

Where elegance and comfort come together



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.



Door No.22, 12th Cross Street,
Shastri Nagar, Chennai - 600020.

Shiva Shakthi is an intelligent residential development by India Builders, a trusted real estate company known for creating homes that represent urban styles using top-notch construction technologies and innovative design. This development features just 5 exclusive apartments, each measuring 2,300 sq.ft., with exquisite finishes, premium fixtures and thoughtfully designed living spaces. Conveniently located in Shastri Nagar, Chennai, Shiva Shakthi offers exceptional connectivity to essential landmarks and everyday necessities, including well-known hospitals, educational institutions, supermarkets, parks, entertainment venues, recreational centres and more. Each apartment is built to be Vaastu-compliant, promoting prosperity in your life. Here, quality lifestyle and luxurious living are truly redefined.





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



Intertek



SHIVA SHAKTHI

FLAT AVAILABILITY		
Floors	Sq.ft.	Availability
First Floor		
1A	2300 Sq.ft	Sold
Second Floor		
2A	2300 Sq.ft	Sold
Third Floor		
3A	2300 Sq.ft	Sold
Fourth Floor		
4A	2300 Sq.ft	Available
Fifth Floor		
5A	2300 Sq.ft	Available

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
- Covered car park, Generator and EB/CMWSSB charges extra

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

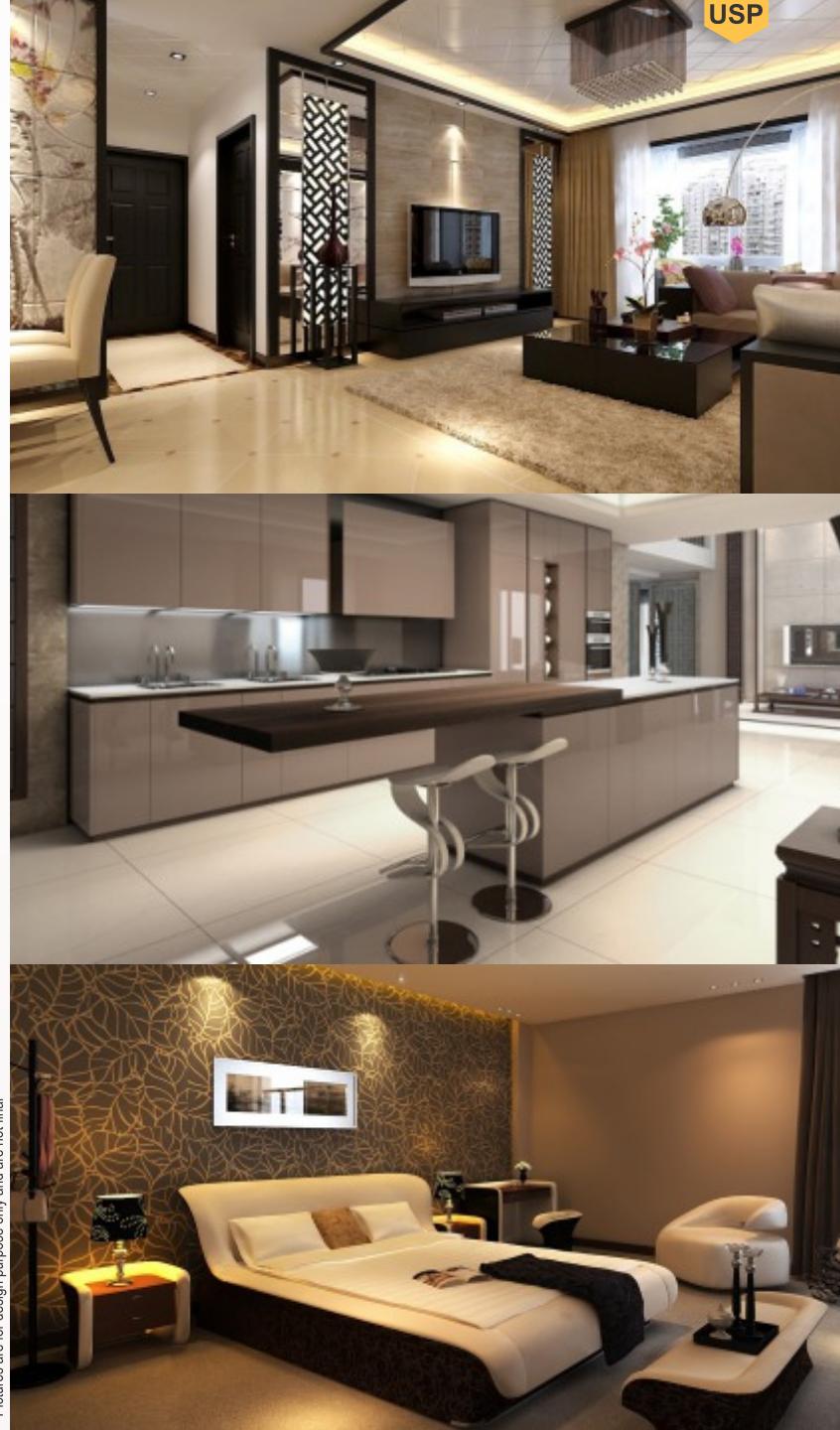
1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door
4. Laminate finish for Wooden Surfaces

VI. Plumbing

1. 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 | - 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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