



KEY TO **UBER LUXURY** LIFESPACES...



EXPERIENCE

A LIFESTYLE
OF DISTINCTION



JRD Platinum Pavilion villas offer unmatched luxurious amenities include state-of-the-art fitness centers, Swimming pools and Spacious layouts with stunning views elevate your living experience.

85
Cents Plot

16
Uber Luxury
Villas

24
Hours
Security

REFRESH
IN YOUR EXCLUSIVE
PRIVATE OASIS



VILLA WITH PRIVATE POOL

JRD Platinum Pavilion villas offer unmatched luxurious amenities include state-of-the-art fitness centers, Swimming pools and Spacious layouts with stunning views elevate your living experience.

EMPOWERING THROUGH INSPIRED LEADERSHIP



“

Small steps can make a big difference; take yours now. Welcome to JRD Platinum Pavilion Villas Your blueprint to elegance.

J. Rajendran

Dr. J. Rajendran, Ph.D.,

Chairman - JRD Realtors

CHAIRMAN'S MESSAGE

In my 32 years of being in this industry, I have often come across customers who are hesitant to live a life they deserve. They are always waiting for that 'right time' to invest in a better tomorrow, even as today keeps ticking away. While I understand that it is a personal choice and each comes with individual circumstances, in my experience I have known that the right time will never come. Whatever we have is the present, and we must learn to live in the moment. Because, tomorrow is a promise that may or may not fulfill, but today is a present we can give ourselves. Make the right choice, make it happen, make it now.

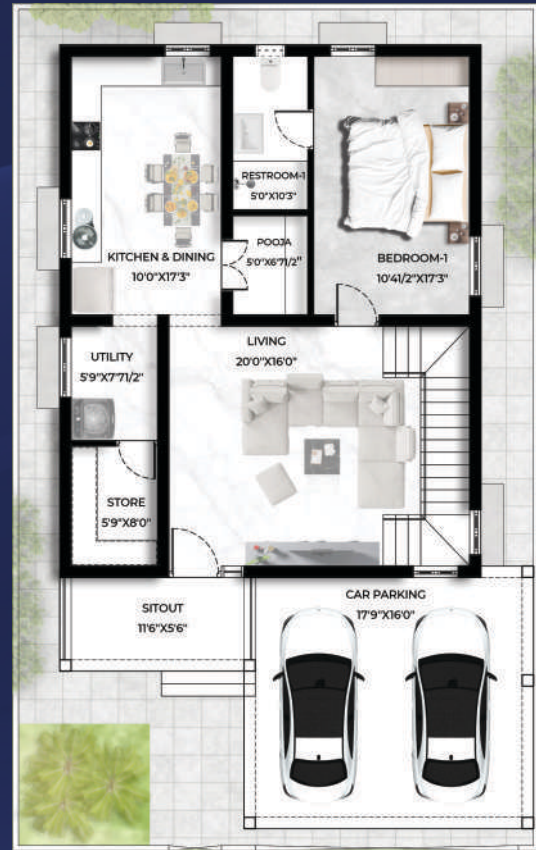
ABOUT THE PROJECT

JRD's Platinum Pavilion Villas is an invitation to live your best life. A life you deserve, a life you always desired. It is a project steeped in luxury; from an expansive area that accommodates 16 plots. The best-in-class amenities are designed to be at your disposal, bringing luxury truly at your doorstep. But it is not just the tangible luxury that the project offers. More importantly, it is the intangible – like the luxury of time spent with loved ones in your cosy home, the luxury of company with a like-minded community in the club house, and the luxury of spending me-time amidst nature. After all, life is all about these small moments, and it is these moments that add up to make lasting memories.





SAMPLE FLOOR PLAN



GROUND FLOOR 1395 Sq.ft

- Living 20'0" x 16'0"
- Kitchen & Dining 10'0" x 17'3"
- Pooja 5'0" x 6'7½"
- Bedroom-1 10'4½" x 17'3"
- Restroom-1 5'0" x 10'3"
- Utility 5'9" x 7'7½"
- Store 5'9" x 8'0"
- Sitout 11'6" x 5'6"
- Car Parking 17'9" x 16'0"



