

Embrace the radiance of joyful living



KUSHI 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.



KUSHI ENCLAVE

Door No.12, 15th Cross Street,
Shastri Nagar, Adyar, Chennai - 600020.

Kushi Enclave is the new address for joyful living. A well crafted 3 storied residential complex (2 flats per floor with a built-up area of 1685 sq.ft) ideally located In Shastri Nagar, Adyar, Chennai's one of the most prestigious residential addresses. With its intelligent concepts and state-of-the-art architecture, Kushi Enclave is setting new benchmarks in real estate. It comes with all the lavish amenities, security facilities, world-class accessories, a covered car park and essential amenities you will ever require. Also, each apartment is Vaastu compliant to ensure prosperity. Located in prime centre, some of the finest schools, supermarkets, shopping areas, temples and hospitals are well within reach.

Successfully
Completed
More
Than **400**
Projects



KUSHI ENCLAVE



Typical Floor Plan - I, II, III



FLAT AVAILABILITY		
Floors	Sq.ft.	Availability
First Floor		
1A	1685 Sq.ft	Sold
1B	1685 Sq.ft	Sold
Second Floor		
2A	1685 Sq.ft	Sold
2B	1685 Sq.ft	Sold
Third Floor		
3A	1685 Sq.ft	Available
3B	1685 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	10%
● On Completion of Second Floor Roof Slab	10%
● On Completion of Third Floor Roof Slab	10%
● On Completion of Brickwork in the respective flat	10%
● On Handing Over	5%

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Covered car park, Generator and EB/CMWSSB charges extra

The map shows Kushi Enclave, a residential area, situated between Venkatrathnam Nagar Road to the north and Mahatma Gandhi Rd to the south. To the west, it is bounded by 1st Ave and 2nd Ave. To the east, it is bounded by 1st Main Rd and 2nd Main Rd. Key landmarks include Indira Nagar Park to the southwest, The Hindu Senior Secondary School to the south, and Vidyaratna PTS Matriculation Higher Secondary School to the northeast. A red location pin marks the specific site of Kushi Enclave, which is located near the intersection of 15th Cross St and 2nd Cross St. The map also shows a bus depot and several other streets within the enclave, including 1st Cross St, 2nd Cross St, 3rd Cross St, 4th Cross St, 5th Cross St, 6th Cross St, 7th Cross St, 8th Cross St, 9th Cross St, 1st Ln, 2nd Ln, 3rd Ln, 4th Ln, 5th Ln, 6th Ln, 7th Ln, 8th Ln, 9th Ln, 10th Ln, 11th Ln, 12th Ln, 13th Ln, 14th Ln, 15th Ln, 16th Ln, 17th Ln, 18th Ln, 19th Ln, 20th Ln, 21st Ln, 22nd Ln, 23rd Ln, 24th Ln, 25th Ln, 26th Ln, 27th Ln, 28th Ln, 29th Ln, 30th Ln, 31st Ln, 32nd Ln, 33rd Ln, 34th Ln, 35th Ln, 36th Ln, 37th Ln, 38th Ln, 39th Ln, 40th Ln, 41st Ln, 42nd Ln, 43rd Ln, 44th Ln, 45th Ln, 46th Ln, 47th Ln, 48th Ln, 49th Ln, 50th Ln, 51st Ln, 52nd Ln, 53rd Ln, 54th Ln, 55th Ln, 56th Ln, 57th Ln, 58th Ln, 59th Ln, 60th Ln, 61st Ln, 62nd Ln, 63rd Ln, 64th Ln, 65th Ln, 66th Ln, 67th Ln, 68th Ln, 69th Ln, 70th Ln, 71st Ln, 72nd Ln, 73rd Ln, 74th 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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. Caryl Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

An "Intelligent Building™" in terms of:

Techno-Mordern concepts
Integrated systems
Heat proofing
Effective tool for analysis
Endemic services
Uninterrupted power supply
Communication
Green cover environment

- Earthquake resistant structure, Soil exploration
- LVC (Lighting, ventilation and communication)
- Energy saving non-conductors on terrace
- STAADPRO
- Lift, Barbeque chambers
- Autostart standby generator
- Online camera and intercom
- Landscaping



Pictures are for design purpose only and are not final



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