

**SAI**  **Kudil**  
 Puzhuthivakkam



*Total Projects*

**85+**

*Happy Families*

**450+**

*Year of Business*

**12+**

**Building Dreams, Delivering Excellence**

VIKAAN SHELTERS is the combined vision of three passionate individuals committed to providing modern, highly satisfied residences for astute clients—focusing on timely delivery, exceptional craftsmanship and affordability

# SAI Kudil

Puzhuthivakkam

## PERFECTLY PLACED AT THE CITY'S HEART

Puzhuthivakkam is a well-established residential hub in South Chennai, close to Velachery, Madipakkam and Nanganallur. It enjoys seamless access via the Velachery-Tambaram Road and other key arteries. The upcoming Metro Phase-2 station at Puzhuthivakkam will further boost connectivity. With schools, healthcare and shopping nearby, it offers a balanced and convenient lifestyle.



# LOCATION MAP



## CHENNAI METRO



EXISTING



UNDER PROCESS

# Connections that will make a difference



## SCHOOLS

Sunshine Sr. Sec. School	- 1.0 Kms
Prince Matriculation Hr. Sec. School	- 2.1 Kms
DAV School, Velachery	- 2.5 Kms
Sairam Vidyalaya	- 2.8 Kms
Modern Senior Sec School	- 3.3 Kms



## HOSPITALS

Neo Life Hospital	- 1.0 Kms
Prashanth Super Speciality Hospital	- 3.7 Kms
Dr. Kamatchi Memorial Hospital	- 3.8 Kms
Hindu Mission Health Services	- 3.9 Kms
Kauvery Hospital	- 5.5 Kms



## COLLEGES & UNIVERSITY

Balaji Dental College	- 4.2 Kms
AM Jain College	- 5.2 Kms
Guru Nanak College	- 5.5 Kms
Anna University	- 9.2 Kms
Vels University	- 9.6 Kms



## TEMPLES

Sri Devi Ponniyamman Kovil	- 2.3 Kms
Badhala Vinayagar Koil	- 2.9 Kms
Madipakkam Ayyappan Temple	- 2.9 Kms
Nanganallur Anjaneyar Temple	- 3.2 Kms
Dhamalingeshwarar Temple	- 3.4 Kms



