

TG RERA NO.: P02400008724



JAIN PRAMUKH
SAMRIDDHI
TOWERS

Lavish Heights of Luxury Living
AT SATAMRAI, SHAMSHABAD





Welcome to a Lavish Lifestyle

An epitome of luxury living nestled in the serene environs of Satamrai, Shamshabad, Jain Pramuks Samriddhi Towers are not just residences; they are a testament to lavish experiences and a lifestyle of unparalleled opulence.

Comprising 3, 4, & 5 BHK Apartments spread across 3 Majestic Towers soaring 27 floors high, each apartment at "JAIN PRAMUKH SAMRIDDHI TOWERS" is meticulously crafted to offer unmatched quality specifications and the finest fixtures. From elegant interiors to panoramic views, opulent landscaping to rejuvenating luxuries, every detail at JAIN PRAMUKH SAMRIDDHI TOWERS is designed to elevate and prosper your living experience.

Welcome to "JAIN PRAMUKH SAMRIDDHI TOWERS", where lavish living awaits you.



PROJECT HIGHLIGHTS

TOWERS: **3** NO.S

PARKING: **3** LEVELS

EXTENT: **5.5** ACRES

TYPE: **3/4/5** BHK SIZES: **3260** SQ. FT. To **6555** SQ. FT.

FLOORS: **27** NO.S

CLUB HOUSE: **60K** SQ. FT.

UNITS: **376** APARTMENTS



Club PLUSH



60,000 Sq. Ft.

Spread across an impressive 60,000 Sq. Ft. spanning G + 7 Floors, the exquisite clubhouse at Jain Pramukh Samriddhi Towers is designed to elevate your lifestyle to new heights of indulgence. The clubhouse boasts the finest ambience with high ceilings, luxurious finishes and a sophisticated design that creates an aura of opulence and grandeur. Immerse yourself in an opulent club culture, where every moment is a celebration of lavish living.

Ground Floor

- Two A.C Multi Purpose Halls
- Grand Lobby

First Floor

- Restaurant
- Six Guest Rooms

Second Floor

- Group Activity Board Games
- Indoor Games
- Virtual Gaming
- Preview Theatre
- Table Tennis

Third Floor

- Squash Court
- Gym

Fourth Floor

- Spa
- Yoga / Meditation Room
- Aerobics
- Jacuzzi
- Massage Rooms
- Salon
- Sauna Bath

Fifth Floor

- Badminton Court
- Billiards Lounge
- Hobby Room

Sixth Floor

- Refuge Area
- Multi Activity Room

Seventh Floor

- Conference Room
- Association Room

Terrace Floor

- Swimming Pool
- Kids Pool
- Tiki Bar



Lavish Swimming Pool

DIVE IN HAPPINESS



60+ Lavish Amenities

Stilt Floor

- Creche
- Indoor Games
- Table Tennis
- Carrom
- Chess
- Co-working Space
- Arts and Craft Zone
- Waiting Area with Lounge Seating
- Cricket Practice Net
- Picnicking Mound and Camping Zone
- Barbeque Lawn
- Gallery Seating
- Mini Soccer Turf
- Bus Way

Highlights

- Building Elevation with Mivan Technology
- Entry/Exit with Project Signage and Security Cabin
- Jogging Track
- Water Feature Wall with Sculpture
- Drive Way
- Building Drop Off
- Surface Parking
- Pedestrian Pathways
- Grocery Store
- Performance Stage
- Multi Purpose Lawn
- Temple with Lawn
- Skating Rink
- Feature Wall
- Shade Structure with Signature Wall
- Plaza with Tree Court
- Children Play Area with Trampoline
- Basket Ball Court
- Yoga / Meditation Deck
- Informal Seating
- Out Door Gym
- Play Lawn
- Floor Games



KEY FEATURES

High-end project
with world class amenities.

Extra large spaces
for happy living.

Centrally located
on main road with easy connectivity.

Vaastu compliant.



