



J.K. BUILDERS[®]

SHENBAGAM ENCLAVE

@
CHROMEPET

**2 BHK
Deluxe
Flats**



GET IN TOUCH

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044 22653509

No.23/12, Ramasamy Street, Radha Nagar,
Chromepet, Chennai - 60044.

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About SHENBAGAM ENCLAVE

Discover an exceptional lifestyle like never before at **SHENBAGAM ENCLAVE**. These meticulously designed modern **2 BHK** flats are spread across an expansive **12800 sqft**, offering lush green spaces, seamless living and dining areas, premium lifestyle amenities @much more.

Choose the happiness with J.K.BUILDERS

Efficient Layouts : Maximized space utilization for comfort and functionality.

Prestigious Address : Located in prime area for enhanced value & convenience.

Conveniently located near prominent schools , hospitals and colleges.

Range : Features modern amenities within an affordable range



CCTV CAMERA



LIFT



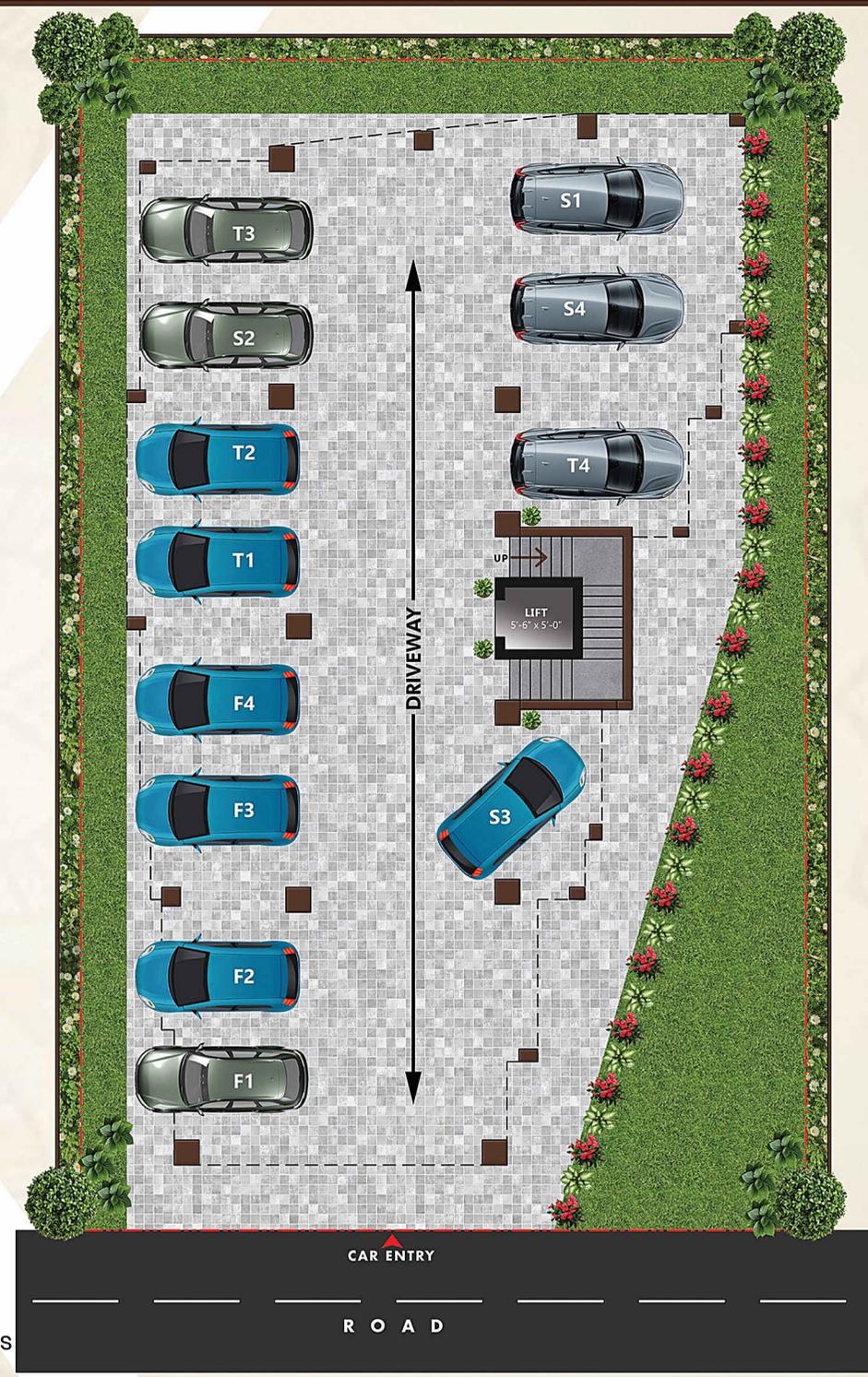
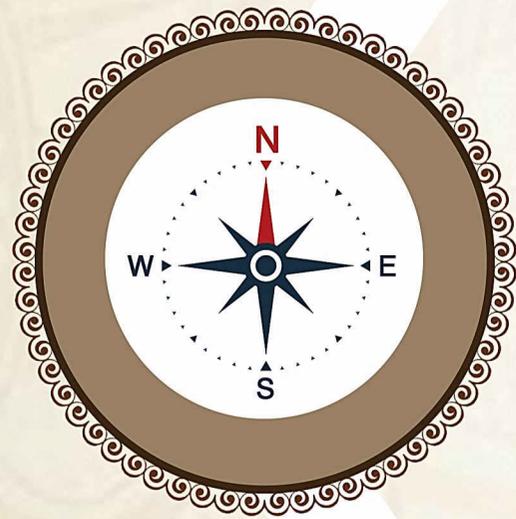
**EV CHARGING
POINT**



