

**ONGOING PROJECTS**

Jain's Fairmount  
Sri Ram Garden 2 - Kompally

Jain's Balaji Nilayam  
Casa Waterside - Malkajgiri

Amare By Jain Amolak  
- Abids

**COMPLETED PROJECTS**

Jain Sadguru Image's Capital Park - Hi-Tech City

Sri Ram Garden By Jains - Sushitra

Jains Ravi-Gayathri Heights Shilparamam

Jains Four Seasons Kokapet

Jains PCH Elite P.G. Road - Secunderabad

Jains Srikar Auroville Hi-Tech City

Jains PCH Rock Garden I, II & III, Madhapur

**THE CUSTOMER LOYAL PERFECTIONISTS**

Jain Constructions has always strived for benchmark quality, customer centric approach, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. With the promoters having two decades of experience in creating resplendent Villas and Apartments, Jain Constructions will now set new trends of architectural finesse in the contemporary global scenario and has plans to touch new horizons in excellence. The leaders and skilled professionals of the company have worked profitable, elegant and out of the league projects, to make real estate investments safe and smart for every home seeker. With 3 on-going projects and more than 35 projects completed all across Hyderabad, the company is developing projects in different



**Site Address:**  
Survey No. 228 Old 44, 44/1 & 44/2, Anand Bagh Circle,  
Opp. Safiguda Lake, Safiguda, Malkajgiri, Secunderabad - 500047

**Corporate Office Address:**  
Flat No.204, 2nd Floor, Anushka Trendz, Above Zudio  
Showroom, Road No 14, Banjara Hills, Hyderabad - 500034, Telangana

**Send your queries to :**  
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Mobile.: 9010 873 873



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## MAKE AN INVESTMENT THAT PAYS BACK WELL

An investment in commercial real estate is considered as a good investment. But when you make an investment in a commercial space that comes with premium location, populated surroundings, superior design and facilities, the investment just becomes more better. Jains Balaji Big Town is all about that and much more.

Jains Balaji Big Town will feature the very best of construction quality that are good for an eco-environment with flawless design that will make the structure a landmark beauty within the vicinity. It will be the first large scale hub of shopping pleasure in a chic ambience.

Strategically located at the main road of Malkajgiri - Safilguda intersection, Jains Balaji Big Town enjoys a great advantage of local resident travelers and the young gen whose colleges and school are based nearby. Powered by well-planned and modern infrastructure, 100% power back-up, superb catchment benefits and great connectivity, Jains Balaji Big Town will soon be a landmark and rejuvenating destination to sit, eat, shop, relax, enjoy and work as well. The project will provide everything that people need to work productively and yet live life to the full.

