



The joy of  
Living at Best...



LOOKING FOR  
**DREAM**  
Home ?

JC'S  
RAMA LAKSHMI is here...

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## LEADING THE WAY IN CONSTRUCTION INDUSTRY

In developing ways to build a smarter and better construction, we at Jayaswathy Constructions are concerned in delivering the best end outcome to our customers. Age is not a barricade for succeeding and hence our Managing Director Mr K.G. Janakiraman, who is aged 50 years, is vibrant and energetic in brining sundry creative ideas in the industry. The generation has paved way in its success trail, headed by his son Mr.K.J.Jayasrinivasan, who is one of our directors in board, who is a graduate in B. Tech Civil Engineering.

MrJanakirama has stepped in diverse business and has developed many creative ventures in top rated companies like Ashok Leyland, Lucan TVS etc. And this small start has marked a great experience, which ultimately lead his own construction service in the year 1992 and named it Jayaswathy Construction and he also developed a branch called Jayaswathy Builders, bringing his wife into the business.

With the Avant-grade technology, he started his innovations which rooted to deriver high quality standards, which eventually lead his business, reach the throng. It Is an Integrated Management System certified company with an ISO 9001:2008, 15014001:2004 and OHSAS 18001:2007. His Company has completed 100 Projects in and around Ktolathur, Villivakkam, Arumbakkam, Anna Nagar, Ambattur, Periyar Nagar & Jawahar Nagar.

The recent construction news flashed his achievement in receiving the award for 'BEST BUILDERS' from our honourable Governor Dr.K.ROSAIAHAVI, for the Year 2012. He is also a founder chairman of Builders Association of India for the fiscal year 2009-2011. He is also a director for Waifs Infra India Private Limited. and "Managing Trustee" In VENKATA PADMAVATHI EDUCATIONAL SOCIETY for Rural Medical College. He is also doing Business with a turnover of Rs.30, 00, 00,000/- per year. And His 100th project is located in North Madras and he is the First Builder to launch a 7 storied Marriage Hall with all facilities in North Chennai on the 200 feet Inner Ring road near RettaiEri Junction to cater to poor people for their family wedding.

19  
YEARS IN  
BUSINESS

1200  
HAPPY  
CUSTOMERS

154  
PROJECTS  
COMPLETED

100000  
SQUARE FEET  
BUILT





## HAPPY HOME..! HAPPY LIVING..!

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# BUILT YOUR DREAM HOUSE



## AMENITES

 COVERED CAR PARKING

 SECURITY PERSONAL 24/7

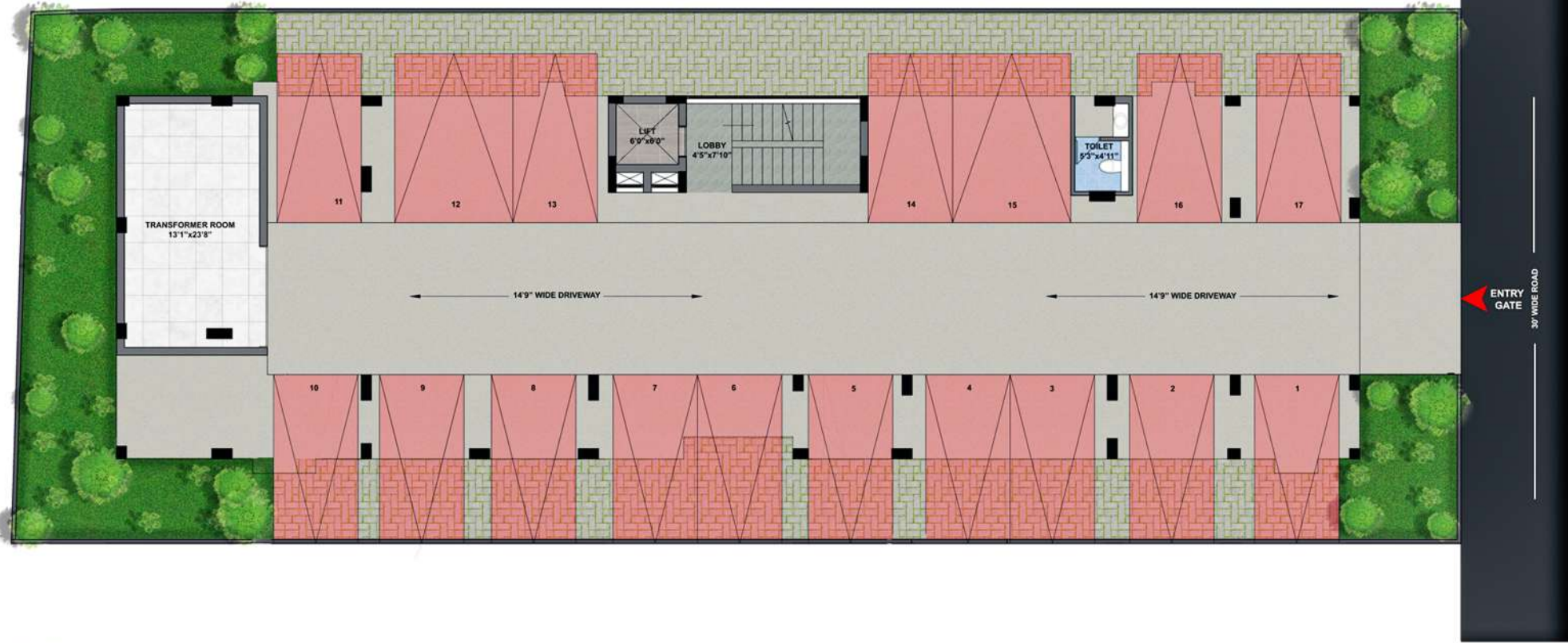
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 VASTU COMPLAINT

