





REAL VALUE  
**P & P**  
**SAI PEACE & PROSPERITY**  
Taramani, behind TIDEL Park

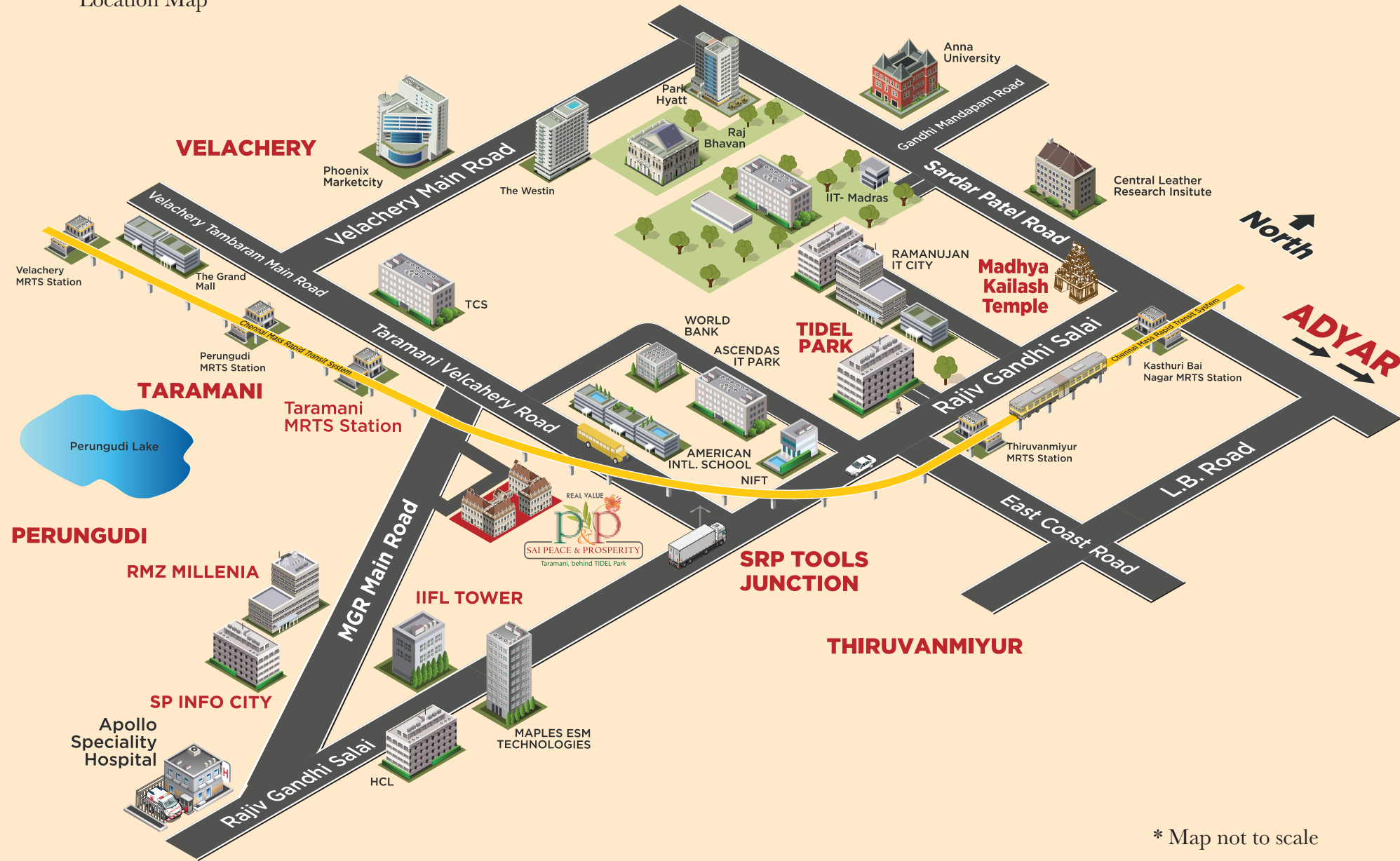
Experience the luxury of living in the city's IT business district only at Sai P&P. Two of life's desired blessings, peace and prosperity are revived here, simply by curbing work-life inconveniences. A highly enviable property has Tidel Park as its esteemed neighbour.

