

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

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

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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.

A graphic of a rolled-up yellow scroll with a dark brown border. The text is written in a bold, black, sans-serif font.

**Successfully  
Completed  
More  
Than 400  
Projects**







FLAT AVAILABILITY		
Floors	Sq.ft.	Availability
First Floor		
1A	1250 Sq.ft	Sold
1B	1250 Sq.ft	Sold
Second Floor		
2A	1250 Sq.ft	Sold
2B	1250 Sq.ft	Sold
Third Floor		
3A	1250 Sq.ft	Sold
3B	1250 Sq.ft	Sold
Fourth Floor		
4A	1250 Sq.ft	Available
4B	1250 Sq.ft	Available

● 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%

- 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/-

The map displays the area around Anna Nagar East. Key locations labeled include Anna Tower, Anna Nagar East, Valliammal College for Women, and Anna Nagar East. A red pin marks the location of Karpagam Nivas on 1st Main Rd, near 6th Ave and 15th St. A purple 'X' icon is also present near the pin. The map shows a grid of streets including 1st Main Rd, 2nd Main Rd, 3rd Main Rd, 4th Main Rd, 5th Main Rd, 6th Ave, 7th Ave, 8th Ave, 9th Ave, 10th Ave, 11th Ave, 12th Ave, 13th Ave, 14th Ave, 15th Ave, 16th Ave, 17th Ave, 18th Ave, 19th Ave, 20th Ave, 21st Ave, 22nd Ave, 23rd Ave, 24th Ave, 25th Ave, 26th Ave, 27th Ave, 28th Ave, 29th Ave, 30th Ave, 31st Ave, 32nd Ave, 33rd Ave, 34th Ave, 35th Ave, 36th Ave, 37th Ave, 38th Ave, 39th Ave, 40th Ave, 41st Ave, 42nd Ave, 43rd Ave, 44th Ave, 45th Ave, 46th Ave, 47th Ave, 48th Ave, 49th Ave, 50th Ave, 51st Ave, 52nd Ave, 53rd Ave, 54th Ave, 55th Ave, 56th Ave, 57th Ave, 58th Ave, 59th Ave, 60th Ave, 61st Ave, 62nd Ave, 63rd Ave, 64th Ave, 65th Ave, 66th Ave, 67th Ave, 68th Ave, 69th Ave, 70th Ave, 71st Ave, 72nd Ave, 73rd Ave, 74th Ave, 75th Ave, 76th Ave, 77th Ave, 78th Ave, 79th Ave, 80th Ave, 81st Ave, 82nd Ave, 83rd Ave, 84th Ave, 85th Ave, 86th Ave, 87th Ave, 88th Ave, 89th Ave, 90th Ave, 91st Ave, 92nd Ave, 93rd Ave, 94th Ave, 95th Ave, 96th Ave, 97th Ave, 98th Ave, 99th Ave, 100th Ave, 101st Ave, 102nd Ave, 103rd Ave, 104th Ave, 105th Ave, 106th Ave, 107th Ave, 108th Ave, 109th Ave, 110th Ave, 111th Ave, 112th Ave, 113th Ave, 114th Ave, 115th Ave, 116th Ave, 117th Ave, 118th Ave, 119th Ave, 120th Ave, 121st Ave, 122nd Ave, 123rd Ave, 124th Ave, 125th Ave, 126th Ave, 127th Ave, 128th Ave, 129th Ave, 130th Ave, 131st Ave, 132nd Ave, 133rd Ave, 134th Ave, 135th Ave, 136th Ave, 137th Ave, 138th Ave, 139th Ave, 140th Ave, 141st Ave, 142nd Ave, 143rd Ave, 144th Ave, 145th Ave, 146th Ave, 147th Ave, 148th Ave, 149th Ave, 150th Ave, 151st Ave, 152nd Ave, 153rd Ave, 154th Ave, 155th Ave, 156th Ave, 157th Ave, 158th Ave, 159th Ave, 160th Ave, 161st Ave, 162nd Ave, 163rd Ave, 164th Ave, 165th Ave, 166th Ave, 167th Ave, 168th Ave, 169th Ave, 170th Ave, 171st Ave, 172nd Ave, 173rd Ave, 174th Ave, 175th Ave, 176th Ave, 177th Ave, 178th Ave, 179th Ave, 180th Ave, 181st Ave, 182nd Ave, 183rd Ave, 184th Ave, 185th Ave, 186th Ave, 187th Ave, 188th Ave, 189th Ave, 190th Ave, 191st Ave, 192nd Ave, 193rd Ave, 194th Ave, 195th Ave, 196th Ave, 197th Ave, 198th Ave, 199th Ave, 200th Ave, 201st Ave, 202nd Ave, 203rd Ave, 204th Ave, 205th Ave, 206th Ave, 207th Ave, 208th Ave, 209th Ave, 210th Ave, 211th Ave, 212th Ave, 213th Ave, 214th Ave, 215th Ave, 216th Ave, 217th Ave, 218th Ave, 219th Ave, 220th Ave, 221st Ave, 222nd Ave, 223rd Ave, 224th Ave, 225th Ave, 226th Ave, 227th Ave, 228th Ave, 229th Ave, 230th Ave, 231st Ave, 232nd Ave, 233rd Ave, 234th Ave, 235th Ave, 236th Ave, 237th Ave, 238th Ave, 239th Ave, 240th Ave, 241st Ave, 242nd Ave, 243rd Ave, 244th Ave, 245th Ave, 246th Ave, 247th Ave, 248th Ave, 249th Ave, 250th Ave, 251st Ave, 252nd Ave, 253rd Ave, 254th Ave, 255th Ave, 256th Ave, 257th Ave, 258th Ave, 259th Ave, 260th Ave, 261st Ave, 262nd Ave, 263rd Ave, 264th Ave, 265th Ave, 266th Ave, 267th Ave, 268th Ave, 269th Ave, 270th Ave, 271st Ave, 272nd Ave, 273rd Ave, 274th Ave, 275th Ave, 276th Ave, 277th 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## 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. 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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