



FULL OF LIFE
FULL OF PRIDE

JAINS BALAJI
NILAYAM
Casa 
WATERSIDE
LUXURY RESIDENCES AT MALKAJGIRI



WELCOME TO YOUR WORLD OF PRIDE

We all desire to live a central location, but a quiet environment. We want to be surrounded by greenery, yet be connected to the whole city. We want spectacular views and modern luxuries. Like any city dweller, we want it all. And like most, we have learned to compromise.

With Jains Balaji Nilayam Casa Waterside, you will not have to forgo anything in life. Jains Balaji Nilayam Casa Waterside has no competition at all to its presence of being at the most premium location in Malkajgiri.

A sprawling gated community comprising 520 multi-sized luxury homes of 2, 3 & 4 bedrooms catering to all those families who want to experience living... with full of life and full of pride.

Jains Balaji Nilayam Casa Waterside apartments will provide an ideal blend of comfort, practicality and safety in one stunning package and will definitely be the most sought after place to live and cherish with good memories.





PROJECT HIGHLIGHTS

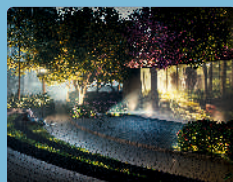
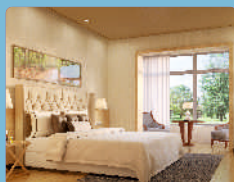
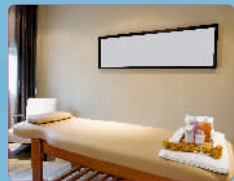
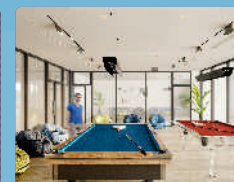
1. Superior construction quality and branded fittings
2. One of the largest garden areas
3. State-of-the-art fully furnished club house
4. A large swimming pool
5. 24 hours power back up
6. Well planned landscaping and joggers track
7. Constructed as per Vaastu
8. Well connected to all schools, colleges and business hubs
9. Metro Rail at just a 10 minute distance
10. Uppal Cricket stadium at a 20 minute distance





THE GRAND AMENITIES

- Swimming Pool
- Spa/Salon/Parlour
- Temple
- Coffee Lounge
- Guest Rooms
- Amphitheatre
- Badminton Court
- Conference Room
- Squash Court
- Creche
- Health Centre
- Cricket Nets
- Table Tennis
- Yoga Meditation Zone
- Gym
- Indoor Game Zone
- Snooker Table
- Banquet Hall
- Library
- Preview Theatre
- Jogging Track
- Fine Dining Restaurant
- Children's Play Area
- Skating Ring



MASTER SITE PLAN



LEGEND

1. Entry Arch with security room
2. Lawn with outdoor seating
3. Existing Temple
4. Multipurpose lawn
5. Pedestrian Pathway
6. Jogging Track
7. Driveway
8. Grass Pavers
9. Tensile Structure
10. Water Body With Feature Wall
11. Outdoor Amphitheatre with stage
12. Children Play area
13. Shade Structure with Seating
14. Central Park Entry Plaza
15. Outdoor seating Plaza
16. Pathway leading to Block B
17. Outdoor Gym
18. Drop-off Area
19. Basket Ball Practice Court
20. Tennis Practice Court
21. Cricket Practice Court
22. Skating Ring
23. Sculpture Court
24. Water Feature
25. Totlot Area-2 with seating And lawn
26. Entry Plaza - Commercial Block