FIRST FLOOR 1065 Sq.ft

- Living 2 8'9" x 16'0"
- Bedroom-2 15'9" x 17'3"
- Restroom-2 10'0" x 8'6"
- Bedroom-3 10'0" x 16'0"
- Restroom-3 4'10½" x 8'1½"
- Walk in Wardrobe-1 10'0" x 6'6"
- Walk in Wardrobe-2 4'9" x 8'1½"

FULLY FURNISHED VILLAS

- RO in Kitchen
- Water Softener
- Power Back-up
- Solar Water Heater
- Video Door Phone & CCTV
- Modular Kitchen
- Yale Digital Door Lock
- Designer Lights
- Wardrobes
- Wooden Flooring
- Air-Conditioner in Bedrooms
- Private Landscaping
- 50" LED TV (Sony / Samsung)
- Modern 6-Seater Glass Dining Table
- Cots with Mattress in Bedrooms
- Modern Teapoy

*Fully Furnished' options will incur additional charges and are not included in the Common quoted cost.

SEMI FURNISHED VILLAS

- RO in Kitchen
- Water Softener
- Power Back-up
- Solar Water Heater
- Yale Digital Door Lock
- Modular Kitchen
- Designer Lights
- Wardrobes
- Air-Conditioner in Bedrooms

*Semi Furnished' options will incur additional charges and are not included in the Common quoted cost.





WHY CUSTOM MADE VILLAS

READY-TO OCCUPY

- Quality of construction cannot be assessed earlier
- Documentation cost is typically higher
- Standard paints and layout of rooms
- Dimension of the rooms cannot be modified
- Electrical and plumbing fittings are already fixed

CUSTOM-MADE VILLAS

- Quality of construction can be pre-verified
- Documentation cost is nearly 70%-80% lesser than ready-to-occupy villas
- Electrical and plumbing fittings can be fixed as per choice
- Paint shades and tiles can be chosen
- Room size can be pre-planned
- Private borewell and compound wall will be provided

AMENITIES

JRD Platinum Pavilion Villas are a style statement in luxury. While each villa is meticulously designed to breathe sophistication in every space, the common amenities are also designed for you to live in the lap of luxury.



CORPORATION
WATER



INDIVIDUAL
BORE WELL



SOLAR
STREET LIGHTS



SECURITY



SPECIFICATION FOR FRAMED STRUCTURES

Plan Options	- Up to 2 layout options 2–3 rounds of revisions allowed.
Elevation Options	- Up to 2 elevation designs 2–3 change cycles based on selected style.
Electrical Layout	Provided along with architectural design standard light, fan, and plug point layout.
Design Scope	Full set of files will be delivered with Schematic plan, Elevation, Electrical layout and Plumbing. Any works or modifications beyond the agreed design will be treated as additional work.
Design Finalization	No changes allowed post final approval. Later changes will be billed separately.
Confirmation Requirement	Final design drawings to be Confirmed via email with the signed copy of the letter attached in the mail before construction begins.

NOTE

- Any errors that occur during construction, which differ from the approved drawings, will be corrected on-site as per the original plan.
- If any clarification is needed regarding the design, it must be discussed with the architect's team before sending the confirmation email.
- Once the confirmation email is received, further changes or modifications will not be encouraged.
- In case of any extension or modification in the plan, a new confirmation process will be initiated with revised costing.
- Upon confirmation, the approved documents will be issued to the site team for execution.

PRE-CONSTRUCTION & SITE PREPARATION

SITE CLEARING & LEVELLING

- Complete removal of vegetation, debris, roots, and any unwanted obstructions from the site.
- Levelling of the plot using manual or mechanical means to attain a uniform working platform.
- Preparation of layout markings using lime/chalk powder as per the approved site plan and setback dimensions.

BOREWELL & WATER SOURCE SETUP

- Borewell drilling up to required depth depending on site conditions and local groundwater table.
- Provision of a 4.5" diameter submersible pump, with minimum 1 HP capacity, installed along with UPVC casing pipes.
- Electrical wiring from borewell to temporary supply board, with protective casing and starter box for safety.
- Bore well will be done on the location where the divine locates or Nearer to North east Corner.

EXCAVATION FOR FOOTINGS

- Excavation of column footings to a minimum depth of 5 feet
- Excavated pits to follow structural drawings in terms of number, size, and spacing of footings.
- Excavation sides to be protected with shoring as required.

