



Intertek



Homes high on comfort
and convenience.



SHREE NIVASAM



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.



SHREE NIVASAM

Plot No. 859, 13th Main Road,
Anna Nagar, Chennai - 600040

Shree Nivasam is a collection of nine premium class apartments in Anna Nagar, Chennai. The abodes are thoughtfully designed to give you a sense of ample space. Light and air are abundant, to offer the finest in luxury. And to provide you with something far more precious, a sense of well-being. These homes promise to provide you with lavish facilities and comfort that suit your lifestyle and needs. High-quality fittings, state-of-the-art facilities, earthquake resistant structure, world-class accessories, covered car park are just a few among them. Also, they give easy access to all your everyday needs so that you can celebrate life in a tranquil picturesque setting.

Make Shree Nivasam your new home. It is the address for higher living.



Typical Floor Plan - I, II, III, IV



Flat Availability		
Floors	Sq.ft.	Availability
Ground Floor		
GA	555 Sq.ft	Sold
First Floor		
1A	1525 Sq.ft	Available
1B	1520 Sq.ft	Available
Second Floor		
2A	1525 Sq.ft	Sold
2B	1520 Sq.ft	Available
Third Floor		
3A	1525 Sq.ft	Sold
3B	1520 Sq.ft	Sold
Fourth Floor		
4A	1245 Sq.ft	Sold
4B	1245 Sq.ft	Sold

Initial Payment	30%
On Completion of Foundation	15%
On Completion of Ground Floor Roof Slab	10%
On Completion of First Floor Roof Slab	8%
On Completion of Second Floor Roof Slab	8%
On Completion of Third Floor Roof Slab	8%
On Completion of Fourth Floor Roof Slab	8%
On Completion of Brickwork in the respective flat	8%
On Handing Over	5%

- 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/-

The map displays the Shree Nivasam area in Chennai, India. Key features include:

- Streets:** 6th Ave, 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, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St.
- Landmarks:** Shree Nivasam (marked with a red pin), Shri Krishnaswamy Matriculation Higher, Chinmaya Vidyalaya Senior Secondary School, Central Revenue Quarters Football Ground, P&T Ground, Bsnl Quarters, Bharat Petroleum Staff Quarters, C.S.I Jessie Moses School, Tamil Nadu Electricity Board Office, Nilgiri's, Sub Registrar Office, Thirumangalam Junction, CSI Ewart Matriculation Higher Sec. School, SBOA School Playground.
- Other:** A yellow line indicates the Grand Northern Trunk Rd.

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

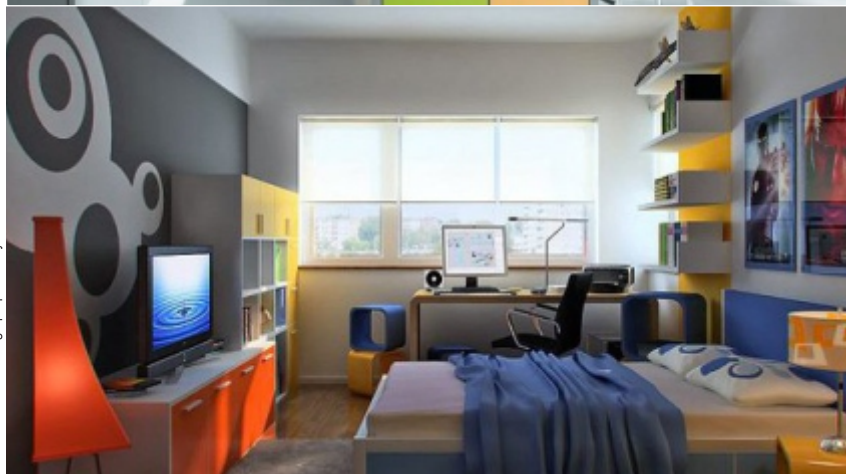
VI. Plumbing

1. Vitra Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Vado CP Fittings
4. Diverters in all Toilets
5. Glass Shower Enclosure
6. Caryl Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

An "Intelligent Building"™ in terms of:

Techno-Morden 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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