

Move into your very own Happy Nest

# Cauvery Vrindavan



**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.

A gold-colored banner with a rolled-up edge effect. The text on the banner reads: 'Successfully Completed More Than 325 Projects' in bold black font.

**Successfully  
Completed  
More  
Than 325  
Projects**

## Cauvery Vrindavan

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Door No. 27 to 32, L Block, 1st Main Road,  
Anna Nagar East, Chennai - 600102.

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Cauvery Vrindavan is a bespoke collection of 8 elegantly finished, beautifully crafted apartments (each measuring 1020 Sq.ft.) perfectly located in Anna Nagar East, Chennai's most sought after neighbourhood. It puts you within easy reach of all finer things of life. Anna Nagar, as you know, hosts the finest educational institutions, hospitals, shopping arcades, restaurants, temples and more. These exquisitely crafted homes come with modern amenities like security facilities, high-quality fittings, a covered car park, superior fittings and more. Also, the apartments are Vaastu compliant to bring wealth and happiness. Make Cauvery Vrindavan your happy nest, it is the perfect place to stay connected and call it a home.







Typical Floor Plan - I, II, III, IV

# Cauvery Vrindavan

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1020 Sq.ft	Sold
1B	1020 Sq.ft	Sold
<b>Second Floor</b>		
2A	1020 Sq.ft	Sold
2B	1020 Sq.ft	Available
<b>Third Floor</b>		
3A	1020 Sq.ft	Sold
3B	1020 Sq.ft	Sold
<b>Forth Floor</b>		
4A	1020 Sq.ft	Sold
4B	1020 Sq.ft	Sold

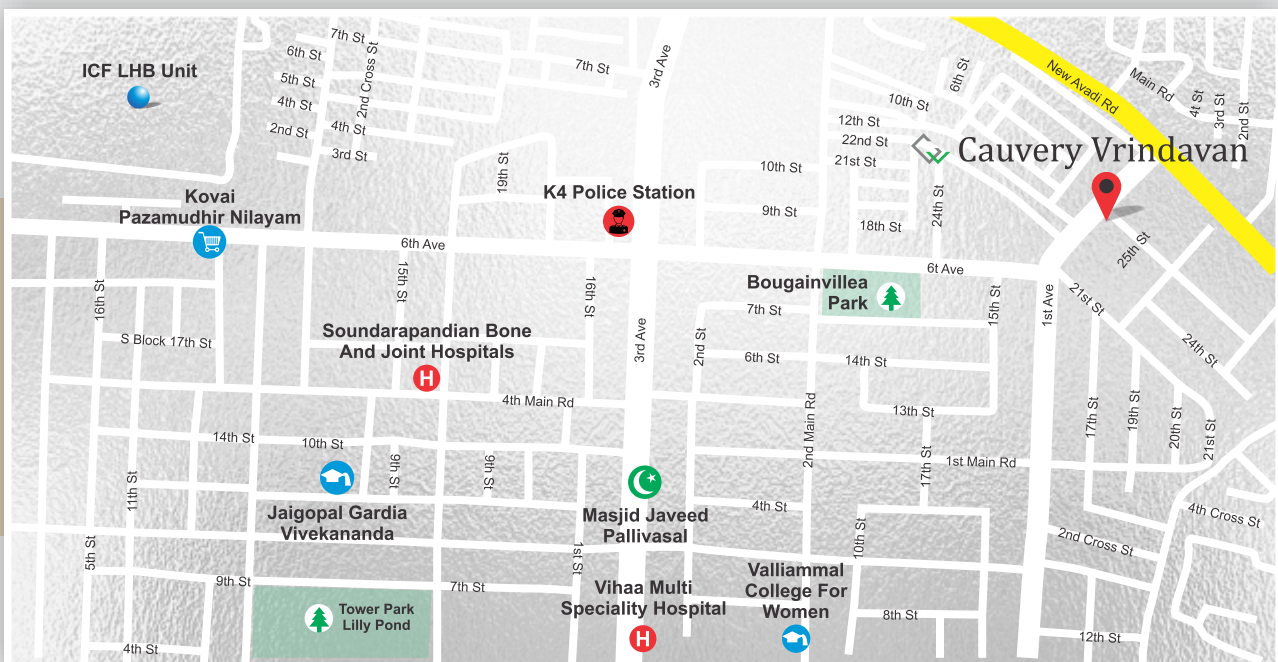
## Payment Schedule

• Initial Payment	30%
• On Completion of Foundation	15%
• On Completion of Ground 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 Fourth 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
- Cost of one covered car park extra Rs. 3,00,000/-
- 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. Vitra CP Fittings
3. Diverters in all Toilets
4. Glass Shower Enclosure
5. Counter Wash Basin in Dining
6. Carysil 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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