



JAINS

Pebble Brook

LUXURIOUS LIFESTYLE APARTMENTS

STEP INTO
LUXURY AT
THORAIPAKKAM
LUXURY LIFESTYLE APARTMENTS



THE BEST CATCH IN OMR THORAIPAKKAM

Thoraipakkam is gaining heat. Due to major urban development and increase in the establishment of IT companies, Thoraipakkam has attracted numerous real projects resulting in more and more settlements in short span of time. Jain Housing with an intension to value its customers in a unique way. to make them stand out from the crowd and to make them feel their living place a holiday destination, has proudly come out with a galaxy of master class luxury homes, The Pebble Brook in Thoraipakkam, OMR.

A life at the pebble brook will make you stand apart and incomparable with any other residential development in the vicinity. It adds value to your living and to your investment. Other major urbanization projects like metros, six lane track, increasing tech companies, entertainment centers, quick access to the city and many more are a clear intimation to quickly hold a spot in the future.

The good news in that, the phase 1 and phase 2 of Pebble Brook has been occupied by 800 happy families.





Lifestyle amenities Experience the peace and joy of living within yourself and with your loved ones, you care the most. Pebble Brook offers a complete engagement and entertainment scope within its vast premises. The Lifestyle amenities will offer you the feel of enjoying your holiday, everyday.



800 Families Celebrate the joy of happy living in phase I and phase II

AT THE HEART
OF OMR

THORAIPAKKAM
OMR

100%
READY TO LIVE

AMENITIES

Jogging Track | Basketball Post
Modern Gym | Children's Play Area
Badminton Court



INDOOR GAMES

Clube House
Chess
Carrom
Table Tennis





SPORTS & FITNESS

- Cricket Net Practice
- Badminton Court
- Basketball Post
- Jogging Track
- Swimming pool
- Gymnasium



ENTERTAINMENT & SOCIALIZING

- Party Lawn
- Mini Theater
- Senior Citizen -
- Reflexology Pathway
- Landscape Garden



