

THE PRESTIGIOUS ADDRESS
YOUR DREAM DESERVES



India Builders®
(CHENNAI) LIMITED



About India Builders

Since its inception in 1987, India Builders has always strived to be a company, which sets the benchmark for others in the real estate business.

Be it in our design, methodology like soil testing etc., acquiring legal and Government approvals, construction practices, infrastructure and amenities provided, we do set a benchmark for others to follow.

No wonder we have acquired the ISO 9001 certification, which in itself means that we adhere to inflexible international quality standards.

We have crossed more than two million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.



**Site Nos.15 & 16, Shreyas Layout,
Nallampalayam, Coimbatore - 641027.**

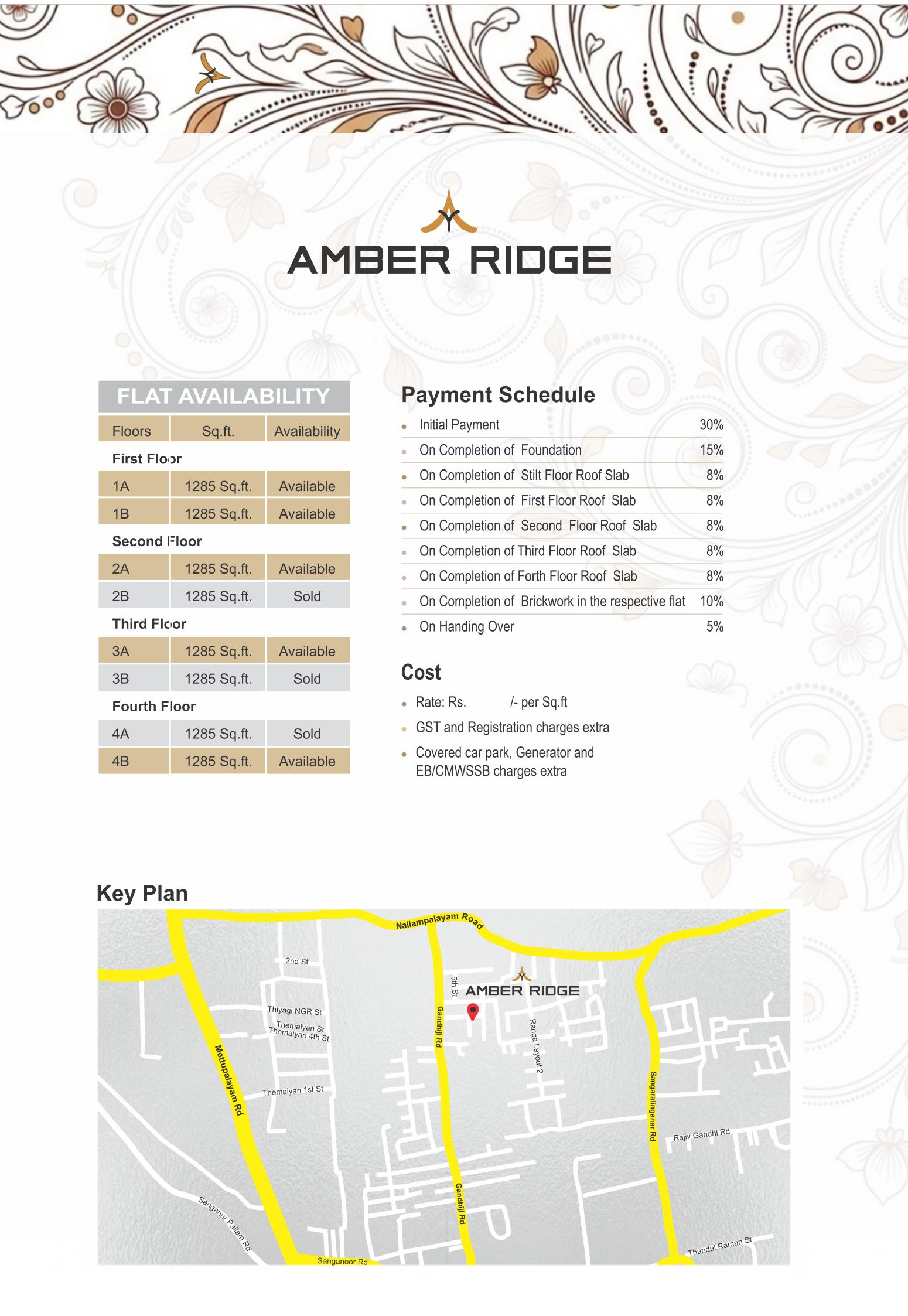
Amber Ridge presents a limited collection of premium residences that blend luxury with a sense of calm in Nallampalayam, Coimbatore. Each of the eight 1,285 Sq.ft. apartments is thoughtfully planned, featuring elegant architecture, spacious interiors, quality fittings and dedicated covered car parking to create a comfortable private retreat. The project's well-connected location offers convenient access to key lifestyle essentials, including reputed schools, temples, shopping centres, restaurants, hospitals and multiplex cinemas, adding both everyday ease and long-term value to the address. Designed as Vaastu-compliant homes, the apartments are intended to support well-being and positive energy, making Amber Ridge a genuinely welcoming place to call home.





