

**YOUR  
DREAM  
BECOMES  
TRUE  
NOW**



[www.saifoundations.in](http://www.saifoundations.in)



Civil Engineers & Promoters

## 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 2,10,000 Sq.Ft of Residential Apartments (Flats) during the last 15 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 work of mouth by the existing clients recommending their friends to book the flats with us. So, we have such as reputation as we keep up all our promises as per our Mission and Motto mentioned above.

## Mission and Vision:

The Company continuous to talk an invite land to join it in its drive to bring more and more land under housing to meet the stupendous demand that already exist 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 relationship, 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 relationship with all our vendors and hope to create systems and processes that and reach our relationship while adding a competitive edge to our business.

## Quality Policy:

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

## Successfully Completed Projects

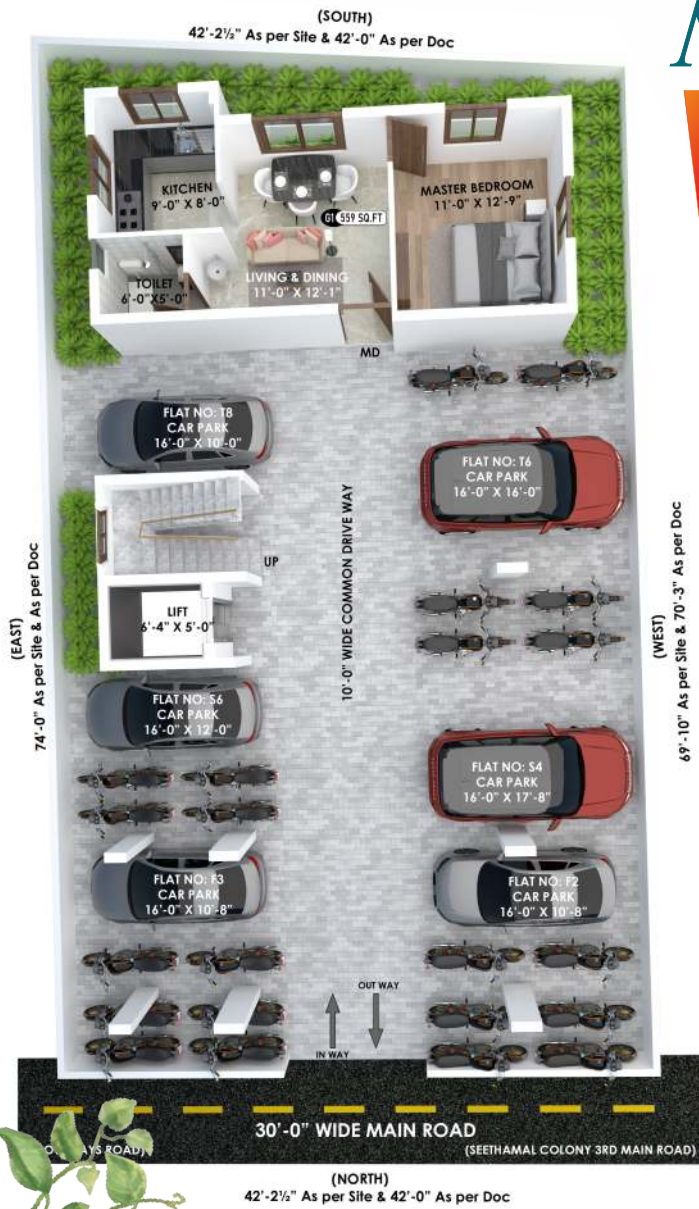
<i>Projects Name</i>	<i>Locations</i>
▶ Sri Sai	Perumbakkam
▶ Sai Nath	Medavakkam
▶ Sai Villa	Thiruvanmiyur
▶ Sadh Guru	Palavakkam
▶ Jai Sai	Perumbakkam
▶ Sai Dharsan	Medavakkam
▶ Sai Mandir	S.Kolathur
▶ Row House	S.Kolathur
▶ Sai Bandhan	Medavakkam
▶ Sai Mothi	Medavakkam
▶ Sai Aarthi	Perumbakkam
▶ Sai 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



### Ongoing Projects

- |               |                |
|---------------|----------------|
| ▶ Sai Anantha | Sholinganallur |
| ▶ Sai Complex | Perumbakkam    |
| ▶ Sai Selva   | Semmencherry   |