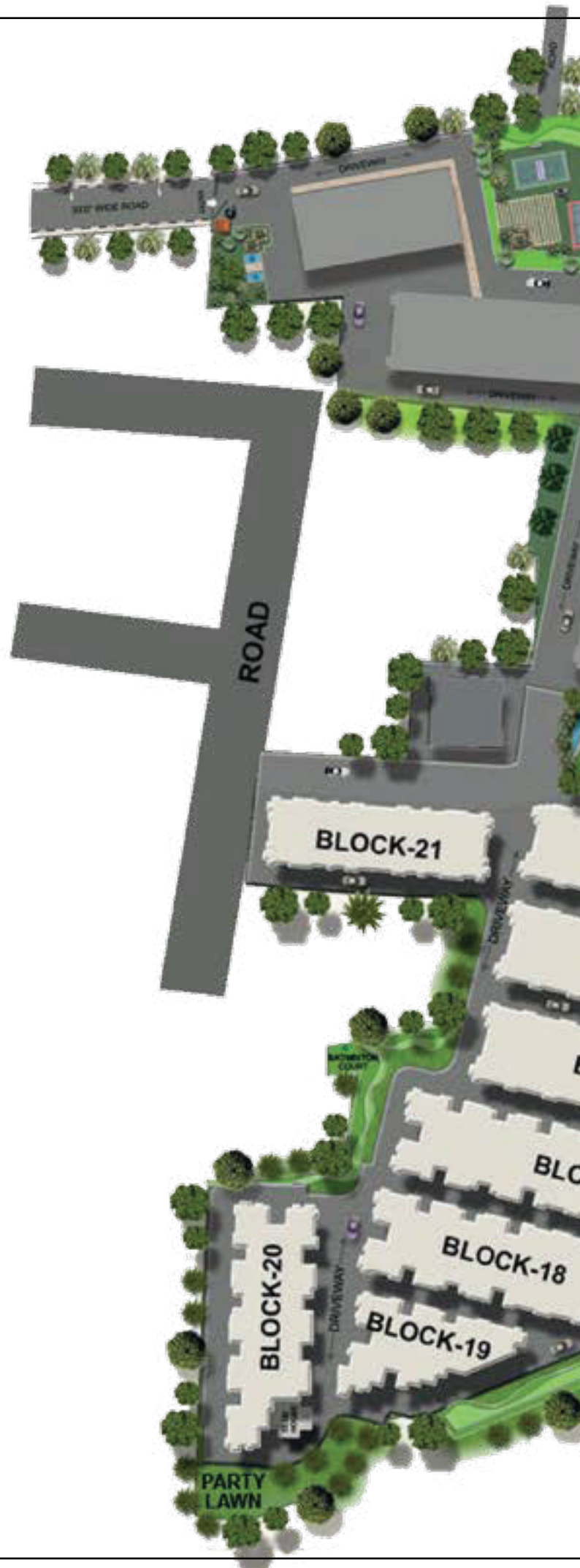
ECO FRIENDLY

- Landscape
Garden
- Paved
Compound



CONVENIENCE & SECURITY

- 24x7 Security
- Gated Community
- Security Cabin





PHASE-1

PHASE-II

BLOCK-14

BLOCK-15

BLOCK-16

BLOCK-17

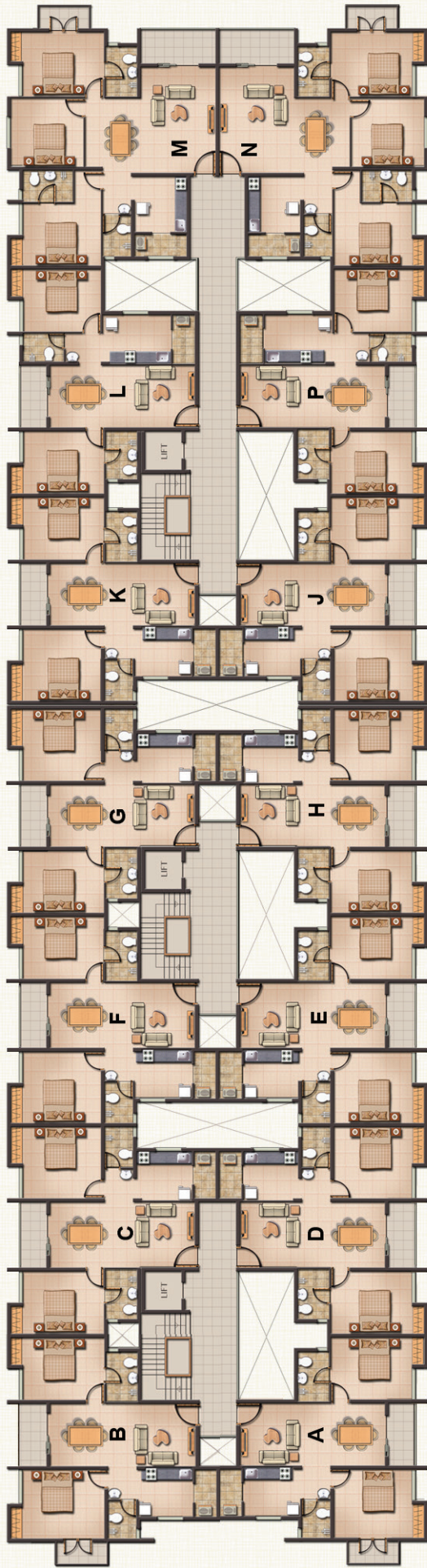
**CHILDREN'S
PLAY AREA**

SITE PLAN

PLANS SUBJECT TO CHANGE



BLOCK-15 & 16



TYPICAL FLOOR(2,3,&4)

FLAT NO	SALEABLE AREA
A	1073
B	1073
C	1054
D	1054
E	1054
F	1054
G	1045



FLAT NO	SALEABLE AREA
H	1045
J	1045
K	1045
L	1036
M	1445
N	1445
P	1036

BLOCK-15&16



FLAT - B

1073 Sq.ft.

- 01. LIV./DIN. 10'0" x 23'4"
- 02. BALCONY 10'0" x 4'4"
- 03.PVT.TERRACE 10'0" x 2'0"
- 04. BED-1 10'0" x 13'0"
- 05. TOILET 8'0" x 5'0"
- 06. BALCONY 3'10" x 8'8"
- 07. BED -2 11'0" x 12'6"
- 08. KITCHEN 7'10" x 8'8"
- 09. UTILITY 7'6" x 3'6"
- 10. C.TOILET 6'0" x 4'6"
- 11.PVT.TERRACE 3'6" x 10'5"