Master Layout

Towers - A,B & C



LEGEND

- | | |
|--|--|
| 01. Entry / Exit with project signage and security cabin | 18. Basketball court |
| 02. Jogging track | 19. Yoga / meditation deck |
| 03. Water feature wall with sculpture | 20. Informal seating |
| 04. Drive way | 21. Out door gym |
| 05. Building drop-off | 22. Play lawn |
| 06. Surface parking | 23. Floor games |
| 07. Eva | 24. Creche* |
| 08. Pedestrian pathway | 25. Indoor games - table tennis - foosball - carrom - chess* |
| 09. Flea market | 26. Co-work space* |
| 10. Performance stage | 27. Art's and craft zone* |
| 11. Multi purpose lawn | 28. Waiting area with lounge seating* |
| 12. Jain Temple, Sri Ram Mandir | 29. Cricket practice net |
| 13. Skating rink | 30. Picnicking mound with camping zone |
| 14. Feature wall with informal seating | 31. Barbeque lawn |
| 15. Shade structure with signature wall | 32. Gallery seating |
| 16. Plaza with tree court | 33. Mini soccer turf |
| 17. Children's play area with trampoline | 34. Bus bay |

*Covered under the blocks

West Facing	A Series
4BHK	5565 Sq. Ft.

East Facing	F Series
3BHK	3260 Sq. Ft.

East Facing	E Series
4BHK	5190 Sq. Ft.

West Facing	B Series
4BHK	4650 Sq. Ft.

North Facing	C Series
3BHK	3775 Sq. Ft.

East Facing	D Series
5BHK	6555 Sq. Ft.



Tower - A Floor Plan

Apartment Series	Type	Facing	Carpet Area of Each Unit Including Internal Walls	Outer Wall / Balcony / Verandah / Utility	Share of Common Areas	Saleable Area of Each Unit
A1A	4BHK	West	3464 Sq.Ft.	947 Sq.Ft.	1154 Sq.Ft.	5565 Sq.Ft.
A1B	4BHK	West	2833 Sq.Ft.	851 Sq.Ft.	966 Sq.Ft.	4650 Sq.Ft.
A1C	3BHK	North	2451 Sq.Ft.	542 Sq.Ft.	782 Sq.Ft.	3775 Sq.Ft.
A1D	5BHK	East	4037 Sq.Ft.	1158 Sq.Ft.	1360 Sq.Ft.	6555 Sq.Ft.
A1E	4BHK	East	3020 Sq.Ft.	1095 Sq.Ft.	1075 Sq.Ft.	5190 Sq.Ft.
A1F	3BHK	East	2066 Sq.Ft.	518 Sq.Ft.	676 Sq.Ft.	3260 Sq.Ft.

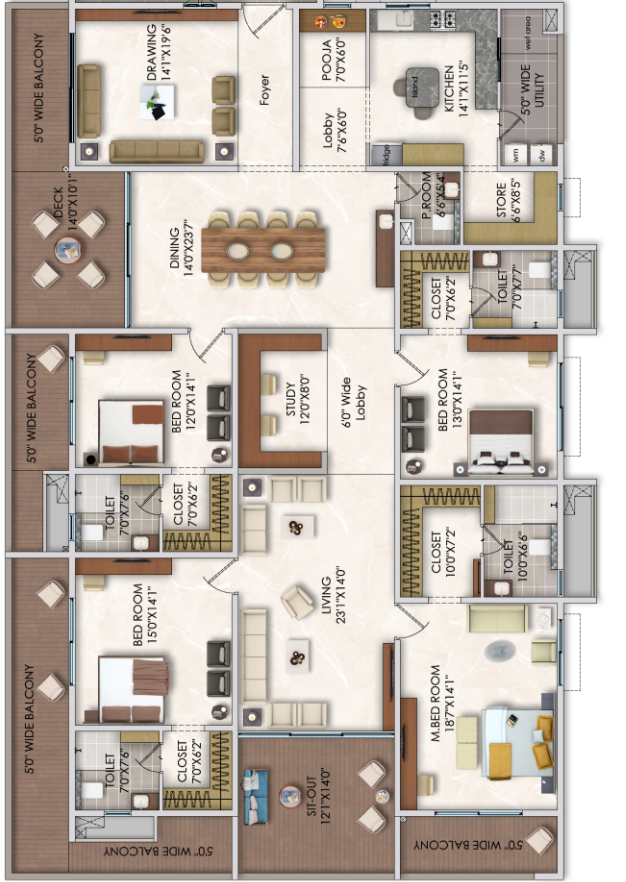
West Facing	A Series
3BHK	4160 Sq. Ft.



West Facing	B Series
4BHK	4690 Sq. Ft.



East Facing	D Series
4BHK	5175 Sq. Ft.



East Facing	C Series
4BHK	5575 Sq. Ft.



