



ARCHITECTS & INTERIORS **ELITE VENTURES & SPACES PVT LTD**

2024

—

2025

We bring visionary design and reliable execution together to create timeless structures that shape communities and elevate styles.

www.eliteventure.in



HI THERE!

"Crafting dream homes with architectural touch" is the core principle of Elite Ventures & Spaces. Pvt.Ltd Led by the Ar. G.K Dinesh Bhalaji, we are devoted to making the dream of owning a home a reality for all aspiring homeowners. Today, Elite like its name is synonymous with Luxury homes in affordable price.

We have gained trust among Chennai 's residents through our unwavering commitment to innovation, quality, and customer-centricity. With meticulous attention to detail, we offer unbeatable pricing and exceptional services in the most coveted locations.

CERTIFICATE OF REGISTRATION



Certificate Of Registration

This is to certify that

ELITE VENTURES & SPACES PVT. LTD

No. 57/1, Elites Maple Towers, GF Sayee Nagar, 1st Main Road,
6th Street, Virugambakam, Chennai-600092. Tamilnadu India.

*Has been assessed and found to be approved with the
requirements of the standard below*

ISO 9001:2015

QUALITY MANAGEMENT SYSTEMS

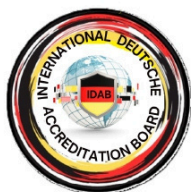
The Scope of the Management System includes;

**Design, Development, Construction and
Delivery of Residential Homes and Apartments.**

Certificate Number : EVS/2025/1711FC

Initial Issue Date : 26/02/2025
Recertification Date : 25/01/2028

1st Surveillance Date : 25/01/2026
2nd Surveillance Date : 25/01/2027




AUTHORIZED SIGNATORY

International Forum for Certification Bodies

The Validity of this Certificate is contingent in the company maintaining its management system to the requirements of the indicated standard and is subjected to regular monitoring by IFCB, No 39, PH Road, Dr. Radha krishana Nagar, Arumbakkam, Chennai - 600106. Tamilnadu.

The issued certificate can be verified on: <https://ifcbiso.com/client-search.php>



ABOUT COMPANY

Elite Ventures is division of M/S SHAKTHI CONSTRUCTIONS ch-40 whose presence in construction & property development spans for more than 39 years since its inception in 1985, having covered a total of 3 lakhs sq.ft in approximate of both residential, commercial, institutional, buildings. ELITE'S inception in design, construction & property development started in 2004, and from 2008 company has earned a reputation for providing one stop solutions to the client in the field of Architecture & Civil Construction as a total turnkey builder in providing architectural, interior design, project management and execution of projects with the state of the art diversified uniqueness in different construction sectors handled by experienced and eminent professionals.

Elite infrastructures became an private limited group as

"ELITE VENTURES & SPACES (PVT) LIMITED" in 2013



WELCOME MESSAGE

With base from SHAKTHI CONSTRUCTIONS, which is a company 39 yrs old, Elite Ventures was established by our C.E.O who is an U.K return architect by profession and he is a gold medalist with a basic moto of building dream homes with an architectural touch.

Our C.E.O is a down to earth person where in each and every flats are crafted by a personal touch, discussions are made with the individual owners by our C.E.O himself. Being an architect makes it easy for our clients to have atmost satisfaction of each project that we craft, we have gained complete trust of our clients over 20 years.

On time delivery of our projects, strong financial positions gives transparency, confidence and has gained clients trust over years.

OUR VISION

Vision 01

To shape a better built environment by creating innovative, sustainable, and enduring spaces that enhance the way people live, work, and connect. To maintain excellent interpersonal relationships with our clients and always strive hard to transform their dreams and aspirations into reality.

Vision 02

We strive to be a leading force in architectural design and construction, where creativity meets precision, and every structure tells a story of excellence, integrity, and impact.



OUR MISSION

MISSION 01

To design and construct homes that reflect lifestyle, comfort, and quality living. We aim to create lasting value for families by combining architectural elegance with reliable construction and personalized service

MISSION 02

To develop integrated spaces that seamlessly blend residential, commercial, and recreational environments. Our mission is to shape vibrant communities through innovative design and responsible construction



OUR MANAGEMENT

MANAGEMENT PROFILE

ELITE VENTURES & SPACES (PVT) LIMITED is a private limited concern headed by Architect G.K DINESH BHALAJI as CEO /DIRECTOR and Dr C.KAVITHA AS CO DIRECTOR.

MANAGING DIRECTOR PROFILE:

G.K. DINESH BHALAJI B.Arch., MS., MCOA., AIIA (U.K)

The university of manchester, united kingdom.

Registered architect, interior designer & project mangement consultant.

(Registration no: AIIA/201017037) & CA/2009/45362.

