

# eBrochure

A close-up photograph of a green leaf with several clear water droplets of varying sizes on its surface. The leaf's veins are visible, and the background is a soft, out-of-focus green.

**V&J CONSTRUCTIONSS**

Visit us <http://www.vnjconstructionss.com>

**CELL: 98410 25214, 95661 63399, 72999 25214 PH: 2486 5101**

**Door.No:3, Plot.No:196, Agathiyar Street, Valasarawakkam  
Alwarthirunagar, Chennai 87.**



# *V&J'S Infiniti*

*@ EVP Rajeswari Avenue, Madhanandhapuram,  
Chennai*

# ★ Location Advantage

Situated at 1.5 Km from DLF IT Park

Easy access to Kedari Hospital, Pon Vidyashram school

Super Markets and Shopping complexes are reachable by walk

“Bhai Kadai” Bus Stop at 1.25km @Madhanandapuram

Connects to Porur – Kundrathur Main road by 3 kms

Fast appreciation – Invest right Harvest Right

Project Approved By:



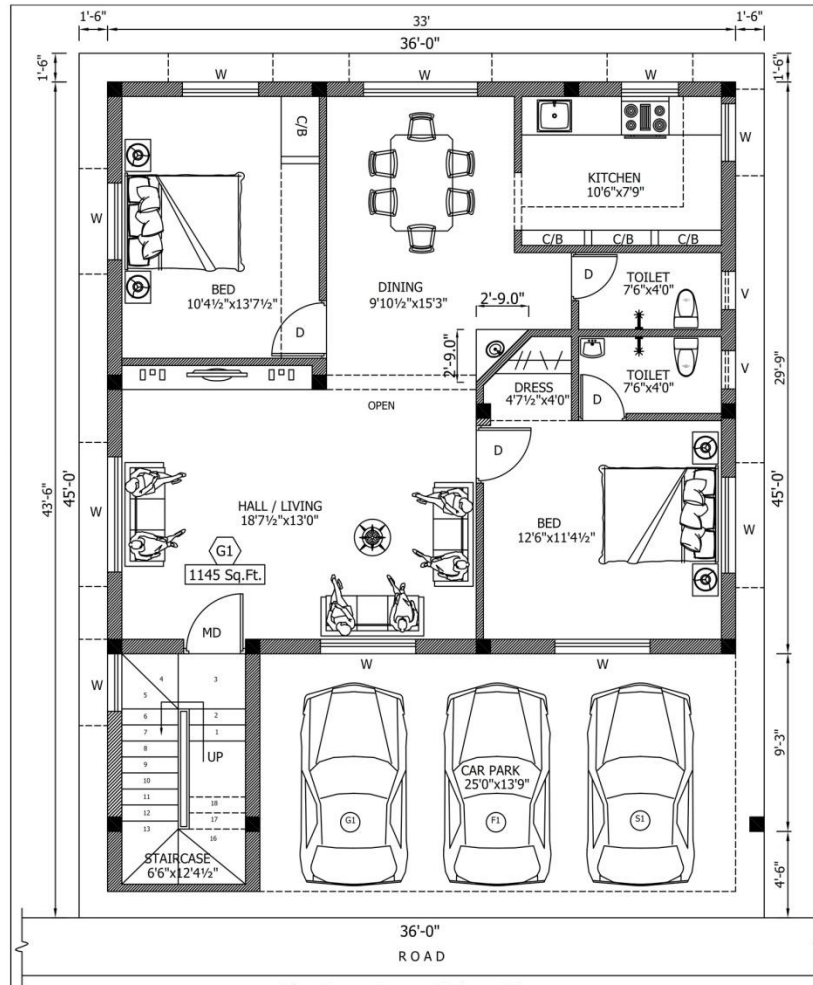
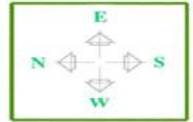
# Area Details

<b>BLOCK A</b>			
<b>Flat No.</b>	<b>G1</b>	<b>F1</b>	<b>S1</b>
<b>Type</b>	<b>2BHK</b>	<b>3BHK</b>	<b>2BHK</b>
<b>UDS Area</b>	<b>515</b>	<b>671</b>	<b>434</b>
<b>Saleable Area</b>	<b>1145</b>	<b>1505</b>	<b>952</b>
<b>Plinth Area</b>	<b>996</b>	<b>1309</b>	<b>844</b>
<b>15% Common Area</b>	<b>149</b>	<b>196</b>	<b>126</b>
<b>Exclusive Terrace Area</b>	<b>0</b>	<b>0</b>	<b>465.5</b>