Tower - B

Floor Plan

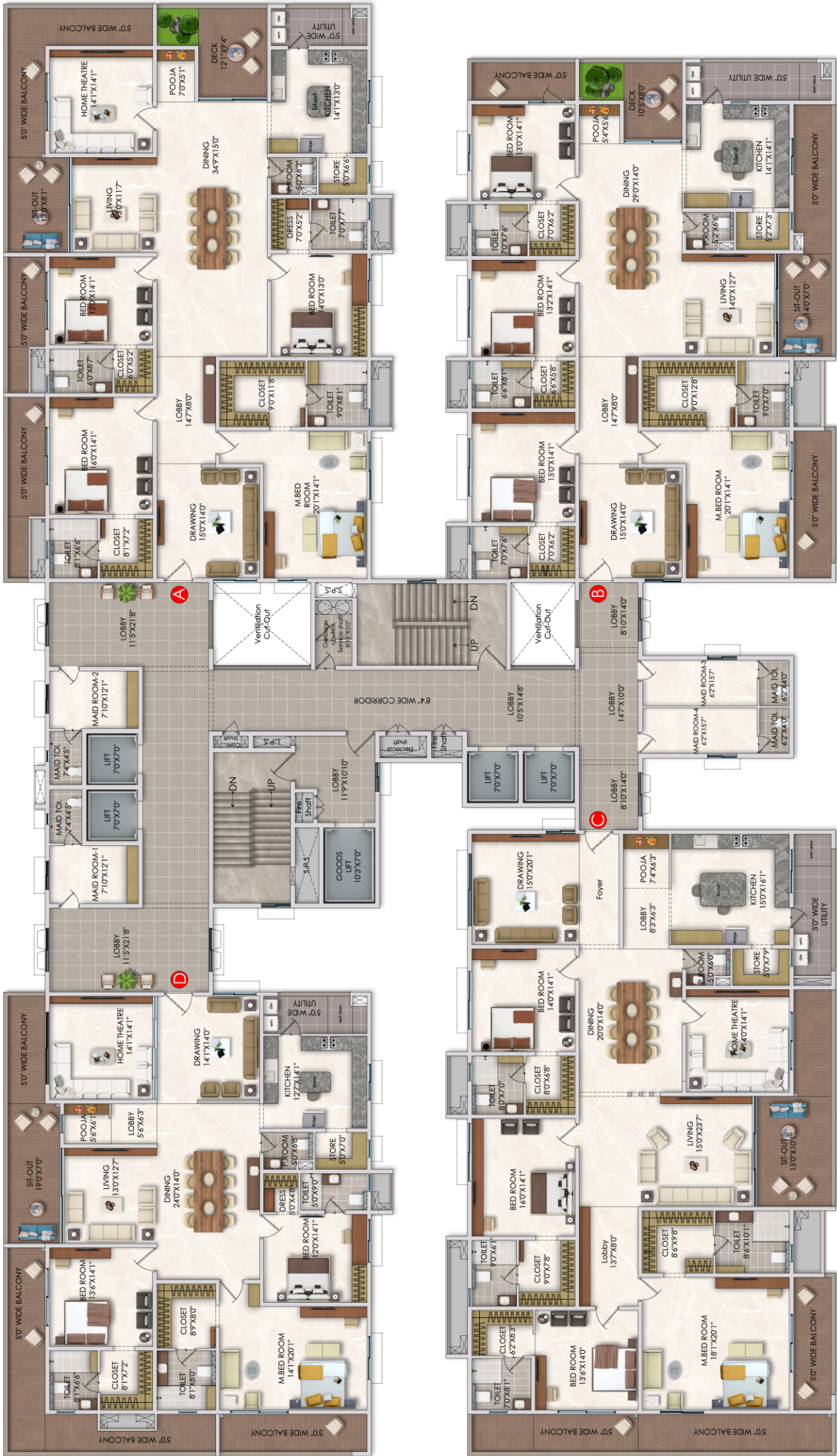
Apartment Series	Type	Facing	Carpet Area of Each Unit Including Internal Walls	Outer Wall / Balcony / Verandah / Utility	Share of Common Areas	Saleable Area of Each Unit
B1A	3BHK	West	2476 Sq.Ft.	821 Sq.Ft.	863 Sq.Ft.	4160 Sq.Ft.
B1B	4BHK	West	2840 Sq.Ft.	876 Sq.Ft.	974 Sq.Ft.	4690 Sq.Ft.
B1C	4BHK	East	3251 Sq.Ft.	1169 Sq.Ft.	1155 Sq.Ft.	5575 Sq.Ft.
B1D	4BHK	East	2975 Sq.Ft.	1126 Sq.Ft.	1074 Sq.Ft.	5175 Sq.Ft.

