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2 BHK FLATS FOR SALE

@ PAMMAL, V.O.C. Nagar, Balaji Street

LAKSHMI BALA

(Near Shiva Vishnu Temple)

- ▶ **Stilt + 3 Floors**
- ▶ **5 Passenger Johnson Lift**
- ▶ **CCTV Camera**
- ▶ **Vastu Compliance**
- ▶ **Covered Car Parking**
- ▶ **Inverter Power Backup for All Flats**



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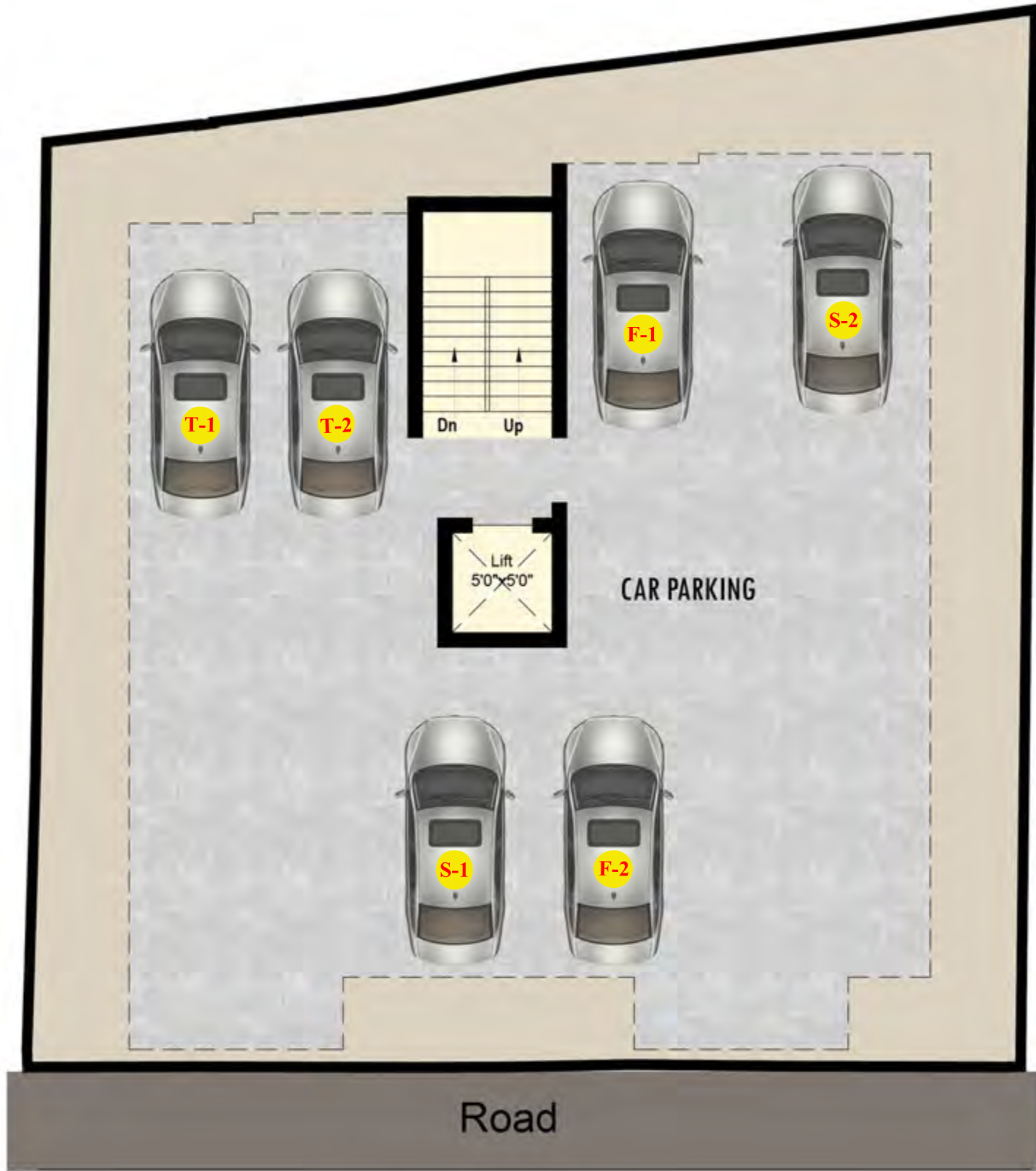