PLAIN CEMENT CONCRETE (PCC) BASE

- Base layer of PCC mix (cement: sand: aggregate) as per ISO 9001 laid at 100 mm thickness in all footing pits.
- Manual or machine mixing, proper levelling, and compaction ensured to create a uniform base.

FOOTING CONCRETE

- Footings to be cast with RCC (as per ISO 9001), mixed mechanically and compacted using vibrators.
- Typical footing dimensions: 3' x 3' x 1.5' as per structural requirement.
- Steel reinforcement (main bars and stirrups) placed as per structural drawings using cover blocks of 25mm.

FORMWORK & CURING

- Use of shuttering ply or steel plates with adequate bracing for footing formwork.
- Removal of shuttering after 24-48 hours and start of water curing minimum 7 days of curing.

PLINTH BEAM CONSTRUCTION

- RCC Plinth Beam constructed (as per ISO 9001), based on structural detailing. Shuttering, reinforcement, and concrete used for casting the plinth beam (as per ISO 9001).
- Includes L-bends/junction rods for column continuity and adequate anchorage for superstructure.
- Reinforcement as per ISO 9001, proper lapping, cover blocks, and steel bending as per design.
- Formwork to be aligned and demoulded after 24 hours, followed by minimum 7 days of curing.
- Basement level set at 4' from Natural Ground Level (NGL).

BASEMENT WORKS

BASEMENT RETAINING WALL (BRICKWORK)

- 230mm thick country/solid block brickwork laid above the plinth beam on all four sides to form the basement enclosure.
- Mortar mix (Cement: Sand) used for masonry.
- Brickwork height up to 4 feet above the plinth, aligned and plumb-checked for uniformity.

BRICK CURING & SOIL FILLING

- Brick masonry cured with water sprinkling for minimum 5 days.
- Once cured, approved soil (excavated earth or red soil) backfilled within the enclosed brick walls.
- Layer-wise filling (each 300 mm thick), compacted using mechanical or manual rammer.
- Soil filled up to the desired basement floor level (approx. 3.5 feet), levelled and watered adequately.

FOOTING CONCRETE

- Footings to be cast with RCC (as per ISO 9001), mixed mechanically and compacted using vibrators.
- Typical footing dimensions: 3' x 3' x 1.5' as per structural requirement.
- Steel reinforcement (main bars and stirrups) placed as per structural drawings using cover blocks of 25mm.

SECOND STAGE ANTI-TERMITE TREATMENT

- After soil filling, second round of anti-termite treatment applied on compacted surface prior to flooring PCC or concrete.
- Care taken to saturate corners and pipe entry points, ensuring long-term pest resistance.

PCC WORK

- After the anti-termite treatment, PCC is laid in all rooms except the bathroom floors.

GROUND & FIRST FLOOR MASONRY WORKS & LINTEL

BRICK MASONRY – EXTERNAL & INTERNAL WALLS

- 9" thick wire-cut bricks to be used for external walls for enhanced strength and weather resistance.
- 4.5" thick bricks (wire-cut or table-moulded) to be used for internal partition walls to reduce structural load.
- Mortar Composition:
 - For 9" walls: Cement: Sand
 - For 4.5" walls: Cement: Sand to ensure stronger bonding for thinner walls.

MASONRY ALIGNMENT & QUALITY CONTROL

- Verticality of walls checked using a plumb bob/spirit level every 3 feet height.
- Brickwork to be carried out in plumb and level, ensuring no offsets at junctions.
- Lateral ties or bonding bricks provided every 5th course between 9" and 4.5" walls for stability.

LINTEL BEAM, SUNSHADE & LOFT PROJECTIONS – RCC CONSTRUCTION

- Lintel height: 7 feet from Finished Floor Level (FFL), aligned uniformly throughout the floor.
- RCC lintel: 4" (100 mm) thick, using concrete (as per ISO 9001). Minimum 7 days of curing post de-shuttering.
- Sunshades (Chajjas) provided for all external windows and openings:
 - Projection: 1'6" (450 mm) outward from wall face.

- Sidewise projection: 9" extension, or as per elevation design.
- Reinforced with 8 mm rods spaced at 6" c/c with bottom cover.
- Loft areas (in kitchen, bedroom, or storage areas):
 - 2' projection inward (600 mm) from wall face, or as per the design in Kitchen, Bedroom, Walk-in Wardrobe, Storeroom, and Utility (if mentioned in the plan).
 - Cast in RCC with the same reinforcement and concrete grade as lintels.
 - Bottom shuttering to be removed only after 7 days; continued maintained throughout the curing period.

