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OUR LOCATION QR CODE



OUR WEBSITE QR CODE



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Life is Beautiful

JAINS FAIRMOUNT
Sri Ram Garden 2





RICH DETAILS AND MOST IMPRESSIVE VIEWS

Kompally is an ever growing and peaceful residential area due to its excellent social infrastructure, educational institutions, green belt and quick connectivity to all parts of the city via the Outer Ring Road (ORR). Properties in Kompally are gaining popularity among investors due to its cost-effective prices and super improved infrastructure development. Our initial luxury project of Sri Ram Garden Residences at Suchitra circle was a super sellout and we now present an extension with added luxuries to all those families who missed out on buying their dream home at Suchitra Circle.

Presenting Jains Fairmount Sri Ram Garden2 at Gundlapochampally, Kompally that offers you a blissful lifestyle that's totally a class apart. At Jains Fairmount Sri Ram Garden2, you will be surrounded by all the conveniences of your daily life apart from living in a rich and serene atmosphere, where there's absolutely no rush for anything and where nature's beautiful vistas form natural and impressive backdrops which you want to experience or enjoy with your family. Welcome to Jains Fairmount Sri Ram Garden2, live a beautiful life.



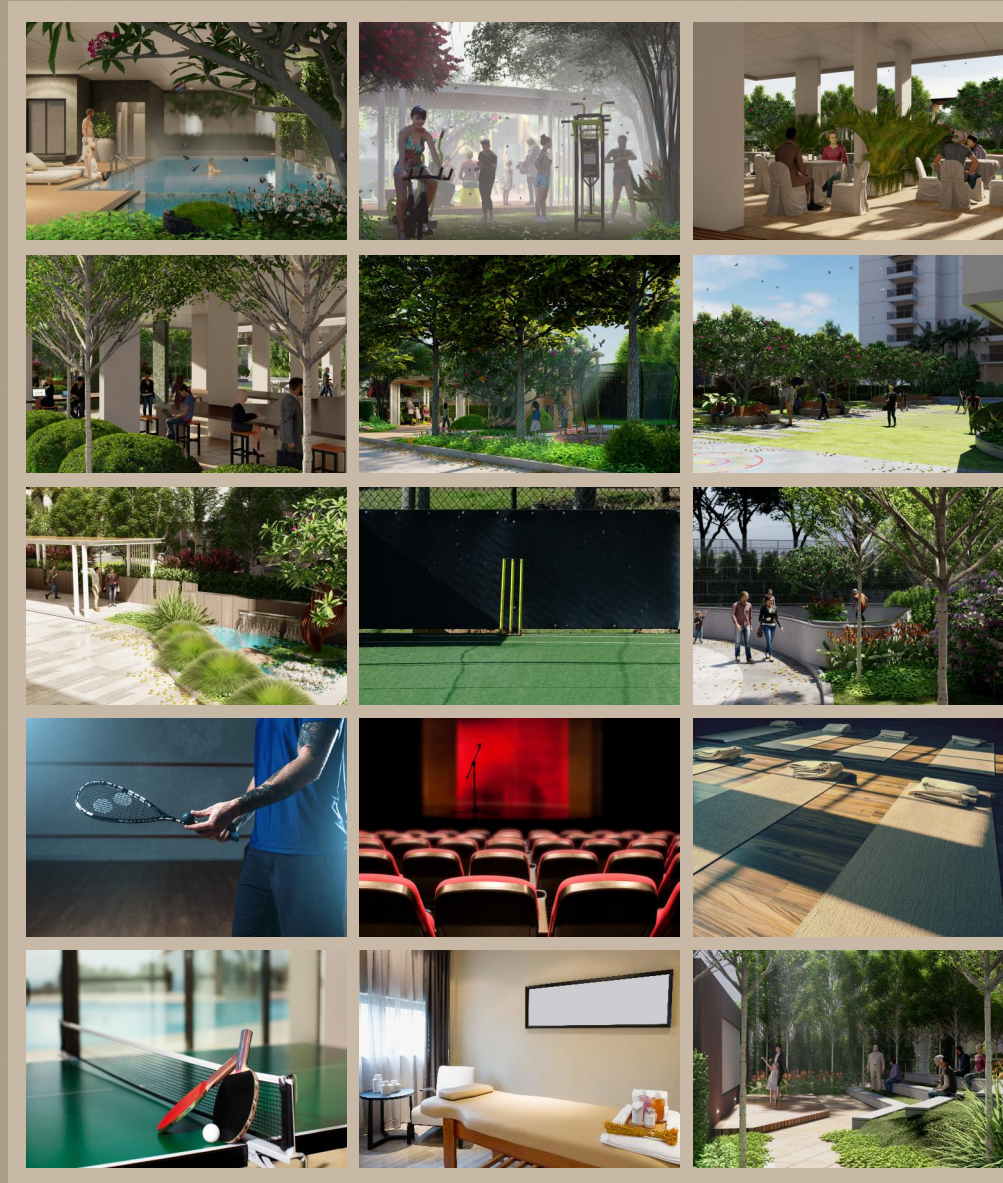
PROJECT HIGHLIGHTS

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. New IT Hub coming up in Kandlakoya
10. Bio tech park at a 25 minute distance



A DAY AS YOU PLEASE AT THE CLUB HOUSE

At Jains Fairmount Sri Ram Garden2, the belief is that every member of this human race has to celebrate life in complete zest and fervour. It is this guiding idea that has helped us to design thoughtful amenities that not only inspire and promote connection but also accurately represent the interests and preference of the individuals who live here. Our state of the art 16,000 square feet clubhouse will take care of almost all your needs. A well equipped gymnasium, a grand banquet hall, guest rooms for your extended family, a coffee lounge for conversations, mediation and indoor gaming zones, you will practically have it all. Come, enjoy a retreat lifestyle and live life to the fullest.



A M E N I T I E S

- Swimming Pool
- Spa/salon (provision)
- Coffee Lounge