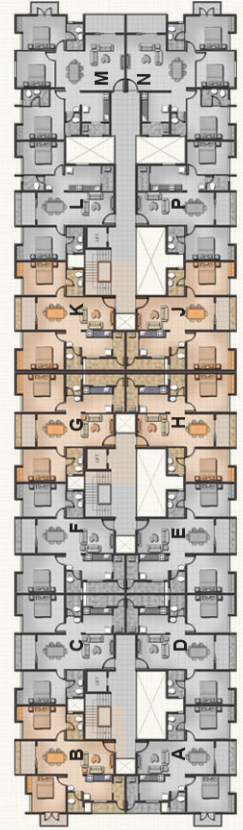


FLAT -G,H,J,K

1045 Sq.ft.

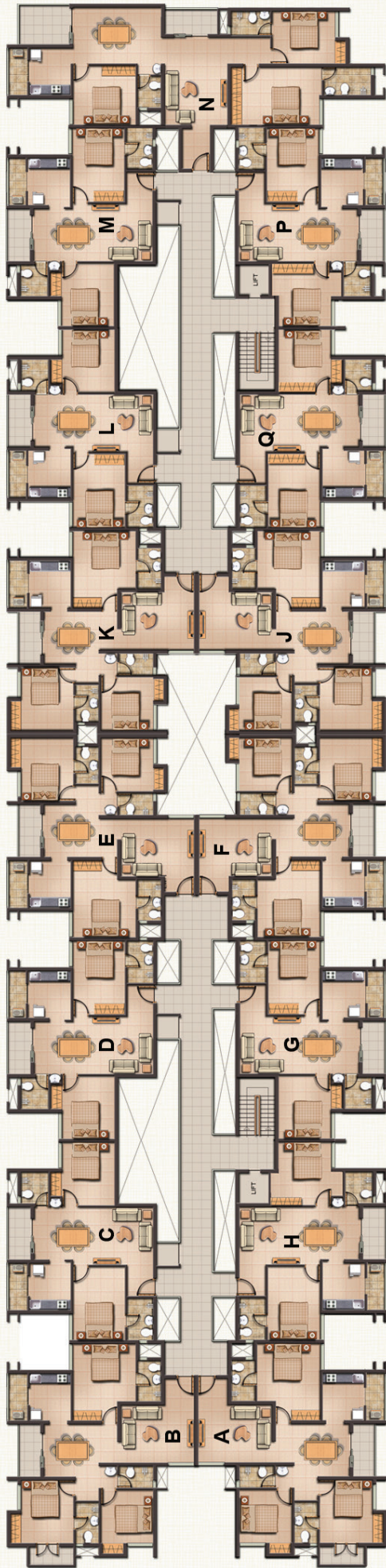
- 01. LIV./DIN. 10'0" x 23'4"
- 02. BALCONY 10'0" x 4'4"
- 03.PVT.TERRACE 10'0" x 2'0"
- 04. BED-1 10'0" x 13'0"
- 05. TOILET 8'0" x 5'0"
- 06. BED -2 11'6" x 12'10"
- 07. KITCHEN 7'10" x 8'10"
- 08. UTILITY 7'6" x 3'6"
- 09.C.TOILET 6'6" x 4'6"
- 10.PVT.TERRACE 3'8" x 10'8"

FIRST FLOOR





BLOCK-17



TYPICAL FLOOR (2,3&4th)



FLAT NO	SALEABLE AREA
A	1399
B	1399
C	1033
D	1033
E	1337
F	1337
G	1040

FLAT NO	SALEABLE AREA
H	1052
J	1337
K	1337
L	1033
M	1033
N	1718
P	1051
Q	1042

BLOCK-18



TYPICAL FLOOR (2,3&4)

