

**THINK BIG!**  
**HAVE YOUR BUSINESS**  
**AT THE BEST LOCATION**





WINGS SALAJI  
**BIG TOWN**  
BUSINESS & SHOPPING CENTER

WESTSIDE

zudio

pantakons

WESTSIDE

zudio



## **MAKE AN INVESTMENT THAT PAYS BACK WELL**

An investment in commercial real estate is considered as a good investment. But when you make an investment in a commercial space that comes with premium location, populated surroundings, superior design and facilities, the investment just becomes more better. Jains Balaji Big Town is all about that and much more.

Jains Balaji Big Town will feature the very best of construction quality that are good for an eco-environment with flawless design that will make the structure a landmark beauty within the vicinity. It will be the first large scale hub of shopping pleasure in a chic ambience.

Strategically located at the main road of Malkajgiri - Safilguda intersection, Jains Balaji Big Town enjoys a great advantage of local resident travelers and the young gen whose colleges and school are based nearby. Powered by well-planned and modern infrastructure, 100% power back-up, superb catchment benefits and great connectivity, Jains Balaji Big Town will soon be a landmark and rejuvenating destination to sit, eat, shop, relax, enjoy and work as well. The project will provide everything that people need to work productively and yet live life to the full.

Come, turn a new leaf in your business and explore a happy and successful investment.



WESTSIDE

TATA  
Zudio



## **BIG BENEFITS WITH BIG TOWN**

Jains Balaji Big Town will have a generous reception that would create an excellent first impression to visitors and all floors will enjoy excellent natural light and high flexibility for partitioning. Jains Balaji Big Town will also be a perfect combination of shopping and entertainment that matches with the best in the city. Promoted by one of Hyderabad's leading real estate developers and designed by architects who have global success stories, Jains Balaji Big Town promises to be a holistic shopping cum enjoyable working environment.

Comprising a total surface of around 300,000 Square Feet with 2 levels of parking areas, the project is located just a few minute's drive away from bus and metro stations. The development enjoys an excellent exterior facade, green areas and an outdoor landscaping designed for informal meetings, brainstorming and relaxation. This well designed building will have ease of traffic flows in and out to ensure smooth business operations.





## 📍 360° SHOPPING EXPERIENCE



## GRAB THE BIG OPPORTUNITY

- 📍 Premium G+5 commercial spaces in the biggest constituency.
- 📍 Sizes range from 400 to 22000 Sq.ft.
- 📍 Caters to retail outlets, corporate offices, food court and restaurant, hypermarket areas with escalator facility.
- 📍 Grand entrance facade with smart lobby.
- 📍 Well designed landscaped area.
- 📍 Premium features include high-quality finishes, dedicated parking bays & 24x7 power back-up facility.



# Ground Floor Plan



S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)	S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)	S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)
1	Westside	11218	5258	16476	6	Showroom 8	3714	1745	5459	11	Shop 5	59	28	87
2	Zudio	3702	1754	5456	7	Shop 1	285	134	419	12	Shop 6	59	28	87
3	Showroom 5	3726	1752	5478	8	Shop 2	705	705	1036	13	Shop 7	59	28	87
4	Showroom 6	3748	1762	5510	9	Shop 3	398	398	585					
5	Showroom 7	11218	5258	16476	10	Shop 4	285	285	419					





# First Floor Plan



S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)	S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)	S.No.	Space	Carpet Area (SFT)	Common Area(SFT)	Saleable Area (SFT)
1	Westside	11005	5471	16476	6	Showroom 8	3713	1745	5458	11	Shop 5	1091	513	1604
2	Zudio	3110	1208	4318	7	Shop 1	489	230	719	12	Shop 6	59	28	87
3	Showroom 5	3726	1752	5478	8	Shop 2	705	331	1036	13	Shop 7	59	28	87
4	Showroom 6	3747	1761	5508	9	Shop 3	705	211	659	14	Shop 8	59	28	87
5	Showroom 7	3747	1761	5508	10	Shop 4	448	513	1604					



Second Floor Plan



S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Business / Trading / Hyper Market	14869	585	6988	21857
2	Showroom 5	3726	-	1752	5478
3	Showroom 6	3747	-	1761	5508
4	Showroom 7	3747	-	1761	5508
5	Showroom 8	4333	551	2036	6369
6	Shop 1	638	133	300	938
7	Shop 2	705	-	331	1036

S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
8	Shop 3	518	-	243	761
9	Shop 4	549	-	258	807
10	Shop 5	1086	141	510	1596
11	Shop 6	59	-	28	87
12	Shop 7	59	-	28	87
13	Shop 8	59	-	28	87