West Facing	A Series
4BHK	5175 Sq. Ft.

East Facing	D Series
3BHK	4190 Sq. Ft.

West Facing	B Series
4BHK	4690 Sq. Ft.

East Facing	C Series
4BHK	5575 Sq. Ft.



Tower - C

Floor Plan

Apartment Series	Type	Facing	Carpet Area of Each Unit Including Internal Walls	Outer Wall / Balcony / Verandah / Utility	Share of Common Areas	Saleable Area of Each Unit
C1A	4BHK	West	3120 Sq.Ft.	983 Sq.Ft.	1072 Sq.Ft.	5175 Sq.Ft.
C1B	4BHK	West	2838 Sq.Ft.	882 Sq.Ft.	970 Sq.Ft.	4690 Sq.Ft.
C1C	4BHK	East	3440 Sq.Ft.	980 Sq.Ft.	1155 Sq.Ft.	5575 Sq.Ft.
C1D	3BHK	East	2446 Sq.Ft.	876 Sq.Ft.	868 Sq.Ft.	4190 Sq.Ft.

Specifications

Structures

- Earth Quake Resistant Foundation with RCC framed structure with Mivan aluminium Shuttering to withstand wind & seismic loads by Ultratech RMC or equivalent make, TATA STEEL/JSW/VSP/SAIL/Jindal Panther or equivalent make.
- SUPER STRUCTURE: Earth Quake Resistant Foundation with RCC framed structure to withstand wind & seismic loads by Ultratech RMC or equivalent make, Steel TATA STEEL/JSW/VSP/SAIL/Jindal Panther or equivalent make with Mivan aluminium Shuttering.

In Typical Floors

- INTERNAL WALLS:** Gypsum Putty
- CEILING:** Buffing with Birla Putty
- EXTERNAL:** Texture
- BATHROOM:** Bathroom grid ceiling with PVC sheet 2’ X 2’
- Designer Gypsum Board (Saint Gobain or Gyprock or equivalent make) False ceiling in common area with LED lightings (Havells, Luker, Casa or Syska or equivalent make) at lift Lobby.

Flooring

- DRAWING, LIVING & DINING:** 1200 MM X 2400 MM VETRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4” skirting to be flush with wall.
- ALL BEDROOMS:** 1200 MM X 2400 MM VETRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4” skirting to be flush with wall.
- BALCONIES:** 200 MM X 1200 MM Rustic/Anti-skid, acid Resistant ceramic tiles of Kajaria/ Somany or RAK or equivalent make with 4” skirting to be flush with wall.
- KITCHEN:** 1200 MM X 2400 MM VETRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4” skirting to be flush with wall.
- BATHROOMS:** 600 MM X 1200 MM Ceramic anti-skid, acid resistant tiles of Kajaria, Somany or RAK or equivalent make.
- STAIRCASE/CORRIDOR:** Combination of granite Steel Grey & Black and vitrified tiles.
- UTILITY:** Anti-skid, Acid resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make with washing machine provision.
- SS Railing or Aluminum Railing with glass.
- Polished Black Granite platform and superior Nirali or equivalent make stainless steel sink with drain board, provision for fixing R.O system with separate water inlet & outlet.
- Separate taps for municipal water (Manjeera) and softened borewell water.
- Wash basin with granite countertop in all bathrooms

Dadoing

- BATHROOMS:** 2’ X 4’ or 600 MM X 1200 MM plus designer Anti-skid, Acid resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make Ceramic tiles up to 8’ Feet height.
- KITCHEN:** Dadoing in kitchen above the granite platform shall be of min 2’ feet glazed/Matt designer ceramic tiles of Kajaria/Somany or RAK or equivalent make.
- Utility Balcony dado up to min 3’ Feet

Painting

- INTERNAL (Walls & Ceiling):**1 coat of Birla Wall care putty finish 1 coat of primer with 2 coats of Acrylic Plastic emulsion (Asian paints).
- EXTERNAL:** Alltech Texture finish with 2 coats of weather-proof exterior emulsion Apex Ultima Asian paint
- Other Areas:** Birla Wall care putty with Apex Ultima Asian paints.

