



Sai Srinivas

ABODE OF GOOD FORTUNE



PROJECT AMENITIES

LIFT



COVERED CAR PARKING

CCTV



ROOF TOP SITOUT

POWER BACKUP



VIDEO DOOR PHONE

100% VASTHU



ABOUT US

In 2010, the KST Promoter came to the real estate market, assuring quality housing at an affordable price to the Indian citizens.

Under the leadership of **Mr. P. Karthikeyan**, the company has reached new heights in their business. Ruling the industry for nearly about a decade, KST housing has set its standards high in the construction industry. If you are looking for your dream house, **KST Promoter** are a one-stop solution to it. Prioritizing the aesthetic appearance, builders can bring a positive vibe to your home. A strong workforce, professionals are dedicated and committed to their work. You can be assured to get the house you dream of.

If you have a design in your mind and want to be the architect of your home, then it is not a problem. Simply consult with the promoter and their engineer will help you to plan like the way you want.

ONGOING PROJECTS



SRI VAIGUNDAM
(SELAIYUR, EAST TAMBARAM)



SAI BRINDHAVAN
(TAMBARAM)



SAI SRINIVAS
(SELAIYUR, EAST TAMBARAM)

COMPLETED PROJECTS



SAI GUGA (SEMBAKKAM)



SAI ASHIRVADH
(SELAIYUR, EAST TAMBARAM)



SAI KRUPA (PALLAVARAM)



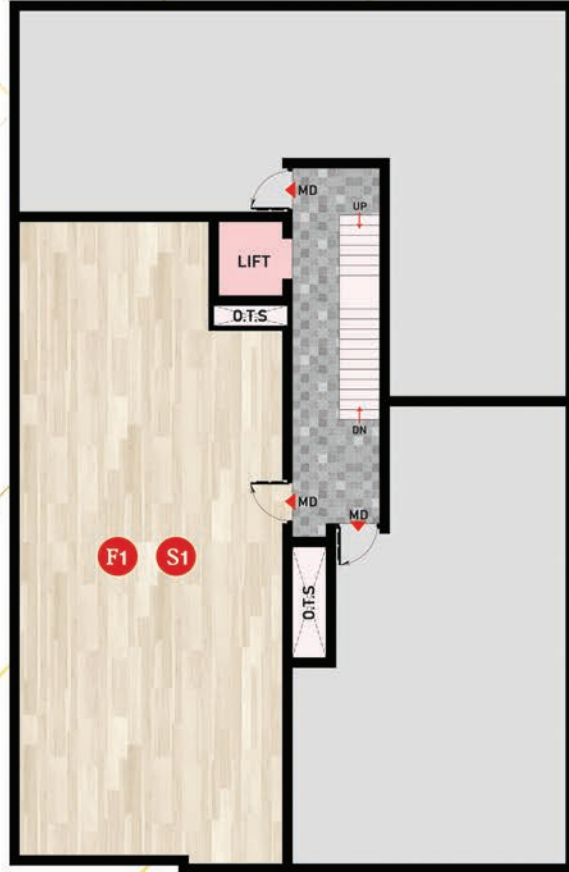
SAI AKSHATA (SELAIYUR)



SAI LAKSHMI (CHROMEPET)