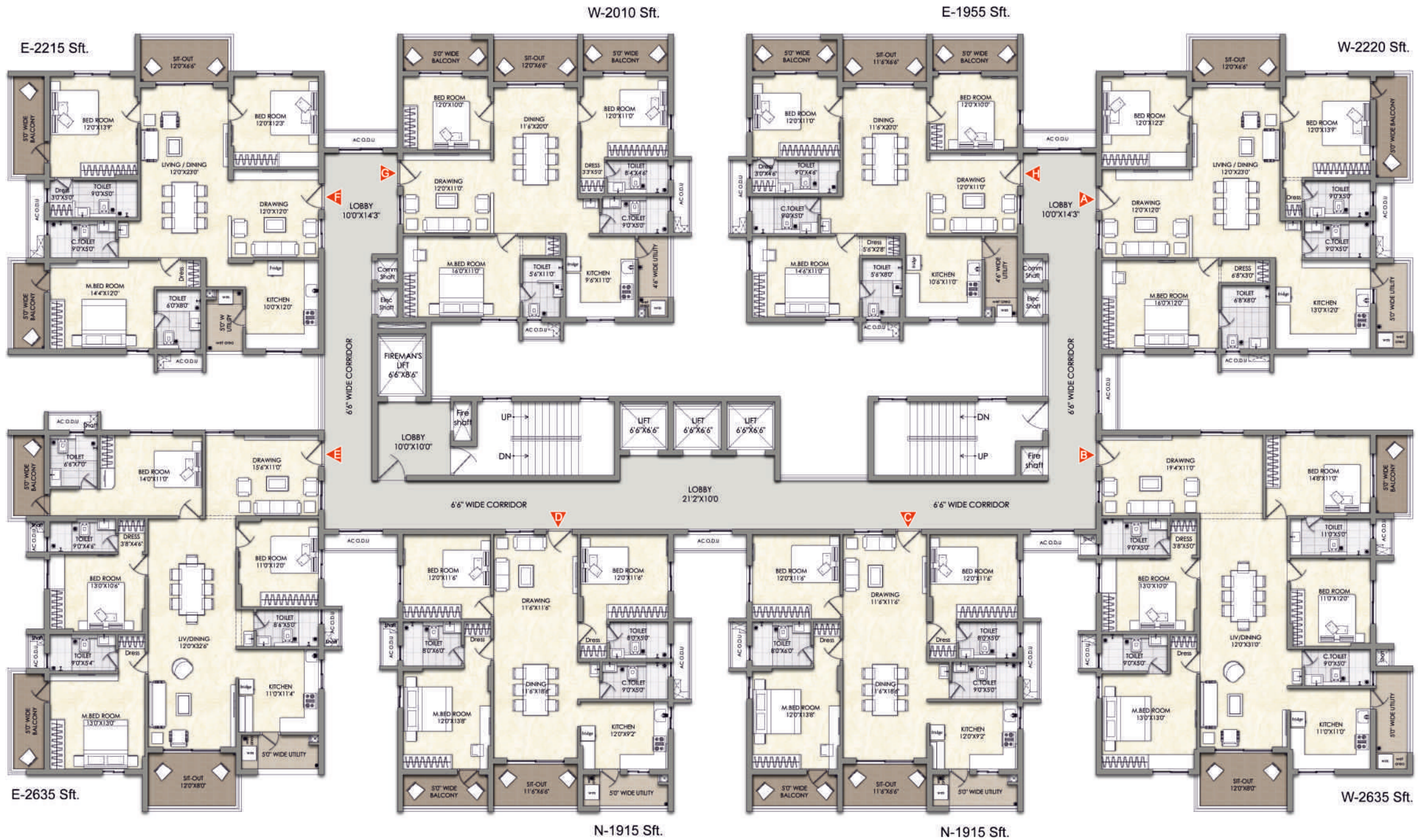
FLOOR PLAN OF BLOCK - A



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	1342	116	160	66	2215 Sft
B	WEST	4BHK	1632	131	165	75	2635 Sft
C	NORTH	3BHK	1073	104	132	61	1800 Sft
D	NORTH	3BHK	1073	104	132	61	1800 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	4BHK	1572	133	235	58	2630 Sft
F	EAST	3BHK	1291	124	226	44	2215 Sft
G	WEST	3BHK	1021	102	193	54	1800 Sft
H	EAST	3BHK	1027	108	193	41	1800 Sft

