



JAIN HOUSING
& CONSTRUCTIONS LTD.

LIFE AH IPPO PLUS PANNUNGA!



A Jains
narghya
PALLIKARANAI



DREAM HOME PLUS DREAM LOCATION

It is one thing to buy the home of your dreams, but finding your dream home at a location you have been dreaming to reside in – now that's a plus!

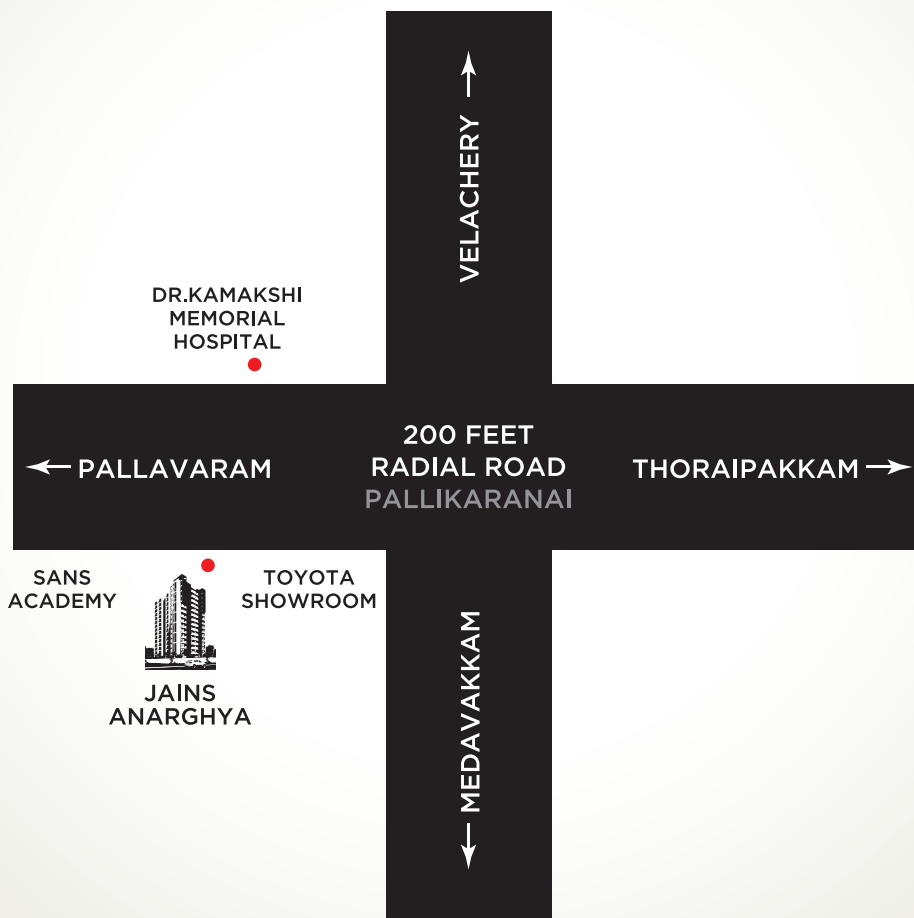
Presenting Jain's **ANARGHYA**
Spaciously and skilfully designed 2 BHK apartments
at Pallikarnai, Chennai.

Everything from the location to the amenities here is more than you could have ever asked for – thoughtfully designed to make your life fuller and happier!



ACCESSIBILITY PLUS CONNECTIVITY

Strategically located bang on 200 feet Thoraipakkam-Pallavaram road at Pallikarnai, Anarghya lies not just in close proximity to Velchery in the North and Tambaram in the South, but also in closeness to Chennai's Airport in the West and your loved ones who may work at OMR IT Expressway in the East.



Bang on Thoraipakkam - Pallavaram Radial Road at Pallikaranai

5Mins
Velachery

5Mins
OMR

10Mins
Airport

VALUE PLUS VALUE-ADD



Anarghya's spacious 2 BHK apartments come at a surprisingly affordable price at a most-sought-after neighbourhood where there is a projected increase in property value over the years to come!



