



**Intertek**

Living spaces that redefine  
luxurious living experience

 *Krishna Priyam*



**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.



Door No.16, W-Block, C-Sector, 2nd Avenue,  
Anna Nagar West, Chennai - 600101.

Presenting Krishna Priyam, a three-storied residential complex strategically located and intelligently built-in Anna Nagar West, Chennai's most prestigious address. It offers 6 beautiful premium apartments (two in each floor) with a built-up area of 1702 sqft. Every home is crafted with world-class features like world-class fittings, opulent interiors, energy-saving non-conductors on the terrace, security facilities, covered car park and many more. Anna Nagar, as you aware, home to the finest educational institutions, hospitals, restaurants, shopping arcades, temple, all within walking distance. Also, each apartment is Vaastu compliant to ensure abundant prosperity in your life.

Here at Krishna Priyam, happiness blooms every moment of every day.

**Successfully  
Completed  
More  
Than 300  
Projects**





Krishna Priyam



Typical Floor Plan - I, II, III





# Krishna Priyam

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1702 Sq.ft	Sold
1B	1702 Sq.ft	Sold
<b>Second Floor</b>		
2A	1702 Sq.ft	Sold
2B	1702 Sq.ft	Available
<b>Third Floor</b>		
3A	1702 Sq.ft	Sold
3B	1702 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 two covered car parks extra Rs. 5,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

## 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. Vitra Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Vado CP Fittings
4. Diversers in all Toilets
5. Glass Shower Enclosure
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®**  
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