JAINS

SEVEN 77

CHENNAI'S ULTIMATE LAKEFRONT RESIDENCES, PERUNGUDI, OMR

JAIN HOUSING
& CONSTRUCTIONS LTD.

37
YEARS OF EXPERIENCE

6
CITIES

210
COMPLETED PROJECTS

20
MILLION SQ.FT. DEVELOPED

21,000+
HAPPY CUSTOMERS

26
ONGOING PROJECTS

TIMES REALTY ICONS OPTIMAL MEDIA
AWARD
Best Residential Developer, South India

TIMES BUSINESS
AWARD
TAMIL NADU 2023

BEST RESIDENTIAL DEVELOPER
AWARD
2019, 2021, 2023

MOST TRUSTED BUILDER
AWARD
2018

JAINS

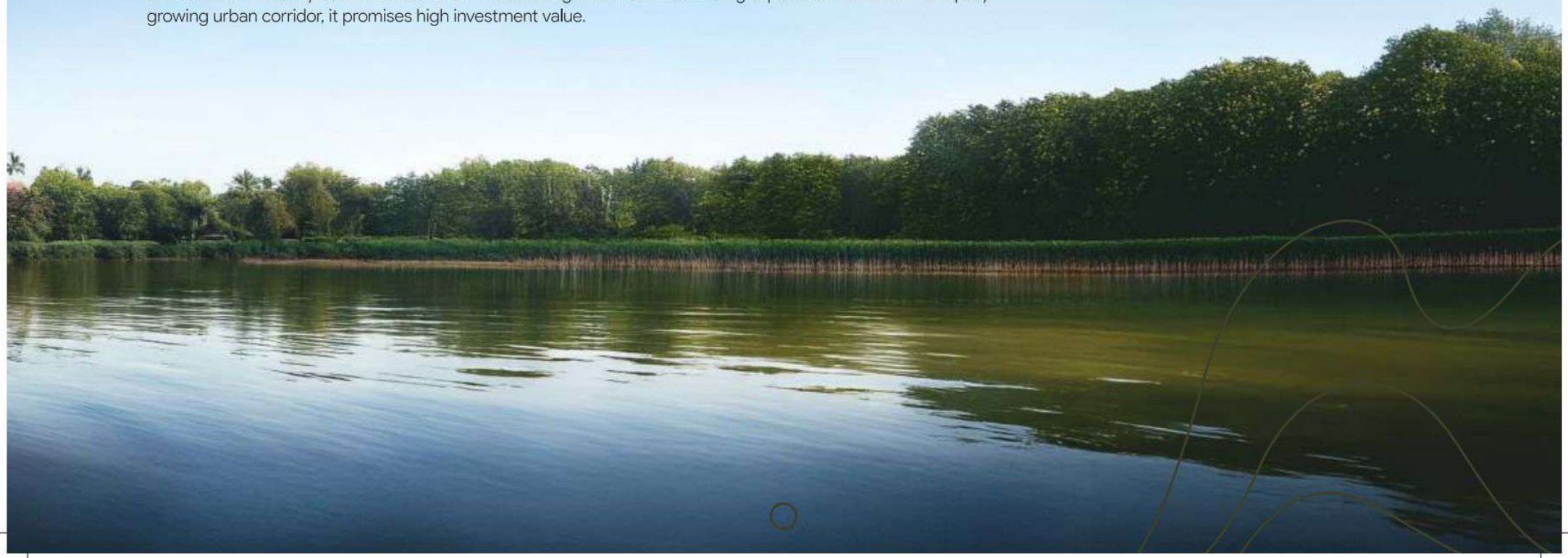
SEVEN 77

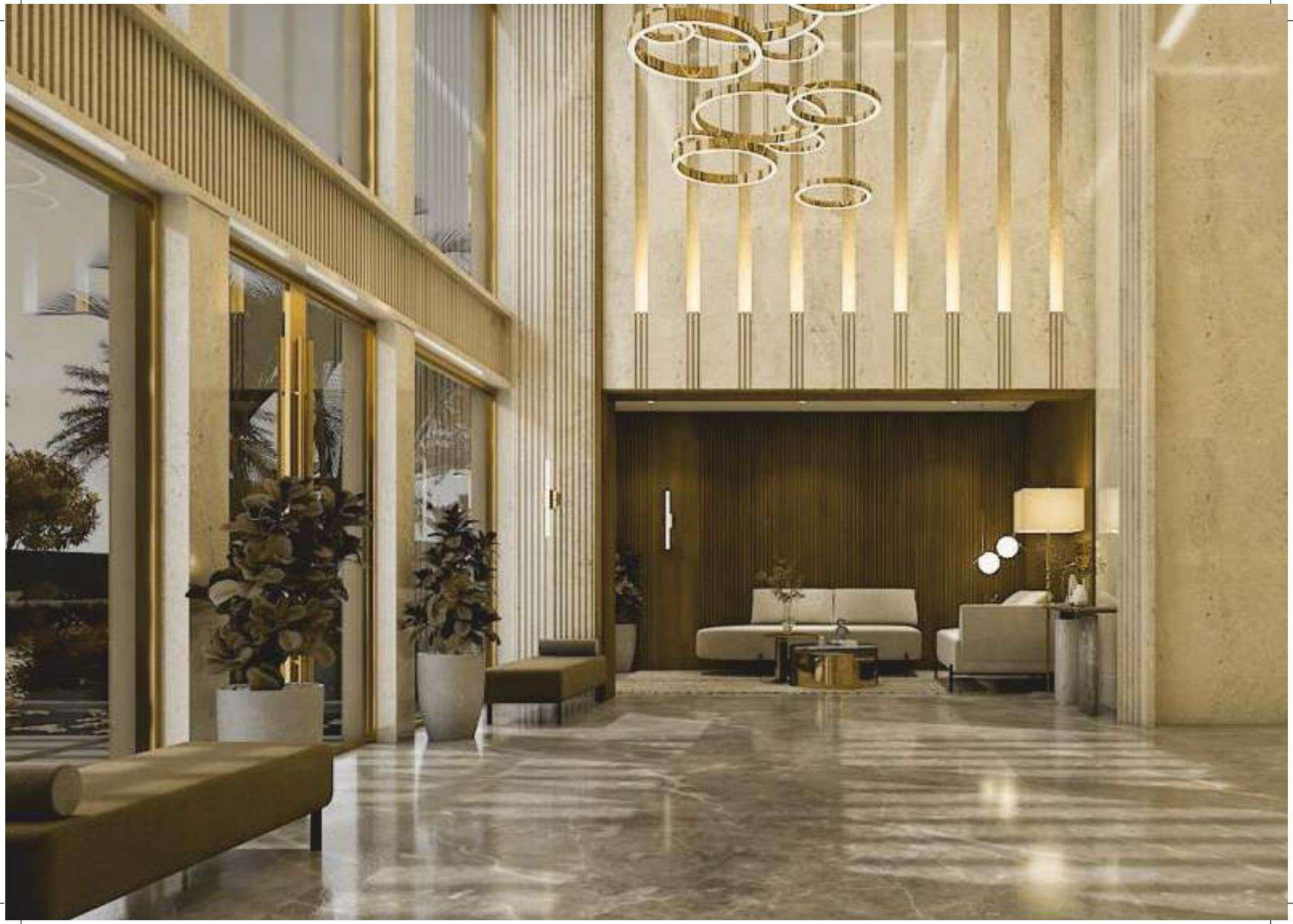
PERUNGUDI

YOUR LUXURY HUB THAT REDEFINES

URBAN LIVING

Jains Seven 77, a towering symbol of luxury and modern living in the heart of Perungudi! Spread across 5 acres, this premium residential enclave offers 906 meticulously designed lake-view luxury apartments that redefine urban elegance. With a range of Studio, 2 & 3 BHK units, Jains Seven 77 fulfils diverse space and lifestyle needs. Strategically located just 500 metres from the OMR main road, this iconic B+S+19-floor development ensures effortless connectivity to Chennai's IT hub while offering a serene mindful living experience. Situated in a rapidly growing urban corridor, it promises high investment value.





