

## The Company

The humble beginning over the years has been translated into substantial growth through foresightedness & expertise in the field.

The promoters have more than two decades of experience in construction of prestigious land mark residential apartment, office space & retail project.

With strong foundations of values and maintaining the highest standards of quality has always been the foremost priority that has enabled Sri Visthara to earn an enviable reputation in a brief period of time.

Backed by professional team with a strong heritage of trust, has made them to deliver properties that spells quality, style and comfort with affordable price tags.

Today their projects have spread over Chennai, Coimbatore, Chidambaram, Yelagiri and many more in pipe line.

### Completed Projects



Sumukha @ Venkateshwara Nagar Extn., Ambattur    Vageesa @ Chidambaram    Shanmukha @ Maruthi Nagar, Ambattur    Sukeertha @ Ambattur    Samrudha @ Ambattur    Palaniappa @ Anna Nagar

### Other On-going Projects



Week-end Villas @ Yelagiri



Harita @ Tambaram    Skanda @ Ambattur

### Proposed Projects

- Villas @ Coimbatore
- Apartments @ Perumbakkam
- Duplex @ Perumbakkam
- Duplex @ ARB Nagar Chidambaram
- Apartments @ Pallavaram

## SRI VISTHARA INFRASTRUCTURES PVT. LTD.

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“ Product from technocrats having more than 2 decades of experience ”

**Sai Niketan**  
CHITHALAPAKKAM



Having a place to go... is a home.  
Having someone to love... is a family.  
Having both... is a blessing.



The information and plan contained herein are subject to change. The brochure is merely conceptual and not a legal offering. The promoters reserve the rights to make any alterations.

Tan & Terry - 9381032810

project by  
**Sri VISTHARA**





Natural lighting & Ventilation

36 exquisite designer dwellings



Eco friendly surroundings

It is your long awaited dream home with fresh air, clean water and luminous lighting in a healthy environment, located at Chithalapakkam with easy access to essentials places like shops, hotels, educational institutions, work places, hospitals and more over well connected to major roads. A home here will make both work and life easy, cutting out distances. So, now get set for a great work-life balance.

Sai Niketans' designer homes with architectural elegance are brought to you by technocrats with more than 20 years of experience.

Sai Niketan is a stylish 4 storied apartment with just 36 exquisite designer dwellings, each 2 & 3 BHK apartment are unique by itself, ranging from 942 to 1288 sq.ft. and opens to a pleasant arrangement of light filled airy outdoor and a bliss of lake view apartments too. This reverie home helps you to unwind day to day stress, hence makes you enjoy a peaceful and calm balanced lifestyle.

Charming is the fact the word to describe the surroundings and the lake close by adds to the beauty of natures' blessing.

With the guidance from NBC, norms is been taken care in every aspects. Constant research and development is being made to make all our apartments more functional and eco friendly.

Sai Niketan ... a home never too far away to find your pleasure.

Pristine clean water





LAKE

WEST



# Typical Floor Plan

SOUTH

NORTH



TOWER - B

EAST

TOWER - A

- E - 942
- F - 955
- G - 938
- H - 934
- J - 1196

Typical Floor Plan

60 FEET ROAD

Typical Floor Plan

- A - 1288
- B - 1119
- C - 1207
- D - 1286



# Site Plan



## Features

- ◆ Designer apartments ensure better space utilization
- ◆ 100% as per plan construction ensure peace of mind and better resale value
- ◆ Minimum common wall design ensures ultimate privacy, fresh air circulation and good lighting



- ◆ Power back 100% for common areas and 500 watts for each dwellings
- ◆ CCTV
- ◆ 24 x 7 security with intercom
- ◆ Lift with back up
- ◆ Servant and drivers toilet



## Amenities

“ Better ventilation and lighting, ensures better health, lower power consumption. ”



## Payment terms

At the time of booking	15%
Completion of foundation	20%
Stilt roof completion	20%
Respective floor completion	15%
Respective roof completion	15%
Brick work and plastering	10%
Tiling	3%
Handing over	2%



## Specifications



- ◆ Flooring : living dining with rectified tile, other areas with ceramic tiles  
Inner and exterior surfaces: emulsion
- ◆ Windows : UPVC / Aluminum
- ◆ Main door : Teak frame with American skin door,
- ◆ Bed and sit-out : Hard wood frame with flush shutters
- ◆ Toilets : PVC doors
- ◆ Electrical : 3 phase, modular switches, protection by ELCB, MCB
- ◆ Kitchen : Granite platform with single bowl SS sink
- ◆ Sanitary / CP fittings : Parryware or equivalent



## Location Map



“Premier specification at affordable price”

“Choosing Peaceful residential location with better connectivity”