GROUND & FIRST FLOOR ROOF SLAB

WALL HEIGHT & SLAB LEVEL

- Brick masonry is carried up to a total height of 10 feet, (i.e., 3 feet above the Lintel level) from the Finished Floor Level (FFL), ensuring clear vertical space for ventilation and false ceiling (if any).
- All wall corners and beam support checked for plumb, level, and alignment before slab shuttering is commenced.

ROOF SLAB SPECIFICATION

- Slab Thickness: 4.5" (114 mm) RCC slab (as per ISO 9001).
- Roof Beams:
 - Main and secondary beams cast monolithically with slab.
 - Concealed beams introduced to wherever applicable.
- Steel Reinforcement:
 - 8mm/10 mm / 12 mm dia. main bars.
 - 8mm dia. distribution bars.
 - Spacing and design based on structural layout.
 - Cover blocks and binding wire used as per IS Code.
- Concrete Mix: Cement: Sand: Aggregate (as per ISO 9001).

BEAM & CONCEALED BEAM FORMWORK & CASTING

- Main and secondary roof beams cast along with the slab.
- Beam width: 9" to 12"; depth as per span and design.
- Concealed beams introduced to support toilets, ducts, or lofts without visible drops.
- Beam bottom shuttering and side centring to be oiled prior to concreting.
- All beam steel properly anchored with slab reinforcement for structural integrity.

REINFORCEMENT DETAILS

- Footings to be cast with RCC (as per ISO 9001), mixed mechanically and compacted using vibrators.

- Typical footing dimensions: 3' x 3' x 1.5' as per structural requirement.
- Steel reinforcement (main bars and stirrups) placed as per structural drawings using cover blocks of 25mm.

SLAB OPENINGS & UTILITY PROVISIONS

- Provision made in slab for:
 - Electrical conduit sleeves.
 - Electrical conduit sleeves.
 - Plumbing vent pipes and down take lines.
 - Staircase headroom access.
- Openings boxed with wooden/metal frame before casting to maintain clean edges.

CURING & LOAD REMOVAL

- Initial set curing begins 24 hours after de-shuttering, continuing for minimum 7 to 14 days with wet burlap.
- Shuttering to be removed.
- Sides of slab and beams: after 3 days.
- Bottom of slab: after 7 to 14 days.

ELECTRICAL CONDUITS & FRAMES INSTALLATION

ELECTRICAL CONDUIT WORKS (AFTER FIRST FLOOR ROOF SLAB)

- Timeline: Conduit installation – 7 days
- Electrical layout to be followed before plastering.
- All conduit pipes laid with proper bends and saddles, using ISI-marked materials.
- General provision in each Room:
 - 4 to 6 spotlights
 - 1 Tube light provision
 - 1 Chandelier Provision
 - 1 night lamp provision in bedrooms
 - 1 Vacuum cleaner socket (15amps) points in every room.
 - 1 Fan point / 2 Point exceeding 16 Feet x 16 Feet.
 - DB box will be provided behind the main door.
 - Two 5A socket in each room
 - Two-way Switches for tube light and fan near bed.
 - 1 Hook point in Living, Bedroom, Dining, Parking.
 - 1 Ac point provision in Living, Dining, all bedroom.
 - 4 Speaker point, in Living room or Home Theatre
- TV Unit Provisions:
 - Living Room and all Bedrooms:
 - TV point

- Telephone point (Rj11)
- Two 5A and two 15A sockets
- UPS Provision:
 - Location: Under staircase or any other location (if possible) as per request.
- Kitchen:
 - Switchboard at 4' height for appliances (Counter top area)
 - Power socket for Refrigerator, oven, mixer, and chimney
 - RO Point, Near sink.
- Bathrooms:
 - Geyser provision: 15A
 - Wall Light above wash basin
 - Exhaust fan point in Ventilator
- External Provisions:
 - One bulkhead light and tap point on each side of the villa
 - Open Terrace: Tap point + wall light.
- Utility:
 - Washing machine point, Dish washer point, if mentioned in the design.
- Study:
 - Two 5 amps socket, One 15 amps socket
- Compound Wall:
 - Calling bell switch at main gate
 - Two wall light provisions