ONLY AT

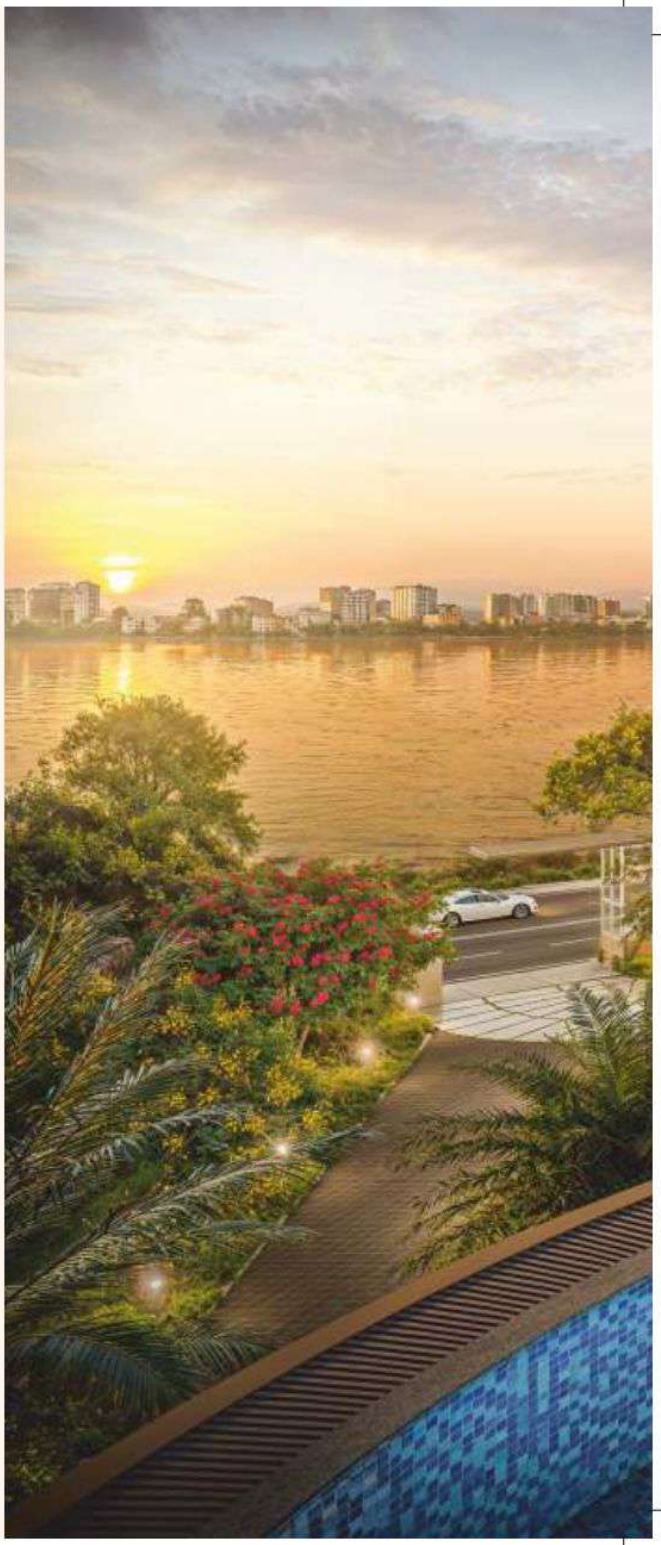
SEVEN 77

- Lake-view luxury apartments
- Effortless connectivity
- World-class amenities
- Future-ready investment
- Tech-savvy living
- Lush Greenery

REASONS TO BUY

SEVEN 77

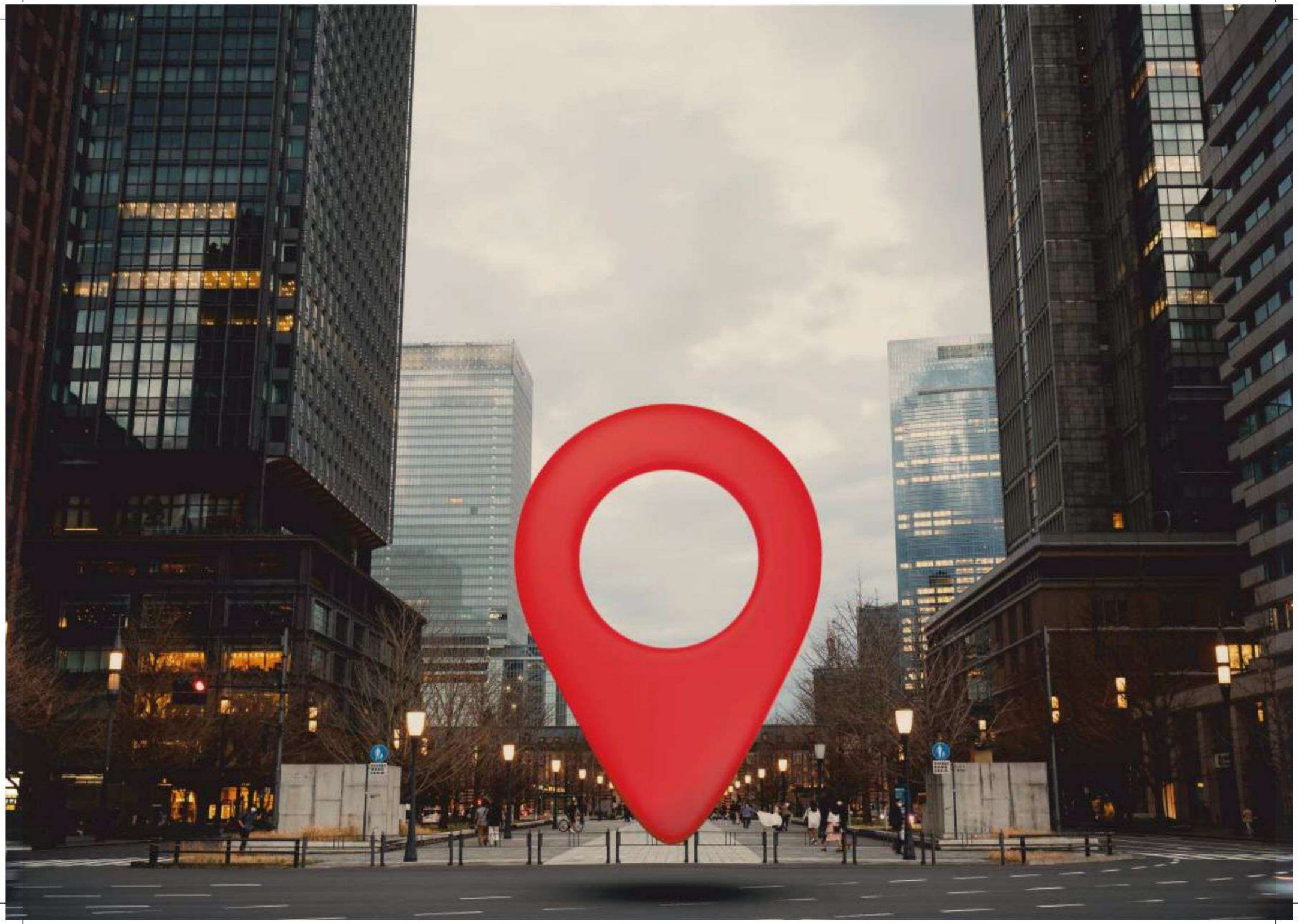
1. Only lake view apartments in OMR
2. Located in Perungudi, behind World Trade Centre and Apollo Multi-speciality hospital
3. Largest and most elite residential community in Perungudi - 906 apartments
4. 10 mins from Adyar at half the price
5. More than 80 amenities
6. Smart home features, large vitrified tile flooring, standard false ceiling for living & dining premium bathroom fittings
7. Studio apartments - 286 sft
   Spacious 2 BHK apartments 1048 - 1186 sft
8. Luxury 3 BHK apartments with 2 living in 1640 - 1641 sft
9. 25% lower than the market price



