

"Building Dreams, Crafting Futures"



**"YOUR DREAM HOME,
OUR PASSION."**



+91 99621 21177 | www.saiashwini-homes.com

About us

We are dedicated to delivering top-quality results with passion and precision. Our team brings expertise and innovation to every project, ensuring excellence in every detail. Committed to client satisfaction, we focus on building strong relationships through trust and reliability. With a deep understanding of the industry, we tackle each challenge with creativity and skill. At the heart of our services is a passion for transforming ideas into Reality.

Vision

- To be a premier construction partner in Chennai
- dedicated to building lasting structures that shape tomorrow's
- skyline through expert craftsmanship and innovative solutions.

Mission

- Expertise and experience in the industry
- Commitment to quality using the best materials and skilled craftsmanship
- Timely project delivery without compromising on quality
- Innovative solutions embracing modern technology and techniques



How Do We Work?

01

DISCOVERY PHASE

We Understand Our Clients' Needs and discuss about our price ranges Client can visit our Previously completed Projects. Project Site Survey will be done. Feasibility report will be made and discussed.

02

PROJECT BOOKING PHASE

Personalized Budget proposal is submitted and Project Booking happens.

03

DESIGN AND AGREEMENT PHASE

2D Floor plan, 3D elevation, mobilisation works like Plan Approval process, and Final agreement is processed.

04

WORKING DRAWINGS AND MOBILISATION PHASE

Architectural, Structural, MEP Working Drawings, On site Mobilisation works, Poomi Pooja, Electricity connection, Borewell and fencing arrangements.

05

ON SITE CONSTRUCTION, INTERIOR & LANDSCAPE DESIGNING

Work Execution Activities are updated to client through Telegram Group on daily basis. Finishing materials, Interior, Landscape Designing will be completed.

06

INTERIOR FIT OUTS, LANDSCAPES & DELIVERY

All the Interior Fit out, Landscapes and Finishing works will be Executed. After conducting all Quality inspections, Project will be handed over Successfully.

07

POST DELIVERY MAINTANANCE

After Delivering the Project, at Six month and 1 year Our Maintenance will visit and resolve if anything to be addressed. Any incidental maintenance requests raised by the client will also be carried out as required.

Our Construction Process

01. Bhoomi Pooja
02. Soil Test
03. Column Marking
04. Excavation
05. Foundation (Isolated & Pile Footing)
06. Column Rising
07. Brick Work
08. Roof Work
09. Vasakal Pooja
10. Plumbing & Electrical Works
11. Plastering, Putty, Primer & Painting Works
12. Tiles & Granite Laying Work
13. Fixing of Doors, Windows & Grill
14. Installation of Gates
15. Site Cleaning & Handover

Our Packages

DRAWING

GOLD

- Scheme Drawing : All Floors (2d)
- Elevation Design:(3d)

PLATINUM

- Scheme Drawing : All Floors (2d)
- Elevation Design:(3d)

DIAMOND

- Scheme Drawing : All Floors (2d)
- Elevation Design:(3d)
- Structural Drawing

PROJECT SYSTEM

GOLD

- Daily Progress Documentation and Project Status Tracking

PLATINUM

- Daily Progress Documentation and Project Status Tracking

DIAMOND

- Daily Progress Documentation and Project Status Tracking

STRUCTURE

GOLD

- Cement: Penna / Priya / Maha
- Steel: Kamatchi ISI TMT OR Equivalent brand
- M Sand : Brick / Block & All Masonry Works
- P Sand : Plastering Works
- Fly Ash Bricks For all partition walls & Solid Block For basement
- Floor-to-Floor Height: 10 Feet
- Basement Height : 3 Feet
- Concrete Grade : M20/M25
- Parapet Wall : 3 Feet Height | 4.5" Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4.5-Inch

PLATINUM

- Cement: Chettinad / zuari
- Steel: Pulkit / GBR / ARS or Equivalent
- M Sand : Brick / Block & All Masonry Works
- P Sand : Plastering Works
- Red bricks for all partition walls and fly ash bricks for the basement
- Floor-to-Floor Height: 10 Feet
- Basement Height : 3 Feet
- Concrete Grade : M20/M25
- Parapet Wall : 3 Feet Height | 4.5" Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4.5-Inch

DIAMOND

- Cement: Dalmia or Equivalent
- Steel: Isteel OR ARS (CSR) or Equivalent
- M Sand : Brick / Block & All Masonry Works
- P Sand : Plastering Works
- Chamber bricks (Box) for all works.
- Floor-to-Floor Height: 10 Feet
- Basement Height : 3 Feet
- Concrete Grade : M25
- Parapet Wall : 3.5 Feet Height | 4.5" Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4.5-Inch Thickness

