

Title <b>GROUND FLOOR PLAN</b>			
Date 06-03-2020	Dwg No.		
Rev. No.	Description of Revision	Date	By
1			
2			

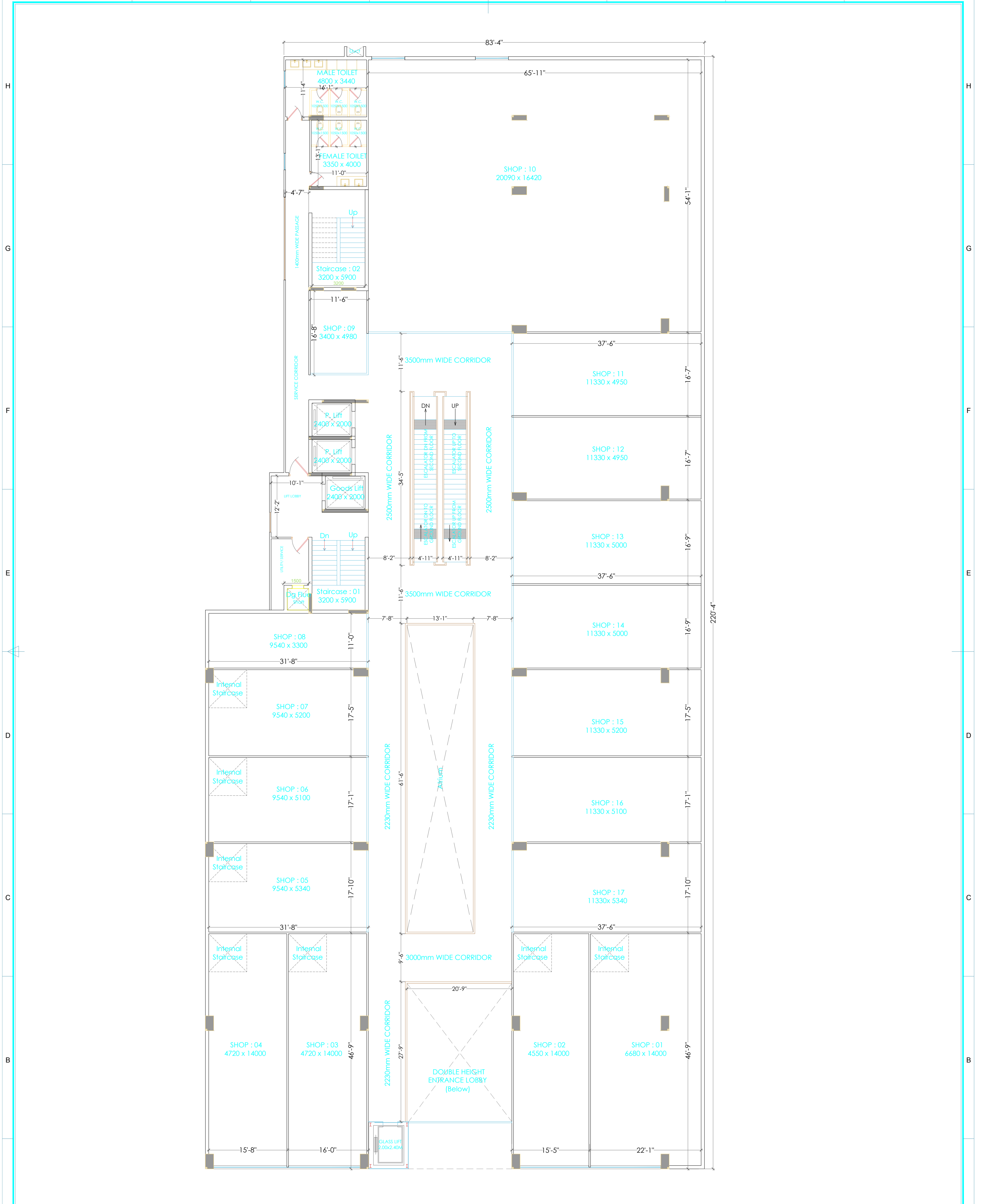
Client  
**M/S JAIN PROMOTERS & BUILDERS PVT. LTD.**

