



**HEMALAKSHMI**  
**CIVIL CONTRACTOR**

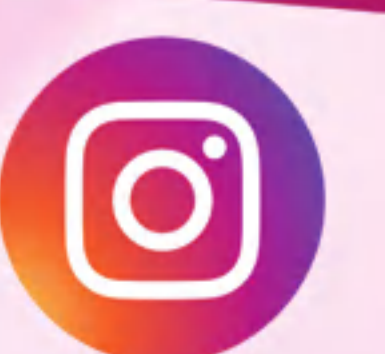
# **JANA PALACE** - Kilpauk



[www.vrmodernpromoters.com](http://www.vrmodernpromoters.com)



[vrmodernpromoter@gmail.com](mailto:vrmodernpromoter@gmail.com)



VRMODERNPROMOTERS

**Site Address: Door No - 91/44, A.K.Samy 4th Street, Kilpauk, Chennai - 10.**



## ABOUT US ▶

30 YEARS EXPERIENCE

75 PROJECTS

ON-TIME

DELIVERY

0% UNSOLD INVENTORY

500 PLUS COMPLETED HOMES

PROFESSIONALISM

MOST TRUSTED BUILDER

QUALITY HOMES

100% CUSTOMER SATISFACTION

## ◀ ON GOING PROJECTS ▶



**SHRI GUGA**  
**APARTMENTS**  
M.R. NAGAR



**SHREE**  
**APARTMENTS**  
BINNY COLONY



# CAR PARKING ▶

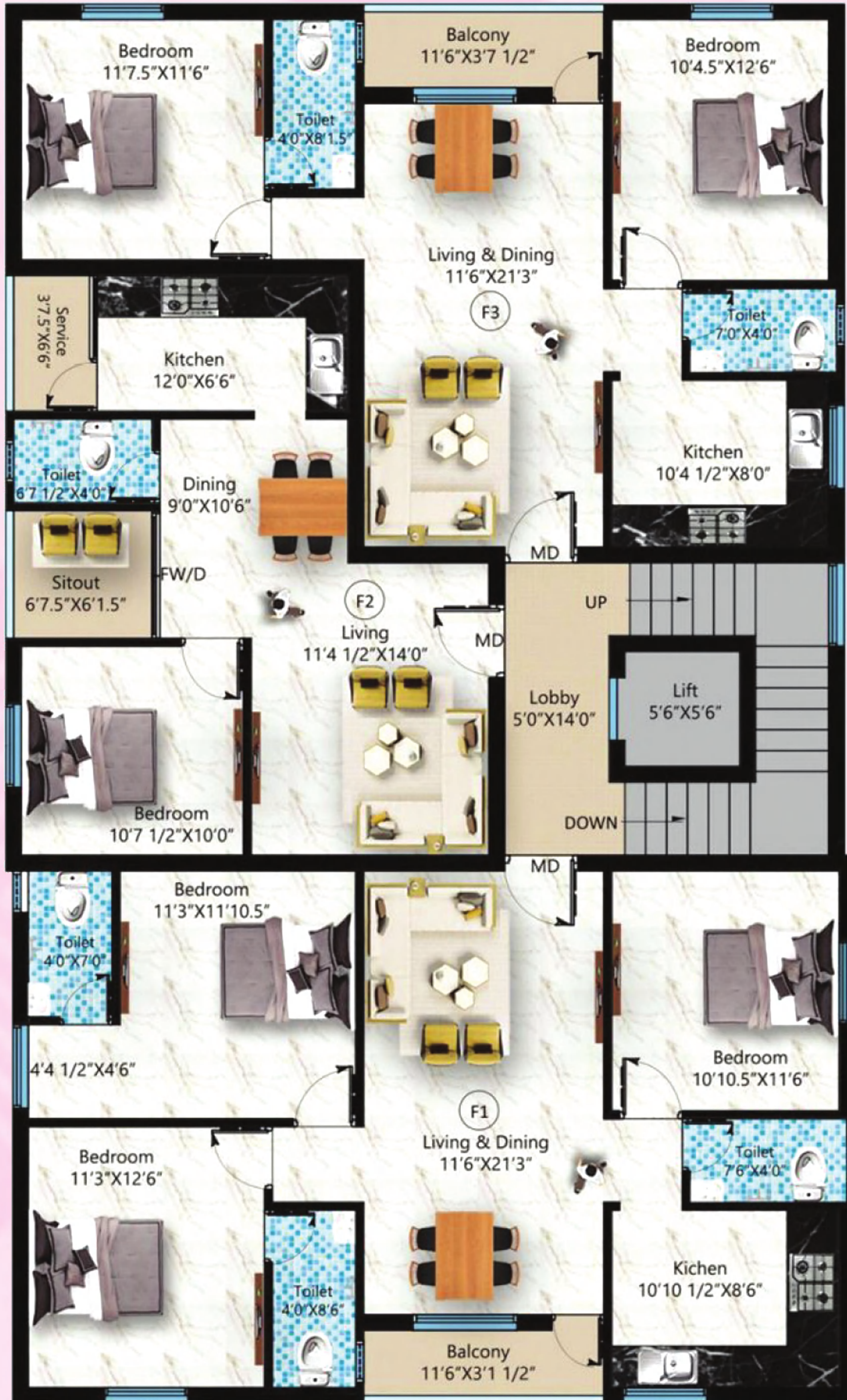


30' Feet Road

Stilt Floor Plan



# FRIST FLOOR PLAN



## Area Details

F1 - Flat - 1311 Sq.Ft | F2- Flat - 728 Sq.Ft | F3 - Flat - 1042 Sq.Ft  
 North Facing                      East Facing                      South Facing



# TYPICAL SECOND & THIRD FLOOR PLAN



## Area Details

S1 - T1 - 1060 Sq.Ft | S2- T2 - 979 Sq.Ft | S3 - T3 - 1042 Sq.Ft  
 North Facing | East Facing | South Facing



# HEMALAKSHMI CIVIL CONTRACTOR

## A Lifestyle of Luxury. A Lifetime of Memories

### Project Highlights :

- Stilt +3 Storey Building
- Ample Space For Car Parking
- UDS 45%
- Vaastu Compliant Homes
- 3 phase power supply
- Premium Luxury 2bhk Flats

### Specification

#### Structure :

- RCC Framed Structure
- All External walls will be 9" inch thickness brick wall
- All Internal walls will be 4" inch thickness brick wall
- Bricks : Chamber Red Bricks

#### Flooring :

- Sparrow vitrified tiles for Living, Dining, Bedrooms & Kitchen
- Anti-Skid tiles for Bathroom, Balcony & Utility
- Granite Flooring for Staircase
- Red/Black granite in kitchen counter Top
- Digital Heavy duty car Parking tiles

