



Jains  
**Tufnell Park**  
k a k k a n a d

L U X U R I O U S L I F E S T Y L E A P A R T M E N T S



## Creating masterpieces in Concrete

Taking centre-stage on the construction canvas has always come easy to Jain Housing. We have never looked back on our illustrious two-decade long history, but to draw inspiration. Our abiding philosophy of sparking the fusion between contemporary class, detailed architecture and conscientious engineering finds realization through our endeavours - each hinting the immensity of the passion involved. As an unequalled colossus in the construction arena, we take pride in being one of the major reasons why the landscapes of Bangalore, Chennai, Cochin, Coimbatore and Hyderabad don a stunning look.

A whopping 4.5 million sq. ft. of built-up area and 175 projects, we pause to announce that not less than an astonishing 10 million sq. ft. of space has been outlined for ongoing projects. Spreading smiles of contentment to over 4500 overjoyed families though is the ruling rationale why our name has become synonymous with Trust, Excellence and Eminence. Carrying on Jains tradition of excellence in architecture is the Tufnell Park in Kakkanad.





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## A Landmark Surpassing Equals

Kerala, the land that is God's magnanimity personified, the preferred destination for those seeking serenity in the arms of nurturing Nature; reigning as the spice orchard of India; now serves as the backdrop for some of the country's prolific technology hubs. To state it simply, it is God's Own Country sporting a technological makeover. It is to this panorama of serene surroundings and efficacious enterprise that Jains has chosen to add cultivated class with its magnificent offering, the Tufnell Park.

Situated in Kakkanad, the Tufnell Park epitomizes the Jains custom of attuning imposing architecture with its immediate environs. Inheriting nature at its pristine best and renovating it to an upscale contemporary haven, the Tufnell Park takes the unrivalled numero uno position as a matchless place to home. Moreover, it takes its pride of place in a complex lattice accomodating the Kochi Infopark, Cochin Special Economic Zone (CSEZ) and the proposed Smart City project.

