



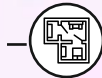
PKS Sai Kailas

🏠 Old No. 7, New No. 15A, Raja Veedhi Street,
Choolaimedu, Chennai - 600 094



*Opulence
has a new address*

Signature
APARTMENT
@ **CHOO LAIMEDU**



**4 BHK &
3 BHK**



**Covered
Car park**



**Power
Backup**



**Video
Door Phone**



**CCTV Security
System**



**Architect Design
& Vastu Complane**

PKS
Sai Kailas



**Location
Advantages**

**Restaurants/
Shopping**

**500
Meters**

Bank / ATM

**500
Meters**

Shcools

**500
Meters**

**Ampa Skywalk
Mall**

**2000
Meters**

**Arumbakkam
Metro Station**

**1600
Meters**

**Nungambakkam
Railway Station**

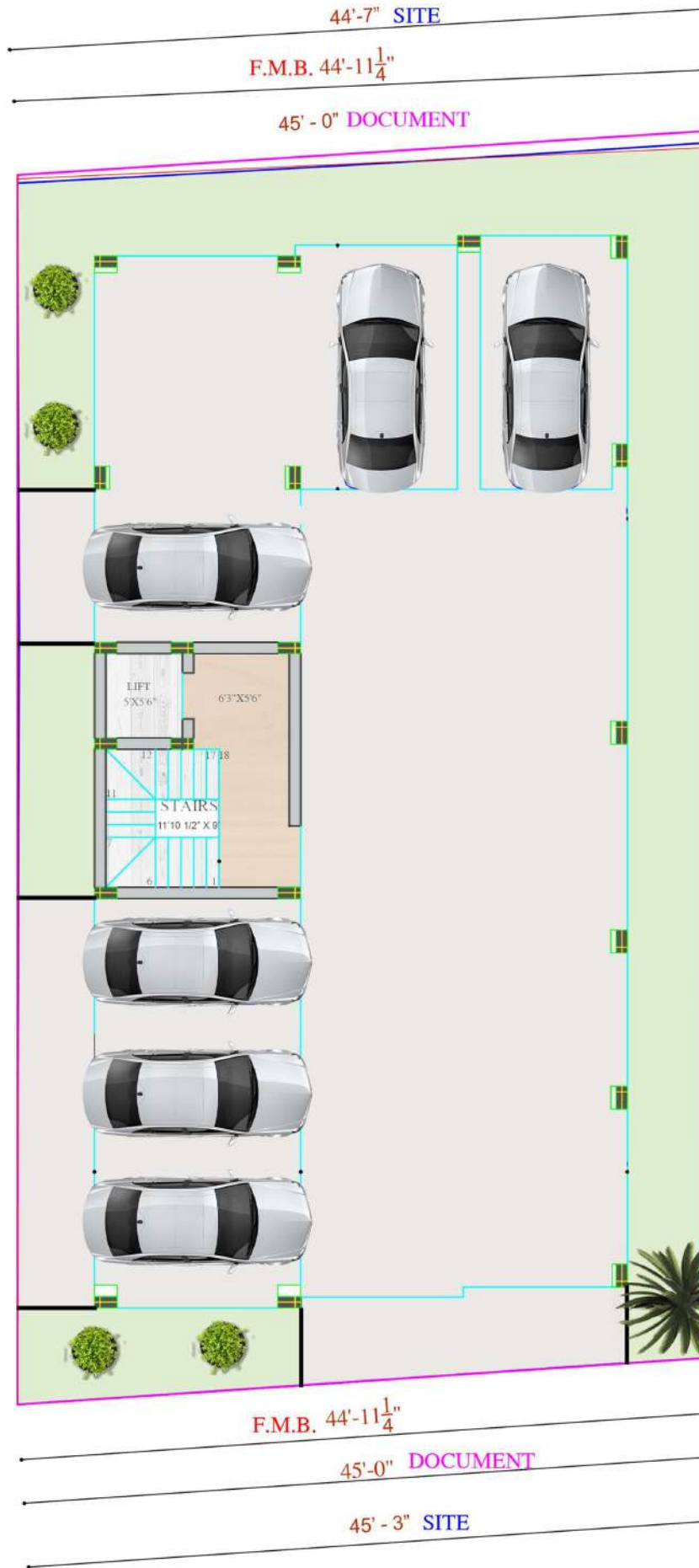
**2000
Meters**



80'-6" DOCUMENT

80'-0 $\frac{3}{4}$ " F.M.B.

