

Sreshta Foundations

sālvika
Sai Kalpaka

Ramanujam St, T Nagar

MAKE YOUR **LIFE**
A FESTIVAL,
EVERYDAY



sālvika
Sai Kalpaka

WITNESS MODERN
AESTHETICS AND
LUXURIOUS LIFESTYLES
MEET SEAMLESSLY



THE PROJECT

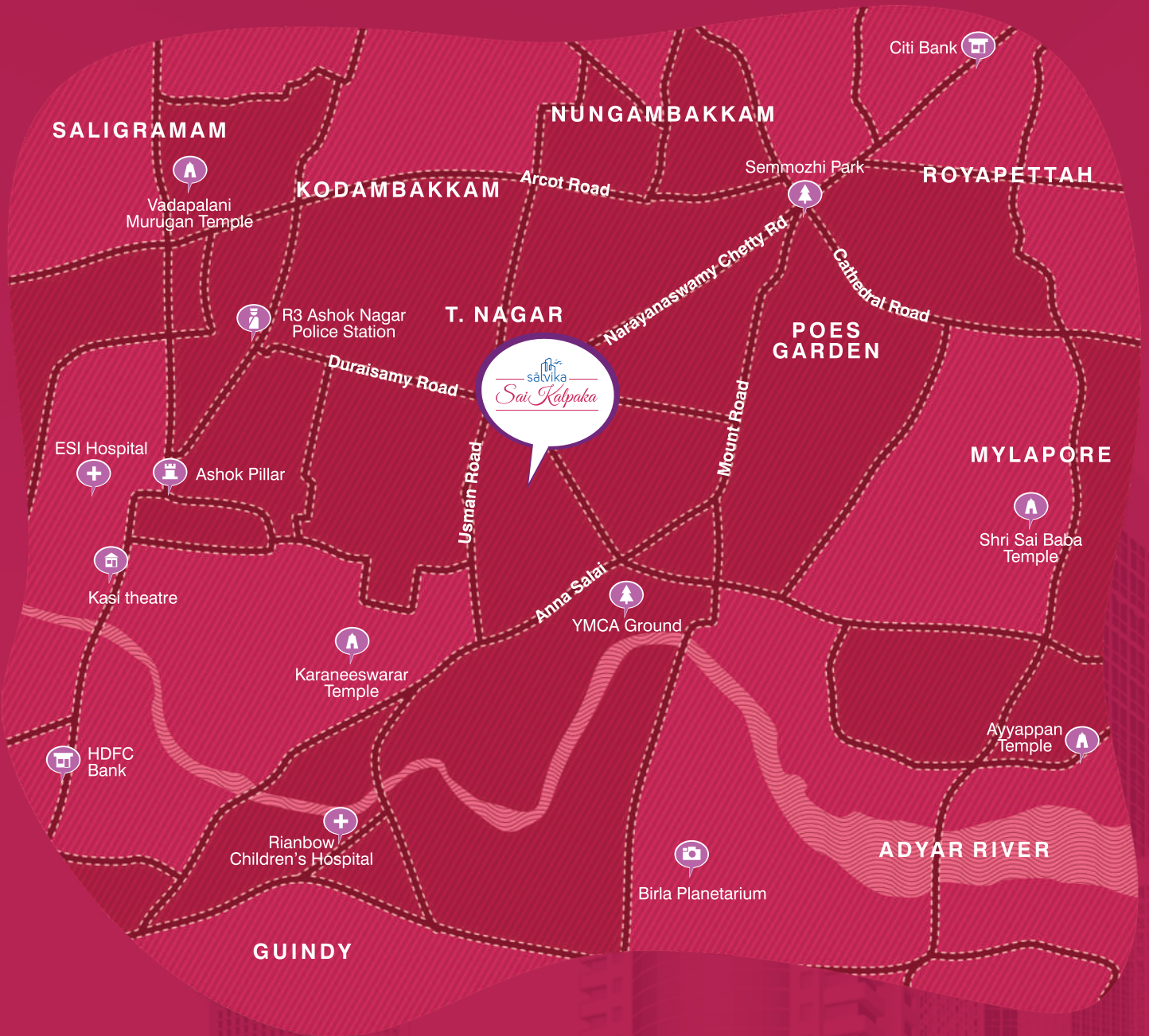
EXPERIENCE CONNECTIVITY & PROXIMITY FROM T NAGAR, AND PEACE AWAY FROM IT

Satvika is proud to present Sai Kalpaka, luxurious apartments located in the central hub of Chennai. The project comprises 3 BHK apartments with built-up area from 1429 sq.ft. to 1718 sq.ft. Sai Kalpaka is situated in T Nagar which is surrounded by educational institutions, business centres, hospitals and entertainment centres. Nestled in a haven all its own, and yet just minutes away from all the amenities, Sai Kalpaka is perfect for the new-age urban dweller.

Sai Kalpaka is within walkable reach from Tirumala Tirupati Devasthanam (TTD), Balaji Temple, T Nagar that brings out our divinity and gives us a blessed feeling.

Sai Kalpaka reflects state-of-the-art quality, capturing an unsurpassed warmth and beauty through fine, contemporary design and well-planned spaces. The project has been built to the highest specifications on par with international standards.