Jains SEVEN 77

THE PERFECT

LOCATION



EXPERIENCE THE PULSE OF

CHENNAI'S GROWTH.

Perungudi is one of Chennai's most sought-after residential and commercial hubs. Strategically located along Old Mahabalipuram Road (OMR), the city's booming IT corridor and upcoming metro stations, this busy area is home to top multinational companies, business parks, and entertainment hubs. All of this ensures unmatched convenience and rapid property appreciation. Jains Seven 77 places you right in the centre of this growth, offering the perfect blend of work-life balance, connectivity, and premium lifestyle benefits.

·Proximity to major IT hubs | Top educational institutions nearby | Close to leading healthcare centers | Premier entertainment & retail hubs | Seamless connectivity

LOCATION

ADVANTAGE

Educational Institutions

BVM Global School	-	5 mins
Gateway International School	-	7 mins
The Indian Public school	-	10 mins
National Institute of Fashion Technology (NIFT)	-	12 mins
Dr. Ambedkar Law University	-	13 mins
Guru Nanak College	-	14 mins
IIT Madras	-	15 mins
Shiv Nadar School	-	15 mins
Sishya School	-	15 mins

Healthcare Facilities

Lifeline Hospitals	-	2 mins
GEM Hospital	-	4 mins
Apollo Specialty Hospitals	-	5 mins
Sri Lakshmi Multi Speciality Hospitals	-	5 mins
Globus Medical India	-	5 mins
Cloudnine Hospital	-	7 mins
CURI Hospital	-	7 mins

IT Parks and Corporate Offices

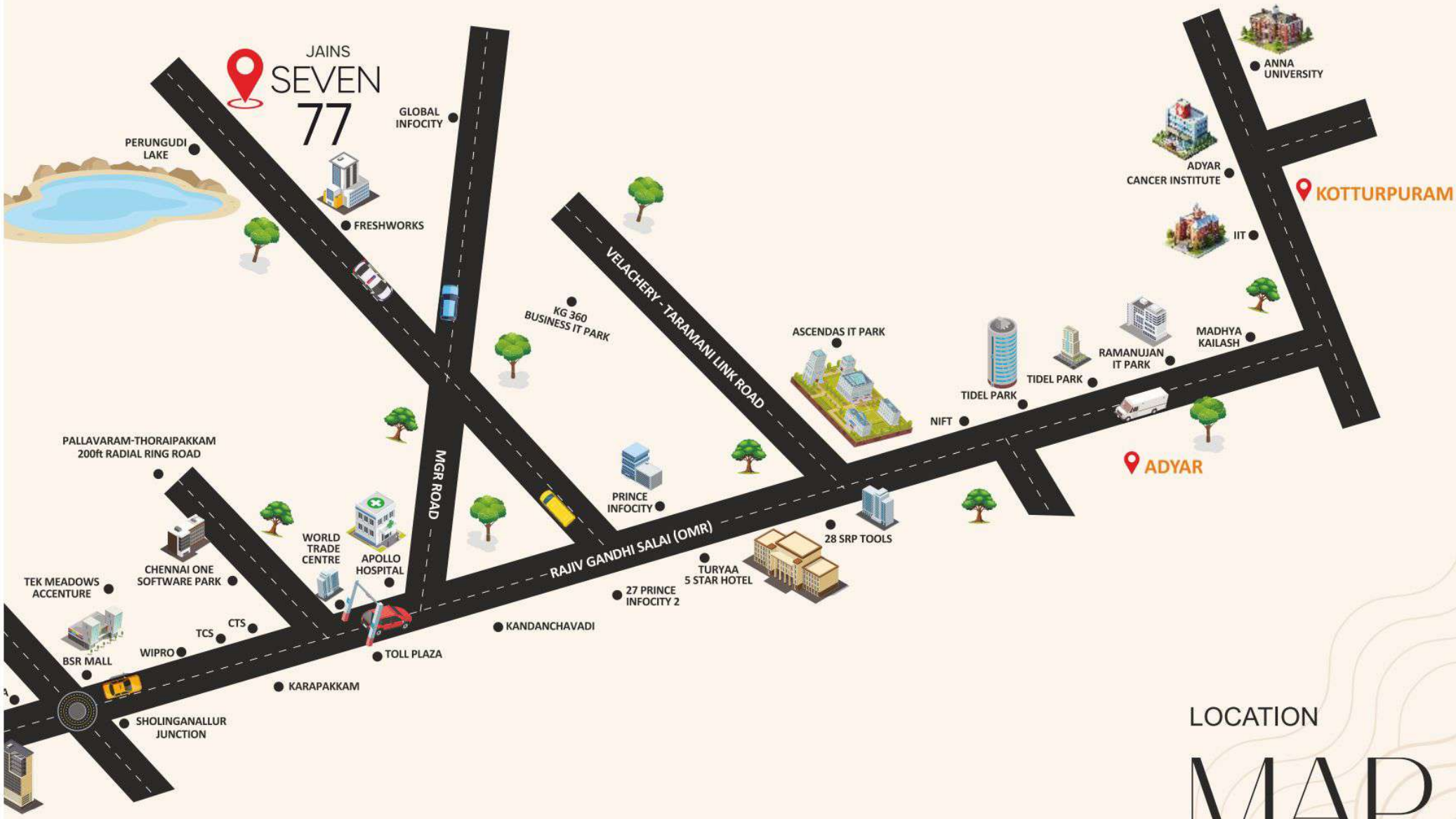
Global Infocity	-	3 mins
World Trade Center	-	4 mins
SP Infocity	-	7 mins
RMZ Millenia	-	8 mins
Ascendas	-	10 mins
Ramanujan IT park	-	10 mins
Chennai One IT SEZ	-	10 mins
TIDEL Park	-	10 mins
Embassy Splendid Techzone	-	12 mins
ELCOT SEZ	-	15 mins
DLF Cybercity	-	25 mins

