Vision For a New World



BOMMASANDRA | VIDYARANYAPURA | BANGALORE NORTH



ECO LUXURY LIVING
FOR THE BODY MIND AND SOUL
WE CALL IT

JC HEIGHTS

Welcome to JC Heights, an integrated experience for living in harmony with the natural world. JC Heights is a ultimate lake side dwelling. Breathtaking views and spacious interiors combine to create a luxurious environment within one of Bangalore's most sought-after lakeside community. You have a choice between 9 distinct apartment styles of 2 bedrooms, 3 bedrooms. JC Heights primary focus continues to concentrate on the delivery of living environment that excels in every aspect and one that rewards the resident both in lifestyle and investment.



UTIMATE INDULGENCE FOR THE PRIVILEGED FEW

JC Heights apartment which is comfortably nestled in the heart of two worlds - old and new Bangalore, offering a diverse living experience completely at your fingertips. Enjoying all the qualities of a full-fledged apartment, while being superbly supported by an additional strong network of immediately accessible amenities, such as transport links, traditional and new culinary experiences, top notch schools, as well as recreational, leisure and lifestyle abundance.

Standing 4-storeys tall, The JC Heights features spacious 36 units of 2 and 3 BHK. Elegant structure is a tribute to architectural excellence and incorporates the most contemporary concept in living space with a well-designed specious and vastu compliant units.. Add to this, facilities like, gym community hall and many more to add, gives you to have a complete indoor and outdoor life at JC Heights.



LIFESTYLE

Given the prized water and green view location the architects and engineers went to extraordinary lengths to create a living environment unrivalled for luxury, elegance and functionality. Each of the JC Heights Apartment by JC Builders have been designed to maximize light, air and space while offering the residents absolute flexibility. Optimizing the use of natural ventilation and balconies for outdoor entertainment and complement formal and informal living spaces with backdrop of inspiring and exquisite views creates a fresh and relaxed ambience.

APARTMENT FEATURES

Every detail in design and inclusions has been considered, sourced and selected as the ultimate choice to satisfy the needs of the occupants. From selection of floor covering to ceiling heights and from tap ware to appliances the team of JC Builders has reviewed and exhaustive range before choosing the perfect one to satisfy the long list of discerning criteria.

JC HEIGHTS



PROPERTY ADVANTAGES AND ATTRACTIONS

- ◊ BBMP approved ground+3 floor luxury apartments
- ◊ 2 BHK and 3 BHK well ventilated spacious units
- ◊ Uniquely designed forecourts
- ◊ 8 passenger automated lift
- ◊ Wide entrance and exit with Stilt floor car parking
- ◊ Security cabin with 24/7 security
- ◊ Located in the close proximity to ORR and behinf BEL Factory
- ◊ Designed by renowned architect with High Quality Workmanship
- ◊ Walking Distance Big Baazar
- ◊ Vastu Compliant units without loosing style and space
- ◊ Superb Panoramic view over Bommasandra Lake
- ◊ Granite flooring for common area and staircase
- ◊ Continuous water supply with adequate storage facility
- ◊ Club house with multipurpose hall
- ◊ Indoor Games
- ◊ Fully equipped gymnasium
- ◊ 24 Hours security
- ◊ 100% Generator power back up for common area

- ◊ Minutes walk to Vaishya International School
- ◊ Plenty of Eateries and Amenities are in the surrounding
- ◊ Excellent Accessibility -well connected to ORR, Sahakar Nagar, and Vidhyaranyapura
- ◊ Project financed by Vijaya Bank & approved by all leading Banks
- ◊ Great Potential for good Capital Appreciation
- ◊ High Rental Demand in the Area



3'6" WIDE BALCONY
M BEDROOM 10'6"X11'4"
A TOILET 7'0"X5'0"
3'6" WIDE BALCONY
BEDROOM 10'6"X11'0"
3'6" WIDE BALCONY/UTILITY
KITCHEN 7'4"X8'4"
DINING 9'0"X13'9"
C TOILET 7'4"X5'0"
2 BHK SBA-1116 SFT
LIVING 16'9"X11'0"
M BEDROOM 10'6"X11'4"
A TOILET 7'0"X5'0"
BEDROOM 10'6"X11'0"
5
3'6" WIDE BALCONY/UTILITY
KITCHEN 7'4"X8'4"
DINING 9'0"X13'9"
C TOILET 7'4"X5'0"
2 BHK SBA-1000 SFT
LIVING 16'9"X11'0"
M BEDROOM 10'6"X11'4"
A TOILET 7'0"X5'0"
BEDROOM 10'6"X11'0"
6
3'6" WIDE BALCONY/UTILITY
KITCHEN 7'4"X8'4"
DINING 9'0"X13'9"
C TOILET 7'4"X5'0"
2 BHK SBA-1000 SFT
LIVING 16'9"X11'0"
M BEDROOM 10'6"X11'4"
A TOILET 7'0"X5'0"
BEDROOM 10'6"X11'0"
7
3'6" WIDE BA
DINING 9'0"X13'9"
5' WIDE CORRIDOR
5' WIDE CORRIDOR
CUTOUT
4
3
3'6" WIDE BALCONY
M BEDROOM 11'0"X12'4"
A TOILET 7'8"X5'0"
KITCHEN 1'0"X7'0"
3'6" WIDE BALCONY/UTILITY
LIVING 15'4"X11'9"
3 BHK SBA-1295 SFT
DINING 11'4"X25'0"
POOJA 3'9"X3'0"
BEDROOM 11'0"X11'3"
C TOILET 8'3"X5'0"
BEDROOM 11'0"X11'3"
M BEDROOM 11'9"X11'9"
A TOILET 7'9"X5'0"
KITCHEN 7'9"X7'9"
3'6" WIDE BALCONY/UTILITY
LIVING 15'4"X11'9"
2 BHK SBA-1002 SFT
DINING 9'0"X13'0"
C TOILET 8'9"X5'0"
BEDROOM 10'0"X10'9"
LIFT 6'0"X6'0"
M BEDROOM 11'9"X11'9"
A TOILET 8'9"X5'0"
KITCHEN 7'9"X7'9"
3'6" WIDE BALCONY/UTILITY
LIVING 15'4"X11'9"
2 BHK SBA-1002 SFT
DINING 9'0"X13'0"
C TOILET 7'6"X5'0"
BEDROOM 10'0"X10'9"
Road
Road



