

Exquisite homes that unlock
happy moments



Temple View Tower



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.



Temple View Tower

Block No.370, 15th Main Road,
Anna Nagar, Chennai - 600040.

Welcome to Temple View Tower, the divine pleasure of living in an exquisitely crafted home that is designed to suit your taste and needs. Situated in the sought after environs of Anna Nagar, Chennai, it offers 3 BHK apartments (1910 sq.ft.) that are Vaastu compliant with ample ventilation, state-of-the art amenities and facilities to experience an unmatched lifestyle. The area has some of the best restaurants, schools, entertainment hubs and hospitals, making it the ideal residential destination.

If tranquillity is your priority, Temple View Tower will be the right choice.





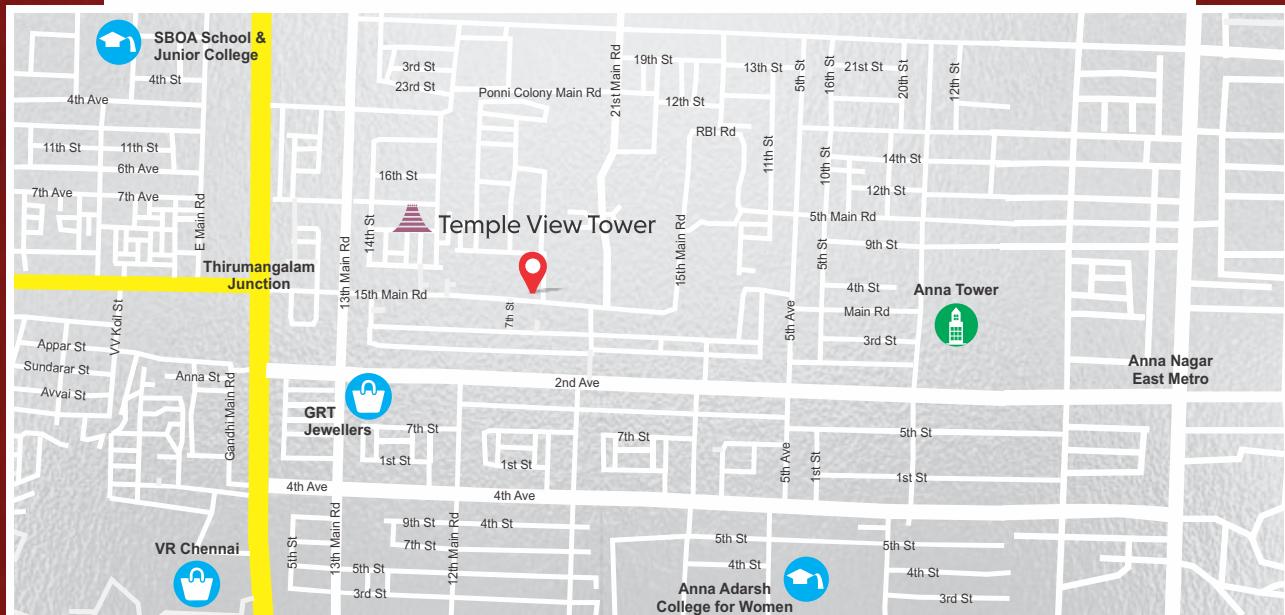
Payment Schedule

● 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
- Cost of one covered car park extra Rs. 3,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

Key Plan



FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1910 Sq.ft	Sold
1B	1910 Sq.ft	Available
1C	1910 Sq.ft	Sold
1D	1910 Sq.ft	Sold

Second Floor

2A	1910 Sq.ft	Sold
2B	1910 Sq.ft	Sold
2C	1910 Sq.ft	Sold
2D	1910 Sq.ft	Sold

Third Floor

3A	1910 Sq.ft	Sold
3B	1910 Sq.ft	Available
3C	1910 Sq.ft	Sold
3D	1910 Sq.ft	Sold

Fourth Floor

4A	1910 Sq.ft	Sold
4B	1910 Sq.ft	Sold
4C	1910 Sq.ft	Sold
4D	1910 Sq.ft	Sold

Fifth Floor

5A	1910 Sq.ft	Available
5B	1910 Sq.ft	Sold
5C	1910 Sq.ft	Available
5D	1910 Sq.ft	Available



Temple View Tower



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



Intertek

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	- 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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