



www.saifoundations.com



SAISANSTHAN
@ MEDAVAKKAM



Mission & Vision :

The company continues to take land invites 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 Foundations 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 Foundations attaches great importance to all its vendors who with their timely cooperation lend it strength. We continue to attach enduring importance to our relationship with all our vendors and hope to create systems and processes that enrich our relationship while adding a competitive edge to our business.

Quality Policy :

“Uncompromise Quality” to “Sai Foundations”. All systems and procedures are formulated to achieve the “Quality Objective”.



SITE / STILT FLOOR VIEW



AERIAL VIEW

BLOCK - 1

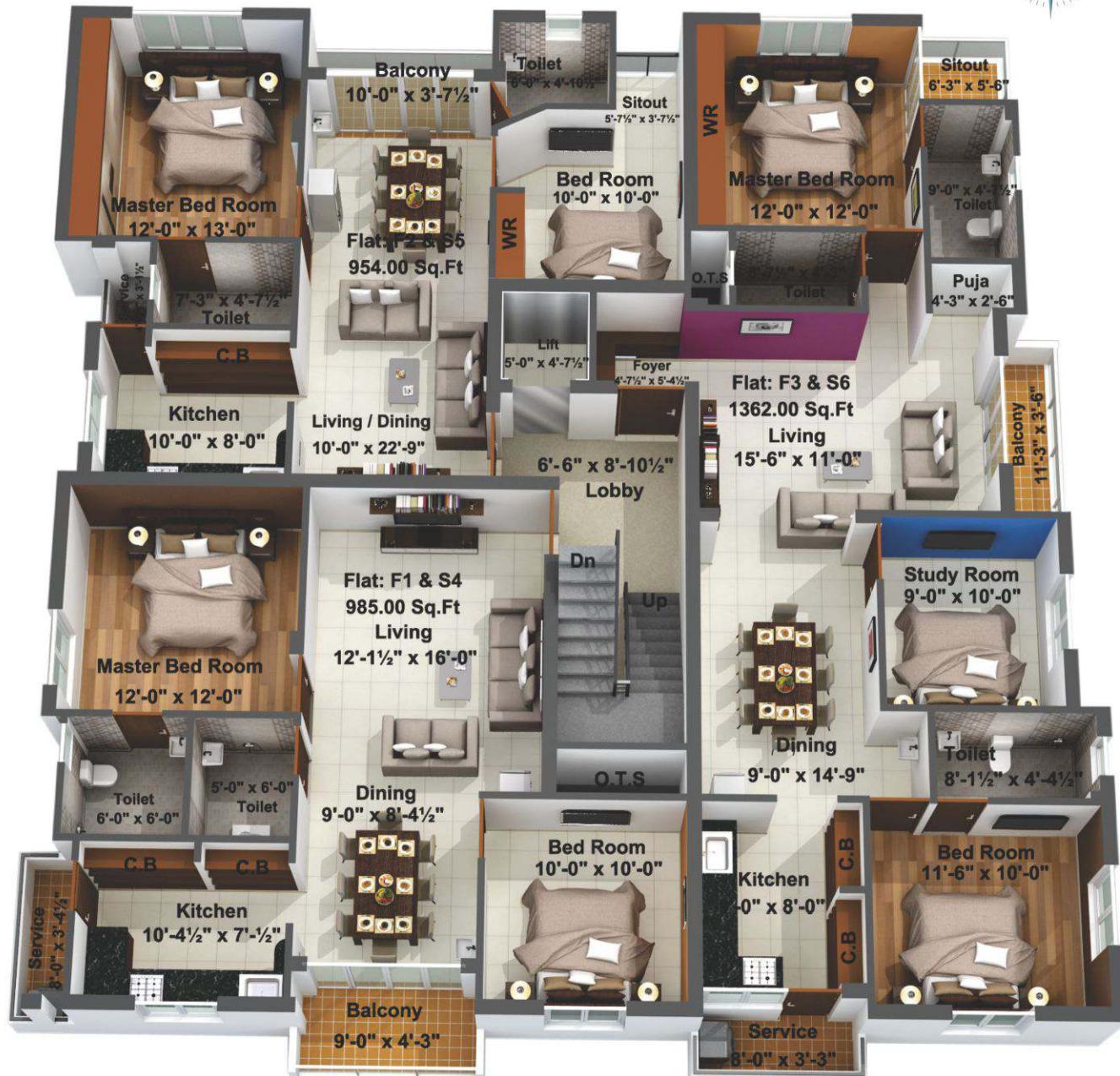


First & Second Typical Floor Plan



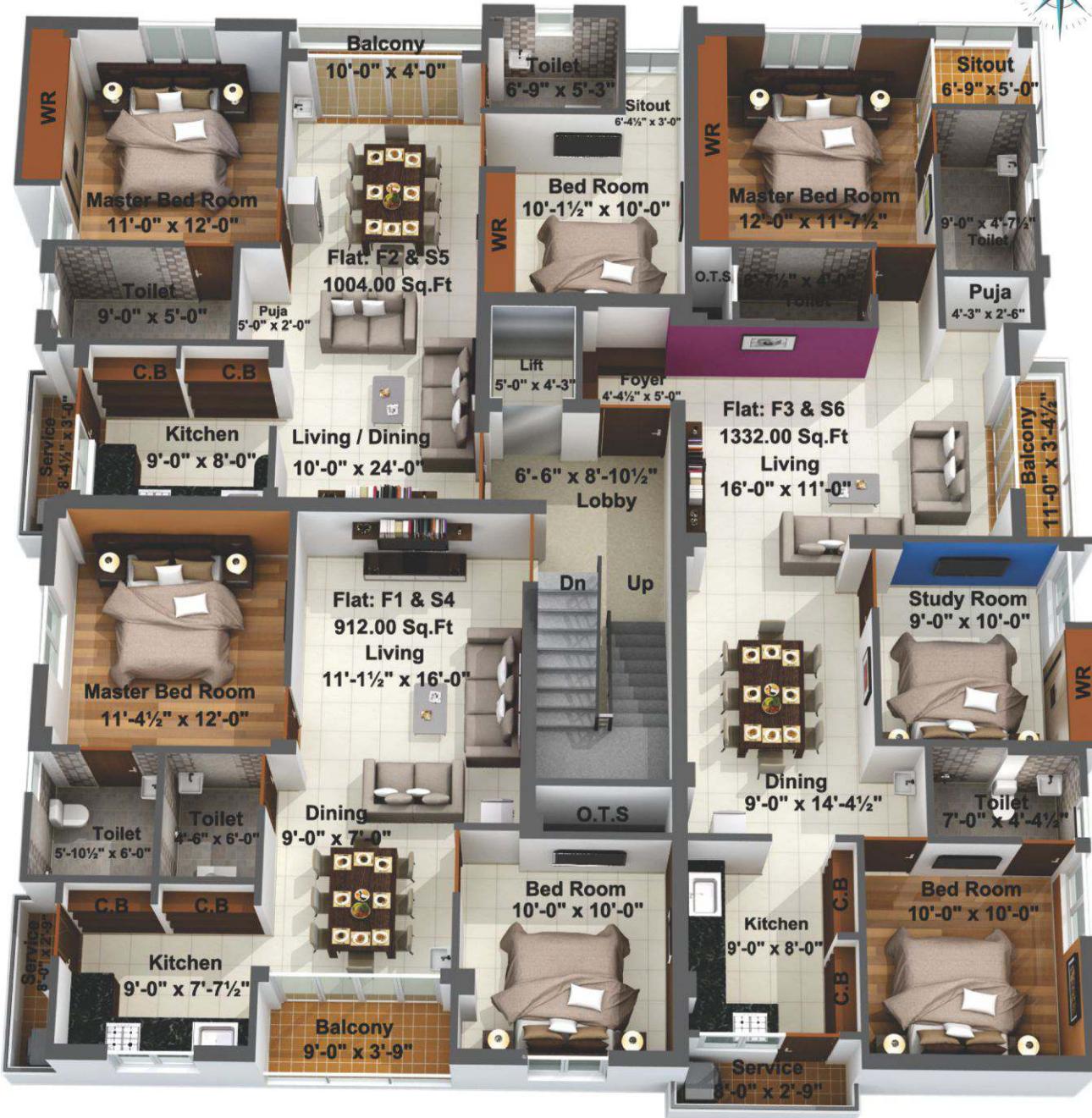
The fondest
memories are made
when gathered
around
the table