Project / Location  
**PROPOSED COMMERCIAL DEVELOPMENT AT ABIDS, TILAK ROAD, HYD**

Architects  
**Genesis Planners Pvt Ltd**  
Laxmi Towers, Plot No: 559,  
Road No: 92, Jubilee Hills,  
Hyderabad, India - 500 033  
Ph: 40-46977777 Fax: 40-23555549  
Email: info@genesiplanners.in  
Website: www.genesiplanners.in

North

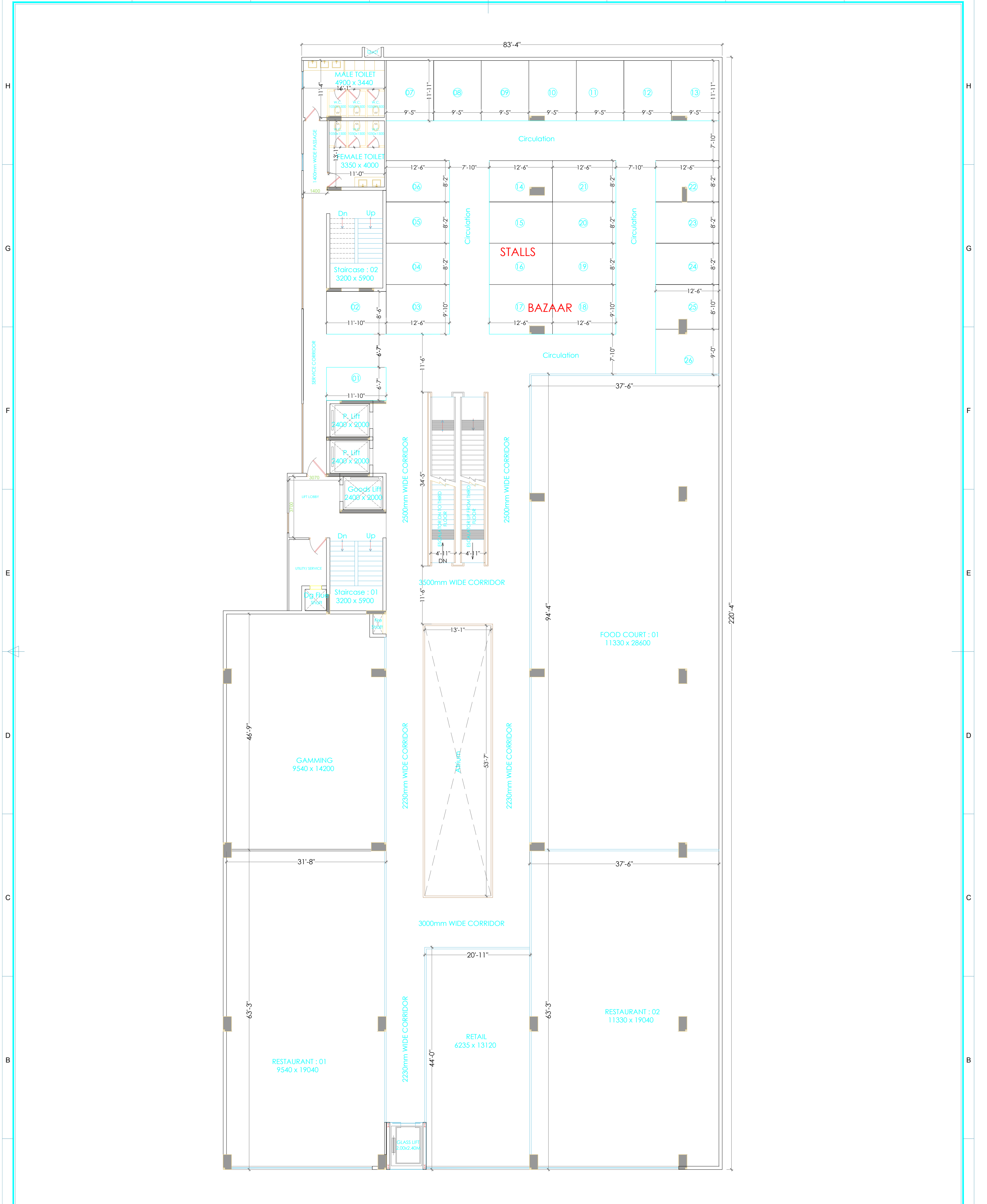
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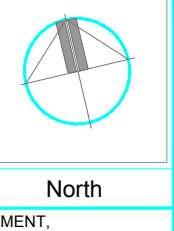
<b>Title</b> FIRST FLOOR PLAN		<b>Client</b> M/S JAIN PROMOTERS & BUILDERS PVT. LTD.		 North		<b>Architects</b>  Genesis Planners Pvt Ltd Laxmi Towers, Plot No: 559, Road No: 92, Jubilee Hills, Hyderabad, India - 500 033 Ph: 40-66977777 Fax: 40-23555549 Email: info@genesiplanners.in Website: www.genesiplanners.in	
<b>Date</b> 06-03-2020		<b>Dwg No.</b> 		<b>Project / Location</b> PROPOSED COMMERCIAL DEVELOPMENT AT ABIDS, TILAK ROAD, HYD			
<b>Rev. No.</b> 1		<b>Description of Revision</b> 					
<b>Date</b> 		<b>By</b> 		Ms. G E N E S I S P L A N N E R S P t d . L t d . H A S T H E C O P Y R I G H T S O F T H I S D O C U M E N T . A N D I T S H O U L D N O T B E U S E D B Y A N Y B O D Y W I T H O U T T H E W R I T T E N P E R M I S S I O N O F T H E C H I E F A R C H I T E C T .			