Working Drawing  
**BLOCK A**

# Ground Floor Plan



Site Cum Ground Floor Plan

**PROJECT:**

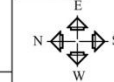
PLAN SHOWING THE PROPOSED BUILDING FOR M/s.V & J CONSTRUCTIONSS AT PLOT - A E.V.P. RAJESHWARI NAGAR, CHENNAI

**AREA STATEMENT FOR BLOCK-A:**

G1 - 1145 SQ.FT  
 F1 - 1505 SQ.FT  
 S1 - 970 SQ.FT  
 ET - 465.5 SQ.FT

TOTAL - 4085.5 SQ.FT

**ORIENTATION:**

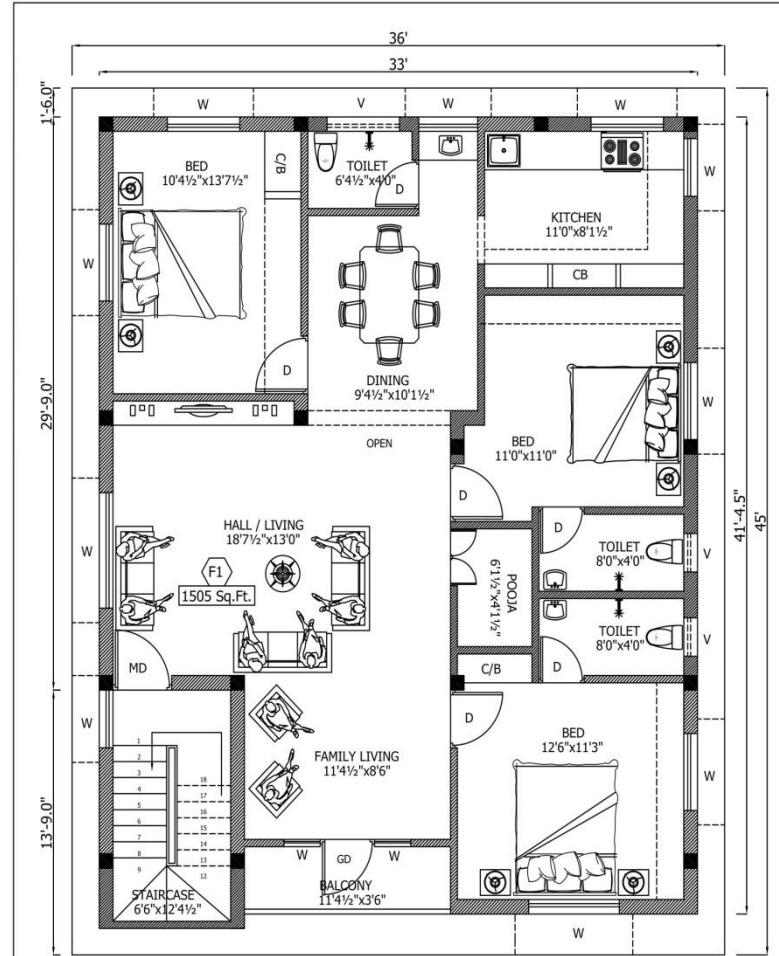
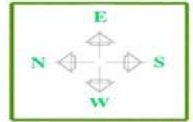


**PROMOTED BY:**

V & J CONSTRUCTIONSS  
 G/F, Door No.3, Plot No.196,  
 Agarthar Street, Alwarthirunagar,  
 Chennai - 600 087.  
 Email:sales@vjconstructionss.com