BATHROOM & PLUMBING

GOLD

- Wall Tiles : Upto 7' Height. Size 2'X1' Vitrified Tile. Upto ₹35/Sqft
- Bath & CP Fittings : parryware | Upto ₹10000 Per Bathroom | Floor Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer
- Plumbing Pipes & Fittings : Inner CPVC, Outer PVC. Brands: Any ISI Brand

PLATINUM

- Wall Tiles : Upto 7' Feet Height. Size 2'X1' Vitrified Tile. Upto ₹40/Sqft.
- Bath & CP Fittings : Parryware | Upto ₹12000 Per Bathroom | Wall Mounted or Floor Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer.
- Plumbing Pipes & Fittings : Inner CPVC, Outer PVC. Brands: Orbit Or Equivalent

DIAMOND

- Wall Tiles : Upto 7' Feet Height. 2'X2' Digital Vitrified Tile. Upto ₹50/Sqft
- Bath & CP Fittings : parryware | Upto ₹15,000 Per Bathroom | Wall Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer.
- Plumbing Pipes & Fittings : Inner CPVC, Outer PVC. Brands: Ashirwad / Finolex

FLOORING

GOLD

- Living, Dining, Bedrooms & Kitchen : 2'X2' | Anuj Tiles Upto ₹40/Sqft
- Balcony & Utility : Size 1'X1' | Upto 30/Sqft
- Staircase : 1'X1' Tiles Upto ₹35/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹35/Sqft

PLATINUM

- Living, Dining, Bedrooms & Kitchen : 2'X2' Vitrified Tiles Upto ₹45/Sqft. Anuj
- Balcony & Utility : Size 1'X1' | Upto 35/Sqft
- Staircase : Size 1'X1' Tile : Upto ₹35/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹35/Sqft

DIAMOND

- Living, Dining, Bedrooms & Kitchen : 4'X2' | Vitrified Tiles Upto ₹50/Sqft - KAG / Anuj / Kajaria or Equivalent
- Balcony & Utility : Size 2'X2' Upto 45/Sqft | Antiskid
- Staircase : Size 1'X1' Tile : Upto ₹45/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹45/Sqft

KITCHEN & DINING

GOLD

- Wall Tile : Vitrified Tile (2'X1') | Upto ₹35/Sqft
- Sink Faucet: ₹1,000
- Kitchen Sink : Stainless Steel single bowl Upto ₹2500
- Wash Basin: Wall-Mounted Wash Basin
- Kitchen Granite Top : Upto ₹90/Sqft

PLATINUM

- Wall Tile : Vitrified Tile (2'X1') | Upto ₹40/Sqft
- Sink Faucet: ₹1,500
- Kitchen Sink : Stainless Steel single bowl Upto ₹3000
- Wash Basin: Wall-Mounted Wash Basin
- Kitchen Granite Top : Upto ₹110/Sqft

DIAMOND

- Wall Tile : Vitrified Tile (4'X2') | Upto ₹50/Sqft
- Sink Faucet: ₹2,000
- Kitchen Sink : Quartz Sink with Drain Upto ₹4000
- Wash Basin: Wall-Mounted
- Kitchen Granite Top : Upto ₹130/Sqft

DOOR, WINDOWS & RAILING

GOLD

- Main Door : Malaysian Teak Door & Teak Frame | 32mm Thickness | 5"X3" Thick Frame | 7' Height 3.5 Feet Width - up to 16,000 1 No only
- Room Doors : White Panel Door | 2nd Teak Fream Frame | 7'X3'
- Bathroom Door : PVC Door 20mm | 7'X2.5'
- Windows : UPVC Sliding window | Max 3' X 4' | One Window Per Room | 5mm Clear Glass
- Staircase Railing : SS 204 Grade Railing
- Balcony Railing : MS Railing

PLATINUM

- Main Door :Teak Door & Teak Frame - Readymade | 35mm Thickness | 5"X3" Thick Frame | 7' Height 3.5 Feet Width | Upto 20,000/nos | 1 Nos only.
- Room Doors : White Panel Door | 2nd Teak Fream Frame | 7'X3'
- Bathroom Door : PVC Door 30mm & Frame | 7'X2.5'
- Windows : UPVC Sliding White | Max 3' X 4' & 4' X 4' | One Window Per Room | 5mm Clear Glass
- Staircase Railing : SS 304 Grade Railing
- Balcony Railing : SS 304 Grade Railing with Posts