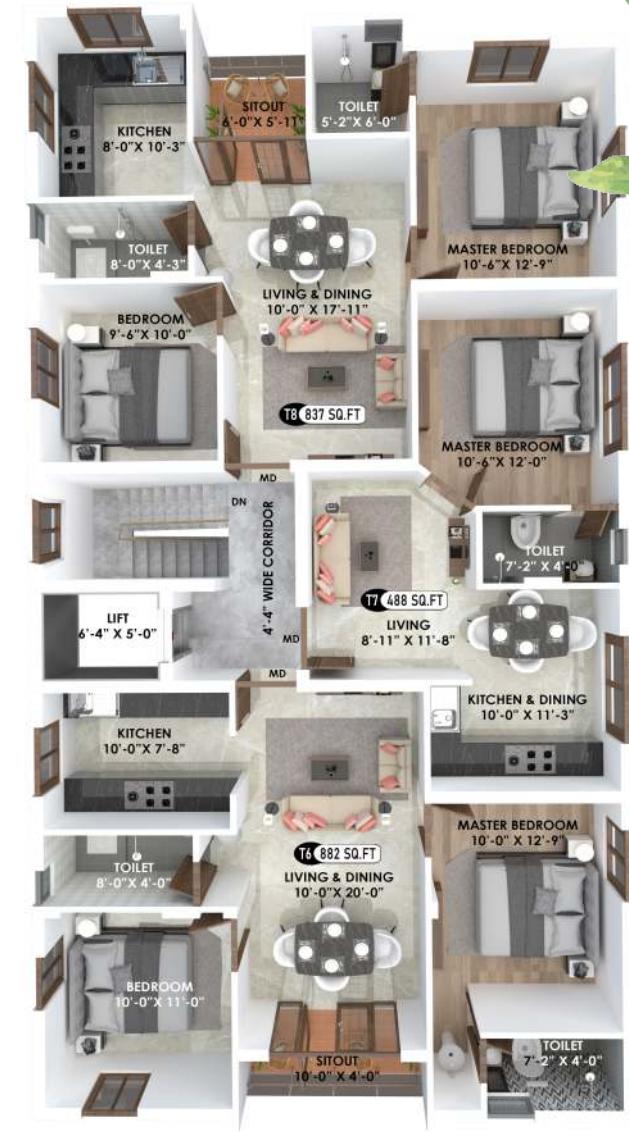
**SAI**  
**SERENITY**



**SITE CUM GROUND**  
Floor Plan



**TYPICAL FIRST & SECOND**  
Floor Plan



**THIRD FLOOR**  
Floor Plan

## SAI SERENITY

### S4 FLAT

1088 Sq.Ft  
East Facing



## SAI SERENITY

### S5 FLAT

1120 Sq.Ft  
East Facing



S.No	Percentage	Stage of Work
1	Rs.1,00,000/-	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

Plan Showing the Proposed Site Construction  
at Door No. 3/1, Seethammal Colony, 3<sup>rd</sup> Main Road, Alwarpet, Chennai.

### Details of Flat Area & Undivided Share

Plot Extent: As Per Document 3024.00Sq.Ft

Floors	Flats No	Plinth Area	Common Area 22%	Total Area	UDS	Alloted Car Park	Main Door Facing	Flat Allotted Details
Ground Floor	G - 1	458.00	101	559	236	1 No TW	North	
First Floor	F - 2	892.00	196	1088	458	1	East	
First Floor	F - 3	918.00	202	1120	472	2	East	
Second Floor	S - 4	892.00	196	1088	458	6	East	
Second Floor	S - 5	918.00	202	1120	472	4	East	
Third Floor	T - 6	723.00	159	882	371	5	South	
Third Floor	T - 7	400.00	88	488	205	2 Nos TW	East	
Third Floor	T - 8	686.00	151	837	352	3	North	
			<b>Total Area</b>	<b>7182</b>	<b>3024</b>			

## ■ Specification

### STRUCTURE

Isolated Foundation (or) Pile Foundation (or) any Foundation Depend on SOIL TEST Report and R.C.C Works using all Steels Requirements with our Structural Engineer Specifications.

### SAND FILLING

With M Sand in foundation to a depth 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.

### Cement Brands

Penna (or) Chettinad

### Steel Brand

GBR (or) Pulkit

### PARTITION WALLS

Using ACC Blocks in super structure 8” for Bifurcating, outer walls in 4” thick wall using Inner Partition Walls

### R.C.C. WORKS

All R.C.C. Works 1:2:4 mix (M20 Grade) for Foundations, Columns, Beams, Slabs, Lintels, Lofts & Sunshade etc.

### PLASTERING WORKS

CM 1:4 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'-0” x 3'-6” with Teak wood using Molded single shutters with Goodrej Lock, Keels, Handle and Tower Bolt Aldrops using Brass Materials.

**Rooms 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 SS Lock with 2 Nos tower bolts will be provided.

**Kitchen** - Door will not be provided for Kitchen.

**Bath & Toilet** - Good quality Water Proofing FRB FLUSH Doors.

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

**Ventilator** - Good Quality 2nd Class wood frames with louvered glass panels windows ventilators.

## COLOUR WASH

Inner Walls using NIPPON (or) ASIAN Brand for 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 (or) NIPPON paints for all doors, windows and grills two coats over one coat primer.

## CUPBOARDS: (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. 12" width Double side polished Cuddapah slab.

## GLAZED TILES

**Toilet** - Ceramic glazed tiles of size 12"x18" on the walls up to height of 7'

**Kitchen** - Dark color glazed tiles of size 8" x 12" using 2' height only on walls over G20, Black Granite platform and SS sink size 2'-0" x 1'-6" will be provided. One No.4" diameter chimney opening and One No.12" diameter exhaust fan opening will be provided.