THE LOCATION

A PLACE WHERE YOU GET
ANYTHING YOU DESIRE,
EVEN HAPPINESS

THE ADVANTAGE

MORE THAN DELIVERING
A HOME, ITS GIFTING
THAT MAKES YOU
FEEL SO SPECIAL



Attractive Location



Good Investment



Experienced Builder



High Quality Materials

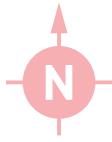


CMDA & RERA Approved



FLOOR PLAN

STILT & CAR PARK



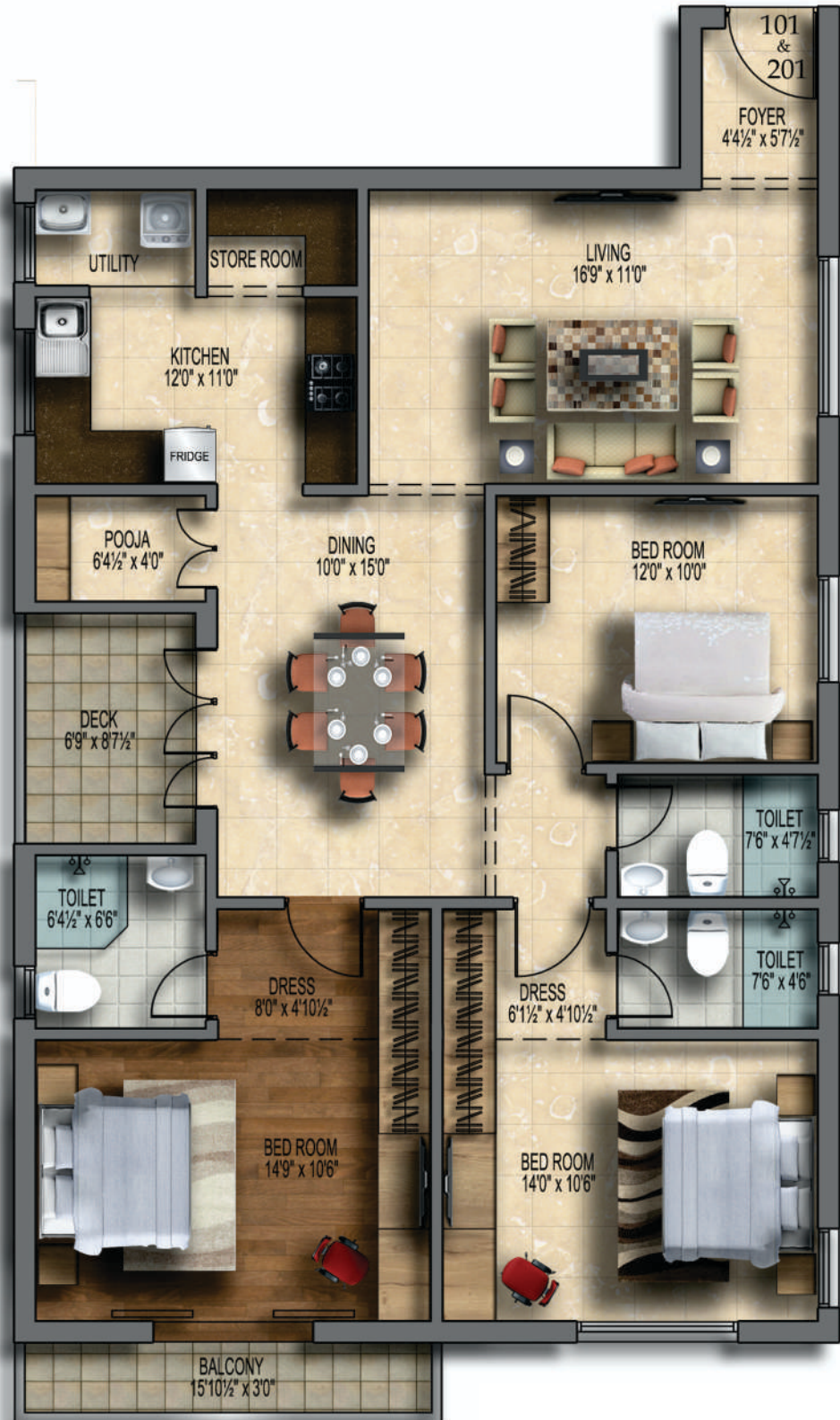
1st & 2nd FLOOR



3rd FLOOR



ROAD SIDE APARTMENT



All 3 Sold, NA
3 BHK - 1718 sq.ft

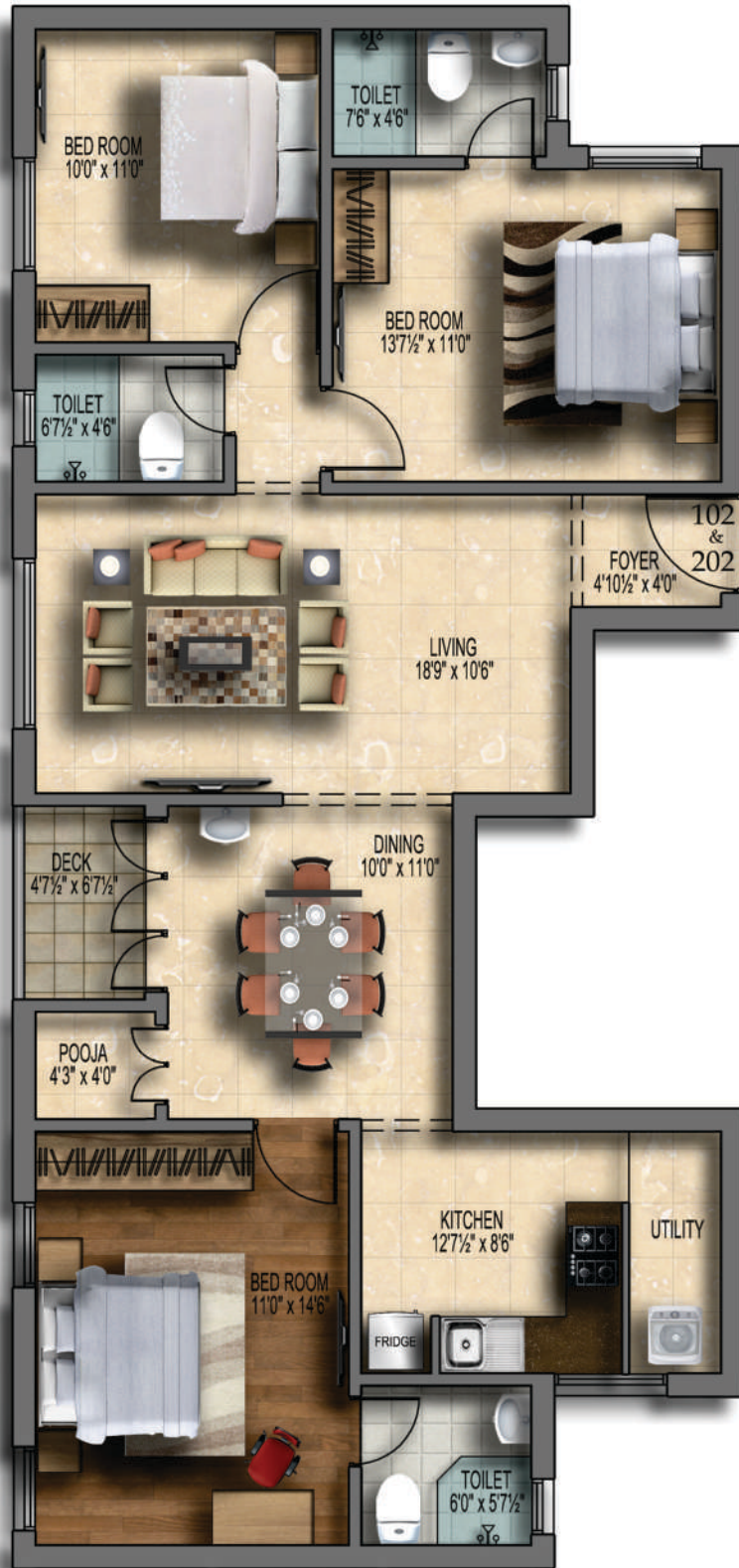
REAR SIDE APARTMENT



2 Sold, 1 Avbl
3 BHK - 1718 sq.ft

1 Unit Available

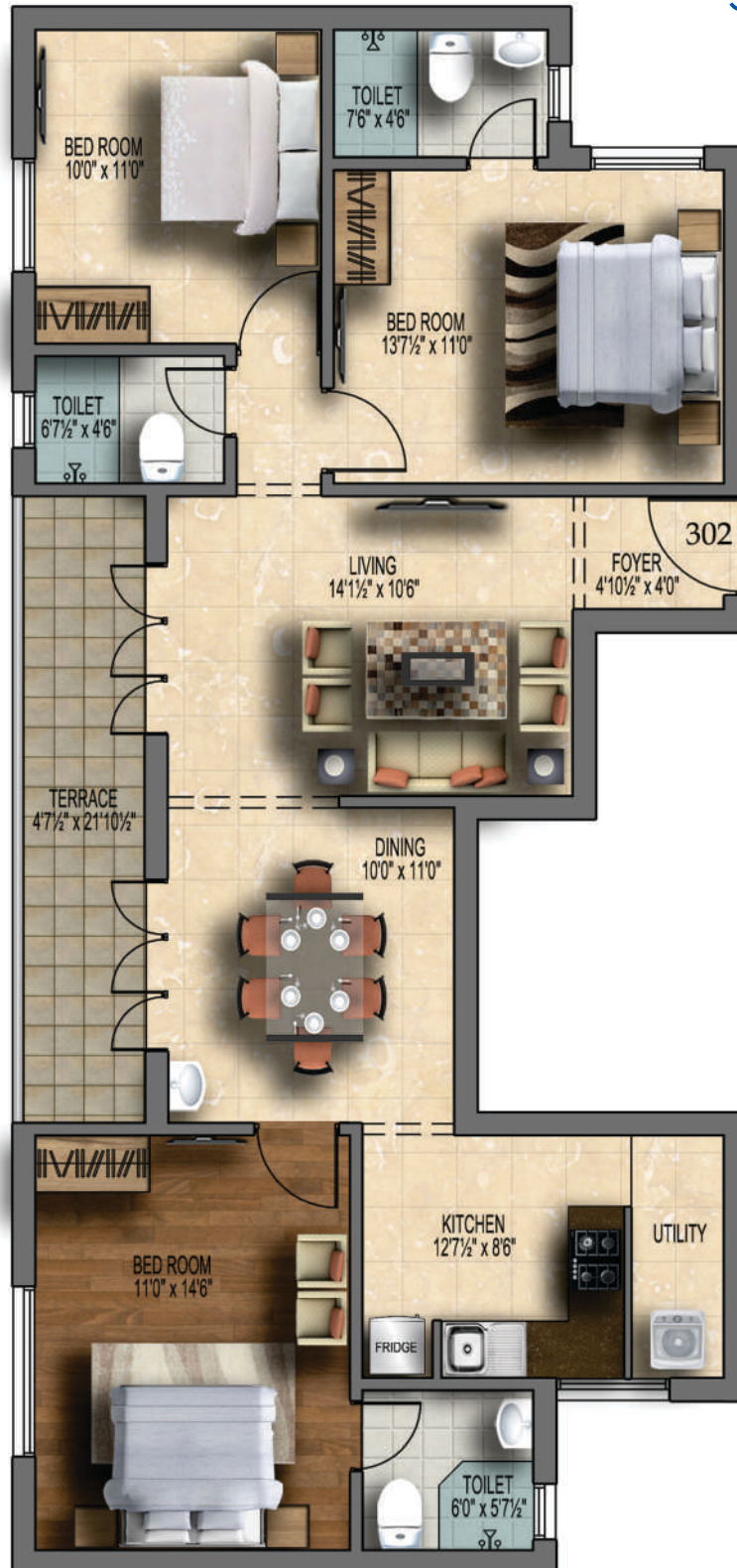
CENTRE CORE APARTMENT



102 & 202
3 BHK - 1429 sq.ft

2 Units Available

CENTRE CORE APARTMENT



302
 3 BHK - 1429 sq.ft
 Including Terrace

1 Unit Available

SPECIFICATIONS



STRUCTURE

- R.C.C framed structure as per the structural design
Brick masonry walls with stilt plus three floors



FLOORING