LUXURY PLUS AFFORDABILITY

Jain's Anarghya is perhaps one of those few luxurious properties with all modern amenities such as Gym, Party Lawn and Indoor Play Area - all at a friendly and affordable cost.





- Interactive gym with interactive equipment • Indoor games
- Steam • Childrens' Play Area
- Multipurpose hall • Party lawn with Bonfire
- Yoga & meditation deck



MASTER LAYOUT

CLUB HOUSE

1st Floor

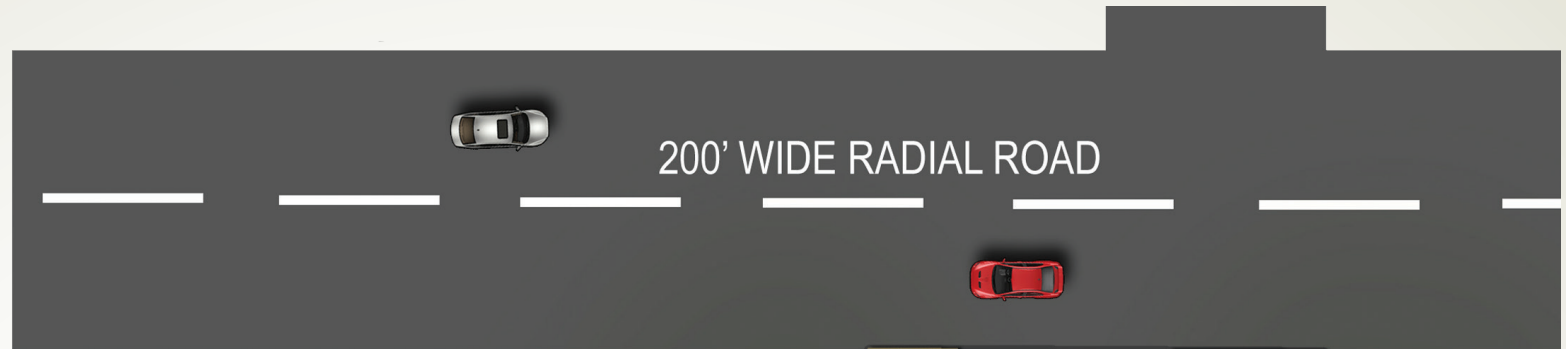


01	LOUNGE
02	TABLE TENNIS
03	CHESS
04	CARROM
05	STORAGE RACK
06	GYM
07	REST ROOM
08	STEAM ROOM

2nd Floor



09	MULTI-PURPOSE HALL
10	STORAGE RACK
11	KIDS SLIDE
12	KIDS BALL POOL
13	FOOTBALL
14	AIR HOCEY
15	VIDEO GAME
16	DOT BALL GAME
17	TRAMPOLINE