# Third Floor Plan



S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Office 1	4297	633	1952	6249
2	Office 2	3630	-	1639	5269
3	Office 3	3630	-	1639	5269
4	Office 4	3597	-	1672	5269
5	Business / Trading / Hyper Market	15069	600	7083	22152

S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
6	Shop 1	481	149	226	707
7	Shop 2	705	-	331	1036
8	Shop 3	518	-	243	761
9	Shop 4	549	-	258	807
10	Shop 5	1086	141	510	1596



# Fourth Floor Plan



S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
1	Office 1	4297	633	1952	6249
2	Office 2	3630	-	1639	5269
3	Office 3	3630	-	1639	5269
4	Office 4	3447	-	1822	5269
5	Office 5	2687	-	1128	3815
6	Office 6	2851	-	1437	4288
7	Office 7	3584	-	1685	5269

S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Common Area (SFT)	Saleable Area (SFT)
8	Office 8	3584	-	1685	5269
9	Office 9	4218	600	1982	6200
10	Office 10	481	149	226	707
11	Office 11	705	-	331	1036
12	Office 12	518	-	243	761
13	Office 13	549	-	258	807
14	Office 14	1086	157	510	1596



📍 Fifth Floor Plan



S.No.	Space	Carpet Area (SFT)	Balcony Area (SFT)	Carpet Area (SFT)	Carpet Area (SFT)
1	Restaurant 1	7927	633	3726	11653
2	Restaurant 2	8744	-	4110	12854
3	Business / Trading	15069	600	7083	22152
4	Shop 1	481	149	226	707
5	Shop 2	705	-	331	1036
6	Shop 3	519	-	243	762
7	Shop 4	549	-	258	807
8	Shop 5	1086	157	510	1596



