



DISCOVER
Inspirational Lifestyle

Inviting Interiors



Careful attention has been given to interior detailing that enriches the residents' daily lives. Soaring ceilings and a very effective use of handsome window patterns enhance the play of natural light. Interesting spatial qualities, the best use of contemporary building materials, exciting colour choices – all of these elements work together towards visual impact and functional performance.

What's more, SAJAWAT a leading interior design firm of JAINS with young talented designers offers free consultancy and design and also undertakes meticulous execution to meet your individual taste and style. So go ahead and create the ambience you desire.

JAIN HOUSING & CONSTRUCTION LTD. holds an admirable position of leadership in South India's highly competitive construction industry.

Throughout its 20-year history, JAINS have risen to numerous challenges and won prestigious awards in recognition of its undying commitment to innovation and excellence. The company, which has been built around its reputation for quality, integrity and unmatched customer service, has been involved in some of the most notable residential developments in the cities of Chennai, Bangalore & Hyderabad, over the last two decades.

The extensive JAINS portfolio includes over 150 residential projects that include 3 million sq. ft. of completed projects and over 2.5 million sq. ft. of on-going projects. Headquartered in Chennai, Tamil Nadu, JAINS maintains a network of 4 regional offices and 10 sales offices across four states.

Backed by a dynamic board of directors and a proficient support team of experienced professionals, JAIN HOUSING is dedicated to creating distinctive and multi-faceted residential masterpieces that elevate the lifestyle of its ever-growing list of customers.



Epitome of Luxury

Reserved for the select few, the simple yet striking style of CHARING CROSS links open, harmonious architecture with luxurious interiors and verdant exteriors making it a haven of comfort.

Indulge in the beauty and tranquillity of this picturesque setting with generously laid out lush gardens that let nature flow seamlessly into captivating living spaces.

Amenities a Relaxed Lifestyle

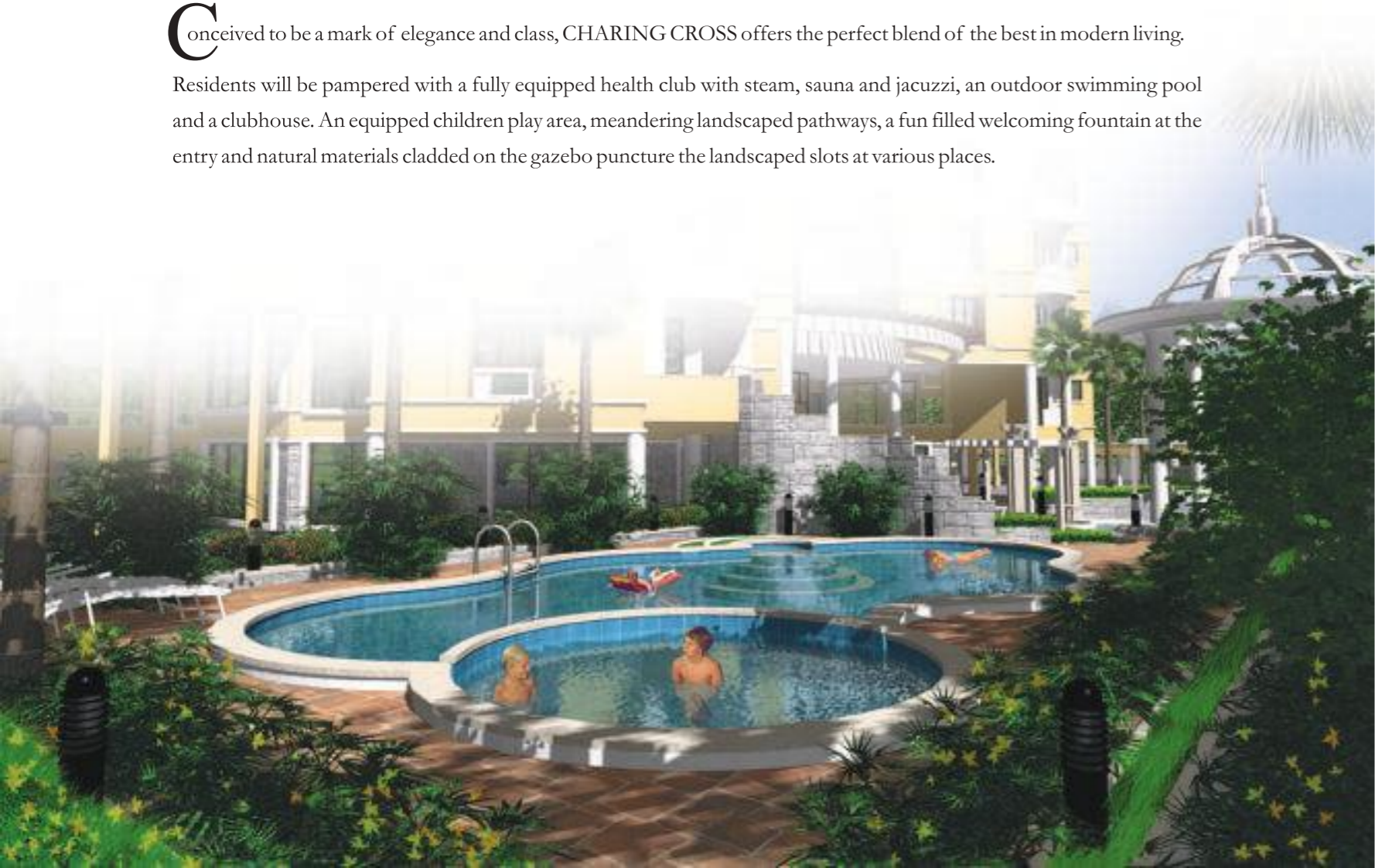
There is always a reason to
celebrate and rejoice everyday when at