- Living, Dining & Kitchen with vitrified flooring 800mm x 800mm or 600mm x 600mm vitrified tiles (Rs. 75 per sq.ft)
- Bedroom with 600mm x 600mm vitrified tiles (Rs. 60 per sq.ft)
- Balconies with anti-skid ceramic tiles
- Toilets with anti-skid ceramic tiles
- Staircase and lift with black granite
- Terrace with weather proof tiles



KITCHEN

- Black granite counter top with stainless steel sink with drain board
- Adequate power points for all kitchen appliances
- First quality ceramic wall tiles up to 2 feet height
- Provision for water purifier, refrigerator and exhaust fan



DOORS & WINDOWS

- Main entrance door with teak wood frame and shutters with both sides veneered flush door
- Bedroom doors will be seven feet high and frame will be made of good quality, seasoned and chemically treated wood with shutters of 32mm thickness made with moulded, paneled skin door
- UPVC french door with folding shutters will be provided in balcony
- UPVC windows with sliding shutters for all windows with MS grill, wherever applicable
- UPVC ventilator will be provided with MS grill, wherever applicable



WALL FINISHES

- External walls to be finished with weather proof, Asian or Dulux paint
- All internal walls and ceiling will be coated with Birla care wall putty and finished with Asian or Dulux ICI premium emulsion paint



BATHROOMS

- All sanitary ware in ceramic, will be of Roca or Kohler or equivalent brands, in white colour
- All plumbing CP fittings will be of Roca or Kohler or equivalent brand
- Roca or Kohler or equivalent brand, single lever Hi Flow divertor of hot and cold mixer with over head shower, will be provided
- Concealed CPVC/UPVC pipelines of superior brands like Finolex
- Ashirwad or equivalent ISI certified brands will be provided
- All master bedroom toilets to have frosted glass partition for shower area



ELECTRICAL FIXTURES

- Three phase electricity supply with concealed wiring will be provided
- Separate meter will be provided for each apartment and main board will be provided outside the apartment at a suitable place, as suggested by the Architect
- Modular switches will be of Anchor Roma/MK/Havells or equivalent make
- Split A/C points will be provided in living, dining and all bedrooms
- 15 amps plug points will be provided for refrigerator, washing machine and geyser in the toilets
- 5 amps points will be provided for exhaust fan in the kitchen and toilets
- DG power backup for the flats and common area, excluding A/C points
- Two way switches will be provided for bedrooms & TV and Telephone points will be provided for living and bedrooms



SPECIAL FEATURES

- CCTV with surveillance camera, with recording facility
- Automatic Lift
- Rainwater harvesting
- Common servants toilet

OUR COMPANY

THE CONVERGENCE OF EXPERIENCE AND EXPERTISE IN CREATING EXTRAORDINARY SPACES

The Entity

- New Venture: Bringing together 25+ years of experience of key leaders
- Managed by Professionals with long term Vision, Values & Discipline