# 📍 SPECIFICATIONS

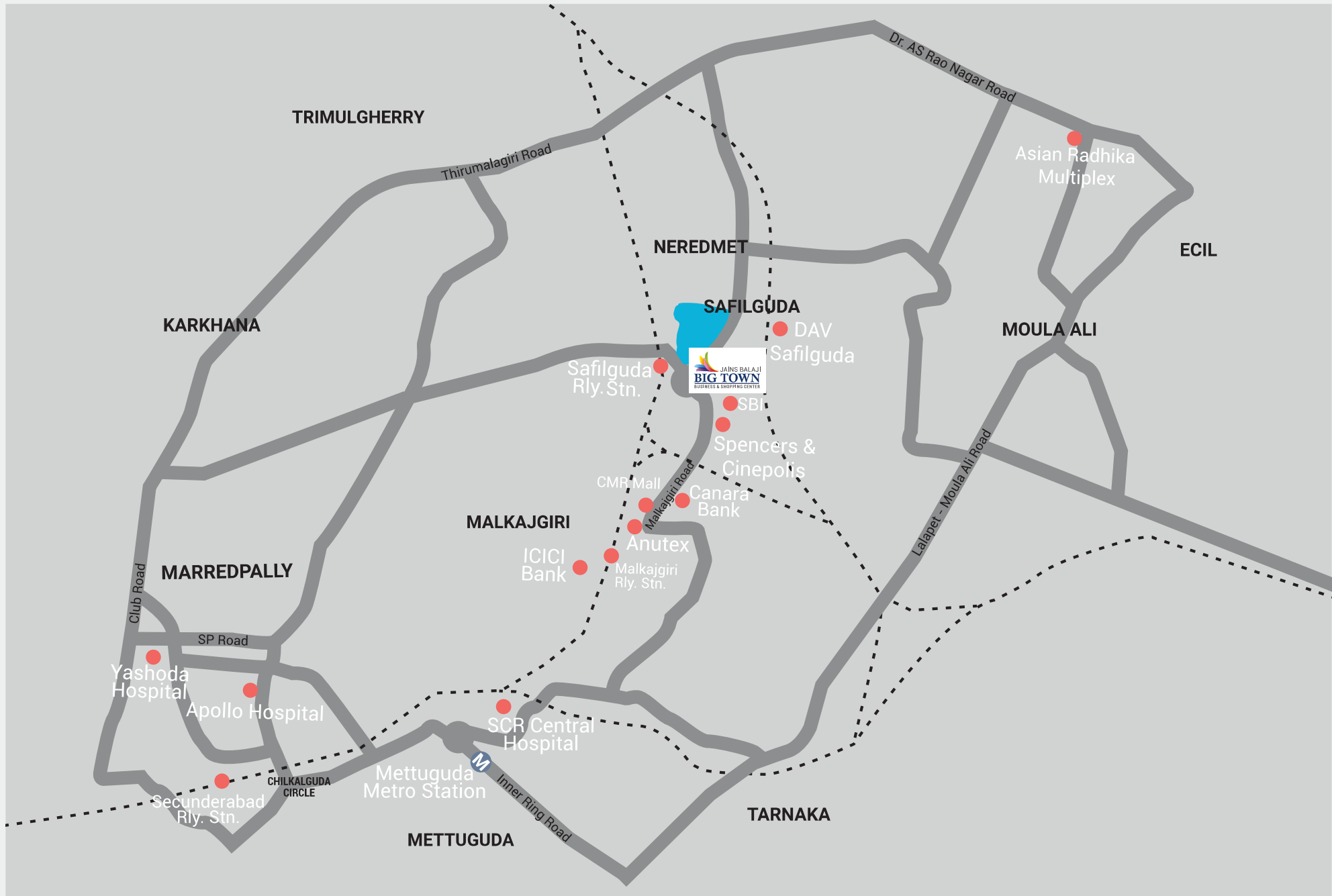
<b>STRUCTURE</b>	<ul style="list-style-type: none"><li>● Earthquake Resistant Foundation with RCC framed structure to withstand wind &amp; seismic loads</li></ul>
<b>SUPER STRUCTURE</b>	<ul style="list-style-type: none"><li>● Red Bricks for external walls and 4"thick red bricks for internal walls of Top Quality &amp; Make or Cement Bricks.</li><li>● <b>INTERNAL WALLS</b> : 12MM coat cement plaster with smooth finishing by sand and Ultratech or Birla Cement or equivalent, with Birla Putty or equivalent finish.</li></ul>
<b>PLASTERING</b>	<ul style="list-style-type: none"><li>● <b>CEILING</b> : Designer Gypsum Board (Saint Gobain or Gyprock Make). False ceiling in common area with LED lighting (Havells, Luker, Casa or Syska Make)</li><li>● <b>EXTERNAL</b> : 18MM coat sand faced cement plastering by sand and Ultratech or Birla cement.</li><li>● <b>SHUTTER FOR RETAIL (G+1, SHOWROOMS ONLY)</b> : Motorized perforated shutter for all units of repute make with 12-15mm toughened spider glazing glass walls and designer hardware of reputed make.</li></ul>
<b>JOINERY DOOR WORKS</b>	<ul style="list-style-type: none"><li>● <b>INTERNAL DOORS FOR COMMERCIAL (2ND TO 5TH)</b> : Indian BT or African Teak wood frame with designer flush shutter with two sides green ply veneer with melamine polishing and reputed hardware fitting powder coated aluminum shutters.</li><li>● <b>TOILET DOORS</b> : Indian BT or African Teak wood frame and water proof fire rated WPC shutter with green ply veneer or equivalent, fitted with reputed hardware.</li><li>● <b>WINDOWS</b> : 2.5 track UPVC window systems of Fenesta or LG or equivalent or aluminium window systems with 5 mm glass.</li><li>● <b>INTERNAL (Walls)</b> : 2 coats of 2 MM each waterproof Birla Wall care putty finish with 2 coats of Acrylic emulsion Asian paint over a coat of primer.</li></ul>
<b>PAINTING</b>	<ul style="list-style-type: none"><li>● Acrylic emulsion Asian Paint for all service areas.</li><li>● <b>EXTERNAL</b> : High Performance structural double Glazing facade with combination of Italian Marble Facades, stone cladding, 3 mm tiles, 8 mm thick refractive glass, ACP cladding and Texture paint finish over 2 coats of Ultima exterior emulsion paint on all the three sides. Front full and other sides half. (As per design.)</li></ul>
<b>FLOORING</b>	<ul style="list-style-type: none"><li>● <b>COMMON AREA</b> : Italian Marble flooring or high quality granite.</li><li>● <b>INTERNAL</b> : 1200 MM X 600 MM size double charged vitrified tiles on Ground floor and first floor, 600 MM X 600 MM on the second, third, fourth &amp; fifth floor of KAJARIA / SOMANY or RAK Make.</li><li>● <b>TOILETS</b> : Anti-skid and acid resistant tiles of luxury look of Kajaria / somany or RAK make.</li><li>● <b>STAIRCASE / CORRIDOR</b> : Aesthetical Combination of granite, stone and vitrified tiles as per architectural design.</li></ul>
<b>PARKING</b>	<ul style="list-style-type: none"><li>● Parking in the cellar with VDF flooring or cobbles stones of 4" by 4".</li></ul>
<b>DADOING</b>	<ul style="list-style-type: none"><li>● <b>TOILETS (MALE &amp; FEMALE)</b> : Rough Granite/Glazed/Matt ceramic tile 2'X1' of Kajaria, Somany or RAK make up to Ceiling height.</li></ul>
<b>C.P. FITTINGS &amp; SANITARY FITTINGS</b>	<ul style="list-style-type: none"><li>● All sanitary fixtures of superior TOTO or Kohler or equivalent.</li><li>● Black polished Granite top with counter wash basin &amp; full size mirror.</li><li>● Wall mounted EWC of TOTO or Kohler with concealed flush tank.</li><li>● Urinals of Kohler / TOTO.</li><li>● All CP fitting are chrome plated and superior quality of Grohe or Kohler or equivalent make.</li><li>● Concealed copper wiring of Havells or Finolex make and modular switches of Legrand-Myrius make or equivalent make.</li></ul>
<b>ELECTRICAL</b>	<ul style="list-style-type: none"><li>● Provision of High end A/c's ducting &amp; power outlets for air conditioners.</li><li>● Exhaust fans in all toilets.</li><li>● CT Power supply for each unit with individual meter boards. (As per electricity distribution department.)</li><li>● Miniature Circuit Breakers ( MCB ) of Legrand or Schneider or equivalent make.</li></ul>



