



Well-crafted homes.  
Well-connected living.

 **TEJAS**



**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.



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Door No.H-12, 1st Main Road, Thiruvalluvar Nagar,  
Thiruvanmiyur, Chennai - 600041.

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Tejas is a thoughtfully designed premium development located in a striking location, Thiruvanmiyur, Chennai. Here all 10 apartments (each measuring 1510 Sq.ft.) are a sanctuary to relax and celebrate every moment. It offers upscale amenities like high-quality fittings, security facilities, a covered car park and many more. Many city's prime destinations like shopping, schools, hospitals, hotels, beaches and recreation options are just moments away so that you can enjoy easy access to life's everyday essentials. Come home to Tejas, be connected with a serene and vibrant neighbourhood.





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

## Payment Schedule

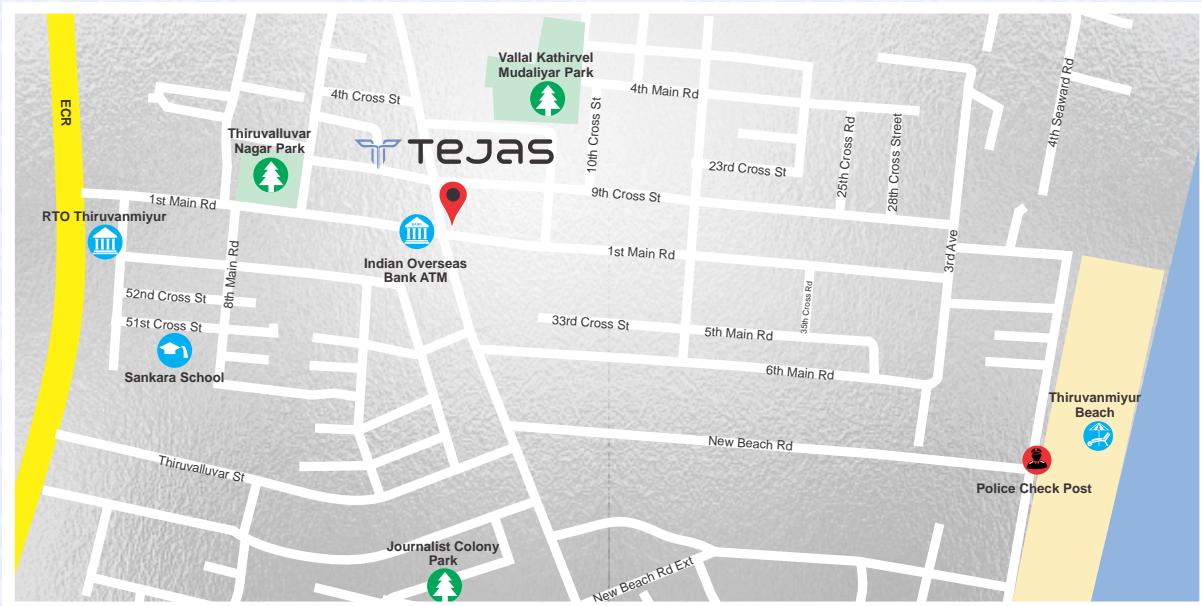
- Initial Payment 30%
- On Completion of Foundation 15%
- On Completion of Ground Floor Roof Slab 10%
- On Completion of First Floor Roof Slab 7%
- On Completion of Second Floor Roof Slab 7%
- On Completion of Third Floor Roof Slab 7%
- On Completion of Fourth Floor Roof Slab 7%
- On Completion of Fifth 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/-

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1510 Sq.ft	Sold
1B	1510 Sq.ft	Sold
<b>Second Floor</b>		
2A	1510 Sq.ft	Sold
2B	1510 Sq.ft	Sold
<b>Third Floor</b>		
3A	1510 Sq.ft	Available
3B	1510 Sq.ft	Available
<b>Four Floor</b>		
4A	1510 Sq.ft	Available
4B	1510 Sq.ft	Available
<b>Five Floor</b>		
5A	1510 Sq.ft	Sold
5B	1510 Sq.ft	Sold



## Specifications

### I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaastu 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. 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
- LVC (Lighting, ventilation and communication)
- Energy saving non-conductors on terrace
- STAADPRO
- Lift, Barbeque chambers
- Autostart standby generator
- Online camera and intercom
- Landscaping

Integrated systems

Heat proofing

Effective tool for analysis

Endemic services

Uninterrupted power supply

Communication

Green cover environment



Pictures are for design purpose only and are not final



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