

Step into Luxury



JAINS

Pebble Brook

luxurious lifestyle apartments - THORAIPAKKAM

A home is not just made of walls and beams
A home is made with love and dreams

Everyone in everyday is searching for that perfect dream house to call their home.
A home that is inspiring!
A home that is luxurious!
A home that is captivating!
And no one packages a home better than Jain Housing.

Building On Excellence



Having delivered 6 million sq. ft. of distinctive living spaces spread across 150 spectacular projects in all the southern states of India and 12 million sq. ft. of area under various stages of development, Jain Housing & Constructions Ltd. is widely acknowledged as a pioneering legend in the Indian construction industry.

The captivating Jains' projects bring together the best in design, technology, amenities and location and stand testimony to the company's relentless commitment towards integrity, excellence, innovation and unmatched customer service.



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Luxury Begins At Home



Inspired by the sophistication of the charming riverside location, on the IT Expressway corridor-OMR, Pebble Brook provides a level of opulence, sophistication and unsurpassed upscale luxury like none other.

Creating a soothing aura, not only within your home, but also in your surroundings, Pebble Brook offers you a blissful life of sophistication and contemporary culture. A home where beauty and extravagance combine in serene environs. Here, luxury enjoys a vital place and helps you sink graciously into its embrace.

Strategically located in the highly popular neighbourhood of OMR, Pebble Brook takes you away from the hustle and bustle of the city but at the same time keeps urbanization accessible.



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Beauty Begins At Home

By the riverside in the heart of the IT Highway.
Hard to believe?



Believe it because that's exactly what
Jains Pebble Brook has to offer.

Jains Pebble Brook is located in Thoraipakkam, one of the most coveted addresses within the vibrant atmosphere of the IT Expressway on OMR and amidst renowned Global IT companies like Infosys, Wipro, Polaris, TCS, Cognizant, Sathyam etc. Being just 10 mins. away from Tidel Park further enhances the prestige of the location.

Sprawling over 8.32 acres of unrelieved greenery and majestically standing by the riverside, Jains Pebble Brook offers a scenic view of unending nature on one side and the IT Corridor on the other. Choose either 1, 2 or 3 bedroom residence from our 620 impressive apartments housed over 4 storeys.



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Serenity Begins At Home

Your Best Days Are At Home.



Enter a world of enchantment.
A world of peace, elegance and contentment.
A world to call your own.

Wake up each morning to the scenic charm of the picturesque surroundings that keeps you company all through the day. Take long peaceful walks in the sprawling gardens amid an enchanting explosion of flora and fauna. As the sun goes down, watch the sky change and spread its glorious reflections on the river beneath, from the comfort of your home. Relax, refresh and rejuvenate yourself at Pebble Brook where the ambience and magnificence of your home sets your life into a calm rhythm.



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Happiness Begins At Home



When you have time to take off,
you would love being at
home.

Socialise at the Clubhouse and Amphitheatre or work out at the Gym. Take a refreshing jog on the Jogging Track alongside the exquisitely landscaped gardens, dotted with shimmering water bodies and cobbled pathways or simply laze by the pristine Swimming Pool.

Enjoy the state-of-the-art facilities - be it the Health Club or Indoor Games and retreat into a world of pleasure watching your kids in the vast Play Area.



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Amenities

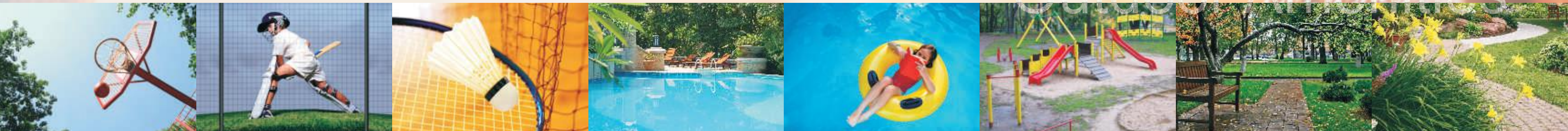


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Outdoor Amenities



Amenities that will revolutionise your lifestyle

Indoor

- A well-equipped Gymnasium with changing rooms
- Aerobics Hall
- Well-equipped Health Club with steam room & Jacuzzi, separate for ladies
- Billiards Room
- Chess, Carrom & other Indoor Games