- Guest Rooms
- Amphitheatre
- Conference Room
- Creche
- Cricket Nets
- Table Tennis
- Yoga Meditation Zone
- Gym
- Indoor Game Zone
- Snooker Table
- Library
- Preview Theatre
- Jogging Track
- Children's Play Area
- Skating Rink
- Multi Purpose Hall

SPECIFICATIONS

STRUCTURE: Earth Quake Resistant Foundation with RCC framed structure to withstand wind & seismic loads by Ultratech RMC or equivalent make, Steel Kamadhenu or equivalent make Fe 500 D TMT Bars

SUPER STRUCTURE: 8" Solid Block for external walls and 4"thick SolidBlock for internal walls - Top Quality & equivalent Make.

PLASTERING IN TYPICAL FLOORS :

1) INTERNAL WALLS: 12MM Single Coat Cement Plaster with smoothfinishing by Vijaywada sand / M sand or equivalent and Birlashakthi/Maha/Chettinad/Penna/Dalmia/ Orient MakeCement orequivalent make - OPC / PPC Grade

2) CEILING: 12MM Single coat smooth cement plasters finishing byVijayawada Sand / M sand or equivalent, Birla shakthi/Maha/Chettinad/Penna/Dalmia /Orient Make Cement or equivalent make OPC/ PPC Grade

3) Designer Gypsum Board (Saint Gobain or Gyprock or equivalent make)False ceiling in common area with LED lightings (Havells, Luker, Casa or Syska or equivalent make) at lift lobby.

4) EXTERNAL : 18 MM Double coat sand Faced Cement Plastering byVijayawada Sand / M Sand or equivalent, Birlashakthi / MahaChettinad / Penna/Dalmlia or Orient or equivalent make Cement-OPC / PPCGrade

JOURNEY DOOR WORKS :

1. All Main Doors and Internal Door Heights should be 7 (Seven) Feet

2) 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 or equivalent make)

3) INTERNAL DOORS : Indian GMT or African (Teak wood) frame section of size 4"X3' with designer flush doors with two sides Veneer with melamine polishing and designer hardware of Stainless steel and Lock (Europa/Godrej or Dorset or equivalent make)

4) BALCONIES & Utility : French doors- UPVC sliding door with glass with suitable finishes as per design of Fenesta or I.G or equivalent make with mosquito mesh

5) TOILET DOORS : Indian GMT or African Teak wood frame section of4"X3" and water proof WPC shutter with one side veneer of the and one side Asian Enamel paint and designer hardware of Stainless steel and Lock(Europa/Godrej or Dorset or equivalent make)

6) WINDOWS : 2.5 track UPVC window systems of Fenesta or LG or equivalent make with 5 mm Glass with mosquito mesh.