Shopping and Entertainment Centers

Perungudi Shopping Complex	-	5 mins
Vantage Plaza	-	7 mins
Cinepolis at BSR Mall	-	7 mins
OMR Food Street	-	7 mins
Grand Square Mall	-	13 mins
Phoenix MarketCity	-	15 mins
Elliots Beach	-	15 mins

Connectivity

Perungudi Metro Station	-	5 mins
Thiruvanmiyur Railway Station	-	7 mins



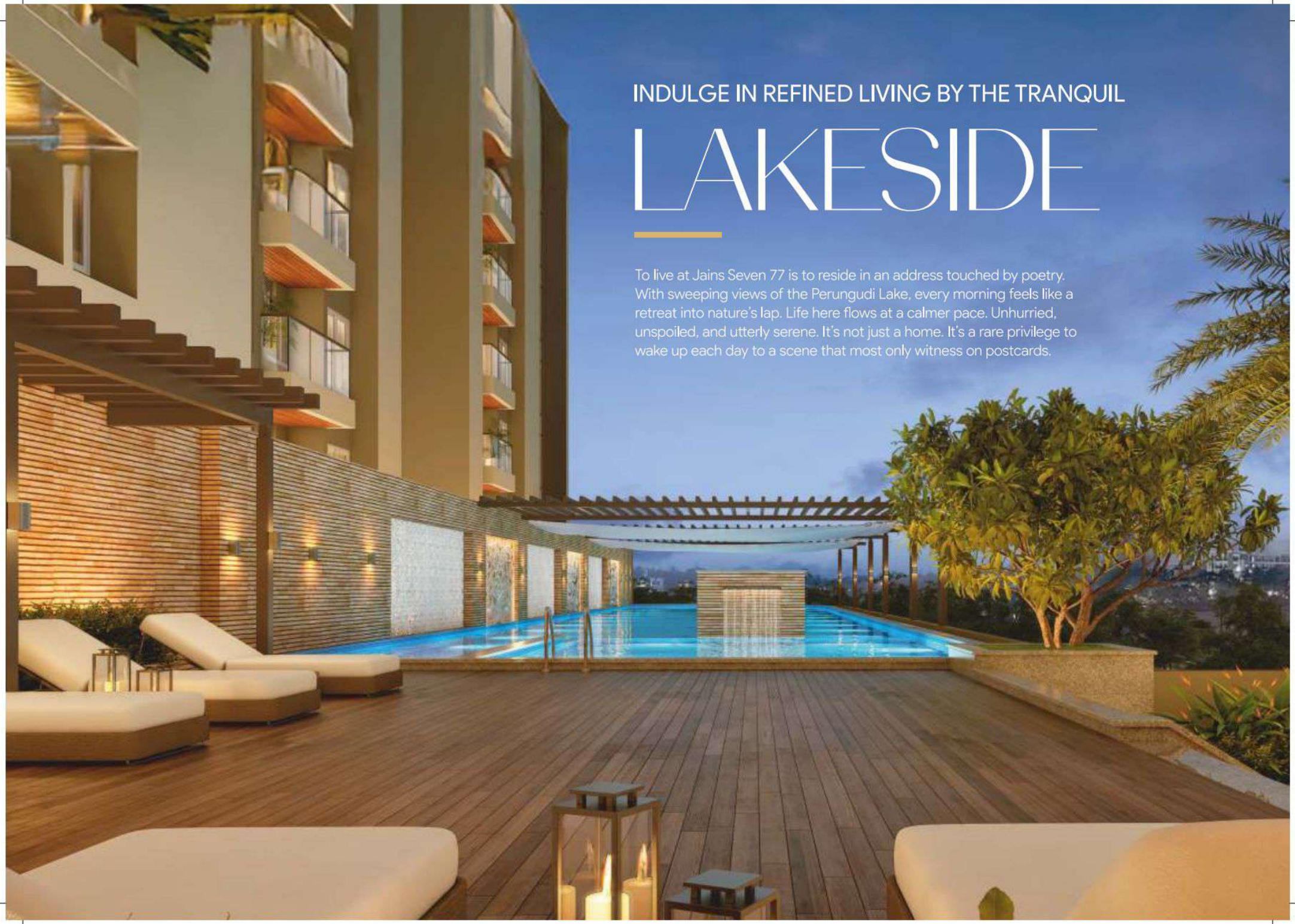
LOCATION

MAP

THE PRISTINE

LAKE

Perungudi Lake is a thriving oasis of life, nestled in the heart of the city. It plays host to an exquisite array of flora and fauna - graceful pelicans, darting darters, elegant egrets, and rare migratory birds that paint the skies with life. Witness a stunning spectacle of bio-diversity that soothes the senses and uplifts the soul.



INDULGE IN REFINED LIVING BY THE TRANQUIL

LAKESIDE

To live at Jains Seven 77 is to reside in an address touched by poetry. With sweeping views of the Perungudi Lake, every morning feels like a retreat into nature's lap. Life here flows at a calmer pace. Unhurried, unspoiled, and utterly serene. It's not just a home. It's a rare privilege to wake up each day to a scene that most only witness on postcards.

