

*An exotic residential paradise  
waiting to be discovered...*



JAINS  
CARLTON  CREEK

KHAJAGUDA - Near Gachibowli  
(A Joint Venture with Narne Homes)  
(Beside Delhi Public School)

27 Years

6 Cities

175 Projects

6 Million Sft Developed

12 Million Sft Under Development



# Creating Masterpiece in Concrete

Incorporated in the year 1987 and backed by an illustrious history that spans **30 years** of momentous success, Jain Housing & Constructions Ltd. is widely acknowledged as a pioneering legend in the Indian construction industry. Having **delivered 6 million sq. ft.** of distinctive living spaces spread across **185 spectacular projects** in all the Southern States of India and **12 million sq. ft. of area under various stages of development**, Jain Housing has set tall benchmarks of excellence for others to follow.

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

Spearheaded by dynamic and enterprising directors and supported by an experienced team of well motivated and highly qualified architects, construction specialists, supervisors and project managers Jain Housing is dedicated to not just change skylines but also to change lifestyles of people.



13.65 Acres

11 Towers

1664 apartments

13 Residential Floors

70% Open Space

3 Level Car Parking

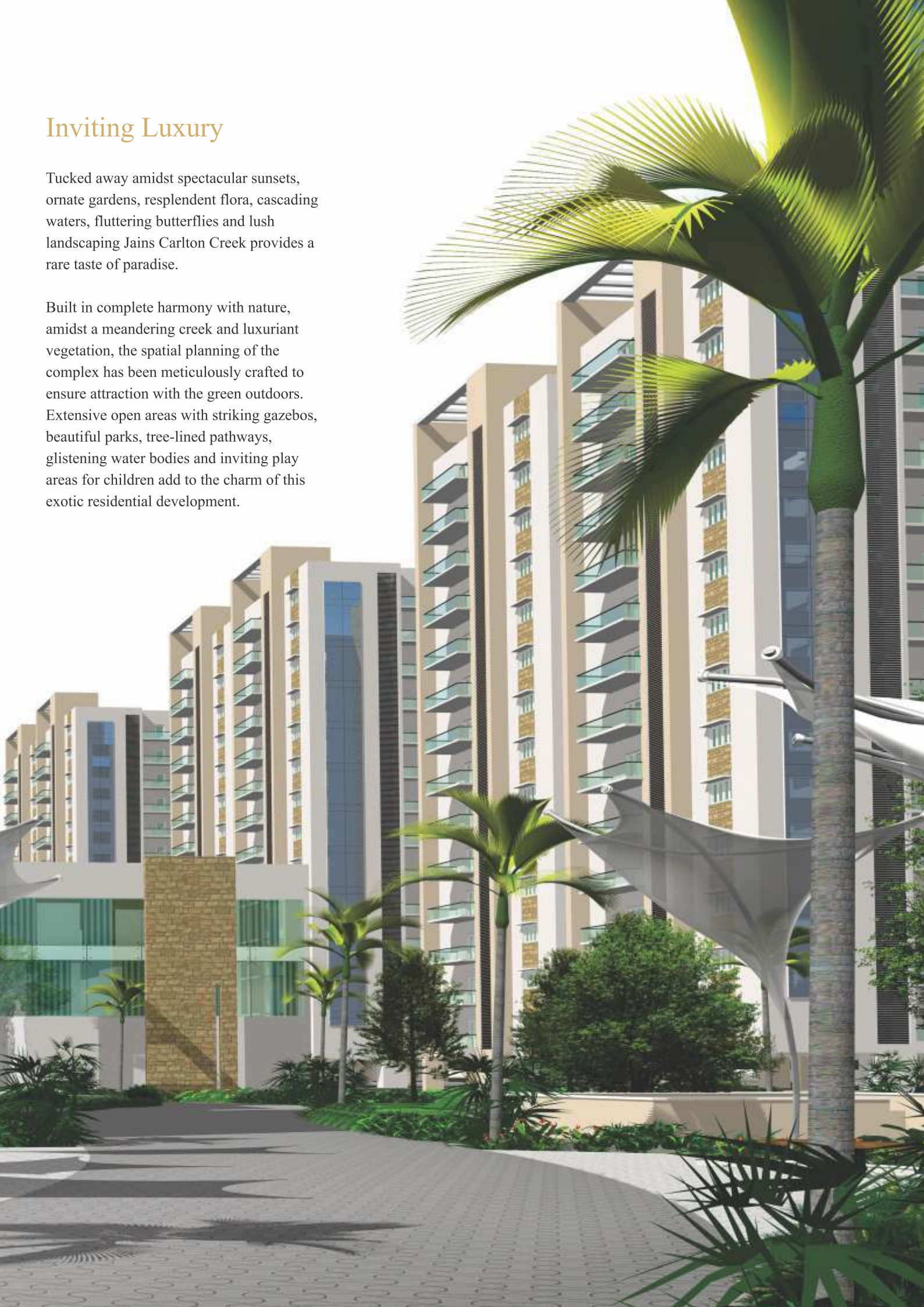
JAINS  
CARLTON CREEK



## Inviting Luxury

Tucked away amidst spectacular sunsets, ornate gardens, resplendent flora, cascading waters, fluttering butterflies and lush landscaping Jains Carlton Creek provides a rare taste of paradise.

Built in complete harmony with nature, amidst a meandering creek and luxuriant vegetation, the spatial planning of the complex has been meticulously crafted to ensure attraction with the green outdoors. Extensive open areas with striking gazebos, beautiful parks, tree-lined pathways, glistening water bodies and inviting play areas for children add to the charm of this exotic residential development.





# Club House

5 Floors • 30,000 Sq.ft.

The serene and unpolluted ambiance, top-of-the-line fixtures, wide selection of outdoor & indoor amenities and engaging leisure facilities make Carlton Creek a most exceptional retreat for the entire family.