BLOCK - 2



*Today
I don't feel
like doing anything,
I just wanna key in my
bed...*

BLOCK - 3

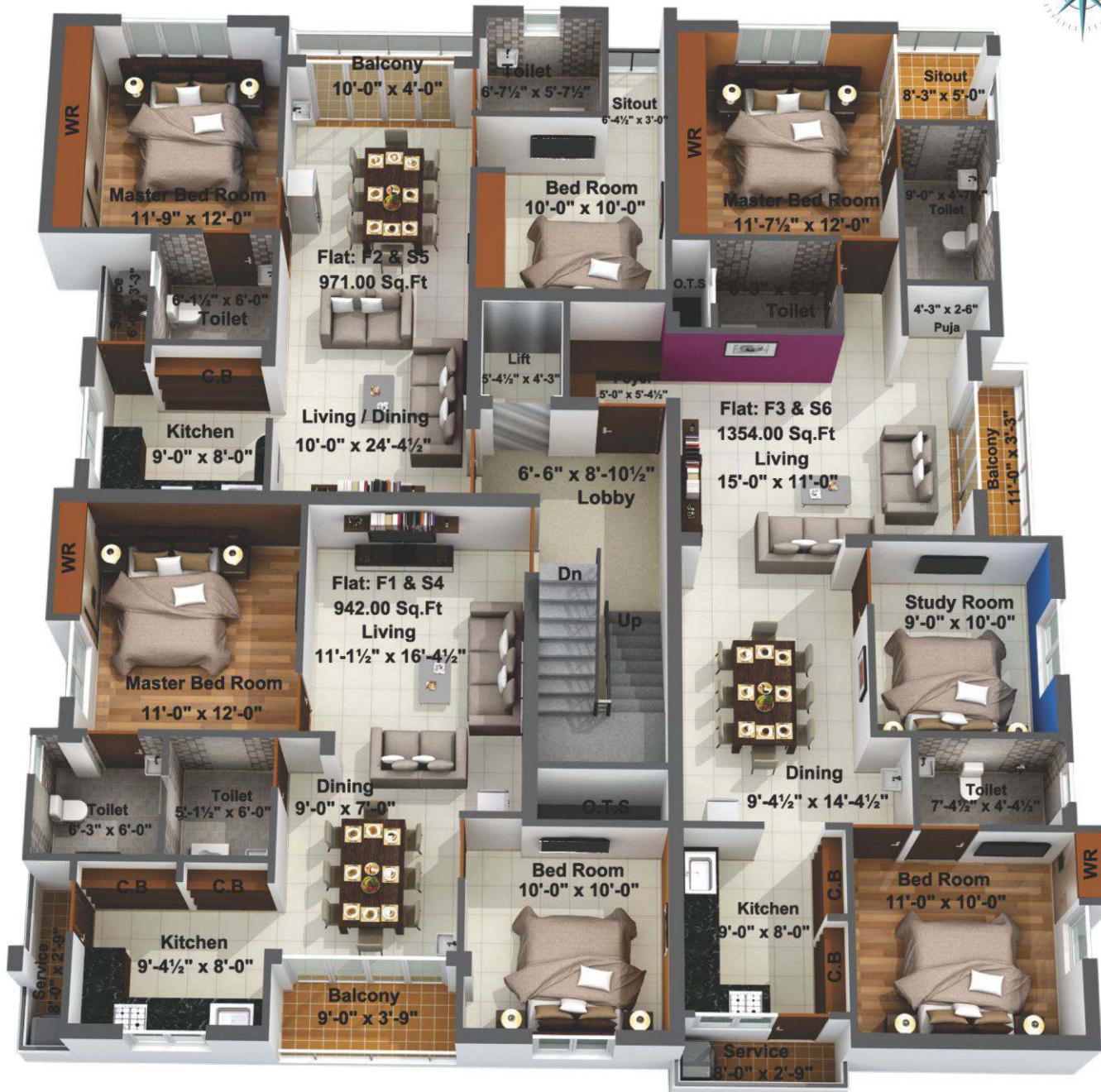


First & Second Typical Floor Plan



THE
Kitchen
 is the
Heart
 of the
Home

BLOCK - 4



First & Second Typical Floor Plan



Wash
away your troubles
with some
Bubbles



Location

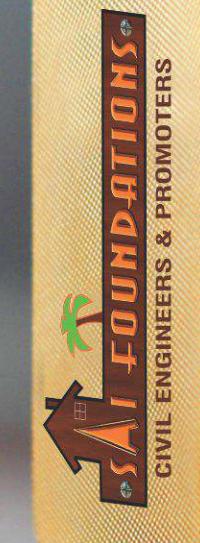
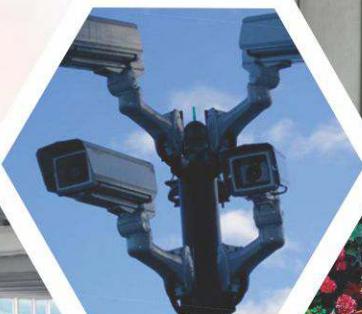
- ★ Plot No. 1A, 2A, 3A, & 1B, 2B, 3B Parasuram Avenue, Vadakupattu Main Road, Medavakkam, Chennai - 600 100.
- ★ 400 Meters from the Medavakkam Main Road, (Petrol Bunk Opp. Road).
- ★ 30' Feet Vadakupattu Main Road.

Advantages

- ★ Just 400 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.
- ★ Independent Covered Car Park & Two Wheeler Parks.
- ★ Set Back Gardens.
- ★ Kids Play Area.
- ★ Terrace garden.
- ★ Terrace Gym.



DETAILS FOR FLAT AREA & UNDIVIDED SHARE

BLOCK - 1

FLOORS	FLAT NO	PLINTH AREA	COM. AREA 20%	TOTAL AREA	UDS	MAIN DOOR FACING	ALLOTTED CAR PARK	AVAILABLE FLATS
