

Crafted for the Elite.  
Positioned for Excellence



# THE AZURE ABODE



**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.



## THE AZURE ABODE

Door No.12, Anusya Avenue, Ormes Road,  
Kilpauk, Chennai - 600010.

Azure Abode offers a limited collection of premium residences that combine luxury with tranquillity. Located in Kilpauk, one of Chennai's most desirable neighbourhoods, this address provides a refined lifestyle in the city centre. With only six 1,750 Sq.Ft. apartments, each home features elegant architecture and modern design. Thoughtfully planned layouts, spacious interiors, high-end fixtures and dedicated covered parking ensure a superior living experience. Azure Abode is strategically situated for convenient access to top educational institutions, temples, shopping centres, restaurants, hospitals and cinemas, keeping daily needs and leisure within easy reach. Each apartment is Vaastu-compliant, reflecting principles that support prosperity and well-being.

Successfully  
Completed  
More  
Than **400**  
Projects



# THE AZURE ABODE



Typical Floor Plan





# THE AZURE ABODE

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1750 Sq.ft	Sold
1B	1750 Sq.ft	Sold
<b>Second Floor</b>		
2A	1750 Sq.ft	Sold
2B	1750 Sq.ft	Sold
<b>Third Floor</b>		
3A	1750 Sq.ft	Available
3B	1750 Sq.ft	Available

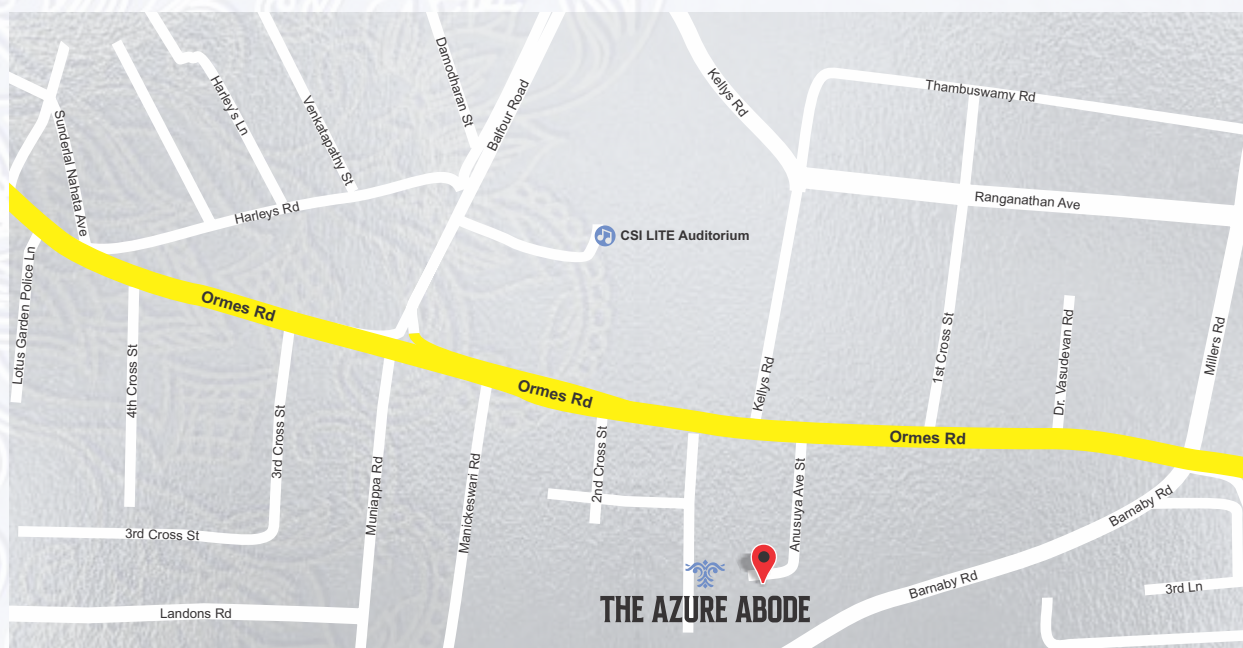
## Payment Schedule

• Initial Payment	30%
• On Completion of Foundation	15%
• On Completion of Ground Floor Roof Slab	10%
• On Completion of First Floor Roof Slab	10%
• On Completion of Second Floor Roof Slab	10%
• On Completion of Third Floor Roof Slab	10%
• 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



Intertek



## Specifications

### I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaasthu 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
9. Landscaped Terrace

### II. Flooring

1. Engineered Marble for Living and Dining Room
2. Wooden Laminate Flooring for Bedrooms
3. Double-Charged Vitrified Tiles for Kitchen
4. Designer Tiles for Toilet Walls for full height
5. Black Granite for Kitchen Platform
6. Granite Flooring for Staircase Area

### III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Safety door with One-side Teak Panels
3. Teak Wood Frames for all Doors
4. Moulded Flush Doors for other Rooms
5. Polymer Coated Flush Doors for Toilets
6. 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. Laminate finish for Wooden Surfaces

### VI. Plumbing

1. Toto Closets and Wash Basins in Toilets
2. Hansgrohe CP Fittings
3. Diverters in all Toilets
4. Glass Shower Enclosure
5. Counter Wash Basin in Dining
6. Caryl Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. 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



**India Builders®**  
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