Jains CHARING Cross

A lifestyle that blends the happy and playful
moments in order to compensate the hectic office life or other physical illness.



Conceived to be a mark of elegance and class, CHARING CROSS offers the perfect blend of the best in modern living. Residents will be pampered with a fully equipped health club with steam, sauna and jacuzzi, an outdoor swimming pool and a clubhouse. An equipped children play area, meandering landscaped pathways, a fun filled welcoming fountain at the entry and natural materials cladded on the gazebo puncture the landscaped slots at various places.



Parking

- Abundant parking is available to cater to the parking needs of all the residents.
- One set of parking can be approached directly from the road. A ramp up leads to the upper level parking and a ramp down leads to the lower level parking, to cater to all the parking needs of the residents.
- The brightly lit driveways have tactically positioned caution boards to ensure safety and maintain free flow of traffic within the compound.

Safety

- Fire fighting equipments and Hydrants will be provided in common areas.
- Lightning arrester will be provided for the building.

Security System

- Round the clock security with trained security personnel.
- Security intercom facility with closed circuit TV connection for each flat.
- Intercom facility from each apartment to security rooms and clubhouse.
- Cable TV, provision will be provided from flats to a common junction.

Circulation

- The 19 floor project is well equipped with 2 passenger lifts and a stretcher lift along with a main stairway and fire escape stairs, all housed in one central core to gain easy access from all sides.

Maintenance

- "PROMAGS" the property management division of JAINS will maintain and manage the project for a period of 2 years at a very reasonable charge.

Elevators

Car Parking

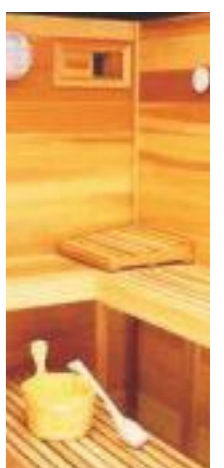
Jacuzzi

Pool Table

Steam Bath

24 Hours Security

Gymnasium



Specifications

Flooring: Italian marble for living and dining. High quality vitrified tiles for bedrooms and kitchen. Antiskid ceramic tile flooring for toilets, balconies & utility area.

Wall tiling: Kitchen with Ceramic tiles, dado with motifs upto 2' height. Toilets with ceramic tiles, dado for full height with decorative borders. Service area with ceramic tiles, dado for 4' height.

