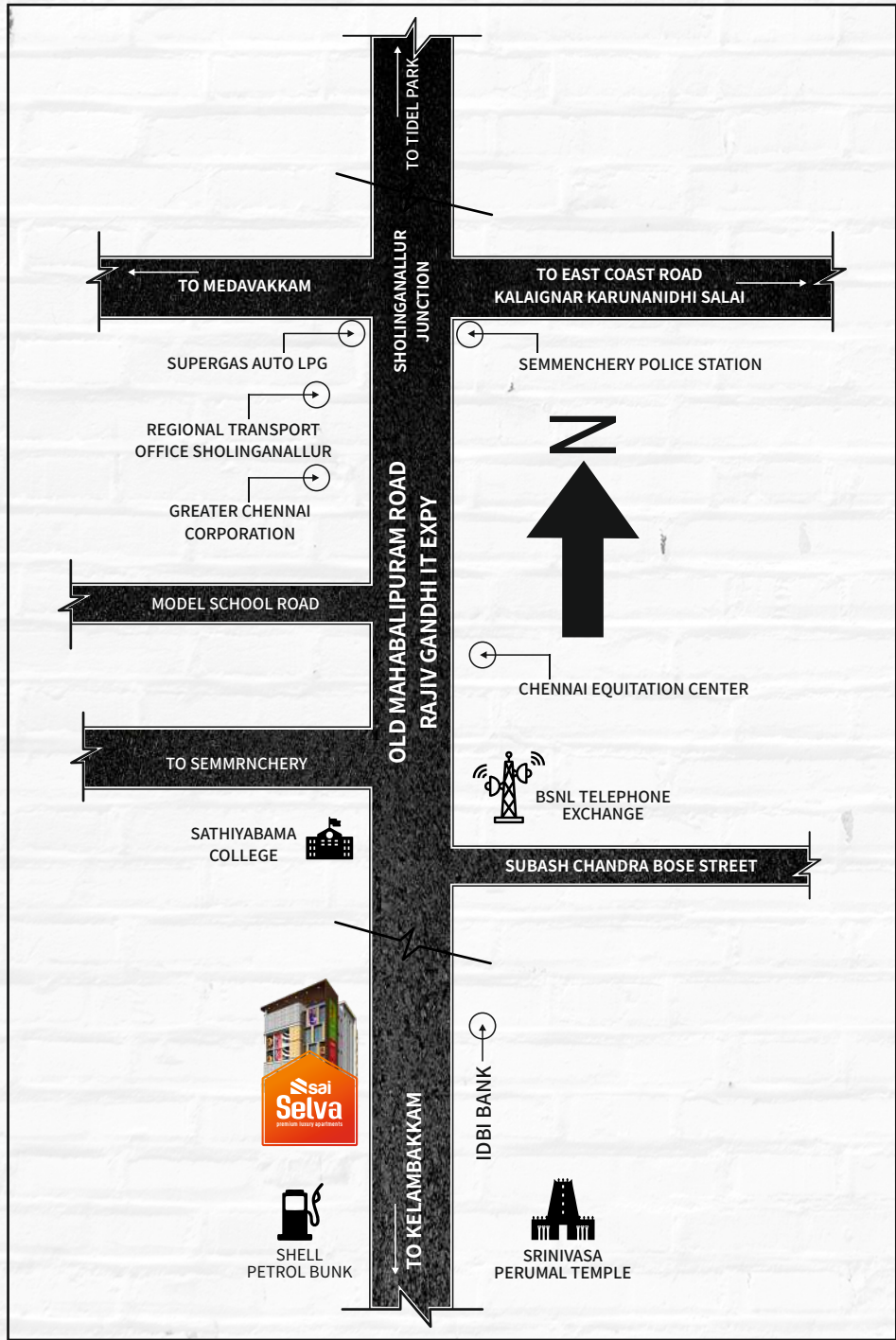


SITE LOCATION PLAN



Please scan qr code for location



Office Address:

Sai Shrine Housing Pvt Ltd

Plot No: 25 & 29, Sakthi Srinivasa Salai, Kumaran Kudi
2nd Cross Street, Thoraipakkam, Chennai - 600 097,
Contact No: +91 98400 85400 / 78715 57171,
Office No: 044 - 4284 5009,
Email: shirdisaifoundation@gmail.com
saishrinehousing@gmail.com
Web: www.saifoundations.in



Site Address:

Rajivi Gandhi Salai (OMR), Semmencherry,
Chennai - 600 119,



www.saifoundations.in

About Us

The Company Sai Shrine Housing Private Limited originated from Sai Foundations. Civil Engineers and Flat Promoters. Sai Foundations is a Construction Company started in Jan 2007. The Founder is Mr. K. VELAYUDAM alias K. VELAN, a Civil Engineer. As he is a strong believer of His Holiness Shirdi Sai Baba, he named the Company as “Sai Foundations” with Sai Baba's Blessings. Mr. K. Velan is the Solo Proprietor of Sai Foundations. The Mission of Sai Foundation is Client's Satisfaction with Honest, Transparent, and Satisfactory Construction of the Buildings as per the standards by using quality materials by well experienced work force and timely completion and handing over the possession to the Clients. Our Prime Motto is “Customers Satisfaction”. Our constructions or Flat Rules are very reasonable and competitive.

Sai Foundations has constructed about 2,50,000 Sq.Ft of Residential Apartments (Flats) during the last 17 Years all in South Chennai areas so far. We are proud to mention that all the flats were sold out as soon as the Projects were commenced and the flats were handed over to the buyers on time as promised to them. We are also proud to mention that most of the flats were sold by word of mouth by the existing clients recommending their friends to book the flats with us. So, we have such a reputation as we keep up all our promises as per our Mission and Motto mentioned above.



COMMERCIAL

 **sai**
Selva
premium luxury apartments



APPROVED

Mission and Vision:

The Company continuously looks for an invitee to join it in its drive to bring more and more land under housing to meet the stupendous demand that already exists and is predicted to explode in the coming years. Sai Shrine Housing Private Limited cherishes its relationship with all its existing investors and funding institutions; the company hopes to further strengthen these relationships, while at the same time invite new partners to join it in creating happy and beautiful communities. Sai Shrine Housing Private Limited attaches great importance to all its vendors who, with their timely cooperation, lend it strength; we continue to attach enduring importance to relationships with all our vendors and hope to create systems and processes that

Quality Policy:

Uncompromising Quality: Sai Shrine Housing Private Limited's all systems and procedures are formulated to achieve the Quality Objective.



1st to 4th - COMMERCIAL FLOOR PLAN



COMMERCIAL & RESIDENTIAL STILT FLOOR PLAN





RESIDENTIAL



EAST FACING FLATS

101, 201, 301, 401, 501
Flat Area : 1600.00 Sq.Ft
UDS : 729 Sq. Ft



NORTH FACING FLATS

102, 202, 302, 402, 502
Flat Area : 1250.00 Sq.Ft
UDS : 569 Sq. Ft



SOUTH FACING FLATS

103, 203, 303, 403, 503
Flat Area : 1130.00 Sq.Ft
UDS : 514 Sq. Ft



TYPICAL FLOOR PLAN (1st to 5th)



SPECIFICATIONS

STRUCTURE

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 M Sand in foundation to a death of 4” over filling earth including watering ramming complete for Isolated Footing.

BASEMENT

Minimum 2' feet height above road level with Brick Work.

CONCRETING

In the foundation with 40mm” blue metal jelly 1:5:10 Mix.

PARTITION WALLS

Using stock ACC Blocks with CM 1:6 in super structure 8” for Bifurcating for Outer walls and CM 1:4 in 4” thick wall using Inner Partition Wall (Or) Using Porotherm Blocks in super structure 8” for Bifurcating for Outer walls in 4” thick wall using Inner Partition Walls.

R.C.C. WORKS

All R.C.C. Works using M20 and M25 grade Mix for Foundations, Columns, Beams, Slabs, Lintels, Lofts & Sunshade etc.

