

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

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**Door No.3, GF, Plot No.-196, Agathiar Street, Valasarawakkam
Alwarthirunagar, Chennai-600087**



PLOT NO 15 C, PALARIPATTU AVADI, CHENNAI.

V&J'S VISVAJEET

***@ Plot no 15 Bharathy Nagar, Prabhu Nagar
Palaripattu, Govardana Giri, Avadi, Chennai***

★ Location Advantage

Surrounded by MNCs and Industries

Schools like Kendra Vidyalaya, RMK Vivekananda

Colleges like SA Engineering, St. Peters, Mahalakshmi Arts & Science

Reputed Hospitals, Ambattur, Annanur & Avadi Railway Stations

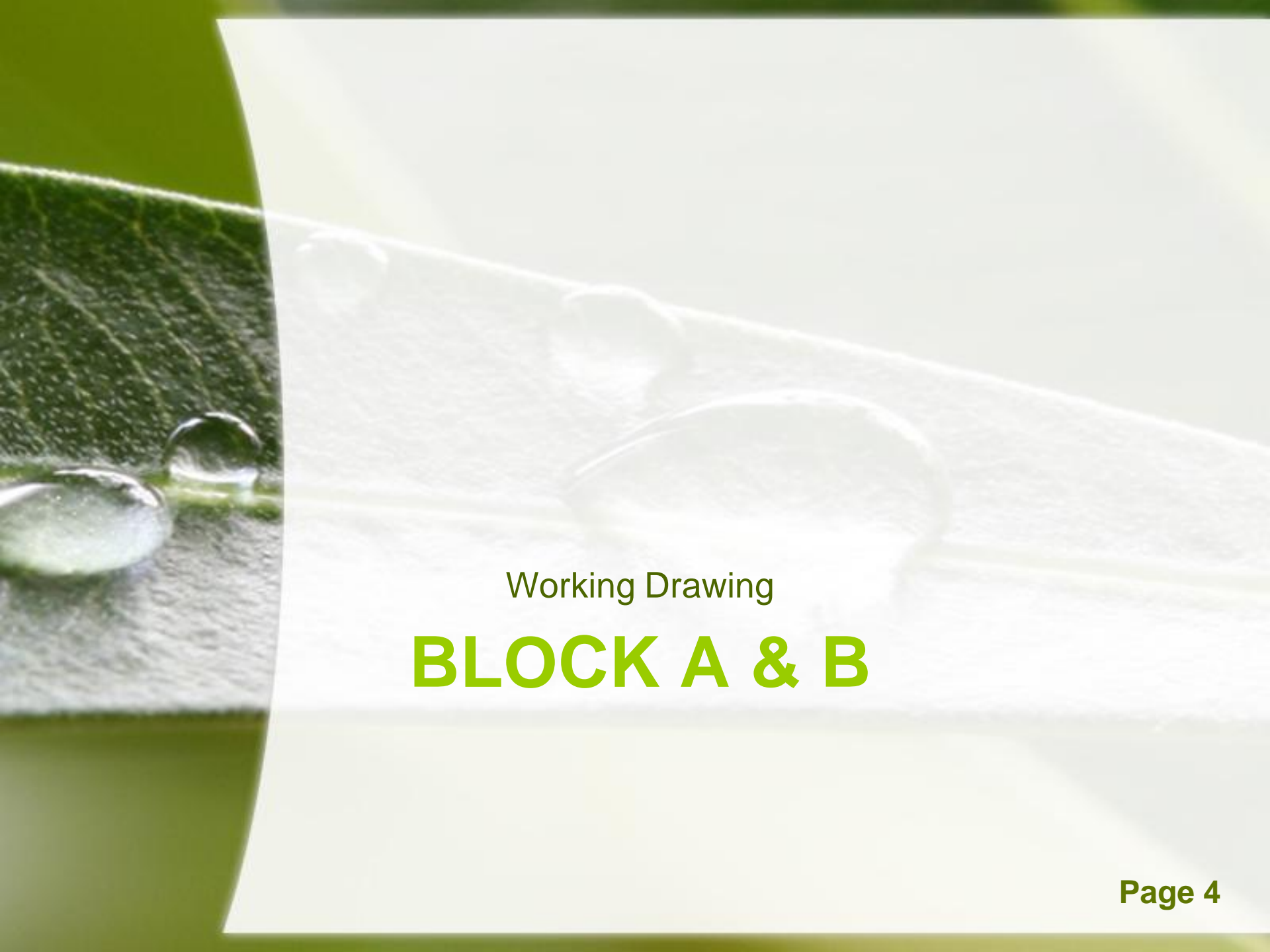
Super Markets and Shopping Areas

Just 200metres from Poonamallee and Avadi connecting road

Very Near to Schools , Colleges, Hospitals and Markets

Project Approved By:

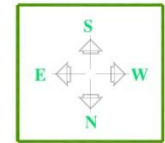
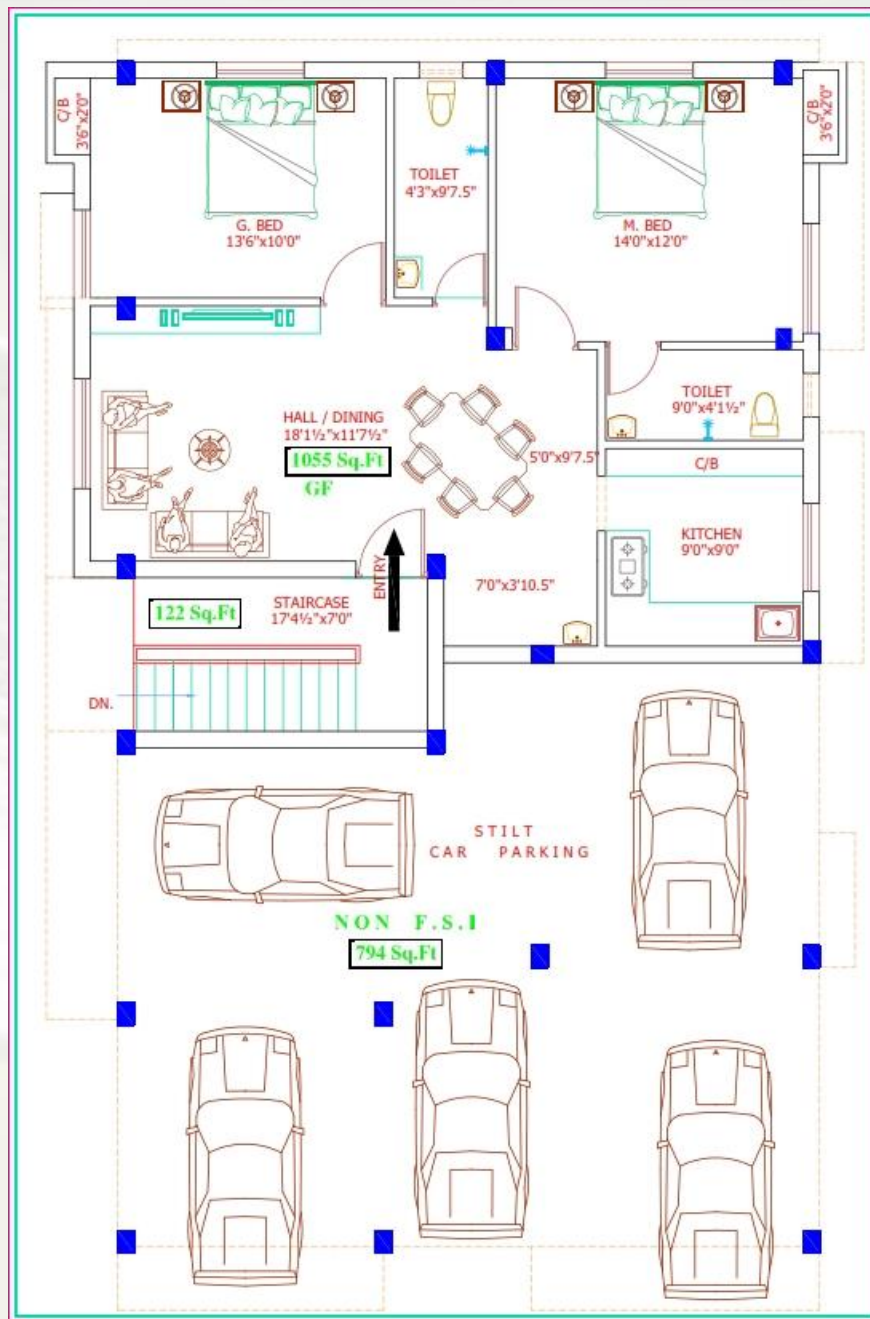