Draw No.	Date:	Option	Rev.	Date:
07-2012	23-07-2012	FINAL		20-03-2012

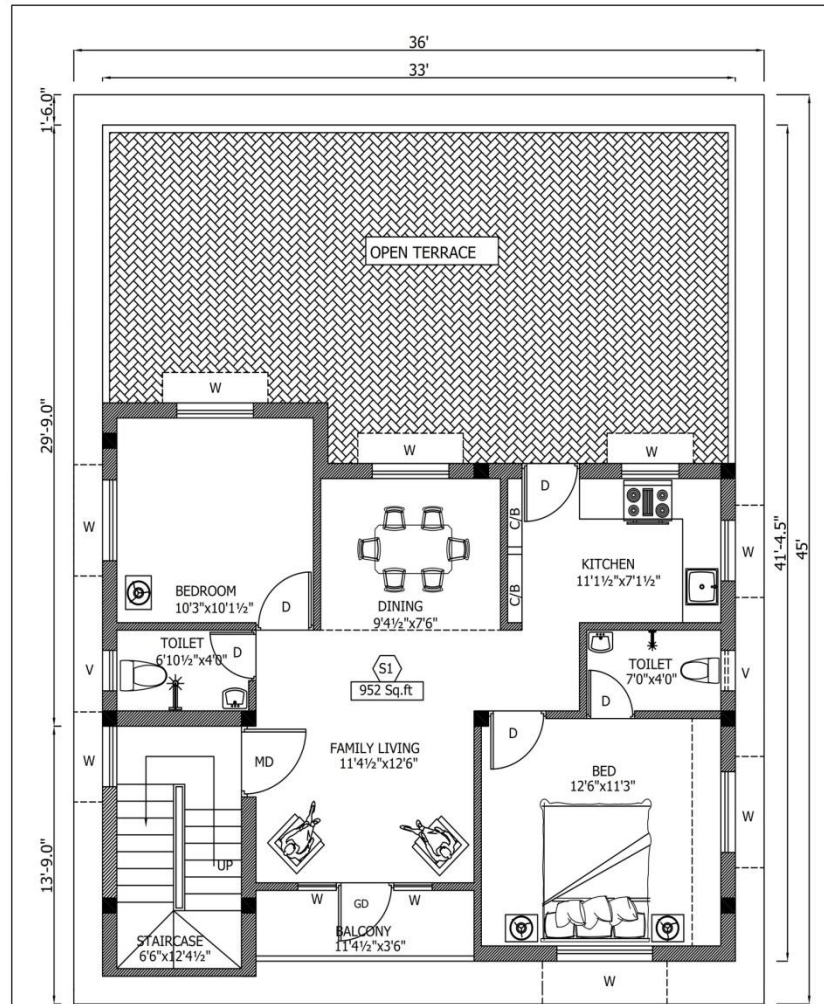
# First Floor Plan



First Floor Plan

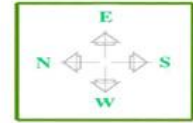
<b>PROJECT:</b> PLAN SHOWING THE PROPOSED BUILDING FOR M/s. V & J CONSTRUCTIONSS AT PLOT - A E.V.P. RAJESHWARI NAGAR, CHENNAI	<b>AREA STATEMENT FOR BLOCK-A:</b> G1 - 1145 SQ.FT F1 - 1505 SQ.FT S1 - 970 SQ.FT ET - 465.5 SQ.FT	<b>ORIENTATION:</b> 	<b>PROMOTED BY:</b> V & J CONSTRUCTIONSS GF, Door No.3, Plot No.196, Agathiar Street, Alwarthirunagar, Chennai - 600 087. Email: sales@vjcconstructions.com
	TOTAL - 4085.5 SQ.FT		

# Second Floor Plan



Second Floor Plan

<b>PROJECT:</b> PLAN SHOWING THE PROPOSED BUILDING FOR M/s. V & J CONSTRUCTIONSS AT PLOT - A E.V.P. RAJESHWARI NAGAR, CHENNAI	<b>AREA STATEMENT FOR BLOCK-A:</b> G1 - 1145 SQ.FT F1 - 1505 SQ.FT S1 - 970 SQ.FT ET - 465.5 SQ.FT	<b>ORIENTATION:</b> 	<b>PROMOTED BY:</b> V & J CONSTRUCTIONSS GF, Door No.3, PlotNo.196, Agathiar Street, Alwarthirunagar, Chennai - 600 087. Email:sales@vnjconstructionss.com
	TOTAL - 4085.5 SQ.FT		Drg No. 07-2012 Date. 23-07-2012 Option. FINAL Rev. Date. 20-03-2012