## ENTERTAINMENT HUBS

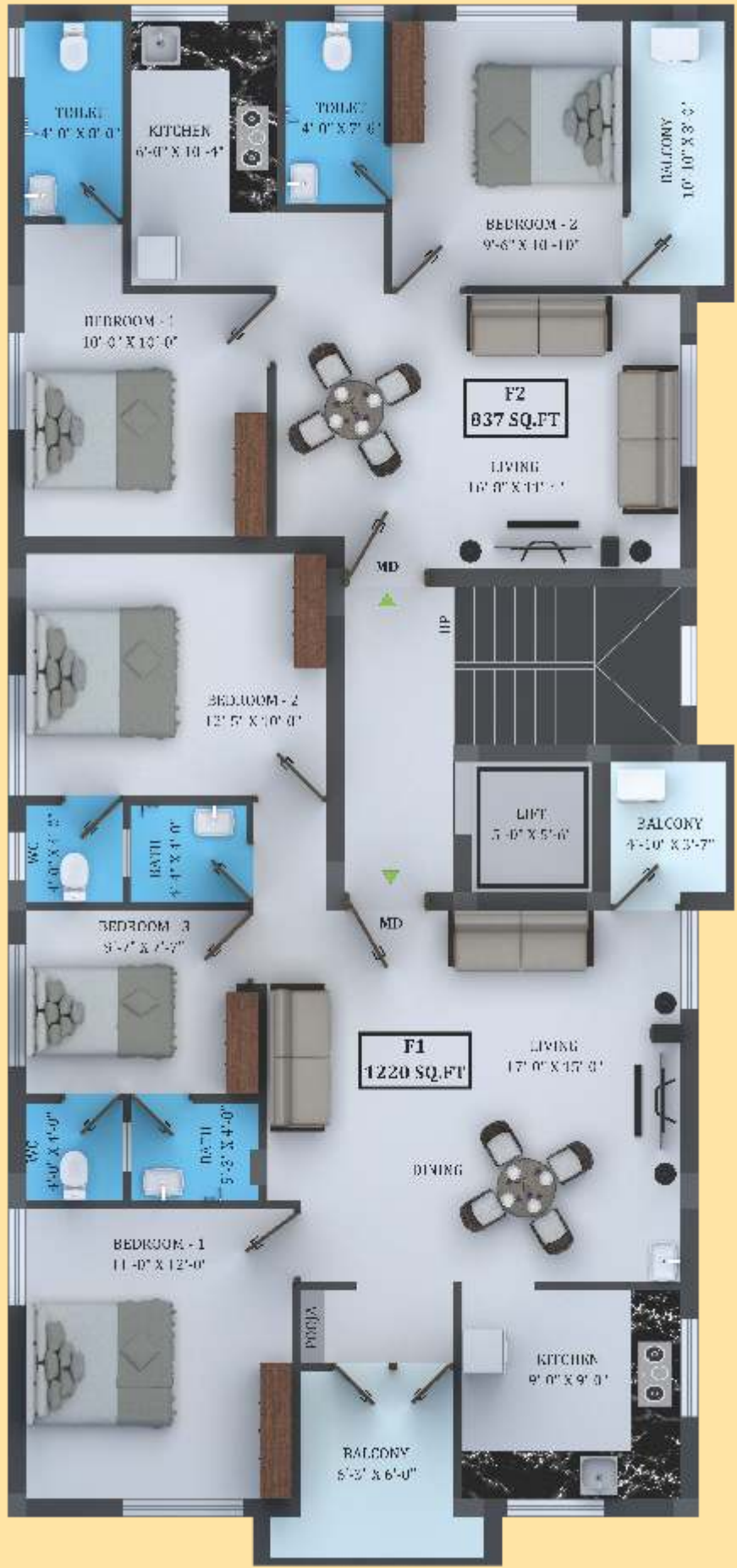
PVR Grand Mall, Velachery	- 3.6 Kms
Phoenix MarketCity	- 6.7 Kms
PVR Grand Galada, GST	- 7.3 Kms
Cinepolis, BSR Mall	- 7.9 Kms