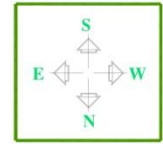
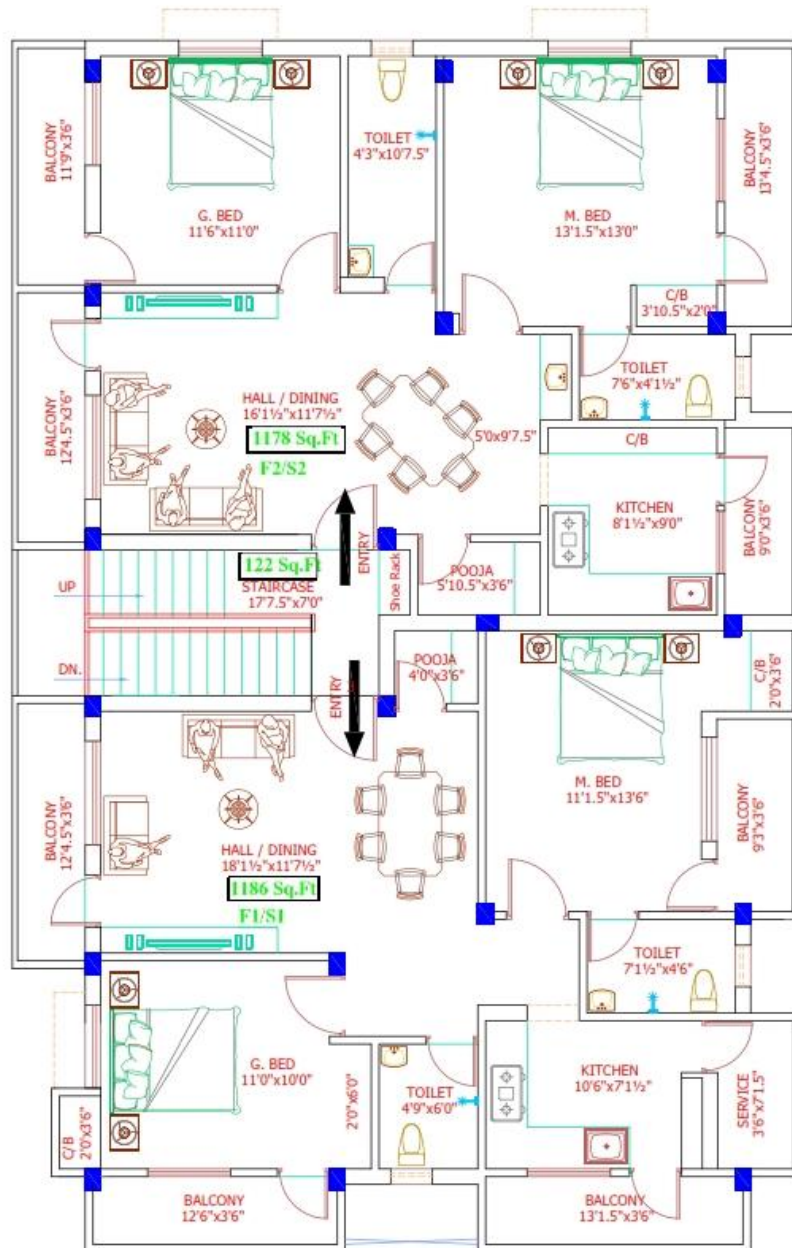
Working Drawing