With base from SHAKTHI CONSTRUCTIONS, which is a company 39 yrs old Elite Ventures was established by our C.E.O who is an U.K return architect by profession and he is a gold medalist with a basic moto of building dream homes with an architectural touch.

DIRECTOR PROFILE:

DR. C. KAVITHA DINESH MBBS, MS, DMAS,FMAS, MRCOG, MRCPI, EBCOG, FACOG, IBCLC, MCGG, DART.

EDUCATION

2008 – 2009: MS- Construction Project Management, The University of Manchester. (U.K)

Results: merit holder and attained distinction in dissertation.

2003 – 2008: Bachelor of Architecture (B.Arch). SRM University, Chennai, India

Results: First Class/Gold medalist with an overall aggregate of 8.9 CGPA.

OUR PROFESSIONAL

MEMBERSHIPS

- Member of Builder Association India (BAI).
- Member of National Association of Students of Architecture (NASA), India.
- Registered Architect in the Council Of Architecture (COA), India.
- Architect membership in the Indian Institute of Architects (IIA), India.
- Member of the Civil and Construction Society (CCS), Manchester, UK.
- Membership holder of the Royal Institution of Chartered Surveyors (RICS).
- Student member of Project Management Institute (PMI)

ELITE'S HEAD OFFICE

Elite ventures & spaces owns a office space spanning nearly 2500 sqft at virugambakam including waiting hall, conference hall,workstations, meeting cabins , director cabins, client discussion chambers and equipped with state of art information & networking systems with computers , LAN, wifi zones for operating its projects.



ELITE'S TEAM

Our established competent team is undertaking almost all type of Architectural designs, interior decoration, civil construction turnkey contract which includes

1. Designers
2. Planning & Scheduling engineers
3. Structural designers.
4. Engineers & Technocrats
5. Interior Designers
6. Draftsmen.
7. Labour workforce

PANEL OF CONSULTANTS

- Architect, Interior designer & PMC consultant: Ar.Dinesh bhalaji M/S Elite architects.
- Structural consultants: Aura Consultants Ashok nagar.
- Service engineering: Mr puniyamoorthi M.E.

BANKERS

- STATE BANK OF INDIA koyambedu branch ch-92.

LEGAL ADVISORS

- Mr Suresh Advocate -suriya associates valasaravakkam chennai .
- Mr Subramanian Advocate – chennai high court.

ELITE'S MAJOR PROJECT CATEGORY

1. Architectural design & turnkey promotion of residential housing project in apartment, villa by joint venture business practice.
2. Outright land purchase & promotion of apartments, villas.
3. Architectural design & execution of turnkey construction contracts.
4. Architectural design & project management of construction projects.

WHY JOINT VENTURES WITH ELITE?

WHAT IS JOINT VENTURE?

By collaborating with a reputable builder, you increase your chances of securing properties in the best areas, Investing in a Joint Venture with a reputable builder can be a savvy move for those looking to diversify their investment portfolio and benefit from the potential of a multifamily asset.

WHY PARTNER WITH ELITE VENTURES?

Elite has proven track record of successfully completing more than 60 projects in JV basis since 1985, With 100% satisfaction and trust with Land owner. Land owner enjoy the appreciation on the property which continue to happen for all properties without going through the hardship of negotiating, selling and purchasing all property.

According to ELITE experts, "Capital Gain Tax Exemption Is Added Advantage To Land Owner". Land owner becomes partner with developer and gain current market profit to his allotted share of Built up unit. When we own and occupy the flats constructed on our own property we are obviously not subjected to any brokerage, legal charges, stamp duty of registration fees etc.

OUR ELITE'S JOINT VENTURE



BENEFITS TO OUR CUSTOMERS

1. Premium Quality design as per vastu sastra & ISI Norms.
2. Strict adherence to NBC norms.
3. We follow latest technology, material finishes & fittings.
4. We have more than 30yrs of JV re-development experience in housing industry
5. We guide our customers in saving taxes & ensure they get maximum benefits in Joint development projects.
6. We complete our projects on time with multiple checks before handing over.
7. We have a panel of experts to check our construction quality.



Estd. 1941

OUR ONGOING PROJECTS

(Existing Housing societies have been upgraded with latest technology & FSI)

S.NO	PROJECT LOCATION	SITE LOCATION	BUILT UP VALUE	PROJECT VALUE
1	ELITE'S "SAI MAYOORA"	DHANALAKSHMI COLONY IYYAPANTHANGAL, PORUR, CHENNAI.	7500 SQFT	645 LAKHS @ RS. 12500 /SQFT CAR PARK, EB, DRAINAGE, WATER CHARGES
2	ELITE'S "SAI BLISS"	KOLATHUR, CHENNAI.	8200 SQFT	590 LAKHS @ RS. 7200 SQFT, CAR PARK, EB, DRAINAGE, WATER CHARGES

OUR ONGOING PROJECTS

(Existing Housing societies have been upgraded with latest technology & FSI)

