



HJ CONSTRUCTIONS

Building Trust. Creating Spaces.

Unlock a treasure trove of

Living

ELITE 1

Residency



Premium 2&3 BHK Apartments

KUNDRATHUR

Nr. Varadharajapuram

ABOUT US

HJ Constructions is a trusted name in apartment development, dedicated to delivering quality homes that blend comfort, functionality, and modern design. With a strong focus on craftsmanship and attention to detail, we create living spaces that meet the evolving needs of urban families.

From planning to execution, every project reflects our commitment to transparency, timely delivery, and customer satisfaction. At HJ Constructions, we don't just build apartments - we build lasting relationships and vibrant communities.

ABOUT EAITE 1 RESIDENCY

Experience refined living at EAITE 1 Residency, an exclusive address at Varadhrapuram near Kundrathur. This premium Stilt + 3 floors development features just 12 elegantly crafted residences, comprising 6 spacious 3 BHK and 6 well-appointed 2 BHK homes.

Designed for those who value comfort and class, every home reflects superior planning, contemporary architecture, and quality finishes. With a limited number of residences, EAITE 1 Residency offers privacy, tranquility, and a sophisticated lifestyle in a well-connected location.

Own a home where elegance meets everyday convenience.



**COVERED
CAR PARKING**



**PASSENGER
LIFT**



**SEPARATE EB
METAL BOARD**



**GENSET
POWER BACKUP**



**MODULAR
KITCHEN**



**RO PLANT
WATER**



**24X7 CCTV
SURVEILLANCE**

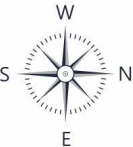
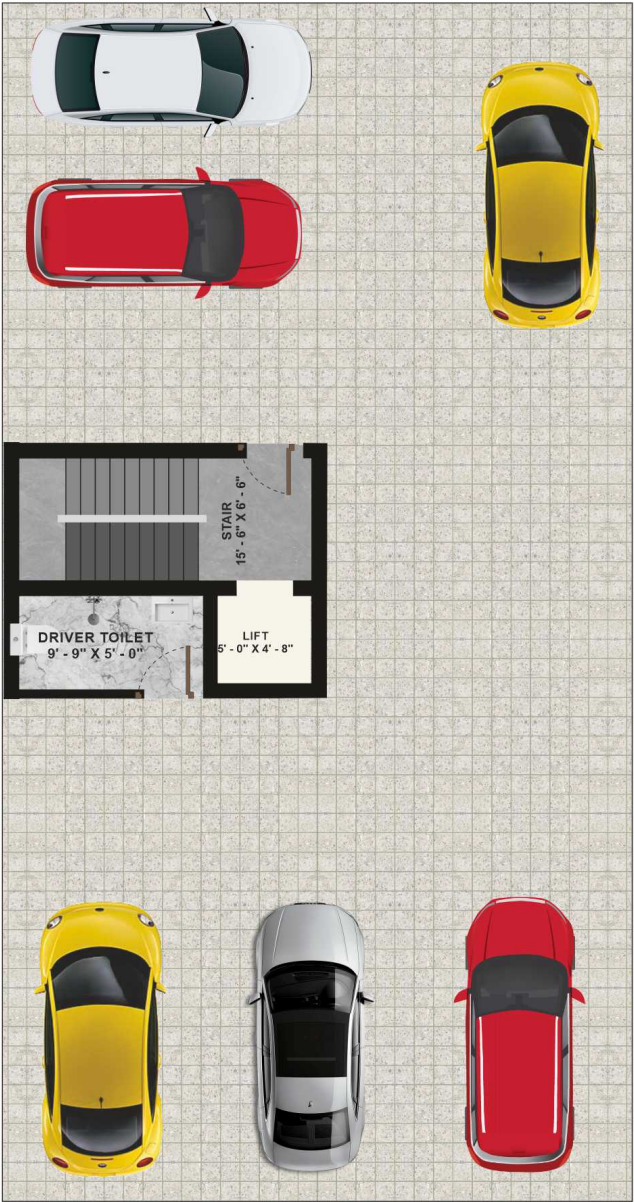


**OVER HEAD
TANK**

EAITE 1 Residency



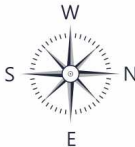
CAR PARKING PLAN



TYPICAL FLOOR PLAN (I,II&III FLOOR)



FLAT	TYPE	AREA	UDS
A1,A2,A3	2 BHK	1100 Sq.Ft	440 Sq.Ft
B1,B2,B3	3 BHK	1280 Sq.Ft	512 Sq.Ft



STRUCTURE

- RCC framed structure to withstand seismic loads.
- Cement solid bricks / AAC Blocks masonry in cement mortar.