Table Tennis



Restaurant



Health Centre



Swimming Pool



Tennis Court



Basket Ball Post



Gymnasium



Children's Play Area



Indoor Games



Creche



Volley Ball Court



Multipurpose Hall



Squash Court



Jogging Track



Library



Guest Room

- |                       |                    |  |
|-----------------------|--------------------|--|
| 1. Amenities Block    | Multipurpose Hall  | 2. Barbeque                              |
| Club House            | Creche             | 3. Party Lawn                            |
| Gymnasium             | Clinic             | 4. Senior Citizen's Corner               |
| Sauna, Steam, Jacuzzi | Pharmacy           | 5. Jogging Track                         |
| Aerobics / Yoga       | Departmental Store | 6. Outdoor Fitness Area                  |
| Carrom, Chess & Cards | Unisex Saloon      | 7. Swimming Pool Along With Toddler Pool |
| Amusement Arcade      | Launderette        | 8. Basket Ball Post                      |
| Billiards             | Mini Theatre       | 9. Volley Ball Court                     |
| Table Tennis          | Library            | 10. Children's Play Area                 |
| Squash Court          | Restaurant / Café  |  |



SITE PLAN  
(Not to Scale)

### Eternal Splendor

Evoking a grander era, where a life of privilege was the birthright of the few, this ultra indulgent residential offering houses a distinctive selection of 1664 spacious and well-ventilated flats, surrounded by opulence and sophistication.



- 13.65 Acres
- 11 Towers
- 3 Levels Car Parking
- 13 Residential Floors
- 1664 Apartments
- 2 Bhk
- 3 Bhk
- 3.5 Bhk
- 40' Roads
- 70% Open Space
- Abundant Greenery

SITE PLAN

Disclaimer : Recreation and landscaping areas are tentatively marked and are subject to change as per final drawings from the landscaping consultants.



## D & H Block - 2 BHK

**JAINS  
CARLTON**

**KHAJAGUDA - I**  
(A Joint Venture v  
(Beside Delhi



### 1053 Sq. ft. East Facing

01. LIVING	13'5" x 10'7"
02. DINING	10'0" x 10'9"
03. BED -1	13'0" x 11'6"
04. TOILET	8'0" x 5'0"
05. BED -2	13'0" x 10'7"
06. BALCONY	4'4" x 11'7"
07. C.TOILET	4'6" x 6'0"
08. KITCHEN	8'3" x 11'6"
09. UTILITY	3'3" x 5'0"