S.NO	PROJECT LOCATION	SITE LOCATION	BUILT UP VALUE	PROJECT VALUE
3	ELITE'S "SAI SUKRITI"	MAHALINGAM STREET, CHINMAYA NAGAR, VIRUGAMBAKKAM CH - 92	12000 SQFT	600 LAKHS @ RS.12500 /SQFT, CAR PARK,
4	ELITE'S "SAI LUXE"	SAI BABA COLONY 2ND CROSS STREET, VIRUGAMBAKKAM CH - 92	8900 SQFT	510 LAKHS @ RS. 11500 /SQFT CAR PARK, EB, DRAINAGE, WATER CHARGES

OUR ONGOING PROJECTS

(Existing Housing societies have been upgraded with latest technology & FSI)

S.NO	PROJECT LOCATION	SITE LOCATION	BUILT UP VALUE	PROJECT VALUE
5	ELITE'S "SAI PINNACLE"	ANNAMALAI COLONY, VIRUGAMBAKKAM	15000 sqft (Phase 1)	760 LAKHS @ RS. 12000 /SQFT CAR PARK, EB, DRAINAGE, WATER CHARGES
6	ELITE'S "SAI ORCHID"	C.R.R PURAM, GANAPATHRAJ STREET, VIRUGAMBAKKAM CH - 92	7500 SQFT	820 LAKHS @ RS. 11500 /SQFT CAR PARK, EB, DRAINAGE, WATER CHARGES
7	ELITE'S "SAI ENCLAVE"	NATESAN NAGAR, VIRUGAMBAKKAM CHENNAI.	14000 SQFT	910 LAKHS @ RS. 10500 SQFT, CAR PARK, EB, DRAINAGE, WATER CHARGES

OUR COMPLETED SITES

(since 1985)

2017



2004



2007



1987



1990



1998



1997



COMPLETED PROJECTS – SINCE 1985

APARTMENTS	AREA	SITES	YEAR
GROUP HOUSING – 56 BUNGLOW VILLAS	Nesapakkam	3 Sites	1986 – 1989
OFFICE BUILDING FOR ELEGANT GROUPS	Royapettah	3 Sites	1989 – 1994
RESIDENTIAL APARTMENTS/ BUNGLOW/LOW RISE	Anna Nagar	12 Sites	1989 – 1997
RESIDENTIAL APARTMENTS	Vadapalani	4 Sites	1993 – 2006
RESIDENTIAL APARTMENTS	Virugambakkam, Sai Nagar, Chinmaya nagar, Natesa nagar,	42 Sites	1996 – 2012
RESIDENTIAL APARTMENTS	Saligramam	26 Sites	2006 – 2011
OFFICE / BANK BUILDINGS	Avadi	1 Site	2008
RESIDENTIAL APARTMENTS	Mogappair	2 Sites	2008 - 2010
RESIDENTIAL APARTMENTS	Virugambakkam	1 Site	2023 - 2024

ELITE'S REDEVELOPMENT APPROACH

INTRODUCTION

At ELITE VENTURES & SPACES PVT LTD, we specialize in the comprehensive redevelopment of old residential apartments into modern, sustainable, and value-enhanced living spaces. Our redevelopment services are driven by a commitment to urban renewal, safety, and improved lifestyle standards for residents. With many aging buildings becoming structurally unsafe and functionally outdated, redevelopment presents a practical and profitable solution. It offers residents a new beginning—with increased space, upgraded amenities, and enhanced property value—without relocating from their well-connected neighborhoods.

OUR REDEVELOPMENT PROCESS INCLUDES

Feasibility Studies: Detailed assessment of the building's current condition, structural life, and redevelopment scope as per local municipal guidelines and FSI norms.

Resident Coordination: Transparent communication, legal clarity, and 100% consent-driven engagement with societies and individual owners.

Design & Planning: Architecturally efficient and aesthetically modern apartment layouts tailored for urban living, maximizing natural light, ventilation, and usable area.

Execution: Time-bound construction with best-in-class materials, advanced techniques, and full compliance with safety and environmental standards.

REHABILITATION & BENEFITS

1. Increased flat area
2. Rental support during construction
3. Modern amenities: elevators, parking, CCTV, community spaces and more
4. Enhanced resale value

OUR LATEST DEVELOPMENT **SAI SUBHIKSHAM**



BEFORE **REDEVELOPMENT**

Site location – 6/66, L & T Colony Phase II, Virugambakkam, Chennai, Tamil Nadu 600092

ARCHITECTS OBSERVATION

On observing the site our Architects had noted out the building structure was structurally weak, low lying with no provision of car parks, lift, ventilation. hence we advised and guided our flat owners about possible redevelopment methods with latest architectural style of construction that could last for future generation & also guiding them in getting back loans approval & handing over the flats with a track record of 10 months

EXISTING BUILDING CONDITION ASSESSMENT

Age of Building: 34 years

Structural Status: Brief report—Structurally weak dilapidated state

Built-Up Area: 3666 sq.ft.