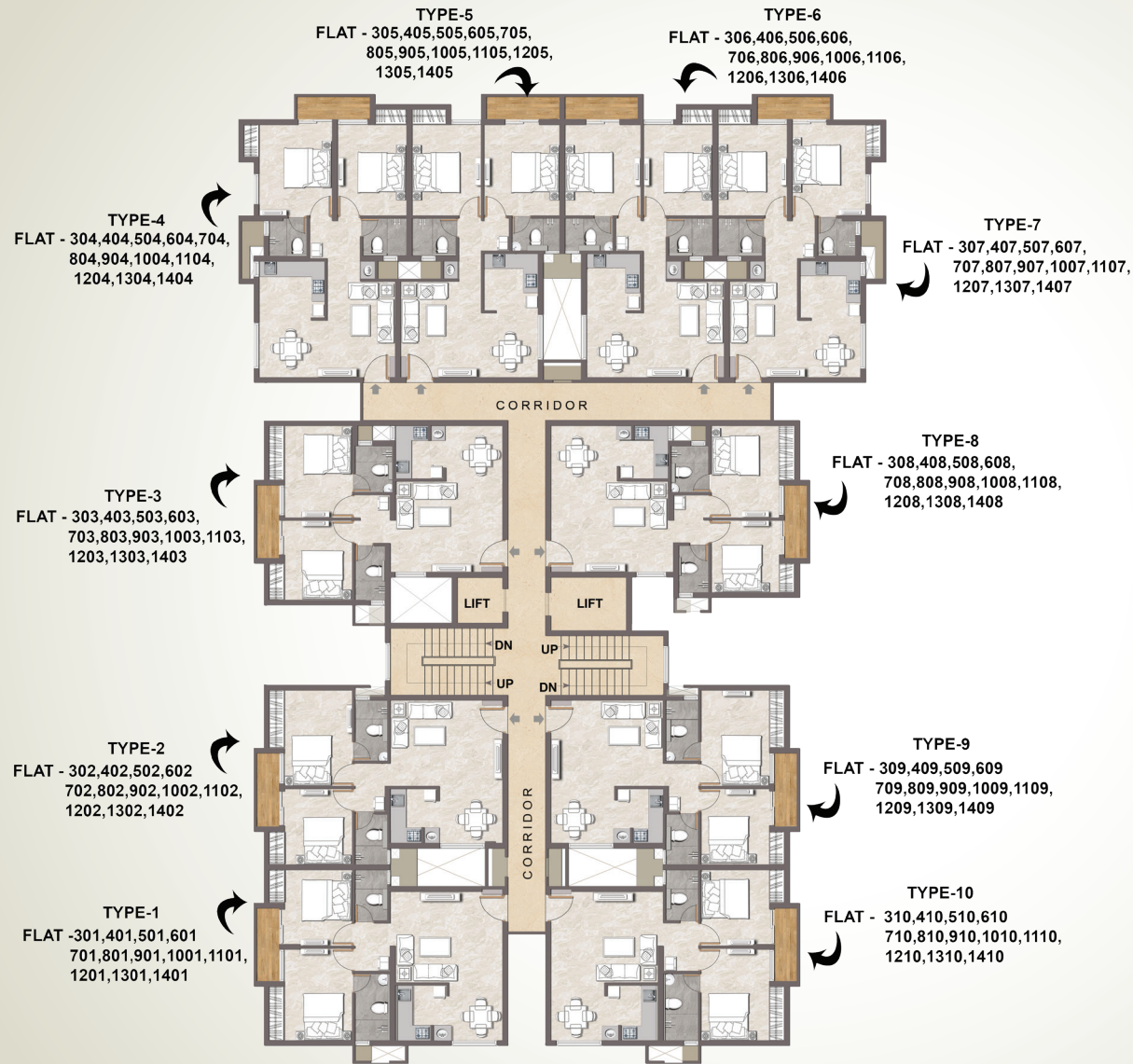
Terrace



18	YOGA / MEDITATION DECK
19	BON FIRE
20	SEATING
21	FEATURE WALL
22	PARTY LAWN

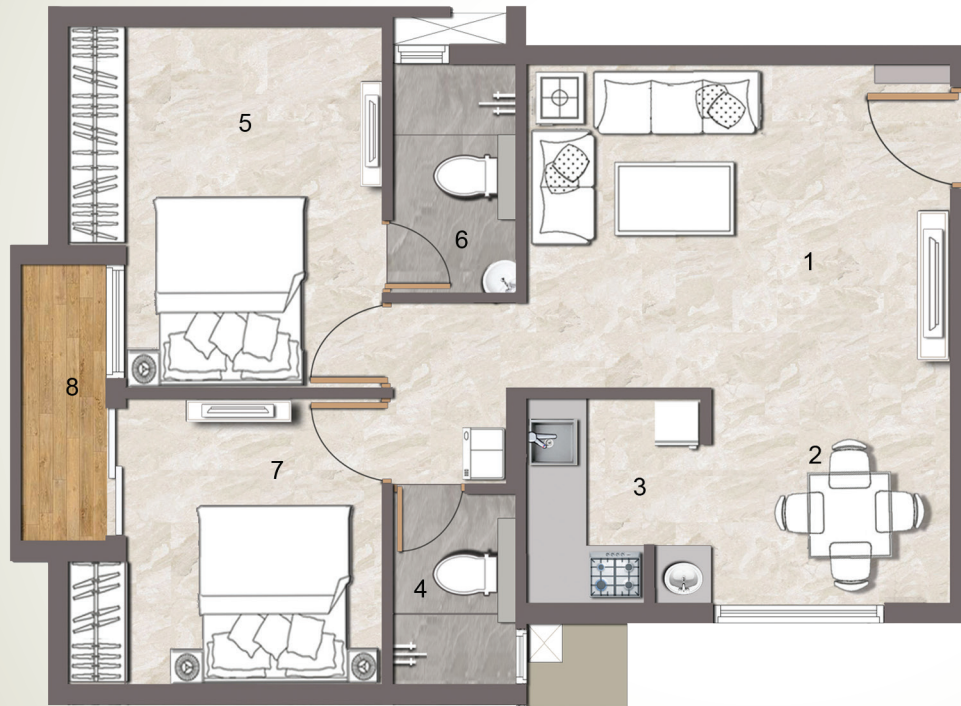


TYPICAL FLOOR PLAN (3rd to 14th Floor)



FLAT NOS	SALEABLE AREA
TYPE - 1	870
TYPE - 2	854
TYPE - 3	866
TYPE - 4	870
TYPE - 5	850
TYPE - 6	848
TYPE - 7	858
TYPE - 8	879
TYPE - 9	854
TYPE - 10	870

TYPICAL FLOOR PLAN TYPE 2



01. LIVING	14'10"	x	11'4"
