



Authentic Villas. **Within and around.**

**Sukriti**  
Credibly Villa. Incredibly Beautiful.

 **JANSEN**  
INFRASTRUCTURE (P) LTD.





*Everyone has a dream home in which they picture themselves and their family living a wonderful life. Our single-minded objective is not just building your dream home, but making it affordable to you.*

*Jansen Infrastructure (P) Ltd. - Putting our heart and soul to make it happen*

Guided by directors with over 2 decades experience in all aspects of construction, our Customer Relationship Management team will be with you all the way - from finding the right location to ensuring timely delivery of your dream home.

We plan every single project with great care. All stages of construction are meticulously worked out before we announce the launch of a project. Our experienced and committed team is also geared up for contingencies.

You can rely on total transparency, perfect planning and excellent execution - that means you will feel completely confident from the very beginning that your dream home will be yours on time and exactly as you dreamed of it.



Appearances can be misleading. This is true of many villa projects one comes across these days. A typical unit may look like a villa but, on closer inspection, disappoints the viewer in many respects.



### *A villa in every way, from every angle*

The project takes shape in a scenic setting, in the suburban town of Kallakurichi in the Villupuram district of Tamil Nadu. Kallakurichi enjoys a moderate climate and gets a fair rainfall during the monsoon seasons. The town is well-connected by roads to all major cities and towns of Tamil Nadu.

Across 4 acres of compounded land, 79 villas will spring up, each comprising all essentials for pleasant living inside and commanding a beautiful view of the outside. Artistic landscaping gives Sukriti charm and class, while well-appointed clubhouse, gym and yoga room serve as avenues for recreation and wellness. Swimming pool and jogging track will endear Sukriti to fitness enthusiasts.

In a time when it is rare to find a villa that is perfect in setting, design and construction, Sukriti will be truly an exception.









## Master Layout





SWIMMING POOL  
12,000 LTR

COVERED  
AREA 4,000 LTR

MULTI PURPOSE HALL  
10,000 LTR

MAHAL

SHOP

7.2 M WIDE ROAD

7.2 M WIDE ROAD

9.15 M WIDE ROAD

9.15 M WIDE ROAD

7.2 M WIDE ROAD

7.2 M WIDE ROAD

SERVICE

SERVICE

6 M WIDE SERVICE ROAD

NATIONAL HIGHWAY



## Location Highlights



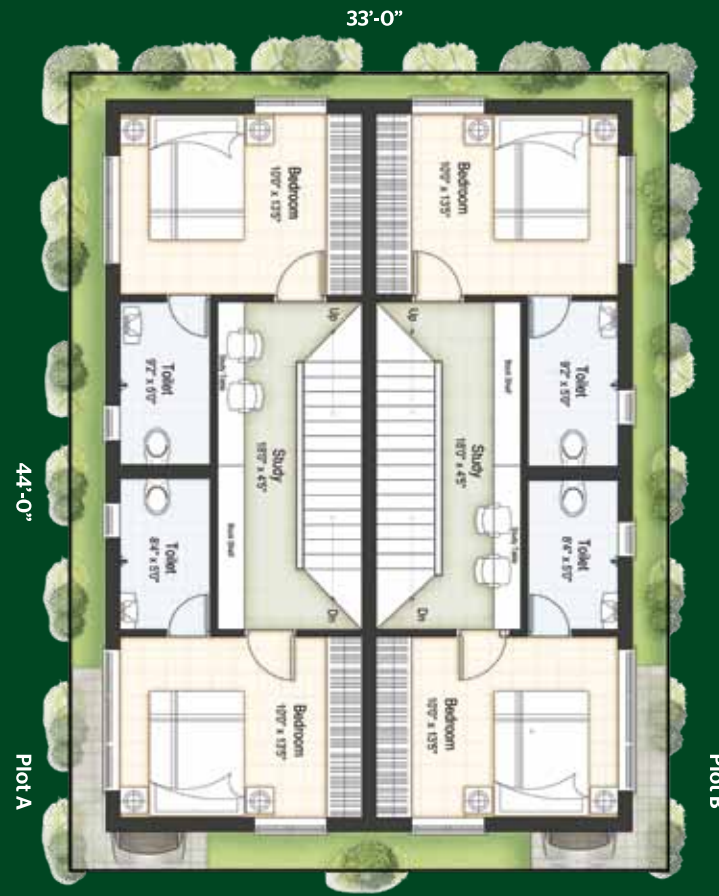
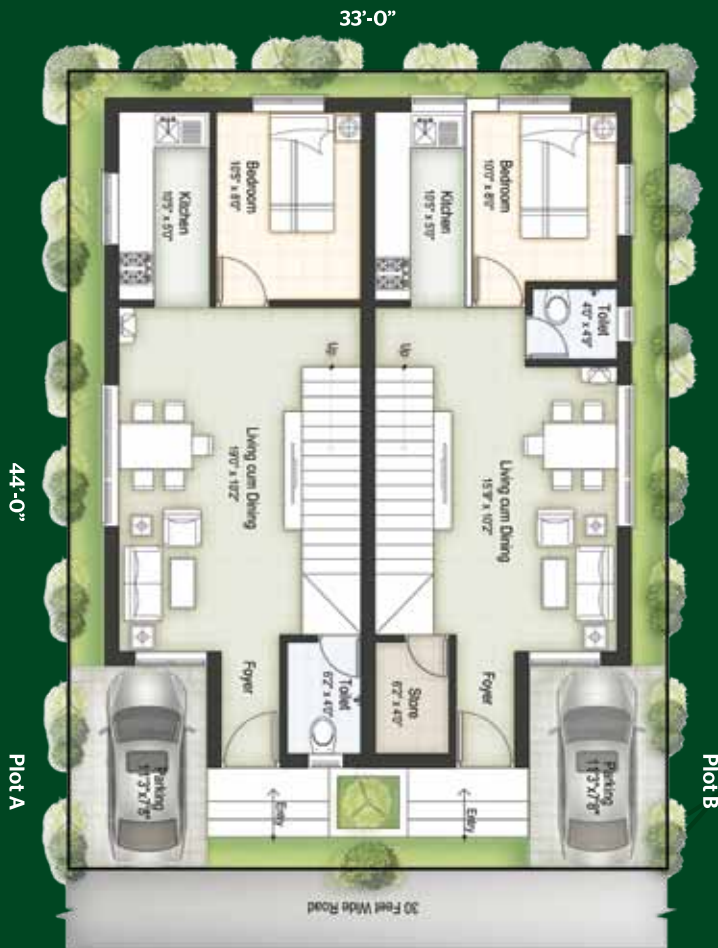
On Salem to Ulundhurpet highway | AKT Academic Matric Higher Secondary School and Engineering College | Balamurugan Hospital | RR Cambridge Matric Higher Secondary School