<b>Title</b> SECOND & THIRD FLOOR PLAN		<b>Client</b> M/S JAIN PROMOTERS & BUILDERS PVT. LTD.		<b>Architects</b> <b>Genesis Planners Pvt Ltd</b> Laxmi Towers, Plot No: 559, Road No: 92, Jubilee Hills, Hyderabad, India - 500 033 Ph: 46977777 Fax: 462355549 Email: info@genesiplanners.in Website: www.genesiplanners.in	
<b>Date</b> 06-03-2020		<b>Dwg No.</b>		<b>Project / Location</b> PROPOSED COMMERCIAL DEVELOPMENT AT ABIDS, TILAK ROAD, HYD	
<b>Rev. No.</b> 1		<b>Description of Revision</b>			
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Title <b>FOURTH FLOOR PLAN</b>		Client <b>M/S JAIN PROMOTERS &amp; BUILDERS PVT. LTD.</b>	
Date <b>06-03-2020</b>	Dwg No.	Project / Location <b>PROPOSED COMMERCIAL DEVELOPMENT AT ABIDS, TILAK ROAD, HYD</b>	
Rev. No.	Description of Revision	Date	By
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Architects

**Genesis Planners Pvt Ltd**  
 Laxmi Towers, Plot No: 559,  
 Road No: 92, Jubilee Hills,  
 Hyderabad, India - 500 033  
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 Email: info@genesiplanners.in  
 Website: www.genesiplanners.in

Ms. G E N E S I S P L A N N E R S P t d . H A S T H E C O P Y R I G H T S O F T H I S D O C U M E N T .  
 A N D I T S H O U L D N T B E U S E D B Y A N Y B O D Y W I T H O U T T H E W R I T T E N P E R M I S S I O N  
 O F T H E C H I E F A R C H I T E C T .



S.NO	Description	Floor	Carpet Area (SFT)	Common Area (SFT)	Saleable (SFT)	Rate Per SFT	Rent / SFT
1	Shop-3	Ground	748	384	2264	40000	
	Shop-3	First	747	385			
2	Shop-4	Ground	732	377	2218	40000	
	Shop-4	First	732	377			
3	Shop-5	Ground	564	291	1710	30000	
	Shop-5	First	564	291			
4	Shop-6	Ground	540	278	1636	25000	
	Shop-6	First	540	278			
5	Shop-7	Ground	620	320	940	25000	
	Shop-7	First	550	283	833		
	Shop-8	First	348	179	527		
6	Shop-8	Ground	240	123	659	25000	
	Shop-9	First	195	101			
7	Shop-9	Ground	1672	861	2533		110
8	Shop-10	First	3568	1838	5406		65
9	Shop-10	Ground	261	134	1336	23500	
	Shop-11	First	621	320			
10	Shop-11	Ground	261	134	1336	23500	
	Shop-12	First	621	320			
11	Shop-12	Ground	264	135	1350	23500	
	Shop-13	First	628	323			
12	Shop-13	Ground	264	135	1350	23500	
	Shop-14	First	628	323			
13	Shop-14	Ground	528	272	1788	25000	
	Shop-15	First	652	336			
14	Retail Kiosk-1	Ground	135	70	205	60000	
15	Retail Kiosk-2	Ground	135	70	205	60000	

