

Discover the joy of living elegantly



SATVIKA



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.

A graphic of a rolled-up scroll with a gold border and a gold ribbon at the top and bottom. The text is written in a bold, black, sans-serif font.

**Successfully  
Completed  
More Than 325  
Projects**



# SATVIKA

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Block No.83, 4th Avenue (Shanthi Colony),  
Anna Nagar, Chennai 600040.

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Sativika is a luxurious residential development located right in the heart of the city, Shanthi Colony, Anna Nagar. All 10 apartments (ranging from 915 to 1900 Sq.ft) are built to impeccable specifications, high-quality materials, top-notch fittings and accessories, well designed spacious rooms, well-appointed amenities, ample ventilation and sufficient natural sunlight for every room. Also when you get to know that it has a lot of amenities for you, it would be music to your ears. All the homes are designed to be Vaastu Compliant as well. Come, experience the perfect combination of comfort and convenience at Satvika. It has everything you would expect from a home to enjoy the best of life.





Typical Floor Plan - II, III, IV

## Cost

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





# SATVIKA

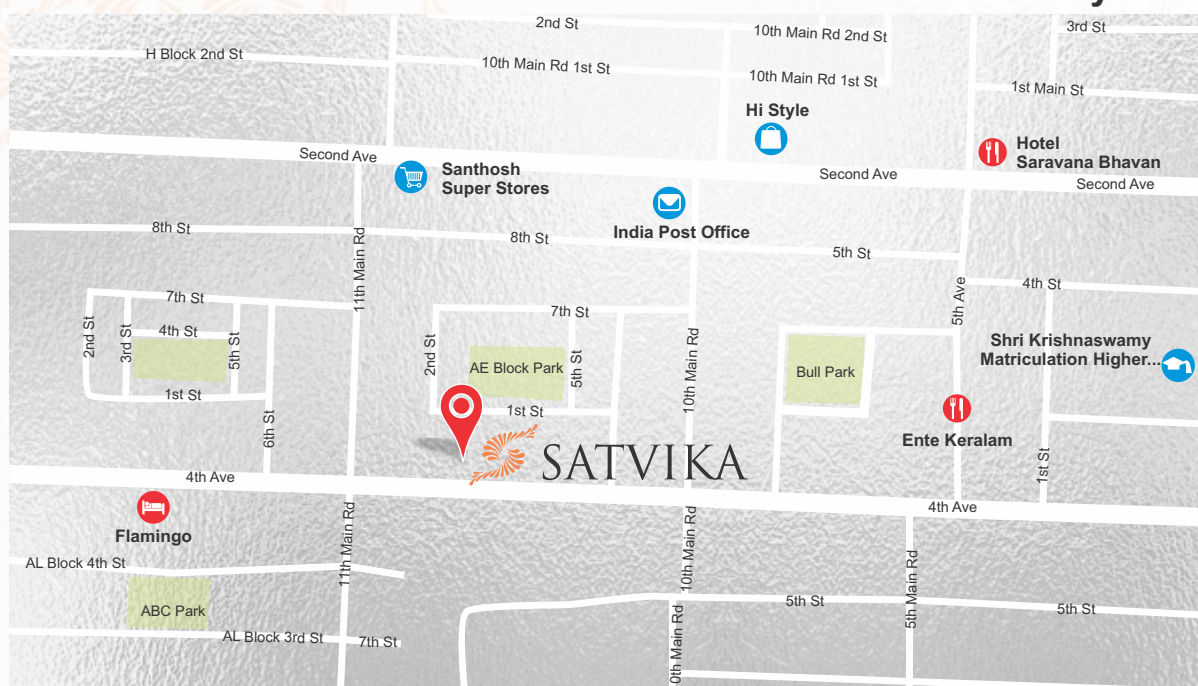
## Payment Schedule

- |   |     |
|---|-----|
| • Initial Payment                                   | 30% |
| • On Completion of Foundation                       | 15% |
| • On Completion of Ground Floor Roof Slab           | 8%  |
| • 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 | 10% |
| • On Handing Over                                   | 5%  |

## FLAT AVAILABILITY

| Floors              | Sq.ft.     | Availability |
|---------------------|------------|--------------|
| <b>First Floor</b>  |            |              |
| 1A                  | 915 Sq.ft  | Sold         |
| 1B                  | 985 Sq.ft  | Sold         |
| 1C                  | 900 Sq.ft  | Sold         |
| 1D                  | 1000 Sq.ft | Sold         |
| <b>Second Floor</b> |            |              |
| 2A                  | 1900 Sq.ft | Sold         |
| 2B                  | 1900 Sq.ft | Sold         |
| <b>Third Floor</b>  |            |              |
| 3A                  | 1900 Sq.ft | Sold         |
| 3B                  | 1900 Sq.ft | Sold         |
| <b>Forth Floor</b>  |            |              |
| 4A                  | 1900 Sq.ft | Available    |
| 4B                  | 1900 Sq.ft | Available    |

## 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. Vitr 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. Caryl 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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