JOINERY WORKS

MAIN DOOR:

- Engineered door frame & Veneer Shutter aesthetically designed with melamine polish, fixed with door eye-view and hardware of reputed make.

INTERNAL DOORS:

- Engineered door frame & Flush laminate shutters with reputed hardware.

BATHROOM DOORS:

- Engineered door frames & water proof laminate shutters with reputed hardware.

WINDOWS:

- UPVC fitted with safety grill.

ELECTRICAL

WIRING:

- Concealed copper wiring - as per ISI Standards.

OUTLET POINTS:

- Modular switches for all lights, fans & power plugs.

POWER PLUG POINTS:

- For A.C. in all bedrooms, Geyser in all bathrooms. Cooking range, Refrigerator, TV.

WINDOWS:

- UPVC fitted with safety grill.

PAINTING

INTERNAL:

- Smooth putty finish including ceiling with two coats of Acrylic Emulsion over a base coat of primer.

EXTERNAL:

- Premium quality finish with two coats of weather proof paints.

FLOORING:

- Branded vitrified tiles of premium quality in bedrooms, dining & drawing rooms.

KITCHEN:

- Granite platform with stainless steel sink, branded vitrified tiles of premium quality for flooring, designed ceramic tiles up to 2 feet height on kitchen platform.

TOILETS:

- Concept vitrified / ceramic tiles dado up to 7 feet height, anti skid ceramic tiles for flooring.

BALCONY & CORRIDORS:

- Branded exterior grade vitrified / ceramic tiles.

STEPS, PARKING, DRIVE WAY:

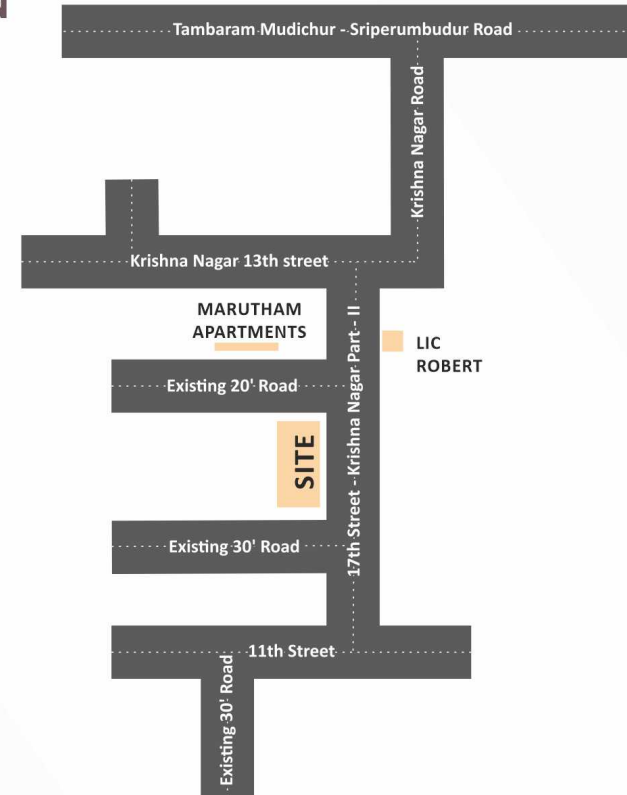
- Branded tiles / stone.

SANITARY

- Roca / Hindware or equivalent wall hung closet with soft closing seat cover, concealed flush tank with dual actuator plate and health faucet.
- Single lever hot & cold concealed diverter.

KEYPLAN

Not to Scale



2 Kms

Outer Ring Road (ORR)

3 Kms

Maduravoyal Bypass Road

6 Kms

Tambaram Railway Station

7 Kms

Kilambakkam Bus Terminus



SCHOOLS

- ★ Shraddha Children's Academy
- ★ Vels Global School
- ★ SRAMTA Kids Montessori Preschool
- ★ Joshua Matriculation HSS
- ★ SKB Vidyashram School



HOSPITALS

- ★ Annai Arul Hospital
- ★ Hindu Mission Hospital
- ★ Kasthuri Hospital
- ★ Government Hospital Somangalam
- ★ Saradha Hospital



COLLEGES

- ★ TMG College of Arts and Science
- ★ PERI Institute of Technology
- ★ Madha Engineering College
- ★ Sri Sairam Engineering College
- ★ Narayana Junior College



COMPANIES

- ★ Teratech
- ★ YAT India
- ★ North South Enterprises
- ★ DSA Infrastructure & Construction
- ★ Quality Roofs Pvt.Ltd



VIMSU FLATS

Site Address: Plot No.67,Krishna Nagar(Part-II)
Varadharajapuram,Kundrathur,Chennai.

Call: 78459 41413 | 78458 41413