Client Service

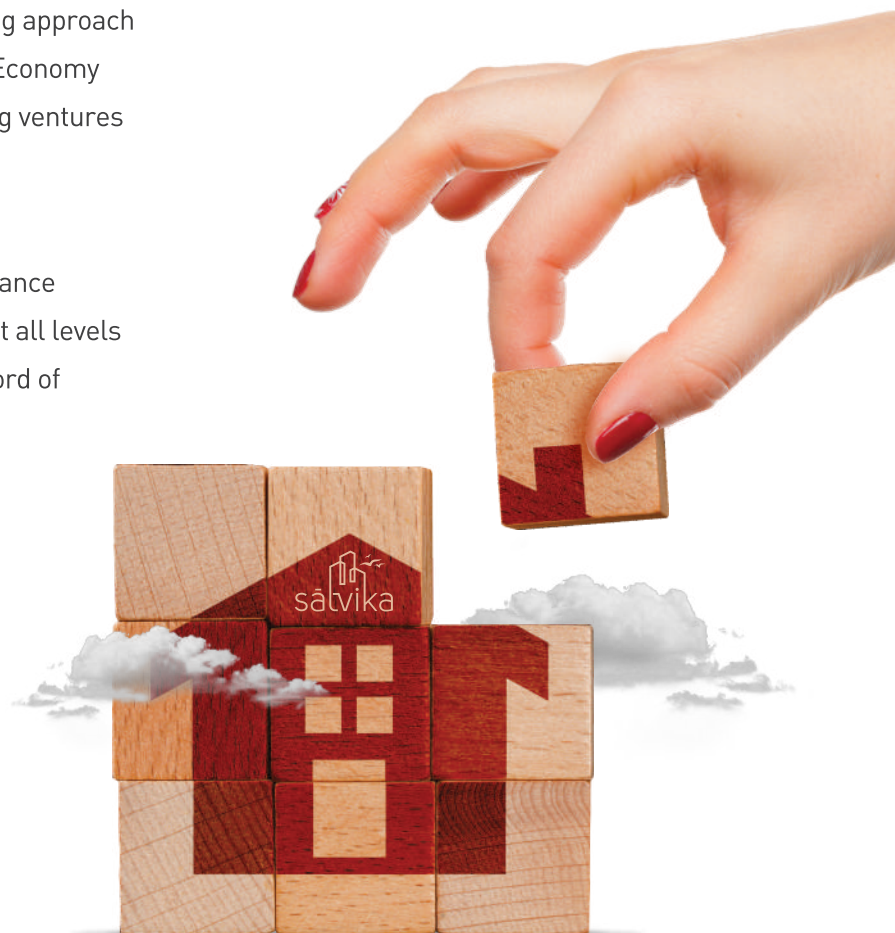
- Speed & Consistency
- Inclusive Partnering – The winning approach
- QUALITY: Empathy, Efficiency & Economy
- Selective, judicious in on-boarding ventures

Regulatory

- High degree sensitivity to compliance
- Highest levels of Transparency at all levels
- Esteemed compliance track record of management personnel

Fine Legacy

- Over 100+ ventures
- Varied experience:
Temples & Ashrams,
Commercial complex,
Residential flats & Villas.
- Quality, Trust & Value



COMPLETED PROJECTS



Veda Patashala & Annashala

- 15000 sq.ft Vidyarthi Learning Dwelling & Lunch hall
- At Guruvoyal (Chennai outskirts)
- Completed in a record 6 months



Residential

- 16000 sq.ft residential flats
- At Chromepet in 8 months
- Automated Lift, Stilt Car park



Reliance Digital Showroom

- 14000 sq.ft commercial consumer electronics showroom
- Location : Chromepet
- Completed in 8 months



Ashram & Temple

- Over 20000 sq.ft
- Near Madurantakam
- Ujjain Raja Mahakal Temple
- In a record 150 days
- Lunch hall, Classroom & Meditation hall



Admin Office:

34/47, Parvathi Apartment (Basement),
South Usman Road, T Nagar, Chennai 600 017.
Contact : +91 88381 23688
www.satvika.co



Site Address:

New No. 42 (Old No. 30), Ramanujam Street,
T Nagar, Chennai 600 017.

Scan QR code for location

