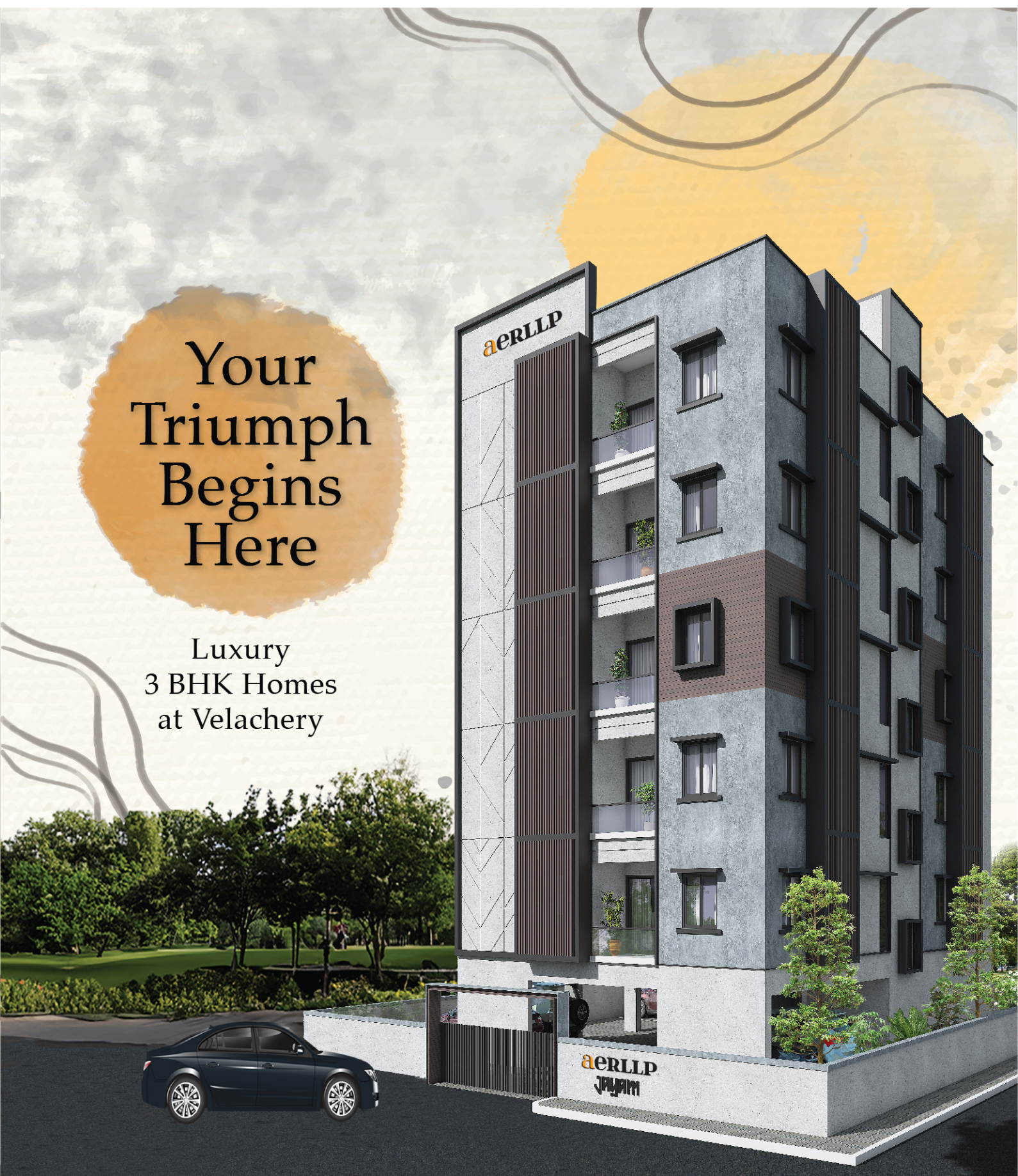


Your Triumph Begins Here

Luxury
3 BHK Homes
at Velachery



Step Into Your Successful Future!