02. DINING	8'6"	x	7'6"
03. KITCHEN	6'4"	x	7'2"
04. C.TOILET	4'4"	x	6'8"
05. BED -1	9'0"	x	12'8"
06. TOILET	4'4"	x	8'0"
07. BED -2	9'0"	x	10'0"
08. BALCONY	9'8"	x	3'0"

SIZE - 854 Sq.ft

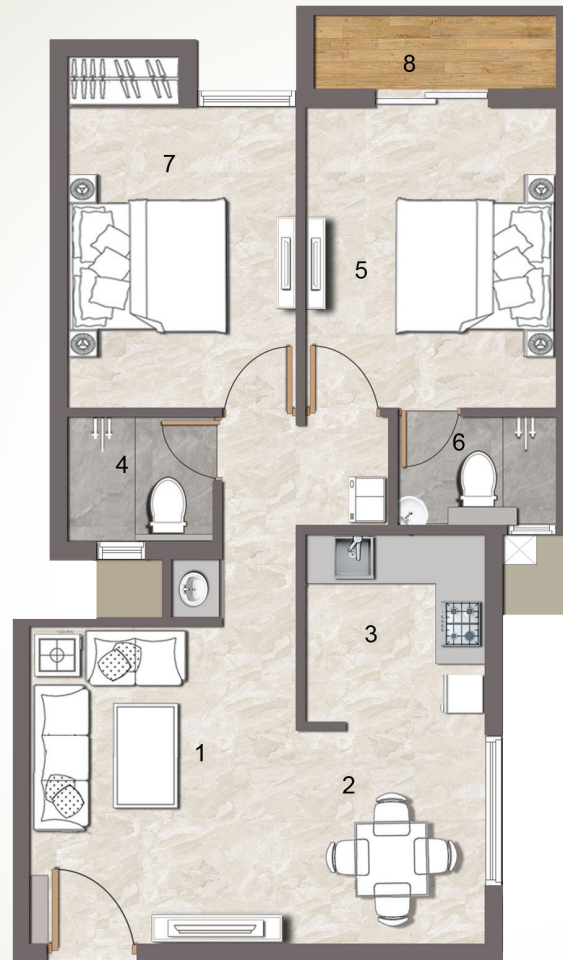
TYPICAL FLOOR PLAN TYPE 3



01. LIVING	14'10" x 12'0"
02. DINING	7'6" x 7'0"
03. KITCHEN	6'8" x 7'0"
04. C.TOILET	4'0" x 7'2"
05. BED -1	9'0" x 12'2"
06. TOILET	5'0" x 6'2"
07. BED -2	9'0" x 10'6"
08. BALCONY	9'8" x 3'0"