FRAME INSTALLATIONS

- Main Door:
 - Size: 5'0" x 7'0"
 - Material: Solid teakwood shutter and frame
- Bedroom, Store, Utility Doors:
 - Size: 3'0" x 7'0"
 - Material: Flush door shutter with hardwood frame
- Bathroom Doors:
 - Size: 2'9" x 7'0"
 - Material: WPC shutter with waterproof core and frame
- Pooja Doors:
 - Size: 3'0" or 3'6" x 7'0"
 - Material: Flush door shutter with hardwood frame
- Grills:
 - Material: 6-8mm MS rods
 - Finish: Red oxide primer + enamel paint

- Windows:
 - Type: UPVC sliding
 - Glass: 4mm pinhead (textured)
 - Mosquito mesh: Optional as per client preference
- Ventilators:
 - Type: UPVC with integrated exhaust fan provision

SWITCHBOARD PLACEMENT & HEIGHTS

- Standard Switch Height:
 - Rooms: 5'0" from floor level
 - Kitchen: 4' from floor level, above countertop
 - Bedside: 3' from the Floor Level
 - Vacuum point: 1'6" from the floor level
- Switchboards aligned with furniture layout to ensure accessibility and aesthetics.

BOXING WORKS (AFTER CONDUIT LAYING)

- After all conduits and electrical points are verified, boxing and chipping is done to secure pipes and junction boxes in the walls.
- Conduits sealed properly to prevent plaster cracks and future seepage issues.
- Junction boxes aligned flush with wall surface to ensure neat finish after plastering.

INNER PLASTER & PLUMBING WORKS

PLASTERING WORKS

- Mix Ratios: Internal walls:
 - Cement mortar
- External walls: Cement mortar
- Ceilings: Cement mortar
- Application:
 - Surface thoroughly cleaned and wetted before plastering.
 - Chicken mesh fixed at all wall-column junctions to prevent surface cracking.
 - Electrical conduit boxes masked and protected prior to plastering.
 - Edges and corners finished with edge guides to ensure perfect right angles.

PLUMBING PIPING

- Cold Water Supply: Concealed UPVC pipes
- Hot Water Supply: CPVC pipes with appropriate insulation
- Waste Water & Soil Pipes: SWR pipes with venting systems
- All materials used must conform to ISI standards.

- Proper support clamps and joints with solvent cement to ensure leak-free performance.
- Open terrace, Balcony will have drain outlet as per site condition.
- Concealed Western closet tank is placed inside the 9" wall, closet placed at the height of 1'6" above floor level.
- 2" Sunken for shower area, if designed & mentioned.

WATER STORAGE SYSTEMS

- Underground Sump:
 - RCC structure with 5000L capacity with brick work.
 - Internal waterproofing with chemical coating
 - Top cover slab with manhole cover
- Septic Tank:
 - RCC structure of 5000L capacity with brick work.
 - Connected to a soak pit for percolation.
- Overhead Water Tanks:
 - Two 1000L triple-layered UV-protected white plastic tanks
 - Located on the terrace with proper plumbing and vent pipes connections.
 - Includes ball valve and overflow outlet.

WASTEWATER FLOW MANAGEMENT

- Flow Control:
 - Each bathroom contains individual floor traps (with removable strainers) for Shower area, dry Area.
 - These connect via P-traps and gully traps to a common soil and waste stack concealed within walls or ducts.
- Collective System:
 - All grey water (from basins, showers, sinks) and black water (toilets) lines are routed through a main vertical stack system.
 - These stacks merge at ground level into inspection chambers.
- Inspection Chamber:
 - RCC chambers with top slab.
 - Internal plastering and waterproofing to prevent leakage
- Disposal:
 - All chamber lines lead to either:
 - ▶ Septic tank for black water
 - ▶ Soak pit for filtered dispersion or to external municipal sewage lines where available
- Vent Pipes:
 - Each soil stack includes a vent pipe extended to the terrace to release foul gases and balance pressure.

WATERPROOFING

- Locations:
 - All bathrooms (floor corners and wall joints)
 - Underground Water sump.
 - Any exposed open terrace.
- Process:
 - Application of ISI-standard waterproofing compound
 - Treated using brush/spray-on method followed by protective screed.
- Material: ISI standard waterproofing compound and chemical coatings.
- Slope ensured in wet areas to guide water to the floor trap/drain.

