

DN  
DEVINARAYAN  
SAI SAGAR   
Shastri Nagar



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DEVINARAYAN

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## **TAP INTO THE VIBRANT ENERGY OF A HAPPENING LOCALE**

Adyar a hub of contentment, is one of the most posh and elite neighbourhoods in South Chennai. Located in close proximity to The Theosophical Society, Kalakshetra and Guindy National Park, the locality houses some of the premier educational institutions. Our premium project Sai Sagar, in Shastri Nagar, a prime location within Adyar, and consisting of 4 lifestyle apartments, each 3BHK unit spanning 2835 sq.ft., taps into the vibrant aura of the area. With only 2 out of the 4 available for occupation, Sai Sagar is equipped with features like covered car park, 100% power backup, water purification system, auto door elevator, video door phone controlled access, wi-fi access and fitness room.





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SAI SAGAR 

Shastri Nagar

## PROJECT DETAILS

4 LIFESTYLE APARTMENTS

**NO. OF FLOORS**  
STILT + 4 FLOORS

**SIZE**  
2835 sq.ft.

ONE 3 BHK APARTMENT  
TO A FLOOR

## FACILITIES & AMENITIES



Covered Car Park  
for Each Apartment



100% Power  
Backup



Intercom,  
Security Room



Satellite TV Cabling  
with Service Providers



VRV Air  
Conditioning



Rainwater Harvesting  
for the Project



Water Purification  
System



Auto Door  
Elevator



Gymnasium



Video Door  
Phone Control  
Access



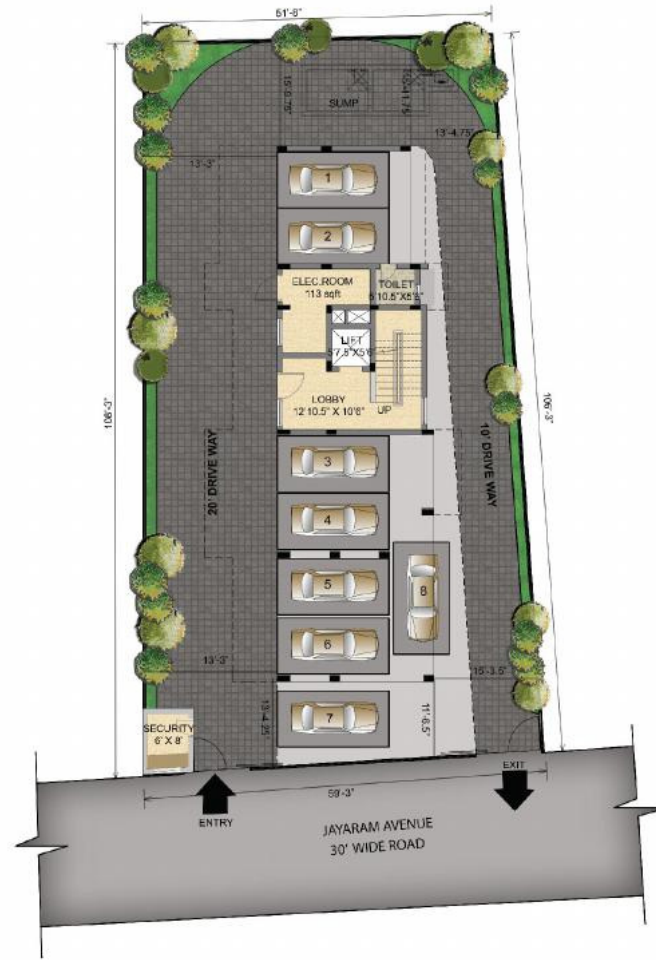
Wi-Fi  
Access

# LOCATION MAP



**Location:** No.5, Jayaram Avenue, Shastri Nagar, Adyar, Chennai- 20.





**PROJECT ADDRESS**  
 No.5, Jayaram Avenue,  
 Shastri Nagar, Adyar,  
 Chennai- 20.

Site &  
 Stilt Floor Plan



**Devinarayan Housing & Property  
 Developments Pvt.Ltd.**  
 # 2, Link Street, Kottur Gardens,  
 Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)





Carpet Area	1814 sq.ft.
Plinth Area	2207 sq.ft.
Common Area	628 sq.ft.
Saleable Area	2835 sq.ft.



