





ZRICKS













EAST UNIT			
Plot No. - 05/06		100'00" x 10'0" Sqm	
S. No. / Particulars			
Sr	Particulars	Area in Sqm	
1	ALL BUILDING AREA	1000	1000
2	WATER TOWER AREA	100	
3	COVERED SITOUT AREA	120	
4	COVERED TERRACE	120	
5	COVERED TERRACE	120	
6	COVERED TERRACE	120	
TOTAL AREA		1580	

PLOT NO - 05,06.

EAST UNIT FLOOR PLANS

M/s. JAIN PROMOTERS & BUILDERS PVT. LTD.

JAINS FOUR SEASONS AT KOKAPET, HYDERABAD

www.Zricks.com

NORTH



Genesis Planners Pvt. Ltd
Laxmi Towers, Plot No. 559
Road No. 92, Jubilee Hills
Hyderabad, India - 500 033

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NORTH UNIT			
FLOOR		AREA (Sqm)	
FLOOR		AREA (Sqm)	
No.	AREA	AREA	AREA
1	1st Floor Area	450	450
2	2nd Floor Area	450	450
3	3rd Floor Area	450	450
4	4th Floor Area	450	450
5	5th Floor Area	450	450
6	6th Floor Area	450	450
7	7th Floor Area	450	450
8	8th Floor Area	450	450
9	9th Floor Area	450	450
10	10th Floor Area	450	450
11	11th Floor Area	450	450
12	12th Floor Area	450	450
13	13th Floor Area	450	450
14	14th Floor Area	450	450
15	15th Floor Area	450	450
16	16th Floor Area	450	450
17	17th Floor Area	450	450
18	18th Floor Area	450	450
19	19th Floor Area	450	450
20	20th Floor Area	450	450
21	21st Floor Area	450	450
22	22nd Floor Area	450	450
23	23rd Floor Area	450	450
24	24th Floor Area	450	450
25	25th Floor Area	450	450
26	26th Floor Area	450	450
27	27th Floor Area	450	450
28	28th Floor Area	450	450
29	29th Floor Area	450	450
30	30th Floor Area	450	450
31	31st Floor Area	450	450
32	32nd Floor Area	450	450
33	33rd Floor Area	450	450
34	34th Floor Area	450	450
35	35th Floor Area	450	450
36	36th Floor Area	450	450
37	37th Floor Area	450	450
38	38th Floor Area	450	450
39	39th Floor Area	450	450
40	40th Floor Area	450	450
41	41st Floor Area	450	450
42	42nd Floor Area	450	450
43	43rd Floor Area	450	450
44	44th Floor Area	450	450
45	45th Floor Area	450	450
46	46th Floor Area	450	450
47	47th Floor Area	450	450
48	48th Floor Area	450	450
49	49th Floor Area	450	450
50	50th Floor Area	450	450
51	51st Floor Area	450	450
52	52nd Floor Area	450	450
53	53rd Floor Area	450	450
54	54th Floor Area	450	450
55	55th Floor Area	450	450
56	56th Floor Area	450	450
57	57th Floor Area	450	450
58	58th Floor Area	450	450
59	59th Floor Area	450	450
60	60th Floor Area	450	450
61	61st Floor Area	450	450
62	62nd Floor Area	450	450
63	63rd Floor Area	450	450
64	64th Floor Area	450	450
65	65th Floor Area	450	450
66	66th Floor Area	450	450
67	67th Floor Area	450	450
68	68th Floor Area	450	450
69	69th Floor Area	450	450
70	70th Floor Area	450	450
71	71st Floor Area	450	450
72	72nd Floor Area	450	450
73	73rd Floor Area	450	450
74	74th Floor Area	450	450
75	75th Floor Area	450	450
76	76th Floor Area	450	450
77	77th Floor Area	450	450
78	78th Floor Area	450	450
79	79th Floor Area	450	450
80	80th Floor Area	450	450
81	81st Floor Area	450	450
82	82nd Floor Area	450	450
83	83rd Floor Area	450	450
84	84th Floor Area	450	450
85	85th Floor Area	450	450
86	86th Floor Area	450	450
87	87th Floor Area	450	450
88	88th Floor Area	450	450
89	89th Floor Area	450	450
90	90th Floor Area	450	450
91	91st Floor Area	450	450
92	92nd Floor Area	450	450
93	93rd Floor Area	450	450
94	94th Floor Area	450	450
95	95th Floor Area	450	450
96	96th Floor Area	450	450
97	97th Floor Area	450	450
98	98th Floor Area	450	450
99	99th Floor Area	450	450
100	100th Floor Area	450	450