DIAMOND

- Main Door : 1st Teak Door & Teak Frame | 35mm Thickness | 5"X3" Thick Frame | 7' Height 3.5 Feet Width. Up to 25,000
- Room Doors : Flush Door| 2nd Teak Fream Wood Frame | 7'X3'
- Bathroom Door : WPC Door & Frame | 7'X2.5'
- Windows : UPVC Sliding White | Max 4' X 4' | One Window Per Room | 5mm Clear Glass
- Staircase Railing : SS 304 Grade Railing
- Balcony Railing : SS 304 Grade Railing with Designer Glass with Posts

PAINTING

GOLD

- Wall Putty: 2 coats of Asian wall putty
- Wall & Ceiling Paint : 1 coat of primer, 2 coats of Asian Tractor Emulsion
- Exterior Paint: 1 coat of primer, 2 coats of Asian Ace paint

PLATINUM

- Wall Putty: 2 coats of Asian Wall Putty
- Wall & Ceiling Paint: 1 coat of Primer, 2 coats of Asian Premium Paint
- Exterior Paint: 1 coat of Primer, 2 coats of Asian Ace paint
- Elevation Putty: 2 coats of Asian Putty on the front elevation Asian Apex Ultima Protek

DIAMOND

- Wall Putty: 2 coats of Asian wall putty Including Ceiling Putty
- Wall & Ceiling Paint : 1 coat of primer, 2 coats of Asian Tractor Emulsion
- Exterior Paint: 1 coat of Primer, Asian Ace paint
- Elevation Putty: 2 coats of Brilla Wallseal Waterproofing on all sides of the elevation, 2 coats of Asian Apex Ultima Protek

ELECTRICALS

GOLD

- Wires – orbit
- Switches – Orbit
- Bedroom : 2 Switch Box(8 & 4-Module) . One at Entrance and one at Bed-side
- Bathroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Living Room : Upto 3 Switch Box (8 Module)
- Dining : 1 Switch (6-Module)
- Pooja : 1 Switch (3-Module)
- Kitchen : 3 Switch Box (6 Module). Point for HOB, Chimney, RO
- Utility : 1 Switch Box (4-Module)
- AC Points : 1 for Each Bedroom.
- Entrance : 1 Switch Box (6-Module)
- Balconies : 1 Switch Box (3-Module)

PLATINUM

- Wires – Orbit (FRLS Grade) Fireproof
- Switches – GM Basic Module
- Bedroom : 3 Switch Box(8,6,4 -Modules)
- Bathroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Living Room : Upto 4 Switch Box (8 & 6 Module)
- Dining : 1 Switch (8-Module)
- Pooja : 1 Switch (3-Module)
- Kitchen : 3 Switch Box (6 Module). Point for HOB, Chimney, RO
- Utility : 1 Switch Box (4-Module)
- AC Points : 1 for Each Bedroom.
- Entrance : 1 Switch Box (6-Module)
- Balconies : 1 Switch Box (3-Module)

DIAMOND

- Wires – Orbit /Finolex /(FRLS Grade) Fireproof
- Switches – GM
- Bedroom :4 Switch Box (4 ,6 , 8 , 12 Module)
- Bathroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Living Room : Upto 4 Switch Box (6 , 8 & 12 Module)
- Dining : 2 Switch Box (6 & 8-Module)
- Pooja : 1 Switch (4-Module)
- Kitchen : 4 Switch Box (4 & 6 Module). Point for HOB, Chimney, RO
- Utility : 1 Switch Box (4-Module)
- AC Points : 1 for Each Bedroom And One Living Room
- Entrance : 1 Switch Box (8-Module)
- Balconies : 1 Switch Box (6-Module)

GOLD

- Compound Wall
- Sump & Septic Tank
- Lift, Lift Pit and Shaft
- Electricity Connection (EB line)
- Building Plan Approval: Not Included
- Elevation Cost

PLATINUM

- Compound Wall
- Sump & Septic Tank
- Lift, Lift Pit and Shaft
- Electricity Connection (EB line)
- Building Plan Approval: Not Included
- Elevation Special Materials: Additional Cost

DIAMOND

- Compound Wall
- Sump & Septic Tank
- Lift, Lift Pit and Shaft
- Electricity Connection (EB line)
- Building Plan Approval: Not Included
- Elevation Special Materials: Additional Cost

