

The gift of living
in the moment



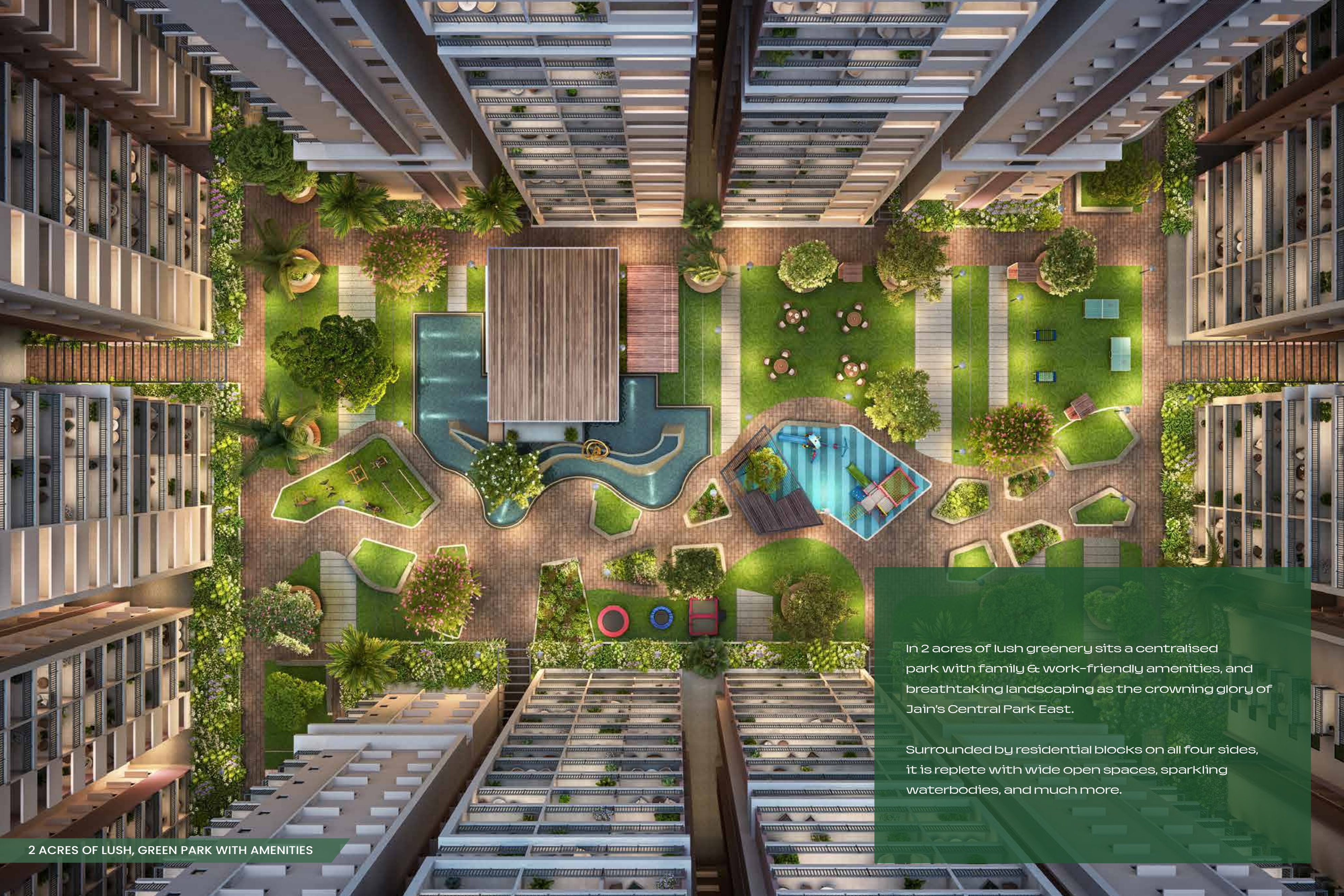
FAMILY TIME IS THE
MOST PRECIOUS
OF ALL GIFTS.

SO IS HAVING
EVERYTHING THAT
MAKES IT SPECIAL.