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STILT FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075



F1 - 957 Sq.ft
F2 - 957 Sq.ft

FIRST FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075





Road

S1 - 957 Sq.ft
S2 - 957 Sq.ft

SECOND FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075



Road

T1 - 957 Sq.ft
T2 - 957 Sq.ft

THIRD FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075



SPECIFICATION FOR RESIDENTIAL FLATS

<p><u>STRUCTURE:</u> Framed structure, Structure & designs are as per Structural Engineers / Architects' specification and also design as per vastu.</p>	<p><u>FLOORING:</u> Anti-skid tiles flooring and wall cladding With glazed tiles upto door height in Bathroom. 4 X 2 Vitrified tiles flooring in Hall, Kitchen, Balcony and in Bed room. 1 X 1 Anti-skid tiles flooring in Staircase. 1 X 1 Cool Roof Tiles flooring for Terrace.</p>
<p><u>HARDWARE:</u> Locks along with Fittings for main Door, other doors and windows.</p>	<p><u>PAINTING:</u> Internal: Two coat of putty, One coat of Wall primer & two coat of Asian Tractor Emulsion (Roller Finish) External: Weather Coat Waterproof Painting.</p>
<p><u>DOORS:</u> Main door: Teak wood main door frame and teak wood paneled shutters with PU Polish, necessary fittings & Safety Grill gate. Other doors: All interior door frames will be of Teak wood; door shutters will be of moulded flush shutters with necessary fittings. PVC doors/ flush doors will be provided for toilets.</p>	<p><u>COMMON AMENITIES:</u> Overhead Tank and Sump for Groundwater & Metropolitan Water. 4 Passenger Johnson Lift Facility. CCTV camera provision for security purpose (provided in common areas only) Automatic Motor ON/OFF Controller.</p>
<p><u>WINDOWS:</u> Teak wood for Frames & Shutters with headed glass and MS Grill. Window frames and shutters will be given One coat of wood primer, putty & two coats of enamel paint.</p>	<p><u>ELECTRICAL:</u> Three Phase Electric Supply with Best Quality Copper Wiring through PVC conduits concealed in walls and ceilings. Adequate power points with modular Switches of Anchor Roma or equivalent make. A C Points provided in Hall & Bedrooms.</p>
<p><u>KITCHEN:</u> Red Granite platform with Stainless Steel sink with both Metropolitan Water and Ground water provisions. Glazed wall tiles above kitchen slab upto 2' Feet height.</p>	<p><u>WATER SUPPLY:</u> Groundwater & Metropolitan Water is provided.</p>
<p><u>TAP FITTINGS & SANITARYWARE:</u> One Hot/Cold wall mixture Tap with shower - Carryon make in attached Bathroom. EWC in white colour – Parryware make in attached Bathroom. Chrome Plated Tap Faucet & Shower – Carryon make in Common Bathroom. Indian Commode/ EWC in white colour - parryware make in Common Bathroom. One Wash Basin in white colour – Parryware make in Hall/Dining for Common use.</p>	<p><u>SEWAGE SYSTEM:</u> Septic Tank is Provided, Under Ground Drainage System will be provided when it is prosposed by the Corporations.</p>
	<p><u>POWER BACKUP:</u> An Inverter Power Backup will be Provided.</p>
	<p><u>CAR PARKING:</u> Reserved Covered Car Parking Space with Paver Block Flooring.</p>