



Intertek

Luxury living in the heart of Anna Nagar



ANANDANIKETHAN



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.



Plot No. 1319, 18th Main Road,
Anna Nagar, Chennai - 600040

Anandanikethan is for those who live life the luxurious way. It is a three-storied residential marvel having 6 apartments (each measuring 1750 sq.ft.) to celebrate urban living. All apartments offer you a host of modern amenities like world-class fittings, opulent interiors, security facilities and covered car park. And that's not all, life here surrounds you with the lively neighbourhood. It is also conveniently placed between shopping arcades, restaurants, schools, hospitals, temples and multiplexes.

Come, Reinvent your lifestyle in an address ever-evolving and always enlivening.

A graphic of a rolled-up scroll with a gold border. The text on the scroll reads: 'Successfully Completed More Than 300 Projects' in bold, black, sans-serif font.

**Successfully
Completed
More
Than 300
Projects**



Typical Floor Plan - I, II, III

ANANDANIKETHAN

FLAT AVAILABILITY

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

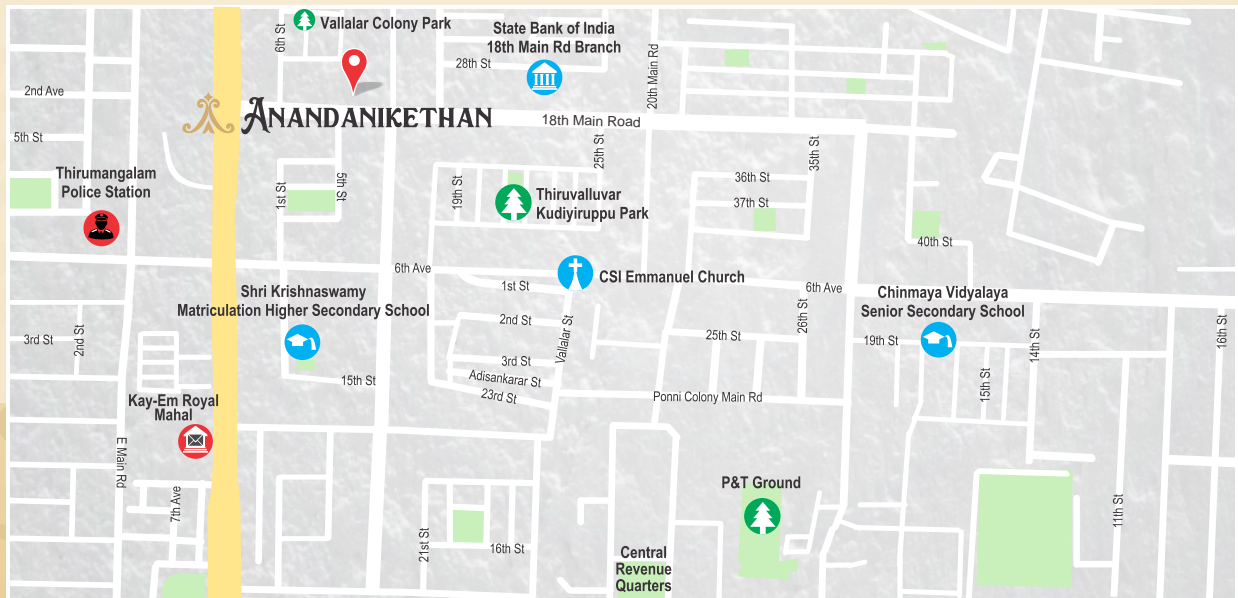
Payment Schedule

• 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
- Cost of two covered car parks extra Rs. 5,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

Key Plan



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. Vitra Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Vado CP Fittings
4. Diverters in all Toilets
5. Glass Shower Enclosure
6. Caysil 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



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