AMBER RIDGE





AMBER RIDGE

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
1A	1285 Sq.ft.	Available
1B	1285 Sq.ft.	Available

First Floor

1A	1285 Sq.ft.	Available
1B	1285 Sq.ft.	Available

Second Floor

2A	1285 Sq.ft.	Available
2B	1285 Sq.ft.	Sold

Third Floor

3A	1285 Sq.ft.	Available
3B	1285 Sq.ft.	Sold

Fourth Floor

4A	1285 Sq.ft.	Sold
4B	1285 Sq.ft.	Available

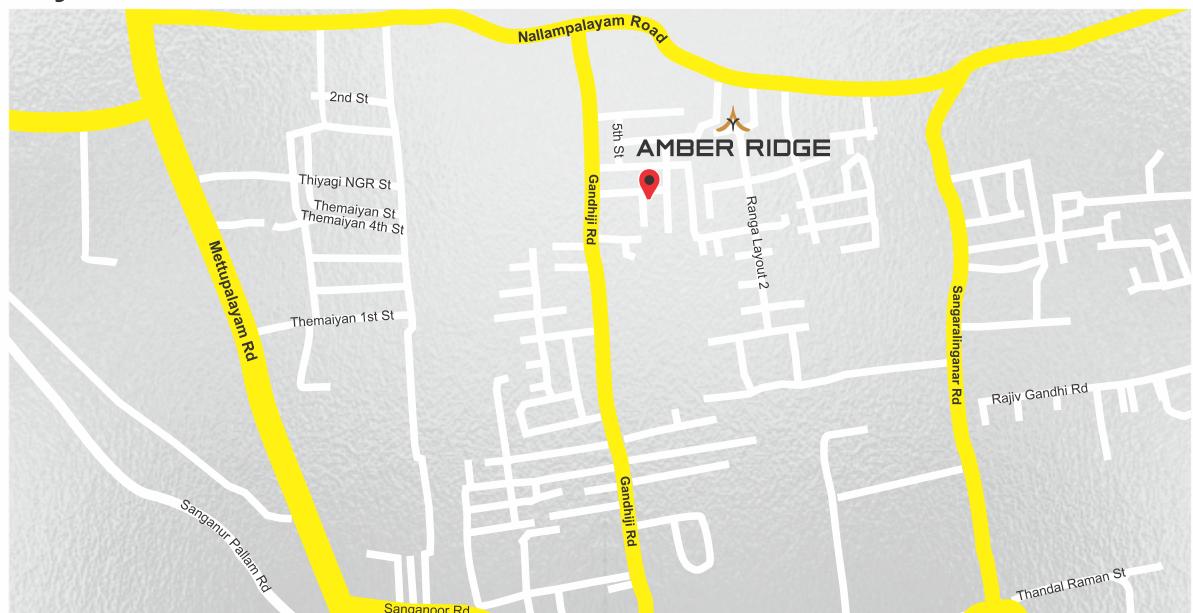
Payment Schedule

- Initial Payment 30%
- On Completion of Foundation 15%
- On Completion of Stilt Floor Roof Slab 8%
- On Completion of First Floor Roof Slab 8%
- On Completion of Second Floor Roof Slab 8%
- On Completion of Third Floor Roof Slab 8%
- On Completion of Forth Floor Roof Slab 8%
- On Completion of Brickwork in the respective flat 10%
- On Handing Over 5%

Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Covered car park, Generator and EB/CMWSSB charges extra

Key Plan



Specifications

I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaastu Plan for entire Building
4. V3F Lift
5. Exquisite Lobby in Stilt floor
6. Exterior tiles for Car Parking area
7. Designer pavers for Paving area
8. Full Back-up Generator with Auto Changeover

II. Flooring

1. Glazed Vitrified tiles for entire Carpet area
2. Designer Tiles for Toilet Walls for full height
3. Black Granite for Kitchen Platform
4. Granite Flooring for Staircase Area

III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Teak Wood Frames for all Doors
3. Moulded Flush Doors for other Rooms
4. Polymer Coated Flush Doors for Toilets
5. UPVC windows

IV. Electrical

1. FRLS Wires
2. AC Point in Living, Dining and Bedrooms
3. TV and phone Points in Living & Bedrooms
4. Modular Switches with Metallic Boxes
5. Exhaust Fan point in Toilets & Kitchen
6. Automatic Phase Change-over Switches with ELCB in Main Board
7. Fully automated panel boards
8. CCTV Surveillance System

V. Painting

1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door
4. Synthetic Enamel Paint for Wooden Surfaces

VI. Plumbing

1. Toto Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Hansgrohe CP Fittings
4. Diverters in all Toilets
5. Carysil Sink with Sink Mixer in Kitchen
6. Earthquake Resistant Plumbing Conduits
7. Booster Pump

An "Intelligent Building™" in terms of:

Techno-Mordern concepts	- Earthquake resistant structure, Soil exploration
Integrated systems	- LVC (Lighting, ventilation and communication)
Heat proofing	- Energy saving non-conductors on terrace
Effective tool for analysis	- STAADPRO
Endemic services	- Lift, Barbeque chambers
Uninterrupted power supply	- Autostart standby generator
Communication	- Online camera and intercom
Green cover environment	- Landscaping



Pictures are for design purpose only and are not final



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