When you realise the true value of time, you realise that every moment spent making memories with loved ones is a gift worth investing in. At Jain's Central Park East, life unwraps itself like a gift that keeps on giving – shorter commutes, more time for family, family bonding activities to indulge in. All of this and more amidst greenery & abundant spaces.

Come, embrace the gift of living in the moment at **Jain's Central Park East**.





In 2 acres of lush greenery sits a centralised park with family & work-friendly amenities, and breathtaking landscaping as the crowning glory of Jain's Central Park East.

Surrounded by residential blocks on all four sides, it is replete with wide open spaces, sparkling waterbodies, and much more.

2 ACRES OF LUSH, GREEN PARK WITH AMENITIES



UNWRAP THE GIFT OF:

- * A sprawling 7-acre project, with an abundance of wide open spaces
- * 2 acres of lush landscaping, and a central park with work & family-friendly amenities
- * An impressive entrance-way leading to four blocks of 18 floors each, ensconcing 788 luxury apartments
- * Smartly-planned 2 & 3 BHK luxurious homes from approx. 1,380-2,220 sq.ft.
- * 18 floors of living spaces located above 3 levels of parking and 1 cellar
- * A grand 47,000 sq.ft. G+5 clubhouse with a plethora of recreational and family-friendly amenities
- * Podium above 3 levels with lifestyle, wellbeing, sports & fitness, and family-centric amenities
- * Beautiful landscaped gardens, walking tracks, and waterbodies for a calming and rejuvenating atmosphere
- * Superior craftsmanship and high-quality construction
- * A strategic location with excellent existing and future potential



An opulent entryway welcomes you into the world of Jain's Central Park East, a project built to make every moment of yours worth cherishing.

PLUSH ENTRANCE ARCH

EVERYTHING & MORE, SO THAT YOU *LIVE* EVERY MOMENT.

Relish every moment life has to offer.

Jain's Central Park East is well-appointed with a plethora of amenities to help you unwind, recharge, and explore all your interests & hobbies. Or if you prefer, to help you simply indulge in quality time with family. Here, there is something for everyone, no matter how old or young; something that transforms mere moments into magical ones.





STATE-OF-THE-ART CLUBHOUSE

**BUILT TO BUILD
UNFORGETTABLE MOMENTS.**

Introducing Jain's Central Park East's luxurious and state-of-the-art 47,000 sq.ft. G+5 clubhouse that's abundant with recreational amenities. These amenities include a grand preview theatre, an elegantly-designed multipurpose hall, a luxurious spa, and so much more. Every time you walk in, you start living moments to their fullest.



ROOFTOP SWIMMING POOL



CRÈCHE



PREVIEW THEATRE



MULTIPURPOSE HALL



LIBRARY



SPA



BUSINESS LOUNGE

CLEVERLY-PLANNED, TO GIFT YOU UNFORGETTABLE MOMENTS.

A centrally-located park, with acres of lush greenery, wide open spaces, and a wide array of amenities to help you embrace every moment you spend here.





TRAMPOLINE PARK



SUNKEN SEATING WITH BARBECUE



MULTIPURPOSE LAWN



FLEA MARKET



PET PARK



CHILDREN'S PLAY AREA



FEATURE WALLS

THE GIFT OF GOOD HEALTH

You'll be spoilt for choice with the sporting amenities available here – from basketball to squash, yoga to billiards, and even cycling to soccer. We have it all, so that you thrive in every moment.





BOX CRICKET & SOCCER FIELD



MULTIPURPOSE COURT



BILLIARDS LOUNGE



BOARD GAMES



BADMINTON & SQUASH COURT



OUTDOOR GYM



TABLE TENNIS ROOM



YOGA & AEROBICS ZONE



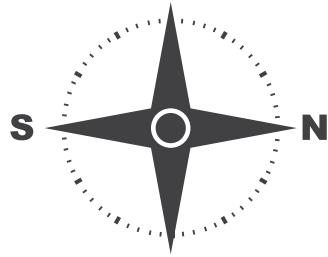
GYM

DESIGNED TO MAKE MOMENTS

LEGEND:

- 01. ENTRY/EXIT WITH SECURITY CABIN
- 02. FLEA MARKET
- 03. APPROACH ROAD
- 04. ARRIVAL COURT WITH WATERBODY AND SCULPTURE
- 05. PEDESTRIAN PATHWAY
- 06. JOGGING TRACK
- 07. BICYCLE LANE
- 08. DRIVEWAY
- 09. BUILDING DROP-OFF
- 10. FEATURE WALL WITH INFORMAL SEATING
- 11. INFORMAL SEATING
- 12. BUILDING COURTYARD
- 13. GALLERY SEATING
- 14. MULTIPURPOSE COURT (BASKETBALL & TENNIS)
- 15. MINI SOCCER & BOX CRICKET FIELD
- 16. PET PARK
- 17. WATERBODY WITH FEATURE WALL AND SCULPTURE
- 18. FEATURE WALL WITH SCULPTURE AND DECK
- 19. STEPPED SEATING AND FRAME WALL
- 20. CHILDREN'S PLAY AREA
- 21. MULTIPURPOSE LAWN
- 22. SUNKEN SEATING WITH BARBECUE
- 23. ENTRY/EXIT WITH PERGOLA STRUCTURE
- 24. YOGA AND MEDITATION LAWN
- 25. WATER FEATURE WITH FOAM FOUNTAIN
- 26. CO-WORKING SPACE WITH WI-FI CONNECTIVITY
- 27. MULTIPURPOSE LAWN WITH ELEVATED STAGE AND SEATING PODS
- 28. SKATE PARK
- 29. OUTDOOR TABLE TENNIS AND BOARD GAMES
- 30. ART & CRAFTS ZONE
- 31. TODDLERS' PLAY AREA
- 32. TRAMPOLINE PARK
- 33. ELDERS' COURT
- 34. OUTDOOR GYM
- 35. PRIVATE GARDEN





Area Statement - Block A & C								
Sr No.	Block Names	Flat No.	Type	Facing	Carpet Area (Sft)	Outer Wall, Balcony & Utility (Sft)	Common Areas (Sft)	Saleable Area Extent (Sft)
1	A & C	B & C	2 BHK	East	883	172	325	1380
2	A & C	L & M	2 BHK	West	847	235	333	1415
3	A & C	I	3 BHK	West	1169	292	449	1910
4	A & C	F	3 BHK	East	1114	350	451	1915
5	A & C	D & G	3 BHK	East	1272	391	512	2175
6	A & C	J & N	3 BHK	West	1335	328	512	2175
7	A & C	A & E	3 BHK	East	1295	395	520	2210
8	A & C	K & H	3 BHK	West	1357	333	520	2210



Area Statement - Block B & D								
Sr No.	Block Names	Flat No.	Type	Facing	Carpet Area (Sft)	Outer Wall, Balcony & Utility (Sft)	Common Areas (Sft)	Saleable Area Extent (Sft)
1	B & D	G & H	3 BHK	North	1230	299	471	2000
2	B & D	D	3 BHK	East	1244	362	494	2100
3	B & D	C	3 BHK	West	1237	369	494	2100
4	B & D	A	3 BHK	East	1283	415	522	2220
5	B & D	B	3 BHK	East	1284	414	522	2220
6	B & D	E & F	3 BHK	West	1332	366	522	2220

CLUBHOUSE FLOOR PLANS



GROUND FLOOR PLAN AMENITIES

- * Crèche
- * Multipurpose hall
- * Pre-function area
- * Pantry



SECOND FLOOR PLAN AMENITIES

- * Gym
- * Aerobics zone
- * Exercise deck
- * Green exercise deck
- * Preview theatre
- * AV room



FIRST FLOOR PLAN AMENITIES

- * Conference room
- * Business lounge
- * Waiting lounge
- * Guest suites with wardrobes
- * Library
- * Salon



THIRD FLOOR PLAN AMENITIES

- * Squash court
- * Badminton courts
- * Viewing galleries



FOURTH FLOOR PLAN AMENITIES

- * Hobby room
- * Viewing gallery
- * Wide balcony area



TERRACE FLOOR PLAN AMENITIES

- * Swimming pool
- * Kids' pool
- * Pool deck
- * Ladies'/Gents' room
- * Open terrace seating
- * Bench seating



FIFTH FLOOR PLAN AMENITIES

- * Indoor Games
- * Board Games
- * Billiards Lounge



At Jain's Central Park East, the interiors have been tastefully-designed to echo what you're truly about – quiet luxury that doesn't beg for attention, but awes in silence.