NORTH UNIT FLOOR PLANS

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EAST UNIT			
PLANTING - 1997-1998		TRENCH - 1997-1998	
BUDGETED FOR AGRIC.			
S. No.	ITEM	QUANTITY	UNIT
1	1.5 T. SOIL FOR AGRIC.	100	1710
2	1.5 T. SOIL FOR AGRIC.	50	
3	1.5 T. SOIL FOR AGRIC.	100	
4	1.5 T. SOIL FOR AGRIC.	100	
5	1.5 T. SOIL FOR AGRIC.	100	
6	TOTAL AGRIC.		1710
7	TOTAL TRENCH	50	

PLOT NO - 04,13,15,16,26,27,28,29,30



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PLOT NO - 01,09,10,11,19,20,21,22,23



WEST UNIT FLOOR PLANS

M/s. JAIN PROMOTERS & BUILDERS PVT. LTD.

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SITE PLAN

M/s. JAIN PROMOTERS & BUILDERS PVT. LTD.

JAINS FOUR SEASONS AT KOKAPET, HYDERABAD

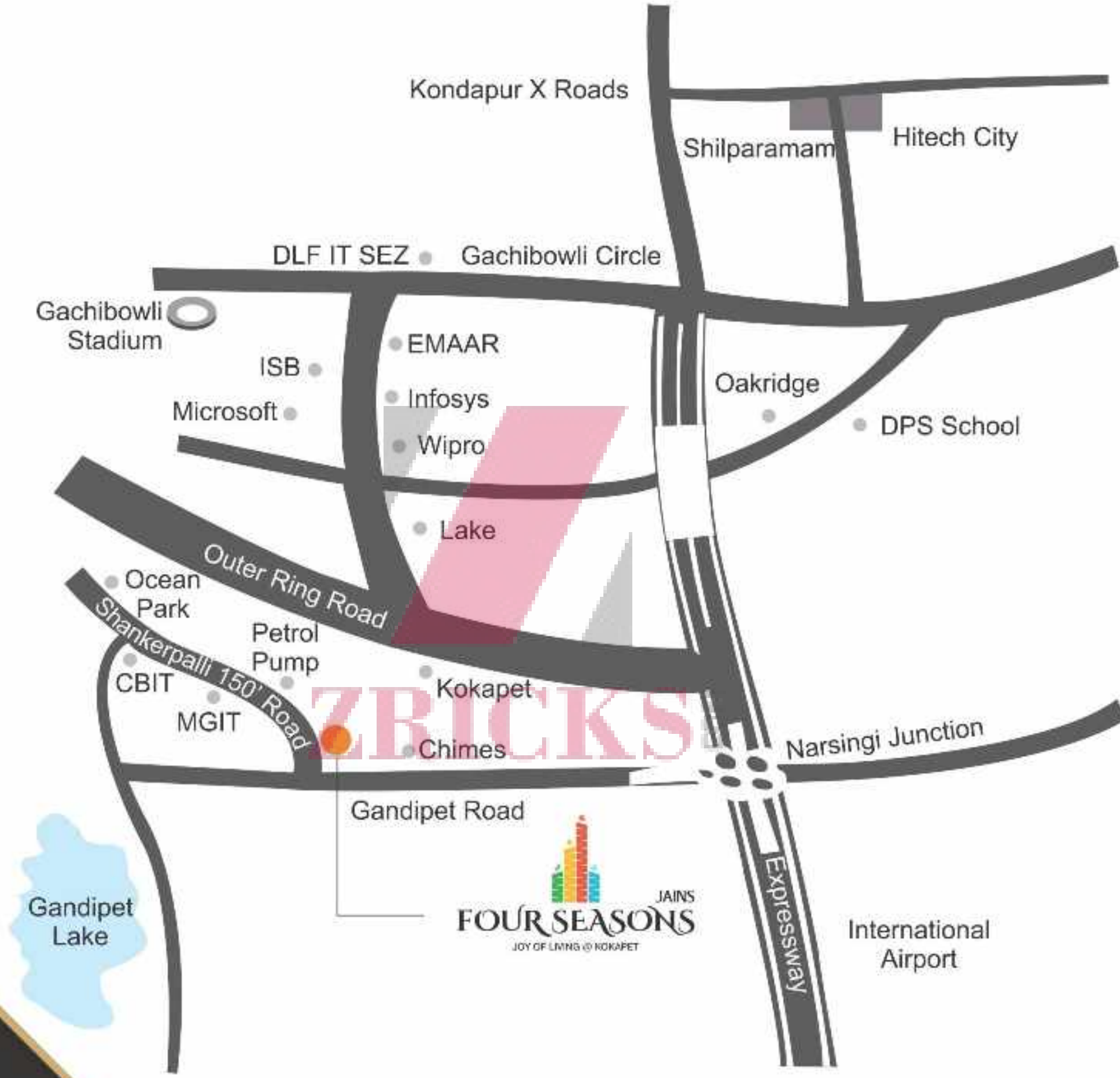
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RCC Framed Structure

