



JAIN SADGURU IMAGE'S
CAPITAL PARK

SOME ADDRESS BECOME A LANDMARK.
HOW ABOUT MAKING IT YOURS



WELCOME TO YOUR NEW WORLD OF SUCCESS

The Hyderabad Information Technology and Engineering Consultancy City, abbreviated as HITEC City, is an Indian Information Technology, Engineering, Health informatics, and Bio-informatics, business district located in Hyderabad, India. HITEC City is spread across 200 acres of land under suburbs of Madhapur, Gachibowli, Kondapur, Manikonda and Nanakramguda, the technology township, also known as Cyberabad. The area comprises of IT parks such as L&T Infocity, Hitech City 2 SEZ, Mindspace Cyberabad SEZ, DLF IT SEZ, Tech Mahindra IT SEZ, TCS Synergy park IT SEZ, SEZs of Infosys, Wipro and APIIC, built to suit campuses of several major technology companies.

Located right in the midst of all these like minded companies, will be the new landmark of Hitec Hyderabad, Jain Sadguru Image's Capital Park. Comprising of Grade 'A' 11 floors impeccable architecture with 850,000 square feet built up of plush retail and commercial space, Jain Sadguru Image's Capital Park will be your new address of success and pride, at the Capital.

Offering a world of conveniences and comforts, Jain Sadguru Image's Capital Park will create an atmosphere that will make work more productive, and also offer a learning platform for leaders who want to carve a niche and name of their own in the corporate world.

IT'S NOT JUST
ANY OTHER ADDRESS.
IT IS YOUR
IDENTITY OF PRIDE





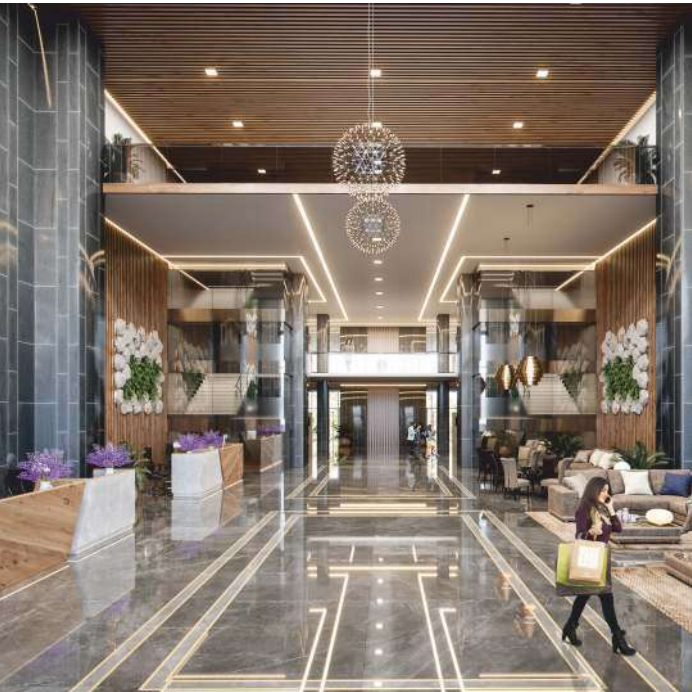
Jain Sadguru Image's Capital Park will be an iconic, Grade-A Business hub for all those companies, start ups and financial institutions who prefer to have their business address reflect with pride, Emerging soon at one of the most popular corporate destinations in India today, due to its proximity to the city's prominent IT Hub, Financial District, Star Hotels, International airport and Metro rail networks, Capital Park will house premium retail space at the ground and first floor with dedicated elevators, and a separate entrance to the front lobby of the commercial office spaces, Capital Park will be an energy efficient hub, given its superior design, high quality construction, with efficient floor plate and availability of plenty of thoughtful luxuries,



TOWER WITH AN INTERNATIONAL OUTLOOK



Spread over 3 acre and large open setbacks all around, Jain Sadguru Image's Capital Park includes an open landscaped courtyard that envelopes to the entry of the main block. To achieve a better floor height, construction has been done using curtain wall glazing with aluminium frames on the external facade and a triple height lobby that portrays a neat corporate look to the main entrance. The elevation has been exquisitely designed with a medley of alcobond, heat reflective modern glass elevation facade and plain glass to give maximum visibility to all retail and office spaces. The stunning use of vibrant colours and glass on the facade together with a spacious air-conditioned central leisure area inside, reflects a truly international outlook of the tower.