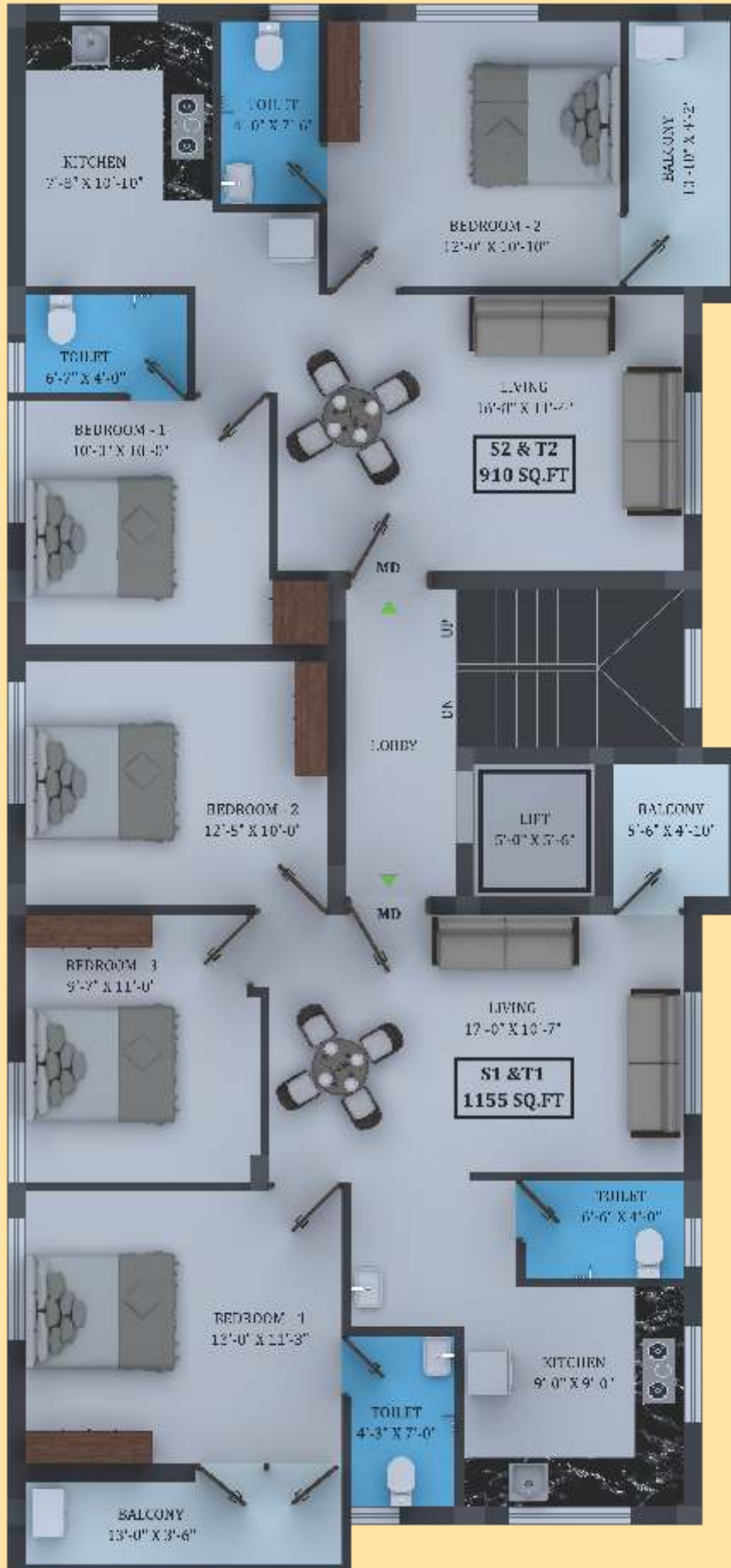
## TRANSIT POINTS

Adambakkam MRTS	- 1.8 Kms
Velachery MRTS	- 2.4 Kms
Metro Station (Proposed)	- 2.5 Kms
Madipakkam Koot Road	- 2.7 Kms
Airport	- 7.5 Kms