MIVAN CONSTRUCTION, THE BEST CHOICE FOR BUILDING BETTER.

Fast construction: The usage of aluminium formwork ensures easy on-site assembly, 50% quicker construction times (in comparison to traditional techniques), and the flexibility to allow structure and finishing to happen simultaneously.

High-quality build with smooth finishing: Prefab elements and concrete walls help maintain high-quality standards and finishing levels with smooth surfaces & uniform textures, as well as allow flexibility in architectural design.

Green & sustainable: Little to no waste generated on-site, lower cement consumption through the use of fly ash mixes, and minimal wastage of material.

Earthquake-resistant: A monolithic concrete structure with aluminium formwork makes the buildings highly-resistant to seismic forces. The walls are built to withstand greater shear forces as compared to conventional structures.

Low maintenance: Prefabricated, high-quality elements ensure lower building maintenance costs in the long run.

Long life and durability: Usage of high-strength concrete cast in reusable aluminium forms minimises cracks and seepage to give buildings durability across a 100+ year lifespan.



FOR QUALITY MOMENTS

STRUCTURE:

Foundation with RCC-framed structure (to withstand wind & seismic loads) using Ultratech RMC/equivalent make, and steel from SAIL/TISCO/Vizag Steel/Kamdhenu/equivalent make with Fe 550D TMT Bars.

DOORS:

Main door: Indian BT (teakwood) frame section (5" x 3') with two sides of veneered door/shutter with melamine polishing and designer hardware of stainless steel. Locks from Europa/Godrej/Dorset/equivalent make.

Internal doors: African (teakwood) frame section (4" x 3') with designer flush doors and two sides veneer with melamine polishing and designer hardware of stainless steel. Locks from Europa/Godrej/Dorset/equivalent make.

Balconies & utility: uPVC sliding doors (French doors) with glass and mosquito mesh in suitable finishes from Fenesta/NCL VEKA/equivalent make.

Toilet doors: African (teakwood) frame section (4" x 3') and shutter with veneer on one side and Asian enamel paint on the other. Designer hardware made from stainless steel and locks from Europa/Godrej/Dorset/equivalent make.

Windows: 2.5 track uPVC window systems with 5 mm glass and mosquito mesh from Fenesta/NCL VEKA/equivalent make.

Grills: Aesthetically-designed, bright steel safety grills with Asian enamel paint finish.

PAINTING:

Internal (walls & ceiling): One coat of primer over two coats of waterproof Birla WallCare putty, and two coats of acrylic plastic emulsion paint from Asian Paints/equivalent make.

External: Alltek texture finish with two coats of weatherproof exterior from Asian Paints Apex Ultima emulsion/equivalent make.

Other areas: Birla WallCare putty with Asian Paints Apex Ultima emulsion.

FLOORING:

Drawing, living & dining: Double charged vitrified tiles (800 mm x 800 mm) from Kajaria/Somany/RAK/equivalent make with 100 mm high skirting.

All bedrooms: Double charged vitrified tiles (600 mm x 600 mm) from Kajaria/Somany/Icon/equivalent make with 100 mm high skirting.

Balconies: Rustic/anti-skid, acid-resistant ceramic tiles (300 mm x 300 mm) from Kajaria/Somany/Icon/equivalent make with 100 mm high skirting.

Kitchen: Double charged vitrified tiles (600 mm x 600 mm) from Kajaria/Somany/Icon/equivalent make with 100 mm skirting.

- Polished black granite platform and superior Nirali stainless steel sink, provision for fixing RO system with separate water inlet & outlet.
- Separate taps for municipal water, Manjeera if available, and softened borewell water.

Bathrooms: Ceramic, anti-skid, acid-resistant tiles (300 mm x 300 mm) from Kajaria/Somany/Icon/equivalent make.