80'-0 $\frac{3}{4}$ " SITE



F.M.B. 80'-03/4"

SITE 79'-7 1/2"

DOCUMENT 80'-6"

STILT FLOOR PLAN





45'-5" SITE

F.M.B. 44'-11 $\frac{1}{2}$ "

DOCUMENT

80'-4" DOCUMENT

80'-0 $\frac{3}{4}$ " F.M.B.

79'-9 $\frac{1}{2}$ " SITE

79'-1" F.M.B.

SITE 7 $\frac{1}{2}$ '-6L

80'-2" DOCUMENT



F.M.B. 44'-11 $\frac{1}{2}$ "

45'-0" DOCUMENT

45'-8 $\frac{1}{4}$ " SITE

FIRST FLOOR PLAN





80'-4" DOCUMENT

80'-0 $\frac{3}{4}$ " F.M.B.

79'-9 $\frac{1}{2}$ " SITE



F.M.B. 44'-11 $\frac{1}{2}$ "

45'-0" DOCUMENT

45'-8 $\frac{1}{4}$ " SITE

79'-1" F.M.B.

SITE 79'-4 $\frac{3}{4}$ "

80'-2" DOCUMENT

SECOND & THIRD FLOOR PLAN



Payment Terms

Stage of Work	Percentage
At the time of booking	10
Excavation	45
Completion of Foundation	10
Completion of Stilt Floor Roof	10
Completion of First Floor Roof	5
Completion of Second Floor Roof	5
Completion of Third Floor Roof	5
Completion of individual brick wall	5
Completion of plastering work	2.5
On handing over	2.5

DD / Cheques should be drawn in favour of
M/s.**PKS HOUSING AND DEVELOPERS PVT. LTD.**,
payable at Chennai.



Super Built-up Area Details

Total Area : 3614 Sq.Ft

Flat No	Floor	Build up Area	UDS
F1	First	2830	1196
S1	Second	1473	622
S2	Second	1390	587
T1	Third	1473	622
T2	Third	1390	587

Stilt cum Ground Floor is Reserved for
Covered Car Parking Space



SPECIFICATION



Structure:

- ◆ RCC framed structure with RCC Columns beams & slabs.
- ◆ Walls using Wire Cut Red Bricks



Doors & Windows

- ◆ Main entrance door – Teak Wood Frame & Shutters with natural walnut veneered solid panel shutter.
- ◆ Internal Doors – Steam Beach Wood Frame with Laminate Finish.
- ◆ Toilet door - FRP Door
- ◆ UPVC Sliding Windows from Prominance
- ◆ MS grills in all windows
- ◆ Locks from EUROPA / GODREJ



Wall Finish

- ◆ Plastering – smoothly plastered
- ◆ Finished with BIRLA wall care putty
- ◆ All internal walls painted with Asian Premium Emulsion Paint.



Flooring

- ◆ Living, Dining & Kitchen with Vitrified flooring (2x2) from KAG / SOMANY / KAJARIA.
- ◆ Balconies/utility – Matt finished vitrified tiles / Non-Skid tiles.
- ◆ Bathroom – Non – skid tiles for flooring & Ceramic wall tiles upto 7ft Height.



Kitchen

- ◆ Black Granite counter top with Nirali sink.
- ◆ CP fittings from JAQUAR / PARRYWARE
- ◆ Provision for exhaust fan, refrigerator, water purifier
- ◆ Adequate power points for all kitchen appliances.
- ◆ Ceramic/Printed tiles on the wall 2' above the counter top.



