

Your own sanctuary of calm  
at the bustling city's heart



ASHIYANA



**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.



### ASHIYANA

Door No.102, S Block, 4th Main Road,  
Anna Nagar, Chennai - 600040

Ashiyana is a stunning collection of 8 apartments (ranging from 1335 to 2670 Sq.ft) situated at S Block Anna Nagar, Anna Nagar, Chennai. This address has got the best of everything to enjoy every moment. They are everything a contemporary home should be: bright, elegant and serene. Each apartment has spacious and well-ventilated rooms, high-quality fittings and state-of-the-art facilities, security facilities, a covered car park and many more. Centrally located in Anna Nagar, easy access to all your everyday needs make Ashiyana one of the most connected and convenient lifestyle anyone has ever wanted.

Come discover your dream address that speaks for itself.

A gold, scroll-like banner with a dark gold border. The text is written in a bold, black, sans-serif font. The words 'Successfully' and 'Completed' are on the first line. The second line starts with 'More' and 'Than' in a smaller font, followed by '400' in a very large font. The third line starts with 'Projects' in a large font.

**Successfully  
Completed  
More  
Than 400  
Projects**





Typical Floor Plan - I, II, III, IV, V

# ASHIYANA

## 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	7%
• On Completion of Second Floor Roof Slab	7%
• On Completion of Third Floor Roof Slab	7%
• On Completion of Forth Floor Roof Slab	7%
• On Completion of Fifth Floor Roof Slab	7%
• On Completion of Brickwork in the respective flat	5%
• On Handing Over	5%

## Cost

- Rate: Rs.           /- per Sq.ft
- GST and Registration charges extra
- Cost of two covered car parks extra Rs.10,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs.6,00,000/-

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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### First Floor

1A	1335 Sq.ft	Sold
1B	1335 Sq.ft	Sold

### Second Floor

2A	1335 Sq.ft	Sold
2B	1335 Sq.ft	Sold

### Third Floor

3A	1335 Sq.ft	Sold
3B	1335 Sq.ft	Sold

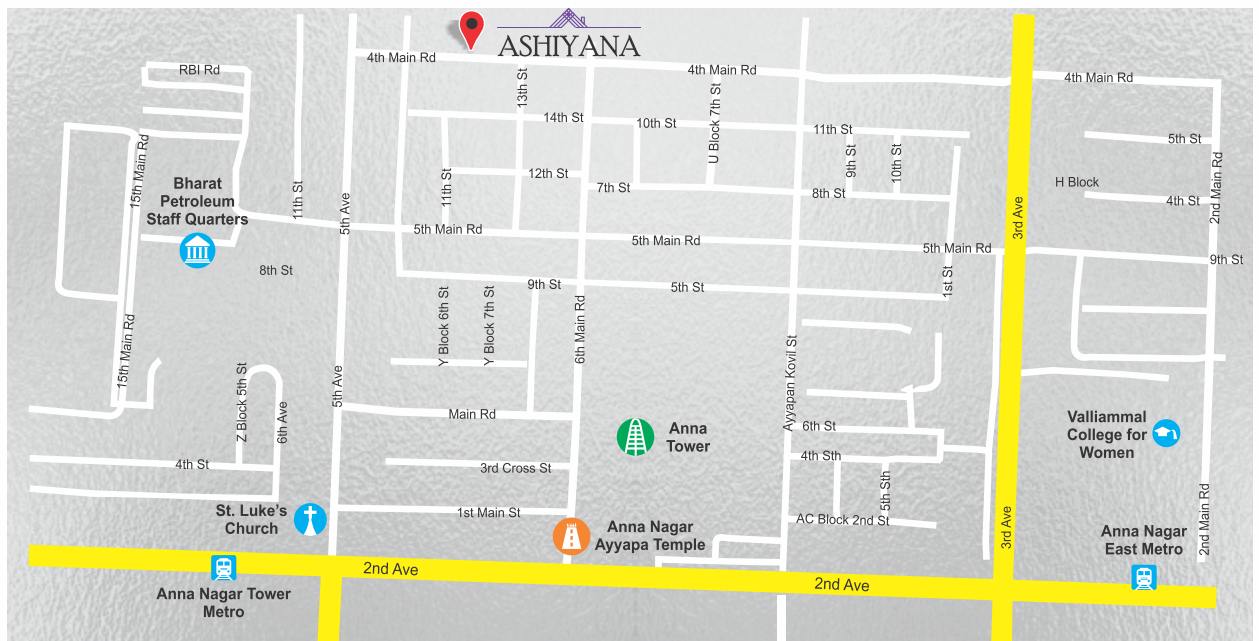
### Fourth Floor

4A	2670 Sq.ft	Available
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### Fifth Floor

5A	2670 Sq.ft	Available
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## 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. 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®**  
(CHENNAI) LIMITED

### Corporate Office:

AA - 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai - 600 040

**Ph: +91 - 909 222 3553**

E-mail : [sales@indiabuilders.in](mailto:sales@indiabuilders.in), Website : [www.indiabuilders.in](http://www.indiabuilders.in)

Coimbatore Office : Saibaba Colony, Coimbatore - 641 011.