

Your key to joyful, beautiful living.



TARAKA



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.

A central rectangular graphic with a light beige background. At the top, there are two decorative hanging ornaments. In the center, a small house icon is positioned above the word 'TARAKA' in a large, bold, brown serif font. Below this, the address 'Door Nos.115 to 118, 10th Main Road, AK Block, Anna Nagar, Chennai - 600040.' is written in a smaller brown font, flanked by horizontal lines. The bottom section of the graphic contains a paragraph of text describing the project. The entire graphic is framed by ornate, brown, hand-drawn style floral and architectural patterns on the left and right sides.

TARAKA

Door Nos.115 to 118, 10th Main Road,
AK Block, Anna Nagar, Chennai - 600040.

Introducing Taraka, your haven of happiness. We believe that a home is more than just a space - it's where memories are made and families thrive. Taraka is a curated collection of just 6 meticulously designed apartments (1500 sq.ft each), tailored to cater to your unique lifestyle needs. Enjoy cutting-edge architecture, expansive rooms, premium finishes, secure parking and more. Strategically located in Anna Nagar, Chennai, Taraka offers the perfect blend of urban convenience and comfort. With everything you need just a stone's throw away, experience the joy of city living and discover a life of fulfilment.

**Successfully
Completed
More
Than 400
Projects**



Intertek

TARAKA

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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First Floor

1A	1500 Sq.ft	Sold
1B	1500 Sq.ft	Sold

Second Floor

2A	1500 Sq.ft	Available
2B	1500 Sq.ft	Sold

Third Floor

3A	1500 Sq.ft	Sold
3B	1500 Sq.ft	Sold

Payment Schedule

• Initial Payment	30%
• On Completion of Foundation	15%
• On Completion of Stilt 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
- Covered car park, Generator and EB/CMWSSB charges extra

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. 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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