



Start celebrating the  
finest moments of life



Lakshmi 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.





# Lakshmi Vrindavan

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Block No.67, Lakshmi Apartments, Ambattur Estate Road,  
Anna Nagar West Extn, Chennai - 600101.

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## **The Apartments**

Lakshmi Vrindavan presents 20 beautiful apartments each measuring 1425 Sq.ft. It brings forth a lifestyle for those who have a fine taste for life and exclusivity. Step into a home that blends intelligent architecture with style, creating contemporary spaces that are a class apart. Each residence here has been designed to enhance your everyday living experience.

## **The Right Neighbourhood**

Lakshmi Vrindavan is located in the heart of this much sought-after locality in Anna Nagar West Extn. A state-of-the-art lifestyle, replete with the finest luxuries and an unrivalled location that is well connected to the roots of the city. Being in the centre of the city, there are several choices when it comes to schools, medical care, shopping, dining or entertainment.

## **An abundance of amenities**

Here all the apartments have been intuitively designed around your needs and there are innumerable reasons to make this your dream home, which includes world-class features like world-class fittings, opulent interiors, energy-saving non-conductors on the terrace, security facilities, a covered car park and many more. Grab yours, living here will be a pleasurable experience.

## **Bright and Beyond Ordinary**

You'll find beauty and intelligence in every aspect of Lakshmi Vrindavan. The apartments of the building offer great comfort and class, where every detail has been carefully designed. With a warm tone, light gently enters every living space. Also, the rooms are generously airy. Not to mention each apartment is vaastu compliant to ensure everlasting prosperity.



Lakshmi Vrindavan

Flat Nos: 1B/2B/3B/4B/5B

Flat Area: 1425.00 Sq.ft



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Flat Nos: 1A/2A/3A/4A/5A

Flat Area: 1425.00 Sq.ft



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

Flat Nos: 1C/2C/3C/4C/5C

Flat Area: 1425.00 Sq.ft

Flat Nos: 1D/2D/3D/4D/5D

Flat Area: 1425.00 Sq.ft



# Lakshmi Vrindavan

AVAILABILITY		
Flat Name	Square Feet	Availability
<b>First Floor</b>		
1A	1425	Sold
1B	1425	Sold
1C	1425	Sold
1D	1425	Available
<b>Second Floor</b>		
2A	1425	Sold
2B	1425	Sold
2C	1425	Sold
2B	1425	Sold
<b>Third Floor</b>		
3A	1425	Sold
3B	1425	Sold
3C	1425	Sold
3D	1425	Sold
<b>Fourth Floor</b>		
4A	1425	Sold
4B	1425	Available
4C	1425	Sold
4D	1425	Available
<b>Fifth Floor</b>		
5A	1425	Available
5B	1425	Available
5C	1425	Available
5D	1425	Available



# Lakshmi Vrindavan

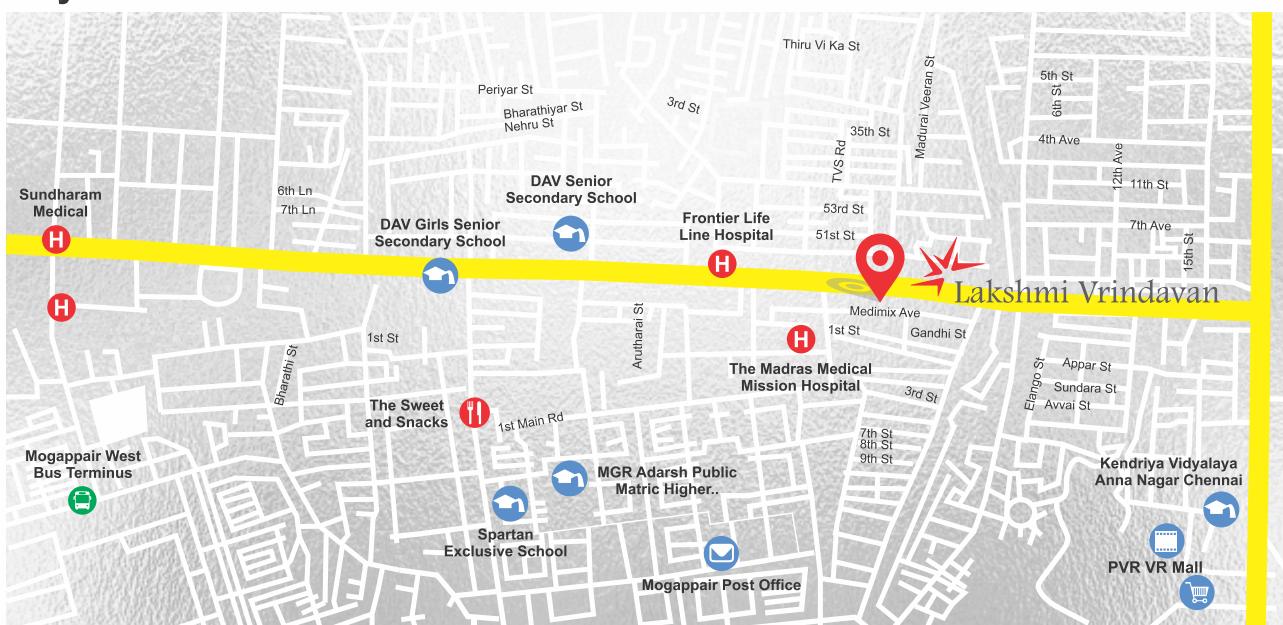
## Payment Schedule

Initial Payment	30%
On Completion of Foundation	15%
On Completion of Ground Floor Roof Slab	10%
On Completion of First Floor Roof Slab	7%
On Completion of Second Floor Roof Slab	7%
On Completion of Third Floor Roof Slab	7%
On Completion of Fourth Floor Roof Slab	7%
On Completion of Fifth Floor Roof Slab	7%
On Completion of Brickwork in the respective flat	7%
On Handing Over	3%

## 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

## II. Flooring

1. Double-Charged Vitrified tiles for entire Carpet area
2. Designer Tiles for Toilet Walls for full height
3. Black Granite for Kitchen Platform
4. Granite Flooring for Staircase Area

## III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Teak Wood Frames for all Doors
3. Moulded Flush Doors for other Rooms
4. Polymer Coated Flush Doors for Toilets
5. 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. Synthetic Enamel Paint 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. Carysil Sink with Sink Mixer in Kitchen
6. Earthquake Resistant Plumbing Conduits
7. 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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