BATHROOM FIXTURES

- All sanitary and plumbing fixtures will be ISI standard approved.
Wash Basin Countertops:
 - Depth: 1'6" or 2'
 - Width: 2' or 3', based on bathroom layout
- Shower Area:
 - Built-in wall niche for toiletries (standard niche height 12"x18", width as per design not exceeding 6 feet length as per standard design)
 - Proper slope towards drain trap will be given.
 - Anti-skid tile finish in all wet zones.
 - Nahni Floor trap in corner as mentioned in the plan.
- Toilet Fixtures:
 - Wall-hung or floor-mounted closet as per standard.
 - ISI-standard flush systems with concealed/in-wall cisterns.

OUTER PLASTER & STRUCTURAL FINISHES

OUTER PLASTERING

- Mix Ratio: Cement mortar (as per ISO 9001) with added water-repellent additives if required.
- Application:
 - All external walls to be roughened before plaster.
 - Surface to be cured minimum 7 days of curing.
 - Projections, Grooves and architectural profiles as per elevation design to be carefully formed during plastering.

INNER & OUTER PUTTY APPLICATION

- Preparation:
 - Sanding of all outer walls post-plaster curing.
 - Application of putty + one coat primer.

- Paint:
 - Two coats of weatherproof emulsion
 - Shades to match elevation design.
- Additional Coatings:
 - Optional protective sealer coat on cladding/stone areas.
 - Gate and grill finish with red oxide + 2-coat enamel paint.
 - Surface smoothened and made ready for final painting.

COMPOUND WALL

- Structure:
 - Compound wall Foundation beams laid for 6” thickness.
 - RCC Pillars at every 8’ to 10’ interval, tied with foundation beams.
 - Hollow blocks (5' high) laid between pillars.
 - Thickness: 6” or 8” as per design and soil condition.
- Finish:
 - Exterior Plaster with Painting.
 - Top Coping finished with slope and drip moulding to avoid water stagnation.
 - Provision for grills, lights, and Calling bell.

GLASS HANDRAIL (FOR ELEVATION PARAPET WALLS ONLY)

- Total Length: Approximately 40 running feet (as per design).
- Material: 12mm toughened glass panels.
- Fixing: Secured using ISI-grade stainless steel clamps (side or top-mounted) with proper anchoring.
- Top Rail: SS 304-grade polished handrail cap for safety and finish.
- Application: Installed only on visible elevation elements such as balconies, terrace fronts, or parapet walls facing the road or open space, enhancing aesthetics.

M.S. HANDRAIL (ELEVATION FEATURE ONLY)

- Material: Mild Steel railing fabricated as per elevation design.
- Design: Round or square vertical bars with horizontal support, customized as per architectural theme.
- Finish: Two coats of anti-corrosive primer followed by weather-resistant enamel paint in selected colour.
- Usage: Applied where metal elements are part of the elevation feature (grills, facade detailing, etc.), not for staircase or interiors.

FLOORING, TILING & INTERIOR WORKS

FLOORING

- All rooms (living, dining, bedrooms, kitchen) to be laid with premium vitrified tiles of ₹ 100/sq.ft quality.

SKIRTING

- 3” height skirting with black granite strips.
 - Flush or slightly projected from wall.
 - Rounded top edges to avoid dust accumulation.

TOILET TILING

- Wall Tiles:
 - Full height tiling up to 10 feet using tiles of 90/sq.ft quality.
 - Ceramic or vitrified tiles in matte or glossy finish.
- Floor Tiles:
 - Anti-skid tiles with slope toward floor trap.
 - Niches provided in shower area for toiletries.

KITCHEN TILING

- Wall tiles of 2’ height above the counter top across all work surfaces.
- Designer tiles or simple white/matte finish based on client preference.
- Grouted to ensure water resistance.

SKIRTING & SILL

- All room: 3” Skirting of Vitrified Tiles
- Window & Door Sill: 9” or 4.5” Black granite is used for window and door sill.

OUTER TILING & METAL CONCRETE

- Staircase: Black granite for riser and tread, with nosing.
- Balcony/Portico: Heavy-duty anti-skid exterior tiles.
- Outer Metal Concrete: For 3’around the Building and Car parking with exterior tiled finish as per standard.