**MAIN DOOR
VIDEO PHONE**

STILT FLOOR PLAN

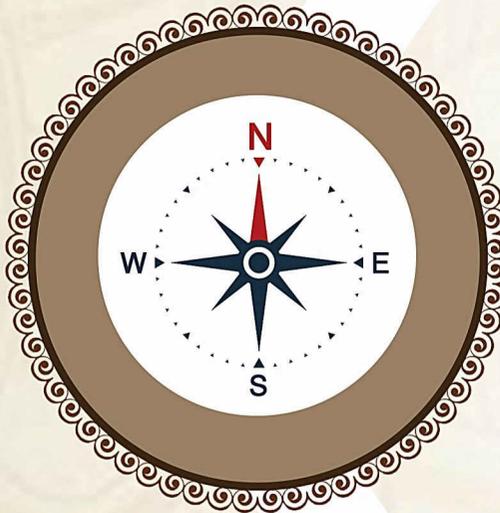
SPACIOUS CAR PARKING
12 NOS



Note.
Car parking alignment might have changes
as per site conditions.

FIRST FLOOR PLAN

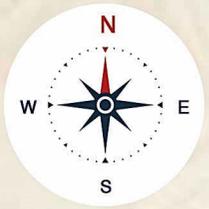
2BHK
4UNITS



AREA STATEMENT

FIRST FLOOR

FLATS	BHK	FACING	UDS (Sq.ft)	AREA (Sq.ft)
F1	2BHK	NORTH	399	904
F2	2BHK	EAST	398	901
F3	2BHK	SOUTH	390	883
F4	2BHK	SOUTH	434	986



