

Start living the life of your dreams



**KARPAGAM NIVAS**



**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.



## KARPAGAM NIVAS

Door Nos.163-168, L Block, Karpagam Colony,  
1st Avenue, Anna Nagar East, Chennai - 600102.

Karpagam Nivas is a four-storied residential marvel strategically placed and intelligently built on 1st Avenue, Anna Nagar East, one of Chennai's most prestigious addresses. It has 8 premium apartments (two on each floor) with a built-up area of 1250 sq.ft. each. All the apartments are crafted with the finest features like world-class fittings, security facilities, a covered car park and many more. As you know, it is a prime part of the city and connects you with the surrounding community and the vast array of sporting, leisure, entertainment and retail attractions. Also, each apartment is Vaastu compliant to ensure prosperity in your life. Say yes to Karpagam Nivas, a great lifestyle awaits you.





# KARPAGAM NIVAS



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



# KARPAGAM NIVAS

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1250 Sq.ft	Sold
1B	1250 Sq.ft	Sold
<b>Second Floor</b>		
2A	1250 Sq.ft	Sold
2B	1250 Sq.ft	Sold
<b>Third Floor</b>		
3A	1250 Sq.ft	Sold
3B	1250 Sq.ft	Sold
<b>Fourth Floor</b>		
4A	1250 Sq.ft	Available
4B	1250 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 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 8%
- 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. 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
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. 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



**India Builders®**  
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