TRANSPORT TO YOUR BUSINESS WORLD IN MINUTES



A 5 star ambient and grand elevated lobby with detailed descriptive direction of every floor of the tower will make it easy for you to access around everywhere.

Just in case you feel you need help, the front office lobby executives will be happy to guide to your preferred location. High speed elevators and dedicated service lifts will quickly transport you to your destination.

We, at Jain Group believe that people who work out of large spaces are happy and productive employees, only when their professional expectations and personal interests are well taken care of.





ENVIRONMENT FRIENDLY CONVENIENCES

Jain Sadguru Image's Capital Park will also strictly support quality, safety and environment standard certifications. The natural spaced out sections within the building will keep you well connected with nature, as and when you like. Capital Park is also currently surrounded by well-known Malls, Hospitality and Healthcare Providers like PVR, Novotel of the Accor Group, HICC within 10 minutes from the tower.

Alternative sources of energy have always played a major role in shaping the way we plan our projects. Apart from that, Rain-water harvesting systems and Recycling water systems will maintain surplus requirement of precious water and the efficient SWTP and OWC will leverage the surrounding environment and ensure that our infrastructure is an example of setting international standards while remaining environmentally accountable.

ENERGY EFFICIENT
WITH 100% POWER BACK UPS



A BUSINESS HUB WITH PERFECT SOCIAL INFRASTRUCTURE



CUSTOMIZED SPACES AS PER WORK FORCE AVAILABLE



HIGH CEILING
CONVENIENT OFFICE SPACES





VIRTUAL TECHNOLOGY ENABLED SAFE SURROUNDINGS



Jain Sadguru Image's Capital Park is not merely a workspace—it is a space built on relationships with our associates and clients who share our passion for excellence. The focus of Jain Group has always remained the same – to engage communities within our ventures and deliver a productive, world-class environment for our occupiers. When we build our commercial spaces, we don't just create productive work spaces, we create business communities where people with similar professional and personal goals can come together and engage in the unique environment we provide.

Hence, every aspect of the tower is built keeping in mind, super safety and convenience in all aspects of the business establishments. Big or small, there will be positive energy flowing for all. Right from entrance safety measures by manned security, RFID Systems, App enabled Cameras and High Lens Powered Cameras, to the sprawling and convenient 4 level parking areas, movement within Capital Park will be utmost safe and effortless.

A LUCRATIVE RETAIL INVESTMENT OPPORTUNITY





At Jain Sadguru Image's Capital Park, Mega brands, retail and wholesale business firms now have an opportunity to avail premium commercial space on the ground and first floor at the most prime location of Hitec City. The shops and showrooms, structured in neat columns face wide corridors, ample green spaces and are spacious enough to accommodate a large number of buyers at any given time. The first benefit of being at Capital Park is that your brands would get an instant access to 8000 people working in the same premises. Besides that the strong surrounding of IT Hubs, Hotels and Residential spaces will make this one of kind business and shopping park, into a sort after shopping destination.

Commercial "A" Grade
Premium Office Spaces
Ground and First Floor

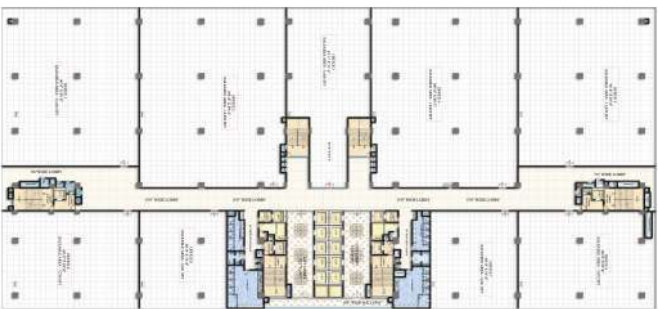
GROUND-FLOOR PLAN



S.NO	SPACE	CARPET AREA	NET AREA	SALEABLE AREA	S.NO	SPACE	CARPET AREA	NET AREA	SALEABLE AREA	S.NO	SPACE	CARPET AREA	NET AREA	SALEABLE AREA
1.	SHOP-1	9,563 SFT	9,976 SFT	14,366 SFT	4.	SHOP-4	5,049 SFT	5,279 SFT	7,602 SFT	7.	SHOP-7	1,240 SFT	1,349 SFT	1,944 SFT
2.	SHOP-2	6,988 SFT	7,270 SFT	10,470 SFT	5.	SHOP-5	6,174 SFT	6,416 SFT	9,240 SFT					
3.	SHOP-3	5,063 SFT	5,295 SFT	7,626 SFT	6.	SHOP-6	9,585 SFT	9,975 SFT	14,366 SFT					