F1/F2 UNIT

FLOOR PLAN

2BHK



F1 | **904 Sq.ft**

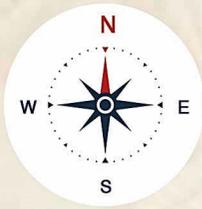
UDS | **399 Sq.ft**

2 BHK | **NORTH FACING**

F2 | **901 Sq.ft**

UDS | **398 Sq.ft**

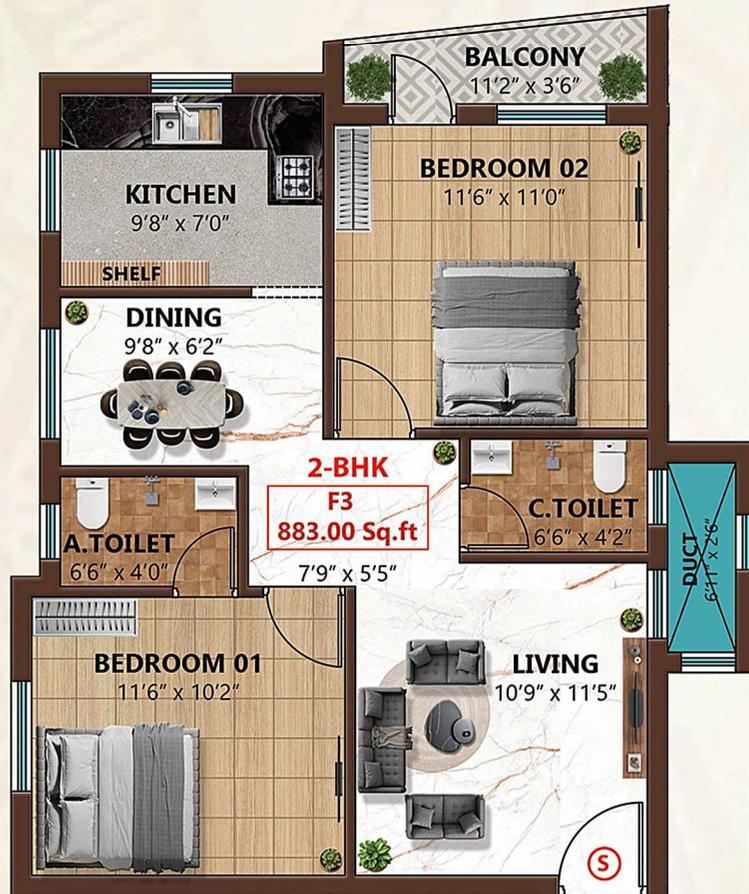
2BHK | **EAST FACING**



F3/F4 UNIT

FLOOR PLAN

2BHK



F3

883 SQFT

UDS

390 SQFT

2 BHK

SOUTH FACING

F4

986 SQFT

UDS

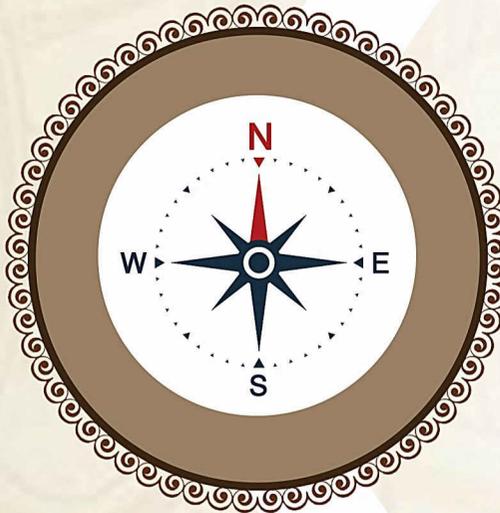
434 SQFT

2BHK

SOUTH FACING

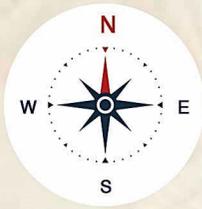
SECOND FLOOR PLAN

2BHK
4UNITS



AREA STATEMENT SECOND FLOOR

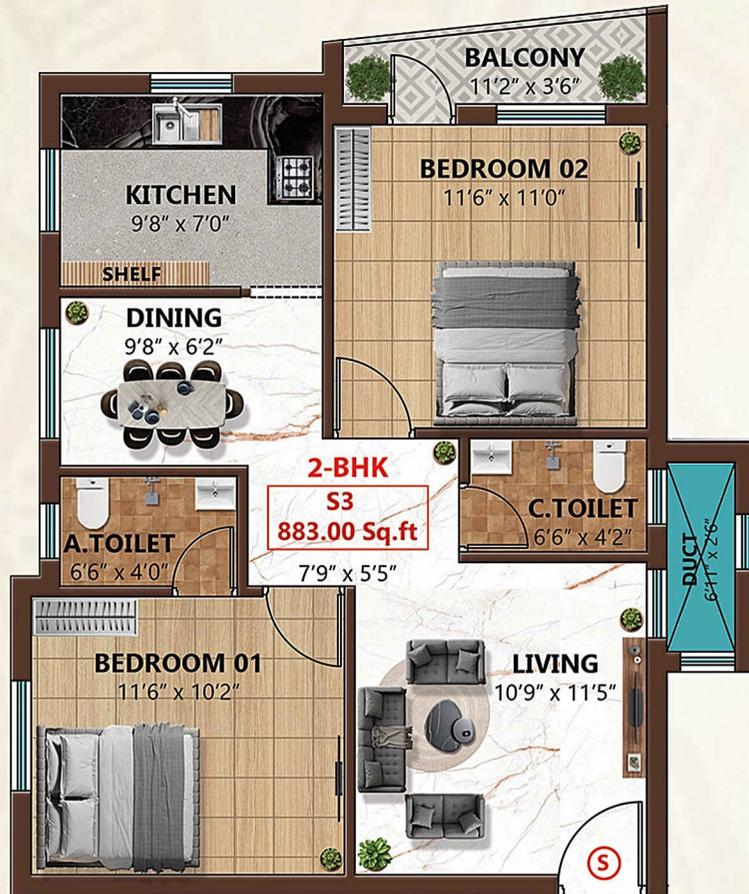
FLATS	BHK	FACING	UDS (Sq.ft)	AREA (Sq.ft)
S1	2BHK	NORTH	399	904
S2	2BHK	EAST	398	901
S3	2BHK	SOUTH	390	883
S4	2BHK	SOUTH	485	986



