

Every comfort and convenience,
well addressed.



SRI SATHYA SAI SADAN



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.



SRI SATHYA SAI SADAN

Door No.15, 1st Cross Street,
Raghava Reddy Colony, Ashok Nagar, Chennai - 600083.

Sri Sathya Sai Sadan is an urban address with everything you need or expect from a luxury home. In the heart of the city, Ashok Nagar, Chennai, it is designed keeping in mind the optimum utilization of your living space, best-in-class amenities and facilities. It has eight premium apartments (each measuring 1161 Sq.ft) with luxury amenities. It offers fascinating features like ample ventilation, covered car parking, finest accessories & fittings and many more. Strategically located in the centre of it all, it connects you with the surrounding community, along with the vast array of sporting, leisure, entertainment, retail, transport and community attractions. Choose Sri Sathya Sai Sadan and make the most of every moment.

A graphic of a rolled-up scroll with a gold border. The text on the scroll is written in a bold, black, sans-serif font. The words 'Successfully' and 'Completed' are on the first line. The second line starts with 'More' and ends with 'Than'. The third line starts with '325' and ends with 'Projects'.



Typical Floor Plan - I, II, III, IV



SRI SATHYA SAI SADAN

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1161 Sq.ft	Sold
1B	1161 Sq.ft	Sold
Second Floor		
2A	1161 Sq.ft	Sold
2B	1161 Sq.ft	Sold
Third Floor		
3A	1161 Sq.ft	Sold
3B	1161 Sq.ft	Sold
Forth Floor		
4A	1161 Sq.ft	Available
4B	1161 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	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
- 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. Diversers 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



India Builders®
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Corporate Office:

AA - 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai - 600 040

Ph: +91 - 909 222 3553

E-mail : sales@indiabuilders.in, Website : www.indiabuilders.in

Coimbatore Office : Saibaba Colony, Coimbatore - 641 011.