Spread across a picturesque landscape, Sai P&P hosts a choice of intelligently designed spacious residences with unparalleled privacy. Neo classical fusion architecture adorns Sai P&P exteriors, while its well-planned interiors have the strongest contemporary influence to date. Sai P&P compliments urban living with a sustainably designed infrastructure.

Sai P&P is brought to you by Real Value, a unanimously preferred developer, with decades of prominent projects, trusted city-wide to employ practices beyond the builder's budget but not the homeowner's.

At Sai P&P you can enjoy the epitome of gracious living while the world just outside, moves at a frantic pace, trying to catch up with you.

Location Map



TIDEL Park - 1 Km



TCS Taramani - 1 Km



RMZ Millenia - 500 Mtrs

*Peace & Prosperity for*  
**Proximity**

Living close to your work place works wonders for your health, time and money. So Sai P&P is positioned at a place where businesses come to converge with suburban life. 'Behind Tidel Park. Way ahead of the rest' - Sai P&P holds a strategically premium location in the city, close to the mass rapid transit, facilitated with broad roads and nil bottle-necks, access to Sai P&P becomes a pleasure.

If you are living in Sai P&P you are extraordinarily close to the following:

**IT Hubs**

Tidel Park  
RMZ Millenia  
Ramanujan IT City  
Ascendas  
Elnet Software City

**Educational Hubs**

American International School  
Bala Vidya Mandir  
DAV Public School  
Indian Institute of Technology, Madras (IIT -M)  
National Institute of Fashion Technology (NIFT)

**Health Hubs**

Apollo Care  
Global Hospitals  
Kamakshi Hospital  
Fortis Malar

**F&B Hubs**

Ascendas Food Court  
Copper Chimney  
McDonalds  
Saravana Bhavan  
Zaitoon

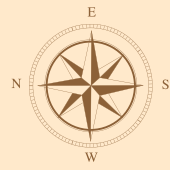
**Religious Hubs**

Madhya Kailash Temple  
Sri Ananthapadmanabhaswamy Temple  
Marudeshwar Temple  
C S I House Of Prayer

**Entertainment Hubs**

Saytham S2  
Mayajaal Multiplex  
Phoenix Mall - Luxe Cinemas  
Grand Mall  
Prarthana Drive-In