STILT FLOOR

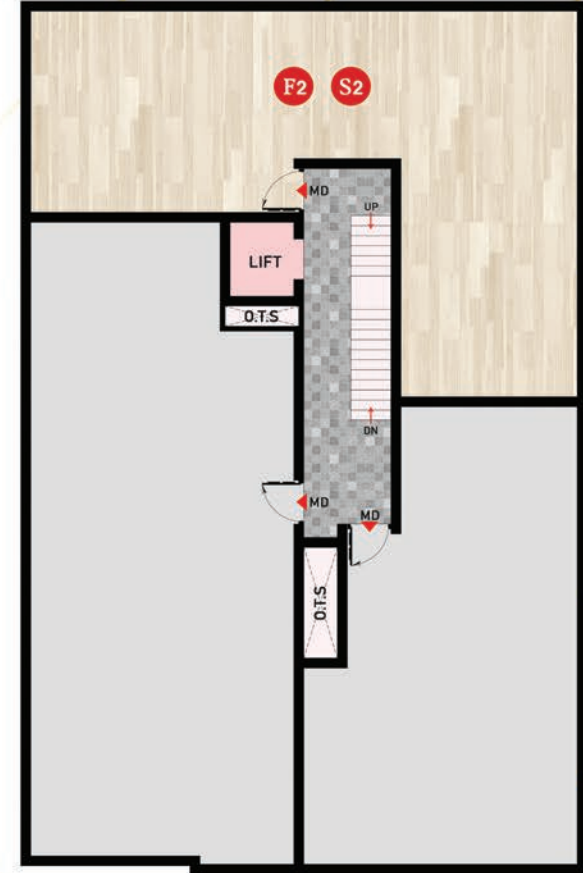


FIRST & SECOND FLOOR

F1 & S1
East Entrance



1146 - SQ.FT

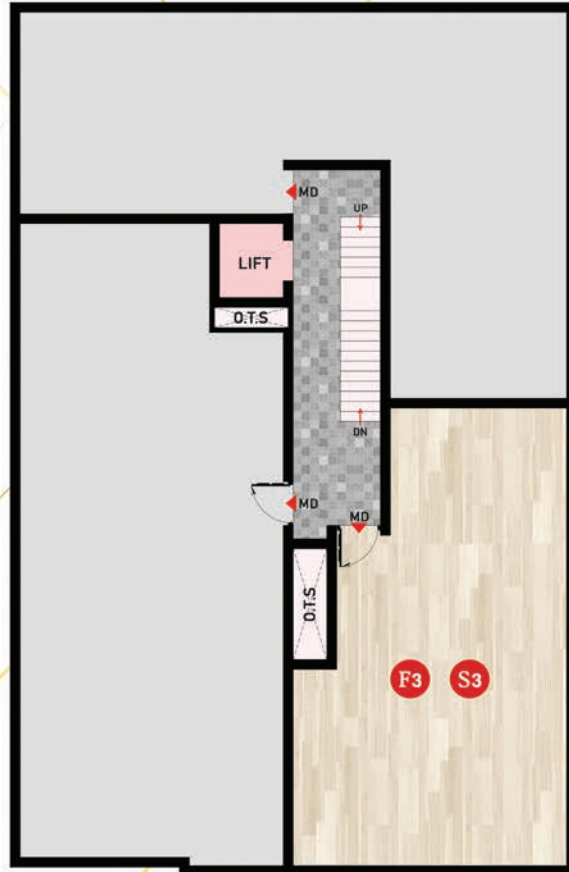


F2 & S2

East Entrance

1036 - SQ.FT

FIRST & SECOND FLOOR



FIRST & SECOND FLOOR

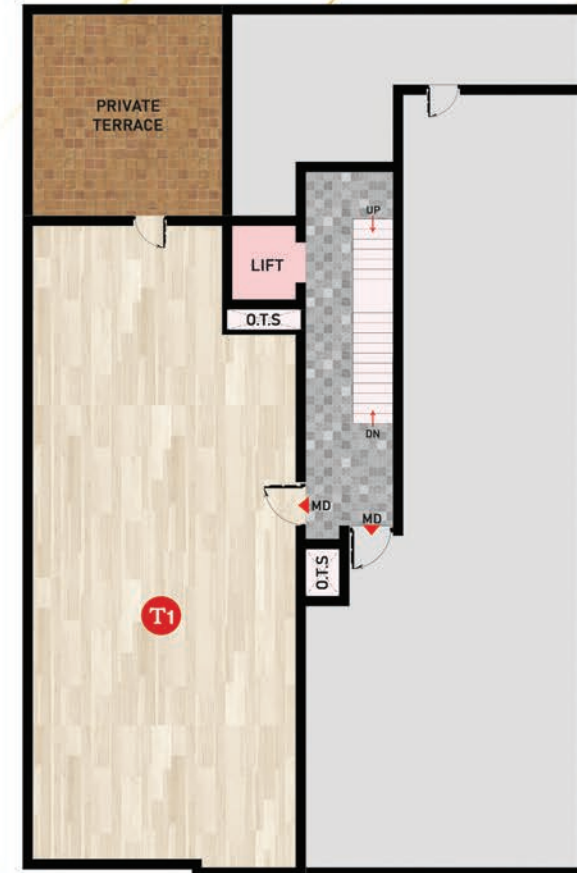
F3 & S3
North Entrance 
800 - SQ.FT



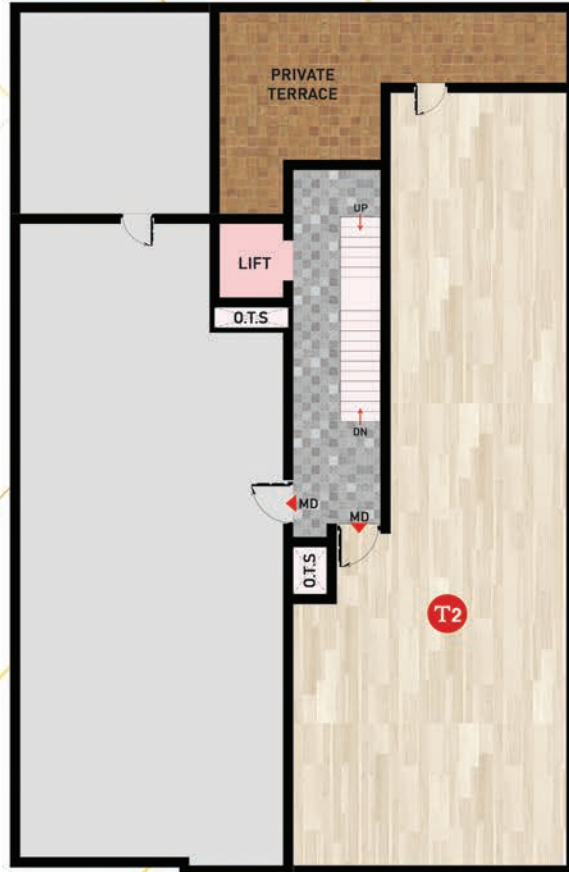
T1

East Entrance

1158 - SQ.FT



THIRD FLOOR



THIRD FLOOR

T2
North Entrance 
1153 - SQ.FT

SPECIFICATION

1. FOUNDATION

Column foundation for Stilt+3 floors with plinth beam as per design.

2. BASEMENT

Raising the basement up to 2 Feet height from the existing ground level.

3. SUPERSTRUCTURE

- Brick work (Red bricks) with cement mortar 1:6 for 9" thick walls around the Building. (Using PPC43 Grade Cement).
- Half brick work partition wall with cement mortar 1:4 all Cross walls.
- RCC Framed Structure

4. PLASTERING WORKS

- Inside plastering with cement mortar 1:6 finishing with floating Coat of neat cement slurry.
- Outside finishing with sponch in cement mortar 1:6.
- Ceiling plastering in C M 1:3.

5. FLOORING

Plain or design color 2'x2' vitrified tiles (Somany or Kajaria) flooring in Living, Dining, Bed rooms, Kitchen, Balcony and service.

6. STAIRCASE

Staircase with Granite flooring and railing with Stainless Steel pipes.

7. CUP BOARDS & LOFTS

Cup boards and loft provision will be in all bed rooms (ward robe Cupboard shutters and loft shutter not included).

8. KITCHEN ARRANGEMENTS

- Kitchen platform by Black Color Granite slabs.
- Providing Heavy Stainless steel sinks.
- 2'0" height white or plain color ceramic tiles on top of kitchen platform. One cup board and one loft arrangements in kitchen without shutters.

9. ELECTRICAL WORK

Electrical works are included in the rate as per drawing. (Metal box with Anchor Roma switches & Orbit wires).

9. TOILET ARRANGEMENTS

- Ceramic tiles work for bathroom wall up to "7" feet height.
- Anti Skid Ceramic tiles flooring for all bathrooms.
- CPVC concealed pipes for waterlines in all bathrooms.
- Ceramic Indian Water closets (white) in one toilet and ceramic EWC (white) in another toilet One Wash Basin will be provide in common bathroom (Somany brand) and one number wall mixer with shower in all bathrooms (Somany brand). CPVC Concealed pipes for waterlines and chromium plated bathroom fittings (Somany brand) in all bathrooms.