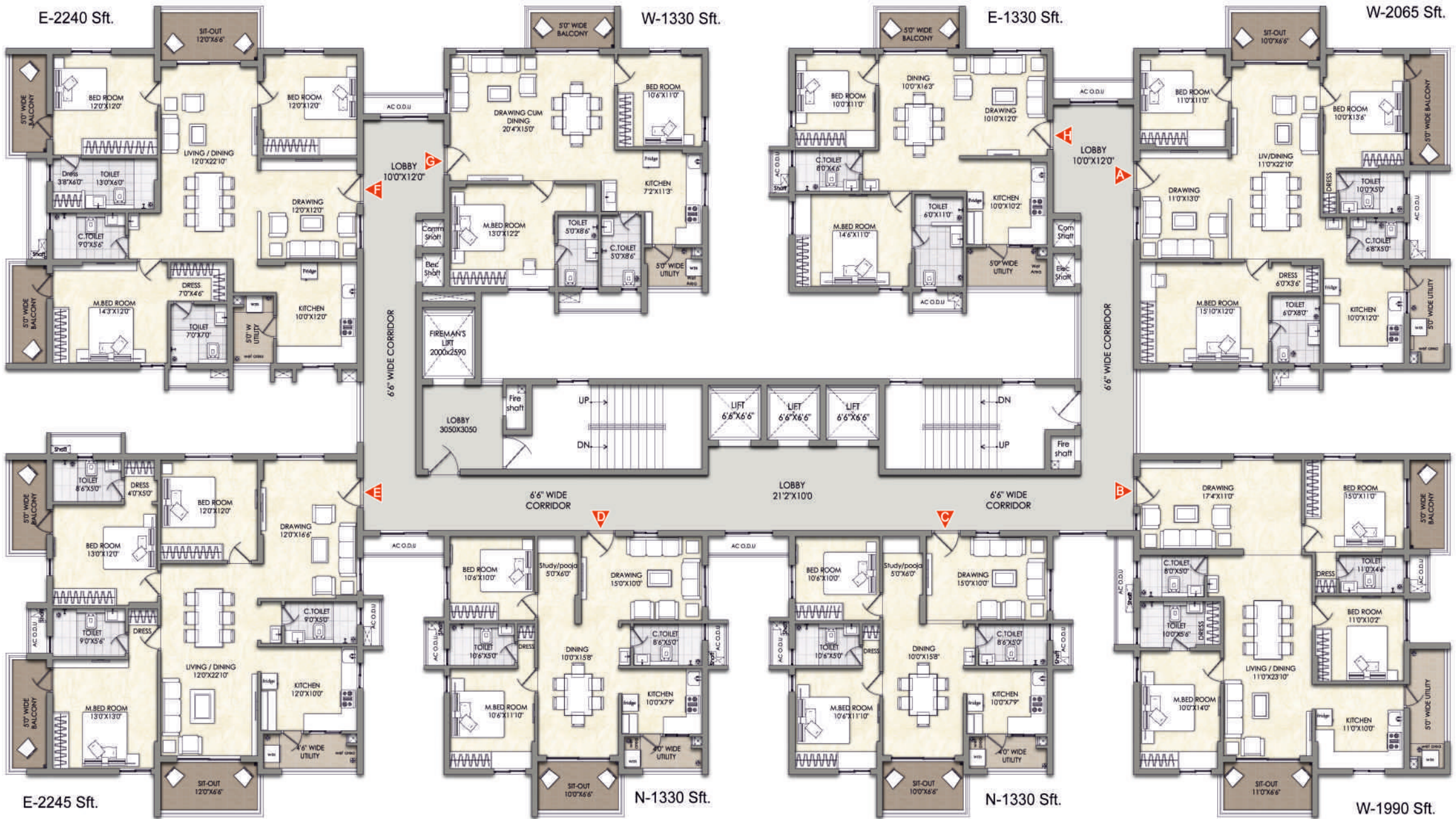
FLOOR PLAN OF BLOCK - B



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	1342	116	162	66	2220 Sft
B	WEST	4BHK	1632	131	165	75	2635 Sft
C	NORTH	3BHK	1140	107	141	66	1915 Sft
D	NORTH	3BHK	1140	107	141	66	1915 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	4BHK	1573	133	239	57	2635 Sft
F	EAST	3BHK	1291	124	226	44	2215 Sft
G	WEST	3BHK	1163	111	207	47	2010 Sft
H	EAST	3BHK	1113	111	207	53	1955 Sft