S3/S4 UNIT

FLOOR PLAN

2BHK



S3

883 SQFT

UDS

390 SQFT

2 BHK

SOUTH FACING

S4

986 SQFT

UDS

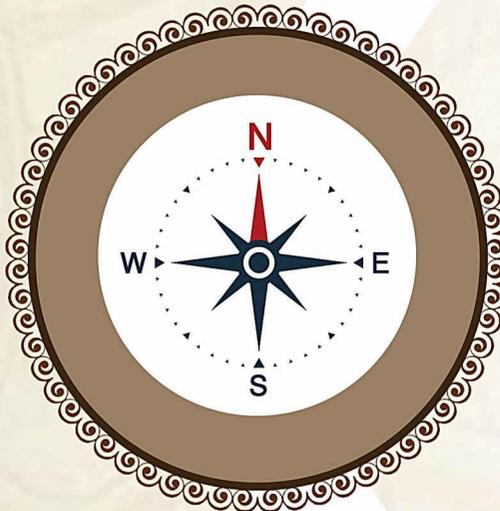
435 SQFT

2BHK

SOUTH FACING

THIRD FLOOR PLAN

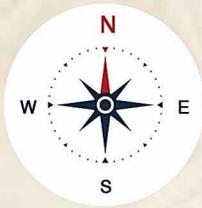
2BHK
4UNITS



AREA STATEMENT

THIRD FLOOR

FLATS	BHK	FACING	UDS	AREA (SQFT)
T1	2BHK	NORTH	399	904
T2	2BHK	EAST	398	901
T3	2BHK	SOUTH	390	883
T4	2BHK	SOUTH	485	986



T1/T2 UNIT

FLOOR PLAN

2BHK



T1 | **904 SQFT**

UDS | 399 SQFT

2 BHK | NORTH FACING

T2 | **901 SQFT**

UDS | 398 SQFT

2BHK | EAST FACING

SPECIFICATION

STRUCTURE

FOUNDATION

As per the design of the structural engineers.

STRUCTURE

RCC Framed Structure as per structural design.

SUPER STRUCTURE

Main external walls shall be with 9" red wire cut brick work

Internal walls shall be 4.5" thick red wire cut brick work.

LOFT

Bedroom & Kitchen each having one loft

CUPBOARD

All cupboard with Kaddapah slab.

Bedroom having one cupboard & Kitchen having two cupboards.

TILING WORKS

HALL, KITCHEN, DINING & BEDROOMS

4'0" x 2'0" Vitrified Tiles Flooring.

TOILETS

1'0" x 1'0" Anti-Skid Ceramic Tiles for Flooring.

7'0" height - 18" x 12" Glazed Ceramic Wall Tiles.

BALCONY

1'0" x 1'0" Anti-Skid Ceramic Tiles for Flooring.

CORRIDOR & STAIRCASE

1'0" x 1'0" Vitrified Tiles.

TERRACE

9"x9" Cool Roof Tiles.

CAR PARKING

Paver Block Flooring.

JOINERY

MAIN DOOR

Good quality Teak wood frame with 35mm thick panel shutter finished with PU Wood Polish along with Branded Lock.