First Floor	F1	810.00 Sq.ft	162.00	972.00 Sq.ft	502.00 Sq.ft	North		
First Floor	F2	822.00 Sq.ft	164.00	986.00 Sq.ft	509.00 Sq.ft	North		
First Floor	F3	1166.00 Sq.ft	233.00	1398.00 Sq.ft	721.00 Sq.ft	East		
Second Floor	S4	810.00 Sq.ft	162.00	972.00 Sq.ft	502.00 Sq.ft	North		
Second Floor	S5	822.00 Sq.ft	164.00	986.00 Sq.ft	510.00 Sq.ft	North		
Second Floor	S6	1166.00 Sq.ft	233.00	1398.00 Sq.ft	721.00 Sq.ft	East		



BLOCK - 2

FLOORS	FLAT NO	PLINTH AREA	COM. AREA 20%	TOTAL AREA	UDS	MAIN DOOR FACING	ALLOTTED CAR PARK	AVAILABLE FLATS
First Floor	F1	821.00 Sq.ft	164.00	985.00 Sq.ft	508.00 Sq.ft	North		
First Floor	F2	795.00 Sq.ft	159.00	954.00 Sq.ft	492.00 Sq.ft	North		
First Floor	F3	1135.00 Sq.ft	227.00	1362.00 Sq.ft	703.00 Sq.ft	East		
Second Floor	S4	821.00 Sq.ft	164.00	985.00 Sq.ft	508.00 Sq.ft	North		
Second Floor	S5	795.00 Sq.ft	159.00	954.00 Sq.ft	492.00 Sq.ft	North		
Second Floor	S6	1135.00 Sq.ft	227.00	1362.00 Sq.ft	703.00 Sq.ft	East		