FLAT NO	SALEABLE AREA
A	1422
B	1422
C	1050
D	1050
E	1359
F	1358



FLAT NO	SALEABLE AREA
G	1057
H	1070
J	1440
K	1436
L	2523

BLOCK-18



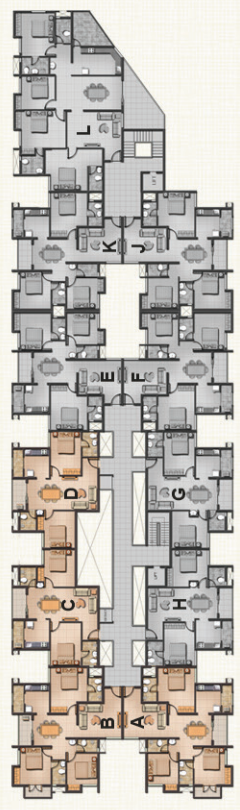
FLAT - A & B
1422 Sq.ft.

FLAT - C & D
1050 Sq.ft.

TYPICAL FLOOR (2,3&4th)

01. FOYER	50"	x	58"
02. LIVING	11'6"	x	14'0"
03. DINING	10'6"	x	14'0"
04. BALCONY	10'6"	x	4'4"
05. BED-1	13'0"	x	12'0"
06. TOILET	7'9"	x	4'6"
07. BALCONY	3'6"	x	8'6"
08. BED-2	12'0"	x	10'0"
09. TOILET	7'9"	x	4'6"
10. BED-3	10'2"	x	10'0"
11. KITCHEN	9'0"	x	8'0"
12. UTILITY	9'0"	x	3'6"
13. C. TOILET	4'2"	x	6'6"

01. FOYER	6'0"	x	5'0"
02. LIV/DIN	11'6"	x	22'8"
03. BALCONY	10'6"	x	4'2"
04. BED-1	14'0"	x	10'0"
05. TOILET	8'0"	x	5'0"
06. BED-2	12'0"	x	10'0"
07. KITCHEN	9'0"	x	8'0"
08. UTILITY	9'0"	x	3'6"
09. C. TOILET	6'0"	x	5'3"



BLOCK-18

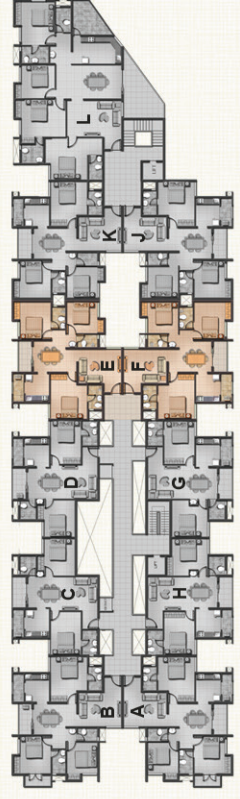


FLAT - F
1358 Sq.ft.



FLAT - E
1359 Sq.ft.

TYPICAL FLOOR (2,3&4th)