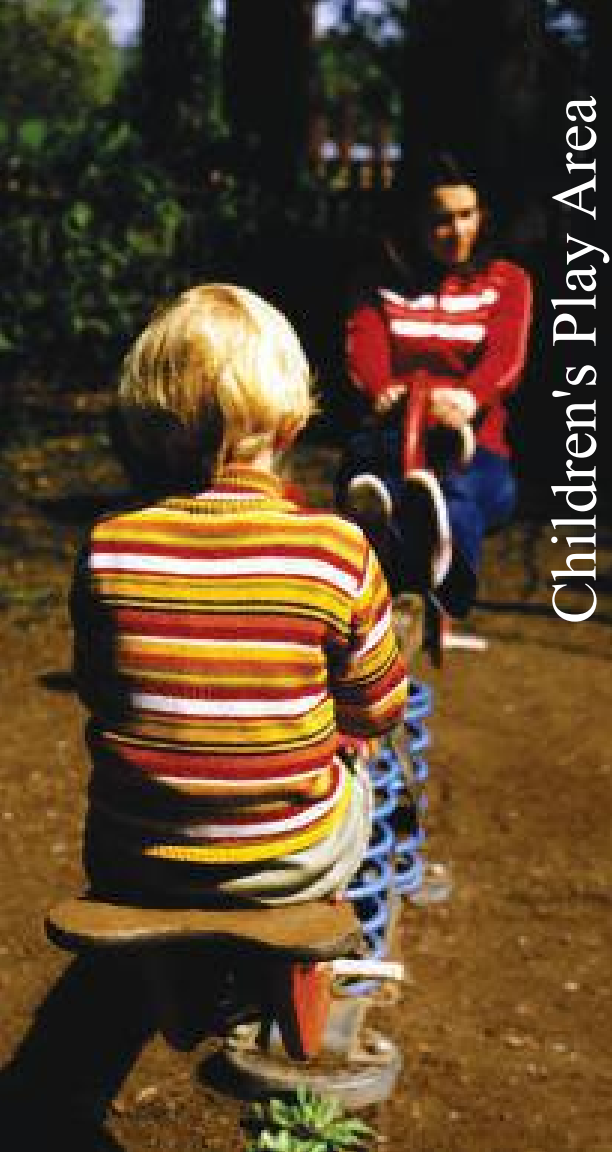




## Detailing Euphoric Living

The majesty of the Tufnell Park reclines on 8.73 pristine premium acres and is arrayed into 8 spectacular blocks. Layered into 19 floors and contained in 1216 apartments, this summit of peerless living comes complete with luxurious landscaping. A residential layout that leaves you awestruck by its sheer proportion and splendour.

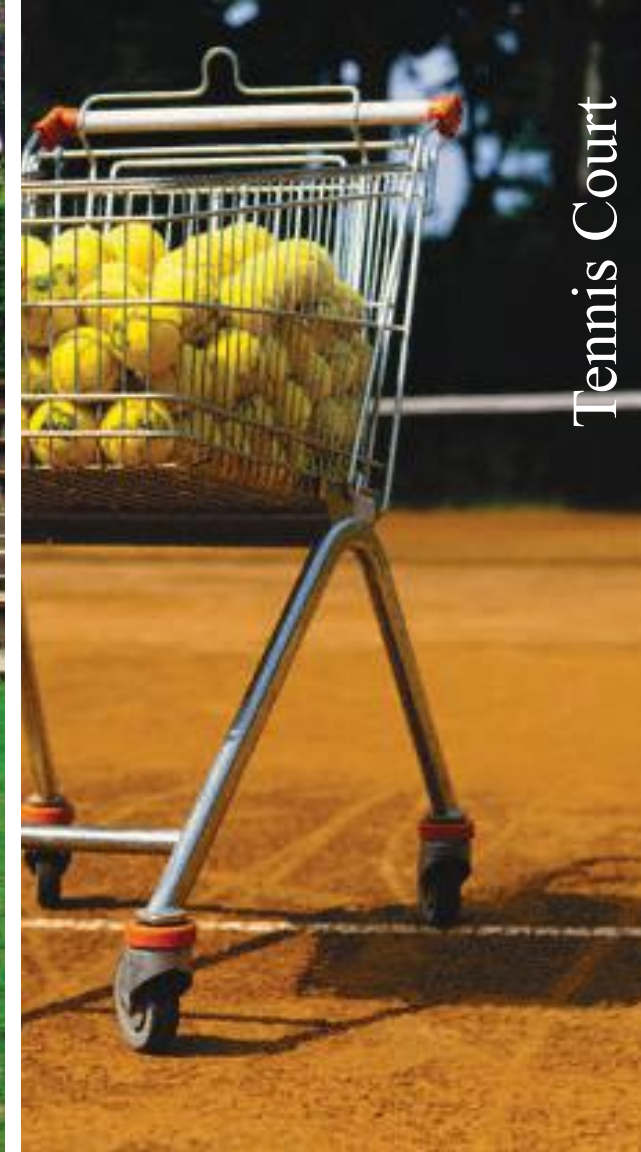




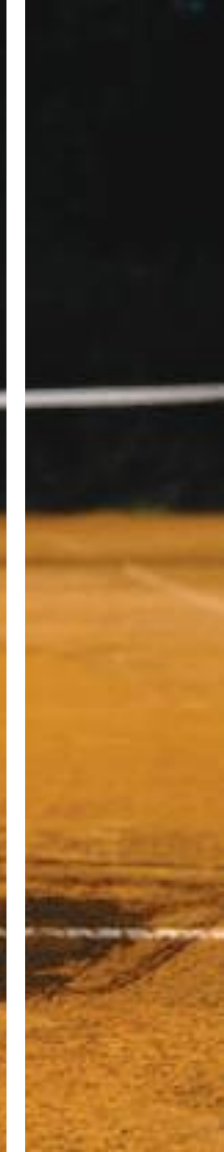
Children's Play Area



Amphitheatre



Tennis Court



Your sporting instincts can be unleashed at will at Cricket Net Practice and on Badminton and Shuttle Courts. Further test your stamina at Basket Ball or – and this is bound to take you to sporting nirvana - on the upper-level Tennis Court.