STAIRCASE

- Treads and risers to be laid with black granite of 18mm thickness.
 - Anti-skid grooves cut into treads.
 - Edge nosing or bullnose finish for durability and safety.
- Handrail: Stainless Steel (as per ISO 9001) railing with polished finish and vertical supports.

FIRST FLOOR OPEN TERRACE FLOORING

- Covered with anti-skid, weatherproof terrace tiles costing around ₹ 30/sq.ft.
 - Installed with slope to water outlet/downpipes.
 - Grouted and sealed for waterproofing and durability.

INTERIOR PAINTING

- All interior walls to be finished as follows:
 - 2 coats of putty for surface levelling.
 - Followed by 1 coat of primer.
 - Then 2 coats of emulsion paint.
- Ceiling: White emulsion, smooth finish.

FINAL WORKS, INSPECTION & HANDOVER

FLOORING as per ISI Guidelines

- All sanitary fittings (WC, wash basins, shower fixtures) installed as per finalized brand/model.
- Electrical switchboards, light fixtures, and ceiling fans fitted and tested.
- Door and window shutters fitted with proper alignment, locks, stoppers, and handles.
- Final fitting of ventilators, grills, and mesh frames where applicable.

EB CONNECTION

- Temporary commercial power supply to be converted to residential tariff.
- Proper grounding, MCB, and DB board testing before handover.
- UPS and inverter wiring verified for load balance and backup readiness.

SITE CLEAN-UP & FINAL CORRECTIONS

- Debris removal, dusting, and pressure washing of floors, tiles, and external areas.
- Correction of minor snags (tile alignment, paint touch-ups, sealant checks, etc.)
- Handover of keys.

ADDITIONAL NOTES

- All prefabricated items, PCC around structure, grill gates, backfilling, and landscape/pavement works will be charged additionally.
- Drawings and designs are to be finalized via email before execution begins.
- Any changes from finalized drawings will have design charges separately.

HIGHLIGHTS



Waterproofing for Restrooms & Tank



Extra Large Tiles



Premium Sanitaryware



Red Brick Structure



9 Inch Walls



Premium Paint Finish



LOCATION

JRD Platinum Pavilion Villas is located near Vadavalli, amidst the scenic backdrop of the verdant Western Ghats, so you can nestle in Nature's own lap.

15 mins Drive to RS Puram, Brookfields Mall & Saibaba Colony

RELIGIOUS CENTRES

Ayyappan Temple
Sri Karpaga sai Temple
Sri Maha Kalabhairavar Temple
Sri Sastha Vishnu Temple
Al-Madeena Masjid
CSI Christ Church

SHOPPING

Trends
Alveal Fun Savvy Mall
Super Saravana Stores
Anand Departmental Stores
KM Supermarket

SCHOOLS & COLLEGES

Jaycee Higher Secondary School
Vel International Public School
Chettinad Hari Shree Vidyalayam
Avila Convent
Government College of Tecnology

EATARIES

Moongilkadu
KFC
Nagercoil Arya Bhavan
C2 Chicken
Shivanjali Cafe n Crafts

HEALTH CARE

Sree Abishek Hospitals Multi Speciality Hospital
Mowthi Nursing Home Pvt Ltd
JM Hospital
Kiruba Hospital
Baalaje Hospital

FUEL STATIONS

Indian Oil Petrol Pump
Nayara Petrol Pump
Bharath Petroleum

MASTER PLAN

SITE NO	TOTAL AREA(Sq.ft)	CENT
1	1362	3.12
2	1362	3.12
3	1348	3.09
4	1054	2.41
6	1563	3.58
7	1597	3.66
8	1623	3.72
9	1657	3.8

SITE NO	TOTAL AREA(Sq.ft)	CENT
10	1551	3.56
11	2064	4.73
12	1764	4
13	1766	4.05
14	1783	4.09
15	1807	4.14
16	1801	4.13





PAYMENT PLANS

Our payment plans are designed to make you feel at home. Prices for the villas can vary subject to the property size, built-up area, facilities, location and view, which we can help you secure once you have made your choice.

We offer a wide range of customizable payment plans which are flexible. Our Stage-by-Stage payment system has been crafted for your convenience. We also take care of Loan Funding with our reliable and reputed banking partners. The ease of funding and flexible payment plans are key to making us the preferred choice for our customers.

BANKS APPROVED





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