SIZE - 866 Sq.ft

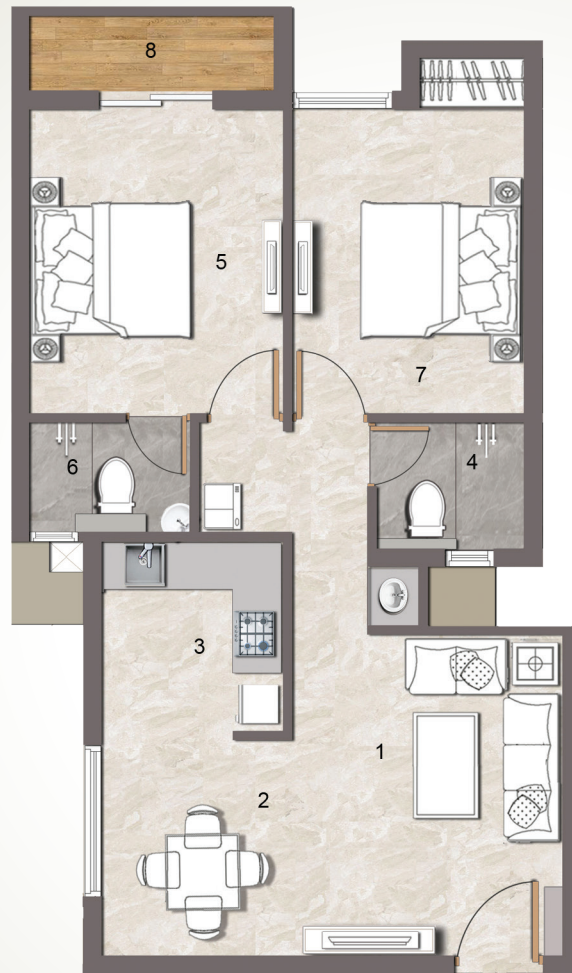
TYPICAL FLOOR PLAN TYPE 5



01. LIVING	14'2"	x	12'0"
02. DINING	7'2"	x	7'8"
03. KITCHEN	6'4"	x	7'4"
04. C. TOILET	4'4"	x	6'8"
05. BED -1	9'0"	x	12'2"
06. TOILET	4'4"	x	8'10"
07. BED -2	9'0"	x	10'0"
08. BALCONY	9'8"	x	3'0"
09. TERRACE			