Letting childhood fantasies free in the Children's Play Area, sauntering in for a Jacuzzi, Steam or Sauna, having a blast in the Party Lawn or socializing at the Clubhouse are all within a short radius of your home. Setting paradise worlds apart, regardless of dimensions of sport, pleasure or community activity, the Jains Tufnell Park makes your home the cynosure of your eye.



Cricket Net Practice



Shuttle Court



Party Lawn



## Setting Class Worlds Apart

Hosting an amazing array of amenities, the Tufnell Park is home to a sprawling amphitheatre and a sparkling Swimming Pool. Further, the expanse is dotted with seating areas to allow you to take a breather in nature's symphonic embrace.





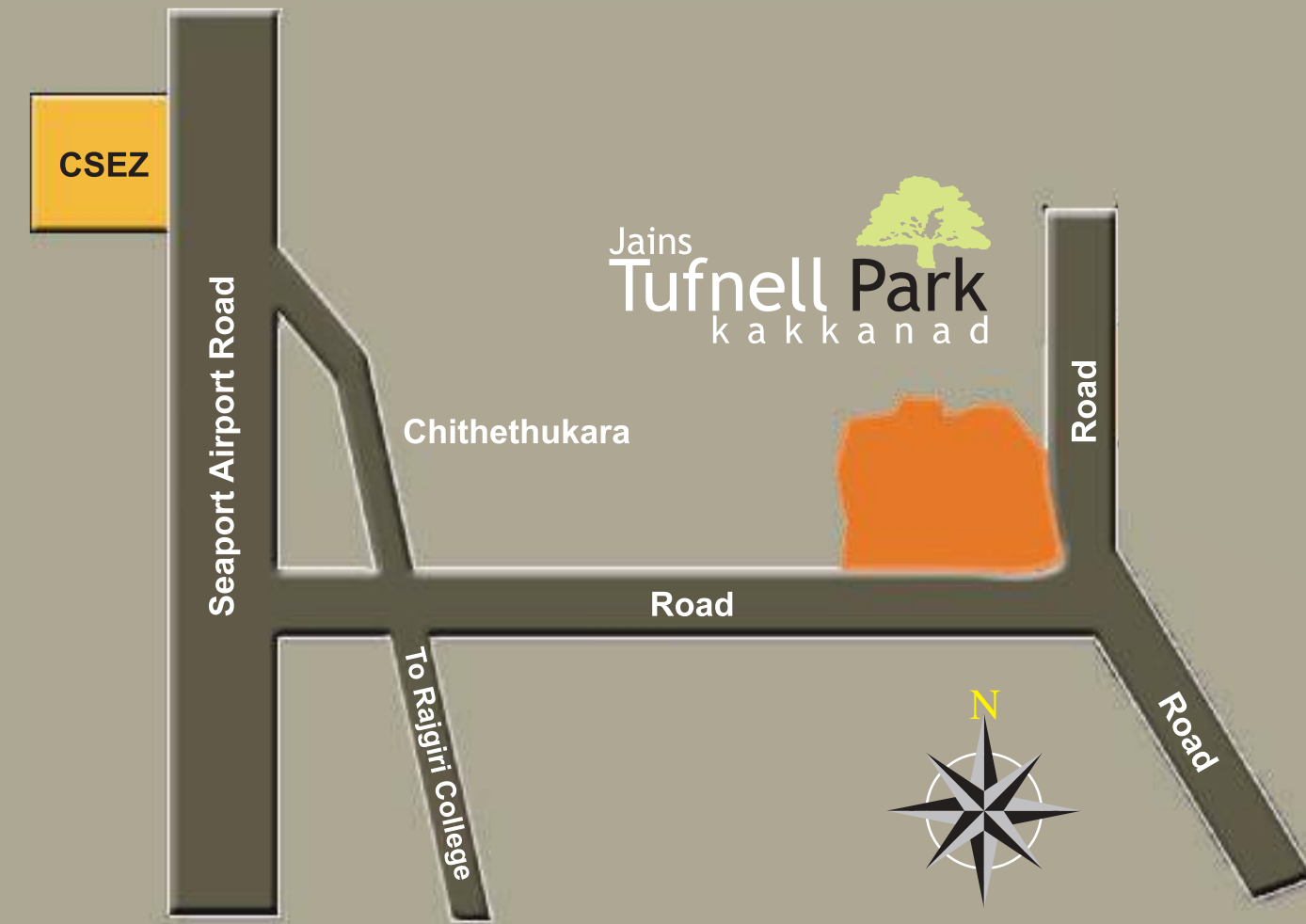
## Site Plan

1. Amphitheatre
2. Play Area
3. Swimming Pool
4. Club House
5. Upper Level Tennis Court
6. Party Lawn
7. Seating Area
8. Cricket Net Practice Area
9. Badminton Court
10. Shuttle Court

**Salient Features** • A magnificent swimming pool along with a pool exclusive for ladies • A resourcefully - designed club house with gymnasium and health club • Aesthetically - designed landscape garden • Elegant lift lobbies • Standby generator for common area light, lift and for essential points inside the flat • Children's play area

**Specifications** • High - quality vitrified tiles for living room, bedrooms, kitchen and dining spaces • Entrance doors made of superior quality teakwood • Bedroom doors made of hardwood and skin paneled shutters portraying a flamboyant look • Provision of split / window air conditioning in master and 2nd bedroom in a 3 bedroom apartment • Windows with a blend of Modern style in swing or sliding pattern, aluminium and powder coated • The walls coated with putty and emulsion paint of impeccable quality • Spacious kitchen with black granite slab and stainless steel sink • Shock - free, elegant - looking modular electrical switches in all the rooms • All toilets will be provided with European water closet and master bedroom toilet will be provided with wall mounted cascade with flush tank matching tile color • Jaquar fittings or equivalent fittings for all the toilets.