TYPICAL FLOOR PLAN

BBMP APPROVED

BDA APPROVED

AREA STATEMENT

Flat: 01	Type: 3BHK	1348 Sft	West
Flat: 02	Type: 2BHK	1002 Sft	West
Flat: 03	Type: 2BHK	1002 Sft	West
Flat: 04	Type: 3BHK	1295 Sft	West
Flat: 05	Type: 2BHK	1118 Sft	East
Flat: 06	Type: 2BHK	1000 Sft	East
Flat: 07	Type: 2BHK	1000 Sft	East
Flat: 08	Type: 2BHK	1000 Sft	East
Flat: 02	Type: 2BHK	1095 Sft	East



Optional Semi Furnished Apartment
Available in Extra Cost

ISOMATRIC VIEW

3 B.H.K

JC HEIGHTS





Flat: 01 | Type: 3BHK | 1348 Sft | West Facing

ISOMATRIC VIEW

2 B.H.K





Flat: 05 | Type: 2BHK | 1118 Sft | East Facing

SPECIFICATION

STRUCTURE
- RCC framed structure
- Super Structure: Framed structure
- Internal Walls: 100mm / 4" inch solid cement concrete blocks
- External Walls: 150mm / 6" inch solid cement concrete blocks
- Roof slab: Reinforced cement concrete
- Car parking: Covered Car parking in basement & Stilt

RAILING
- Staircase: MS hand rail
- Balcony: MS painted grills and MS pipe hand rail

PLASTERING
- All internal walls are smoothly plastered with lime rendering

PAINTING
- Interior walls with emulsion and external walls in exterior emulsion paints.

DOORS AND WINDOWS
- Teak wood door frame for main door with BST shutters enamel painted
- 3 track Aluminium sliding doors with plain glass panels for balcony.
- Toilet and terrace doors will be hard wood frame and water resistant paint on the wet face.
- 3-track Aluminium windows for living & bed rooms with safty grills and mosquito mesh and two track for kitchen & bath room with safety grill

FLOORING
- Vitrified tiles flooring of well reputed brand for the living, dining, kitchen and bedrooms
- Anti-Skid Ceramic tiles Flooring of well reputed brand for the Balcony, Utility and Toilets
- 4" inch Skirting to all rooms
- Granite flooring in common areas

KITCHEN
- 4 feet dado above granite kitchen platform area in ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area
- Provision for sink with slab in utility

TOILET
- White colored (Parry ware/Hind ware) make sanitary ware in all toilets and Wall mounted WC with dual flush in Master Bedroom Toilet
- Hot and Cold Divider unit of Jaguar/Essess/Equivalent make.
- Wash basin provision in bedroom toilets and for dinning.
- Shower in toilets
- Provision of points for geyser and exhaust fan.
- Large sized toilet ventilators made of powder coated aluminium with glass.

LIFT
- Automatic Lift of reputed make.
- External lift walls with granite wall cladding

ELECTRICAL
- TV point in living room and master bedroom
- Fire resistant electrical wires of Anchor or equivalent make in common areas
- Elegant modular electrical switches of Anchor or equivalent make
- One Miniature Circuit Breaker (MCB) based main distribution box for each flat
- Telephone points in master bedroom and living room
- A/C power point in all Bed Rooms

SECURITY SYSTEMS
- 24 hour security with security kiosk
- CCTV camera in entrance and exit gate

POWER / BACK UP GENERATOR
- BESCOM – POWER
- Stand by generator for lights in common areas, lifts and pumps

WATER
- 24 Hours uninterrupted water supply with sufficient source of bore well & provision of kaveri water for drinking purpose
- Water supply system synchronized with standard Automation system
- Rain water harvesting system to recharge the water table

