

Perfect blend of adventure,relaxation, and community living



PARKS VIEW GARDEN

Gated Community Villas & Plots

Individual Premium Duplex

Villas & Plots

In Trichy Corporation,

**Ponmalai kottam,56 Ward,
Biratiyur,Kothamangalam**



*Experience the perfect
blend of luxury and comfort
in our stunning new homes.*



2BHK villa

Budget Villa

G+1 : Rs.43 lakhs

Gr- 1bhk FF-1 bed room

Duplex : Rs.47 lakhs

Gr- 1bhk FF-1 bed room

Economic Villa : Rs.58 lakhs

Gr- 2 bhk

Classic Villa : Rs.63 lakhs

Gr- 2 bhk

Delux Villa : Rs.68 lakhs

Gr- 1 bhk FF-1 bed room

3BHK Duplex villa

Delux Villa : Rs.73 lakhs

Gr- 2bhk FF-1 bed room

Premium Villa : Rs.82 lakhs

Gr- 1bhk FF-2 bed room

3 BHK Duplex Premium Villa

82
Lakhs

Ground Floor = 994 sft
 First Floor = 642 sft
 Stair area = 60 sft
 Total Construction
 area = 1696 sft

Plot Area = 1459 sft
 Build up area = 1696 sft
 Garden area = 120 sft

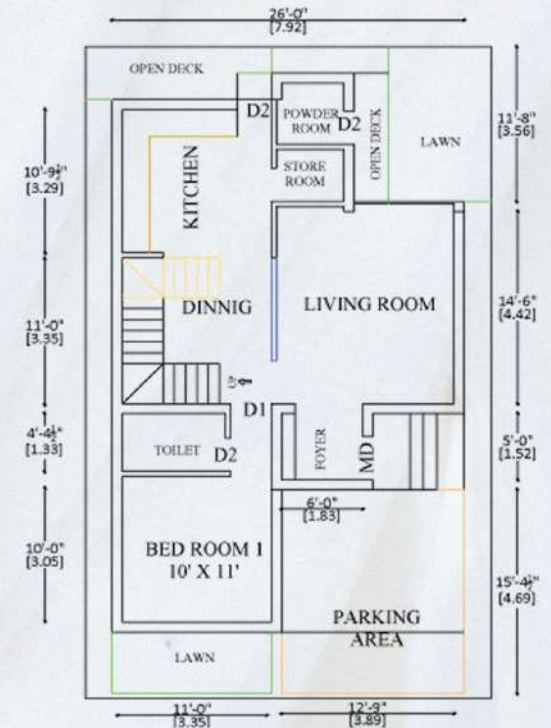
INCLUDES
 cauvery water connection
 Bore water facility
 Sump and Bio septic tank
 carparking and
 Indoor Courtyard