BLOCK A & B

Ground Floor Plan



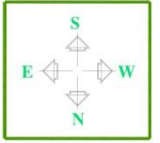
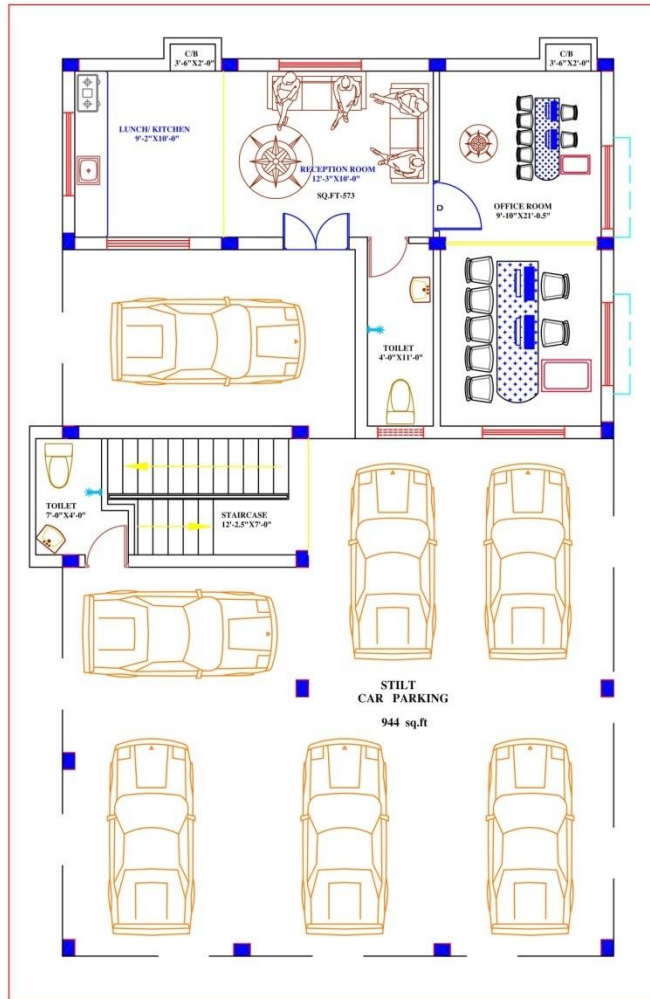
First & Second Floor Plan



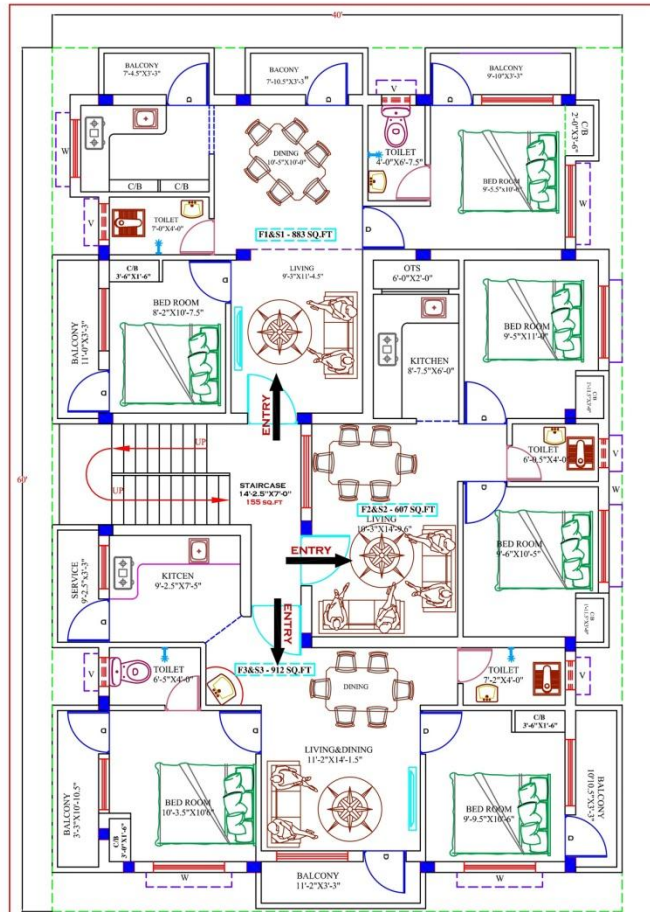
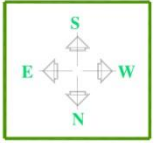