7) GRILLS : Aesthetically designed bright steel safety grills with Asian enamel paint finish.

PAINTING : 1) INTERNAL (Walls & Ceiling) : 2 coats of water proof Birla Wall care putty finish 1 coat of primer with 2 coats of Acrylic Plastic emulsion Asian paint or equivalent make.

2) EXTERNAL : Alltech Texture finish with 2 coats of weather proof exterior emulsion Apex Ultima Asian paint or equivalent make

3) Other Areas Birla Wall care putty with Apex Ultima Asian paints.

FLOORING :

1) DRAWING LIVING & DINNING : 800 MM X 800 MM DOUBLECHARGED VETRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4" skirting.

2) ALL BEDROOMS: 600 MM X 600 MM Double charged vitrified tiles of Kajaria/ Somany or RAK or equivalent make with 4" skirting.

3) BALACONIES: 300 MM X 300 MM Rustic/ Anti skid, acid Resistant ceramic tiles of Kajaria/ Somany or RAK or equivalent make with 4" skirting.

4) S S Railing With glass with up to 4.0' feet

5) KITCHEN : 600 MM X 600 MM DOUBLE CHARGED VETRIFIED TILE of Kajaria/Somany or RAK or equivalent make with 4" skirting.

6) Polished Black Granite platform and superior Niral stainless steel sink, provision for fixing R.O system with separate water inlet & outlet.

7) Separate taps for municipal water (Manjeera) and softened bore well water.

8) BATHROOMS: 300 MM X 300 MM Ceramic anti skid, acid resistant tiles of Kajaria, Somany or RAK or equivalent make.

9) Wash basin with ceramic counter top in all bathrooms

10)STAIRCASE/CORRIDOR: Combination of granite Steel Grey & Black and vitrified tiles.

11)UTILITY: Anti-skid, Acid resistant ceramic tiles of Kajaria/Somany or RAK or equivalent make with washing machine provision.

PARKING MANAGEMENT : 1) Entire parking is well designed to suit the requisite number of car parks as per the govt. norms.

2) Minimum Cellar Height 8' Feet Clear

3) Provision of parking/ signage's at required place for ease of driving.

DADOING :

1) BATH ROOMS: 2 X 1 plus designer Anti-skid, ceramic tiles of Kajaria/Somany or RAK or equivalent make Ceramic tiles up to 7' Feet height.

2) Utility Balcony dado up to min 3' Feet

C.P. FITTINGS & SANITARY FITTINGS:

1) All sanitary fixtures of superior Jaquar or Kohler or equivalent make.

2) Wall mounted EWC of Jaquar or Kohler or equivalent make with concealedFlush tank of Grohe or equivalent make.

3) Single/Double lever diverter/Quarter ton with Wall mixer cum shower of Grohe or Kohler or equivalent make.

4) Separate over head water tank of sufficient capacity for fully treated soft water, Drinking water & STP treated water. (As per Architect)

5) All CP fittings are of superior quality and chrome plated of Grohe or Kohler or equivalent make.

6) Pneumatic pumps for water supply equal water pressure in every flat (Top floors).

7) Provision for Geysers in all bathrooms

8) Wash Basin with Pillar Cock in all Bathrooms

9) KITCHEN: Dadoing in kitchen above the granite platform shall be of min 2' feet glazed/ Matt designer ceramic tiles of Kajaria/Somany or RAK or equivalent make

ELECTRICAL :

1) Concealed copper wiring of Havells or Finolex or equivalent make and modular switches of Legrand - Myris or equivalent make.