Joinery Door Works

- All Main Doors and Internal Door Heights should be 8 (Eight) Feet
- MAIN DOOR:** Indian BT (Teak wood) frame Section of Size 5’’X3’’ and four sides 6’’ Indian BT Teakwood Patti with two sides veneered door/shutter with melamine Polishing and designer hardware of Stainless steel and Locks (Europa/Godrej or Dorset) or Electronic Lock of reputed brand make (Godrej, Ozone, Yale or equivalent).
- INTERNAL DOORS:** Indian GMT or African (Teak wood) frame section of size 4’’X3’’with designer flush doors with two sides Veneer with melamine polishing and Designer hardware of Stainless steel and Lock (Europa/Godrej or Dorset).
- BALCONIES & UTILITY:** French doors - Aluminium siding door with glass and suitable finishes as per design with mosquito mesh track.
- TOILET DOORS:** Indian GMT or African Teak wood frame section of 4’’X3’’ and Waterproof WPC shutter with both side veneer and designer hardware of Stainless Steel and Lock (Europa/Godrej or Dorset)
- WINDOWS:** 2.5 track Aluminium window systems with Glass and provision for mosquito mesh track.

C.P. Fittings & Sanitary Fittings

- All sanitary fixtures of superior Jaquar or Kohler/TOTO
- Wall mounted EWC of Jaquar or Kohler/TOTO with concealed Flush tank.
- Single/Double lever diverter/Quarter ton with Wall mixer cum shower of Grohe or Kohler
- Separate overhead water tank of sufficient capacity for fully treated soft water, Drinking water & STP treated water. (As per Architect’s Design)
- All CP fittings are of superior quality and chrome plated of Jaquar or Kohler
- Pneumatic pumps ensure equal water pressure in every flat.
- Provision for Geysers in all bathrooms
- Wash Basin with Pillar Cock in all Bathrooms
- Provision for washbasin in Dining Area / Living Room.

Electrical

- Concealed copper wiring of Havells or Finolex and modular switches of Legrand – Arteor or equivalent.
- Power outlets for air conditioners (All Bedrooms, Living, dining & Drawing) or provision for VRV for each flat.
- Telecom (All Bedrooms, Drawing and Living), Internet (Master Bedroom and Living)
- Television DTH (All Bedrooms, living, dining & Drawing-except kid’s room)
- Power of outlets for geysers and exhaust fans in all bathrooms.
- Chimney Exhaust & separate exhaust fan provision in kitchen
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders /dishwasher in kitchen and washing machine in utility area.
- Three phase power supply for each unit with individual meter boards.
- Miniature Circuit Breakers (MCB) of Legrand or Schindler

Specifications, Amenities & Facilities (which are part of the project)

Telecom | Internet | DTH Door Management | Security

- DTH, Telephone provision of any one operator.
- Legrand/Matrix Brand Intercom Provision within the community, clubhouse & all the Flats
- Wi-Fi internet Provision in clubhouse.
- Sophisticated round the clock security system.
- Surveillance cameras of High resolution with Motion sensor at the main security gate, entrance and Exit points of each Tower including club house and common amenities, every passenger lift, every goods lift, lobby and children play area, cellars and ground floor lobbies (as per architects design)
- Separate Boom barriers at Entry & Exit for vehicle with automatic operation for Residential Towers.

Parking

- Parking in cellars, VDF Flooring driveway. Ramps & Ground floor with Combination of Parking Tiles, Tandoor stone blocks and interlocking pavement blocks (Ultra tiles company make - parking tiles or of reputed make) Provision for Electrical charging point for car parking in cellar for each flat.

Parking Management

- Entire parking is well designed to suit the requisite number of car parks as per the govt. norms.
- 2 Car parks for every 2 BHK, 3 car parks for every 3 BHK, 4 car parks for every 4 BHK and 5 car parks for every 5 BHK flat of Residential area.
- Provision of parking | Signage at required place for ease of driving.

Lift

- Lifts in each residential tower will be Mitsubishi, Schindler or equivalent brand, featuring high-speed automatic stainless steel passenger lifts with aesthetic interiors & exteriors. The No. of lifts as per the Architect’s design.
- Service Lift in each Residential towers with V3F for energy efficiency (As per architects design)

WTP & STP

- Fully treated water made available through exclusive water softening plant for Borewell water
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for landscaping & Flush Tanks.

Car Wash Facility

- Provision for car wash facility at cellar parking area.

Generator

- 100% DG set backup with acoustic enclosure & AMF panel provided for each flat (excluding A/c’s & Geysers)
- 100% DG set backup with acoustic enclosure & AMF panel provided for common areas

Landscaping & Water Bodies

- Landscaping and water bodies in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant. Maximum Greenery will be created.
- Water fountains and water body with built in Filtration system & lightings. (Details & Drawings as per Landscape architects)
- Building Entrance Foyer / Reception Lobby – Italian Marble flooring as per drawing
- Jain Temple and Sri Ram Mandir.