Kitchen platform & sink: Functionally designed kitchen for Indian women with black polished granite platform & porcelain sink.

Doors & Windows: Superior quality moulded beading Teak wood door frame, with attractive teak panel main door. Teak wood frame with panelled skin door on both sides for bedrooms. Toilet / Terrace doors of PVC laminated for full height on one side & panelled skin door on other side with teak wood frame. Anodized Aluminium sliding shutters with glass for French doors. All windows shall be swing/sliding made of anodized aluminium. Toilet ventilators in anodized aluminium with provision for exhaust fan.

Painting & finishes: All walls would be finished with putty and emulsion paint of impeccable quality. Ceiling would be finished with putty and OBD. Melamine polish on both sides of the main door. Enamel finish for all the other doors, window and ventilator grills.

Electricals: Elegant modular electrical switches. Individual meter for every apartment. Provision for Fridge, washing machine and geyser in toilets. Standby generator facility for common areas, lifts and essential points in each apartment with automatic change over switch. TV and telephone points in living & all bedrooms. A/C provision for living and all bedrooms.

Plumbing & Sanitary: Master bed toilet with shower enclosure and wall-mounted cascade, EWC with flush tank matching to tile colour. All other toilets with wall-mounted cascade, EWC with flush tank of white colour, designer washbasin in dining and Jaquar fittings for all the toilets.

Common amenities: Overhead tank and sump of sufficient capacity to cater the requirements of occupants. Required number of bore wells with sufficient depth. Automatic passenger lift of branded make. Covered car parks provided.



The pillared porch bathed in rough granite with exquisite borders gains entry through a paved walkway from the road. A lobby with high ceiling, nature bathed inside through extensive landscaping, furnished exotic interior happens to be the owners bonus. Exceptional ceiling height and an expansive lobby is reminiscent of the central courtyard. The skylight is let in directly from the 19th floor so that while still powerful, it is softly dispersed in the lobby and plays an important role in the profile of the building specially in the water or garden court in the lobby. The exceptional ceiling height, fully furnished interiors, exuberant floor patterns, wall finishes with putty and texture false ceiling with numerous spot lights water bodies etc. add glamour to the building. The magnificent ceiling height and the exuberant lobbies of the ground floor are not only the owners delight but also the exquisite flooring of the typical floor lobbies with designer vitrified tiles and the elegantly textured walls drenched with daylight all over suggests tranquility which clearly defines the entrance to each apartment.



Strategically located at the prestigious Kathrikadavu junction, right at the intersection of the newly developed 4 lane roads, Jains CHARING CROSS is a distinctive residential development comprising of 114 luxurious three-bedroom apartments.

In terms of proximity, CHARING CROSS is just a short 2 kilometres drive from the South and North Railway stations. The development also enjoys easy access to all modern lifestyle needs including shopping malls, places of worship, entertainment hubs, restaurants, banks and numerous distinguished schools and colleges.

Salient Features

- A magnificent swimming pool along with toddler's pool
- A resourcefully designed club house with recreational area
- Gymnasium and health club
- Aesthetically designed landscaped main entry
- Security intercom with CCTV arrangements for every apartment
- Elegant lift lobbies
- Standby generator for common area light and for essential points inside the flat
- Air-conditioned ground floor lobbies
- Children's play area

Payment Schedule

1. On booking 10%
2. Within 30 days of booking 30%
3. On completion of Foundation 10%
4. On completion of Ground Floor roof slab 5%
5. On completion of 1st Floor roof slab 5%
6. On completion of 4th Floor roof slab 5%
7. On completion of 7th Floor roof slab 5%
8. On completion of 10th Floor roof slab 5%
9. On completion of 13th Floor roof slab 5%
10. On completion of 16th Floor roof slab 5%
11. On completion of 19th Floor roof slab 5%
12. On Completion of flooring 5%
13. On handing over 5%

Stage wise payment due will have to be remitted as per schedule of work at site.

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JAIN HOUSING

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For more details log on to www.jainhousing.com

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