

Your Gateway to Urban Elegance



Regalia Manor



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.



Regalia Manor

Door No.4, 7th Street, I Block, Vallalar Kudiyruppu,
Anna Nagar, Chennai - 600040.

Step into a home where sleek, intelligent design meets modern style, creating truly distinctive living spaces. Regalia Manor is an exclusive address, offering just five thoughtfully designed 1540 Sq.ft. apartments that cater to your unique lifestyle needs. Enjoy state-of-the-art architecture, spacious interiors, premium fittings, covered parking, and more. Ideally located in Anna Nagar, Chennai, Regalia Manor is perfect for those who love the convenience and vibrancy of city life, with every amenity close at hand. Embrace a flourishing lifestyle in a place crafted just for you.





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



Floors	Sq.ft.	Availability
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1A	1540 Sq.ft	Sold
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2A	1540 Sq.ft	Sold
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3A	1540 Sq.ft	Sold
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4A	1540 Sq.ft	Available
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5A	1540 Sq.ft	Sold
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• Initial Payment	30%
• On Completion of Foundation	15%
• On Completion of Stilt 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%

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Covered car park, Generator and EB/CMWSSB charges extra

The map displays the following streets and landmarks:

- Streets:** 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St.
- Avenues:** 1st Ave, 2nd Ave, 3rd Ave, 4th Ave, 5th Ave, 6th Ave, 7th Ave, 8th Ave, 9th Ave, 10th Ave, 11th Ave, 12th Ave, 13th Ave, 14th Ave, 15th Ave, 16th Ave, 17th Ave, 18th Ave, 19th Ave, 20th Ave, 21st Ave, 22nd Ave, 23rd Ave, 24th Ave, 25th Ave, 26th Ave, 27th Ave, 28th Ave, 29th Ave, 30th Ave, 31st Ave.
- Main Roads:** Anna Nagar Main Rd, Anna Nagar West Main Rd, Anna Nagar East Main Rd, Anna Nagar South Main Rd, Anna Nagar North Main Rd, Anna Nagar Central Main Rd, Anna Nagar West Main Rd, Anna Nagar East Main Rd, Anna Nagar South Main Rd, Anna Nagar North Main Rd, Anna Nagar Central Main Rd.
- Landmarks:** SBOA School & Junior College, Regalia Manor, Anna Nagar West Depot.
- Other Features:** A red location pin is placed at the intersection of 7th Street and 6th Avenue, with a red line connecting it to the Regalia Manor logo.

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. Diversers in all Toilets
4. Glass Shower Enclosure
5. Counter Wash Basin in Dining
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
Integrated systems
Heat proofing
Effective tool for analysis
Endemic services
Uninterrupted power supply
Communication
Green cover environment

- Earthquake resistant structure, Soil exploration
- LVC (Lighting, ventilation and communication)
- Energy saving non-conductors on terrace
- STAADPRO
- Lift, Barbeque chambers
- Autostart standby generator
- Online camera and intercom
- Landscaping



Pictures are for design purpose only and are not final



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