Jains **SEVEN 77**

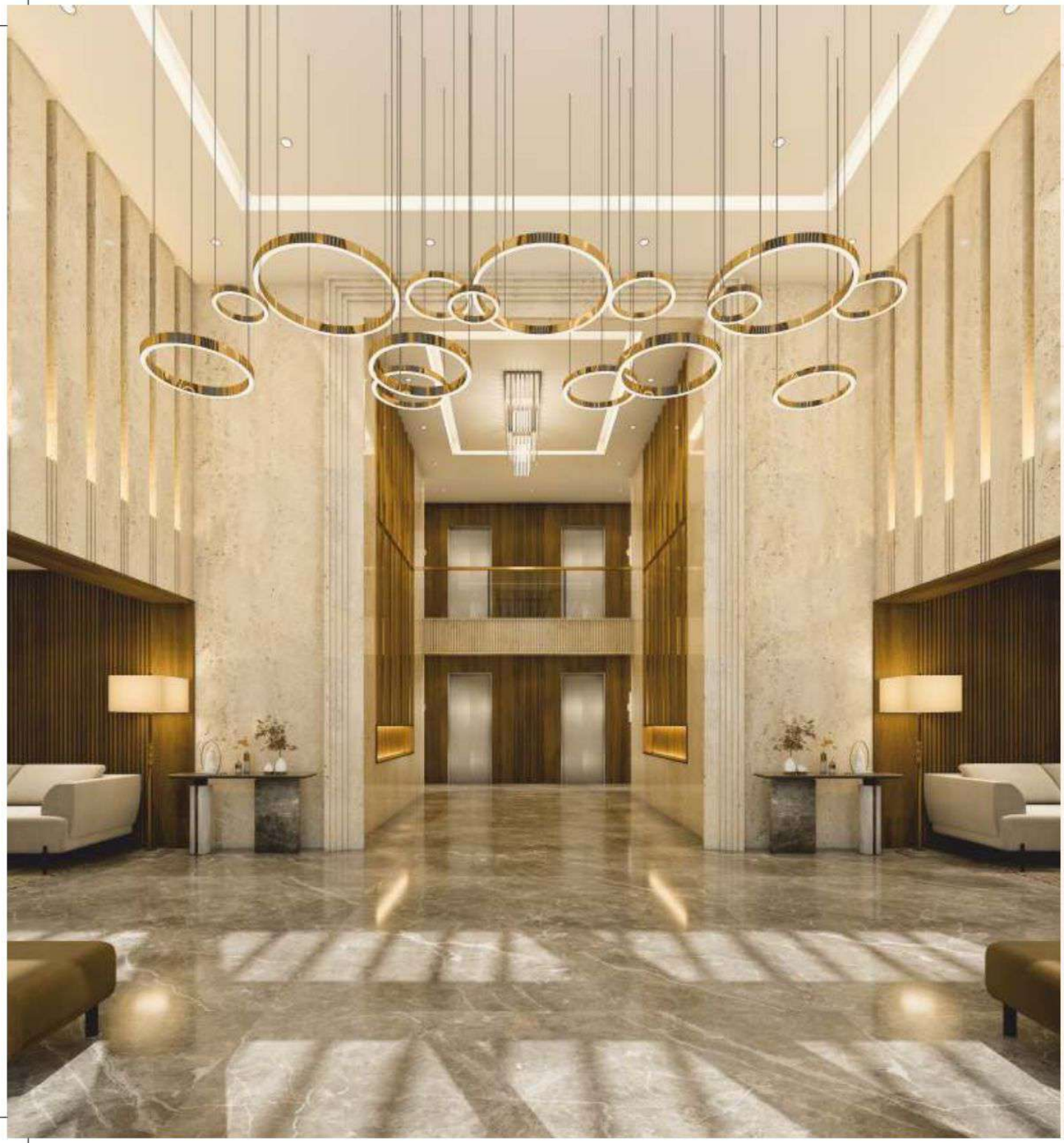
AN ICONIC

LIFESTYLE

A WORLD OF EXPERIENCES WITHIN

YOUR SPACE

Every day here feels like a retreat. Whether you're seeking relaxation, recreation, or rejuvenation, our thoughtfully designed amenities will give you all of this and more. With over 105+ world-class amenities, your home extends beyond four walls, offering a lifestyle where luxury meets fun and convenience.



STILT FLOOR

1. Bicycle racks (Phase 1)
2. Organic garden (Phase 1)
3. Rest room for drivers (Future phase)
4. Electric car charging bay (3nos - located near outer driveway) (Future phase)
5. Grass mount (Future phase)
6. Gaga ball (Future phase)
7. Walking 8 (Phase 1)
8. Hockey ring toss game (Phase 1)
9. Car wash location (Phase 1)
10. Nine square in air (Phase 1)
11. Two wheeler EV charging point (Phase 1)
12. Dry cleaning and laundry area (Phase 1)
13. Water body (Phase 1)
14. Space for steam ironing (Phase 1)

3rd FLOOR AMENITIES

15. Multi purpose court (Future phase)
16. Basket ball post (Future phase)
17. Spring court (Future phase)
18. Kids ball pool (Future phase)
19. Giant fishing alphabet gaze (Future phase)
20. Caterpillar tunnel (Future phase)
21. Kids zigzag slide with swing and football net (Future phase)
22. Hopscotch (Future phase)
23. Trampoline (Future phase)

PODIUM RIGHT SIDE (3rd floor)

24. Swimming pool (Phase 1)
25. Kids pool (Phase 1)

26. Deck area (Phase 1)
27. Pergola with seating (Phase 1)
28. Artificial lawn with pathway (Phase 1)
29. Water body (Phase 1)
30. Barbeque (Phase 1)
31. Dry landscape (Phase 1)

PODIUM LEFT SIDE (3rd floor)

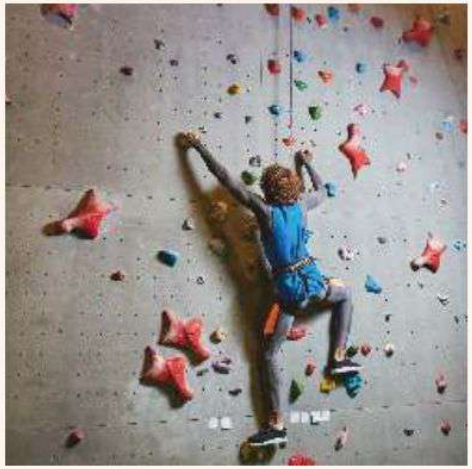
32. Projection screen with amphitheater (Phase 1)
33. Skating track (Phase 1)
34. Instagram spot (Phase 1)
35. Cricket net practice with bowling machine (Phase 1)
36. Rock climbing wall @ 7' height (Future phase)
37. Bon fire pit (Phase 1)
38. Senior citizen reflexology pathway (Future phase)

CLUB HOUSE AREA

39. Multi-purpose hall (Phase 1)
40. Multiple reception & waiting lounges (Phase 1)
41. Piped music in party hall (Phase 1)
42. Open party hall (Phase 1)
43. Dance area (Phase 1)
44. Shower - female (Phase 1)
45. Steam - female (Phase 1)
46. Change room - female (Phase 1)
47. Jacuzzi (Phase 1)
48. Steam - male (Phase 1)
49. Shower - male (Phase 1)
50. Change room - male (Phase 1)
51. Mobile charging stations (Phase 1)
52. Vending machine for hot & cold (Phase 1)
53. Wifi enabled club house (Phase 1)
54. Digital cycling work out machine (Phase 1)
55. Gym (Phase 1)
56. Relaxing zone (Phase 1)
57. Trx training (Phase 1)
58. Dedicated lockers (Phase 1)
59. Weight lifting (Phase 1)
60. Cross fitness area with battle ropes and punching bags (Phase 1)
61. Dart board (Phase 1)
62. Billiards (Phase 1)
63. Table tennis (Phase 1)
64. Air hockey (Phase 1)
65. Carrom (Phase 1)
66. Chess (Phase 1)
67. Scrabble Pictionary (Phase 1)
68. Gaming zone (Phase 1)
69. Foos ball (Phase 1)
70. Massage room (Phase 1)

TERRACE FLOOR

71. Artificial lawn with open dancing area (Future phase)
72. Party lawn with roof top dining (Phase 1)
73. Pergola with barbeque (Phase 1)
74. Pergola with wifi zone/work from home area (Phase 1)
75. Artificial lawn with piped music area (Phase 1)
76. Gazebo seating with selfie wall (Future phase)
77. Pergola with cabana area (Future phase)
78. Box cricket play court area (Future phase)
79. Box foot ball court play area (Future phase)
80. Pergola With Relaxing Zone (Future phase)



