



About GURUPARA PROJECT

Structure : Stilt +3 Floors

Unit Type : 2 & 3 BHK

Size : 1152 - 2227 Sq.Ft

Land Size : 4749

Total Unit : 10



66 The Epitome of Opulence and Elegance at Prestigious location









STILT FLOOR PLAN







Gurupara

TYPICAL FLOOR PLAN







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





Gurupara

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.

Gurupara

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 (JAGUAR) with Diverter & All Sanitary Fittings.



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)





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%
WHILE HANDING OVER	5%

Bank loan tie up with us:

















Automatic Lift



Security Room



Power Backup



Video Door Phone





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







JKB HOUSING PVT. LTD.,

No: 4/5, 2nd Main Road, SVS Nagar, Valasaravakkam, Chennai – 600 087. +91 97103 97104