### 1083 Sq. ft. West Facing

01. LIVING	10'6" x 10'0"
02. DINING	16'8½"x 8'4½"
03. BED -1	10'0" x 13'8"
04. TOILET	5'0" x 8'0"
05. BED -2	12'0" x 10'0"
06. BALCONY	4'4" x 11'6"
07. C.TOILET	5'9½"x 4'11½"
08. KITCHEN	6'10" x 9'8"
09. UTILITY	6'10" x 4'0"



Near Gachibowli  
(with Narne Homes)  
Public School)

## B & I Block - 3 BHK



### 1380 Sq. ft. East Facing

01. LIVING/DINING	21'3" x 10'0"
02. BED -1	11'0" x 14'0"
03. TOILET	4'6" x 8'0"
04. BED -2	14'0" x 10'0"
05. TOILET	4'6" x 8'0"
06. BALCONY	4'5" x 12'4"
07. BED -3	11'10" x 10'8"
08. C.TOILET	4'2" x 5'6"
09. KITCHEN	7'3" x 9'8"
10. UTILITY	7'3" x 4'0"



### 1384 Sq. ft. West Facing

01. LIVING/DINING	21'4" x 10'0"
02. BED -1	11'0" x 14'0"
03. TOILET	4'6" x 8'0"
04. BED -2	14'0½" x 10'0"
05. TOILET	4'6" x 8'4"
06. BALCONY	4'6" x 12'0"
07. BED -3	12'0" x 10'0"
08. C.TOILET	4'1½" x 5'6"
09. KITCHEN	7'3" x 9'4"
10. UTILITY	7'3" x 4'0"

# F Block - 3 BHK

**JAINS  
CARLTON**

**KHAJAGUDA - M**  
(A Joint Venture w  
(Beside Delhi



**Flat-10**  
**1801 Sq.ft.**  
**East Facing**

01. LIVING / DINING	23'8 <sup>1/2</sup> "	X	15'1"
02. BALCONY	10'0"	X	5'0"
03. BED-1	15'0"	X	13'7"
04. TOILET	5'0"	X	8'6"
05. BED-2	15'0"	X	11'9"
06. TOILET	5'0"	X	8'0"
07. BED-3	14'0"	X	10'3"
08. C. TOILET	5'0"	X	7'0"
09. KITCHEN	9'0"	X	9'11"
13. UTILITY	5'4 <sup>1/2</sup> "	X	5'9"



**Flat-1**  
**1801 Sq.ft.**  
**West Facing**

1. LIVING	15'8"	X	11'9"
2. BALCONY	10'0"	X	5'0"
3. DINING	13'2"	X	15'4"
4. BED-1	16'0"	X	13'7"
5. TOILET	5'0"	X	8'6"
3. BED-2	14'6 <sup>1/2</sup> "	X	11'0"
7. TOILET	5'0"	X	8'0"
3. BED-3	13'2"	X	10'0"
3. C. TOILET	7'6"	X	4'8"
1. KITCHEN	8'6"	X	8'8"
3. UTILITY	5'4 <sup>1/2</sup> "	X	5'4"



Near Gachibowli  
(with Narne Homes)  
(Public School)

## A Block - 3.5 BHK



### Flat-6 2552 Sq.ft. East Facing

01. LIVING	12'7"	X	19'7 <sup>1/2</sup> "
02. DINING	14'8 <sup>1/2</sup> "	X	13'7 <sup>1/2</sup> "
03. BALCONY	12'0 <sup>1/2</sup> "	X	4'0"
04. BED-1	16'7 <sup>1/2</sup> "	X	11'10 <sup>1/2</sup> "
05. TOILET	5'0"	X	8'1 <sup>1/2</sup> "
06. BED-2	15'7 <sup>1/2</sup> "	X	14'2 <sup>1/2</sup> "
07. TOILET	8'9"	X	5'1"
08. BALCONY	5'1 <sup>1/2</sup> "	X	15'2 <sup>1/2</sup> "
09. BED-3	11'9 <sup>1/2</sup> "	X	14'2 <sup>1/2</sup> "
10. STUDY	11'7"	X	14'2 <sup>1/2</sup> "
11. C. TOILET	5'0"	X	7'9"
12. KITCHEN	13'6"	X	12'2 <sup>1/2</sup> "
13. UTILITY	6'1"	X	12'2 <sup>1/2</sup> "