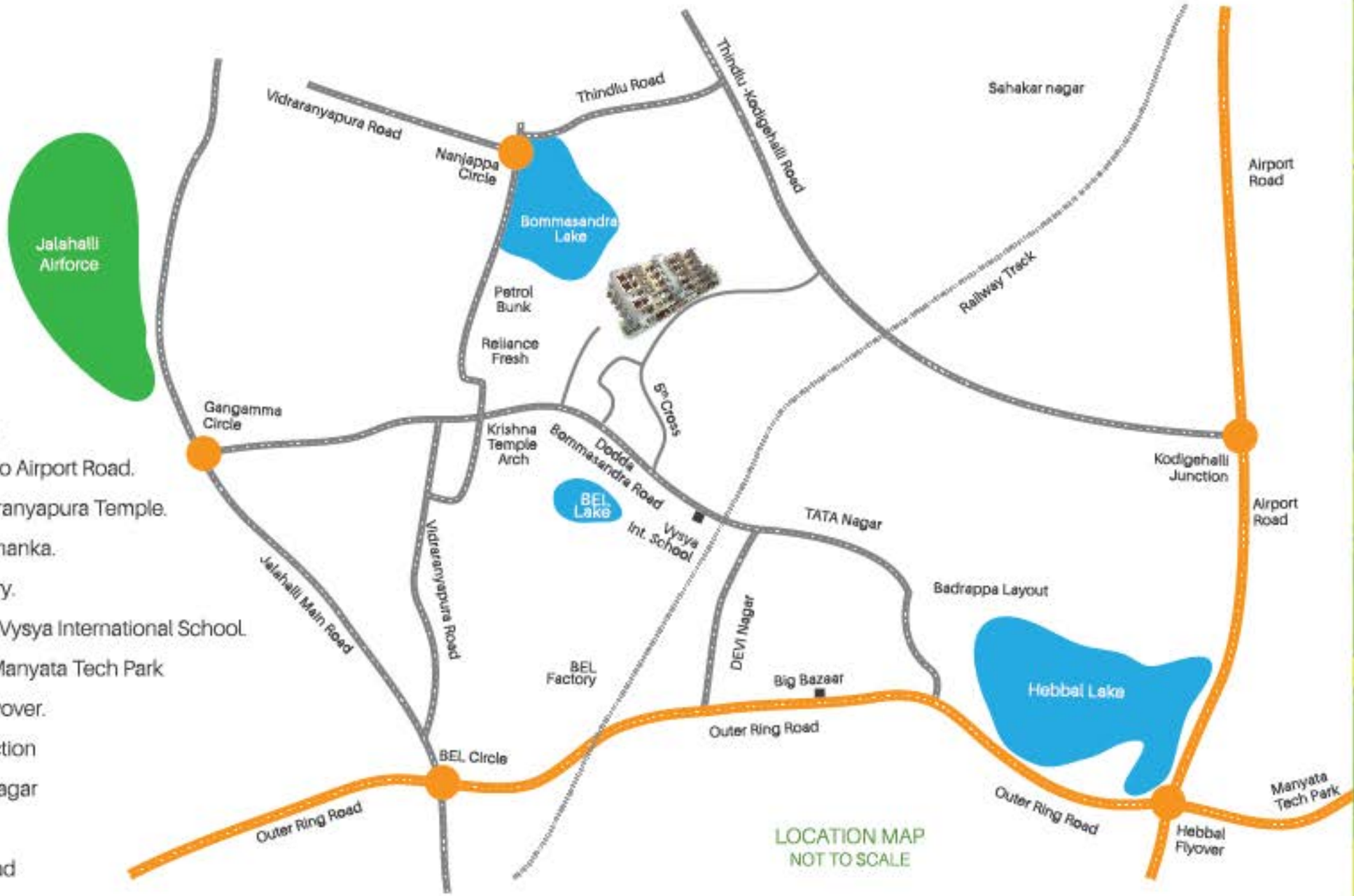






PRIVILEGED LOCATION

JC Heights is ideally and strategically located at a very calm and peaceful location yet close to Outer Ring Road and just behind BEL Factory. Here, you're just minutes to the Outer Ring Road, Jalahalli, Vidhyaranyapura and Sahakarnagar. You can also enjoy some great attractions nearby where you can spend a relaxing day with family or enjoy walking in well-developed Dodda Bommasandra lake, shopping experience in Big Baazar, workshops and more. There are other interesting leisure options Nearby as well.



LOCATION MAP
NOT TO SCALE

LOCATION ADVANTAGES:

- Easy driving from NH-7 to Airport Road.
- Close to famous Vidhyaranyapura Temple.
- Easy accessible to Yellahanka.
- Very close to BEL Factory.
- Walkable distance from Vysya International School.
- Convenient drive from Manyata Tech Park
- 5.0 Kms from Hebbal Flyover.
- 3.0 Kms. From BEL Junction
- 3.0 Kms from Sahakar Nagar
- 1.5 kms from Big Bazar
- 2.5 Kms to New BEL Road

Vision For a New World



Finished Project
JC Hieghts, Jayanagar

Project

JC HEIGHTS

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Vision For a New World

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BBMP APPROVED | BDA APPROVED
Approved by all Major BANKS

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