



Live life the royal way with  
luxury and grandeur

**RAGHU**



**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.



Block No. B-6, 11th Cross Street,  
GOCHS Colony, Besant Nagar, Chennai - 600090

Life blooms vibrantly & abundantly at Raghu.

This 5 storey residential complex comprising of 10 apartments is situated in the heart of the city, Besant Nagar, each measuring 1555 Sq.ft. With meticulously planned spaces, inspired finishes, the apartments create a world that is exclusively yours. The project offers a host of facilities, providing a world full of comfort and elegant living. India Builders, the developer who are known for building homes which boast of intelligent features, every apartment has been designed with you in mind. Spacious and well-ventilated rooms, premium fittings and state-of-the-art facilities, features like earthquake resistant structure, energy-saving non-conductors on the terrace, security facilities, world-class accessories, covered car park are to name a few. The building is conveniently close to all that a city has to offer. The malls, offices and entertainment centres are just a short drive away.

Here, you can expect your home to be a harmonious blend of the city beat and your own idea of heaven.



# RAGHU

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



# RAGHU

## 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	5%
• On Handing Over	5%

## Cost

- Rate: Rs.           /- per Sq.ft
- GST and Registration charges extra
- Cost of one covered car park extra Rs.5,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs.6,00,000/-

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1555 Sq.ft	Available
1B	1555 Sq.ft	Available
<b>Second Floor</b>		
2A	1555 Sq.ft	Sold
2B	1555 Sq.ft	Sold
<b>Third Floor</b>		
3A	1555 Sq.ft	Available
3B	1555 Sq.ft	Sold
<b>Fourth Floor</b>		
4A	1555 Sq.ft	Sold
4B	1555 Sq.ft	Sold
<b>Fifth Floor</b>		
5A	1555 Sq.ft	Available
5B	1555 Sq.ft	Sold

## 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. 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-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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(CHENNAI) LIMITED

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