Bathrooms

- ◆ Shower with spout from JAQUAR / PARRYWARE
- ◆ Health faucet from JAQUAR / PARRYWARE
- ◆ White concealed wall mount EWC from JAQUAR / PARRYWARE
- ◆ Provision for exhaust fan & geyser
- ◆ Wash basin from JAQUAR / PARRYWARE
- ◆ CP fittings from JAQUAR / PARRYWARE



Electrical & Power Backup

- ◆ 3 phase electricity supply and independent meters
- ◆ FRLS wires from Anchor / Orbit
- ◆ Split A/C points for Living, Dining & all bedrooms
- ◆ Modular switches and sockets of Anchor / Havells
- ◆ Earth leakage circuit breaker to prevent shock
- ◆ DG power back for the flats and common area excluding A/C
- ◆ TV, Telephone points in living & master bedroom
- ◆ 2way switches for all bedrooms



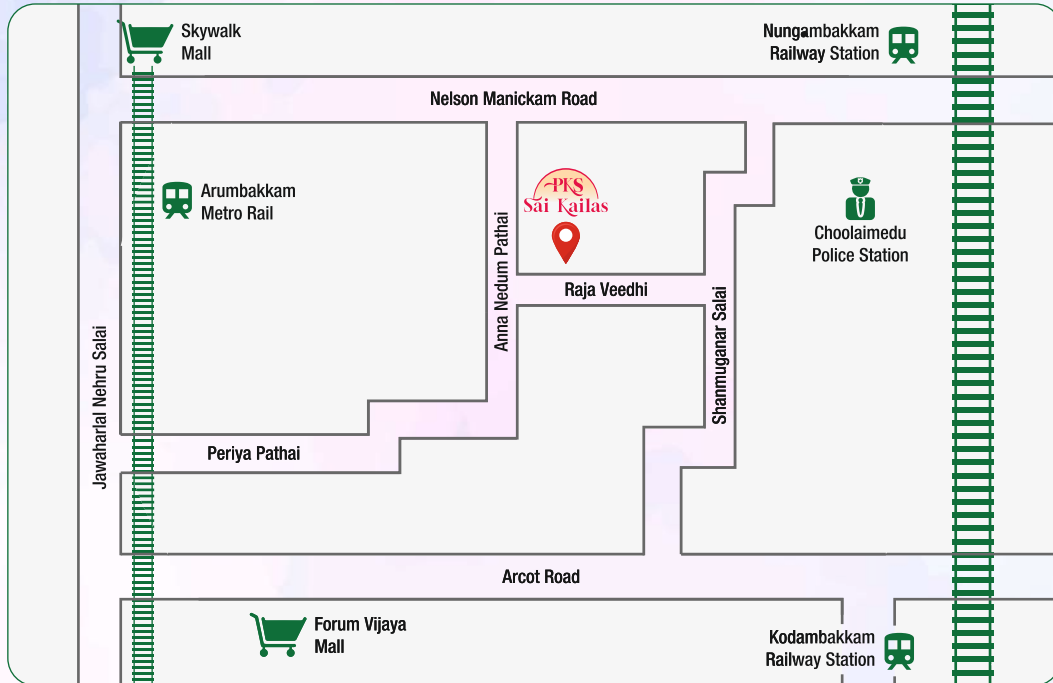
Special Features

- ◆ Landscaping for common areas
- ◆ 1 covered car parks for each flat
- ◆ Lobby with elegant seating in stilt floor
- ◆ CCTV surveillance camera with recording facility.
- ◆ Automatic lift with V3FF & ARD from JOHNSON / KONE / VICTORY ELEVATOR.
- ◆ Generator from KIRLOSKAR GREEN / ASHOK LEYLAND with adequate capacity.
- ◆ Rainwater harvesting
- ◆ Sump and overhead tank for metro water & borewell
- ◆ Common servant toilet shall be provided
- ◆ One borewell for supplement usage
- ◆ Terrace water proofed with a layer of pressed Kerala Tiles / White Thermatek Tiles.
- ◆ Granite floor Staircase with SS handrails
- ◆ Pest Control measure in all stages by PCI.
- ◆ Headroom, Liftroom with steel doors.



SITE LOCATION

🏠 Old No. 7, New No. 15A, Raja Veedhi Street,
Choolaimedu, Chennai - 600 094



SITE DETAILS

The building will be constructed over a plot 3614 sq. ft.
with Stilt plus three floors and will have 5 premium apartments.



PKS Housing & Developers Pvt Ltd.

PKS Sai Ashraya, Ground Floor, No.19/10, 23rd Street, Thillai Ganga Nagar,
Nanganallur, Chennai - 600 061.

☎ +91-44-4850 8846

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