### Flat-3 2556 Sq.ft. West Facing



01. LIVING	12'7"	X	19'7 <sup>1/2</sup> "
02. DINING	15'2"	X	13'7 <sup>1/2</sup> "
03. BALCONY	12'6"	X	4'0"
04. BED-1	16'7 <sup>1/2</sup> "	X	12'2 <sup>1/2</sup> "
05. TOILET	5'0"	X	8'1 <sup>1/2</sup> "
06. BED-2	15'1"	X	14'2 <sup>1/2</sup> "
07. TOILET	8'9"	X	5'1"
08. BALCONY	5'6"	X	15'2 <sup>1/2</sup> "
09. BED-3	12'4"	X	14'2 <sup>1/2</sup> "
10. STUDY	11'3"	X	14'2 <sup>1/2</sup> "
11. C. TOILET	5'0"	X	7'9"
12. KITCHEN	13'3 <sup>1/2</sup> "	X	11'10 <sup>1/2</sup> "
13. UTILITY	6'1 <sup>1/2</sup> "	X	11'10 <sup>1/2</sup> "



## Priceless Milieu

9 Minutes Drive to Madhapur	5 Minutes Drive to Gachibowli	10 Minutes Drive to Jubilee Hills
5 Minutes Drive to Outer Ring Road	25 Minutes Drive to Airport	3 Minutes Drive to International Schools
5 Minutes Drive to Shopping Malls		10 Minutes to Super Specialty Hospitals

# Specifications

## **FLOORING**

High quality vitrified tiles in living, dining, bedrooms and first quality anti skid ceramic tiles will be provided for kitchen, balconies, toilets & wash areas.

## **WALL TILING**

Kitchen with high quality ceramic tiles up to 2'height. Toilets with ceramic tiles for full length from floor level. Service area with ceramic tiles up to 2' height.

## **KITCHEN PLATFORM & SINK**

Functionally designed kitchen with black polished granite platform & Carysil / stainless steel / granite sink without a drain board.

## **DOORS AND WINDOWS**

Superior quality teak wood door frame , with attractive teak panel main door. Teakwood doorframe with paneled skin door on both sides for bedrooms.

UPVC sliding shutters with glass for French doors. All windows shall be swing / sliding made of UPVC. Toilet ventilators in UPVC with provision of exhaust fan.

## **PAINTING & FINISHES**

All walls except kitchen, balconies, toilets & utility area will be coated with putty and emulsion paint of impeccable quality. Ceiling will be coated with putty and finished with emulsion paint. Melamine polish on both sides of the main door and bedroom doors. Enamel finish for all the other doors, window and ventilator grills.

## **ELECTRICAL**

Elegant looking modular electrical switches. Individual meter for every apartment. Provision for fridge, washing machine and geyser in toilets. Standby generator facility for common areas, lifts and essential points in each apartment. TV and telephone points in living & bedrooms. Provision of split / Window A/c will be provided in 1 bedroom in 2bhk and in 2 bedrooms in 3bhk.

## **PLUMBING & SANITARY**

All toilets will be provided with European water closet. Hindware or equivalent fittings for all the toilets

## **POWER BACKUP**

100% Power back up will be provided in all the common areas and Essential points inside your flat.

## **PIPED GAS CONNECTION**

Provision for Piped Gas Connection is provided and will be charges on a monthly basis as per the vendor.

## PROJECTS IN OTHER CITIES



### CHENNAI



INSELI PARK



ALPINE MEADOWS



JAINS WESTMINSTER



JAINS SURABHI



JAINS PEBBLE BROOK



JAINS ARCHWAY



JAINS SUKRITI



### COIMBATORE



CAMBRAE EAST



WEST HILLS



SRI SAANVI



MAPLE MANOR



SRI VENKATESWARA



### TIRUPUR



GARDEN - PALM 'N' MEADOWS



PALM 'N' MEADOWS



CLUB HOUSE - PALM 'N' MEADOWS



### BENGALURU



VILLA VIVIANAA



CLUB HOUSE - VILLA VIVIANAA



JAINS SWADESH



JAINS SANKALP



### COCHIN



THE WOODFORD



CHARING CROSS



CORAL COVE



JAINS TUFNELL PARK



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