1<sup>ST</sup> FLOOR PLAN



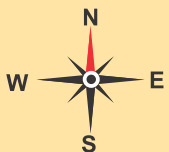
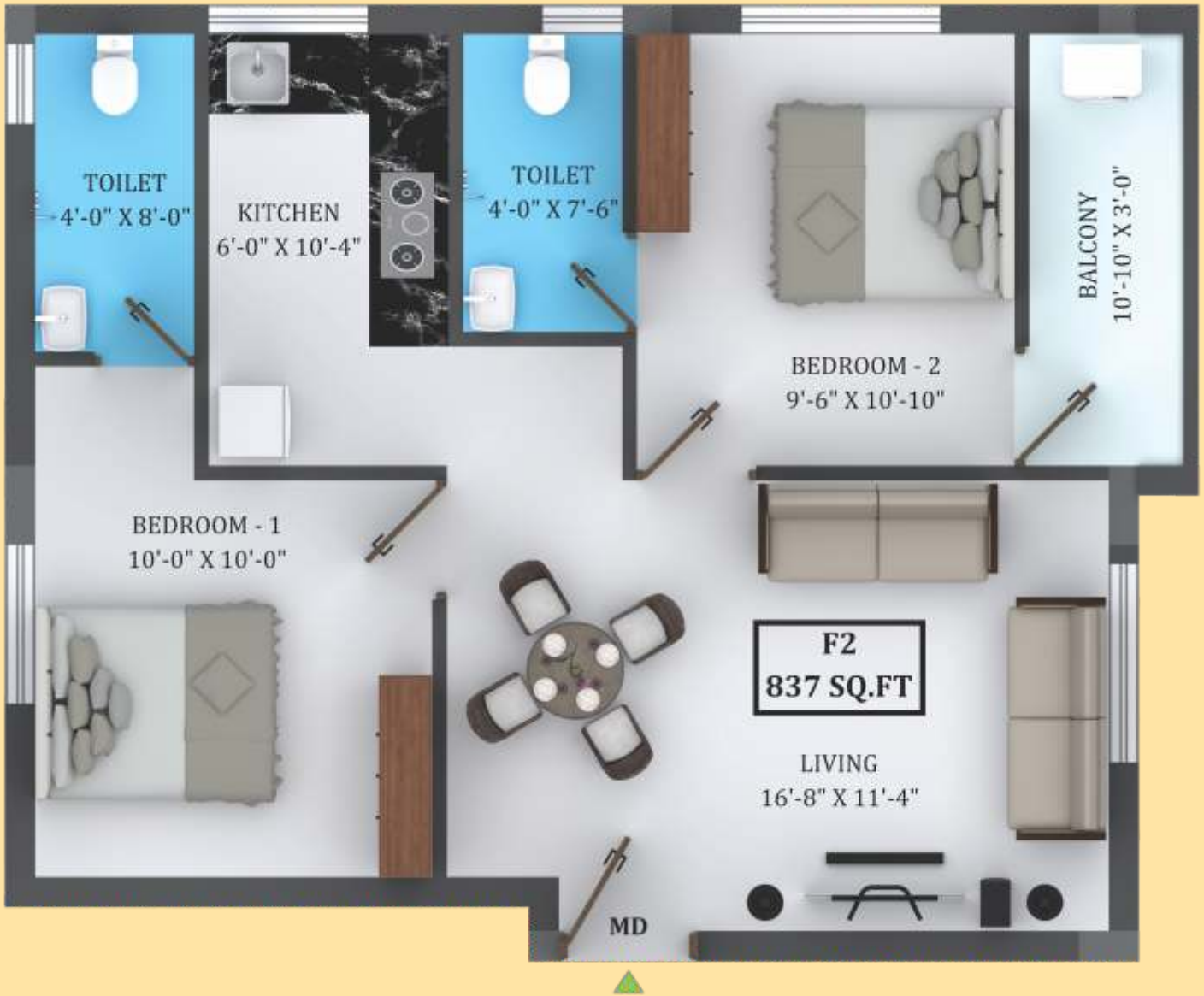
**2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN**