Extras			
1	East Facing Rs.200 Extra Per Sft	5	Corpusfund Rs.75 Per sft
2	Stall/Kiosk Infrastructure charges Rs.1000/- Extra per sft	6	Maintenance charges Rs.25 per sft (Approx or actual), per month+GST
3	Infrastructure Charges (Electricity Deposit, Borewell water, DG Set, Lifts, ETC) Rs.500 Extra Per sft	7	Stamp Duty @ 6%
		8	GST @12%
		9	Mutation Charges @ 0.1%
4	Car Parking Each Rs.7,50,000	10	Legal and Document Rs.25000
11.AC Water Chilling Charges will be as per actuals			
12. Price is inclusive of GST benefit, no further input tax credit will be provided.			
Contact: Mr. Praveen Jain : 9391660911, Mr. Prashanth Singhvee : 9849015159, Mr.Praneet Singhvee : 9885155000, Mr.Naman Singhvee : 9949000089, Mr.Pranay Singhvee : 9000000589, Email: jainamolakinfra@gmail.com			
<b>RERA Project Registration Number : P02500000639</b>			

S.NO	Descrption	Floor	Carpet Area (SFT)	Common Area (SFT)	Salebale (SFT)	Rent / SFT	Rate Per SFT
1	Shop-1	Second	688	354	1042	100	18000
2	Shop-2	Second	296	153	449	90	18000
3	Shop-3	Second	192	99	291	100	18000
4	Shop-4	Second	584	301	885	100	18000
5	Shop-5	Second	343	176	519	90	18000
6	Shop-6	Second	358	185	543	80	15000
7	Shop-7	Second	358	185	543	80	15000
8	Shop-8	Second	358	185	543	80	15000
9	Shop-9	Second	377	194	571	80	15000
10	Shop-10	Second	377	194	571	80	15000
11	Shop-11	Second	377	194	571	80	15000
12	Shop-12	Second	348	179	527	80	15000
13	Shop-13	Second	472	243	715	80	15000
14	Shop-14	Second	467	241	708	80	15000
15	Shop-15	Second	418	216	634	80	15000
16	Shop-16	Second	418	216	634	80	15000
17	Shop-17	Second	418	216	634	80	15000
18	Shop-18	Second	447	230	677	80	15000
19	Shop-19	Second	447	230	677	80	15000
20	Shop-20	Second	447	230	677	80	15000
21	Shop-21	Second	425	219	644	80	15000
22	Shop-22	Second	425	219	644	80	15000
23	Shop-23	Second	425	219	644	80	15000
24	Shop-24	Second	406	209	615	90	18000
1	Stall-1	Second	77	40	117	120	21000
2	Stall-2	Second	100	52	152	120	21000
3	Stall-3	Second	123	64	187	120	21000
4	Stall-4	Second	103	53	156	120	21000
5	Stall-5	Second	103	53	156	120	21000
6	Stall-6	Second	103	53	156	120	21000
7	Stall-7	Second	112	58	170	120	21000
8	Stall-8	Second	112	58	170	120	21000
9	Stall-9	Second	112	58	170	120	21000
10	Stall-10	Second	112	58	170	120	21000
11	Stall-11	Second	112	58	170	120	21000
12	Stall-12	Second	112	58	170	120	21000