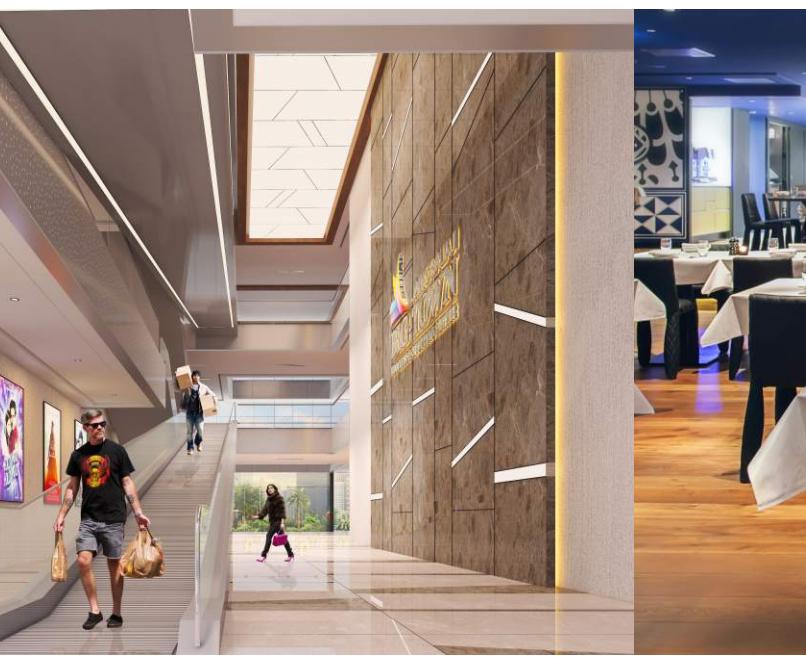
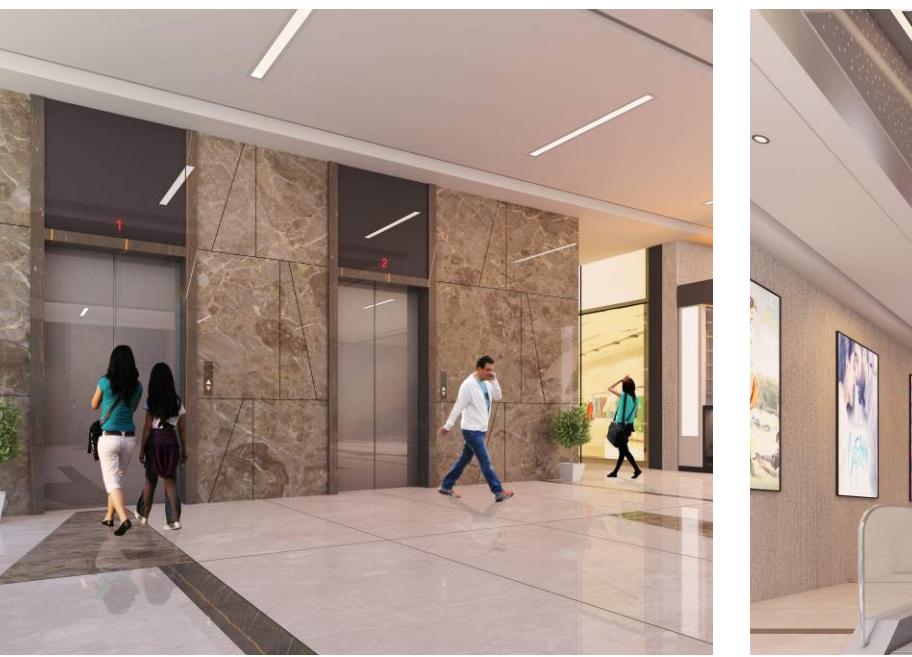
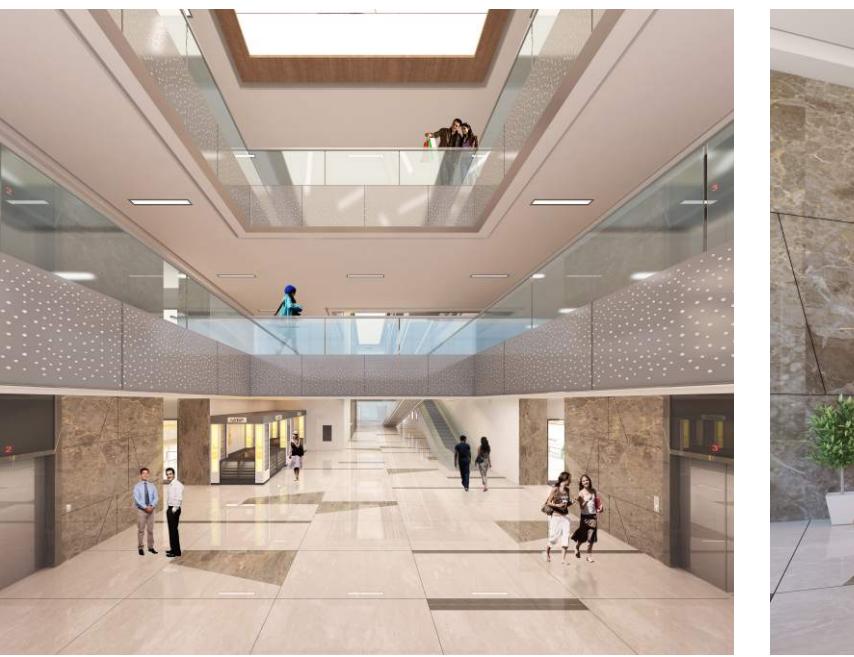
Come, turn a new leaf in your business and explore a happy and successful investment.