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 Shastri Nagar, Adyar,  
 Chennai- 20.

Typical  
 Floor Plan

**ORIENTATION**



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Terrace  
Floor Plan

**ORIENTATION**



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# SPECIFICATIONS

## Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10' top of slab.(3.05 mts).

## Flooring & Tiling

- **Car Park Area:** Grano Flooring with grooves.
- Foyer, drawing, dining, Master bedroom - Laminated wooden floors, Kitchen & other bedrooms - Vitrified Tiles.
- **All Toilets:** Design tile concept with Anti-skid ceramic tiles.
- **Balconies:** Rustic antiskid tiles with MS/SS railings.
- **Service Area:** 3 '0" ht dado tiles on all sides.
- **Kitchen counter top:** Black Galaxy granite counter with dado above counter upto 2' 0" ht.

## Sanitary & Plumbing

- **Sanitary fittings:** EWC wall-hung of Roca / Duravit or equivalent brand.
- **Concealed Cistern:** Dual Flush wall mounted concealed cistern of Geberit or equivalent make.
- **Faucets:** All Faucets shall be single lever brass Grohe / Kohler or equivalent make.
- **Plumbing:** All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Wall mounted Faucet would be provided and 1 no SS sink with drain board of Nirali or equivalent would be provided.
- Pressurized water Supply shall be provided.

## Doors & Windows

- **Window Shutters:** UPVC / Aluminium openable / Sliding windows with plain glass.
- **Main door:** Teak wood Frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- **Internal doors:** Teak wood frame with flush door shutters with cylindrical locks of Dorset / Yale / Godrej or equivalent make and aluminum hardware.

## Electrical

- Concealed copper wiring of Finolex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 6Amps, 16 Amps and AC points in the Apartment.
- **Switches:** All switches shall be Crabtree / Legrand or equivalent make & sockets with isolators.
- MCB's & ELCB mounted on individual distribution boxes for each apartment
- **Generator:** 100% Power backup.
- Common area and external light fittings would be provided.

## Wall Ceiling and Joinery Treatment

- Plastic Emulsion paint for ceiling.
- Internal walls & ceiling will be plastered smooth - Putty finish and plastic emulsion over primer.
- External walls and stilt floor columns and walls - Weather coat emulsion over primer / Texture finish.
- **Joinery:** All Internal doors enamel paint over primer.
- **Main door:** Melamine finish on both sides.
- Internal Grills & Balcony Railing - Enamel paint over 1 coat zinc chromate primer.

## Elevator/s

- **Automatic Elevators:** 6 passenger capacity 1 no.

## Air Conditioning

- VRV air conditioning for living, dining & bed rooms.

## Automation

- Water level Controller - treated water sump to OHT.
- CCTV in common areas with DVR recording facility to be viewed in living area of every apartment.

## Landscaping

- Adequate nucleus landscape shall be provided.
- Interlock Pavers to be laid in driveways.



## Devinarayan Housing & Property Developments Pvt.Ltd.

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### Corporate Office

#### Devinarayan Group,

No.2, Link Street, Kottur Gardens, Chennai-85. **Ph.No:** 24472727, 24472929, 24470809, 24475358. **E mail:** enquiry@devinarayan.com, housing@devinarayan.com.

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### Marketing & Sales Office

#### Devinarayan's MGN Splendour,

3rd Floor, No.1, Co-operative Colony Off-Chamiers Road, Teynampet, Chennai- 18. **Mob:** 9841727569, 7299043366. **E mail:** marketing@devinarayan.com, sales@devinarayan.com, crm@devinarayan.com

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**Disclaimer:** The features and amenities shown are illustrative in nature and not a legal offering and is subject to modification at the sole discretion of the Developer. Linear measurements and area shown may be reckoned in metric system by conversion as follows: 1 meter = 3.2808 Feet, 1 sq.ft = 10.76 sq.ft. In compliance with weights and measurements act.