Staircase/Corridor: Combination of granite steel grey & black and vitrified tiles. Building entrance foyer/reception lobby flooring in Italian marble (as per drawing).

Utility: Anti-skid, acid-resistant ceramic tiles from Kajaria/Somany/Icon/equivalent make with washing machine provision.

DADOING:

Bathrooms: 2 x 1 plus designer, anti-skid, ceramic tiles from Kajaria/Somany/Icon/equivalent make; ceramic tiles up to 7 ft. height.

Utility balcony: Dado up to min. 3 ft.

PARKING MANAGEMENT:

Well-designed parking area to suit the requisite number of car parks as per Govt. norms.

- Min. clear cellar height of 7.5 ft.
- Provision for parking signages at required places for ease of driving.

CP & SANITARY FITTINGS:

All sanitary fixtures from Jaquar/Kohler/equivalent make.

- Wall-mounted EWC from Jaquar/Kohler/equivalent make with concealed flush tank from Grohe/equivalent make.
- Single/double lever diverter/quarter ton with wall mixer cum shower from Grohe/Kohler/equivalent make.
- Separate overhead water tank of sufficient capacity for fully-treated soft water, drinking water, and STP treated water (as per architect).
- All CP fittings are of superior quality and chrome plated from Grohe/Kohler/equivalent make.
- Pneumatic pumps for water supply, equal water pressure in every flat (top floors).
- Provision for geysers in all bathrooms.
- Wash basin with pillar cock in all bathrooms.

Kitchen: Dadoing in kitchen above the granite platform will be of min. 2 ft. glazed/matt designer ceramic tiles of Kajaria/Somany/Icon/equivalent make.

Washbasin: With ceramic counter top in all bathrooms.

ELECTRICAL:

Concealed copper wiring from Havells/Finolex/equivalent make and modular switches from Legrand/Myrius/equivalent make.

- Power outlets for air conditioners in all bedrooms, living, dining, and drawing.
- Telecom services (all bedrooms, drawing, and living), Internet services (master bedroom and living).
- Television DTH (all bedrooms, living, dining, and drawing, except kid's room).
- Power 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/grinder in kitchen, washing machine & dishwasher in utility area.
- Three phase power supply for each unit with individual metre boards.
- Miniature Circuit Breakers (MCB) of Legrand/Schneider/equivalent make.

TELECOM/INTERNET/DTH/DOOR MANAGEMENT/SECURITY:

DTH, telephone provision of any one operator.

- Intercom provision from Legrand/Matrix/equivalent make connecting community hall, clubhouse, and all flats.
- Wi-Fi provision in the clubhouse.
- Sophisticated, round-the-clock security system.
- Surveillance cameras of high resolution at the main security gate, entrance and exit points of each tower including clubhouse and common amenities, every passenger lift, lobby, every goods lift, children's play area, cellars, and ground floor lobbies (as per architect's design).
- Separate boom barriers at entry & exit for vehicles.

PARKING:

VDF flooring in cellar parking and driveways.

- Ground floor to have a combination of parking tiles, tandoor stone blocks, and interlocking pavement blocks (premium company make parking tiles/equivalent reputed make).

WTP & STP:

Fully-treated water made available through exclusive water softening 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.

CAR WASH FACILITY:

Provision for car wash facility at cellar and parking area.

GENERATOR:

100% DG set backup with acoustic enclosure & AMF panel provided for each flat (excluding ACs & geysers).

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

LANDSCAPING & WATERBODIES:

Landscaping and waterbodies in the setback areas wherever feasible and in lot areas as per design of landscape consultant.

Creation of maximum greenery.

- Water fountains and waterbody with built-in filtration system & lighting (details & drawings as per landscape architect).

ELECTRICAL METER:

Individual electrical meter will be provided for each apartment, clubhouse, and common areas.

- Electrical substations with required capacity of transformers as per the standard, and power supply cables up to each floor unit as per load details, with separate distribution board.

EXTERNAL & COMMON AREA LIGHTING:

Light posts: LED light fittings from Havells/Luker/Casa/Syska/equivalent make in setback and landscaping areas, and well-lit staircase & corridor areas.

