

Intelligent homes with everything you need.  
And much more.



# *Kurinja Enclave*



**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.





# *Kurinji Enclave*

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No.180 & 181, 4th Avenue,  
Anna Nagar, Chennai - 600040

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Kurinji Enclave is not just about luxury living but also invites you to a futuristic lifestyle. Comprising 16 elegant apartments (each measuring 1565 sq.ft), located in the heart of the city, Anna Nagar, it ensures you stay connected and in the midst of urban amenities. With every detail planned with you in mind, this development encapsulates contemporary aesthetics and thoughtful amenities and fulfils the promise of an elevated lifestyle. Also, it offers fascinating features like ample ventilation, opulent interiors, decorated terrace, covered car parking, superior accessories & fittings and many more.

Choose Kurinji Enclave to make the most of every moment.



Typical Floor Plan - I,II,III,IV



## Kuringi Enclave

### FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1565 Sq.ft	Sold
1B	1565 Sq.ft	Sold
1C	1565 Sq.ft	Sold
1D	1565 Sq.ft	Sold
<b>Second Floor</b>		
2A	1565 Sq.ft	Sold
2B	1565 Sq.ft	Available
2C	1565 Sq.ft	Sold
2D	1565 Sq.ft	Sold
<b>Third Floor</b>		
3A	1565 Sq.ft	Sold
3B	1565 Sq.ft	Sold
3C	1565 Sq.ft	Sold
3D	1565 Sq.ft	Sold
<b>Fourth Floor</b>		
4A	1565 Sq.f	Available
4B	1565 Sq.ft	Sold
4C	1565 Sq.ft	Available
4D	1565 Sq.ft	Available

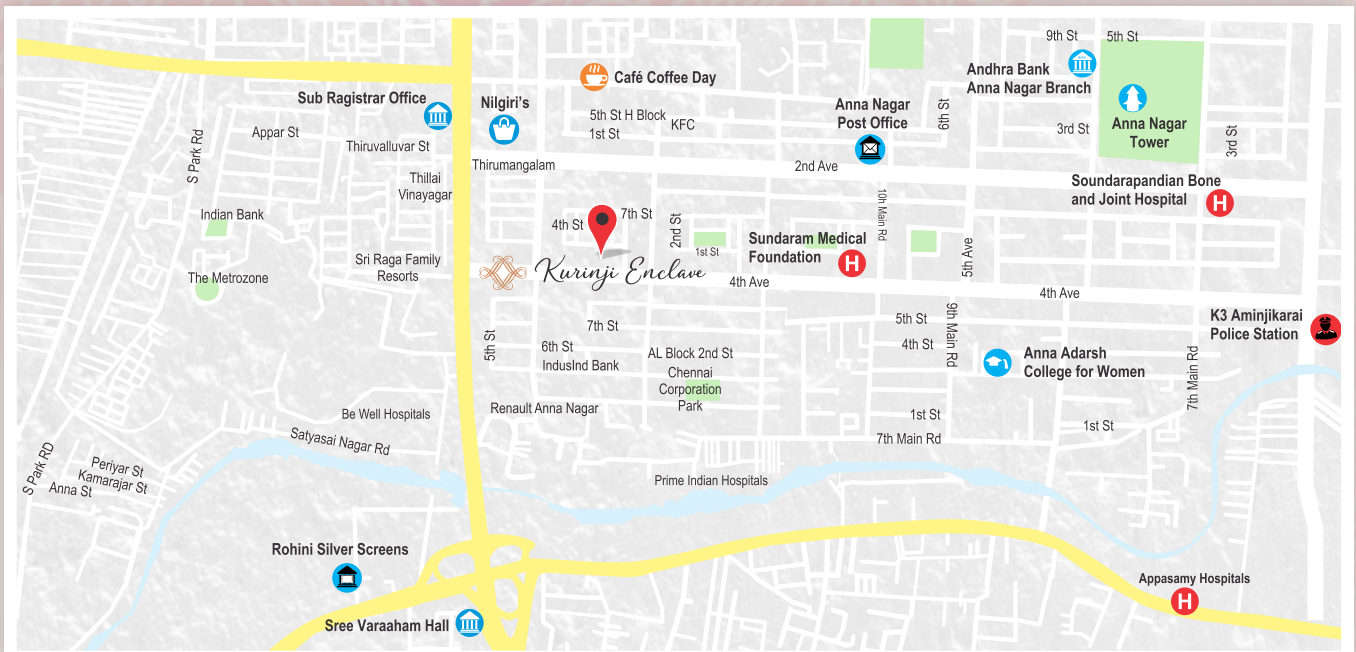
## Payment Schedule

• 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 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. Carysil Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

## An "Intelligent Building"™ in terms of:

Techno-Modern 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

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