





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



JKB Gurupara



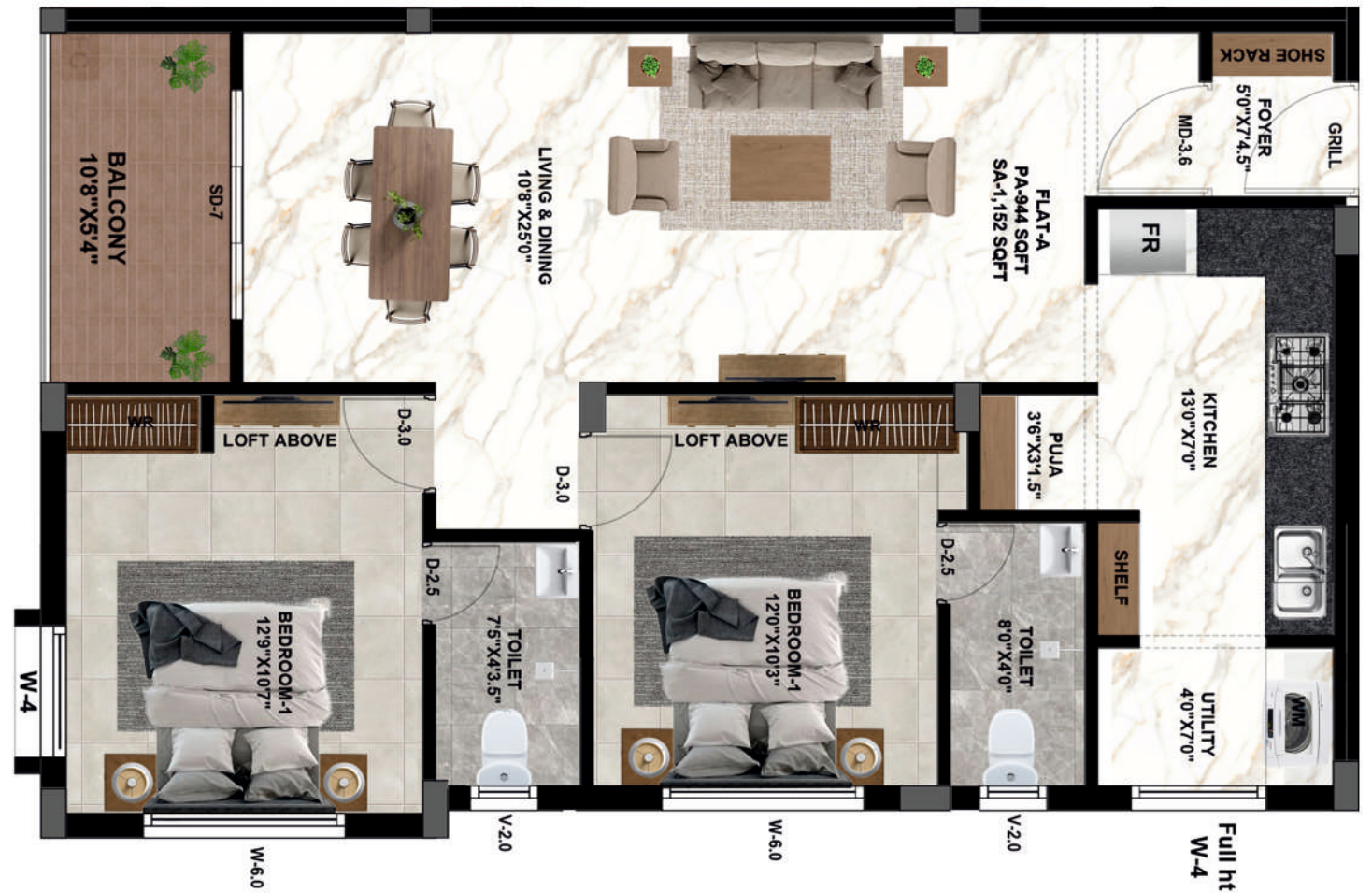
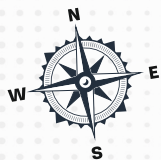
UNIT FLOOR PLAN

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



UNIT FLOOR PLAN

UNIT NO	A1
UNIT TYPE	2BHK+2T
PLINTH AREA	944 SQFT
SALEABLE AREA	1152 SQFT



PROJECT SPECIFICATION



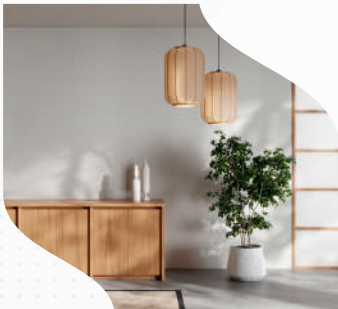
Structure :

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 Croft 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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