Compound wall: Aesthetically-designed compound wall as per Vastu will be constructed all around the plot, with solar fencing above it.

LIFTS:

Lifts from Mitsubishi/Schindler/Otis/equivalent make in each residential tower.

- High-speed automatic stainless steel commercial passenger lifts of 13-16 people capacity with aesthetic looks (interiors & exteriors) provided. No. of lifts as per architect's design.
- Energy efficient service lift in each residential tower as per architect's design.

MISC.:

Exclusive overhead water tank of sufficient capacity for fully-treated soft water, drinking water, and STP treated water (as per architect's design).

- Uniformity in floor level and visual warning signages.
- Fire hydrants on all floors and basements.
- Fire alarm on all floors and parking areas as per fire norms.
- Separate toilets & bathrooms for security, house help, and drivers (as per design).
- Full-fledged firefighting system as per standards and fire norms.
- Separate Manjeera water supply to kitchens.
- If a municipal HMWS & SB Line is available nearby, approvals will be taken for a connection.
- If a municipal LPG line is available nearby, approvals will be taken for a connection.

Disclaimer: The developer is entitled to use equivalent make/brand of good and superior quality.

THE GIFT OF CONVENIENCE



PROXIMITY TO:

- * Habsiguda (High Streets) — 15-20 mins
- * Uppal — 15-20 mins
- * Outer Ring Road (Ghatkesar) — 6-8 mins
- * RGIA Hyderabad Airport — 50-60 mins
- * Secunderabad — 25-30 mins
- * Central Hyderabad — 25-30 mins
- * HITEC City — 50-60 mins
- * AIIMs Bibinagar — 20 mins

EDUCATIONAL INSTITUTES:

- * Rockwoods, Rotterdam, Sree Vidyanikethan, DPS, DWPS, GIIS, Sage — 10-20 mins
- * Srinidhi Institute of Science and Technology, Sri Chaitanya College, Nalla Malla Reddy Engineering College — 10-20 mins

ONGOING AND UPCOMING COMMERCIAL & INFRA DEVELOPMENTS

- * 6-lane Uppal Elevated Corridor — Connecting Medipally to Uppal
- * 100 ft. Road — Connecting Pocharam to Secunderabad Railway Station via Malkajgiri, Moula Ali, Cherlapally, Chengicherla, Narapally, Pocharam, and Rampally
- * Regional Ring Road — 15 min
- * Metro Phase III Expansion — Connecting Uppal to Bibinagar via Ghatkesar
- * Cherlapally Satellite Terminal — 18-20 mins
- * Infosys Phase 3 — 8-10 mins
- * Lemon Tree Hotel

HANGOUT SPOTS:

- * Asian Cinesquare Multiplex — 15 mins
- * MJR Mall — 2 mins
- * Yadadri Temple/Yadagirigutta — 50 mins

WORKPLACES:

- * Infosys Campus — 8 mins
- * Raheja Mindspace — 8 mins
- * Genpact — 8 mins
- * IDA Cherlapalli — 20-25 mins
- * IDA Nacharam — 20-25 mins





PARTNERS IN PROGRESS

GENESIS PLANNERS (genesisplanners.in)

With 27+ years of experience and a network comprising 200+ professionals, Genesis Planners (GPPL) is one of Hyderabad's leading architectural firms. They've designed nearly 150 million sq.ft. of diverse spaces, from residential to healthcare, and have earned recognition through numerous awards. Their collaborative approach, industry knowledge, and innovation make them a peerless and complete package. Genesis Planners are experts at seamlessly bringing together ancient architectural wisdom like Vastu with contemporary sensibilities reflecting regional dynamics using a parametric design process.

RALYS (ralysconsultant.com)

RALYS started as MEP design consultants in the year 2010, and today, has expanded its services across various verticals. Within a short span of time, RALYS expanded to Mumbai, Hyderabad, Chennai, and Vijayawada. Currently, the firm has over 70 engineering professionals with 400+ years of combined experience, and is handling projects across India and the globe.