 POWER BACKUP

 LANDSCAPED





STILT FLOOR PLAN







FLAT : 101,201,301 & 401

AREA : 1495 SQ.FT



FLAT : 102,202,302 & 402

AREA : 958 SQ.FT



FLAT : 103,203,303 & 403

AREA : 954 SQ.FT



FLAT : 104,204,304 & 404

AREA : 1500 SQ.FT



## SPECIFICATIONS

### STRUCTURE

- ▶ Earth quake resistant RCC framed structure as per IS 1893-2002 and IS 458-2000 with suitable foundation as per soil test specification.
- ▶ All outer walls should be Double Brick Work in c.m.1:5
- ▶ All inner walls shall be Single Brick Work In c.m.1:4
- ▶ All external walls shall be of Plastered Finish.

### FLOORING

- ▶ All rooms Shall have Marbonite flooring (soman/Jhonson) or equivalent quality and skirting.
- ▶ Glazed tiles shall be provided In Toilet walls concept design up to height 7'0" and flooring shall be provided Spartech Anti skit.
- ▶ Glazed tiles shall be provided also on kitchen wall up to height of 2'0" from kitchen platform.
- ▶ Staircases shall be finished with Anti Skit Tiles.

### DOORS

- ▶ Entrance door shall be in Burma Teak Wood 1st Quality with frame and varnished shutler including safety gate.
- ▶ All doors and window frames shall be made Out Of Padak/Vengai Wood
- ▶ All internal doors shall be provided water Proofing -Moulded Flush doors.
- ▶ Brass Fittings for Main Door including Godrej Lock.
- ▶ Powder Coated steel fixtures shall be used for all door fittings.

### WINDOWS

- ▶ Windows shall be provided with Padak/Vengei Wood Glazed Shutters.
- ▶ In toilets Fixed Lowered Ventilators shall be provided. Provision for exhaust fan.
- ▶ All windows and ventilators shall have Enamel Painted Mild Steel Grills.

### KITCHEN

- ▶ Kitchen platform shall be polished in Black Galaxy Granite Slab with Stainless Steel Sink and exhaust fan provision.

### SANITARY WARE & PLUMBING

- ▶ Parryware Colour European Water Closed (EWC) provided in attached toilet and IWC (Indian Water Closet) provided in common toilet
- ▶ All plumbing line shall be of Consealed type as per ISI standard.
- ▶ All taps and showers shall be of Metro & Parryware Company product.

## SPECIFICATIONS

### LOFT

- ▶ Concrete loft shall be provided in kitchen and bedrooms, Cub-boards shall be provided in bedroom. kitchen. dining. wherever possible.

### FINISHES

- ▶ Internal Surface Shall be finished with two coats pf putty with Asian Premium Emulsion paint
- ▶ External surface shall be finished with Asian Altima Emulsion Paint

### WATER SUPPLY

- ▶ One Sump to receive 12000 Ltrs, metro water and bore water shall be provided.
- ▶ An overhead Tank of sufficient capacity to store bore water and metro water in separate compartments shall also be provided.

### WIRING

- ▶ All wiring are Concealed suitable for 3-Phase supply, A/C wiring provision in bedrooms.
- ▶ All wiring shall have Finolex Equivalent copper conductor and adequate routing for lighting and power loads as per ISI standard.
- ▶ Separate energy meter shall be given to each apartment in Meter room located at ground floor. Distribution board Shall be provided in each apartment for easy isolation of supply.
- ▶ Common services shall have separate meters.
- ▶ 15-A plug shall be provided in kitchen & toilets.

### COMMON FEATURES

- ▶ All open area shall be paved with Cement Tiles.
- ▶ Entrance and Exit gate shall be provided.
- ▶ Common areas, staircases and compound shall be with adequate light points.
- ▶ Elevator shall be provided.
- ▶ Security room and a common toilet in the ground flits shall be constructed.
- ▶ Walking path way provided In stilt floor.
- ▶ A common Power backup (Gen Set) for Lift and Common Area lights.
- ▶ Security intercom to each flats.
- ▶ Automatic level meters shall be provided at Overhead tank.

## LOCATION MAP



## RADAR CHART





**MR.K.G. JANAKIRAMAN MANAGING DIRECTOR OF M/s. JAYASWATHY CONSTRUCTIONS PVT LTD.,  
IS BEING AWARDED BY THE GOVERNOR OF TAMIL NADU**

**SITE ADDRESS : JC's RAMALAKSHMI,  
PERAMBUR.**

**HEAD OFFICE ADDRESS : JAYASWATHY CONSTRUCTIONS (PVT) LIMITED.**  
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