# Nestled in Chennai's IT valley





Living Room



Bedroom

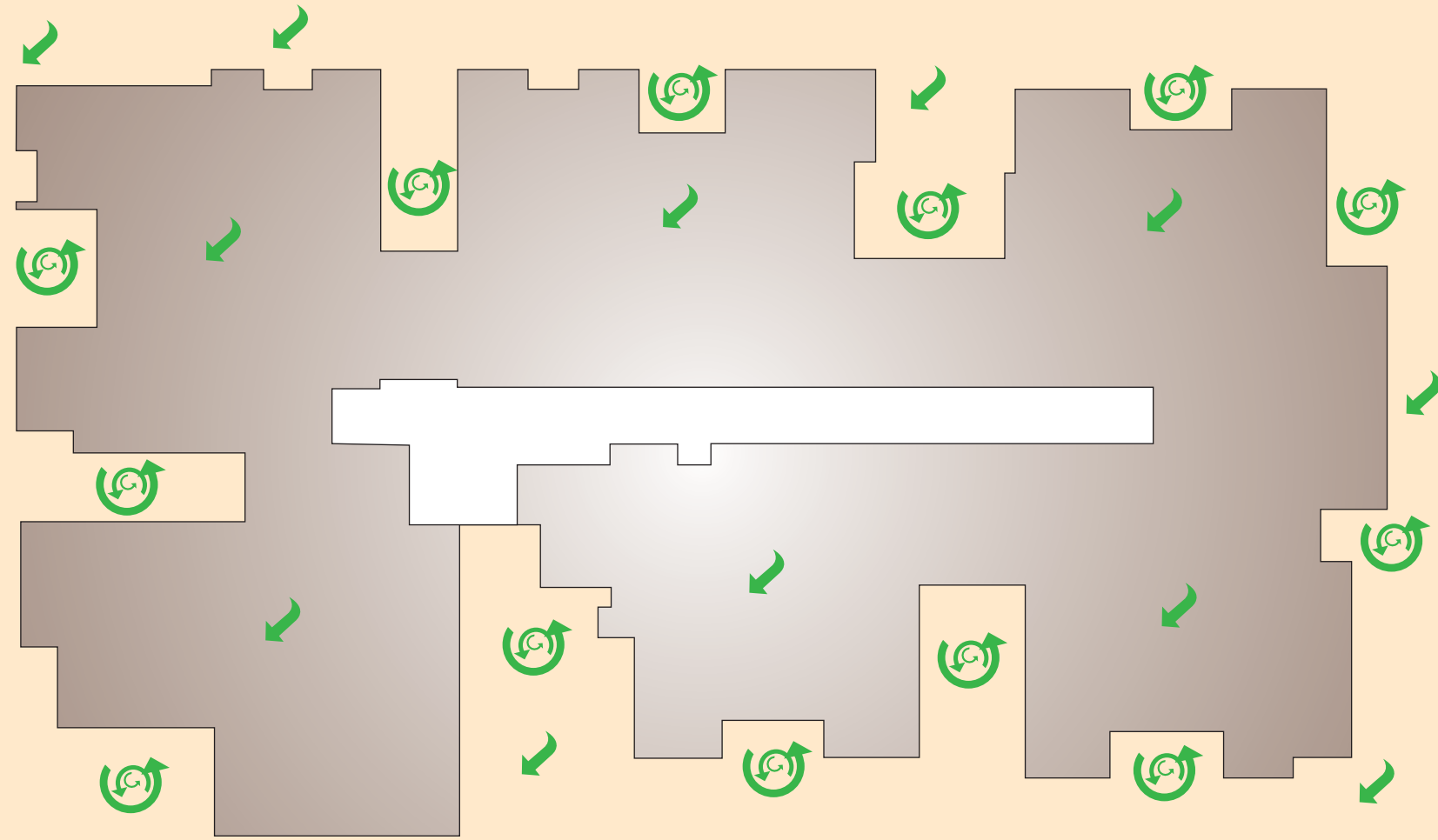


Kitchen

Peace & Prosperity for  
*Property*

The elegantly designed spatially intelligent homes range from 1, 2, 2.5, 3, 3.5 BHK. A palatial option in penthouse and duplexes are also available at Sai P&P. The tower-wise configuration is 2 basements + stilt + 17 floors. Planned to the dot, Sai P&P leaves no stone unturned when it comes to detailing luxury.

| Tower 1 to 6 Min & Max Area Detail |       |       |
|------------------------------------|-------|-------|
| Description                        | Min   | Max   |
| BHK                                | Sq.ft |       |
| 1 BHK                              | 506   | 633   |
| 2 BHK                              | 937   | 1,095 |
| 2.5 BHK                            | 1,203 | 1,320 |
| 3 BHK                              | 1,261 | 1,577 |
| 3.5 BHK                            | 1,698 | 1,746 |
| Pent house                         | 2,652 | 3,132 |
| Duplex                             | 2,934 | 3,043 |