Earthquake Resistant foundation with R.C.C M25 grade concrete designed for Seismic Zone II
Brick Masonry with Autoclaved cement concrete bricks in cement mortar or red brick anti-treatment carried out as per IS standards. Walls of 9" thick outer and 4" inner walls

Plastering

Internal: Double Coat cement plaster with trowel finish
External: Double Coat sand faced cement plastering

False Ceiling

Mix of POP false ceiling in drawing, living and dining bedrooms
Entertainment Lounge has Acoustic Modular False Ceiling

Doors

Main door- Designer teak wood frame with a flush shutter of melamine matt polish fixed with highly reputed make hardware of SS of Hafele, Hettich, Ozone
Internal Doors- Designer teak wood frame with veneered teak wood molded and paneled masonite doors shutters with reputed make hardware of SS of Hafele, Hettich, Ozone
French doors- UPVC Sliding door with float glass paneled shutters and designer hardware of Fenesta or LG UPVC

Windows

UPVC Window system with float glass with suitable finishes as per design of Fenesta or LG (fly mesh)

Grills

Aesthetically designed, mild Steel (M.S) grills with powder coated finish

Painting

External: Textured finish and 2 coats of weather-proof exterior emulsion paint of reputed make with a combination of stone cladding
Internal: 1 Coat of primer over 2 coats of Birla Wallcare putty, 2 coats of acrylic emulsion paint of Asian or Dulux

Flooring

Imported Italian natural marble flooring with 3" skirting for the living, drawing and dining rooms
Imported marble flooring with 3" skirting for all bedrooms
Wooden flooring in TV lounge of commercial grade
Bathrooms, utility powder, servant room with ceramic non-slippery, acid-resistant tile flooring
Imported Italian natural marble for staircase covered balconies & open portico: tiles of brand Kajaria or

Somani

Imported Italian natural marble treads and riser with skirting on staircase

Anti-skid ceramic tiles of Kajaria or Somani make or with epoxy joints to the terrace

Vitrified Porcelain Tiles of 24" x 24" with a combination of granite pattern with 3" skirting for main entrance verandah

Parking Area

Cement concrete interlocking pavement blocks/natural stone

Main Entrance from wicket gate: Rough Tandoor stepping stones with 75mm wide joints for grass

Lift

One lift of 4 persons capacity will be installed of Mitsubishi or Schindler Company

Kitchen

Polished granite platform with superior stainless steel sink, treated water connection and provision for fixing RO System

Provision for modular kitchen.