# Specification

<b>Features</b>	<b>Description</b>	
<i>FOUNDATION</i>	R.C.C Pile foundation 1 feet diameter, 10 feet depth and Grade Beam with necessary reinforcement	
<i>BASEMENT</i>	Basement height of 3 feet, above existing road level	
<i>SUPERSTRUCTURE</i>	Brick work in Superstructure with C.M 16, 10 feet height up to Roof level with proper cross ventilation.	
<i>WOOD WORK</i>	<i>MAIN DOOR</i>	Teak wood frames & door shutters with Melamine finish
	<i>WINDOWS</i>	Teak wood frame with shutters & M.S.Grill./UPVC frame with glazed shutters with all necessary fittings
	<i>OTHER DOORS</i>	Teak wood frame and water proof flush doors/ Molded Skin Door/UPVC frame with glazed doors
	<i>BATH/TOILET</i>	Teak wood frame with water proof flush doors/UPVC Frame with all necessary fittings

<b>Features</b>	<b>Description</b>
<i>PAINTING</i>	Main door varnish alone. Other doors - Two coats Asian paints over one coat of wood primer  Walls - Inside with Wall Putty with Acrylic Emulsion Paint, Outside wall – Exterior Emulsion - of builder choice
<i>FLOORING</i>	Branded Vitrified tile flooring for entire living area, Granite flooring for staircase - Of builder choice.
<i>WATER SUPPLY</i>	Ground Water Supply with One Over Head Tank (O.H.T).  One O.H.T with single tap (Waterman/ equivalent tap fittings) of builder choice.
<i>SANITARY</i>	Two Toilets for each Flat, (one toilet provided with E.W.C and other with I.W.C) ,with glazed tiles 12” x 8” for daddoing up to 7 feet height with anti skid tiles for flooring of standard material
<i>PLUMBING</i>	Concealed CPVC Pipe. PVC heavy duty pipe for drainage.
<i>ELECTRIFICATION</i>	Three phase supply for each flat. Concealed wiring branded wire/equivalent and branded modular switches/equivalent(e.g Anchor Roma)) with adequate points (As per The Agreement Annexure). Inverter line wiring with one light and one fan point for each room of the flat.
<i>STORAGE</i>	Single Loft for each bedroom & kitchen.



## *Special Features*

- ✓ Iron Removal Plant
- ✓ Adequate Covered car parking space for each Flat
- ✓ Adequate cross ventilation
- ✓ Concealed T.V. Antenna, Inverter and Telephone duct wiring in Hall
- ✓ A/C provision for two bed rooms
- ✓ Geyser provision for two toilets.
- ✓ Kitchen Granite Table Top, Stainless Steel sink, dado of Glazed tiles of Builders Choice
- ✓ All other Tap ( kitchen, toilet, washbasin, service)- Waterman/equivalent fittings of builder Choice
- ✓ Rain water harvesting & Pest control is taken care. Common area with Pressed Cement stone
- ✓ Car Parking area with Granolithic cement flooring

## *Points to ponder*

Additional expenses	<b>Mandatory</b> ( As per the Cost Sheet Provided) <ul style="list-style-type: none"><li>• Registration and Stamp duty &amp; Documentation Charges as per cost Sheet.</li><li>• M.E.S deposit and other incidental charges as per Cost sheet.</li><li>• Drainage &amp; Water Deposit &amp; Car Parking charges as per Cost sheet.</li></ul>
Optional	<ul style="list-style-type: none"><li>• Wood work for cupboards and lofts in bedrooms @850/Sqft. Box type Rs.1700 per Sqft.</li><li>• Other branded modular switches(e.g Legrand/equivalent) and concealed distribution box including changeover switches and circuit breakers Rs. 65,000</li><li>• Main door full Teak wood CARVING door Rs.35,000/=</li><li>• Safety grills for Main door, service verandah and Balcony @ Rs. 350 per Sqft.</li><li>• Inside smooth emulsion finishes for walls Rs.21 Per Sqft. including wall Putty.</li></ul>
Handover ethics	<ul style="list-style-type: none"><li>• Grahapravesam / House warming function date should be intimated 2 months in advance to the builder</li><li>• The function need to be carried out in as such condition of the building. Kindly avoid obligations towards completion of pending work</li><li>• It is strictly encouraged to take responsibility and perform <b>housekeeping</b> before &amp; after the function by the flat/house owners</li><li>• Lunch &amp; new dresses for 25 construction workers is mandatory on/before the function day</li></ul>



## Disclaimer

- a. Any other additions will be charged extra. No alteration will be entertained in flat dimension and positions of walls etc.
- b. Specification is subject to change without prior notice subject to availability.
- c. Elevation view as shown in the brochure is imaginary and it is subject to change without notice.
- d. Minor air cracks which are natural in new construction need to be ignored.
- e. Main door fixation ceremony will not be intimated.