Indoor Amenities

Outdoor

- Swimming Pool with Toddlers' Pool
- Landscaped Gardens
- Children's Play Area
- Paved Garden Walk
- Senior Citizens' Area
- Jogging Track
- Amphitheatre
- Club house
- Party Lawn
- Outdoor Fitness Area
- Basket Ball Post
- Cricket Net Practice
- Badminton Court / Shuttle Court

An Architectural Marvel

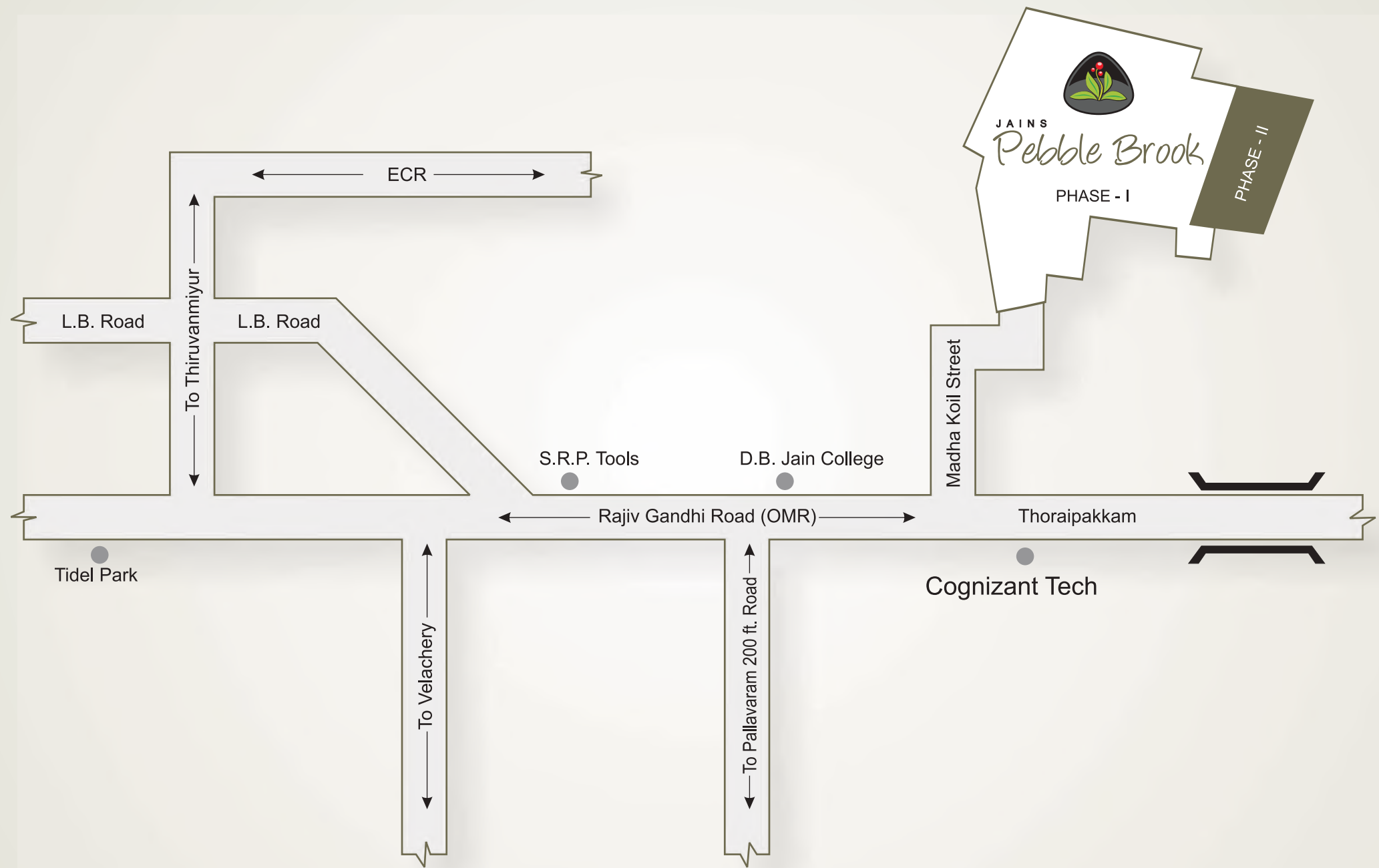


1. Amphitheatre
2. Clubhouse
3. Party Lawn
4. Senior Citizens' Corner
5. Jogging Track
6. Outdoor Fitness Area
7. Swimming Pool along with Toddlers' Pool
8. Basket Ball Post
9. Cricket Net Practice
10. Badminton Court
11. Shuttle Court
12. Children's Play Area




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Convenience Begins At Home



The Mapping

Pebble Brook, the epitome of quality, beauty and luxury unfolds on OMR, just 10 mins. away from Tidel Park and is located opposite CTS. This freedom paradise is located in the serene locale of Thoraipakkam which is on the IT Highway, of Old Mahabalipuram Road, now known as Rajiv Gandhi Salai-the first six lane highway in Chennai.