2) Power outlets for air conditioners (All Bedrooms, Living, dinning & Drawing)

3) Telecom (All Bedrooms, Drawing and Living), Internet (Master Bedroom and Living)

4) Television DTH (All Bedrooms, living, dinning & Drawing-except kid'sroom)

5) Power of outlets for geysers and exhaust fans in all bathrooms.6) Chimney Exhaust & separate exhaust fan provision in kitchen

7) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen, washing machine & dish Washer in utility area.

8) Three phase power supply for each unit with individual meter boards.

9) Miniature Circuit Breakers (MCB) of Legrand or Schneider or equivalent make.

TELECOM/INTERNET/DTH/DOOR MANAGEMENT/SECURITY

1) DTH, Telephone provision of any one operator.

2) Legrand/ Matrix Brand or equivalent make Intercom Provision with the community, clubhouse & all the Flats

3) Wi-Fi internet Provision in clubhouse.

4) Sophisticated round the clock security system.

5) Surveillance cameras of High resolution at the main security gate, entrance and Exit points of each Tower including club house and common amenities, Every Passenger lifts lobby, every goods lifts Lobby and children play area, Cellars & ground floor Lobby's (as per architects design)

6) Separate Boom barriers at Entry & Exit for vehicle.

PARKING : Parking in cellar and drive ways VDF Flooring, Ground floor with Combination of Parking Tiles, Tandoor stones blocks and interlocking pavement blocks (Ultra Company Make Parking Tiles or reputed make)

WTP &STP : 1) Fully treated water made available through exclusive water softening for bore well water.

2) Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.

3) Treated sewage water will be used for landscaping & Flush Tanks.

CAR WASH FACILITY : Provision for car wash facility at cellar parking area.

GENERATOR

1) 100% DG set backup with acoustic enclosure & AMF panel provided for each flat (excluding A/c's & Geysers)

2) 100% DG set backup with acoustic enclosure & AMF panel provided for common areas.

LANDSCAPING & WATER BODIES

1) 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.

2) Water fountains and water body with built in Filtration system & lightings.(Details & Drawings as per Landscape architects)

3) Building Entrance Foyer / Reception Lobby -Italian Marble flooring as per drawing

ELECTRICAL METERS : 1) Individual Electrical Meter will be provided for each apartment, club house& Common area.

2) Electrical Sub stations 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 : Light posts LED lights (Havells, Luker, Casa or Syska or equivalent make) fittings in setback and landscaping areas and sufficient Lights instaircase & corridor areas.

COMPOUNDWALL : Aesthetically designed compound wall as per vaasttu shall be constructed all round the plot with solar fencing above it.

LIFTS : 1) Lifts in each residential tower Mitsubishi or Schindler or equivalent make High speed automatic stainless steel commercial passenger lifts of 13 - 16 people capacity and aesthetic looks (interiors & Exteriors) No. of lifts as per Architects design.

2) Service Lift in each Residential towers with for energy efficiency as per Architect Drawings. (As per architects design)

OTHERS : 1) Exclusive over head water Tank of sufficient capacity for fully treated soft water, Drinking water & STP treated water (As per Architects design)

2) Uniformity in floor level and visual warning signage's

3) Fire hydrant in all floors and basements.

4) Fire alarm in all floors and parking area (basements) as per Fire Norms

5) Separate Toilets & bathrooms to be provided for Security, Servants and drivers (As per design)

6) Full fledged firefighting system as per standards and Fire Norms

7) Separate Manjeera Water Supply to the Kitchens

8) If municipal HMWS & SB Line Available at nearby our Project we will takeConnection approval.

9) If municipal LPG Line Available at nearby our Project we will takeConnection.

Note : In the specification mentioned above, the developer is entitled to use equivalent make/brand of good and superior quality



Master layout

LEGEND

01. ENTRY / EXIT WITH SECURITY CABIN AND PROJECT SIGNAGE
02. ARRIVAL COURT
03. CONNECTING PATHWAY
04. WATER BODY WITH SCULPTURE
05. DRIVEWAY
06. PEDESTRIAN PATH
07. ART'S AND CRAFT ZONE
08. FLOOR GAMES
09. LAWN WITH INFORMAL SEATING
10. CO-WORK SPACE WITH INDOOR GAMES
11. BANQUET HALL WITH STAGE
12. INDOOR GAMES- TABLE TENNIS
13. BUILDING DROP OFF
14. FEATURE WALL WITH INFORMAL SEATING
15. AMPHITHEATRE WITH STAGE
16. BASKET BALL PRACTICE COURT
17. OUTDOOR GYM
18. CHILDREN'S PLAY AREA
19. Pool Deck with Loungers
20. Kid's Pool
21. Main Pool
22. Pet Park (Mini)
23. CRICKET PRACTICE NET
24. SKATING RINK