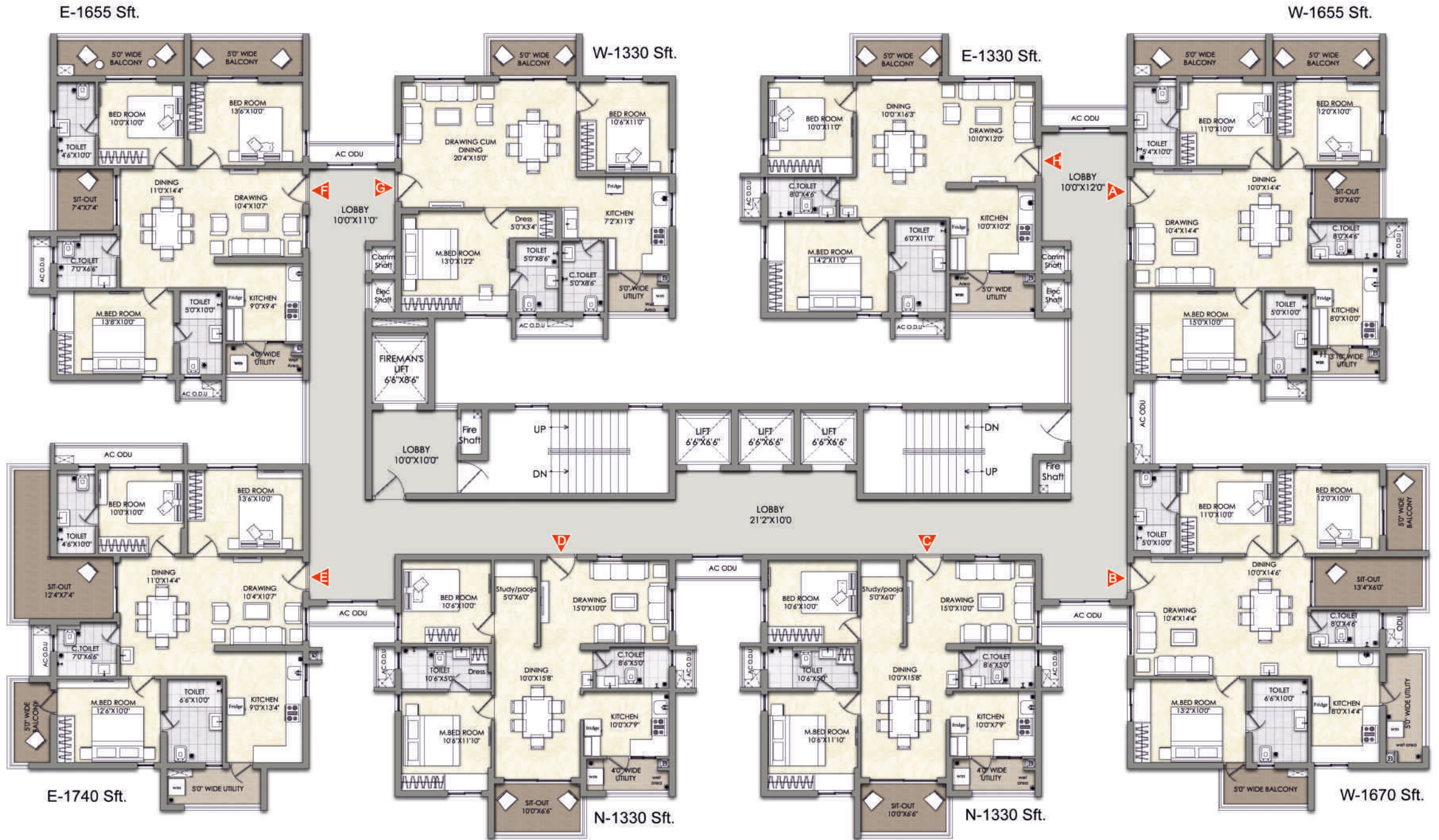
FLOOR PLAN OF BLOCK - C&E



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	1240	109	153	66	2065 Sft
B	WEST	3BHK	1186	109	140	79	1990 Sft
C	NORTH	2BHK	800	96	73	43	1330 Sft
D	NORTH	2BHK	800	96	73	43	1330 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	3BHK	1310	120	220	57	2245 Sft
F	EAST	3BHK	1317	125	217	44	2240 Sft
G	WEST	2BHK	812	89	58	54	1330 Sft
H	EAST	2BHK	812	89	58	54	1330 Sft