13	Stall-13	Second	112	58	170	120	21000
14	Stall-14	Second	103	53	156	120	21000
15	Stall-15	Second	103	53	156	120	21000
16	Stall-16	Second	103	53	156	120	21000
17	Stall-17	Second	123	64	187	120	21000
18	Stall-18	Second	123	64	187	120	21000
19	Stall-19	Second	103	53	156	120	21000
20	Stall-20	Second	103	53	156	120	21000
21	Stall-21	Second	103	53	156	120	21000
22	Stall-22	Second	103	53	156	120	21000
23	Stall-23	Second	103	53	156	120	21000
24	Stall-24	Second	103	53	156	120	21000
25	Stall-25	Second	111	57	168	120	21000
26	Stall-26	Second	113	58	171	120	21000

Extras			
1	East Facing Rs.200 Extra Per Sft	5	Corpusfund Rs.75 Per sft
2	Stall/Kiosk Infrastructure charges Rs.1000/- Extra per sft	6	Maintenance charges Rs.25 per sft (Approx or actual), per month+GST
3	Infrastructure Charges (Electricity Deposit, Borewell water, DG Set, Lifts, ETC) Rs.500 Extra Per sft	7	Stamp Duty @ 6%
		8	GST @12%
		9	Mutation Charges @ 0.1%
4	Car Parking Each Rs.7,50,000	10	Legal and Document Rs.25000
11.AC Water Chilling Charges will be as per actuals			
12. Price is inclusive of GST benefit, no further input tax credit will be provided.			
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<b>RERA Project Registration Number : P02500000639</b>			

S.NO	Description	Floor	Carpet Area (SFT)	Common Area (SFT)	Saleable (SFT)	Rate Per SFT
1	Shop-1	Third	688	354	1042	16000
2	Shop-2	Third	296	153	449	16000
3	Shop-3	Third	192	99	291	16000
4	Shop-4	Third	584	301	885	16000
5	Shop-5	Third	343	176	519	16000
6	Shop-6	Third	358	185	543	14000
7	Shop-7	Third	358	185	543	14000
8	Shop-8	Third	358	185	543	14000
9	Shop-9	Third	377	194	571	14000
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2	Stall-2	Third	100	52	152	21000
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4	Stall-4	Third	103	53	156	21000
5	Stall-5	Third	103	53	156	21000
6	Stall-6	Third	103	53	156	21000
7	Stall-7	Third	112	58	170	21000
8	Stall-8	Third	112	58	170	21000
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10	Stall-10	Third	112	58	170	21000
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17	Stall-17	Third	123	64	187	21000
18	Stall-18	Third	123	64	187	21000
19	Stall-19	Third	103	53	156	21000
20	Stall-20	Third	103	53	156	21000
21	Stall-21	Third	103	53	156	21000
22	Stall-22	Third	103	53	156	21000
23	Stall-23	Third	103	53	156	21000
24	Stall-24	Third	103	53	156	21000
25	Stall-25	Third	111	57	168	21000
26	Stall-26	Third	113	58	171	21000

Extras			
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<b>RERA Project Registration Number : P0250000639</b>			

S.NO	Description	Floor	Carpet Area (SFT)	Common Area (SFT)	Saleable (SFT)	Rate Per SFT
1	Restaurant-1	Fourth	2002	1031	3033	14000
2	Retail	Fourth	920	473	1393	14000
3	Restaurant-2	Fourth	2362	1217	3579	14000
4	Gamming	Fourth	1478	762	2240	12000
5	Food Court	Fourth	3535	1821	5356	12000
6	Stall-1	Fourth	77	40	117	21000
7	Stall-2	Fourth	100	52	152	21000
8	Stall-3	Fourth	123	64	187	21000
9	Stall-4	Fourth	103	53	156	21000
10	Stall-5	Fourth	103	53	156	21000
11	Stall-6	Fourth	103	53	156	21000
12	Stall-7	Fourth	112	58	170	21000
13	Stall-8	Fourth	112	58	170	21000
14	Stall-9	Fourth	112	58	170	21000
15	Stall-10	Fourth	112	58	170	21000
16	Stall-11	Fourth	112	58	170	21000
17	Stall-12	Fourth	112	58	170	21000
18	Stall-13	Fourth	112	58	170	21000
19	Stall-14	Fourth	103	53	156	21000
20	Stall-15	Fourth	103	53	156	21000
21	Stall-16	Fourth	103	53	156	21000
22	Stall-17	Fourth	123	64	187	21000
23	Stall-18	Fourth	123	64	187	21000
24	Stall-19	Fourth	103	53	156	21000
25	Stall-20	Fourth	103	53	156	21000
26	Stall-21	Fourth	103	53	156	21000
27	Stall-22	Fourth	103	53	156	21000
28	Stall-23	Fourth	103	53	156	21000
29	Stall-24	Fourth	103	53	156	21000
30	Stall-25	Fourth	111	57	168	21000
31	Stall-26	Fourth	113	58	171	21000