Commercial "A" Grade Office Spaces

TYPICAL FLOOR PLAN



SNO	SPACE	CARPET AREA	BALCONY AREA	NET AREA	SALEABLE AREA	SNO	SPACE	CARPET AREA	BALCONY AREA	NET AREA	SALEABLE AREA	SNO	SPACE	CARPET AREA	BALCONY AREA	NET AREA	SALEABLE AREA
1.	OFFICE-1	6,702 SFT	1,008 SFT	8,085 SFT	11,643 SFT	4.	OFFICE-4	8,074 SFT	524 SFT	9,738 SFT	14,024 SFT	7.	OFFICE-7	2,726 SFT	311 SFT	3,223 SFT	4,641 SFT
2.	OFFICE-2	8,888 SFT	524 SFT	9,738 SFT	14,052 SFT	5.	OFFICE-5	6,702 SFT	1,008 SFT	8,085 SFT	11,643 SFT	8.	OFFICE-8	2,726 SFT	311 SFT	3,223 SFT	4,641 SFT
3.	OFFICE-3	3,025 SFT	300 SFT	4,482 SFT	6,456 SFT	6.	OFFICE-6	3,010 SFT	302 SFT	4,910 SFT	7,072 SFT	9.	OFFICE-9	3,913 SFT	800 SFT	5,020 SFT	7,230 SFT

05 mins Walk to Cyber Towers



05 mins walk to Shiparaman Arts Village



02 mins walk to Hitech City Metro Station



02 mins walk to Hotel Avasa



10 Mins Drive to Hotel Westin



10 mins Drive to HICC & Novotel

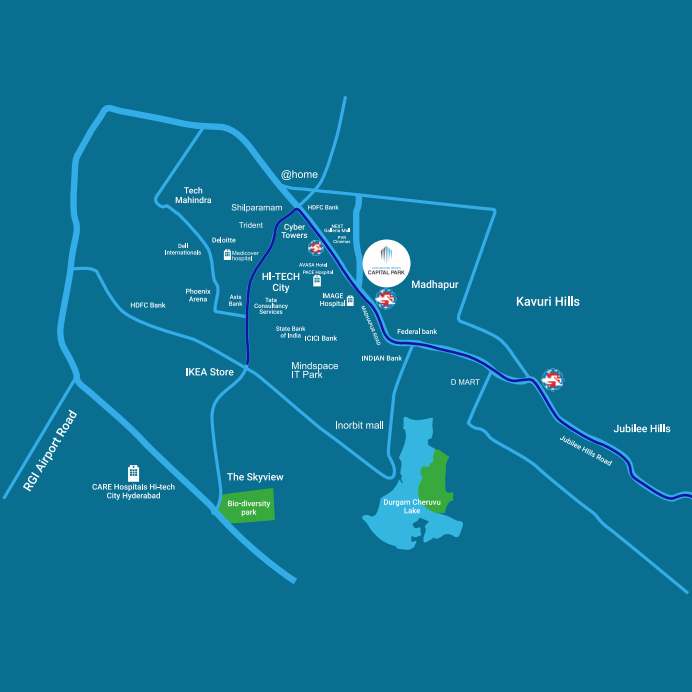


30 mins drive to International Airport, Hyderabad



15 Mins Drive to Care Hospital & TATA AIG Hospital





RG/ Airport Road

CARE Hospitals Hi-tech City Hyderabad

Tech Mahindra

Shilparamam

@home

Dell International

Deloitte

Trident

Cyber Towers

HDFC Bank

NEXT

Post Office

HI-TECH City

AVASA Hotel

PRCS Hospital

Tata Consultancy Services

State Bank of India

ICICI Bank

Mindspace IT Park



Madhapur

Kavuri Hills

HDFC Bank

Phoenix Arena

Asis Bank

IKEA Store

Federal bank

INDIAN Bank

D MART

Inorbit mall

Jubilee Hills

The Skyview

Bio-diversity park

Durgam Cheruvu Lake

Jubilee Hills Road

FOUNDATION & STRUCTURE :

- R.C.C Framed Structure to withstand seismic loads and wind.
- Light weight brick masonry in cement mortar.

SPECIFICATIONS

PLASTERING:

- Internal - 12mm thick coat cement plaster smooth finishing.
- External - 18mm thick double coat sand faced cement plastering.