## BIG BENEFITS WITH BIG TOWN

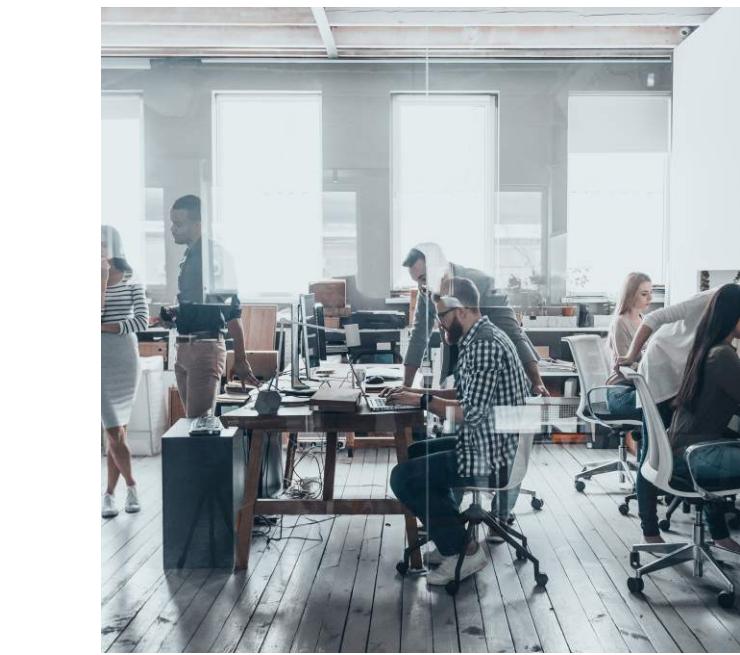
Jains Balaji Big Town will have a generous reception that would create an excellent first impression to visitors and all floors will enjoy excellent natural light and high flexibility for partitioning. Jains Balaji Big Town will also be a perfect combination of shopping and entertainment that matches with the best in the city. Promoted by one of Hyderabad's leading real estate developers and designed by architects who have global success stories, Jains Balaji Big Town promises to be a holistic shopping cum enjoyable working environment.

Comprising a total surface of around 300,000 Square Feet with 2 levels of parking areas, the project is located just a few minute's drive away from bus and metro stations. The development enjoys an excellent exterior facade, green areas and an outdoor landscaping designed for informal meetings, brainstorming and relaxation. This well designed building will have ease of traffic flows in and out to ensure smooth business operations.



## GRAB THE BIG OPPORTUNITY

- 📍 Premium G+5 commercial spaces in the biggest constituency.
- 📍 Sizes range from 800 to 24,285 Sq.ft.
- 📍 Caters to retail outlets, corporate offices, food court and restaurant, hypermarket areas with escalator facility.
- 📍 Grand entrance facade with smart lobby.
- 📍 Well designed landscaped area.
- 📍 Premium features include high-quality finishes, dedicated parking bays & 24x7 power back-up facility.



**Ground Floor Plan**



S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)
1	Westside	11218	5258	16476
2	Zudio	3702	1754	5456
3	Shop 3	404	181	585
4	Shop 4	286	133	419

**First Floor Plan**



S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)
1	Westside	11005	5471	16476
2	Zudio	3110	1208	4318
3	Shop 3	705	331	1036
4	Shop 4	448	211	659
5	Shop 5	1091	513	1604

Second Floor Plan



Third Floor Plan



S.No.	Space	Carpet Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Office 1	1187	698	1885
2	Office 2	1393	817	2210
3	Office 3	1393	817	2210
4	Office 4	1660	973	2633
5	Office 5	1190	700	1890
6	Office 6	1000	585	1585
7	Office 7	1000	585	1585

S.No.	Space	Carpet Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
8	Office 8	850	500	1350
9	Office 9	850	500	1350
10	Office 10	1000	585	1585
11	Office 11	1000	585	1585
12	Office 12	1190	700	1890
13	Shop - 3	518	243	761
14	Shop - 4	560	247	807
15	Shop - 5	1086	510	1596

S.No.	Space	Carpet Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Office 1	1976	1307	3283
2	Office 2	1682	1041	2723
3	Office 3	1682	1041	2723
4	Office 4	1682	1041	2723
5	Office 5	1588	986	2574

