











SITE PLAN

SAKTHI TOWERS & SAKTHI GALLERIA ROYALE LAYOUT





EXISTING SOWRIPALAYAM ROAD

SAKTHI ELEGANT TOWERS

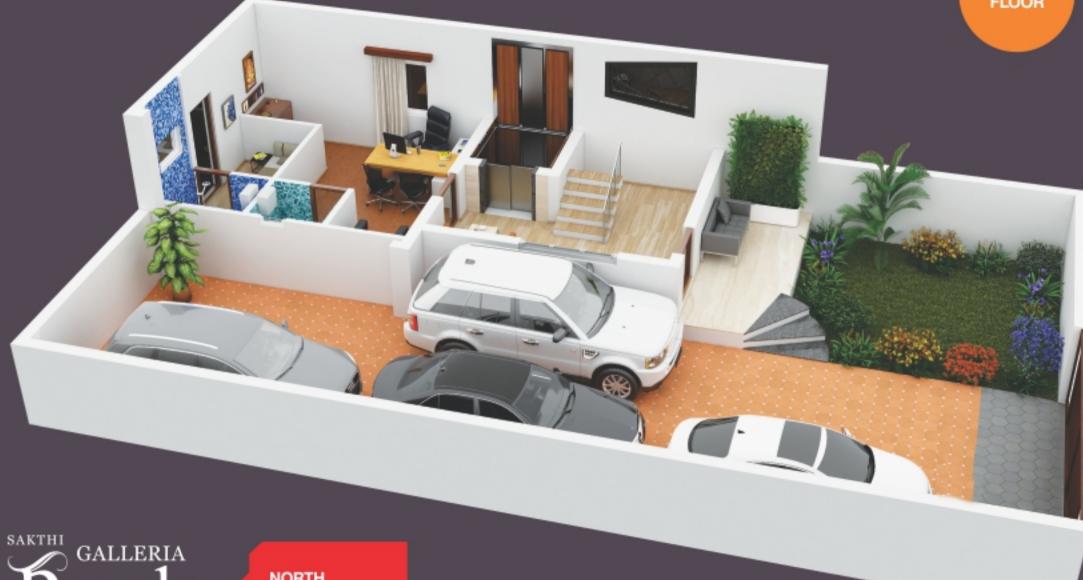
INDIA PRIVATE LIMITED





NORTH FACING VILLA





Royale

NORTH FACING VILLA

NORTH FACING VILLA

FIRST FLOOR



SAKTHI ELEGANT TOWERS
INDIA PRIVATE LIMITED





SOUTH FACING VILLA





SOUTH FACING VILLA

SECOND FLOOR





EAST FACING VILLA



EAST FACING VILLA

FIRST FLOOR



SAKTHI ELEGANT TOWERS
RIDIA PRIVATE LIMITED

EAST FACING VILLA SECOND FLOOR





- 16 Premium Villas and 5400 sq.ft Club House. 40ft & 23 ft BT and Paver Block Roads
- Common Auto Start, Stand-by Genset power back up for all villas.
- 24 Hours Security with Intercom, CCTV

FULLY AIR CONDITIONED CLUB HOUSE & RECREATION STILT + 2 Floors

- Fully equipped modern Gym
 Swimming pool for adults and toddlers
 Indoor Games (Billiards, snooker, Table Tennis)
 Space for Recreation/ Community and Party Hall.
- Drivers and housemaids refreshment and rest rooms

PARK AND CHILDREN PLAY AREA

- Landscaped Garden of International Standard With designer concept lighting.

 Modern equipped children play area with lawn

 Lush green Jogging Track with fountain and water falls.

 Designer Lawn and gazebos





Structure:

- R.C.C. Framed Structure with earthquake resistant foundation designed for seismic zone 2.
- Superstructure Brick Masonry with good quality bricks with cement mortar. Antitermite treatment carried out as per IS Standards.

Doors:

- Main Door: Solid Teak Wood Frame with Solid teak wood panelled shutter aesthetically designed with Melamine Polishing.
- French Window: Solid Teak Wood Frame with Solid Teak panelled shutter with Melamine polishing.
- Internal Doors: Solid Teak wood Frames with moulded decorative flush doors with Melamine polishing.

Windows:

 Branded UPVC frames & shutters with glass panels. Elegantly designed MS painted grills and standard hardware.

Hand Rail:

- Staircase: Architect Designed SS Grill with Glass.
- Balcony: Architect Designed SS Grill with Glass upto 3' ht

Painting:

External:

- Texture paint with a combination of smooth wall care putty finish in specified areas and Emulsion paint with putty on other surface.
 Internal:
- 2 coats of Acrylic Emulsion paint of standard make smooth finish with primer over Wall care putty.

Compound Wall & Gate:

Designed compound wall with fully automatic sensor gate.

Flooring:

- Italian Marble Flooring in Entrance lobby, Living, Dining room & full Staircase area.
- Laminated Wooden Flooring in 2 bedrooms (one in 1st floor & one in second floor) and Home Theater room.
- Branded 2'X2' Vitrified Tiles in Kitchen and all other rooms.
- Branded Ceramic Non-slippery Tiles in Bathrooms & servant room
- Branded Glazed concept Ceramic wall tile up to 8'0" ht in all bathrooms.
- Full Body Vitrified tiles in parking area.

Kitchen:

- Branded Modular Kitchen
- Provision for piped gas with copper piping from gas bank in (Ground Floor) in each villa
- Provision for washing machine, dish washer and all electrical appliances.



Plumbing and Sanitary Fixtures:

- Hydro Pneumatic water supply system.
- Well planned toilet layout with wet and dry areas
- Jaquar or equivalent brand Jacuzzi in Master Bedroom bathroom.
- Jaquar or equivalent brand Steam bath provision in one bathroom.
- Hot & cold diverter with rain shower in all bathrooms.
- Chrome-plated CP fittings in all bathrooms.
- Counter below/above wash basins with CP basin mixer in 3 bathrooms.
- Wall-hung EWC in all bathrooms.
- All sanitary and CP fittings are TOTO or Equivalent Brand except ground floor.
- Branded Wall mixer and EWC/IWC in office room and Maids room
- 100 liters capacity Solar Water Heating System with built-in electrical backup Geyser in each villa.

Electrical:

- 3 phase power supply for each villa with individual meter boards.
- Legrand or equivalent brand MCB & ELCB.
- Legrand or equivalent brand modular switches & sockets.
- A/C provisions in drawing, living, home theater room & all bedrooms.
- 100% 24X7 Power backup through common Genset from club house to each villa

Communication:

- Fiber Optic Cable connectivity across the villa for all voice, video and data communication (TV, Internet, Intercom and Telephone).
- Telephone and cable connection points in living, drawing, office room & all bedrooms.
- Video Door Phone communication in each villa.
- Wi-Fi connectivity provision across the villa.

Lift:

- KONE or equivalent brand fully Automatic V3F lift in each villa.

Home Automation Provisions in Each Villa

Internal Landscape:

Landscaped garden in each villa (Ground floor).(Optional)

Club House & Common Amenities:

- Club House: Stilt+2 floors with LIFT and A/C.
- Swimming Pool for Adults & Toddlers
- Fully equipped AC Gym
- Indoor Games (Billiards/ Snooker & Table Tennis)
- Multi Purpose hall
- Common RO Plant
- Security with Intercom and CCTV facility throughout the campus.
- Common Genset
- Rain water harvesting.

Garden:

- Fully landscaped garden with Children play area.
- Jogging & Walking track & Gazebo.
- Designer street lighting with landscaping







Site Office:

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