10. TERRACE WORK

Laying Weather Proof Tiles with Water Proofing chemical.

11. BALCONY WORKS

All balcony hand railing with M.S.Pipes (3'0" height).

12. DOORS

- Entrance door frames of TEAK wood with flush shutters of Hardcore with teak varnish finish.
Main door of size 3'3"x7,0" and Frame size 5"x3" with TW finish polish. (Brass Keels, Altrop and Godrej lock)
- All other doors with TEAK wood 2nd quality frames, (frames size 4"x21//2") with flush commercial ply shutters (Brass Keels, Altrop and Lakshmi lock) with enamel paint.
- All bathrooms are in PVC Doors of size 2'6"x7'0".

13. WINDOWS

All the windows are UPVC using plain or pin headed glasses.

14. GRILLS

MSgrills for all the windows.

15. PAINTING

- One coat of white cement & Two coats of Exterior emulsion (ACE in Asian Paints) will be done for outer walls.
- For inner ceiling and walls Two coats Birla White wall putty and one coats of white primer and two coats of interior emulsion (Tractor Emulsion in Asian Paints).

LOCATION ADVANTAGES

Stone Throw Distance from Velachery Main road, Tambaram bus stand, and Railway Station, Will take you to the Mile Stone Project **SAI SRINIVAS** , Connected By road, rail, air and housed with Essential Amenities. Sai Srinivas is located with Behind the Pantaloons, Selaiyur. 100 % great neighbour and Premium Life style.



SCHOOLS

- * Zion Matriculation Higher Secondary School
- * Grace International School
- * Sri Venkateswara Vidyalaya Higher Sec School
- * NSN Memorial School (CBSE)
- * Annai Violet Matriculation School
- * SDMS Jain Vidyalaya Matriculation School
- * Christ King Girls Higher Secondary School
- * Kendriya Vidyalaya No.1&2
- * Alwin Memorial Public School
- * Alpha School
- * Sri Sankara Vidyalaya Matriculation School
- * Sri Kanchi Mahaswami Vidya Mandir



COLLEGES

- * Madras Christian College
- * Bharath University
- * Sairam Engineering College
- * Mohamed Sathak College of Art & Science College
- * Prince Shri Venkateshwara Arts & Science College



HOSPITALS

- * Christudas Orthopaedic Speciality Hospital
- * Medicity Multispecialty Hospital
- * Bethesda Hospital
- * Raghavendra Dental Hospital
- * Sindhu Eye Care
- * New Life Hospital



RAILWAY STATION & BUS STAND

- * Tambaram Railway Station
- * Tambaram Sanatorium Railway Station
- * Camp Road Bus Stop
- * Tambaram Bus Terminus



NEAR BY LOCATION

- * Thiruppur Kumaran Selaiyur Park
- * Gandhi Park
- * Bharathi Park
- * Selaiyur Police Station

PAYMENT TERMS

| | | | | | |
|--|---|-----|---|---|------|
| 1) Booking Advance | - | 5% | 6) On Completion of corresponding slab | - | 5% |
| 2) Within 10 days from booking | - | 10% | 7) On Completion of corresponding flat brick work | - | 5% |
| 3) At the time of Agreement(Within 20 days from booking) | - | 10% | 8) On Completion of plastering | - | 5% |
| 4) On Completion of Basement / UDS registration (Within 45 days from booking, which is earlier) | - | 45% | 9) On Completion of flooring | - | 2.5% |
| 5) On Completion of stilt slab | - | 10% | 10) One Month before handing over the flat | - | 2.5% |

SITE ADDRESS: PLOTNO.13/7, SURESH NAGAR, EAST TAMBARAM, SELAIYUR, CHENNAI - 600073.

Keyplan
NOT TO SCALE



HEAD OFFICE:
KST PROMOTER,
NO 59/31, ABHAYA PARADISE, NEW COLONY,
1ST MAIN ROAD,
CHROMPET, CHENNAI-600044 .

FOR BOOKING

83 7003 7003

SITE OFFICE:
KST PROMOTER,
F-2, SAAI AKSHATA APARTMENT,
VIDHYALAKSHMI NAGAR, SELAIYUR,
CHENNAI-600073.

email : sales@kstpromoter.com / Web : www.kstpromoter.com