S.No.	Space	Carpet Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
6	Office 6	1588	986	2574
7	Office 7	1588	986	2574
8	Office 8	1866	1239	3105
9	Shop 4	560	247	807
10	Shop 5	1086	510	1596

Fourth Floor Plan



S.No.	Space	Carpet Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Office 1	4332	1917	6249
2	Office 2	3672	1597	5269
3	Office 3	3672	1597	5269
4	Office 4	3672	1597	5269
5	Office 13	560	247	807
6	Office 14	1086	510	1596

Fifth Floor Plan



S.No.	Space	Carpet Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Space	16728	7557	24285
2	Shop 3	518	243	761
3	Shop 4	560	247	807
4	Shop 5	1086	510	1596

# 📍SPECIFICATIONS

<b>STRUCTURE</b>	<ul style="list-style-type: none"> <li>Earthquake Resistant Foundation with RCC framed structure to withstand wind &amp; seismic loads</li> </ul>	<b>LIFTS</b>	<ul style="list-style-type: none"> <li>High Speed automatic lifts, service lift &amp; good lift with V3F for energy efficiency of Mitsubishi or Schindler make.</li> </ul>
<b>SUPER STRUCTURE</b>	<ul style="list-style-type: none"> <li>Red Bricks for external walls and 4" thick red bricks for internal walls of Top Quality &amp; Make or Cement Bricks.</li> </ul>	<b>TELECOM/INTERNET/DTH/DOOR MANAGEMENT/SECURITY</b>	<ul style="list-style-type: none"> <li>DTH, Telephone provision of any one operator.</li> <li>Telephone points in all the units.</li> <li>Wired Internet provision in all the units.</li> </ul>
<b>PLASTERING</b>	<ul style="list-style-type: none"> <li>INTERNAL WALLS : 12MM coat cement plaster with smooth finishing by sand and Ultratech or Birla Cement or equivalent, with Birla Putty or equivalent finish.</li> <li>CEILING : Designer Gypsum Board (Saint Gobain or Gyproc Make). False ceiling in common area with LED lighting (Havells, Luker, Casa or Syska Make)</li> <li>EXTERNAL : 18MM coat sand faced cement plastering by sand and Ultratech or Birla cement.</li> </ul>	<b>PARKING MANAGEMENT</b>	<ul style="list-style-type: none"> <li>Entire parking is well designed to suit the requisite number of car parks as per the government norms.</li> <li>Minimum Cellar Height 8' Feet.</li> <li>Provision of parking/signage at required places for ease of driving.</li> <li>Fire hydrant in all floors and basements.</li> <li>Fire alarm and public address systems in all the floors and parking area. (Basement.)</li> </ul>
<b>JOINERY DOOR WORKS</b>	<ul style="list-style-type: none"> <li>SHUTTER FOR Commercial : Motorized perforated shutter for all units of repute make with 12-15mm toughened spider glazing glass walls and designer hardware of reputed make.</li> <li>INTERNAL DOORS FOR COMMERCIAL : Indian BT or African Teak wood frame with designer flush shutter with two sides green ply veneer with melamine polishing and reputed hardware fitting powder coated aluminum shutters.</li> <li>TOILET DOORS : Indian BT or African Teak wood frame and water proof fire rated WPC shutter with green ply veneer or equivalent, fitted with reputed hardware.</li> <li>WINDOWS : 2.5 track UPVC window systems of Fenesta or LG or equivalent or aluminium window systems with 5 mm glass.</li> <li>INTERNAL (Walls) : 2 coats of 2 MM each waterproof Birla Wall care putty finish with 2 coats of Acrylic emulsion Asian paint over a coat of primer.</li> <li>Acrylic emulsion Asian Paint for all service areas.</li> </ul>	<b>WTP &amp; STP</b>	<ul style="list-style-type: none"> <li>Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.</li> <li>Treated sewage water will be used for landscaping &amp; Flush Tanks.</li> <li>Applying Drainage connection from HMWS, &amp; SB if line not available for direct waste drainage.</li> </ul>