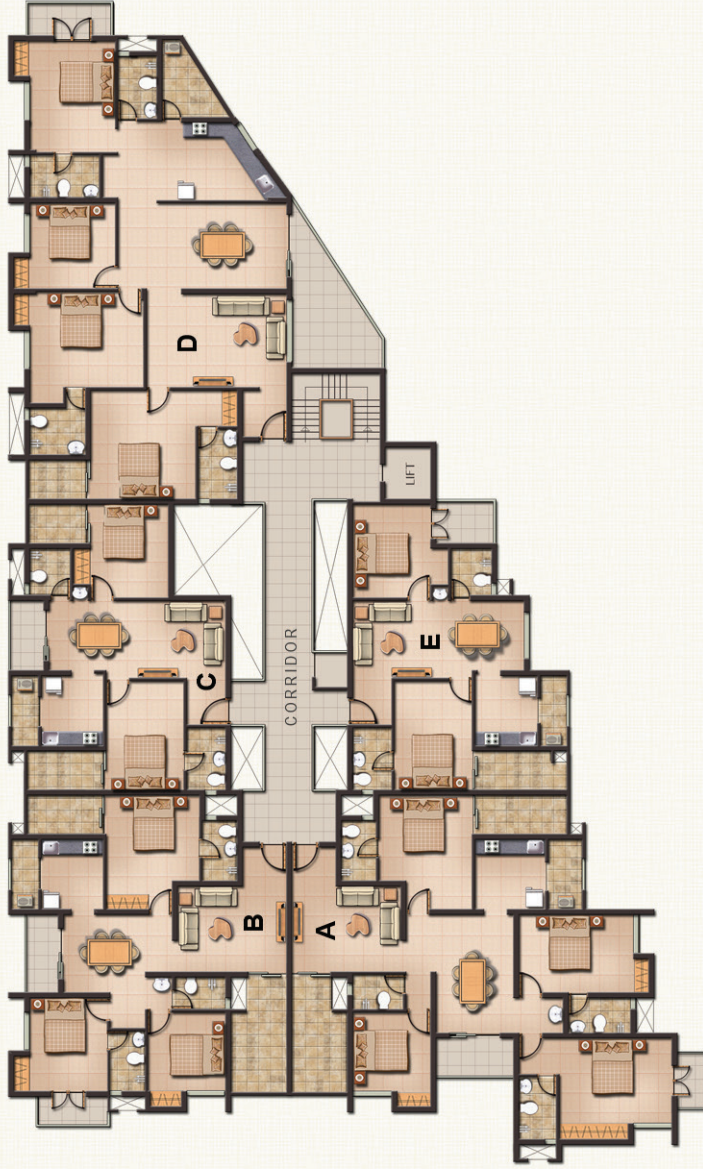
01. LIVING	11'6"	x	14'0"
02. DINING	10'6"	x	14'0"
03. BALCONY	10'6"	x	4'0"
04. BED-1	13'0"	x	12'0"
05. TOILET	7'9"	x	4'6"
06. BED -2	12'0"	x	10'0"
07. TOILET	7'0"	x	4'6"
08. BED-3	10'2"	x	10'0"
09. KITCHEN	9'0"	x	8'0"
10. UTILITY	9'0"	x	3'6"
11. C. TOILET	4'2"	x	6'6"

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

PLANS SUBJECT TO CHANGE



BLOCK-19



FIRST FLOOR

FLAT NO	SALEABLE AREA
A	1885
B	1397

FLAT NO	SALEABLE AREA
C	1000
D	2432
E	996



BLOCK-19

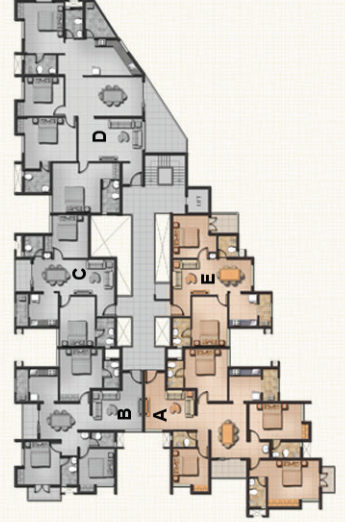


FLAT - A
1885 Sq.ft.

FLAT - E
996 Sq.ft.

TYPICAL FLOOR (2,3&4)

01. FOYER	50" x 58"
02. LIVING	11'0" x 14'0"
03. DINING	15'2" x 10'0"
04. BALCONY	4'8" x 10'0"
05. BED-1	13'0" x 12'0"
06. TOILET	7'9" x 4'6"
07. BED-2	10'4" x 15'0"
08. TOILET	4'6" x 8'0"
09. BALCONY	8'6" x 3'6"
10. BED-3	11'0" x 14'6"
11. TOILET	8'0" x 4'10"
12. BED-4	10'2" x 10'0"
13. KITCHEN	9'4" x 10'0"
14. UTILITY	9'0" x 3'6"
15. C. TOILET	4'6" x 6'6"