The Pallavaram - Thoraipakkam Bypass Road connects the IT Highway and GST Road, making Thoraipakkam easily accessible to all parts of the city. What's more, Pebble Brook enjoys close proximity to several well-known IT companies, multi-cuisine restaurants, notable educational institutions, banks, entertainment centers and multifarious commercial outlets.





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Specifications

Flooring

- a) The flooring in living, dining, bedrooms, and kitchen will be of Vitrified tiles with spacer. The flooring in balconies, toilets & wash area will be of first quality anti skid ceramic tiles with spacer.

Note : Size, Color and brand will be of our choice depending on bulk availability

Wall Tiling

- a) Kitchen will have first quality ceramic wall tiles for 2 feet above the platform.
b) Toilet will have first quality ceramic wall tiles for 7 feet height from floor level.
c) Service areas will have ceramic tile with spacer for 3 feet height.

Note : Size, Color and brand will be of our choice depending on bulk availability.

Kitchen

- a) Black granite of size 8'-0"x2'-0" or 10'0"x2'-0" will be provided, RCC platform can be provided on request.
b) Porcelain sink/Stainless steel sink without a drain board will be provided.
c) One loft of RCC will be provided in the kitchen.

Doors / Windows / Ventilators

- a) Main door frame will be made of teak wood frame with Paneled skin door shutter.
b) Bedroom doors will be made of teak wood frame with flush shutters.
c) Toilet doors will be made of teak wood frame with flush shutter. One side of the door will have PVC lamination for suitable height or sintex pvc doors or equivalent.
d) UPVC Windows with sliding shutter shall be provided madfor all windows except kitchen window, which will be provided in aluminium sliding shutters. Toilet shall have ventilators in aluminum.
e) UPVC sliding French doors without grill will be provided. Note: Grill fixing for balconies facing road O.S.R, Landscaped area and swimming pool will not be entertained.

Painting Finishes

- a) All walls will be coated with putty and finished with emulsion paint.
b) Ceilings will be finished with OBD.
c) External walls will be finished with Supercem cement paint or equivalent.
d) Main door will be of Melamine finish.
e) All other doors will be finished with enamel paint.
f) Windows and Ventilator grills will be finished with enamel paint.

Note: The color of the paint wherever not mentioned will be as per our choice.

Electrical

- a) Three-phase supply with concealed wiring will be provided. The actual supply will be single or three phases based on the TNEB rules and regulations at the time of energizing the complex.
b) Separate meter will be provided for each flat in the main board located outside the flat at the place of our choice.
c) Common meters will be provided for common services in the main board.
d) In 3 bedroom apartment: A/C provision with electrification will be provided in two bedrooms and only pipe provision in the third bedroom.
In 2 bedroom apartmnet: A/C provision with electrification will be provided in one bedroom and only pipe provision in the 2nd bedroom.
In single bedroom apartment: A/C provision with electrification will be provided.
e) 15A plug points will be provided for Refrigerator, Washing machine and geyser in toilets.
f) The wiring for 5A points will be of 1.5sq.mm rating adequate for equipments of capacity of 750W and 15A points will be of 2.5sq.mm rating adequate for equipments of capacity of 1500W. AC wiring will be of 4 sq.mm which can take up a capacity of 2 tones.
g) Standby generator for min. essential points inside all apartments and essential points in common areas will be provided.

TV and Telephone Cable

- a) TV and Telephone points will be provided in Living and master bedroom.
b) The cables for TV and Telephone will be provided at a suitable location in living.

Plumbing & Sanitary

- a) All toilets will be provided with wall mounted closet.
b) Dining will be provided with designer washbasin.
c) High quality chromium plated fittings will be provided in toilets.

Payment Schedule

1. On booking 10%
2. Within 30 days of booking 30%
3. On completion of Foundation 10%
4. On completion of 1st Floor 10%
5. On completion of 2nd Floor 10%

6. On completion of 3rd Floor 10%
 7. On completion of 4th Floor 10%
 8. On completion of Flooring 5%
 9. On handing over 5%
- Stage wise payment due will have to be remitted as per schedule of work at site



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