**F1 - 1st FLOOR PLAN**



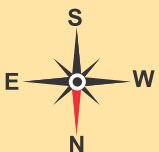
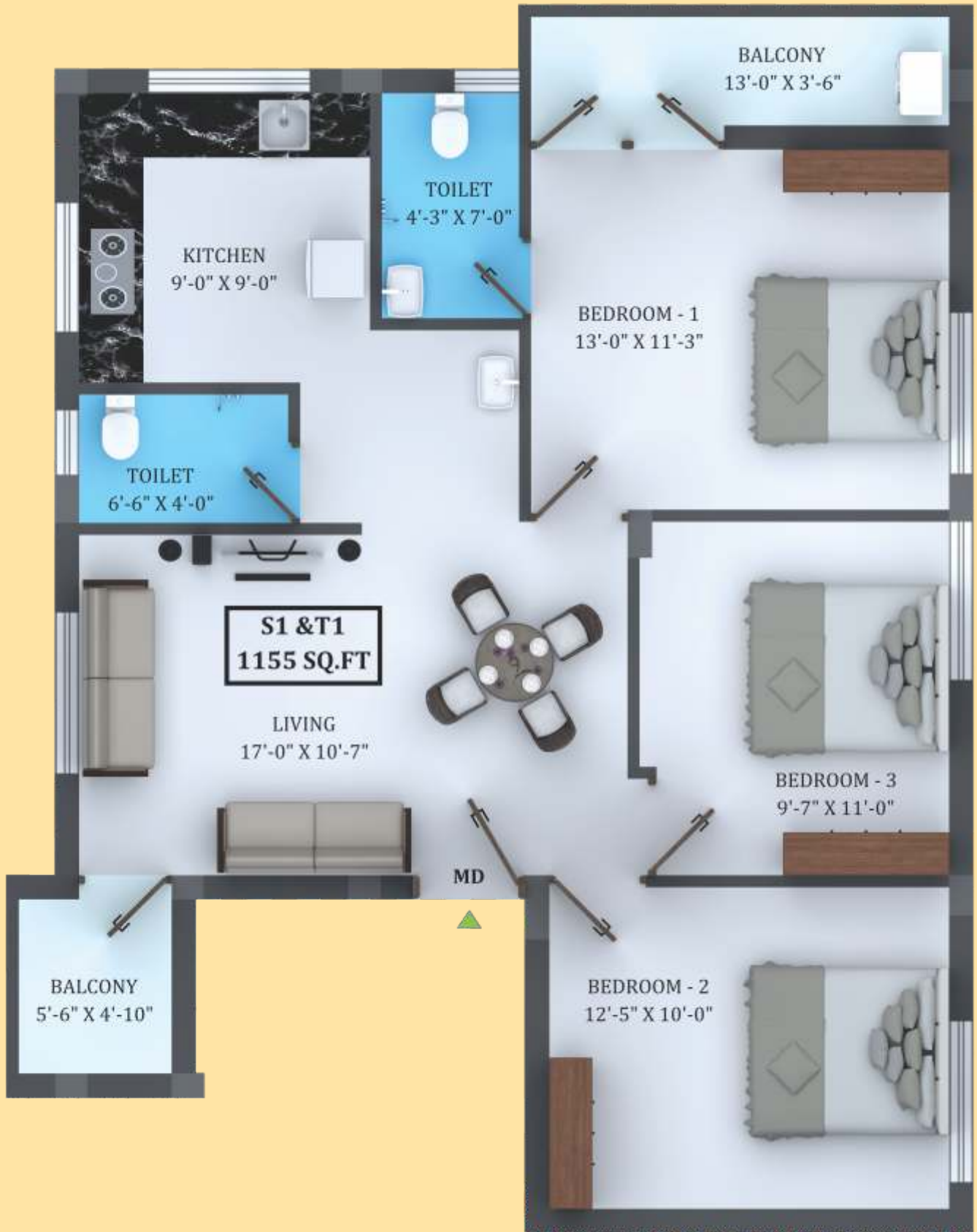
**F1 - 1st ISO View**