## CLOSET & WASH BASIN

**JAGUAR** (or) **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 House.

## PLUMBING

One No. 3 in 1 Wall Mixture and Wall Mounted Closet will be provided for Attach Toilet . One No. 2 in 1 Wall mixture for I.W. Closets. All fitting will be using JAGUAR or PARRY ware Brands Only, Sanitary wares will be JAGUAR (or) PARRYWARE.

## FLOORING

With good quality 24 x 24 Verified Tiles using SOMANY, KAJARIA, RAK, JOHNSON and MORBORNITE Brand with matching skirting

## 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

**SAFETY GRILL** - Window Grills – 1½ kgs per Sq.Ft.

**STAIR CASE** - SS Railing with Marble flooring.

**SUMP** - 13,000 Liter Capacity RCC Tank.

**WATER TANK** - 2 nos (2000 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.

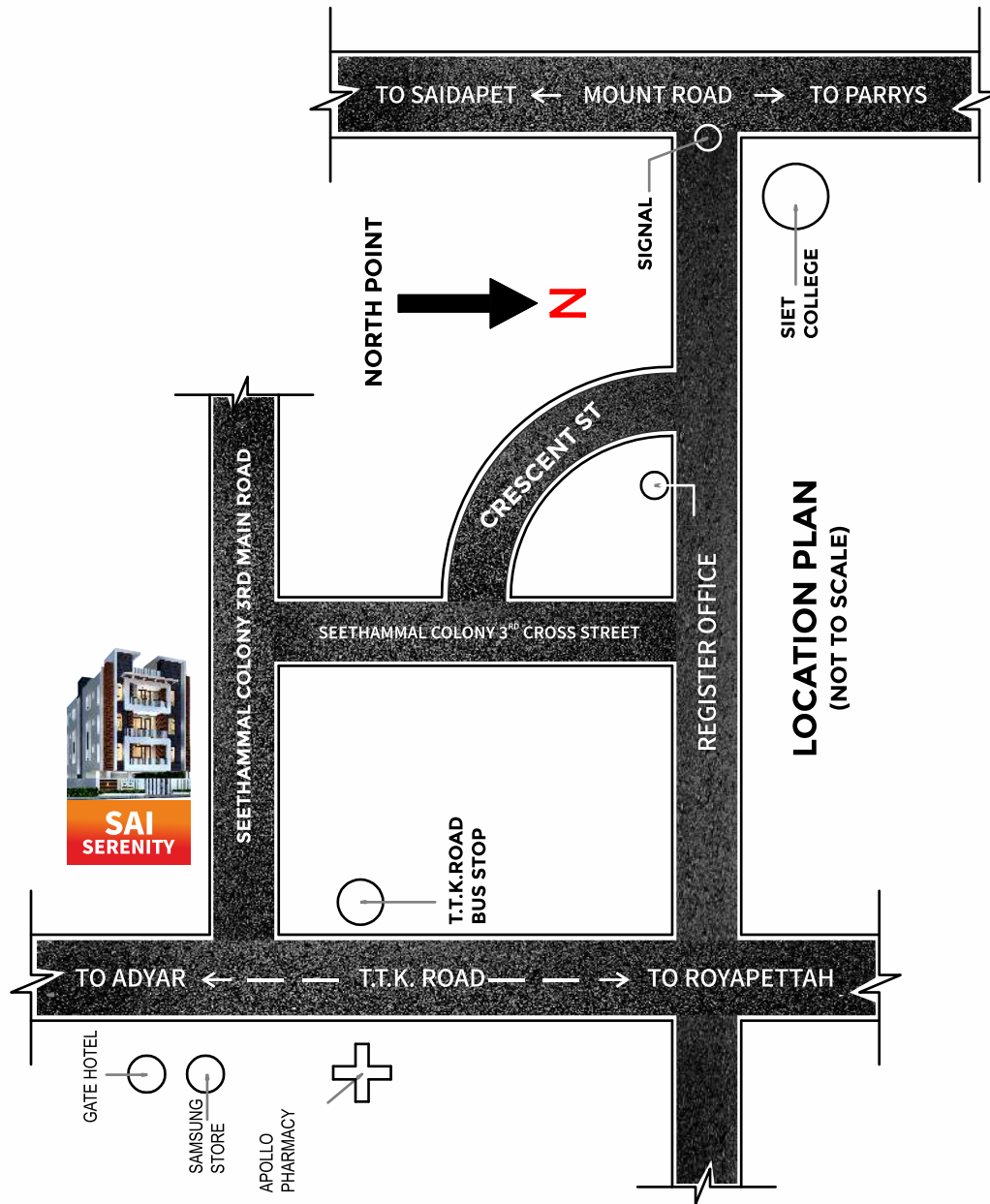
**CAR PARK** - PCC with Cement Paver Block Plastering.

**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



Please scan qr code for location



Contact:

**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:

Plot No: 21, Mowbrays Road now Seethamal Colony  
3rd Main Road, Alwarpet, Chennai - 600 018,