

SaPtami

# saptami

LUXURY APARTMENTS  
FOR AN EXCLUSIVE  
LIFESTYLE, AT AN  
EXCLUSIVE ADDRESS.

7 luxurious private apartments in R.A. Puram





At the very heart of the city is Saptami, an exquisite set of ultra-luxurious apartments. Set in a beautifully landscaped layout, Saptami is welcoming and comfortable, aesthetic and luxurious. Built to international specifications with verdant balconies, Saptami verily epitomizes fine living.

The name 'Saptami' is inspired by 'Ratha Saptami' – the seventh day in the Hindu month of Magha. Marking the Sun's northerly movement, Ratha Saptami is symbolic to the change of seasons to spring and the start of the harvesting season – an auspicious beginning.

# PRIVATE RESIDENCES





Designed for luxury living, Saptami is a 4 storey residential development with seven aesthetically designed 3 bedroom apartments. Set in a beautifully landscaped layout, Saptami boasts over 60% garden space without premium FSI and is graced with elegant 40 year old trees. Each apartment features a large living room, separate dining area, a modular kitchen, three bedrooms with attached bathrooms, servant room, topped with a balcony that offers beautiful views of the surrounding urbanscape.

Two to a floor, these non-wall sharing apartments give a true feel of space and privacy. Meticulously planned to international quality specifications with optimum use of space, Saptami offers all comforts and amenities for a luxurious lifestyle – car parking, gym, 24/7 security and power backup.

# LUXURIOUS SPACES



TYPICAL UNIT PLAN - CUT SECTION

Saptami is next door to the upmarket Boat Club area in Chennai – one of the most sought after addresses in the city.

Located in the heart of the city and within easy reach of the finest of amenities and the best of facilities, Saptami is in a class of its own – set to become one of the most exclusive residences in Chennai.

# EXCLUSIVE ADDRESS





# FLOOR PLAN

STILT FLOOR PLAN





# FLOOR PLAN

TYPICAL FLOOR PLAN







A view of the Lobby.



TYPICAL UNIT PLAN

3 BHK APARTMENT



# FLOOR PLAN

FOURTH FLOOR PLAN



First Main Road





A view of the Lobby.



FOURTH FLOOR - TYPICAL UNIT PLAN

3 BHK APARTMENT





A view of the Gym.



FOURTH FLOOR - GYM AND INDOOR GAMES PLAN



# FLOOR PLAN

TERRACE PLAN





# PROJECT SPECIFICATIONS

## FLOORING

- **Living/Dining/Family** Italian marble (Natural)
- **Bedrooms** Engineered marble
- **Toilet** Ceramic tiles
- **Balcony** Vitrified tiles (2’x2’) – RAK ceramics
- **Kitchen flooring** Vitrified tiles (2’x2’) – RAK ceramics
- **Utility** Vitrified tiles (2’x2’) – RAK ceramics
- **Servant toilet** Ceramic plain tiles

\*Skirting provided wherever required

## SANITARY FITTINGS

- **Taps & Shower heads** Single lever 4-way diverter tap with overhead shower. Adjustable 3 speed (Roco or Kohler)
- **Wash basin (all bedrooms)** Plain coloured oval basins (550 x 400 mm)
- **Counter tops (all bedrooms)** Granite/Engineered marble counter. Counter tops to be designed by the architect
- **Wash basin fittings (all bedrooms)** Mixer tap
- **EWC** Flushing tank ‘Gebrit’. One health faucet in each toilet

- **Servant room** One EWC will be provided
- **Bath tub** Master bedroom toilet. Shower plus cubicles enclosure in all bathrooms
- **Toilets – Exhaust fan** Provision will be given

## DOORS

- **Main door frame** First quality polished teakwood (40 mm thick)
- **All other doors frame** First quality polished teakwood (35 mm thick)
- **All shutters except Toilet/Kitchen/Utility** AVT doors & more veneered composite wooden doors
- **Toilet shutters** One side teak ply, other side with water proof coating
- **Kitchen shutters** One side teak ply, other side painted
- **Utility shutters** Painted on both sides
- **French doors** Aluminium sliding
- **Lock system** Provided with cylindrical Yale locks or equivalent
- **Hinges/Tower bolts for all doors** Anodized