### *Finger Joint Design*

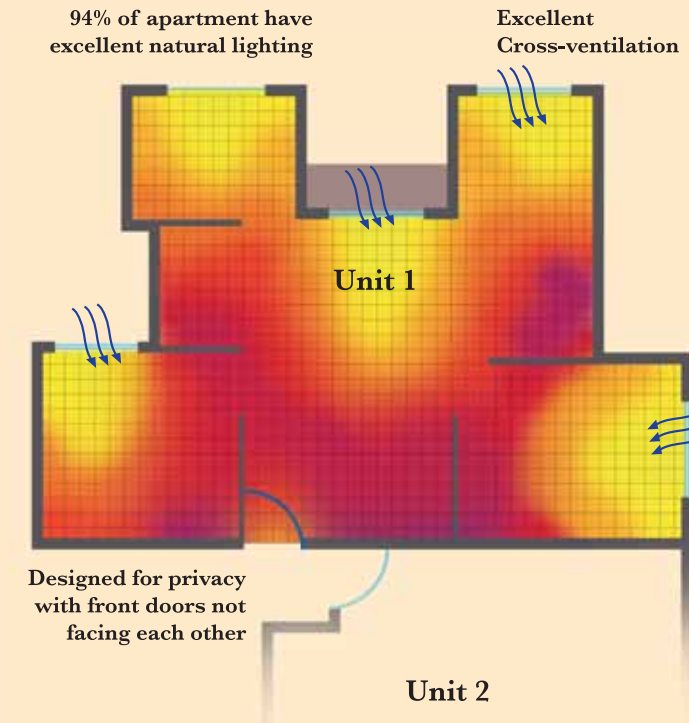
*A signature design that ensures maximum light, privacy and cross ventilation in all apartments  
Incorporates minimum common wall which ensures less noise disturbance.*

- Great energy saving •Better privacy •Maximum air circulation •More natural light •Minimal noise pollution

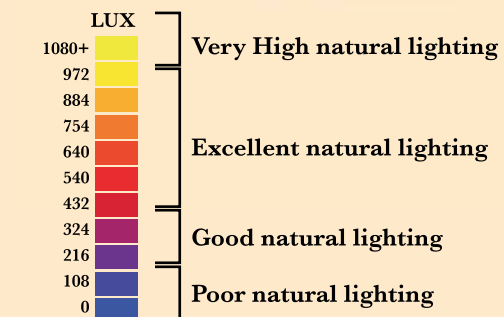


### NATURAL LIGHTING AND WIND FLOW

The design is well planned to facilitate natural lighting and wind-flow to functionally reduce artificial or electronic lighting during the day, in turn providing tangible savings on energy.



### NATURAL LIGHTING LEVELS



# *Peace & Prosperity for Privacy*

Real Value's unique Finger Joint Design is a signature facet, employed in residential spaces for optimizing privacy, ventilation & natural lighting. This pioneering technique streamlines beauty with structural responsibility for fresh air circulation constantly.

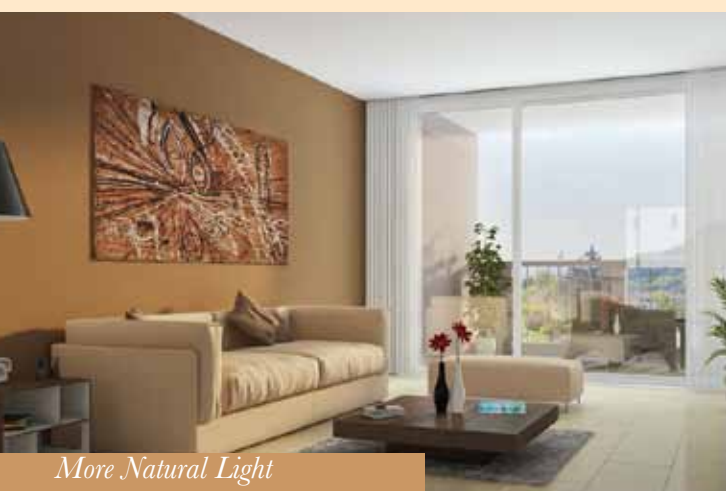
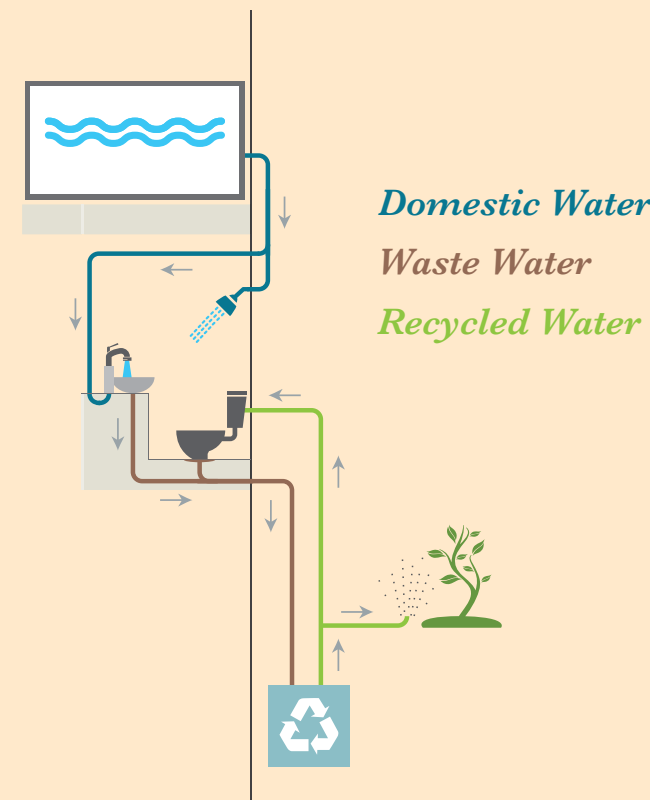
The design further fulfills privacy by reducing vehicle noises and disturbing city sounds. A double wall around the lift area ensures more noise reduction as a much needed advantage for the elderly and infant.