Extras			
1	East Facing Rs.200 Extra Per Sft	5	Corpusfund Rs.75 Per sft

2	Stall/Kiosk Infrastructure charges Rs.1000/- Extra per sft	6	Maintenance charges Rs.25 per sft (Approx or actual), per month+GST
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<b>RERA Project Registration Number : P02500000639</b>			



# JAIN Amolak Infra LLP

## SPECIFICATIONS OF THE PROJECT

### 1. STRUCTURE

: RCC framed structure to withstand wind & seismic loads by Ultratech RMC, Steel VSP, JSW, JSPL, Electro Steel and SAIL Fe 550 TMT Bars or equivalent.

### 2. SUPER STRUCTURE

: Light weight 9" Thick Red bricks for external walls and 4.5" thick Red bricks for internal walls of Karimnagar.

## **PLASTERING**

### 3. INTERNAL WALLS

: Double Coat Cement Plaster with smooth finishing

### 4. CEILING

: Double coat smooth cement plasters finishing

### 5. EXTERNAL

: Double coat sand Faced Cement Plastering rough finish externally provided with galvanized chicken mesh for all concrete and masonry joints

## **JOINERY DOOR/SHUTTER WORKS**

### 6. SHUTTERS FOR RETAIL

: Motorized perforated (small) shutter for all Units of reputed make with 12-15mm toughened Glass wall and designer hard ware of reputed make.

### 7. INTERNAL DOORS FOR COMMERCIAL

: Teak wood frame with designer flush shutter with two sides Veneer with melamine polishing and reputed hardware fittings or **powder coated aluminum shutters.**

### 8. TOILET DOORS

: powder coated aluminum shutters and fitted with reputed hardware.

### 9. WINDOWS

: **2.5** track UPVC window systems of Fenesta or equivalent make.

## **PAINTING**

### 10. INTERNAL WALLS & CEILING (Smooth finish Lappum)

: Water proof smooth finish of lappum with two coats of Acrylic emulsion paint of reputed make over a coat of primer

: Acrylic O.B.D. Paints for all service area.

: Designer POP False ceiling covering the wiring of sound Speaker, LED Lights, HVAC ducting, Smoke detector, Water Sprinkler in the Common area.

## **EXTERNAL (Elevation)**

**Communication Office : Flat No.203, Second Floor, Opp: HDFC bank, Image Garden Road, Madhapur, Hyderabad, Telanagana. 040-40038043, jainamolakinfra@gmail.com**





# JAIN'S Jain Amolak Infra LLP

11.: High Performance structural double Glazing façade with combination of Facades, stone cladding, 3 mm Tiles, 6mm thick refractive glass, ACP cladding and Texture paint finish over 2 coats of exterior emulsion paint on all the three sides.

## FLOORING

### 12. COMMON AREA

: High Quality Granite.

### 13. INTERNAL RETAIL & COMMERCIAL STORES/SHOPS

: 600X600mm size double charged vitrified tiles of RAK or reputed make.

### 14. TOILETS MALE & FEMALE

: Anti-skid and acid resistant tiles of luxury look of RAK or reputed make.

### 15. STAIRCASE/CORRIDOR

: Aesthical Combination of granite, Stone and vitrified tiles as per architectural design

### 16. PARKING

: VDF Flooring with concrete mortar.

