



Your own sanctuary of calm  
at the bustling city's heart

 **TRANQUIL**



**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.



## TRANQUIL

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Plot No.1156, 6th Avenue,  
Anna Nagar, Chennai - 600040.

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Tranquil is a stunning collection of 10 apartments (ranging from 1005 to 1227 Sq.ft) situated on 6th Avenue, Anna Nagar, Chennai. This address has got the best of everything to enjoy every moment. They are everything a contemporary home should be: bright, elegant and serene. Each apartment has spacious and well-ventilated rooms, high-quality fittings and state-of-the-art facilities, security facilities, a covered car park and many more. Centrally located in Anna Nagar, easy access to all your everyday needs make Tranquil one of the most connected and convenient lifestyle anyone has ever wanted.

Come discover your dream address that speaks for itself.

A gold-colored banner with a folded, scroll-like appearance. It contains the text 'Successfully Completed More Than 375 Projects' in bold black font.

**Successfully  
Completed  
More  
Than 375  
Projects**





 **TRANQUIL**

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

## 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 Forth 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/-

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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### First Floor

1A	1005 Sq.ft	Sold
1B	1227 Sq.ft	Sold

### Second Floor

2A	1005 Sq.ft	Sold
2B	1227 Sq.ft	Sold

### Third Floor

3A	1005 Sq.ft	Sold
3B	1227 Sq.ft	Sold

### Fourth Floor

4A	1005 Sq.ft	Sold
4B	1227 Sq.ft	Sold

### Fifth Floor

5A	1005 Sq.ft	Available
5B	1227 Sq.ft	Sold

## 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     | - 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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