SITE

PLAN

BLOCK-F
BLOCK-D
BLOCK-B
BLOCK-E
BLOCK-C
BLOCK-A
BLOCK-H
BLOCK-G
ANNA NEDUN SALAI

TYPICAL FLOOR PLAN

TYPE-11
454, 554, 654, 754, 854, 954,
1054, 1154, 1254, 1354, 1454
1554, 1654, 1754, 1854 & 1948

TYPE-8
451 551 651, 751, 851, 951,
1051, 1151, 1251, 1351, 1451,
1551 1651, 1751, 1851 & 1945

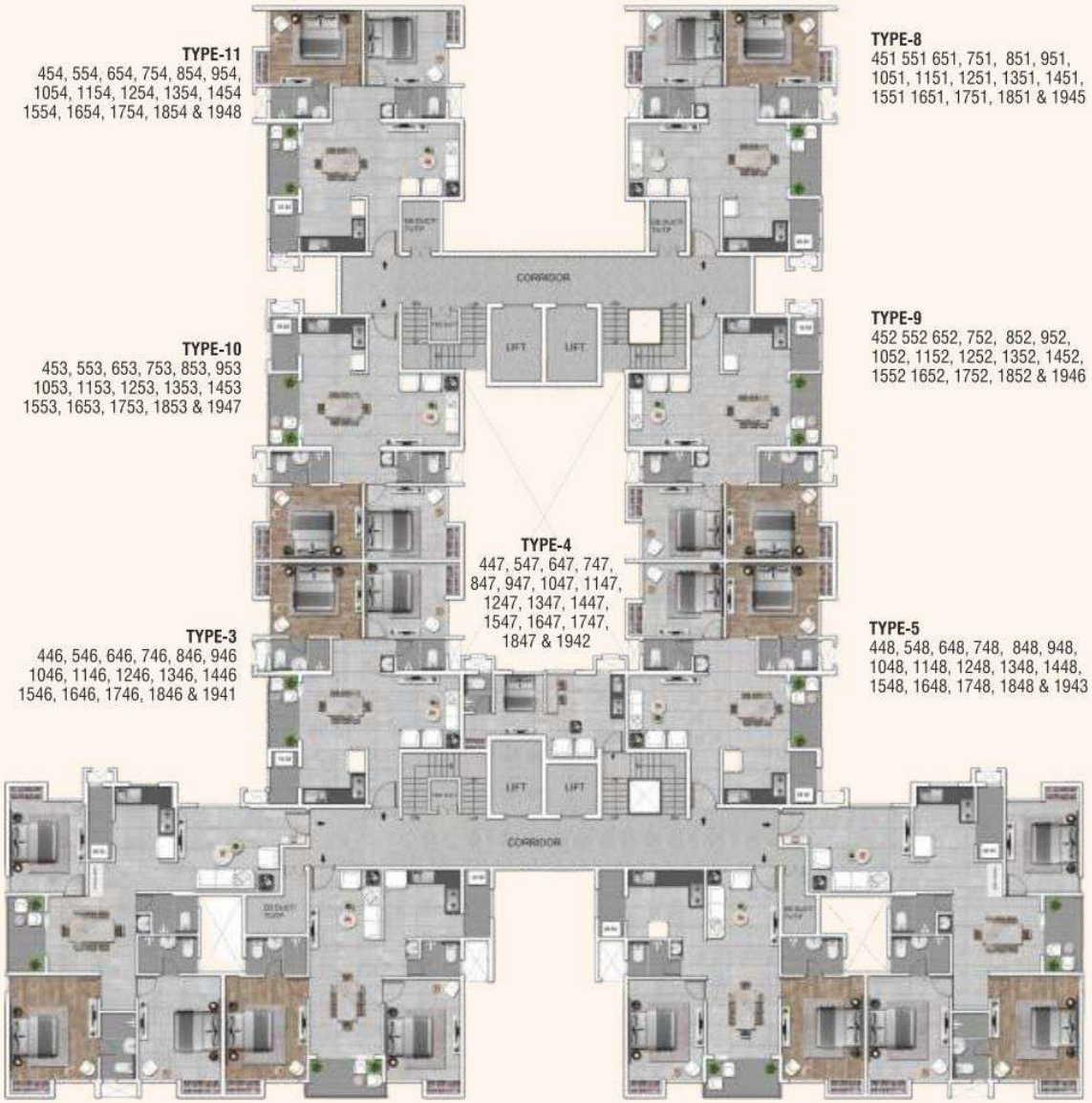
TYPE-10
453, 553, 653, 753, 853, 953
1053, 1153, 1253, 1353, 1453
1553, 1653, 1753, 1853 & 1947

TYPE-9
452 552 652, 752, 852, 952,
1052, 1152, 1252, 1352, 1452,
1552 1652, 1752, 1852 & 1946

TYPE-4
447, 547, 647, 747,
847, 947, 1047, 1147,
1247, 1347, 1447,
1547, 1647, 1747,
1847 & 1942

TYPE-3
446, 546, 646, 746, 846, 946
1046, 1146, 1246, 1346, 1446
1546, 1646, 1746, 1846 & 1941

TYPE-5
448, 548, 648, 748, 848, 948,
1048, 1148, 1248, 1348, 1448,
1548, 1648, 1748, 1848 & 1943



TYPE-2
445, 545, 645, 745, 845, 945
1045, 1145, 1245, 1345, 1445
1545, 1645, 1745, 1845

TYPE-6
449, 549, 649, 749, 849, 949,
1049, 1149, 1249, 1349, 1449,
1549, 1649, 1749, 1849

N

TYPE-1
444, 544, 644, 744, 844, 944
1044, 1144, 1244, 1344, 1444
1544, 1644, 1744, 1844

TYPE-7
450 550 650, 750, 850, 950,
1050, 1150, 1250, 1350, 1450,
1550, 1650, 1750, 1850

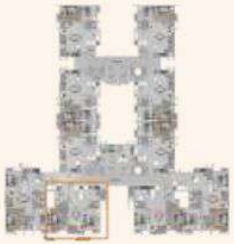
TYPE-1, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
1	819 sq.ft.	1186 sq.ft.

01.	Living/dining	10'0" x 25'8"
02.	Balcony	10'0" x 5'0"
03.	Bedroom-1	11'5 x 14'2"
04.	Toilet	8'6" x 5'2"
05.	Bedroom-2	10'6" x 13'10"
06.	Kitchen	10'8" x 9'6"
07.	Utility	3'7" x 9'4"
08.	Common Toilet	5'6" x 5'0"



KEY PLAN

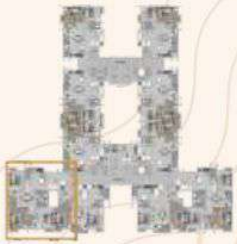
TYPE-2, UNIT

PLAN

3 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
2	**1156 sq.ft.**	**1640 sq.ft.**

01.	Foyer	3'8" x 5'0"
02.	Living	14'2" x 11'10"
03.	Dining	12'2" x 10'6"
04.	Balcony	5'0" x 10'6"
05.	Bedroom-1	12'2" x 14'4"
06.	Toilet	5'0" x 9'2"
07.	Bedroom-2	11'5" x 14'4"
08.	Toilet	8'2" x 5'2"
09.	Bedroom-3	10'6" x 12'8"
10.	Kitchen	10'8" x 9'6"
11.	Utility	3'4" x 10'2"
12.	Common Toilet	6'2" x 5'6"



KEY PLAN

TYPE-3, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
3	732 sq.ft.	1048 sq.ft.