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

MAIN DOOR - Frame will be of 1st quality teak wood of size 7'x3'6” with teak wood using Molded single shutters with Branded Lock, Keels, Handle and Tower Bold Aldrops using Brass Materials.

ROOMS DOORS - Frame will be of good quality seasoned 2nd Class Teak and shutters will be door shutters or paneled molded Shutters One ISI Branded SS Lock with 2 Nos tower bolts will be provided.

KITCHEN - Door will not be provided for Kitchen.

BATH & TOILET - Good quality Water Proofing FLUSH Doors.

WINDOW - Good quality UPVC Branded Window Frames with Glazed with Suitable M.S. Grills will be provided.

VENTILATOR - Good Quality UPVC Branded frames with louvered glass panels windows ventilators.

COLOUR WASH

Inner Walls using Good quality Wall Premier One coat over Two coat putty with Asian Tractor EMULTION Paint two coat roller finishing. Outer walls will be with 2 coats of ACE 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.

PAINTING

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

CUBBOARDS: (Open Cupboards will be provided as follows)

BED ROOM - 4'x7' overall size with 1 Nos. 15” width Double side polished Cuddapah slab.

KITCHEN - 4'x7' overall size with 2 Nos. 15” width Double side polished Cuddapah slab.

GLAZED TILES

TOILET - Ceramic glazed tiles of size 8”x12” one the walls up to height of 7'

KITCHEN - Dark color glazed tiles of size 8”x12” using 2' 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.12” diameter hex saws fan opening will be provided.

CLOSET & WASH BASIN

Parry ware 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 House.

PLUMBING

ne No. 3 in Wall Mixture will be provided for Wall Mounted Closet. One No. 2 in 1 Wall mixture for O.W. Closets. All fitting will be using Jaguar or Parry ware or equivalent brands only, Sanitary wares will be PARRYWARE or HINDWARE or equivalent Brands Only

ELECTRICITY (3 Phase Connection For Each Flat)

Main Switch, Circuit Breakers, Concealed Copper wiring in PVC conduits, light points, fan points and plug points and plug for TV, Water Heater, Refrigerator, calling bell etc as shown in the table below.

Electrical Points	Nos	Locations
Light Point	2 nos Each	In Drawing / Dining / Bed Rooms/ Kitchen
Light Point	1 nos Each	In Toilets / Balconies
Two way Light Point	1 no	In Master Bed Room
Separate 5 Amps switch and Socket	3 nos Each	In Drawing
5 Amps switch and Socket along with board	1 no Each	In kitchen / Dining / Bed Rooms / Toilets
Separate 15 Amps switch and Socket	1 no Each	In kitchen / Dining
15 Amps – Geyser Point	1 no	In each Toilet
Calling Bell Point	1 no	In Drawing
Television Point	1 no	In Drawing and in all Bed Rooms
Telephone Point	1 no	In Drawing and in all Bed Rooms
AC Point	1 no	In Drawing / Bed Rooms

FLOORING

With good quality 24 x 24 Verified Tiles using NITCO, Morbornite, Somay, Brand with matching skirting.

WEATHERING COURSE - 4” Brick jelly with lime over bed laying pressed Tiles using. | **SAFETY GRILL - Window Grills – 1½ kgs per Sq.Ft.** | **STAIR CASE - SS Railing with flooring.** | **SUMP - 15000 Liter Capacity RCC Tank.** | **WATER TANK - 2 nos (3000 lits) will be provided (common) (one for Bore well and another sump water).** | **COMPOUND WALL - 5' Height POROTHERM (or) ACC Block Wall.** | **BORE WELL - 5” Ø with above 100'0”.** | **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 Gate.** | **CAR PARK - PCC with Concrete Granite flooring.** | **LIFT - Branded Lift will be provided 6 Passengers capacity.** | **POWER BACK UP PROVISION - 15 KVA KIRLOSKAR Genset.** | **SET BACK GARDENS** | **SECURITY SYSTEMS - CCTV and Video Door Phone**