## WINDOWS

- **Frames** Aluminium, anodized, powder coated white – Proton or equivalent
- **Glass** Plain glass for all window shutters – Modi Glass, Saint-Gobain or equivalent
- **Hinges/Tower bolts for all windows** Anodized

## PAINT

- **All walls** 1 coat of primer and 2 coats of emulsion paint (spaces not covered by tiles) plus wall punning
- **Utility, Servant room and Servant toilet** Emulsion paint
- **Ceiling** Entire apartment ceiling would be painted with emulsion paint

## WALL TILING

- **Kitchen** 2’ dado above kitchen (Glazed self-designed tiles with borders)
- **Toilet walls** Glazed tiles up to 7’ height
- **Servant toilet** Ivory glazed tiles for walls up to height of 6’

## KITCHEN COUNTER

- Granite slab with Carysil sink (single bowl with drain board)

## TELEPHONE POINTS

- In living room, dining area and all bedrooms

## TELEVISION POINTS

- Cabling from common reception point to all bedrooms, living room & dining area

## ELECTRICAL WIRING

- Concealed wiring for 3-phase supply. Finloex or equivalent

## SWITCHES

- Arteor Legrand or equivalent

## CIRCUIT BREAKERS

- MDS

## LIFT

- 1 Mitsubishi 8 passenger lift up to terrace (Space saving machine-room-less lift)

## POWER BACKUP

- 1 light & 1 fan point in each room of the apartment
- 1 air conditioning point in a bedroom
- Adequate lights in the common areas
- Motor pump & elevator

## GYMNASIUM

- 2400 sq. ft. fully air conditioned gym with state-of-the-art equipments located on the Fourth Floor

## WATER SYSTEM

- Pressurized water with hydro-pneumatic system (Grundfos)

## COMMON AREAS

- **Lobby Flooring** Granite slabs (20 mm) as specified by architect
- **Car parking** Grano flooring
- **Staircase** Granite flooring
- **Lift wall cladding** Granite
- **Landscaping** Architect – Tropical Environment, Singapore

- **Driveway** As specified by architect
- **Sump** Of adequate capacity as per CMWSSB standards (min 10000 ltrs)

## SECURITY SYSTEM

- Central security system will be provided with access control in main gate

# AMENITIES

Saptami provides a host of amenities and facilities for a comfortable lifestyle.

- 3 car parking slots for each flat
- Fully equipped gym
- 24/7 security
- Mitsubishi lift (machine-room-less lift)
- Landscaped terrace with barbeque and bar counter
- 100% power backup



Etica Developers involves an extremely competent team of consultants who are committed to deliver projects of world class standards.

**Associate Architect** – Natraj & Venkat Architects

**Associate Landscaping Architect** – Tropical Environment Pte Ltd. (Singapore)

**Electrical Consultant** – Madras Electrical Consultants

**Plumbing and Drainage Consultant** – Mukund Associates

**Project Management Consultant** – Engineering Project Management Consultancy and Research

**Vaastu Consultant** – Nageshwar Rao

# PROJECT TEAM

Etica Developers aims at providing premium housing solutions – luxury and mid-sized apartments in prime locations in the city and suburbs – over 200,000 sq. ft. development planned for 2012-13.

Etica Developers is part of RD Associates, a company with over 25 years experience and which has to its credit over a million sq. ft in civil, plumbing and fire fighting systems for projects ranging from industrial and institutional campuses to large residential and commercial establishments. RD Associates provides consultation, designing, contracting and maintenance services for a wide spectrum of industrial, commercial and residential sectors both in terms of designing and execution under strict quality control measures and adherence to predefined time frames – from IT and hospitals to colleges – Shriram Gateway, Khivraj Tech Park, RR III & IV, Mahatma Gandhi Medical College, Sathyam Cinemas, FL Smidth, Central Square, Apollo Hospital, Nippo Batteries and Rani Meyammai Towers.

# ETICA DEVELOPERS



REGISTERED  
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SITE  
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