INTERNAL DOORS

Teak Wood Frames with 30mm thick flush doors panel, painted with two coats of Gloss enamel paints over a coat of primer.

TOILET DOORS

PVC frame & PVC Door.

STAIRCASE HANDRAIL

SS Handrail.

BALCONY HANDRAIL

M.S. Handrail.

WINDOWS

White UPVC Frame & Sliding shutter with see through pinned glass & MS Grill on inner side (wherever applicable).

M.S. Grill design for windows as per Architect's Design.

CP & SANITARY FITTINGS

EUROPEAN WATER CLOSET.

One Quantity of Parryware Brand pure white European water closet in each Toilet.

WASHBASINS

Two Quantity of Parryware Brand pure white Washbasin for each flat.

CP FITTINGS

Branded fittings will be provided.

One Hot and Cold wall mixer tap in each bathroom.

KITCHEN

Granite Platform, 2 ft. height ceramic wall tiles dado from Granite platform, Stainless steel kitchen sink without drain board (24"x18"x9").

ELECTRIC POINT

AC POINT

All bedrooms & living or dining.

TV POINT

Living & master bedroom.

2-WAY CONTROL SWITCH

For Light Point at all bedrooms.

LIGHT & FAN POINT

Sufficient power points for light and fan in all rooms.

POWER SUPPLY

3 phase power supply with Concealed copper wiring of Orbit or equivalent brand.

SWITCHES

Modular switches of Anchor Roma or equivalent brand.

PAINTING

INTERNAL WALL

2 coat putty - 1 coat primer - 2 coat tractor emulsion paint, Maximum of Three Light Colors choice by the customer.

EXTERNAL WALL

1 coat white cement - 1 coat damp proof paint - 2 coat of Exterior Ace paint.

POWER BACK UP

An Inverter Power Backup will be provided for each flat with capacity of 700/12V Inverter and 100AH Tubular Battery.

WATER SUPPLY

BORE WATER

Borewell water supply through submersible pump motor with automatic ON/OFF control.

CORPORATION WATER

Metropolitan Water Corporation Water supply will be provided with Sump facility.

COMMON AMENITIES

PARKING

Stilt Covered car parking.

RAIN WATER HARVESTING

Rain water harvesting with necessary arrangement.

LIFT

Lift Till Terrace 4/5 passengers capacity automatic Johnson Lifts with automatic rescue device support shall be provided.

SAFETY

24 Hours CCTV camera provision for security purpose (provided in common areas only).

Video Door Phone.

EV

Electric Vehicle Charging point.

SEWAGE SYSTEMS

Under Ground Drainage System will be provided.

PAYMENT SCHEDULE

- At the time of Booking : 05%
- On Signing/Execution of Agreement for Sale : 10% (within 20 Days from Booking)
- On Completion (casting) of Basement Roof Slab/Plinth : 10%
- At the time of UDS Registration : 10% (within 50 Days from Booking)
- On Completion (casting) of 1st Floor Roof Slab : 10%
- On Completion (casting) of 2nd Floor Roof Slab : 10%
- On Completion (casting) of 3rd Floor Roof Slab : 10%
- On Completion of Brick Work of Booked Flat's entire floor : 05%
- On Completion of Internal Plastering of Booked Flat's entire floor : 05%
- On Completion of Laying Flooring Tiles & Internal Painting of Booked Flat's entire floor (Excluding common areas & lobbies) : 05%
- On Completion of External Plastering of entire Building : 05%
- On Completion of Internal Sanitary, Doors & Windows of Booked Flat's entire floor : 05%
- On Completion of External Painting, Painting in Common Areas & Lobbies, All the special facilities & Amenities to be provided in the Project : 05%
- At the time of Possession of the Apartments : 05%



J.K. BUILDERS®

OFFICE ADDRESS

No.23/12, Ramasamy Street, Radha Nagar,
Chromepet, Chennai - 600 044.

SITE ADDRESS

Plot No.4 & 9, Dhanalakshmi Street, Postal Nagar,
Nemilichery, Chromepet, Chennai - 600 044.

SCAN FOR SITE LOCATION



LINK FOR SITE LOCATION

https://maps.app.goo.gl/9BPuRGYqFwjo7LHp8?g_st=awb

GET IN TOUCH

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jkeaswara@gmail.com

Disclaimer.

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