Typical Floor Plan - A



S.No	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall, Balcony/Verandah, Utility Area	Common Areas	Extent of saleable area in Sq.ft.
1	A	A	3BHK	East	1035	415	460	1910
2	A	B	2BHK	West	711	177	282	1170
3	A	C	2BHK	East	718	171	281	1170
4	A	D	3BHK	West	1068	381	461	1910

S.No	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall Balcony Verandah Utility Area	Common Areas	Extent of saleable area in Sq.ft.
5	A	E	3BHK	East	1068	382	460	1910
6	A	F	2BHK	North	731	214	300	1245
7	A	G	2BHK	North	731	214	300	1245
8	A	H	3BHK	West	1068	381	461	1910

Typical Floor Plan - B



S.No	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall Balcony Verandah Utility Area	Common Areas	Extent of saleable area in Sq.ft.
1	B	A	4BHK	East	1564	473	648	2685
2	B	B	3BHK	East	1072	373	460	1905
3	B	C	4BHK	West	1658	451	671	2780

S.No	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall Balcony Verandah Utility Area	Common Areas	Extent of saleable area in Sq.ft.
4	B	D	4BHK	East	1604	505	671	2780
5	B	E	3BHK	North	1203	354	498	2055
6	B	F	4BHK	West	1602	456	652	2710

Typical Floor Plan - C



S.No	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall Balcony Verandah Utility Area	Common Areas	Extent of saleable area in Sq.ft.
1	C	A	3BHK	East	1280	469	556	2305
2	C	B	3BHK	East	1072	373	460	1905
3	C	C	3BHK	West	1331	418	556	2305

S.No	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall Balcony Verandah Utility Area	Common Areas	Extent of saleable area in Sq.ft.
4	C	D	3BHK	East	1329	408	553	2290
5	C	E	3BHK	North	1204	355	496	2055
6	C	F	3BHK	West	1329	431	560	2320

Club House Floor plans



GROUND FLOOR



First Floor

- Gym
- Yoga/ Aerobics
- Reading Lounge



Second Floor

- Guest Bedroom
- Indoor Games
- Conference Room
- Saloon / Spa



Third Floor

- Multi Purpose Hall
- Dining Hall
- Preview Theatre
- Waiting Lounge.



Terrace Floor



LOCATION ADVANTAGES

NEARBY LANDMARKS:

- NH 7 : 0.5 kms
- Outer Ring Road : 7 kms
- Medchal : 10 kms
- Financial District : 45 mins
- Paradise Metro : 30 mins
- Gachibowli : 50 mins
- Airport : 60 mins

RECREATIONAL PLACES:

- Dhola Ri Dhani : 2.3 kms
- Cine planet : 6.7 kms
- Aalankrita : 12 kms
- Secunderabad club : 25 mins
- Leonia Resorts : 20 mins

EDUCATIONAL INSTITUTES:

- DRS International School : 4.8 kms
- St. Martin's Engineering College : 4.8 kms
- Suchitra Academy : 7.6 kms
- CMR Engineering College : 8.3 kms
- Niraj International School : 8.7 kms

WORK PLACES:

- New IT Hub coming up in Kandlakoya : 9.1 kms
- Jeedimetla industrial estate : 9.7 kms
- Kandlakoya oxygen Park : 10 kms
- Mahindra Satyam Training & Development Center : 25 mins
- Biotech Park : 30mins
- Kandlakoya Industrial Area : 25 mins

HANGOUT SPOTS:

- JJ Gardens : 6.5 kms
- Runway 9 : 7.3 kms
- Sim & Sam : 7.6 kms
- 10 Downing Street : 7.9 kms
- Folks Sagar Lake : 8.2 kms
- Paradise : 30 mins