



JP TOWER

Peace of Mind

A PROJECT BY **iYOM INDIA CONSTRUCTION**



at J.P. Tower, Jail Chowk, Near
Police line, Samastipur-848101



*The new heart
of Samastipur*



A Home where serenity takes over

QUALITY OF THE PROJECT

- 50% green area around the project.
- Every flat fully lighted and airy.
- Near Police station & Railway station.
- No water logging area.
- Twenty four hour communication from any other place.
- Nearer to best school
- Best Nursing Homes nearer to the project.

*Witness the best
of nature*



vastu shastra
BASED


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Residential flats



vastu shastra
BASED

88

TOTAL FLATS

24

2BHK FLATS

64

3BHK FLATS

JP TOWER is strategically located in one of the best residential location area of Samastipur Bihar with easy access to educational institutions, shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and nature splendors. The project location at J.P. Tower, Jail Chowk, Near Police line, Samastipur-848101.

- 2 high speed elevator
- Parking are available
- All flats are 2 and 3BHK
- 24X7 power backup
- Garden & kid's play area
- Fire fighting system on every floor
- 24X7 security guard & CCTV



Fire Safety



Earthquake Resistant



Intercom facility



2 High speed elevator



Visitor parking



24X7 Water supply



24X7 Power backup



Green area Garden



Jogging Track



CCTV Security



SWIMMING POOL



GYM



CLUB HOUSE



CHILDREN PLAYING AREA



LAWN WITH FOUNTAIN



RECEPTION AREA





1st to 8th Floor plan

FLAT NO.	B/UP AREA	SUPER B/U AREA
01-3BHK	1060 SFT.	1378 SFT.
02-3BHK	1060 SFT.	1378 SFT.
03-2BHK	805 SFT.	1047 SFT.
04-2BHK	805 SFT.	1047 SFT.
05-3BHK	1060 SFT.	1378 SFT.
06-3BHK	1085 SFT.	1411 SFT.

FLAT NO.	B/UP AREA	SUPER B/U AREA
07-3BHK	1085 SFT.	1411 SFT.
08-3BHK	1060 SFT.	1378 SFT.
09-2BHK	805 SFT.	1047 SFT.
10-3BHK	1020 SFT.	1326 SFT.
11-3BHK	1030 SFT.	1039 SFT.



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Ground & 1st Floor Plan of Commercial Tower

02 FLOORS FOR SHOP **34** SHOPS ON GROUND & 1st FLOOR

Total 34 shops available on ground and 1st floor. 2 separate floor for shops ground, first. All shops with wide space and best amenities and specification, large parking space available for commercial tower.



SHOP NO.	B/UP AREA	SUPER B/U AREA
01	425 SFT.	850 SFT.
02	430 SFT.	860 SFT.
03	475 SFT.	950 SFT.
04	310 SFT.	620 SFT.
05	330 SFT.	660 SFT.
06	495 SFT.	990 SFT.
07	315 SFT.	630 SFT.
08	315 SFT.	630 SFT.
09	335 SFT.	670 SFT.
10	285 SFT.	570 SFT.
11	280 SFT.	560 SFT.
12	280 SFT.	560 SFT.
13	280 SFT.	560 SFT.
14	255 SFT.	510 SFT.
15	255 SFT.	510 SFT.
16	280 SFT.	560 SFT.
17	280 SFT.	560 SFT.





2nd, 3rd & 4th Floor Plan of Commercial Tower

03 FLOORS FOR OFFICE **21** OFFICE SPACIOUS OFFICE

Total 21 spacious office space available on 2nd, 3rd & 4th floor. 3 separate floor for office space. All offices are spacious with best amenities and specification. Parking space also available for office.

OFFICE NO.	B/UP AREA	SUPER B/U AREA
01	1105 SFT.	1658 SFT.
02	1080 SFT.	1620 SFT.
03	465 SFT.	698 SFT.
04	1180 SFT.	1770 SFT.
05	1245 SFT.	1868 SFT.
06	1695 SFT.	2543 SFT.
07	2075 SFT.	3113 SFT.



SPECIFICATION

INTERNAL WALL : All internal walls shall be wall putty.

EXTERNAL WALL : Finished with wall putty & weather coat paint.

FLOORING : Designer vitrified flooring.

KITCHEN :

- Working platform: granite slab.
- Dado 24" designer tiles

DINING SPACE : ISI mark white color hand wash basin in dining space.

BATHROOM / TOILETS :

- Wall designer bathroom concept up to 7'0" height

DOOR :

- Door frame (chaukhat) of wood with beating.
- Entrance door decorative venire/door skin.
- Flush door board ISI mark.

WINDOWS : Clear glass window or Aluminium with Grill.

ELECTRICAL :

- All internal wiring in concealed conduits with copper wires.
- All electrical modular switches accessories of Havels, Anchor, and Polycab.
- Cable point in all room.



A Home is Built with
LOVE AND DREAMS



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CONSTRUCTION LINKED PAYMENT PLAN FOR RESIDENTIAL FLATS

Sl. No.	Milestones	Amount in %	Sl. No.	Milestones	Amount in %
1	At the time of Booking	10%	7	On commencement of 4th slab	8%
2	Within 30 days of Booking	10%	8	On commencement of 5th slab	8%
3	On commencement of Plinth	10%	9	On commencement of 6th slab	8%
4	On commencement of 1st slab	8%	10	On commencement of 7th slab	8%
5	On commencement of 2nd slab	8%	11	On commencement of 8th slab	9%
6	On commencement of 3rd slab	8%	12	On offer of possession	5%

CONSTRUCTION LINKED PAYMENT PLAN FOR COMMERCIAL

Sl. No.	Milestones	Amount in %	Sl. No.	Milestones	Amount in %
1	At the time of Booking	10%	6	On commencement of 3rd slab	10%
2	Within 30 days of Booking	20%	7	On commencement of 4th slab	10%
3	On commencement of Plinth	10%	8	On the time of Brick work	10%
4	On commencement of 1st slab	10%	9	On the time of finishing	5%
5	On commencement of 2nd slab	10%	10	On offer of possession	5%

OTHER FIXED CHARGES

Fixed charges will have to paid by the purchaser at the time of booking of that unit.

CANCELLATION OF BOOKING

10% Cancellation charge will be deducted on the total cost of the flats in case of cancellation of booking.

***NOTE :** An interest of 12% per annum will be charged in case of delay in payment from schedule.

Kids Play area



Green area



Gym facility available





LOCATION PLAN

- Samastipur Railway Station : 4.9 Km
- Jail chowk : 250 m
- Tajpur Road : 6.2 Km
- Thaneshwar Sthan Temple : 4.0 Km

services
and
facilities
that will
blow
your mind

SITE ADDRESS

J.P. Tower
Jail Chowk, Near
Police line, Samastipur-848101

NOT TO SCALE

you are not buying a house
you are buying a lifestyle...

OUR BANKING PARTNER





A PROJECT BY **iYOM INDIA CONSTRUCTION**



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