# Type-I Floor Plan

Plot: 9

Plot Area: 920 Sq. ft.

Total Area: 1330 Sq. ft.



# Type-II Floor Plan

Plot: 10 to 16, 19, 24 to 25A, 33 to 40, 43, 43A, 47 to 50, 52A to 56, 59 to 62, 65 to 79

Plot Area: 750 Sq. ft.

Total Area: 1350 Sq. ft.



Ground Floor Plan



First Floor Plan

# Type-III Floor Plan

Plot: 20 to 23, 29 to 32

Plot Area: 900 Sq. ft.

Total Area: 1638 Sq. ft.



Ground Floor Plan



First Floor Plan



# Premium Type Floor Pan

Plot: 1 To 7,7A, 16A, 18, 27, 28, 41, 42, 45, 46, 51, 52, 57, 58, 63, 64

Plot Area: 1200 Sq. ft.

Total Area: 1869 Sq. ft.



Ground Floor Plan



First Floor Plan



**Club House**



**Kids' Play Area**



**ATM**



**Mini Theatre**



**Departmental Store**



**Swimming Pool**



**A/C Gym**



**Yoga Room**



**Jogging Track**



**Spa**



**Intercom**



**Indoor Games**



## Villa View





## Specifications


Sub Structure	Isolated footing, Plinth Beam Columns.
Super Structure	R.C.C. Columns Roof Beams Clear 10'6" from FFL to ceiling Top Roofing by R.C.C.
Basement	2'6" From EGL Filling with Soil other then Beach Sand.
Walls	All Outer walls are with Solid Blocks 8" Thickness. All Inner Walls are at 4" in Solid blocks.
Doors	Main entrance door will be of an excellent first Quality teak wood frame with panel doors. Bedroom will be provided with flush doors embedded with teak wood design beadings frame with paneled skin shutters of door. Bathrooms will be Laminated Flush doors.
Painting	Ceiling - Plastic Emulsion Walls Inner - Plastic Emulsion with double coats of putty work Walls Outer - Exterior Emulsion Enamel Painting for Painting Other Wood Work - As per Recommendation.

Flooring	Hall - Vitrified Bed Room - Vitrified Master Bed Room - Vitrified Kitchen Platform - Granite with SS Sink.
Wall Tiling	For All Baths upto 7' ht - 12" x 18" Tiles Flooring for All Baths - 12" x 12" Antiskid Tiles For Kitchen plat form - Galaxy Block Granite Bath Room Counters - Block Granite.
Plumbing	All plumbing lines are pressure tested. All water supply lines are of CPVC / GI of reputed make. Sewer lines will be made of PVC
Electrical	Piping - ISI Conduits Wires - ISI Branded Wires will be used Distribution - 3 Phase 3DB Air Conditioner - All Bed Rooms (Provision) Water Heater -In all Bathroom (Provision)
Pest Control	All structural members which have contact between earth will be protect from termites and other insects all wooden members also will be given anti-termite treatment.



## Payment Break-up Details

Payment Break-up Schedule	Percentage
Token Advance (Rs. 2,00,000 - 3,00,000).	For all types.
At the time of Allotment	10% At the time of Allotment
At the time of Sale & construction Agreement	10%
At the time of Registration	30%
At the time of completion of the Basement	15%
At the time of completion of Ground Floor Slab	5%
At the time of completion of First Floor Slab	5%
At the time of completion of Brick Work	10%
At the time of completion of Entire Plastering	5%
At the time of completion of Flooring	5%
At the time of completion of all works	5%



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Opposite AKT School, Salem Bypass Road,  
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Villuppuram District - 606202



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