Real value additionally facilitates all apartments with the extra space for privacy by placing main doors not facing each other.



*Jogging Track*

*Efficient Water Usage*



*More Natural Light*

*Peace & Prosperity for*  
**Posterity**

Sai P&P is a safe and sustainable haven for the future. The green and clean principle is maintained both outside and within premises. The hi-grade material employed in the construction like Saint Gobain or equivalent glasses for windows, UPVC Window Frames & Low VOC paints insulates the design from harsh heat and extreme cold for safe and better environment. Sai P&P practices globally awarded eco-friendly standards.

**Salient features of Sai P&P's sustainability module**

- Comprehensive ongoing recycling/re-use program
- Saves electricity by using more natural air and light
- Plumbing fixtures that conserve water yet look and function like conventional fixtures
- Specialized water system to lower potable water usage
- Rain-water harvesting, sewage treatment procedures, energy-efficient lighting and eco-friendly measures



*Club House - A mammoth state-of-the art recreational facility with 190 ft facade*



*Meditation Centre*



*Swimming Pool with Kids Pool*



*Library*

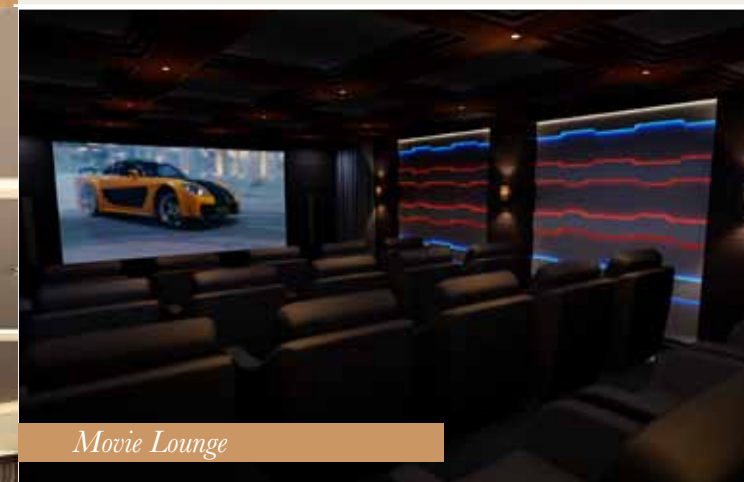
*Peace & Prosperity for*  
**Panache**

Sai P&P takes the style quotient of Taramani to a new level, offering best-in-class amenities marked with global luxury. Designed to suit the finer tastes of leisure, these homes are sure to uplift spirits every time one effortlessly comes back from the bustle of work life. Truly an abode soaked in the finer conveniences to pamper and elevate urban lifestyle.