DETAILS FOR FLAT AREA & UNDIVIDED SHARE

BLOCK - 3

TOTAL PLOT EXTANT : 13597.00 SQ.FT

FLOORS	FLAT NO	PLINTH AREA	COM. AREA 20%	TOTAL AREA	UDS	MAIN DOOR FACING	ALLOTTED CAR PARK	AVAILABLE FLATS
First Floor	F1	760.00 Sq.ft	152.00	912.00 Sq.ft	471.00 Sq.ft	North		
First Floor	F2	837.00 Sq.ft	167.00	1004.00 Sq.ft	518.00 Sq.ft	North		
First Floor	F3	1110.00 Sq.ft	222.00	1332.00 Sq.ft	687.00 Sq.ft	East		
Second Floor	S4	760.00 Sq.ft	152.00	912.00 Sq.ft	471.00 Sq.ft	North		
Second Floor	S5	837.00 Sq.ft	167.00	1004.00 Sq.ft	518.00 Sq.ft	North		
Second Floor	S6	1110.00 Sq.ft	222.00	1332.00 Sq.ft	687.00 Sq.ft	East		



BLOCK - 4

FLOORS	FLAT NO	PLINTH AREA	COM. AREA 20%	TOTAL AREA	UDS	MAIN DOOR FACING	ALLOTTED CAR PARK	AVAILABLE FLATS
First Floor	F1	785.00 Sq.ft	157.00	942.00 Sq.ft	486.00 Sq.ft	North		
First Floor	F2	809.00 Sq.ft	162.00	971.00 Sq.ft	501.00 Sq.ft	North		
First Floor	F3	1128.00 Sq.ft	226.00	1354.00 Sq.ft	700.00 Sq.ft	East		
Second Floor	S4	785.00 Sq.ft	157.00	942.00 Sq.ft	486.00 Sq.ft	North		
Second Floor	S5	809.00 Sq.ft	162.00	971.00 Sq.ft	501.00 Sq.ft	North		
Second Floor	S6	1128.00 Sq.ft	226.00	1354.00 Sq.ft	700.00 Sq.ft	East		



SPECIFICATIONS

SOIL TEST:

Soil Test with Qualified PHD 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.

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 using Molded single shutters modern door with branded Lock, Keels, Handle and Tower Bold Aldrops using Brass Materials.

(ii) Bed Room Doors

Frame will be of good quality seasoned 2nd Class Teak wood and shutters will be flush door shutters or Skin paneled molded Shutters and ISI Branded, 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 Branded UPVC 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 coats roller finishing. Outer walls will be over Two coat ACE color finishing 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.

CUBBOARDS:

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.

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 Land
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

PLUMBING:

One No. 3 in 1 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, Somany or equivalent Brand with matching skirting.

WEATHERING COURSE:

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

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

SUMP: 12,500 Liter Capacity RCC Tank.

SEPTIC TANK: 12,500/- 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.

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".



KEY PLAN

NOT TO SCALE



Bank Loan
Approved by:



No: 4, Veeramamunivar Street, MGR Road, Kandanchavadi, Chennai - 96, Tamilnadu, INDIA.
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E-mail : marketing@saifoundations.com | shirdisaifoundation@gmail.com
Web: www.saifoundations.com



OTHER ONGOING PROJECTS

- 1) Sai Ram (Medavakkam)
- 2) Sai Sankara (Sholingenallur)
- 3) Sai Ashram (Karapakkam)
- 4) Sai Kieran (Thoraipakkam)

SUCCESSFULLY 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 Prerna (Thoraipakkam)
- 22) Sai Jeevadhara (Thoraipakkam)
- 15) Sai Chavadi (Pallikarnai)
- 16) Sai Meenakshi (Madipakkam)
- 17) Sai Deep (Thoraipakkam)
- 18) Sai Amartya (Thoraipakkam)
- 19) Sai Gurusthan (Medavakkam)
- 20) Sai Subiksam (Medavakkam)
- 21) Sai Satcharitra (Sithalapakkam)