FLOOR PLAN OF BLOCK - D



Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
A	WEST	3BHK	923	103	202	31	1655 Sft
B	WEST	3BHK	952	105	140	73	1670 Sft
C	NORTH	2BHK	804	92	73	43	1330 Sft
D	NORTH	2BHK	804	92	73	43	1330 Sft

Flat No	Facing	Type	Carpet Area (Sft)	Outer Wall (Sft)	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)
E	EAST	3BHK	947	105	208	63	1740 Sft
F	EAST	3BHK	911	104	207	38	1655 Sft
G	WEST	2BHK	826	90	58	39	1330 Sft
H	EAST	2BHK	812	91	58	52	1330 Sft

SPECIFICATIONS

STRUCTURE

- EarthQuake Resistant Foundation with RCC framed structure to withstand wind & seismic loads.

SUPER STRUCTURE

- Red Bricks for external walls and 4"thick red bricks for internal walls of Top Quality & Make or Cement Bricks.

PLASTERING

- **INTERNAL WALLS** : 12MM Coat Cement Plaster with smooth finishing by sand and Ultratech or Birla Cement or equivalent, with Birla Putty or equivalent finish.
- **EXTERNAL WALLS** :18MM Double coats sand faced Cement Plastering by Sand, and Ultratech or Birla Cement or equivalent.

JOINERY DOOR WORKS

- **MAIN DOOR** : Indian BT (Teak wood) frame Section of Size 5"x3" and four sides 6" Indian BT Teak Teakwood Patti with two sides Green Ply or equivalent veneered door/shutter with melamine polishing and designer hardware of Stainless steel and Locks. (Europa/Godrej or Dorset make or equivalent make.)
- **INTERNAL DOORS** : Indian GMT or African (Teak wood) frame section of size 4"x3" with designer flush doors of Hyderabad Industry or equivalent with two sides green ply or equivalent veneer with melamine matt finish polishing and designer hardware or Stainless steel and Lock. (Europa/Godrej or Dorset make or equivalent make.)
- **BALCONIES & UTILITY** : French doors-UPVC sliding door with glass with suitable finishes as per design of Fenesta or LG or equivalent with mosquito mesh.
- **TOILET DOORS** : Indian GMT or African Teak wood frame section of 4"x3" and waterproof. WPC shutter with one side veneer and one side Asian Enamel Paint or equivalent and designer hardware of Stainless steel and Lock. (Europa/Godrej or Dorset make or equivalent make.)
- **WINDOWS** : 2.5 track UPVC window systems of Fenesta or LG or equivalent with 5 mm Glass with mosquito mesh.
- **GRILLS** : Aesthetically designed bright steel grills with Asian enamel paint finish or equivalent.

PAINTING

- **INTERNAL (Walls & Ceiling)** : 2 coats of waterproof Birla Wall care putty finish 1 coat of primer with 2 coats of Acrylic Plastic emulsion Asian paint or equivalent.
- **EXTERNAL** : Alltech Texture finish with 2 coats of weather proof exterior emulsion Apex Ultima Asian paint (As per Architects Design) Other Areas Birla Wall care putty with Apex Ultima Asian Paint or equivalent.