SIZE - 850 Sq.ft

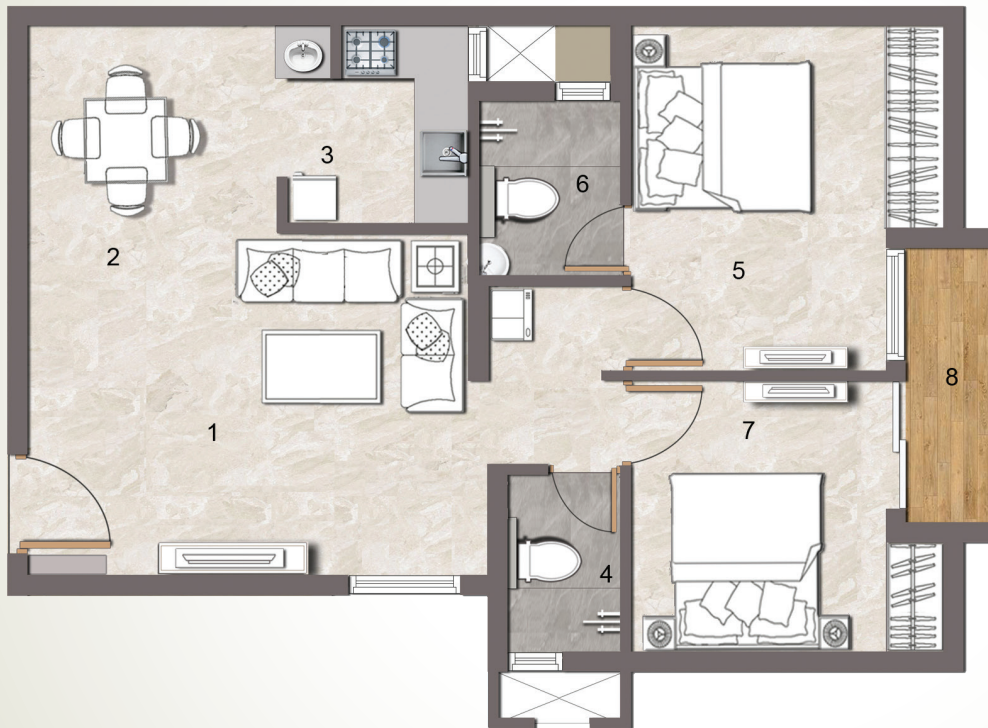
TYPICAL FLOOR PLAN TYPE 6



01. LIVING	10'8"	x	12'8"
02. DINING	7'6"	x	8'6"
03. KITCHEN	7'2"	x	7'6"
04. C.TOILET	5'10"	x	5'0"
05. BED -1	10'0"	x	12'0"
06. TOILET	6'4"	x	4'4"
07. BED -2	9'2"	x	12'0"
08. BALCONY	9'8"	x	3'0"

SIZE - 848 Sq.ft

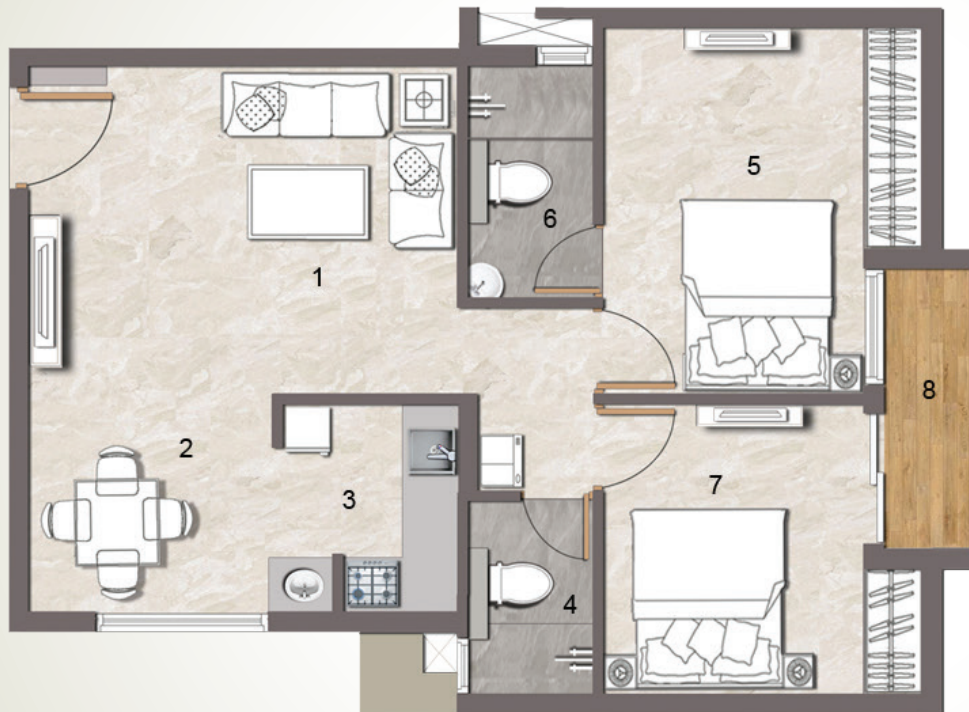
TYPICAL FLOOR PLAN TYPE 8



01. LIVING	15'6"	x	12'0"
02. DINING	7'6"	x	7'4"
03. KITCHEN	8'0"	x	7'0"
04. C.TOILET	6'2"	x	4'0"
05. BED -1	9'0"	x	12'2"
06. TOILET	5'0"	x	6'2"
07. BED -2	9'0"	x	9'6"
08. BALCONY	9'8"	x	3'0"

