

 **VALASARAVAKKAM**

*(Astalakshmi Nagar 3<sup>rd</sup> Street)*



SINCE 2002

JKB   
**indra**

Premium

**2,3,4 BHK**

**97103 97104**

Member of



[www.jkbhousing.com](http://www.jkbhousing.com)



## About Project

- Total Units** : 9
- Structure** : Stilt + 4 Floor
- Unit Sizes** : 2BHK 900-927 Sq.ft  
3BHK 1269- 1327-1464 Sq.ft  
4BHK 1501 Sq.ft
- Unit Type** : 2,3,4 BHK

## Location Landmarks



- Sai Baba Temple  
Anjaneyar Temple



- Pon vidhyashram &  
Devi Academy School



- 800mtr Arcot Road &  
1.5 Km Metro Station



# Unit Floor Plan / 1st Floor Plan



KEY PLAN FIRST FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
A1	2BHK	WEST	780	950

# Unit Floor Plan / 1st Floor Plan



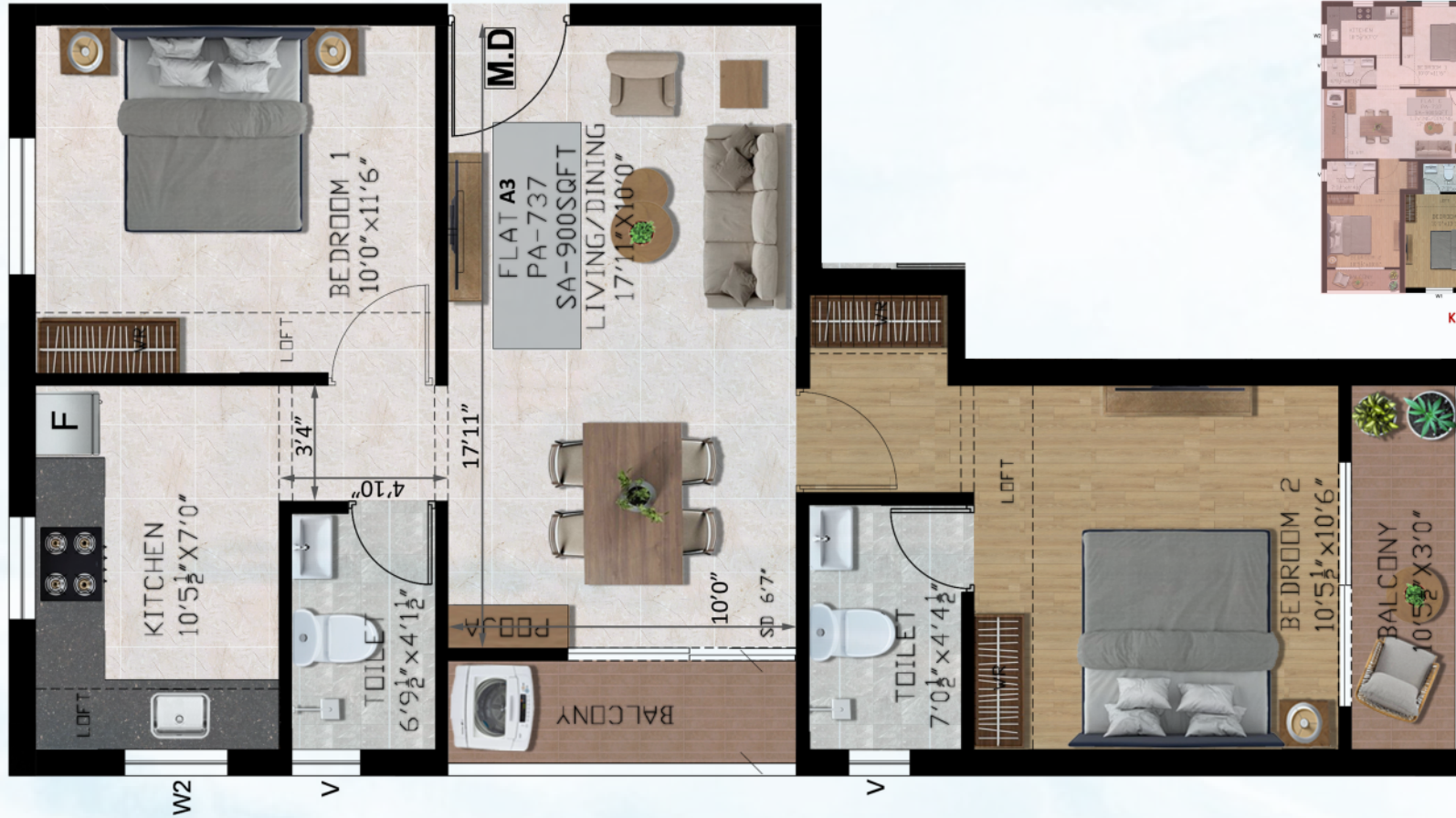
KEY PLAN FIRST FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
A2	2BHK	NORTH	760	927