FLOORING

- **DRAWING LIVING & DINING** : :800 MM x 800 MM DOUBLE CHARGED VITRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4" Skirting or equivalent.
- **ALL BEDROOMS** : 600 MM x 600 MM Double charged vitrified tiles of Kajaria/Somany or RAK or equivalent make with 4"Skirting.
- **BALCONIES** : 300 MM x 300 MM Rustic/Anti skid, acid Resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make with 4" skirting.
- 1 feet wall & above MS-Railing up to 3.5' feet.
- **KITCHEN** : 600 MM x 600 MM DOUBLE CHARGED VITRIFIED TILE Kajaria / Somany or RAK or equivalent make with 4" Skirting.
- Polished Black Granite Platform, and superior Nirali stainless steel sink or equivalent, provision for fixing R.O system with separate water inlet.
- Separate taps for municipal water (Manjeera) and softened bore well water.
- **BATHROOMS** : 300 MM x 300 MM Ceramic anti skid, acid resistant tiles of Kajaria, Somany or RAK or equivalent make. Wash basin with ceramic Hindware or Kohler or equivalent make in all bathrooms
- **STAIRCASE/CORRIDOR** : Combination of granite Steel Grey, or any other colors & Black with 4" skirting with aesthetical looks.
- **UTILITY** : Anti-skid, Acid resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make with washing machine provision.

PARKING

- Parking in cellar and driveway with VDF flooring and cobbles Stones 4" by 4". Ramps & Ground floor with Combination Of Parking Tiles, Tandoor stones blocks and interlocking pavement blocks. (Ultra Company Make Parking Tiles or reputed make.)

DADOING

- **BATH ROOMS** : 2 x 1 plus designer Anti-skid, Acid resistant ceramic tiles of kajaria/Somany or RAK or equivalent make.
- Ceramic tiles up to 7' Feet height. | Utility Balcony dado up to min 3' Feet.
- **KITCHEN** : Dadoing in the kitchen above the granite platform shall be of min 2' feet glazed/Matt designer Ceramic tiles of Kajaria/Somany or RAK or equivalent make.

C.P. FITTINGS & SANITARY FITTINGS

- All sanitary fixtures of superior TOTO or Kohler or Jaquar or equivalent.
- Wall mounted EWC of TOTO or Kohler or equivalent with concealed Flush tank of Grohe or Jaquar or equivalent.
- Single/Double lever diverter with Wall mixer cum shower of Grohe or Kohler or equivalent.
- Separate overhead water tank of sufficient capacity for fully treated soft water, Drinking Water & STP treated water. (As per Architect Design.)
- All CP fittings are of superior quality and chrome plated of Grohe or Kohler or Jaquar or equivalent.
- Provision for Geysers in all bathrooms.
- Wash Basin with Pillar Cock in all bathrooms.
- Manufacturer's warranty extended to customers for all fittings.