<b>PAINTING</b>	<ul style="list-style-type: none"> <li>EXTERNAL : High Performance structural double Glazing facade with combination of Italian Marble Facades, stone cladding, 3 mm tiles, 8 mm thick refractive glass, ACP cladding and Texture paint finish over 2 coats of Ultima exterior emulsion paint on all the three sides. Front full and other sides half. (As per design.)</li> <li>COMMON AREA : Italian Marble flooring or high quality granite.</li> </ul>	<b>GENERATOR</b>	<ul style="list-style-type: none"> <li>100% DG set backup with acoustic enclosure &amp; AMF panel provided for the entire commercial and common area.</li> <li>Landscaping in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant.</li> </ul>
<b>FLOORING</b>	<ul style="list-style-type: none"> <li>INTERNAL : 1200 MM X 600 MM size double charged vitrified tiles on Ground floor and first floor, 600 MM X 600 MM on the second, third, fourth &amp; fifth floor of KAJARIA / SOMANY or RAK Make.</li> <li>TOILETS : Anti-skid and acid resistant tiles of luxury look of Kajaria / somany or RAK make.</li> <li>STAIRCASE / CORRIDOR : Aesthetical Combination of granite, stone and vitrified tiles as per architectural design.</li> </ul>	<b>LANDSCAPING &amp; WATER BODIES</b>	<ul style="list-style-type: none"> <li>Individual Electrical Meters will be provided for each unit.</li> <li>Electrical Substations with required capacity of transformers as per the standards and power supply Cables up to each floor unit as per load details with separate distribution board.</li> </ul>
<b>PARKING</b>	<ul style="list-style-type: none"> <li>Parking in the cellar with VDF flooring or cobble stones of 4" by 4".</li> </ul>	<b>ELECTRICAL METERS</b>	<ul style="list-style-type: none"> <li>Light Posts lamps ( Havells, Luker, Casa or Syska or equivalent make) fittings in setback and landscaping areas and sufficient lights in staircase &amp; corridor areas.</li> </ul>
<b>DADOING</b>	<ul style="list-style-type: none"> <li>TOILETS (MALE &amp; FEMALE) : Rough Granite/Glazed/Matt ceramic tile 2X1' of Kajaria, Somany or RAK make up to Ceiling height.</li> <li>All sanitary fixtures of superior TOTO or Kohler or equivalent.</li> <li>Black polished Granite top with counter wash basin &amp; full size mirror.</li> <li>Wall mounted EWC of TOTO or Kohler with concealed flush tank.</li> <li>Urinals of Kohler / TOTO.</li> <li>All CP fitting are chrome plated and superior quality of Grohe or Kohler or equivalent make.</li> <li>Concealed copper wiring of Havells or Finolex make and modular switches of Legrand-Myrius make or equivalent make.</li> <li>Provision of High end A/c's ducting &amp; power outlets for air conditioners.</li> <li>Exhaust fans in all toilets.</li> <li>CT Power supply for each unit with individual meter boards. (As per electricity distribution department.)</li> <li>Miniature Circuit Breakers ( MCB ) of Legrand or Schneider or equivalent make.</li> </ul>	<b>EXTERNAL &amp; COMMON AREA LIGHTING</b>	<ul style="list-style-type: none"> <li>Aesthetically designed compound wall of 5' feet height as per Vastu shall be constructed all round the plot with solar fencing above it.</li> <li>Exclusive overhead water Tank of sufficient capacity for Drinking water &amp; STP treated water. ( As per Architects Design.)</li> <li>Uniformity in floor level and visual warning signage.</li> <li>Appropriately designed preferred car park.</li> <li>Sophisticated round the clock security system.</li> <li>Panic button and intercom is provided in the lift that is connected to the security room.</li> <li>Surveillance cameras at the main security gate, entrance of each Unit, all lifts and the entire common area.</li> <li>Signage's &amp; advertisement boards in front of the commercial complex with seating area.</li> <li>Full fledged fire fighting system as per standards and Fire Norms.</li> <li>HVAC ducting, Smoke detector, Water Sprinkler in the entire common area.</li> </ul>
<b>C.P. FITTINGS &amp; SANITARY FITTINGS</b>		<b>COMPOUND WALL</b>	<p>Note: In the specifications mentioned above, the developer is entitled to use equivalent make/brand of good and superior quality.</p>
<b>ELECTRICAL</b>		<b>OTHERS</b>	<p>Note : In the specifications mentioned above, the developers is entitled to use equivalent make/brand of and superior quality.</p>