3D FLOOR PLAN

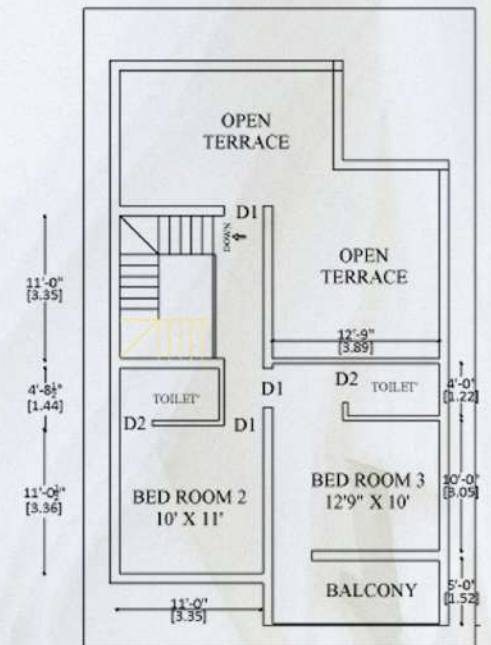


GROUND FLOOR

GROUND FLOOR



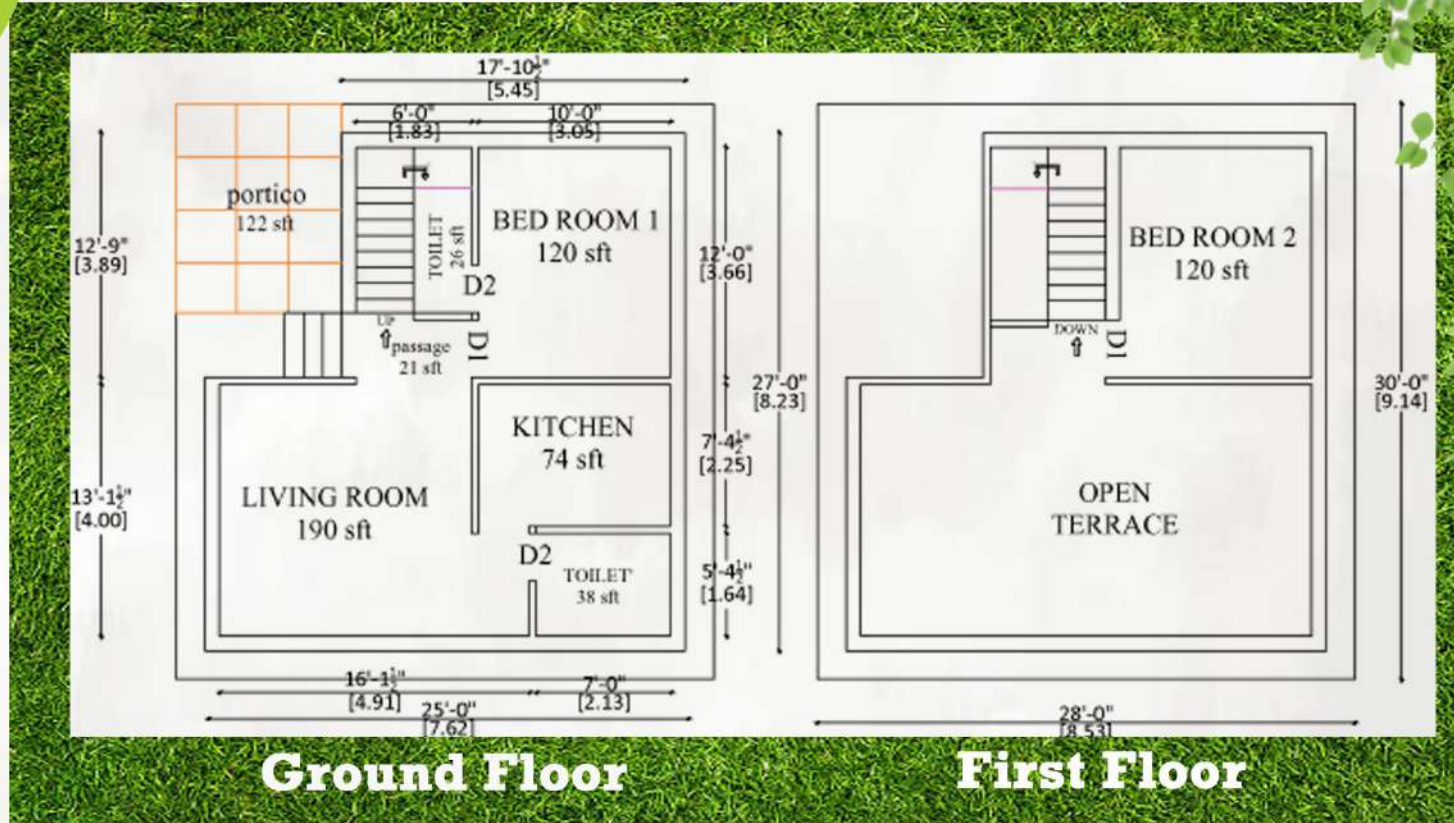
FIRST FLOOR



**47
Lakhs**

Only

2 BHK Duplex Budget Villa



Plot Area = 850 sft
Constructed Area = 895 sft
car parking = 122 sft

Ground Floor = 585 sft
First floor = 234 sft
Staircase area = 75 sft

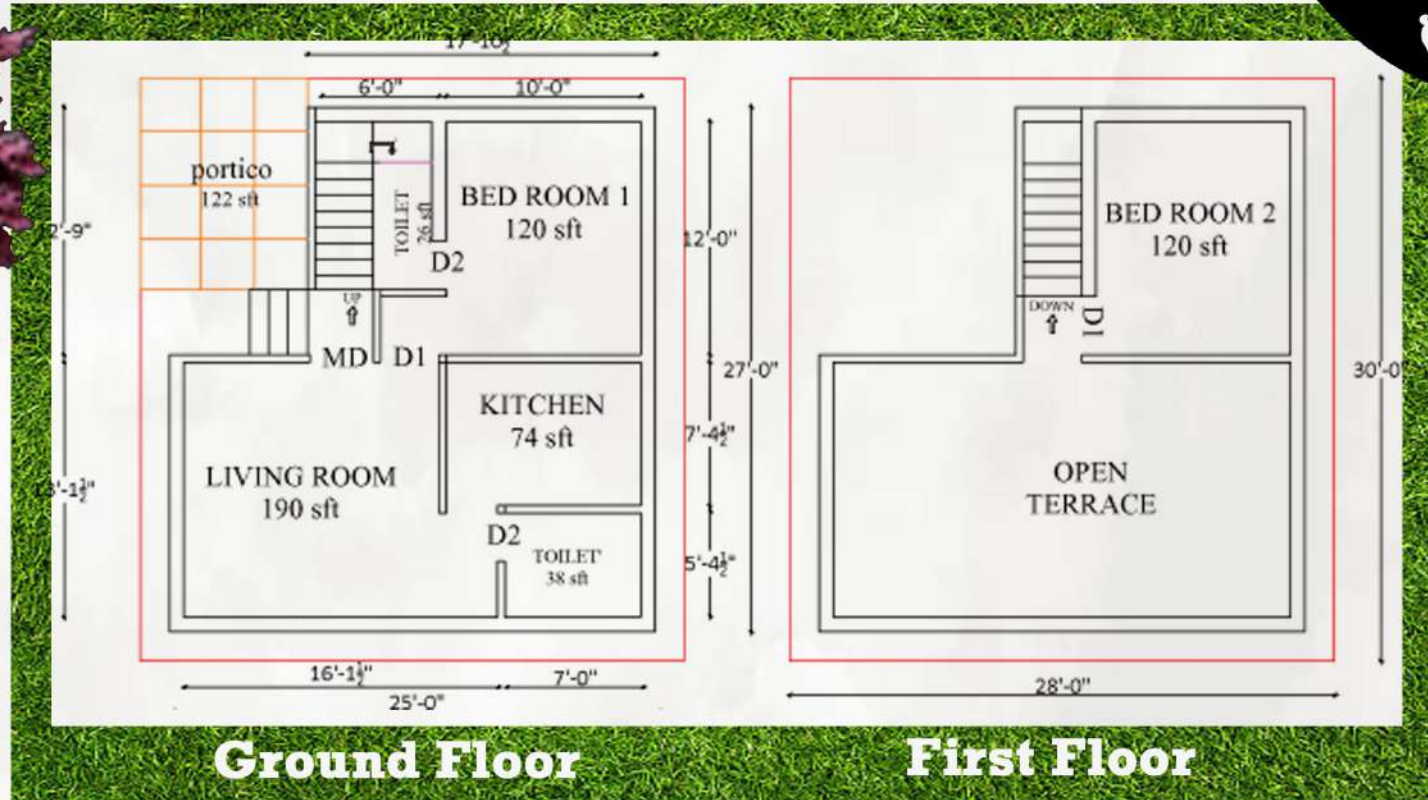
INCLUDES
Bore water facility
Sump
Bio septic tank and
carparking.