ELECTRICAL	<ul style="list-style-type: none"> • Concealed copper wiring of Havells or Finolex make and modular switches of Legrand-Myrius make or equivalent make. • Power outlets for air conditioners. (All Bedrooms, Living, dining & Drawing.) • Telecom/Internet. (All bedrooms, Drawing and living.) • Television DTH. (All Bedrooms, Living, Dining & Drawing.) • Power of outlets for geysers and exhaust fans in all bathrooms. • Chimney Exhaust & separate exhaust fan provision in kitchen. • Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinders in Kitchen, Washing machine, dish Washer & R.O Water System in utility area. • Three phase power supply for each unit with individual meter boards. • Miniature Circuit Breakers (MCB) of Legrand or Schindler or equivalent make. • Electrical wiring/points for AC to be provided for all rooms so that the purchaser does not have to chip the wall and paint again. Entrance Lobby for each tower to be provided with seating area with intercom facility.
TELECOM/INTERNET/ DTH/DOOR MANAGEMENT/ SECURITY	<ul style="list-style-type: none"> • DTH, Telephone provision of any one operator. • Legend/ Matrix or equivalent Brand intercom Provision with the community clubhouse & all the flats. • Wi-Fi internet provision in clubhouse. • Sophisticated round the clock security system. • Panic button and intercom is provided in the lift that is connected to the security room. • Surveillance cameras of High resolution with Motion sensor at the main security gate entrance And Exit points of each Tower, on each floor including club house and common amenities. • In every Passenger lifts, every goods lifts and children play area, Cellars & ground floor lobby's. (As Per Architects Design.) • Separate Boom barriers at Entry & Exit for vehicle with mechanical operation for Residential Towers. • Intercom facility to be available for all the residents.
PARKING MANAGEMENT	<ul style="list-style-type: none"> • Entire parking is well designed to suit the requisite number of car parks as per the govt. norms. • Minimum Cellar Height 8' Feet. • 2 Car parkings for every 3 & 4 BHK Flat, 1 Car parking flat for 2 BHK Flat of Residential area. • Provision of parking/signage at required places for ease of driving. • For Scooters parking to be made available so as to accommodate complete project.
WTP & STP	<ul style="list-style-type: none"> • Rain water harvesting. • Fully treated water made available through exclusive water softening and purification plant for borewell water. • Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. • Treated sewage water will be used for landscaping & Flush Tanks. • Applying Drainage connection from HMWS, & SB if line not available for direct waste drainage.
CAR WASH FACILITY	<ul style="list-style-type: none"> • Provision for car wash facility at cellar parking area.
GENERATOR	<ul style="list-style-type: none"> • 100% DG set backup with acoustic enclosure & AMF panel provided for each flat. (Excluding A/c's & Geysers, Kirloskar, Mahindra or equivalent make.)
LANDSCAPING & WATER BODIES	<ul style="list-style-type: none"> • Landscaping and water bodies in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant. Maximum Greenery will be created, Water fountains and water body with built in Filtration system & lightings. (Details & Drawings as per Landscape Architects.)
ELECTRICAL METERS	<ul style="list-style-type: none"> • Individual Electrical Meter will be provided for each apartment, club house & Common area or Prepaid billing or common meter and then sub meter as per government norms. • Electrical Substations with required capacity of transformers as per the standards and power supply Cables up to each floor unit as per load details with separate distribution board.
EXTERNAL & COMMON AREA LIGHTING	<ul style="list-style-type: none"> • Solar Light Posts & LED Lights with SOLAR panels and LED lights (Havells, Luker, Casa or Syska or equivalent make) fittings in setback and landscaping areas and sufficient Lights in staircase & corridor areas.
COMPOUND WALL	<ul style="list-style-type: none"> • Aesthetically designed compound wall of 5' feet height as per Vastu shall be constructed all round the plot with solar fencing above it.
OTHERS	<ul style="list-style-type: none"> • Exclusive overhead water Tank of sufficient capacity for fully treated soft water, Drinking water & STP treated water. (As per Architects Design.) • Uniformity in floor level and visual warning signage. • Fire hydrant in all floors and basements. • Fire alarm and public address systems in all floors and parking area (basements) as per Fire Norms. • Separate Toilets & bathrooms to be provided for Security, Servants and drives. (As per Design.) • Full fledged fire fighting system as per standards and Fire Norms.
<p>Note: In the specifications mentioned above, the developer is entitled to use equivalent make/brand of good and superior quality.</p>	

ONGOING PROJECTS



Sri Ram Gardens
By Jains - Suchitra



Jains Amalok Centros
Abids



Jains Capital Park
Hi-Tech City



Jains Ravi-Gayathri Heights
Shilparamam



Jains Four Seasons
Kokapet



Jains PCH Elite,
P.G. Road - Secunderabad



Jains Srikar Auroville
Hi-Tech City



Jains Sadguru Heights
Madinaguda



Jains PCH Rock Garden
I, II & III, Madhapur

COMPLETED PROJECTS

THE CUSTOMER LOYAL PERFECTIONISTS

Jain Constructions has always strived for benchmark quality, customer centric approach, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. With the promoters having two decades of experience in creating resplendent Villas and Apartments, Jain Constructions will now set new trends of architectural finesse in the contemporary global scenario and has plans to touch new horizons in excellence. The leaders and skilled professionals of the company have worked profitable, elegant and out of the league projects, to make real estate investments safe and smart for every home seeker. With 5 on-going projects and more than 35 projects completed all across Hyderabad, the company is developing projects in different verticals of real estate like high rise apartments, commercial spaces and luxury Villas. To fulfill the commitment of delivering the best, the company has tied-up with the best names in the fields of architecture, design and technology. And now, with the latest introduction of Jains Balaji Nilayam Casa Waterside at the helm, Jain Constructions has set its goals high with an approach where quality meets excellence, technology meets aesthetics and passion meets perfection.



Preferred Marketing Partner



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For Enquires Call: 97502 88884