



Everyday there's a reason to celebrate



# The Evora Expanse



**India Builders®**  
(CHENNAI) LIMITED  
Intelligent building



## 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 one million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.





# The Evora Expanse

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259, Thirukural Munuswamy Street, Paneer Nagar,  
Mogappair, Chennai - 600 037

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The Evora Expanse offers 15 elegantly constructed intelligent apartments spread across 5 floors, each measuring 1350sq.ft. Every home comes with spacious and well-ventilated rooms, high-quality fittings and state-of-the-art facilities, futuristic amenities like Earthquake resistant structures, energy-saving non-conductors on the terrace, security facilities, world-class accessories, a covered car park and many more. And also, care is taken to ensure each apartment is Vaastu compliant. Centrally located in Mogappair, some of the finest schools, supermarkets, shopping areas, temples, and hospitals are well within reach.

Book yourself a flat at The Evora Expanse. Happiness is all around.

The Evora Expanse



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

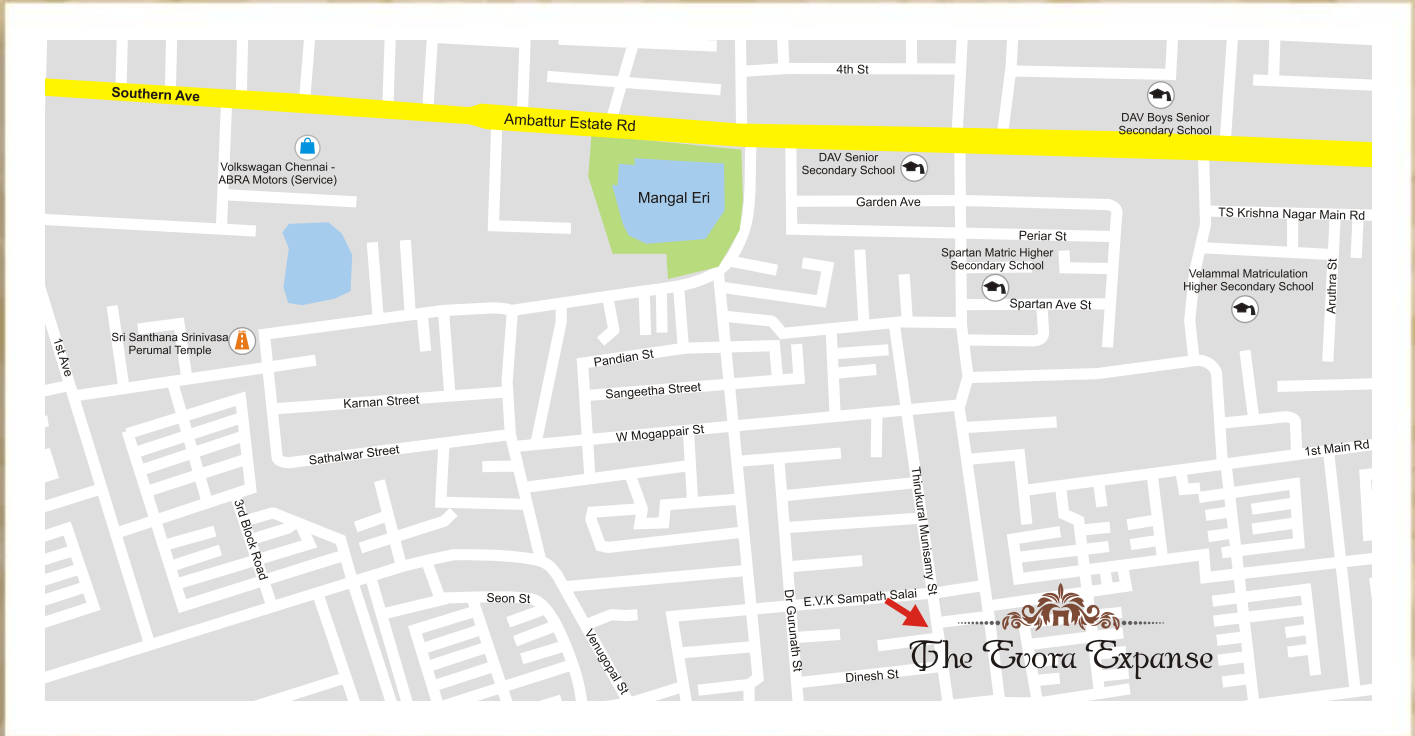




# The Evora Expanse

FLAT AVAILABILITY		
Floors	Sq.ft	Flat availability
<b>First Floor</b>		
1A	1350	Available
1B	1350	Available
1C	1350	Available
<b>Second Floor</b>		
2A	1350	Available
2B	1350	Available
2C	1350	Available
<b>Third Floor</b>		
3A	1350	Available
3B	1350	Available
3C	1350	Available
<b>Forth Floor</b>		
4A	1350	Available
4B	1350	Available
4C	1350	Available
<b>Fifth Floor</b>		
5A	1350	Available
5B	1350	Available
5C	1350	Available

## KEY PLAN



### 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/-
- Cost of Water Treatment Plant extra Rs. 40,000/-

## 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

### II. Flooring

1. Double-Charged Vitrified tiles for entire Carpet area
2. Designer Tiles for Toilet Walls for full height
3. Black Granite for Kitchen Platform
4. Granite Flooring for Staircase Area

### III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Teak Wood Frames for all Doors
3. Moulded Flush Doors for other Rooms
4. Polymer Coated Flush Doors for Toilets
5. 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. Synthetic Enamel Paint for Wooden Surfaces

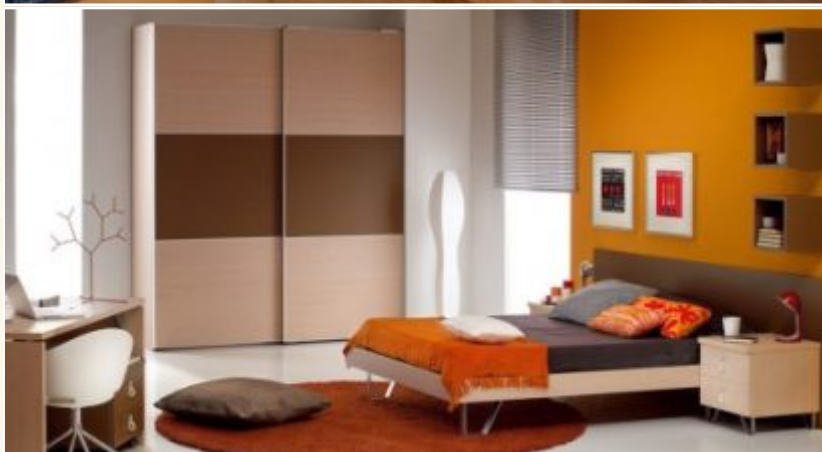
### VI. Plumbing

1. Vitra Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Vitra CP Fittings
4. Diverters in all Toilets
5. Carysil Sink with Sink Mixer in Kitchen
6. Earthquake Resistant Plumbing Conduits
7. 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*



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(CHENNAI) LIMITED

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