DOORS:

- Toilets - Laminated doors with standard hard ware.
- Fire - Doors Fire rated steel doors (as per norms).
- Service Shaft Door - Pressed metal framed/flush doors shall be of 1.2mm galvanized sheet of 1 hour fire rated for service areas/ ducts/ shafts.
- Shutters for retail (G+1) - Motorized perforated (small holes) shutter for all unit of repute make with 12mm toughened spider glazing Glass walls and designer hardware of reputed make.
- Internal Doors For Commercial - Indian BT or African Teak wood frame with designer flush shutter with two sides Veneer with melamine polishing and reputed hardware fittings powder coated aluminum shutters
- Windows - Window system with single glazing with specially designed extruded. Aluminum sections with powder coating and system designed, water tightness and heat proof. (or) UPVC Windows.
- External Painting - Texture paint containing synthetic plaster cheicals, having very mild keys finish in three coats, synthetic plaster by trowel plus two coats of chemical over coat by brush in approve color
- Glazing - Glazing as per glazing design.
- Service areas - Two coats of Acrylic OBD over one coat of primer.

FLOORING:

- Main Entrance Lobby - Granite slabs
- Upper floors entrance lobby - Granite Slabs.
- Toilets - Separate urinal blocks and toilet blocks for men and women are provided with first quality sanitary and CP fittings non skid tile flooring and cladding partition walls and counters in granite and toilet blocks.
- Staircase Flooring - Granite stones for main staircases and Kota stones for fire staircases
- Parking Area - VDF Flooring
- Drive way - VDF Flooring
- Lift walls - Granite Slabs

PLUMBING AND SANITARY SERVICES:

- Plumbing Fixtures
- Pumps
- Kohler/Hindware sanitary ware white in colour with Branded CP fittings.
- As per design

ELECTRICAL FACILITIES:

- Electrical power for all units as per the load details with separate distribution boards
- Lighting for common areas such as corridors, parking, lobbies areas as per standards
- Sub station with required transformer capacity and sandwich bus duct to each unit
- 100% DG backup shall be provided.
- Earthing grid for power system with earth resistance as per standards and special earthing grid for computers, earth strips from special earthing extended to each unit.
- Lightning protection for the building as per standards.

AIR-CONDITIONING FACILITIES:

- All the shops & Offices are provided with single point Air Conditioning supply, from where the shop & Office owners can have A.H.V's and A,C ducting as per the requirements.

COMMUNICATION SYSTEM FACILITY:

- Floor ducts in every unit to lay communication network cables. Shafts exclusively for communication cables
- Building Management System (BMS) for all the services.
- Sprinkler system in all common areas & the sprinkler system will be terminated into office space.
- Addressable Fire Alarm System with Detectors as per NBC National Building Code).
- Recommendations of Fire hazard and activated whenever fire detectors operated.

LIFTS:

- Passenger Lifts
- Retail Floor Lifts
- Goods & Fire Lifts
- 10 No.s passenger lifts of Johnson or equivalent make. As per architect design
- 2 No.s passenger lifts of Johnson or equivalent make. As per architect design
- 6 No. Goods lift of Johnson or equivalent make. As per architect design

LANDSCAPING:

- Landscaping shall be provided as per design.



ETHICS AT THE FOREFRONT

Jain Group has been recognized as one of the early adopters of mid-segment and luxury housing scenario. It has also been known as one of the preferred developers to facilitate office spaces in capital of Telangana.

Since its inception 20 years ago, Jain Group took it upon itself to transform the unknown parts of Hyderabad into a fine living paradise. Jain Group has dedicated its roots to craftsmanship involved, in conceiving living communities that are inspired by positive surroundings and offering holistic urban lifestyle of high quality.

Timely completion, high quality construction materials and peace of mind for its customers are the traits that Jain Group swears by and considers these values as an inherently ethical across all departments of the group.

With a track record of delivering 04 million square feet., the enormous success of integrated residential spaces has propelled Jain Group to complete more than 50 residential projects with many more in the pipeline.

As a caring corporation, Jain Group has also been mindful of its obligations towards serving the community, particularly the underprivileged sections of society. All in all, Jain Groups legacy has been and will continue to mark a concrete presence in the growth of South India's urbanisation.





Jain Sadguru Constructions LLP

Flat No 202, 2nd floor,
Anushka Trendz, Road No 14, Banjara Hills,
Hyderabad, Telangana, India - 500034
Ph: 9010873873, Email: sales@jainsadguru.com
Website: www.jainsadguru.com