Your Perfect Haven

2 BHK

G+1 - Budget Villa

43
Lakhs
Only



*Dream
Homes
Await*

Plot Area = 850sft
Constructed Area = 748sft
car parking = 122sft

Ground Floor = 498sft
First floor = 150sft
Staircase area = 100sft

INCLUDES
Bore water facility
Sump
Bio septic tank and
carparking.

STANDARD SPECIFICATION

STRUCTURE

RCC Framed structure.

Brick masonry for internal 4.5" and external 9" walls.

Basement height: Upt to 3 ft.

Steel	:	TMT, Fe 500.
Cement	:	ISO Certified brand.
Bricks	:	Fly ash bricks and Red clay bricks.
M sand	:	For brick masonry work
P sand for	:	For plastering work.
RCC mix- design	:	M20

Anti termite treatment shall be provided.

FLOOR FINISH:

Villa:

Parking	:	Parking Tile .
Living	:	Vitrified tiles.
Dining	:	Vitrified tiles.
Kitchen	:	Vitrified tiles.
Bed rooms	:	Vitrified tiles.
Toilet	:	Anti skid tiles.
Stair case	:	Anti skid tiles.
Skirting	:	3" height skirting matching the floor materials.
Kitchen	:	Single bowl SS sink in kitchen with ceramic wash basin.

HANDRAILS:

a. Balcony .	:	Mild Steel.
b. Staircase	:	Mild Steel for duplex villa. Brick masonry.

**parks
view
garden**



parks view garden

PLUMBING:

- a. Water Line : Concealed CPVC & UPVC pipes.
- b. Drain Line : PVC pipes and fittings.

ELECTRICAL:

- a. Wiring : Two phase power supply to all villas.
Concealed wiring of kundun brand.
- b. Switches : All switches and sockets are kundun brand.
Breaker and MCB will be provided in each villa
Separate earth leakage circuit.

SANITARY FIXTURE & FITTINGS:

Parry ware Sanitary wares & CP fitting
EWC, health faucet, wash basin, 2 in 1 wall mixer,
over head shower.

WALL FINISHES:

- a. Ceiling and internal walls : Birla putty, 1 coat Asian primer
2 Coat tractor emulsion.
- b. External wall : Asian primer with ace emulsion.
- c. Toilet : Ceramic tile dadoing upto 7' level.
- d. Kitchen : Ceramic wall tiles dadoing upto 2' above
kitchen slab with 18mm granite stone.

PARKS VIEW GARDEN - AMENITIES

DTCP,RERA & TCC Approved layout.
Corporation water pipe connection,
E.B. post is located less than 100ft away,
Sale with Individual Patta,
Vacant Land Tax has been paid for 7 yrs,
At 35 ft Tasty Ground water.

Concrete Layout Road,
Solar Lights,
Drainage Facility,
30ft and 23ft wide road,
5ft Compound wall,
24hrs Security.

500 mts from Try-Dindugal N.H.
2kms from Panjapur bus stand
5kms from Central bus stand,



JBR CONSTRUCTION

homes and plots promoter
A/2, Madurai road, Railway station road,
Opp. Dinathanthi Office, Trichy-1 Mob: 80153 98984
www.jbrhomesandplots.com



Cricket Academy



Boat House



Resorts



Family Dabha