Electrical Meters

- Individual Electrical Meter (prepaid) will be provided for each apartment, club house & Common area by Developer.
- 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.

External & Common Area Lighting

- Light posts and LED lights (Havells, Luker, Casa or Syska or equivalent make) fittings in setback and landscaping areas and sufficient Lights in staircase & corridor areas

Compound Wall

- Aesthetically designed compound wall as per Vaastu shall be constructed all-round the plot with solar fencing above it.

Others

- Exclusive overhead water Tank of sufficient capacity for fully treated soft water, Drinking water & STP treated water (As per Architects design)
- Uniformity in floor level and visual warning signage
- Fire hydrant in all floors and basements.
- Fire alarm in all floors and parking area (basements) as per Fire Norms
- Separate Toilets & bathrooms to be provided for Security, Servants and drivers (As per design)
- Full fledge firefighting system as per standards and Fire Norms
- Provision of pipe line and taps for Separate Manjeera Water Supply to the Kitchens
- If municipal HMWS & SB Line Available at our Project we will take Connection approval.
- If municipal LPG Line Available at our Project we will take Connection or provisions for all Units / Flats has to be provided by authority only.
- Laundry Room
- Provision for GAS Pipe Line
- Provision of one electrical car charging point for each flat
- Car parking to be allotted with flat booking
- Provision of space for Grocery store and Pharmacy
- Rain water harvesting as per norms
- Storm water Drainage as per norms
- Water Fountain
- Common area lights with timer
- Total drainage water to be treated in STP, it is used for flush and landscape

Note: in the specifications and materials mentioned above, the developer is entitled to use equivalent make / brand of superior quality.

The Club House shall be constructed in any part of the project area as per the permit & such Club House shall have the following facilities, amenities and equipment Specifications

- Outdoor swimming pool
- Children’s play area with outdoor games
- Outdoor Jogging track
- Kajaria, Somany or RAK Vitrified Tiles.
- Fully Air Conditioned Gym
- Structure, Plastering, Doors, Paint, Flooring, Parking, C.P & sanitary fittings, Dadoing, Electrical, lifts etc.as mentioned in above specification
- Designer Gypsum Board False ceiling with LED lightings wherever necessary.
- Exhaust fans to be provided in all the bathrooms
- Mitsubishi or Schindler or equivalent make High speed automatic commercial Lifts appropriate capacity and aesthetic looks as per Architects design.
- 100% DG set backup with acoustic enclosure & AMF panel shall be provided for Club House.

- Air conditioned Yoga & Meditation Hall
- Air conditioned Library Room
- Air conditioned Indoor Games Area
- Air Conditioned Guest Rooms to Be Provided
- Air conditioned Conference Room
- Two Snooker Tables
- Two Table tennis
- Reception area
- SPA
- Salon
- Office Room
- Cafeteria

Note: In the specifications and materials mentioned above, the developer is entitled to use equivalent make / brand of superior quality.

Location Map

(Not to Scale)



Location Proximity

IT Hubs & Offices

GMR Aerospace and Industrial Park	20 mins
GMR Business Park	20 mins
Financial District	30 mins

Malls

Mantra Mall	15 mins
South India Shopping Mall	15 mins
GVK One Banjara Hills	35 mins

Hotels & Leisure

Novotel	20 mins
Citadel Hotel	8 mins
Taj Falaknuma	25 mins

Road Connectivity

PVNR Express Way	7 mins
Outer Ring Road	7 mins

Nearby Important Locations:

RGI Airport	15 mins
Gachibowli	35 mins
Banjara Hills	35 mins

Hospitals

Trident Hospital	15 mins
Virinchi Hospital	30 mins
Kims Hospital	25 mins
Apollo Hospital	30 mins

Schools

Solitaire Global Schools	20 mins
Edify World School	20 mins
Basil Woods School	15 mins

Colleges

Mahaveer Institute of Science & Technology	15 mins
Vasavi College of Engineering	30 mins



Site Address:

Jain Construction: Sy.No.36/Part, Satamrai Village, Shamshabad Mandal, R.R. District, Hyderabad, Telangana - 501 218

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DISCLAIMER: This Brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specifications, amenities or plans mentioned herein. All images shown are indicative only.

THANK YOU
