

Embrace the radiance of joyful living



TEMPLE RESIDENCY



India Builders®
(CHENNAI) LIMITED

37
Years of

Engineering Excellence

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.

Successfully
Completed
More
Than **400**
Projects



TEMPLE RESIDENCY

Block No.371, Temple Colony,
15th Main Road, Anna Nagar - 600040.

Temple Residence is an exclusive edition of 32 apartments (each measuring 1680 Sq.ft.) crafted to deliver life's finest to the choicest few. It offers contemporary design, an emphasis on luxury, meticulous attention to detail, a serene and prime location. Luxury is all about taking care of the finer details of your home. It also offers upscale amenities like high-quality fittings, security facilities, a covered car park, etc. Temple Residency is close to some of the finest schools, hospitals, shopping malls, metro stations, commercial hubs and every modern amenity for easy living. Each apartment is Vaastu-compliant to ensure everlasting prosperity. Welcome to Temple Residency. Embrace joy!

1B-8B
Super Built up Area - 1680 Sq.ft.



1C-8C
Super Built up Area - 1680 Sq.ft.



1A-8A
Super Built up Area - 1680 Sq.ft.



1D-8D
Super Built up Area - 1680 Sq.ft.

Typical Floor Plan - S+8 Floors

| FLAT AVAILABILITY | | |
|-------------------|------------|--------------|
| Floors | Sq.ft. | Availability |
| First Floor | | |
| 1A | 1680 Sq.ft | Sold |
| 1B | 1680 Sq.ft | Sold |
| 1C | 1680 Sq.ft | Sold |
| 1D | 1680 Sq.ft | Sold |
| Second Floor | | |
| 2A | 1680 Sq.ft | Available |
| 2B | 1680 Sq.ft | Available |
| 2C | 1680 Sq.ft | Sold |
| 2D | 1680 Sq.ft | Sold |
| Third Floor | | |
| 3A | 1680 Sq.ft | Available |
| 3B | 1680 Sq.ft | Sold |
| 3C | 1680 Sq.ft | Sold |
| 3D | 1680 Sq.ft | Sold |
| Fourth Floor | | |
| 4A | 1680 Sq.ft | Available |
| 4B | 1680 Sq.ft | Available |
| 4C | 1680 Sq.ft | Available |
| 4D | 1680 Sq.ft | Available |
| Fifth Floor | | |
| 5A | 1680 Sq.ft | Sold |
| 5B | 1680 Sq.ft | Available |
| 5C | 1680 Sq.ft | Available |
| 5D | 1680 Sq.ft | Available |
| Sixth Floor | | |
| 6A | 1685 Sq.ft | Sold |
| 6B | 1685 Sq.ft | Available |
| 6C | 1680 Sq.ft | Available |
| 6D | 1680 Sq.ft | Available |
| Seventh Floor | | |
| 7A | 1685 Sq.ft | Sold |
| 7B | 1685 Sq.ft | Available |
| 7C | 1680 Sq.ft | Available |
| 7D | 1680 Sq.ft | Available |
| Eighth Floor | | |
| 8A | 1685 Sq.ft | Available |
| 8B | 1685 Sq.ft | Available |
| 8C | 1680 Sq.ft | Available |
| 8D | 1680 Sq.ft | Available |



TEMPLE RESIDENCY

Payment Schedule

| | |
|---|-----|
| • Initial Payment | 30% |
| • On Completion of Foundation | 15% |
| • On Completion of Stilt Floor Roof Slab | 5% |
| • On Completion of First Floor Roof Slab | 5% |
| • On Completion of Second Floor Roof Slab | 5% |
| • On Completion of Third Floor Roof Slab | 5% |
| • On Completion of Fourth Floor Roof Slab | 5% |
| • On Completion of Fifth Floor Roof Slab | 5% |
| • On Completion of Sixth Floor Roof Slab | 5% |
| • On Completion of Seventh Floor Roof Slab | 5% |
| • On Completion of Eighth Floor Roof Slab | 5% |
| • On Completion of Brickwork in the respective flat | 5% |
| • 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



Intertek

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. Carysil 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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