



The house of all beautiful things



Shankari Nivas



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.



Shankari Nivas

Door No.30C, Thadagam Road IV,
Thirumoorthy Layout, RS Puram,
Coimbatore - 641002.

Welcome to Shankari Nivas, where every detail of your life is thoughtfully planned. This exclusive collection features 8 premium apartments measuring 1400 sq.ft, designed to provide a warm and inviting atmosphere for you and your loved ones. Living in the heart of the city offers both charm and comfort. Located in RS Puram, Coimbatore, this quaint neighbourhood is surrounded by renowned schools, hospitals, shopping centres, and restaurants, ensuring your every need is easily met. Living at Shankari Nivas will make life a delightful journey.

**Successfully
Completed
More
Than 400
Projects**



Shankari Nivas



Typical Floor Plan - I, II, III, IV

Shankari Nivas

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1400 Sq.ft	Sold
2B	1400 Sq.ft	Sold
Second Floor		
2A	1400 Sq.ft	Available
2B	1400 Sq.ft	Available
Third Floor		
3A	1400 Sq.ft	Sold
3B	1400 Sq.ft	Available
Fourth Floor		
4A	1400 Sq.ft	Available
4B	1400 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	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	8%
On Handing Over	5%

Cost

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

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. 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. Carysil 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



India Builders®
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Coimbatore Office :
15/9, RK Nagar, Bharathi Park, 4th Cross Street, Sai Baba Colony, Coimbatore - 641 011.

Mob : +91 908 777 3553

Corporate Office:
AA - 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai - 40. Mob : +91 909 222 3553
E-mail : sales@indiabuilders.in Website : www.indiabuilders.in