#### Wooden work :

- Teak wood Main door frames with readymade Teak doors with polish.
- Teak wood Bedroom door frames with readymade Flush doors.
- WPC Bathroom doors
- All windows & ventilators made by UPVC and MS Grill on Inside
- Bedroom & Kitchen CUPBOARDS will be Granite slabs

#### Painting :

- All inner walls will be putty & primer coat with 2 coats of Asian Tractor emulsion
- Outer walls 1coat primer +2 coatings of Asian Ace paint only.
- Satin Enamel for Door frames & Grills

#### Electrical work :

- Good quality of ORBIT wires and GM modular switches
- Three Phase power Supply and Inverter line provision
- Individual Distribution board with MCB's (miniature circuit breakers)
- AC points in All Bedrooms
- TV, Phone & Internet point provisions in Living & M. Bedrooms
- LIFT – MRL Type 4 persons

#### Plumbing works :

- Closets&Ceramic Fittings in Bathrooms&Kitchen will be Parryware brand
- Pipes & CP Fitting will be Finolex / Aashirvad
- SS sink in kitchens
- RO water line provisions

#### Others :

- Staircase Handrails are stainless steel
- Terrace flooring will be White Cooling tile
- Pest Control



# AMENITIES

 **ELEGANT ELEVATION  
(WITH VAASTU)**

 **CCTV PROVISION AT  
CAR PARKING**

 **COVERED CAR PARK FOR  
ALL FLATS**

 **RED BRICKS CONSTRUCTION**

 **LIFT FACILITIES**

 **EV (ELECTRIC VEHICLE)  
CHARGING POINTS**

 **UG SUMP CAPACITY  
14,000 LITRES &**

 **RERA APPROVED PROJECT**



**HEMALAKSHMI  
CIVIL CONTRACTOR**

## OUR SERVICES

Residential Apartments



Joint Venture

Building Construction



Building Maintenance Works

Building Promotion



Renovation Works

Commercial Buildings



Interior Works



Luxury Independent Villa



# KEY PLAN



Sister Concern of V.R. Modern Promoters :

## MS.HEMALAKSHMI CIVIL CONTRACTORS

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