WHAT NOT INCLUDED

Exclusions & Incidentals

- ✓ Increase in depth of foundation (or) increase in height of basement will be charged extra.
- ✓ Electricity & water for construction and labour shed will be provided by the client in free of cost to facilitate the project execution.
- ✓ A specific area to make labour shed/cabin and to store materials will be provided by the client adjacent or nearer to the site. (for other than Kanyakumari district in T.N)
- ✓ Additional expenses due to any unusual problems such as undiggable rock/shale (or) pressure of springs/ other water sources will be borne by the client.
- ✓ Design charges which are not included in the selected package will be as per the basic design price list of Sai Ashwini.
- ✓ Circular or any Special staircase designs, Slope roof and shingles will be charged as per actual.
- ✓ Cost of elevation works, Elevation cladding/Architectural elements like Niches, per gola, CNC Grills which are not included in package will be charged as per actual.
- ✓ Lift well, Swimming Pool, Lift head room and any other RCC walls will be charged as per actual.
- ✓ External Electrical works, UG cables, Panels, Genset provisions will be charged as per actual.
- ✓ SBC of Soil is considered 180 Kn/m². Deviation of foundation due to soil condition is charged extra.

Liaisoning Work

- ✓ Sai Ashwini Homes will provide liaisoning assistance with government agencies to obtain permissions and approvals, besides all the fee and incidental expenses including handling charges will be taken care by the client for the following (only if client expects)
- ✓ Construction Plan Sanction
- ✓ Temporary Electricity connection
- ✓ Permanent Electricity connection
- ✓ Availing Bank loans

**ALSO WE WILL FURNISH THE
PRICES ON DEMAND FOR..**

TERRACE GARDEN

WALL GARDEN

IN DOOR GARDEN

FOUNTAIN

SWIMMING POOL

GAZEBO

HOME AUTOMATION WITH ALEXA

SOLAR PANEL

SMART SWITCHES

SWITCHABLE PRIVACY GLASS

GYM EQUIPMENTS PACKAGE

HOME THEATRE AND ACOUSTIC PACKAGE

CENTRALISED AIR CONDITIONING

SPA

Other Works in Common

For all Packages

Sump	30 Rs per Litre
Septic Tank	25 Rs per Litre
Over Heand Tank	30 Rs per Litre
Compound Wall 5 Ft Height	1200Rs Per Running Feet
Weathering course	
Tiles	180 Rs Per Sq Feet (Tiles cost 40 Rs)
Cement Finishing with Weather Proof Paint	75 per Sqft
Elevation Charges as per Design	
Addition of Basement height	Rs. 850 per Running feet for each feet ht
Addition of Parapet height	300 per running feet up to 4.5 feet
Bore Well & Motor as per Client Payment	
Watchman Salary for Watering & Maintenance	
Commercial EB Connection & EB Bills	
CMDA Approval & Cutting money	
ant alteration work & additional Work changes	
Any other charges other then above S.No.1 to 23	
Extra work charges given on completion of the specific work	

FAQ's

1. Why Should I Prefer Sai Ashwini Homes?

Sai Ashwini Homes Delivers Best Customer experience by Designing and Building your home innovatively, by thoroughly understanding your needs and desires. Since we deliver all services under a Single Roof including interiors, Landscape, Home automation, MEP and upto all furnishings, you don't need to separately Go For any Design and Project management Consultations, and so your Time and Money is saved.

2. Is Sai Ashwini Homes a design-build firm?

Yes, **Sai Ashwini Homes** is a Design- Build firm, which has got in-house group of architects, designers, structural engineers, MEP, project management team, dedicated site engineers to execute the construction and interior Projects.

3. Does Sai Ashwini Homes provides anything for Free?

Yes, In **Sai Ashwini Homes** we don't Charge For Designs and Project Management. Also we provide Floor plan and personalised Quotations without getting any payment.

4. Does Sai Ashwini Homes assist me in liaising works?

Sai Ashwini Homes will provide liaising assistance with government agencies to obtain permissions and A approvals, Construction Plan Sanction, Bank Loans and Electricity Connections.

5. How long will take to complete a residential house construction?

The timeline for completion of a residential house construction varies depending on the No of floors and complexity of the house design. Typically for a 2 storey Building it's about 7 to 8 Months.

6. Does Sai Ashwini provide turnkey projects including interiors and landscape?

Yes, we provide Interior designs and Landscaping. We have got our own Interiors Fit out manufacturing factory as well.

A large, modern, two-story house with a white facade and large glass windows. The house is illuminated from within, and the interior lights are visible through the glass. The house has a prominent wooden slat facade on the upper level. In the foreground, there is a dark, paved area with several lounge chairs and a small table. The sky is a light blue, suggesting dusk or dawn.

**"STRONG FOUNDATIONS,
TIMELESS CREATIONS."**

CONTACT:

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