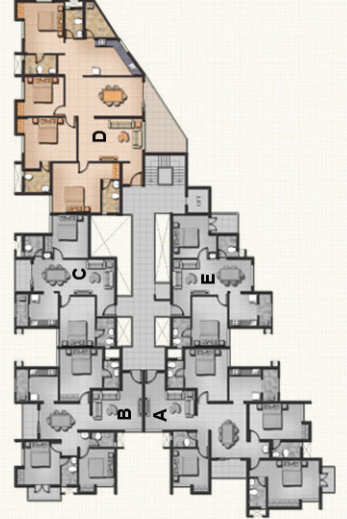
01. FOYER	60" x 50"
02. LIV/DIN	10'0" x 22'0"
03. BED-1	12'0" x 10'0"
04. TOILET	8'0" x 5'0"
05. BED-2	12'0" x 10'0"
06. BALCONY	5'4" x 7'6"
07. KITCHEN	9'0" x 8'0"
08. UTILITY	9'0" x 3'6"
09. C. TOILET	6'0" x 5'3"

BLOCK-19



FLAT - D 2432 Sq.ft.

TYPICAL FLOOR(2,3&4)



01. FOYER	6'4"	x	5'8"
02. LIVING	12'0"	x	18'0"
03. DINING	11'0"	x	21'8"
04. BALCONY	11'8"	x	5'6"
05. BED-1	14'0"	x	13'6"
06. TOILET	9'0"	x	5'0"
07. BED-2	12'4"	x	14'8"
08. TOILET	6'4"	x	7'6"
09. BED-3	14'4"	x	11'0"
10. TOILET	5'6"	x	9'0"
11. BED-4	11'0"	x	11'0"
12. BALCONY	5'0"	x	9'6"
13. KITCHEN	10'0"	x	9'1/2"
14. UTILITY			
15. C. TOILET	8'0"	x	5'0"



BLOCK-21



TYPICAL FLOOR (2,3,4)

FLAT NO	SALEABLE AREA
A	1047
B	1459
C	1459
D	1047



FLAT NO	SALEABLE AREA
E	1054
F	1467
G	1467
H	1054

BLOCK-21



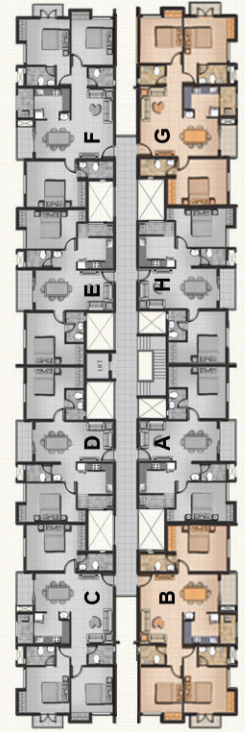
FLAT - B
1459 Sq. ft.



FLAT - G
1467 Sq. ft.

TYPICAL FLOOR (2,3&4)

01. LIVING	184" x 110"
02. DINING	100" x 94"
03. BALCONY	82" x 40"
04. BED-1	120" x 114"
05. TOILET	50" x 76"
06. BALCONY	36" x 6'10"
07. BED -2	120" x 134"
08. TOILET	46" x 90"
09. BED-3	120" x 110"
10. KITCHEN	80" x 94"
11. UTILITY	78" x 40"
12. C. TOILET	50" x 66"



01. LIVING	184" x 110"
02. DINING	100" x 94"
03. BALCONY	82" x 40"
04. BED-1	120" x 114"
05. TOILET	50" x 76"
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07. BED -2	120" x 134"
08. TOILET	46" x 90"
09. BED-3	120" x 110"
10. KITCHEN	80" x 94"
11. UTILITY	78" x 40"
12. C. TOILET	50" x 66"

PLANS SUBJECT TO CHANGE



SPECIFICATION

FLOORING

- The flooring in living and dining will be of 2"x2" vitrified tiles, bedrooms, and kitchen will be of vitrified tiles.
- The flooring in balconies, toilets & wash area will be of first quality anti skid ceramic tiles.

Note: Size, Color and brand will be of our choice depending on bulk availability.

KITCHEN

- Black granite of size 8'0"x2'0" will be provided. RC platform will not be provided.
- Porcelain sink/Stainless steel sink without a drain board will be provided.
- One loft of RCC will be provided in the kitchen.