**F2 - 1st FLOOR PLAN**



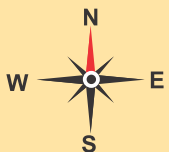
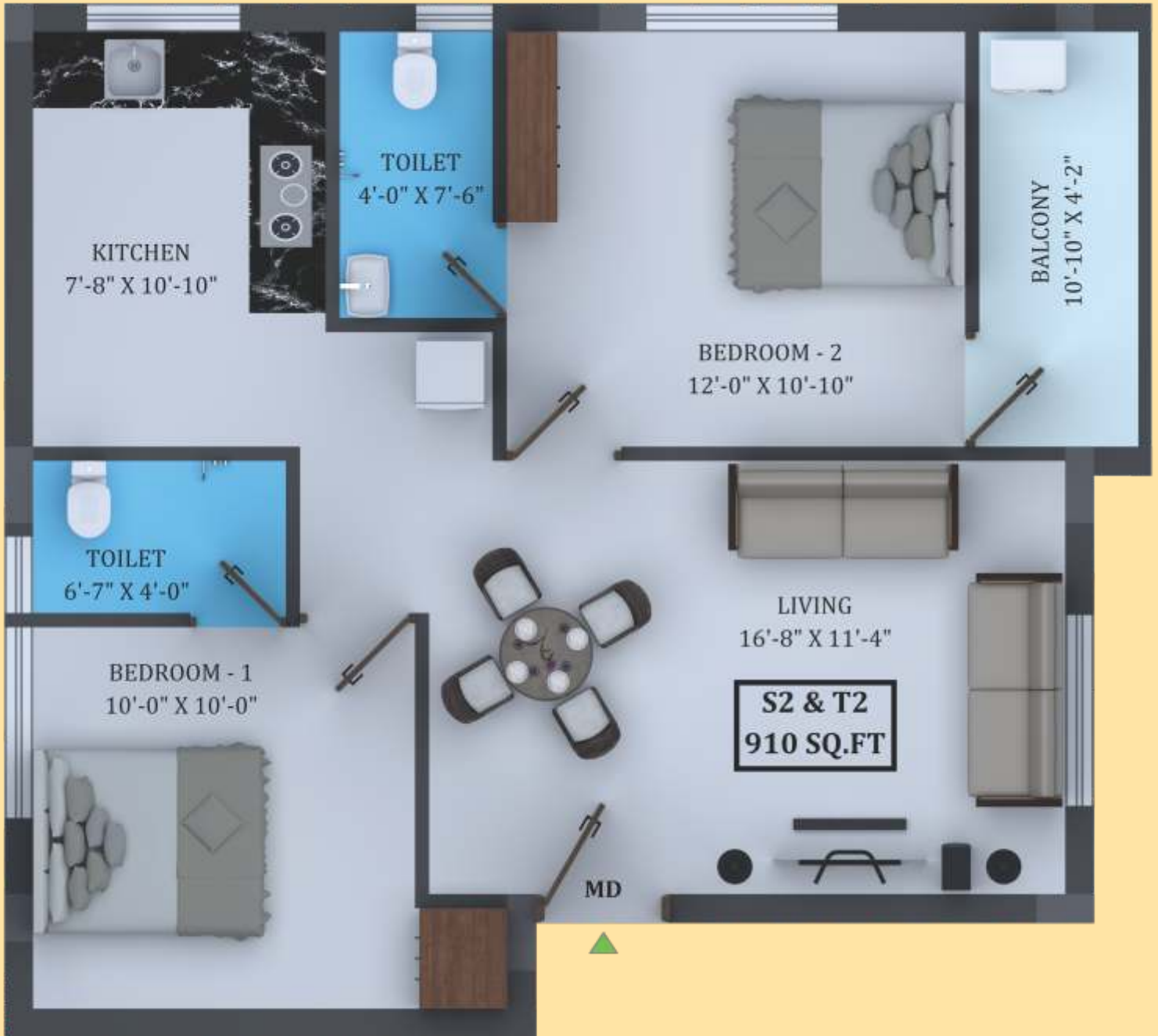
**F2 - 1st ISO View**



**S1 & T1 - 2nd & 3rd FLOOR PLAN**



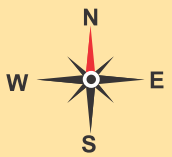
**S1 & T1 - 2nd & 3rd ISO View**



**S2 & T2 - 2nd & 3rd FLOOR PLAN**



**S2 & T2 - 2nd & 3rd ISO View**



**STILT FLOOR PLAN**

## Living Area

Large and comfortable living room, exquisitely designed with openness and airiness



# Master Bedroom

A serene sanctuary designed for comfort and elegance. Enjoy spacious interiors, abundant natural light, and a restful ambiance.