Welcome to a lifestyle where every detail is a reflection of your achievements. Jayam seamlessly blends upscale living with essential urban conveniences, creating a harmonious sanctuary that celebrates your success. Experience elegance and sophistication at every turn in your new home.

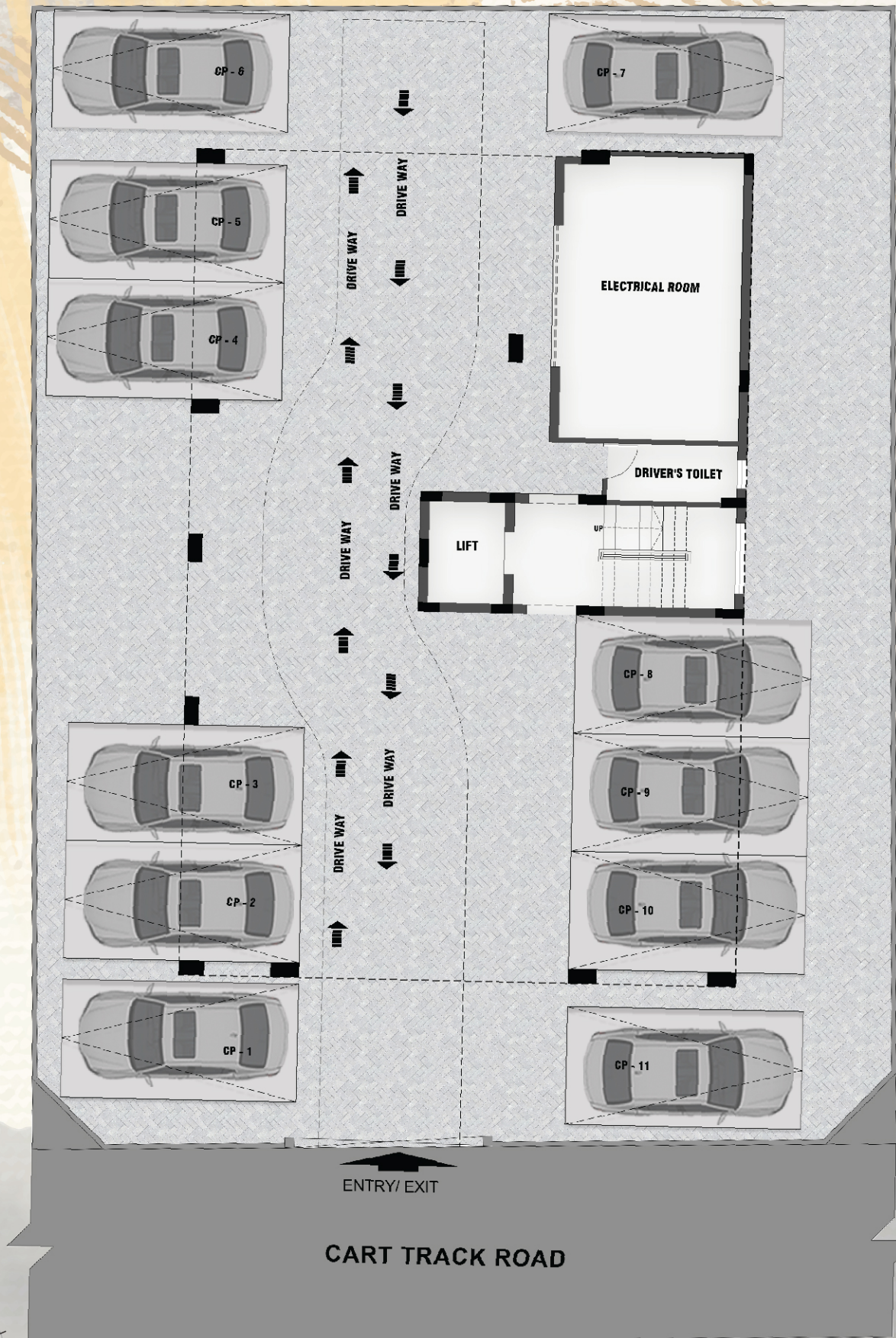
Nestled in the tranquil surroundings of Velachery, on cart track road is Jayam, a haven which is more than just a residence; it's an arena for triumph.