**Amenities:**

- Banquet Hall
- Indoor Games
- Meditation Centre
- Jacuzzi
- Ladies Corner
- Gents Corner
- Gymnasium
- Movie Lounge
- Swimming Pool and Kids Pool
- Steam and Sauna Room
- Library
- Clinic
- Crèche
- ATM
- Convenio
- Landscaped Terrace Garden
- Jogging Track
- Outdoor Play Area





*Peace & Prosperity for  
a Plush Lifestyle*

**Banquet Hall**

with AV / PA System and Special Areas for Catering / Food Serving.

**Gymnasium**

with Specialized Cardio Area, Muscle Building Zone, Aerobics Studio

**Movie Lounge**

with Karaoke, Practice Pad / Music Studio

**Convenio**

with Provisions Store, Veggi Shop, Poultry Shop, Medical Store and Frozen Foods Store.

**Indoor games**

Table Tennis, Billiards & Snooker Tables etc.

**Outdoor games**

Chidlren's Play Area, Badminton Court

**Ladies Corner**

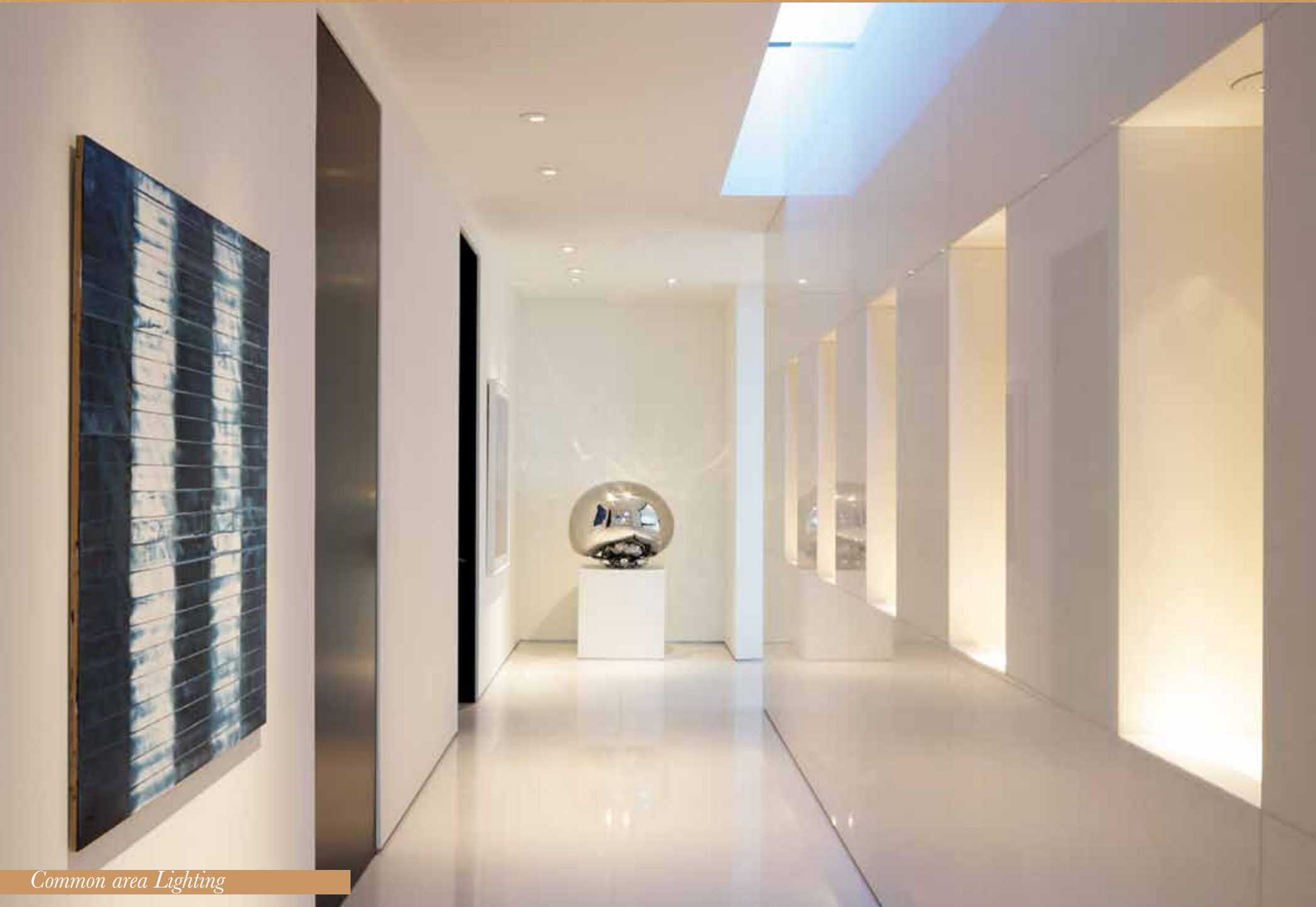
An Exclusive Recreation Area with the Indoor Games, Learning Centre & Heritage Corner