## FEATURES OF THE PROJECT



**AUTOMATED LIFT**



**INVERTER PROVISION**



**CCTV**



**COVERED CAR  
PARKING**



**RAIN WATER  
HARVESTING**



**SOLAR POWER  
(COMMON)**

# SPECIFICATION



## Structure

- R.C.C framed structure with Isolated footing Brick Masonry walls with Plastering in CM with Msand.



## Joineries

- » Doors
- » Windows
- » Ventilators

- MAIN ENTRANCE door - Single Leaf First class TEAK WOOD, Godrej/equivalent lock
- Bed room doors - Single Leaf MASONITE shutter fixed to Second class Teak Wood Frames
- Bathroom doors - Single Leaf WPC frames and Shutter
- WINDOW - UPVC Glazed, Sliding Profile with Bug Mesh provision and safety grills



## Flooring

- » Living/Dining
- » Bedrooms

- Living, Dining and Bedrooms floorings 600mm x 600mm Vitrified tiles of standard brands



## Kitchen

- » Flooring
- » Platform
- » Sink

- Kitchen floorings shall be provided with 2'0" x 2'0" Anti-skid Ceramic tiles of standard brands
- Kitchen platform - Polished Black GRANITE top
- Dado up to 2'0" height above the platform
- Single bowl SS sink



## Toilets

- » Flooring
- » Walls

- Anti skid Ceramic tiles flooring bed
- Ceramic tile dado for about 7' 0" height from the floor



## Sanitary Wares

- » Closet
- » Wash Basin

- EWC - Parry ware/ Eq.
- Wash basin - PARRYWARE or Eq. brand in Dining



Painting  
» Internal  
» External

- INTERNAL CEILING & WALLS - Tractor EMULSION Asian paint
- EXTERNAL WALLS - APEX EXTERIOR EMULSION Asian paint



Plumbing  
» Sump  
» OHT  
» Bathrooms

- One underground sump
- One Terrace overhead tank with one divider for Bore & Metro water
- A Tap in the kitchen for Metro/ Panchayath water supply from overhead tank.
- 2 in 1 wall mixer Tap with hygiene faucet with Overhead shower & Hot and cold water provision.
- Internal water lines CPVC pipes and External water lines PVC pipes
- CP fittings - Parryware (Jade Model) or Eq. brand



Elevators

- One no of elevator of max 6 passenger capacity shall be provided, make shall be Emperor / Universal / Eq. brand



Electrical

- 3 Phase Electric supply connection with manual phase change over facility
- Provision for Inverter
- MCB / RCCB (Residual current circuit breaker) - as per the Builder's standard
- Electrical Points - as per Builder's standard



## ASSURANCES



*Clear and perfect  
Document Title*



*Dream Home within  
your reach*



*Red Bricks  
Construction*



*Highest  
Value-For-Money*



*3 Tier supervision*



*Ethical Business  
Practices*



*Judicious and Excellent  
Space Planning*



*Commitment to trust,  
affordability and  
Transparency.*

## PAYMENT SCHEDULE

<i>On Agreement (10 days from Booking)</i>	<i>20%</i>
<i>30 days from Booking</i>	<i>30%</i>
<i>On Commencement of Foundation</i>	<i>10%</i>
<i>On Commencement of Respective Floor Slab</i>	<i>10%</i>
<i>On Commencement of Respective Roof Slab</i>	<i>10%</i>
<i>On Commencement of Internal Brick work</i>	<i>10%</i>
<i>On Commencement of Tile work</i>	<i>5%</i>
<i>On Commencement of Sanitary Fitting</i>	<i>3%</i>
<i>On Completion of Project</i>	<i>2%</i>



SCAN SITE LOCATION

Plot No.148, Door No. 22, 1st Main Road, Sivaprakasa Nagar, Puzhuthivakkam, Chennai – 600091



**+91 74 3005 3005 / +91 90422 18682**



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(Off. Pallavaram - Thorapakkam 200 Ft Radial Road), Kovilambakkam, Chennai - 600 129.

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