Number of Units: 6

Amenities: Not provided

Challenges: LOW AREA , LACK OF PARKING, OUTDATED FACILITIES, LIFT NON-COMPLIANCE

BENEFITS OF REDEVELOPMENT

1. Modern Infrastructure: Earthquake-resistant RCC structure, upgraded electrical and plumbing systems, Top notch flooring, Painting materials used for enhanced life span.
2. Increased Built up Area
3. New Amenities: Lift , CCTV, Sitout , landscaped gardens, Large covered car park
4. Enhanced Property Value: Estimated increase of 80% post redevelopment
5. Enhanced Property Value: Estimated increase of 100% post redevelopment
6. Better Utilization of Space: Efficient planning and additional common facilities

FINANCIAL FEASIBILITY

- Project fully funded by Self finance
- No financial burden on existing residents
- Attractive offers for new buyers to ensure timely completion and profitability

OUR REDEVELOPMENT APPROACH

- Total Project Duration: 24–30 months
- Temporary Accommodation/Monthly Rent: Provided during construction
- New Building Configuration: Ground + 3 Floors
- Flat Allocation Plan: Transparent allotment to original residents + additional sale units
- All flats built with Architect designed floor plan.



Soil test as
Per ISI Codes



Earthquake
resistent design



SAI SUBHIKSHAM

REDEVELOPMENT PROCESS



▼
Anti termite
water proofing
techniques



▼
Termiticide at wall
floor junctions



▼
High end wall,
Floor finishes



SAI SUBHIKSHAM

REDEVELOPMENT PROCESS



1st grade
joineries used



Aesthetic interior
looks





SUB STRUCTURE



Sai Subhiksham



**REDEVELOPMENT
2023 - 2024**

“300 Days Record Handover”



SUPER STRUCTURE

With a proven track record in residential transformation, we at **ELITE VENTURES & SPACES PVT LTD**, Our redevelopment projects are built with top notch exterior glazing materials, glass, wall texture used by our Architects to uplift SAI SUBHIKSHAM'S Grand year.





“300 Days Record Handover”

LOVE FROM CLIENTS

CLIENTS TESTIMONIALS

”

I am extremely satisfied with the work being done by Elite Ventures, led by Dinesh, on our current project. The quality of materials used is exceptional, and it's clear that they are truly quality-conscious. Additionally, they have been very effective in maintaining the project timeline, ensuring that everything is completed efficiently and on schedule. Overall, I'm impressed with their professionalism, attention to detail, and commitment to delivering high-quality results. Keep up the great work, Elite Ventures!"

SRIVIDHYA BHARADWAJ
Sai Subhiksham (JV Owner)

”

We want to thank Architect Dinesh for his dedication throughout the Sai Subhiksham redevelopment. You understood the emotions behind every brick of our old home and handled the project with respect and sincerity. The result is a flat we proudly live in – airy, elegant, and thoughtfully designed. We will always remember your part in this new chapter of our lives.

VENKATARAJULU
Sai Subhiksham (JV Owner)

”

From the beginning of the project, you were more than just an architect – you were a listener, a guide, and a friend. Your commitment to every detail, your patience with all our questions, and your ability to blend modern design with traditional values has given us a flat that feels like home from day one. We thank you from the bottom of our hearts.

LAKSHMI PRIYA
Sai Subhiksham (JV Owner)

SITES POOJA'S

SAI SUBHIKSHAM



SAI MAYOORA



SAI SUKRITI



SAI PINNACLE

OUR PROJECTS

CURRENT PROGRESS



ELITE'S SAI SUKRITI
On Construction
progress



ELITE'S SAI MAYOORA
On Construction
progress



ELITE'S SAI LUXE
On Approval Phase

OUR PROJECTS

CURRENT PROGRESS



ELITE'S SAI PINNACLE

On Approval Phase



ELITE'S

SAI ORCHID

On Approval Phase



ELITE'S SAI ENCLAVE

On Approval Phase

OUR RECENT LANDMARKS



HBR - Bengaluru



HBR - Bengaluru



Kannur - Bengaluru



Mogappair - chennai



Avadi - chennai



Pallavaram - chennai



Medavakkam - chennai

Contact Us :



CHENNAI OFFICE

57/1 SAI NAGAR 6TH STREET,
VIRUGAMBAKKAM CH - 92



9043580731, 9345617712



www.eliteventure.in



reacheliteventures@gmail.com

BANGLORE OFFICE

235,9TH MAIN, 4TH BLOCK, NEAR SLVUNI WORTH CLASSIC
APTS, MARUTHI LAYOUT, BENGALORE - 560043