*Gym / Fitness Centre*

*Movie Lounge*

*Convenio*

*Snooker tables*



Common area Lighting



Sanitary ware and Fittings



Single Bowl Stainless Steel Sink



Flooring with Vitrified Tiles

## Specifications

### Structure:

RCC framed structure including column, Shear wall and beam with non-load bearing walls plastered on both sides.

### Brick Work:

External walls are 9" Brick work or 8" Block work and Internal walls are 4 1/2" Brick Work or 4" Block work.

### Floor and wall Tiling:

- The flooring in the living room, dining room, bedrooms, kitchen, study and balcony (where provided) and the passages will be of vitrified tiles
- The flooring in the bathroom, toilets will be of Ceramic tiles/Glazed tiles.
- Glazed or Ceramic tiles will be provided on the walls in the following areas:
  - 1) On toilet walls up to 2.13 Mtr (7 Ft) height as per the toilet design.
  - 2) Above the kitchen platform up to a height of about 0.6 Mtr (2 Ft)
  - 3) Utility / wash area (where provided) up to a height of 0.9 Mtr (3 Ft) from floor level.

### Kitchen Platform and sink:

Kitchen platform will be of polished granite top of 2' 00" size with a stainless steel sink of single bowl with drain board.

**Doors and windows:**

- Entrance door will be made of Teak frame, with HDP skin door with deco paint finish fitted with brass fittings and Godrej or equivalent lock.
- All other doors (Except Entrance and Toilet doors) will be of seasoned timber frames, with flush door, paint finish of suitable colour fitted with accessories.
- Toilet doors will be PVC doors with necessary accessories.
- Window frames will be of UPVC / aluminium sliding type based on the technical feasibility and fitted with clear glass and Mild steel grills finished with enamel paint.

**Painting:**

- Internal walls and external walls with emulsion paint
- Ceiling paint with white colour distemper

**Sanitary ware and fittings:**

White colour EWC and washbasin will be provided in all bathrooms. CP fittings Jaquar or equivalent

**Plumbing and waste water lines:**

CPVC / PVC pipes will be provided for plumbing and sanitary lines

**Piped gas line:**

Piped gas line point will be provided in the kitchen of each Apartment

**Electricity supply and wiring:**

- MCB and ELCB for overload protection and short circuit protection will be provided inside the apartment
- Sufficient number of electrical points will be provided with modular switches

