



Fortune

City villas | Mattuthavani



About JB Ventures

At JB Ventures we are focused on creating spaces that you can be proud of living and working in. Our goal is to combine our professional expertise with cutting edge technology and an out of the box approach to make living more comfortable productive and joyous.

JB Ventures achieves customer delight by offering unmatched living experience through continued quality consciousness in every aspect and stage of the construction cycle, right from project conception, through execution and delivery.



About Fortune

Right sized City Villas which are smart & stylish in a closed community situated in the high growth corridor of Madurai. The next wave of development at this belt, the RingRoad

stretch from Mattuthavani to Pandikovil is imminent with higher emphasis on the peripheral side of Mattuthavani.

The project is limited to less than 23 villas which sets the Residence a Posh neighborhood. The invitations are rendered by the promoters only to a privileged club of close knit community

Architect's Note on Fortune:

Fortune City Villas represents a synthesis of originality, an informed aesthetics and obsessive attention to detail. The design has been set out to attain three goals.

To respect the environment around and the needs of the home owner.

To create a contemporary and detailed design, providing the luxury and comfort of a city villa.

To achieve a smart space integrating individual dwelling units and common amenities.

JB Ventures Fortune's design implies an Architecture guided by "Form follows function" in which the result of design derives directly from its purpose.

The Form :

- Simplicity and clarity of forms and elimination of inappropriate details.
- Visual expression of structure (as opposed to the hiding of structural elements).
- Concept of "Truth to materials", signifying the true nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else.
- Use of industrially produced materials for precision, cost effectiveness and aesthetics.
- Particular emphasis on International Style modernism, a visual emphasis on horizontal and vertical lines.

The Functions :

- Right sized Not Too Big, Certainly not small.
- Seamless merging of interior and exterior living spaces.
- Panchabutas aiding consensual living and flow of energy.
- Safety as prime aspect.
- Foolproof Services.
- Material selection and construction precision to ensure less maintenance and graceful natural aging.

Master plan

The 30ft wide access from the RingRoad is an elevated high standard Plastic Blumen road with planted shade tree saplings on the sides.



This leads to a stunning 20ft wide and 21ft all entrance arch. A security cabin with aesthetic Iron Gate with wooden furnishes adorn the arch.

The interior 20ft wide road is a pavement to pavement road minimizing wear and tear. The road sides are planted with avenue trees. The entire community is well lit and is surrounded by a 7 ft compound wall.

Plot Nos - 1 to 16 : North facing
 Plot Nos - 17 to 23 : South facing
 Plot Nos - 1 to 8, 12 : Individual Villas.
 (Plans on Request)

Plot No	Plot Area		Road Area		Total Area
	SQ FT	SQ FT	SQ FT	CENTS	
1	1885	338	2223	5.10	
2	1966	412	2378	5.45	
3	1655	345	2000	4.59	
4	1655	345	2000	4.59	
5	1655	345	2000	4.59	
6	1655	345	2000	4.59	
7	1655	345	2000	4.59	
8	1655	345	2000	4.59	
9	1113	232	1345	3.08	
10	1168	243	1411	3.24	
11	1168	243	1353	3.01	
11A	1168	243	1411	3.24	

Plot No	Plot Area		Road Area		Total Area
	SQ FT	SQ FT	SQ FT	CENTS	
12	2077				RESERVED
12A	1102	250	1342	3.08	
14	989	229	1218	2.82	
15	879	230	1119	2.57	
16	1486	240	1726	3.96	
17	790	315	1105	2.53	
18	830	288	1117	2.56	
19	935	287	1222	2.8	
20	910	253	1163	2.67	
21	991	253	1244	2.65	
22	1117	263	1380	3.16	
23	1928	468	2396	5.5	

Floor Plan

TYPE:A 3BHK

Floor	Builtup Area
Ground	981 Sft
First	830 Sft
Total	1811 Sft



Ground floor plan

55'0"



First floor plan



NORTH FACING


SOUTH FACING

First floor plan
22'0"

Ground floor plan
TYPE:B 3BHK

Floor	Builtup Area
Ground	670 Sft
First	845 Sft
Total	1515 Sft

SPECIFICATIONS

Structure :

- Foundation - Framed Structure
- Walls - As per architectural dwg
- Basement height 4' existing ground level
- Floors - Ground and First Floor only
- Floor - 10 Feet from the Plinth level
- Roof Slab - Flat Roof

Flooring :

- Living / Dining / Bedrooms - Vitrified
- Kitchen - Vitrified
- Toilet - anti Skid ceramic tiles
- Skirting in all rooms - 4"ht Vitrified

Dado Works :

- Kitchen - Glazed tiles up to 1'6" above the counter
- Bathroom - glazed tiles up to 7' height

Counter :

- Kitchen Polished Black Granite

Painting :

- Inside 2 coats of Plastic Emulsion paint over one coat of cement primer and two coat of wall putty.
- Exterior walls - 2 coats of Exterior emulsion over one coat of cement primer (only on the elevation) cement on the other sides.
- Doors and windows - 2 coats of enamel paint over one coat of wooden primer
- All the metallic surfaces - 2 coats of enamel paint over one coat of metal primer.

Wood Work Doors :

- The Main Doors & Frames with BURMA TEAK and other internal door - frames gana teak and
- Doors are ready made doors (flush doors) wood doorframe with Flush Door Shutter or Equivalent.
- All doors are 7' feet height.

Windows :

- All windows in UPVC with safety grills. (Grills area as per design)
- Ventilators in UPVC with grills.

Location



Business around : IT Park, Honeywell, Puppys Hotel, Sukrith Hyundai, Auro Labs

Social Infrastructure Proximity : City Bus Complex 1 Km, Apollo Hospitals, Preethi Hospitals, Meenakshi Mission Hospital, Vikram Hospital - 2Km, Omni Bus stand - 1 Km, wholesale Agri Market - 1 Km

Educational Institutions : Ultra College, Lakshmi School, Tagore Vidyalayam

Site Office :

Meenakshi Mission Hospital to Pandikovil Ring Road, Opp.Shukrith Hyundai

Contact :

e.mail : sales@jbventure.in 73737 37490

Web : www.jbventure.in 98429 18886