01.	Foyer	4'2" x 7'10"
02.	Living / Dining	21'10" x 10'2"
03.	Balcony	4'0" x 10'0"
04.	Bedroom-1	12'8 x 10'1"
05.	Toilet	8'2" x 4'8"
06.	Bedroom-2	11'2" x 10'1"
07.	Kitchen	9'0" x 7'6"
08.	Utility	4'0" x 7'4"
09.	Common Toilet	6'8" x 4'10"

KEY PLAN

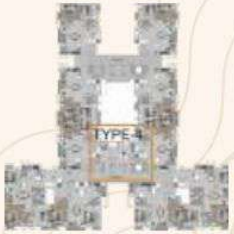
TYPE-4, STUDIO FLAT

PLAN

(3rd - 19th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
4	**210 sq.ft.**	**286 sq.ft.**

01. Living, Dining, Kitchenette 10'10" x 10'2"
02. Bedroom 6'6" x 8'5"
03. Toilet 4'0" x 5'2"



KEY PLAN

TYPE-5, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
5	**732 sq.ft.**	**1048 sq.ft.**

01.	Foyer	4'2" x 7'10"
02.	Living / Dining	21'10" x 10'2"
03.	Balcony	4'0" x 10'0"
04.	Bedroom-1	12'8" x 10'1"
05.	Toilet	8'2" x 4'8"
06.	Bedroom-2	11'2" x 10'1"
07.	Kitchen	9'0" x 7'6"
08.	Utility	4'0" x 7'4"
09.	Common Toilet	6'8" x 4'10"

KEY PLAN

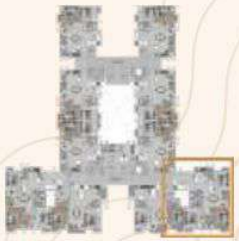
TYPE-6, UNIT

PLAN

3 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
6	**1157 sq.ft.**	**1641 sq.ft.**

01.	Foyer	3'8" x 5'0"
02.	Living	14'2" x 11'10"
03.	Dining	12'2" x 10'6"
04.	Balcony	5'0" x 10'6"
05.	Bedroom-1	12'2" x 14'4"
06.	Toilet	5'0" x 9'2"
07.	Bedroom-2	11'5" x 14'4"
08.	Toilet	8'2" x 5'2"
09.	Bedroom-3	10'2" x 12'8"
10.	Kitchen	8'4" x 10'2"
11.	Utility	3'8" x 10'2"
12.	Common Toilet	6'2" x 5'6"



KEY PLAN

TYPE-7, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
7	819 sq.ft.	1186 sq.ft.

01.	Living / Dining	10'0" x 25'8"
02.	Balcony	10'0" x 5'0"
03.	Bedroom-1	11'5" x 14'2"
04.	Toilet	8'6" x 5'2"
05.	Bedroom-2	10'6" x 13'10"
06.	Kitchen	10'8" x 9'6"
07.	Utility	3'7" x 9'4"
08.	Common Toilet	5'6" x 5'0"

KEY PLAN

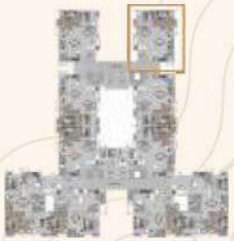
TYPE-8, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
8	**734 sq.ft.**	**1061 sq.ft.**

01.	Foyer	4'2" x 7'10"
02.	Living / Dining	21'10" x 10'0"
03.	Balcony	4'0" x 10'0"
04.	Bedroom-1	12'8" x 10'1"
05.	Toilet	8'2" x 4'8"
06.	Bedroom-2	11'2" x 10'2"
07.	Kitchen	8'10" x 7'6"
08.	Utility	4'0" x 7'4"
09.	Common Toilet	6'8" x 4'10"



KEY PLAN

TYPE-9, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
9	732 sq.ft.	1049 sq.ft.

01.	Foyer	4'0" x 7'10"
02.	Living / Dining	21'10" x 10'2"
03.	Balcony	4'0" x 10'0"
04.	Bedroom-1	12'8" x 10'1"
05.	Toilet	8'2" x 4'8"
06.	Bedroom-2	11'2" x 10'1"
07.	Kitchen	9'0" x 7'6"
08.	Utility	4'0" x 7'4"
09.	Common Toilet	6'8" x 4'10"

KEY PLAN

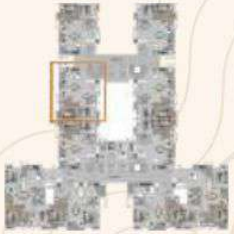
TYPE-10, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
10	**732 sq.ft.**	**1049 sq.ft.**

01.	Foyer	4'2" x 7'10"
02.	Living / Dining	21'10" x 10'0"
03.	Balcony	4'0" x 10'0"
04.	Bedroom-1	12'8" x 10'1"
05.	Toilet	8'2" x 4'8"
06.	Bedroom-2	11'2" x 10'1"
07.	Kitchen	9'0" x 7'6"
08.	Utility	4'0" x 7'4"
09.	Common Toilet	6'8" x 4'10"



KEY PLAN

TYPE-11, UNIT

PLAN

2 BHK (4th - 18th floor)

TYPE NOS	CARPET AREA (RERA+BALCONY)	SALEABLE AREA
11	**734 sq.ft.**	**1061 sq.ft.**

01.	Foyer	4'2" x 7'10"
02.	Living / Dining	21'10" x 10'0"
03.	Balcony	4'0" x 10'0"
04.	Bedroom-1	12'8" x 10'1"
05.	Toilet	8'2" x 4'8"
06.	Bedroom-2	11'2" x 10'2"
07.	Kitchen	8'10" x 7'4"
08.	Utility	4'0" x 7'6"
09.	Common Toilet	6'8" x 4'10"

KEY PLAN

SEVEN
77

SPECIFICATIONS

1.1 Structure

- RCC framed structure
- AAC /CLC block or equivalent for all Internal & external partition walls
- Floor to floor height will be maintained at 3000 mm

1.2 Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of weather proof exterior emulsion
- Toilet walls will be finished with glazed ceramic tiles upto false ceiling height
- Utility walls will be finished with glazed ceramic tiles as per the architect's design
- False ceiling with electrical fittings will be provided in living, dining & kitchen

1.3 Flooring

- Foyer, living, dining & kitchen will have 1800mm x 1200 mm vitrified tile flooring 100mm height skirting
- Master bedroom will have 200mm x 1200mm wood like tile flooring 100mm height skirting
- All bedrooms will have 600mm x 600 mm vitrified tile flooring 100mm height skirting
- Toilet, utility, and balcony will have anti-skid ceramic floor tiles
- Terrace floor will have weathering proof with cement flooring
- Common areas and staircases will have large size tile/ granite flooring