### 17. DRIVE WAY

: Combination of interlocking Parking floor tiles/Stone pavement blocks commercial grade over VDF Flooring with concrete mortar

### 18. DRIVE WAY ON GROUND FLOOR

: Decorative matt finish Epoxy Flooring/ Rubber Flooring/ Grid Lock tile/ Coin – Checkered design

## DADOING

### 19. TOILETS MALE & FEMALE

: Glazed/Matt vitrified tile 2'x1', of RAK or reputed make up to Ceiling height

### 20. SEPRATE SERVANT'S CUM DRIVERS TOILET

: Glazed/Matt ceramic tiles of reputed make up to **7' Feet** height

## TOILETS BATHROOMS

: All sanitary fixtures are **Kholer** or equivalent make

: BLACK polished Granite top with counter washbasin & full size mirrors.

: Wall mounted EWC with concealed flush tank.

: Urinals with auto flush

: Single lever diverter with shower

: All CP fittings are chrome plated of **Kholer** or equivalent make.

## ELECTRICAL:

: Concealed copper wiring of Havells/Finolex or equivalent make and modular switches of Northwest or schindler equivalent make.

: Exhaust fans in all Toilets

: Three phase power supply for each unit with individual meter boards.

: Miniature Circuit Breakers (MCB) of reputed make for each distribution board.

## TELECOM/INTERNET/DTH/DOOR MANAGEMENT

**Communication Office : Flat No.203, Second Floor, Opp: HDFC bank, Image Garden Road, Madhapur, Hyderabad, Telanagana. 040-40038043, jainamolakinfra@gmail.com**



# JAIN'S Jain Amolak Infra LLP

- : DTH, Telephone provision for two operators.
- : Telephone points in all units.
- : Wired Internet provision in all units.

## **PARKING MANAGEMENT**

- : Entire parking is well designed to suit the requisite number of car parks. Car parking area.
- : Provision of parking/signage's at required place for ease of driving.
- : Fire hydrant in all floors and basements.
- : Fire alarm and public address systems in all floors and parking area (basements)
- : Mechanical car park to be provided in the lower basement as per Genesis Design.

21. RAK Vitrified or Equivalent make Tiles 600MM X 600MM in all Shops
22. Toughened glass with spider fittings of reputed make.
23. Motorized perforated shutter for all Shops
24. Acoustic enclosure with Automatic Change over will be provided for Commercial complex with Separate Generators to divide the load and 100% backup for the total commercial complex including the Common areas. Separate meters for generator usage.
25. Signage Boards to be provided near the entrance of the complex
26. Signage for address sign boards
27. Separate electrical meters for each unit to be provided with connections, separate meters for generator usage.
28. Concealed Copper wiring of Finolex or Equivalent make for prevention of short circuits and fire guard. Miniature Circuit Breakers (MCB) and ELCB for each distribution board of Havells, Schneider or equivalent. Legrand switches of premium quality. Electrical Transformer as per electrical consultant.
29. Staircase along with stainless steel railings and common area flooring to be done in polished granite or similar
30. Provisions for Internet, Wi-fi, Telephone Cables in all shops.

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## **JAIN'S Jain Amolak Infra LLP**

31. Provisions for A/C+A/C outdoor Units with copper wire and water drain outlet.
32. Water connection and separate water meters to be given for Food Court, Restaurant & Banquet Hall.
33. Fenesta or Equivalent make UPVC windows (sliding) with Mosquito Mess Shutters, Glass Panels and Safety Grills of M.S for offices/ upper floor units.
34. Common area Gypsum Board false ceiling along with LED Lighting.
35. Air ambiator/air flow/air conditioning as per Genesis design equipment for common areas.
36. 3 No's High Speed automatic Lifts of Mitsubishi/Schindler/Johnson make with stainless steel cabin of 13 passengers with automatic rescue device & V3F along with power backup and granite cladding.
37. Escalators of Schindler or similar make as per Genesis Design.
38. All common areas will be connected with CCTV Cameras and metal detectors to be placed near the all entry and exit points.
39. Entire building should be provided with necessary fire fighting system and equipment as per fire norms.
40. Bore well and manjeera water supply to be provided.
41. Building elevation to be done as per the architect design.
42. Grand entrance lobby as per the design.
43. Parking management and security systems to be done along with LED Lighting and proper ventilation.
44. Provision for Internet/ Cable TV for all shops.
45. Common toilets as per standard specifications, EWC from Kohler or equivalent make and water saving fittings. All Ventilators in bath room of Aluminum Powder Coated.
46. Landscaping as per architects design.