

BUILD LIFE.
LIVE FULLY.



Timely delivery isn't just a
promise—it's our practice.

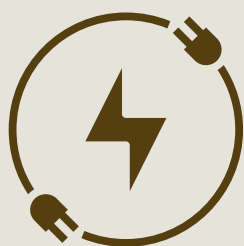


sātvika
Balaji



THE HOME

COMFORTABLY CONNECTED, THOUGHTFULLY POSITIONED



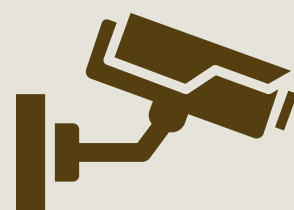
POWER
BACK UP



LIFT FACILITY
UPTO THE TERRACE



CAR PARKING
SPACE



CCTV CAMERAS

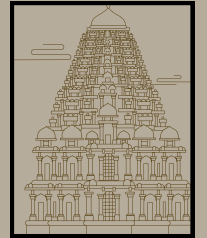
Located in a prime corner plot in Nanganallur, Satvika Balaji offers just 6 exclusive homes - 3 smartly designed 2BHKs (991 sq. ft.) and 3 spacious 3BHKs (1342 sq. ft.). The corner placement ensures better ventilation, abundant natural light, and more privacy, making every home feel open and airy. Just minutes from the metro station, it offers excellent city connectivity while being nestled in a peaceful residential pocket known for its rich cultural heritage and iconic temples. A rare blend of space, location, and lifestyle—crafted for those who value quality living.

CUTTING-EDGE TRAITS



VASTU-FRIENDLY
DESIGN

NEARBY
PROMINENT TEMPLES



CORNER PROPERTY

METRO
CONNECTIVITY



LOW-DENSITY
LIVING

RAINWATER
HARVESTING



OPTIMAL UNIT
SIZES

PREMIUM FINISHES



FLOOR PLANS



3 BHK - 1342 SQ FT
2 BHK - 991 SQFT

1,2 & 3rd FLOOR

FLOOR PLANS



1,2 & 3rd FLOOR

FLOOR PLANS



STILT & CAR PARKING

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/-SQFT)
- Bed room with 600mm x 600mm vitrified tiles.(Rs.60/-SQFT)
- Balconies with anti- skid ceramic tiles.
- Toilets with anti-skid ceramic tiles.
- Stair case 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 upto 2 feet height.
- Provision for water purifier, refrigerator and exhaust fan.



DOORS AND WINDOWS

- Main entrance door with teak wood frame and shutters with both sides veneered flush door.
- Bed room doors will be seven feet high and frame will be made of good quality, seasoned and chemically treated wood, with shutters of 32 mm 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

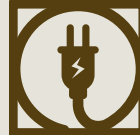
- External walls to be finished with weather proof, Asian or Dulux paint.
- All internal walls and the ceiling will be coated with Birla care wall putty and finished with Asian or Dulux ICI premium emulsion paint.

SPECIFICATIONS



BATHROOM

- 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 pipe lines of superior brands like Finolex
- Ashirwad or equivalent ISI certified brands will be provided.



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 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 back up for the flats and common areas, 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
- Rain water harvesting
- Common servants toilet

THE COMPANY

THE ENTITY

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

FINE LEGACY

Over 100+ ventures
VARIED EXPERIENCE:
Temples & Ashrams, Commercial complex,
Residential flats & Villas
Quality, Trust & Value



OUR PROJECTS



ANANDA

Each apartment offers an ample space of 1720 sq. ft. built up with an eclectic design and finest amenities, Satvika Ananda is sure to deliver you your dream space fully fit to be called your home!

SUMANTH

Apartment living today offers so much more than just convenience—it brings together the warmth of a cozy home, the luxury of well-designed space, and the privacy every family deserves. At Satvika Sumanth, you don't have to choose between comfort and location. You get the perfect balance of all.



OUR PROJECTS



SAI PRABHU

Homes designed with your comfort and utility in mind, are also built with top class amenities. With 1747 sq.ft., each apartment boasts of abundant space for each room and being a corner property.

NARAYANADRI

Narayanadri is a distinctive standalone property that offers not just space, but flexibility, privacy, and long-term value. This independent structure features two separate residential units, each sprawling across 2600 sq. ft., thoughtfully designed for comfort and functionality.

Whether you're a joint family looking for proximity with independence, or an investor seeking dual rental income or a future-ready setup, Narayanadri fits the vision



OUR PROJECTS

SAI KALPAKA

Spanning 17,500 sq. ft. in one of the most sought-after neighborhoods in the city, this premium residential development stands as a testament to timely execution and thoughtful design. Comprising 9 well-crafted apartments, the project strikes the perfect balance between elegance, functionality, and urban convenience. What truly sets this development apart is the remarkable completion timeline—from foundation to finish, the entire project was successfully delivered in just 300 days.



SIDDHI VINAYAK

Spread across 4,000 sq. ft., this beautifully crafted individual house stands out with its eclectic design and thoughtfully planned spaces. At its heart lies a serene open courtyard, bringing in natural light, ventilation, and a sense of calm throughout the home. Every inch of the layout is optimized for full utility, balancing aesthetics with practical living.



OUR PROJECTS



VEDA PĀTASHALA & ANNASHALA

Set across 15,000 sq. ft. in the peaceful outskirts of Chennai at Guruvoyal, the Vidyarthi Learning Dwelling & Lunch Hall is a thoughtfully developed facility designed to support holistic learning and well-being. Tailored to meet the needs of students and educators alike, the space includes dedicated learning areas, residential accommodations, and a hygienic, well-equipped lunch hall to foster a supportive academic environment. What makes this project truly remarkable is its completion in just 6 months, reflecting seamless planning, efficient execution

ASHRAM AND TEMPLE

Spread across over 20,000 sq. ft. near Madurantakam, the Ashram & Ujjain Raja Mahakal Temple stands as a serene spiritual retreat, bringing the divine presence of Ujjain's Mahakal closer to Tamil Nadu. Delivered in a swift timeline of only 150 days, it reflects a seamless blend of speed and precision.



RELIANCE SHOWROOM

Located in the bustling commercial hub of Chrompet, this expansive 14,000 sq. ft. Reliance Digital showroom is a state-of-the-art retail space designed to offer an elevated consumer electronics shopping experience.



OUR ONGOING PROJECTS



SATVIKA JAYANTHI

Satvika Jayanthi is individual residential projects with 3 units each. With just one apartment per floor, there is complete privacy, at the same time, spacious with eclectic design. Set in a prime location, Satvika Jayanthi not only offers serene, private living but also easy access to essential amenities, schools, and transport links. Whether you are looking for a tranquil retreat or a modern urban home, this project seamlessly combines the best of both worlds.

SATVIKA PADMALAYA

Experience the charm of independent living with Satvika Padmalaya—a unique residential project offering just 3 exclusive units. With the thoughtful design of one apartment per floor, residents enjoy an unmatched sense of privacy and the spaciousness of an independent home. The architecture is a perfect blend of modern aesthetics and functional design, creating vibrant and airy living spaces that feel open yet intimate. The eclectic interior layout ensures a harmonious balance of style and comfort, making each unit distinct and thoughtfully crafted.





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