1.4 Toilet

- Toilet wall will have 1200mm x 600 mm vitrified tiles
- Rain shower will be provided in master bedroom

1.5 Kitchen

- Black/steel grey granite about 12-15 sq.ft 600 mm wide, at a height of 800 mm from the floor level, will be provided with stainless steel sink (Nirali / Diamond or equivalent)

  Note: RCC platform will not be provided
- Dado tiles up to 600 mm from granite slab
- Provision for chimney and water purifier
- CP fittings will be Parryware / Hindware / Jaquar or equivalent
- One loft of RCC will be provided in the kitchen

1.6 CP and sanitary

Counter Top Was Basin

- 3BHK - Counter top wash basin will be provided for master bedroom, Bedroom 1 & dining area
- 2BHK – counter top wash basin will be provided for master bedroom & dining area
- Wall mounted closet with concealed cistern & health faucet, Jaquar / Cera or equivalent, in all bathrooms
- High end CP and sanitary fittings, Parryware / Kohler / Jaquar or equivalent, will be provided
- Wall mixer, Parryware / Hindware / Jaquar or equivalent will be provided in all the toilets

JOINERY

1.7 Entrance Door

- Main door will be teak solid wood frame, with paneled skin shutter with teak veneer of 2400 mm height, having digital locks, tower bolts, door viewer, safety latch door stopper etc

1.8 Bedroom Door

- Teak wood or country wood frame with flush shutters 2100 mm height, with Godrej or equivalent locks, thumb turn with keys, etc.

1.9 Bathroom Door

- Teak wood or country wood frame with flush shutter 2100 mm height, thumb turn with keys

1.10 Window & Balcony Door

- Windows & balcony door made of aluminum / UPVC frame with see-through plain glass (sliding shutter), without grill for all the windows and ventilator
- For ventilators UPVC with suitable louvered glass panels will be provided

1.11 Balcony and Common Area

- Glass / MS hand rail will be provided based on architect's design
- MS railings with wooden handrail will be provided for the common staircase

1.12 Electrical

- Three-phase supply with concealed wiring will be provided. The actual supply will be single or three phases based on the TNEB rules and regulations at the time of energizing the complex
- Separate meter will be provided for each flat in the main board located outside the flat at the place of our choice
- Common meters will be provided for common services in the main board
- RCCB - Residual Current Circuit Breaker will be provided in each flat (1 no of incomer)
- Split A/C provision for 3BHK & 2BHK – Living area will be provided with pipe only. 3BHK & 2BHK all bedrooms will be provided wiring with electrification
- 3(three) nos. 15A plug points will be provided in kitchen & 1 (one) no. 15 A point will be provided in service area for washing machine. 1(one) no. 15A point in each toilet for geyser
- The wiring for 5A points will be of 1.5sq.mm rating adequate for equipment's of capacity of 750W and 15A points will be of 2.5sq.mm rating adequate for equipment's of capacity of 1500W. A/C wiring will be of 4 sq.mm which can take up a capacity of 2 Tones
- Stand by generator for min. essential points in common areas will be provided
- Two way switch will be provided in all bedrooms
- Night lamp point will be provided in all bedrooms
- Geyser and exhaust fan points will be provided in bathrooms
- Home Automation for Essential points will be provided

1.13 TV and Telephone Cable

- TV and Telephone points will be provided in Living and Master bedroom. Internet connection will be provided
- Provision of DTH Cable in living room

Note: Alterations, Fixing of grills and placement of A/C outdoor units

Salient features of the Project:

2.1 Premium community design

Jains SEVEN 77 has been designed to build a community with activity-driven open spaces and open spaces for social interactions

- About 65% of open spaces are provided in the community with loads of amenities

2.2 Kids friendly community

Spaces and facilities designed for kids include:

- Indoor play area
- Outdoor play area
- Trampoline

2.3 Premium specifications

Jains SEVEN 77 comes with premium specifications like:

- Marble like flooring tile for Foyer, Living, Dining & Kitchen 1800 x 1200
- False Ceiling with Electrical Fittings will be provided in Living, Dining & Kitchen
- Wall mounted closet with concealed cistern of high quality for Toilets
- High quality CP fittings for Toilets
- Granite or Tile for Lobbies
- Digital locking system for Main Door
- Main Door teak wood frame with 2400 mm height
- Power backup for essential points of every individual apartment
- Parry ware/Hind ware/Jaquar or equivalent CP fittings
- 10 & 15- passenger lifts
- Power backup for essential points in common areas
- Double height stilt floor lobbies
- Home Automation for Essential points will be provided

2.4 Ventilation

- Utmost importance is given to ventilation of all habitable spaces; every internal and external space is well-ventilated, so one can always get fresh air in the spaces

2.5 Secured community

- Beam sensors along the compound wall which will act as a burglar alarm for any intrusion through these walls
- Internal spaces have been designed with zero dead space
- All the external spaces have been well-utilized, with proper allocation of car parks

2.6 Efficiency of plan

Efficiency of plan has been given utmost importance during the design phase, and this has helped in keeping common areas to minimum

Interior planning interior detailing for each apartment is done to help customer furnish the house as per plans shown in the brochure which includes:

- Defined wardrobe, modular kitchen, shoe rack, & tv locations with design & cost options
- Fridge, TV, air conditioners & washing machine location
- Cot with side table location.

2.7 Wardrobe niches

- Most bedrooms have been designed to have a wardrobe niche, so that the wardrobe does not occupy space in the bedroom which ensures more space for furnishing

2.8 Privacy for bedrooms

- Maximum units have bedrooms designed in such a way that they are private, and visitors do not directly look into bedrooms while sitting in the living

2.10 No apartment doors face each other

- All the balconies are planned in such a way that they look outside; making sure every balcony enjoys good view and ventilation
- None of the bedrooms and balconies look into small cutouts or non-ventilated space

2.11 Well-planned ODU locations

- Thoughtfully planned and created spaces for placing ODUs of ACs, so that the area is accessible for service

2.12 Well-lit and well-ventilated corridors

- All the corridors are well-lit and well-ventilated from either ends or from intermediate cutouts, which in turn brings good natural light to the lobby thereby avoiding the external lighting during the day

3.0 Common amenities

- STP – of required capacity will be provided
- Rain water harvesting will be provided. Water supply will be provided with gravitational force system
- Over Head water tank – of required capacity will be provided
- Firefighting system will be provided
- Water tap for gardening will be provided at required points
- Borewell/open well will be provided
- Underground Sump – of required capacity will be provided
- 6 to 8 feet height compound wall all around the building with landscape and lighting
- CCTV Camera will be provided in required common areas in and around the building
- Water proofing/Anti termite treatment provided
- False ceiling for all apartments in Foyer, Living, Dining & Kitchen will be provided
- Power backup for minimum essential points will be provided in all apartments & common areas
- DG Yard with capacity of 160KVA for each phase and Transformer with capacity of 1200KVA for each phase will be provided
- High End Hardware will be used all over
- Digital Name board will be provided in Stilt floor
- Flat no will be provided
- Floor identification will be provided in each floor
- A/C will be provided in Gym, Indoor Games & Multipurpose Hall

JAINS

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