ELEMENTS LANDSCAPE ARCHITECTURE

URBAN DESIGN & PLANNING STUDIO (elementslandscape.in)

Elements is a firm born in 2011, for the pursuit of creative ideas. Their lead designers, Madhu Lenka and Anupama BuddhaRaju, have worked closely together at EDAW Inc (now AECOM) — the world's leading landscape architecture, urban design, and planning firm. They share a great vision and passion to excel in creating liveable, sustainable, and exemplary environments worldwide.

DESIGN TREE CONSULTANTS (designtreeconsultants.com)

Design Tree Consultants is known, both in India and across the world, for its exceptional structural designs, allied services for projects, and its priority on safety. Their structures also have the ability to function without excessive deflections or movements, which may cause fatigue on structural elements, cracking or failure of fixtures, fittings or partitions, or any discomfort for the occupants.

MOHAN CONSULTANTS (mohanconsultants.com)

As an award-winning holistic architectural firm, Mohan Consultants offers end-to-end solutions for both architecture as well as interior design. This reflects as a continuity of the design theme across both the exteriors & interiors. Their design philosophy is driven by the pursuit of quality — a belief that the quality of surroundings directly influences the quality of our lives, whether at the work place, at home, or the wide variety of public spaces in between.

Vaikuntha Infrastyle (vaikunthainfra.org)

Vaikuntha Infrastyle is a real estate consultancy providing branding, marketing, sales, and customer relationship management services. Led by seasoned partners, the company uses innovative strategies and a strong network to promote properties.

JAIN CONSTRUCTIONS – THE MAKERS OF MOMENTS

TRUST

- Our spotless track record is testament to our patrons' satisfaction and happiness.
- Our customers are our No. 1 priority; we always ensure that we deliver on our promises.

QUALITY

- We ensure that only cutting-edge or upgraded designs are used in our projects.
- When it comes to structural work, following all NBC norms and regulations is sacrosanct.
- We ensure quality control through personal attention to every project and regular site visits.

RELIABILITY

- Timely execution is prime; reason why we only work with top PMCs.
- We take great pride in delivering projects on or before the committed timelines.
- We have successfully delivered over 36 residential and commercial projects on time.

ONGOING PROJECTS



JAIN'S AMARE AMALOK, ABIDS



JAIN'S FAIRMOUNT SRI RAM GARDEN 2, KOMPALLY ANNEX

COMPLETED PROJECTS



SRI RAM GARDEN BY JAIN'S, SUCHITRA



JAIN'S BALAJI BIG TOWN, MALKAJGIRI



JAIN'S BALAJI NILAYAM CASA
WATERSIDE, MALKAJGIRI



JAIN'S FOUR SEASONS, KOKAPET



JAIN'S SADGURU HEIGHTS, MADINAGUDA



JAIN SADGURU IMAGE'S
CAPITAL PARK, HITECH CITY

UPCOMING PROJECTS

SATAMARAI

DUNDIGAL

LB NAGAR

BEGUMPET

An architectural rendering of a modern high-rise apartment complex at night. The complex features several tall, interconnected towers with a mix of light-colored facades and dark, recessed balconies. Warm interior and exterior lighting is visible, creating a glowing effect against the dark sky. The base of the towers is integrated with a landscaped area featuring greenery and a paved walkway. In the foreground, there is a grassy field and a paved path where two people are walking, one pushing a bicycle. To the right, a modern commercial building with large glass windows is also visible. The overall scene conveys a sense of modern urban living and community.

DON'T MISS OUT ON THE
GREATEST GIFT OF ALL –
LIVING IN THE MOMENT.



Head Office: Flat No. 202, 2nd Floor,
Anushka Trendz, Above Zudio, Road No. 14,
Banjara Hills, Hyderabad – 500034.

Site Address: Jain's Central Park East,
Sy. No. 28 & 29, Opposite MJR Square Mall,
Narapally, Hyderabad-Warangal Highway,
Hyderabad – 500039.

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JAIN'S
**CENTRAL
PARK EAST**

SCAN FOR
LOCATION



SCAN FOR
WEBSITE



SALES & MARKETING PARTNER



P02200007609



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All images shown are indicative only.