S U C C E S S F U L L Y COMPLETED PROJECTS	
Projects Name	Locations
▶ Sri Sai	Perumbakkam
▶ Sai Nath	Medavakkam
▶ Sai Villa	Thiruvanmiyur
▶ Sadh Guru	Palavakkam
▶ Jai Sai	Perumbakkam
▶ Sai Dharsan	Medavakkam
▶ Sai Mandir	S.Kolathur
▶ Row House	S.Kolathur
▶ Sai Bandhan	Medavakkam
▶ Sai Mothi	Medavakkam
▶ Sai Aarthi	Perumbakkam
▶ Sai Dwarak	Medavakkam
▶ Sai Hari	Thoraipakkam
▶ Sai Prarna	Thoraipakkam
▶ Sai Jeevadhara	Thoraipakkam
▶ Sai Chavadi	Pallikaranai
▶ Sai Meenakshi	Madipakkam
▶ Sai Deep	Thoraipakkam
▶ Sai Amartya	Thoraipakkam
▶ Sai Gurusthan	Medavakkam
▶ Sai Subiksam	Medavakkam
▶ Sai Satcharitra	Sithalapakkam
▶ Sai Kieran	Thoraipakkam
▶ Sai Sankara	Sholinganallur
▶ Sai Ram	Medavakkam
▶ Sai Sansthan	Medavakkam
▶ Sai Ashram	Karapakkam
▶ Sai Aabharana	Sholinganallur
▶ Sai Ashirvad	Thoraipakkam
▶ Sai Kaviya	Kottivakkam
▶ Sai Divyam	Thoraipakkam
▶ Sai Krishna	Thoraipakkam

Details of Flat Area & Undivided Share								
Plot Extent: 14848.00 Sq.Ft								
Floors	Flats No	Plinth Area	Com. Area 22%	Total Area	UDS	Allotted Car Park	Main Door Facing	Flat Allotted Details
Commercial Area Details								
First Floor	CS	2601	572	3173	1447	1, 3 & 6	North	—
Second Floor	CS	2601	572	3173	1447	2, 4 & 5	North	—
Third Floor	CS	2601	572	3173	1447	8, 10 & 12	North	—
Fourth Floor	CS	2601	572	3173	1447	7, 9 & 11	North	—
Commercial Area		10404	2288	12692	5788	—	—	—
Residential Flats Area Details								
First Floor	101	1312	288	1600	729	6	East	—
First Floor	102	1025	225	1250	569	04	North	—
First Floor	103	926	204	1130	514	10	South	—
Second Floor	201	1312	288	1600	729	05	East	—
Second Floor	202	1025	225	1250	569	02	North	—
Second Floor	203	926	204	1130	514	01	South	—

Third Floor	301	1312	288	1600	729	07	East	—
Third Floor	302	1025	225	1250	569	03	North	—
Third Floor	303	926	204	1130	514	11	South	—
Fourth Floor	401	1312	288	1600	729	08	East	—
Fourth Floor	402	1025	225	1250	569	14	North	—
Fourth Floor	403	926	204	1130	514	12	South	—
Fifth Floor	501	1312	288	1600	729	09	East	—
Fifth Floor	502	1025	225	1250	569	15	North	—
Fifth Floor	503	926	204	1130	514	13	South	—
Residential Flats Area		16315	3585	19900	9060	—	—	—
Total Commercial & Residential Areas				32592	14848	—	—	—



Ongoing Projects

Sai Complex
Perumbakkam

Sai Anantha
Sholinganallur

Sai Serenity
Alwarpet





Bank Loan Approved by:



S.No	Percentage	Stage of Work
1	Rs.2,00,000/-	While Booking
2	20%	While Entering into Agreement
3	25%	While Registration of Land
4	15%	When Foundation Work
5	10%	When RCC Roof Slab of Respective Floor is Land
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



Amenities



Lift



CCTV Security Systems



Video Door Phones



24/7 Genset Power Backup for Common Area



Independent Covered Car Park & Two Wheeler Parks



Set Back Gardens



Kids Play Area