Working Drawing
BLOCK C

Ground Floor Plan



First & Second Floor Plan



FIRST & SECOND FLOOR PLAN

PROJECT	FLAT NO	PLINTH AREA	COMMON AREA	SUPER BUILT UP	UIDS AREA	PREPARED BY:
Plan showing the residential flats in Sub Div Plot No. 15- C Bharathy Nagar , Prabhru Nagar , Palaripattu , Chennai -71	OFFICE	500	100	600	266	V&J Constructions Plot No.77, Radhakrishnan Sathi, Ramakrishna Nagar, Akkaraminagar, Chennai-600 087 Web: www.vjconstructions.com Email: MD@vjconstructions.com Mob.No: +91 98480 25214 : +91 72999 25214
	F1	736	147	883	392	
	F2	506	101	607	270	
	F3	760	152	912	405	
	S1	736	147	883	392	
	S2	506	101	607	270	
	S3	760	152	912	405	



Area Details

AREA DETAILS FOR BLOCK A & B

FLAT NO	PLINTH AREA	COMMON AERA	SUPER BUILTUP	UDS AREA
GF	879	176	1055	441
F1	990	196	1186	491.5
F2	983	195	1178	488
S1	990	196	1186	491.5
S2	983	195	1178	488

AREA DETAILS FOR BLOCK-C

FLAT NO	PLINTH AREA	COMMON AERA	SUPER BUILTUP	UDS AREA
OFFICE	500	100	600	266
F1	736	147	883	392
F2	506	101	607	270
F3	760	152	912	405
S1	736	147	883	392
S2	506	101	607	270
S3	760	152	912	405

Specification

Features	Description	
<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

Features	Description
<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). Separate sump and 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

- ✓ Video Door phone for each flat. (Only Block A & B)
- ✓ Solar Power for Common area lighting. (Only Block A & B)
- ✓ Sump of capacity 12000 litres. (Only Block A & B)
- ✓ Adequate Covered car parking space for each Flat
- ✓ Adequate cross ventilation
- ✓ Concealed T.V. Antenna and Telephone duct wiring in Hall
- ✓ A/C provision for two bed rooms, Hall & Dining
- ✓ Geyser provision for two toilets. Solar water line in toilets (One Solar heater at the open terrace)
- ✓ 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	Mandatory (As per the Cost Sheet Provided) <ul style="list-style-type: none">• Registration and Stamp duty & Documentation Charges as per cost Sheet.• M.E.S deposit and other incidental charges as per Cost sheet.• Drainage & Water Deposit & Car Parking charges as per Cost sheet.
Optional	<ul style="list-style-type: none">• Wood work for cupboards and lofts in bedrooms @850/Sqft. Box type Rs.1700 per Sqft.• Other branded modular switches(e.g Legrand/equivalent) and concealed distribution box including changeover switches and circuit breakers Rs. 65,000• Main door full Teak wood CARVING door Rs.35,000/=• Safety grills for Main door, service verandah and Balcony @ Rs. 350 per Sqft.• Inside smooth emulsion finishes for walls Rs.21 Per Sqft. including wall Putty.
Handover ethics	<ul style="list-style-type: none">• Grahapravesam / House warming function date should be intimated 2 months in advance to the builder• The function need to be carried out in as such condition of the building. Kindly avoid obligations towards completion of pending work• It is strictly encouraged to take responsibility and perform housekeeping before & after the function by the flat/house owners• Lunch & new dresses for 25 construction workers is mandatory on/before the function day



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.
- f. EB Name Transfers and Property Tax Name Transfers need to be initiated by the purchasers