

SINCE 2002





## About **GURUPARA PROJECT**

Structure : Stilt +3 Floors

Unit Type : 2 & 3 BHK

Size : 1152 - 2227 Sq.Ft

Land Size : 4749

Total Unit : 10

“ *The Epitome of Opulence  
and Elegance at Prestigious location* ”

# STILT FLOOR PLAN



# TYPICAL FLOOR PLAN



NORTH USMAN ROAD

# UNIT FLOOR PLAN

UNIT NO	C1
UNIT TYPE	3BHK+3T
PLINTH AREA	1825 SQFT
SALEABLE AREA	2227 SQFT





# PROJECT SPECIFICATION



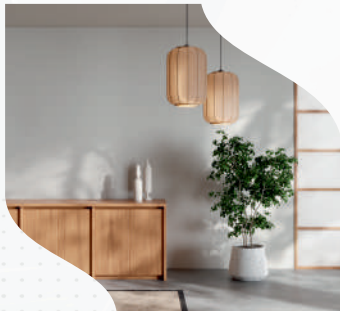
## Structure :

The Design Of RCC Structure Shall Be Designed To withstand **Seismic Of Zone - III** By The Reputed Structural Consultant.



## Joineries Doors :

Doors, Frames are Made Of **1st Quality Teak Wood** With ornamental borders & Shutters Are Wooden Door Varnish Finish With Craft Architectural Brass Fittings with digital biometric lock.



## Superstructure :

Outer Walls - 9" inch And Partition Walls - 4½" inch By **Red Bricks**.



## Joineries Windows :

**UPVC Framed Windows** Catchment Type Double Glazing Saint Gobain Glass With Grill.



## Electrical :

EB Main 3 Phase Supply With Insulated Copper Conductors Concealed Wiring And Modular Switches Of **GM & ROMA Brands**.



## Painting :

Interior Walls - Two Coats Of **JK Wall Care Putty** (Or) **Asian Wall Putty** With Primer One Coats With Two Coats Of **Asian Paints Premium Emulsion** For Inner Walls.

# PROJECT SPECIFICATION



## Flooring :

The Foyer , living & Dining area Should Be in Italian Marble, Master bedroom Laminated Wooden flooring and Remaining Bedrooms , Kitchen is 4' x2', Bathroom Tiles Anti-skid & Wall tiles will be roof height of Somany/ Kajaria/ Quotone Or Equal Brands. Tiles of brand Somany/ Kajaria/ Quotone Or Equal Brands.



## Sanitary Fittings :

All Sanitary Should be in **TOTO/ KOHLER/ GROHE** or Equivalent brand with Diverter and **Glass Partition** in master bedroom toilet.



## Water Supply :

**One Borewell** Of Adequate Depth & Rcc Sump (Minimum 12000 LT), Metro Water & OHT, As per The Structural Design We will retain the existing Bore or Well.



## Terrace :

Provision With A Proper Weathering Course Provided With **Cooling Tile**. Seating Provision As Per Design.



## Elevator :

**1Nos** Of Fully Automatic V3f Lift BRAND - **JOHNSON LIFT** 6 Passenger Capacity With SS Finish, Elegant **False Ceiling**, and Energy **Efficient Light** Fixtures.



## Power Backup :

Genset **Kirloskar** Provision for All Flats, Lift & Common area. (Without Ac)



## PAYMENT SCHEDULE

INITIAL PAYMENT	20%
ON COMPLETION OF BASEMENT	15%
ON COMPLETION OF GROUND FLOOR ROOF	10%
ON COMPLETION OF FIRST FLOOR ROOF	10%
ON COMPLETION OF SECOND FLOOR ROOF	10%
ON COMPLETION OF THIRD FLOOR ROOF	10%
ON COMPLETION OF FOURTH FLOOR ROOF	10%
RESPECTIVE FLAT FLOORING WORK	10%
WHILE HANDING OVER	5%

**Bank loan tie up with us:**



## PROJECT HIGHLIGHTS



Automatic  
Lift



Security  
Room



Power  
Backup



Video Door  
Phone



100% Vastu  
Compliant



CCTV  
Surveillance



Water  
Automatic  
System



Electrical  
Vehicle Point



RO Plant



Pergola



Garden

# About **JKB HOUSING**



21+ Years  
of Trust



500+ Happy  
Families



100+ Completed  
Project



Trusted Builder  
in Chennai



On Time  
Delivery

Member of  
**CREDAI**



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