DOORS / WINDOWS / VENTILATORS

- Main door will be made of teak wood frame with teak veneered moulded Panel Door.
- Toilet doors will be made of teak wood frame with skin shutter. One side of the door will have PVC lamination for suitable height or sintex PVC doors or equivalent.
- UPVC windows with sliding shutter shall be provided for all windows except kitchen. Anodized aluminium windows with sliding shutters for kitchen and anodized aluminium ventilators for toilets will be provided.
- UPVC French doors with sliding shutter and without grill will be provided.

Note: Grill fixing for balconies facing road O.S.R, landscaped area and canal will not be entertained.

PAINTING FINISHES

- All walls will be coated with putty and finished with emulsion paint.
- Ceilings will be finished with OBD.
- External walls will be finished with APEX or equivalent.
- Main door will be of Melamine finish.
- All other doors will be finished with enamel paint.
- Windows and Ventilator grills will be finished with enamel paint.

Note: The color of the paint wherever not mentioned will be as per our choice

- 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.

WALL TILING

- Kitchen will have first quality ceramic wall tiles for 2 feet above the platform.
- Toilet will have first quality ceramic wall tiles for 7 feet height from floor level.
- Service areas will have ceramic tile for 4 feet height.

Note: Size, Color and brand will be of our choice depending on bulk availability.

ELECTRICAL

- 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.
- In 3 bedroom apartment: A/C provision with electrification will be provided in two bedrooms and only pipe provision in the third bedroom. In 2 bedroom apartment: A/C provision with electrification will be provided in one bedroom and only pipe provision in the 2nd bedroom. In single bedroom apartment: A/C provision with electrification will be provided.
- 15A plug points will be provided for Refrigerator, Washing machine and geyser in toilets.
- The wiring for 5A points will be of 1.5sq.mm rating adequate for equipments of capacity of 750W and 15A points will be of 2.5sq.mm rating adequate for equipments of capacity of 1500W. AC wiring will be of 4 sq.mm which can take up a capacity of 2 tones.
- Standby generator for min. essential points inside all apartments and for essential points in common areas will be provided.

TV AND TELEPHONE CABLE

- TV and Telephone points will be provided in Living and master bedroom.
- The cables for TV and Telephone will be provided at a suitable location in living.

PLUMBING & SANITARY

- All toilets will be provided with wall mounted closet.
- Dining will be provided with designer washbasin.
- Branded fittings will be provided in toilets.

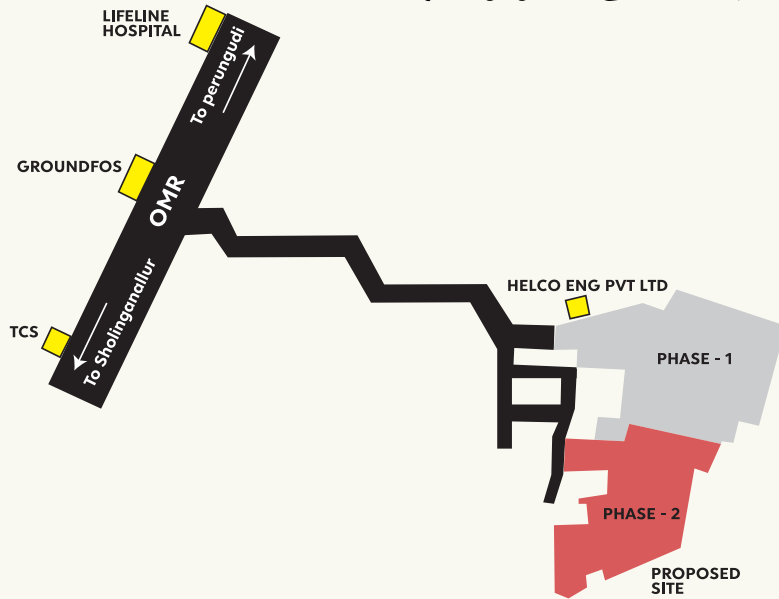
PAYMENT SCHEDULE

1. On booking 10%

2. With in 30 days of 85%

3. Handing over 5%

JAINS Pebble Brook



KEY PLAN
(NOT TO SCALE)



JAINS

JAIN HOUSING & CONSTRUCTIONS LTD.

Bangaluru | Chennai | Cochin | Coimbatore | Hyderabad | Tiruppur

Group of Companies



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