## Payment Schedule

1. On Booking Rs.50,000/-
2. Within 30 days of booking 10%
3. Within 60 days of booking 30%
4. On completion of Foundation 10%
5. On completion of 1<sup>st</sup> Floor 6%
6. On completion of 4<sup>th</sup> Floor 6%
7. On completion of 7<sup>th</sup> Floor 6%
8. On completion of 10<sup>th</sup> Floor 6%
9. On completion of 13<sup>th</sup> Floor 6%
10. On completion of 16<sup>th</sup> Floor 6%
11. On completion of 19<sup>th</sup> Floor 6%
12. On completion of Flooring 4%
13. On handing over 4%

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

## Tracing the pathways to paradise

Intuitively you would know what makes Tufnell Park better; its alluring proximity to Cochin's influential landmarks. Dubbed as the IT Hub of Kerala, Kakkanaad is host to some of the India's high-profile technological hubs, telecom and media majors. Skirting the Seaport-Airport highway by a mere 800 mts., the Tufnell Park lives up to the Kakkanaad promise by situating itself in the vicinity of the Cochin Infopark and the proposed Smart city project - home to ventures in information technology and IT-enabled services. The Tufnell Park also rubs shoulders with the Cochin Special Economic Zone (CSEZ).

In spite of being in the same league as the lofty technology townships, Jains Tufnell Park holds reclusive nature close to heart. Its calm and serene environs evoke poetry and peace. In the midst of majestic mountains, you are assured of Nature's charming benevolence to always abound your sliver of Shangri-La.





**JAIN HOUSING...**  
*where you love coming home*

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