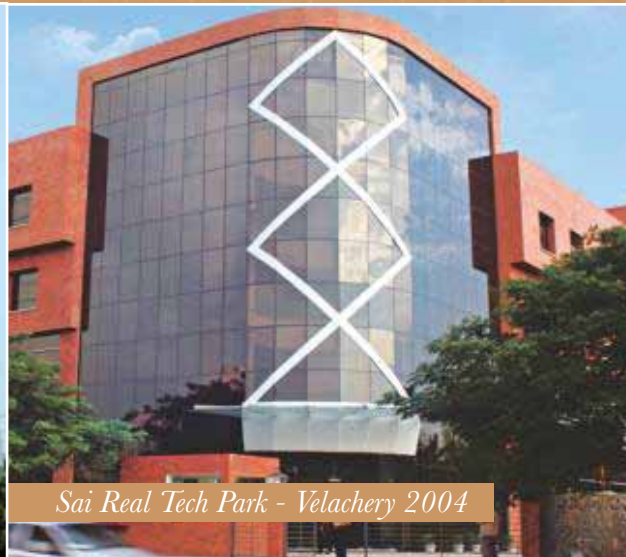
**Other features common to the project:**

- Staircase: Steps and mid-landings paved with natural stones or tiles and with MS hand rail finished with enamel paint
- Corridor flooring will be of natural stones or tiles
- Adequate light points for the common area and the staircase landings
- Two No's – sufficient passenger's lift will be provided for each block except Club House
- Generator back up will be provided for lift and common area lighting
- Based on typology, the sufficient power back-up will be provided for each flat

*Payment schedule*

| <b>Particulars</b>  | <b>Percentage</b>                      |
|---|--|
| <i>On Booking</i>   | <i>15</i>                              |
| <i>On Agreement<br/>(within 30 days from the date of booking)</i> | <i>15 +<br/>Infrastructure charges</i> |
| <i>Pile Foundation</i>  | <i>20</i>                              |
| <i>Second Level Basement</i>                                      | <i>2.5</i>                             |
| <i>First Level Basement</i>                                       | <i>2.5</i>                             |
| <i>Stilt Floor Level</i>  | <i>2.5</i>                             |
| <i>1st Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>2nd Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>3rd Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>4th Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>5th Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>6th Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>7th Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>8th Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>9th Floor Roof Level</i>                                       | <i>2.5</i>                             |
| <i>10th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>11th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>12th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>13th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>14th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>15th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>16th Floor Roof Level</i>                                      | <i>2.5</i>                             |
| <i>On Possession</i>  | <i>2.5</i>                             |
| <i>Total</i>  | <i>100</i>                             |

*Some of our Prestigious Projects, since 1995*



*Prashanth Real Gold Tower - T.Nagar 2007*

*Sai Real Tech Park - Velachery 2004*



*Sai Shahi - Pallikaranai 2003*



*Sai Sananda - Velachery 2010*

*The Lords - MRC Nagar 2006*

*Sai Sarovar - Velachery 2002*

*Amarasri - Anna Salai 2007*

*Peace & Prosperity for*  
**Real Value**

An ISO 9001 – 2008 certified company, Real Value Promoters Private Limited is Chennai's most respected and diverse property developer owning and managing a premium portfolio of residential apartments, condominiums, retail malls and office spaces.

Real Value's team of more than 140 professionals, supported by a network of over 500 people, is experienced in every spectrum of property management, acquisition, design, development, construction and after sale services. Since its inception in 1995, the company has acquired and developed 6.6 million sq ft of projects, owning and managing an overall of 10 million sq ft in the pipeline. Foresight and skillful planning make Real Value the first to identify locations in the city, as well as in emerging suburban areas, with significantly appreciable advantages. All of its projects have consistently raised the benchmark for eco-friendly measures and green building principles to create safer, sustainable living spaces.

*Current Projects*



*Padmalaya - OMR Siruseri*



*Sai Uptown - Oragadam*



*Neel Kamal - OMR Siruseri*



*Czar's - Greenways Road*

*Peace & Prosperity for*  
**Promise**

20 years of successful operation with 72 completed projects of 6.6 million sq.ft. and 10 million sq.ft. of ongoing & upcoming projects



3500 satisfied customers across the city from middle to upper investment categories in the economic strata.



Identify and define locations of developing suburbs that fetches good return and appreciation at short duration



Excellent strategy of support during and after-sales for productive, trustworthy and lasting relationship



Innovative construction techniques with superior quality materials



Ethical business practices



*Peace For Life. Prosperity For Generations.*

