

The high life in the heart of the city

 **SRI PADHUKA**



**India Builders®**  
(CHENNAI) LIMITED



# SRI PADHUKA

No. 92, 20th Street, L Block,  
Anna Nagar East, Chennai - 600102.

Sri Padhuka comprises just 6 outstanding apartments in the heart of the city, Anna Nagar East. Each apartment measuring 1250 sq.ft, comes packed with the finest luxury and thoughtful architecture giving you enough room to breathe in comfort, and everything is in place to provide you with best-in-class experience. It's an urban lifestyle just the way you wish for with thoughtful amenities. While you live the high life and enjoy the luxury of the fine amenities, you also enjoy the proximity to shopping complexes, prestigious educational institutions, healthcare facilities and excellent connectivity to everyday needs means you are never too far away from anywhere.





# SRI PADHUKA



Typical Floor Plan - I, II, III





# SRI PADHUKA

## FLAT AVAILABILITY

Flat Availability		
Floors	Sq.ft.	Availability
First Floor		
1A	1250 Sq.ft	Sold
1B	1250 Sq.ft	Sold
Second Floor		
2A	1250 Sq.ft	Sold
2B	1250 Sq.ft	Available
Third Floor		
3A	1250 Sq.ft	Sold
3B	1250 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





## 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.





## 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. 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-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®**  
(CHENNAI) LIMITED

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