SIZE - 879 Sq.ft

TYPICAL FLOOR PLAN TYPE 9



01. LIVING	14'10"	x	11'4"
02. DINING	8'6"	x	7'6"
03. KITCHEN	6'4"	x	7'2"
04. C.TOILET	4'4"	x	6'8"
05. BED -1	9'0"	x	12'8"
06. TOILET	4'4"	x	8'0"
07. BED -2	9'0"	x	10'0"
08. BALCONY	9'8"	x	3'0"

SIZE - 854 Sq.ft

TYPICAL FLOOR PLAN TYPE 10



01. LIVING	14'2"	x	12'0"
02. DINING	7'2"	x	7'8"
03. KITCHEN	7'0"	x	7'4"
04. C.TOILET	4'4"	x	6'8"
05. BED -1	9'0"	x	12'2"
06. TOILET	5'0"	x	8'10"
07. BED -2	9'0"	x	10'0"
08. BALCONY	9'8"	x	3'0"

SIZE - 870 Sq.ft

GENERAL SPECIFICATIONS

Structure

- a) RCC framed structure designed for seismic resistance.
- b) Anti-termite treatment under foundation & along with external perimeter.

Flooring

- a) Living, dining, bedrooms, kitchen and walkways - vitrified tile of 600mm x 600mm.
- b) Sit out, balcony and utility - Rustic ceramic tiles.
- c) Toilet - Anti skid ceramic tiles and wall tiles up to 7'0" height.
- d) 4" high skirting matching the floor tile

Kitchen / Utility

- a) Dado - Glazed decorative ceramic tile up to 2' height above cooktop.
- b) Sink - Designer series SS single bowl in matt finish.
- c) Black Granite platform with bullnozing.
- d) Provision for water purifier near sink and washing machine in work area.

Joinery

- a) Main door - Teakwood frame with designer solid shutters polished as per design.
- b) Bedroom doors - solid flush door
- c) Toilet doors - flush door
- d) UPVC / aluminum French door - sliding shutter without grill
- e) UPVC / aluminum windows -sliding shutter with grill
- f) UPVC / aluminium Ventilator
- g) Main door with biometric lock.
- h) All doors with locking system.

Electrical

- a) Three-phase supply with concealed wiring.
The actual supply will be single or three phases based on the TNEB rules and regulations at the time of energizing the complex.
- b) Separate meter for each flat
- c) Common meters for common services
- d) Split A/C provision with electrification in all bedrooms.
- e) 15A plug points - 3 nos in kitchen
15 A point - 1 no.in Service area
15A point - 1 no for Geyser.

- f) Wiring:
 - 5A points - 1.5sq.mm - capacity of 750W
 - 15A points - 2.5sq.mm - capacity of 1500W
 - AC wiring - 4 sq.mm - capacity of 1.5 tones.

Painting Finishes

- a) Internal walls - coated with putty and finished with emulsion paint.
- b) Ceilings - Finished with OBD.
- c) External walls - Finished with exterior emulsion paint
- d) All other doors - Finished with enamel paint.
- e) Windows and Ventilator grills -finished with enamel paint.

Plumbing & Sanitary

- a) Closet - Floormounted
- b) Rain shower& washbasin in master toilet.
- c) Dining - washbasin
- d) Chromium plated fittings

Water supply

- a) ISI certified C-PVC waterlines and PVC sewer lines.
- b) RO - Treated Water supply.

Elevators

- a) High speed elevators with power backup.

Security system

- a) Intercom facility
- b) Fire sprinklers on all floors
- c) CCTV surveillance.

Features

- a) 100% power backup for all fans, lights for each apartment subject to not exceeding 1 KVA per flat.
- b) Restrooms for servants and drivers.

Common Amenities:

- a) Clubhouse with:
 - 1) Interactive gym with interactive equipments
 - 2) Indoor games
 - 3) Steam
 - 4) Business lounge with workstations& conference hall.
 - 5) Multipurpose hall
 - 6) Party lawn with Bon fire
 - 7) Yoga & meditation deck.



JAIN HOUSING & CONSTRUCTIONS LTD.

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Group of Companies



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