Enjoy the serenity of a peaceful neighborhood while remaining closely connected to the dynamic energy of the city. Just moments away from key hubs like Phoniex Market city, Velchery, Guindy and Madhya Kailas, your new address is designed for those who strive for success.



Stilt Floor Plan



Typical Floor Plan

1st to 5th

UNIT	CONFIGURATION	AREA	UDS
A	3 BHK + 3T	1209 sq.ft.	496.21 sq.ft.
B	3 BHK + 3T	1130 sq.ft.	463.79 sq.ft.



Specifications

STRUCTURE:

1. RCC framed structure.
2. Foundation Design in accordance with Seismic Zone III.
3. Solid Concrete Blocks with Plastering.

JOINERIES:

- | | |
|------------------|--|
| 1. Main Door | - African Teak wood / equivalent frame with ornamental solid door with melamine polish |
| 2. Bedroom Doors | - Malaysian Salwood / equivalent frame with ornamental flush doors |
| 3. Toilet Doors | - Malaysian Salwood / equivalent frame with water-proof plastic coated flush doors |
| 4. Balcony Doors | - UPVC doors |
| 5. Windows | - UPVC windows |
| 6. Ventilators | - UPVC |
| 7. Grills | - MS grills |

FLOORING:

- | | |
|-------------------|-----------------------------|
| 1. Living, Dining | - Vitrified Tiles |
| 2. Kitchen | - Vitrified Tiles |
| 3. Master Bedroom | - Vitrified Tiles |
| 4. Other Bedrooms | - Vitrified Tiles |
| 5. Balcony | - Anti-skid Tiles |
| a. Toilet Floor | - Anti-skid Tiles |
| b. Toilet Dado | - Glazed Tiles upto ceiling |
| 6. Common Area | - Granite Flooring |
| 7. Staircase | - Granite Flooring |
| 8. Car Park | - Grano Flooring |

STAIRCASE RAILING:

1. Railing – SS Railing as per Architect details

KITCHEN:

1. Black Granite Counter Top with Stainless Steel sink with single drain board and waste coupling
2. Tiles up to 2ft height above kitchen counter

PLUMBING & SANITARY:

1. UPVC pipeline for water lines
2. CPVC for hot water lines
3. Separate motors for sump & bore well
4. Florentine / equivalent CP fixtures
5. Roca/equivalent white sanitary fixtures

ELECTRICAL:

1. Concealed Wiring - Legrand / Finolex or equivalent
2. Switches - Anchor Roma or equivalent modular switches
3. Adequate light, fan and power points

LIFT:

1. One number of branded automatic 6 Passenger Lift with ARD

PAINTING:

1. Internal Ceiling - Acrylic putty with primer and emulsion
2. Internal Walls - Acrylic putty with primer and emulsion
3. Stilt floor - Oil bound distemper (OBD)
4. External walls - External Putty with semi acrylic exterior emulsion with primer
5. Joineries - Enamel Paint for all doors other than main door
6. Grills - Zinc chromite anti-corrosive primer with enamel paint

EXTERNAL:

1. Paving blocks around the building
2. Compound wall in outer periphery with gates & lighting
3. Landscaping as per architect details

GENERAL:

1. One Electric Vehicle (EV) Charging Point for each home
2. 100% Generator power back-up for Common Area and 600W per home
3. CCTV in External Areas & Vantage Points
4. Video Door Phone
5. Anti - Termite Treatment
6. Weather Proof Treatment with reflective cool roof tiles for terrace
7. Adequate capacity of Underground Sump and Overhead tank
8. Borewell with submersible pump
9. Rain water Harvesting System
10. Solar Panels in Terrace
11. Signages and Directory

Why Pick Jayam?

Choose Jayam—a true celebration of elegance and accessibility, crafted for those who have conquered their dreams. Embrace your triumph in owning a home that embodies the essence of your hard work and dedication. This is your moment; step into the success of a life well-lived.



Strategically located with best advantages



Homes crafted with great detail, perfection & precision.



Excellent Connectivity



Aesthetic contemporary design



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