# Unit Floor Plan / 1st Floor Plan



KEY PLAN FIRST FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
A3	2BHK	EAST	737	900

# Unit Floor Plan / 2nd Floor Plan



KEY PLAN SECOND FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
BI	4BHK	NORTH	1230	1501



# Unit Floor Plan / 2nd Floor Plan

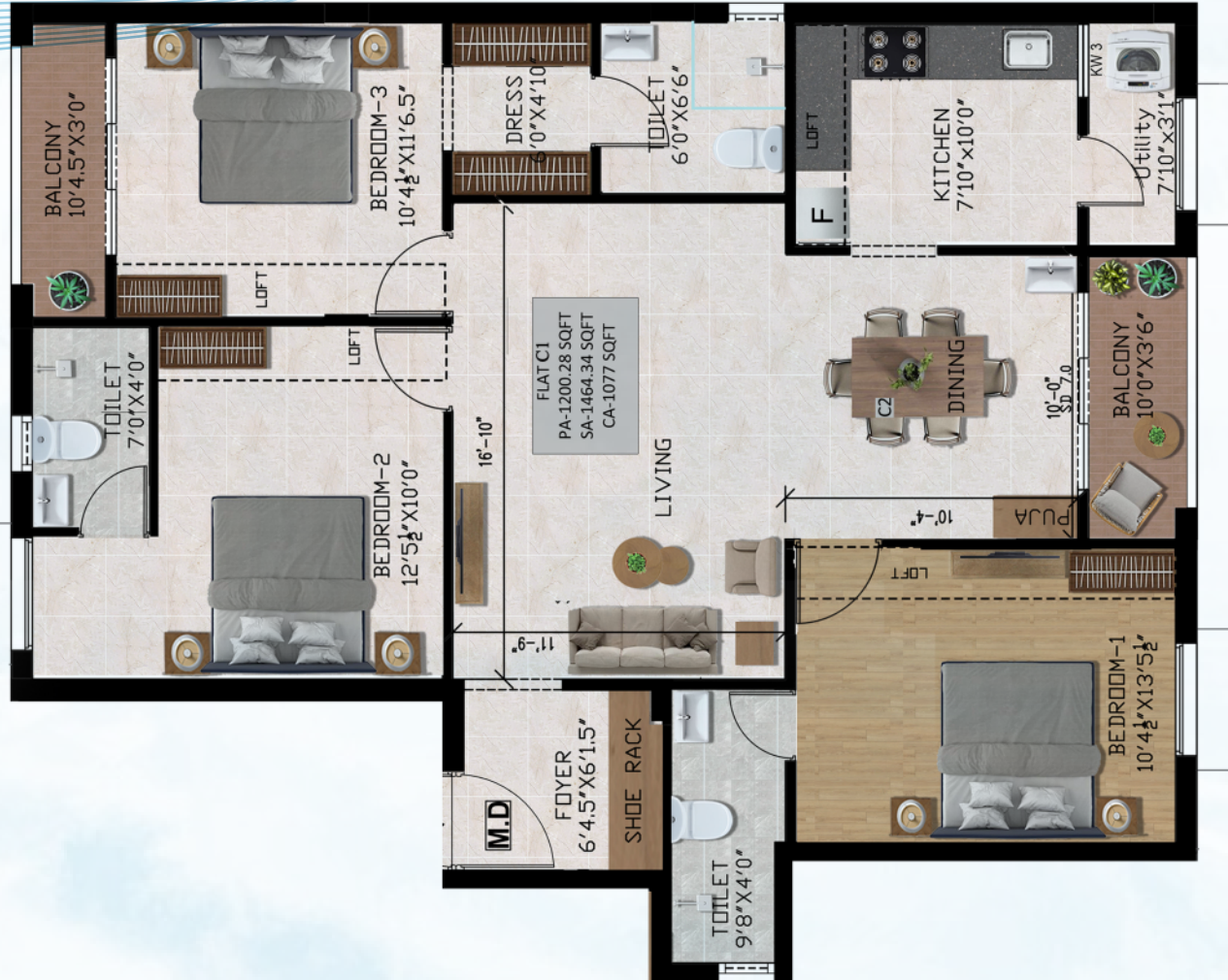


KEY PLAN SECOND FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
B2	3BHK	EAST	1040	1269

