



**Intertek**

Let your life bloom in a place  
that is so complete



**SAI RANGA**



**India Builders<sup>®</sup>**  
(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.



# SAI RANGA

New No.21, Dandapani Street,  
T.Nagar, Chennai - 600017

Sri Ranga is a beautiful collection of just 6 apartments (ranging from 1105 Sq.ft to 1270 Sq.ft) that are calm, close and connected. Located at T.Nagar, with life's all conveniences just around the corner and seamlessly connected to the city, you will commute less and give more time to your life. Also, here you can enjoy the vast and varied shopping and plenty of nearby leisure amenities. The layout has been carefully considered to ensure your new home maximises the available space and enhances the use of natural light. The contemporary design allows for modern fittings and fixtures. It also offers covered car parking, security features and more. All the apartments are Vaastu compliant for everlasting prosperity. Come, make this your new home today.





Typical Floor Plan - I, II, III



# SAI RANGA

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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### First Floor

1A	1270 Sq.ft	Sold
1B	1105 Sq.ft	Available

### Second Floor

2A	1270 Sq.ft	Sold
2B	1105 Sq.ft	Sold

### Third Floor

3A	1270 Sq.ft	Sold
3B	1105 Sq.ft	Sold

## 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	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%

## 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. 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. Vitra 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-Modern 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



**India Builders®**  
(CHENNAI) LIMITED

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