Dishwasher & washing machine provision and wet area for washing utensils in the utility area

Provision for built-in Gas Bank outside utility area (with granite)

Bathrooms

Well-planned toilet layout with wet and dry areas

Wall-hung EWC with flush tank & counter washbasins of Kohler or Villeroy- Boch

All bathrooms will have a granite counter with counter washbasin, CP basin mixer and Single-lever Hot & Cold wall mixer with Shower

Anti-skid tiles flooring in the powder room

Imported Glazed ceramic designer tile dado of brand Kajaria or Somani from bottom to false ceiling in all bathrooms

Vanity type wash basin and ready made counter top in all bathrooms.

Wall mounted WC with concealed flush tank / valve of Villeroy-Boch or Kohler in all bathrooms

Shower cubicle toughened glass with single lever fixtures, wall mixer-cum-shower in all bathrooms

Provision for solar water heating system and provision for geysers in all bathrooms

All C.P. Fittings are chrome plated of Hans Grohe/ Villeroy-Boch

All sanitary wares of Villeroy-Boch or Kohler

Plumbing

Plumbing lines will be with CPVC pipes/ as specified by PHE consultants

All C.P. Fittings are Chrome Plated of Grohe/ Villeroy-Boch

All sanitary wares of Kohler or Villeroy- Boch

Provision for solar water heating system

Dadoing

Kitchen - Glazed ceramic tiles Dado up to 600mm height above kitchen platform

Toilets - Well designed concept with combination of marble & designer tiles for walls and floor and Dado up to lintel height

Utility - Glazed ceramic tiles up to 900mm near the wash area

Electrical

Power plug for cooking range, chimney, refrigerator, microwave ovens, water purifier, mixer/grinders in the kitchen, washing machine and dish washer in the utility area

100% power back-up for all electrical points in each Villas (excluding A/C and Geysers)

3-phase power supply for each unit and individual meter boards

Miniature Circuit Breakers (MCB) for each distribution boards of Havells or Schindler and sockets of Legrand

Elegant designer modular electrical switches of Legrand

Concealed conduit wiring with PVC insulated copper cables in all rooms for light, fan and plug points

Air Conditioning Provisions

A/C Copper pipe to suit split A/C with Insulation, A/C related power conduits and the A/C condensate drain pipe embedded within the walls

Civil works of the specified rooms/spaces or provision for VRF Air Conditioning

Detailed drawing by HVAC Consultant

Home Automation Provisions

PVC Conduits, CAT5 cables and power cables will be provided, concealed in walls for Home Automation and Video Door Phone will be provided

Plunge Pool

Above 300 square yards villa only

Security Surveillance & BMS

Solar Powered security fence

Boom Barrier near the entry

Separate entry barrier for visitors

CCTV Cameras around the Campus for surveillance during night

The complete premises shall be provided with Building Management System with all facilities.

Internal Landscape Courtyard

A beautifully landscaped internal courtyard with water body (built-in Filtration System) with lighting, mister

Communication

Cable connectivity across the community for all voice, video and data communication (TV, Internet, Intercom and Telephones)

Telephone points in all bedrooms, drawing and living rooms and dining room

Provision for internet

Cable connection in all bedrooms, living room, drawing room and entertainment room

Ventilators

Aluminium ventilator including provision for exhaust fan .

Outdoor Landscaping

External areas of the villa are fully landscaped with grass lawns, planter boxes and water bodies.

Automated drip irrigation with sprinkler system

WTP & STP

Fully-treated water made available through an exclusive water softening and purification plant with water meters for each unit.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose

Generator

D.G. Sets with acoustic enclosure & A.M.F/ as specified by Mahindra and Kirloskar with 100% backup including common areas except air conditioning.

Water Supply

Water supply lines with GI/PPR pipes or /as specified by PHE consultants

Club House

Integrated with all facilities-IN & OUT CAFÉ Lounge-cum-Restaurant| Fully-equipped gym of reputed make machines of Life fitness | Swimming pool | Cricket and net practice court | Billiards room with table tennis

Provision for squash room | Steam room

Community hall

Yoga studio

Badminton court

Library

Barbecue area with pool side seating

Joggers track

Kids play area