# Unit Floor Plan / 3rd Floor Plan



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
CI	3BHK	NORTH	1200	1464



# Unit Floor Plan / 3rd Floor Plan



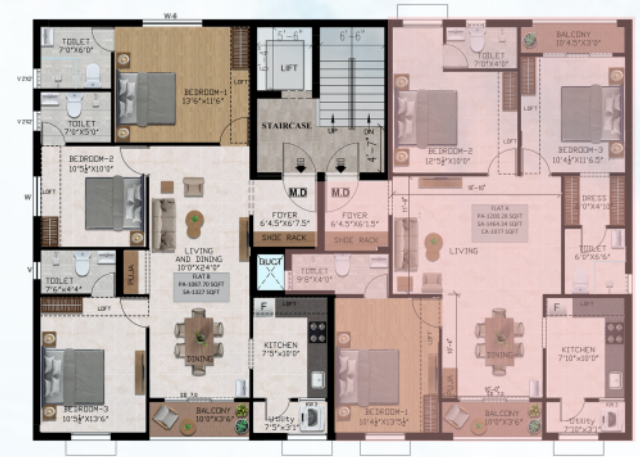
KEY PLAN FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
C2	3BHK	NORTH	1088	1327

# Unit Floor Plan

## 4th Floor Plan



KEY PLAN FOURTH FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
DI	3BHK	NORTH	1200	1464



# Unit Floor Plan

## 4th Floor Plan



KEY PLAN FOURTH FLOOR PLAN



UNIT NO	UNIT TYPE	FACING	PLINTH AREA	SALEABLE AREA
D2	3BHK	NORTH	1088	1327

# Stilt Floor Plan





# Project **Aminities**



**Automatic  
Lift**



**Power  
Backup**



**Video Door  
Phone**



**100 % Vastu  
Compliant**



**Water-Automatic  
Sensor System**



**CCTV  
Camera**



**RO Plant**



**Rain water**



**Sitting place  
in Terrace**



**Heat Resistant  
Tiles in Terrace**



**Electrical  
Vehicle point**



**Covered  
Car Parking**



**Genset**



**Security Room**

# Location Map





# Project Specifications



## Structure:

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



## Joineries Windows :

**Upvc Framed Windows** Catchment Type **Saint Gobain Glass** And Grill Provision As Per The Architect Design.



## Superstructure :

Walls – Main Walls – 9” And Partition Walls – 4½” by **1st Quality Of Wire Cut Red Bricks**. Plastering – Interior walls – Sponge finish & Exterior wall – Rough finish



## Flooring :

Living & Dining Carpet Area Should Be In **24” x24” Vitrified Tiles Of Somany/ Kajaria/ RAK** Or Equal Brands , Bath room floor Tiles Anti – skid & Wall tiles will be roof height of Somany/ Kajaria/ RAK Or Equal Brands , Entrance Lobby & Staircase with Granite



## Joineries Doors :

Doors, Frames Are Made Of **1st Quality Teak Wood** With ornamental borders & Shutters Are Wooden Door Pu Varnish Finish With Croft Architectural Anti Brass Fittings



## Sanitary Fittings :

All Fittings Will Be **Hindware / Parryware** And **Sanitary Fittings**



## Electrical :

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



## Generator :

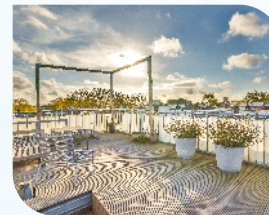
Adequate **Generator For Elevator**, Common lights, Apartment Lights and Motors of Equivalent Brand.

# Project Specifications



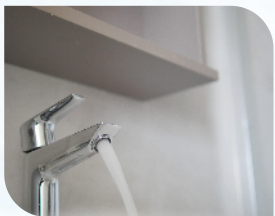
## Painting :

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.



## Terrace :

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



## Water Supply :

Two **Borewell & Well** Of Adequate Depth & Rcc Sump with Tile Finish for Metro Water & OHT with Booster Pump.



## Elevator :

**1 Nos Of Fully Automatic V3f Lift BRAND - JOHNSON LIFT** 10 Passenger Capacity With SS Finish, Elegant **False Ceiling**, and Energy **Efficient Light** Fixtures.



## Security :

24/7 Cctv Surveillance **Cameras Control System** Provision For the apartments



## Video Door Phone :

**VIDEO DOOR PHONES** for all flats, You can see and communicate with the visitor without being physically present on the door



# About JKB



**22+**  
**Years of Trust**



**100+**  
**Completed Project**



**Customer Centric  
Builder**



**500+**  
**Happy Families**



**4.8 Google  
Reviews**



**On time  
Delivery**

We are  
**ISO Certified**  
Organization



Member  
**CREDAI**



# Payment Schedule



STAGE PAYMENT	
SIGNING OF AGREEMENT	15%
COMPLETION OF BASEMENT	15%
COMPLETION OF GROUND FLOOR ROOF	10%
COMPLETION OF FIRST FLOOR ROOF	10%
COMPLETION OF SECOND FLOOR ROOF	10%
COMPLETION OF THIRD FLOOR ROOF	10%
COMPLETION OF FOURTH FLOOR ROOF	10%
FLOORING WORK	15%
WHILE HANDING OVER	5%
	<b>100 %</b>

**Bank Loan tie up with us**







# JKB

## HOUSING

CRAFTING HAPPY COMMUNITY

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