<b>LIFTS</b>	<ul style="list-style-type: none"> <li>◆ High Speed automatic lifts, service lift &amp; good lift with V3F for energy efficiency of Mitsubishi or Schindler make.</li> </ul>
<b>TELECOM/INTERNET/ DTH/DOOR MANAGEMENT/ SECURITY</b>	<ul style="list-style-type: none"> <li>◆ DTH, Telephone provision of any one operator.</li> <li>◆ Telephone points in all the units.</li> <li>◆ Wired Internet provision in all the units.</li> </ul>
<b>PARKING MANAGEMENT</b>	<ul style="list-style-type: none"> <li>◆ Entire parking is well designed to suit the requisite number of car parks as per the government norms.</li> <li>◆ Minimum Cellar Height 8' Feet.</li> <li>◆ Provision of parking/signage at required places for ease of driving.</li> <li>◆ Fire hydrant in all floors and basements.</li> <li>◆ Fire alarm and public address systems in all the floors and parking area. (Basement.)</li> </ul>
<b>WTP &amp; STP</b>	<ul style="list-style-type: none"> <li>◆ Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.</li> <li>◆ Treated sewage water will be used for landscaping &amp; Flush Tanks.</li> <li>◆ Applying Drainage connection from HMWS, &amp; SB if line not available for direct waste drainage.</li> </ul>
<b>GENERATOR</b>	<ul style="list-style-type: none"> <li>◆ 100% DG set backup with acoustic enclosure &amp; AMF panel provided for the entire commercial and common area.</li> </ul>
<b>LANDSCAPING &amp; WATER BODIES</b>	<ul style="list-style-type: none"> <li>◆ Landscaping in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant.</li> </ul>
<b>ELECTRICAL METERS</b>	<ul style="list-style-type: none"> <li>◆ Individual Electrical Meters will be provided for each unit.</li> <li>◆ 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.</li> </ul>
<b>EXTERNAL &amp; COMMON AREA LIGHTING</b>	<ul style="list-style-type: none"> <li>◆ Light Posts lamps ( Havells, Luker, Casa or Syska or equivalent make) fittings in setback and landscaping areas and sufficient lights in staircase &amp; corridor areas.</li> </ul>
<b>COMPOUND WALL</b>	<ul style="list-style-type: none"> <li>◆ Aesthetically designed compound wall of 5' feet height as per Vastu shall be constructed all round the plot with solar fencing above it.</li> <li>◆ Exclusive overhead water Tank of sufficient capacity for Drinking water &amp; STP treated water. ( As per Architects Design.)</li> <li>◆ Uniformity in floor level and visual warning signage.</li> <li>◆ Appropriately designed preferred car park.</li> </ul>
<b>OTHERS</b>	<ul style="list-style-type: none"> <li>◆ Sophisticated round the clock security system.</li> <li>◆ Panic button and intercom is provided in the lift that is connected to the security room.</li> <li>◆ Surveillance cameras at the main security gate, entrance of each Unit, all lifts and the entire common area.</li> <li>◆ Signage's &amp; advertisement boards in front of the commercial complex with seating area.</li> <li>◆ Full fledged fire fighting system as per standards and Fire Norms.</li> <li>◆ HVAC ducting, Smoke detector, Water Sprinkler in the entire common area.</li> </ul>

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







# NEAR BY LANDMARKS



South Central Hospital, Lalaguda  
Yashoda Hospital, Secunderabad  
Apollo Hospital, Secunderabad



Osmania University  
Bhavan's Sri Aurobindo Junior College, Neredmet  
DAV Public School, Safilguda  
FIITJEE World School, West Maredpally



Cinepolis, CCPL Mall, Malkajgiri  
Asian Radhika Multiplex, ECIL



State Bank of India  
ICICI Bank  
HDFC Bank  
Axis Bank



Spencers  
D-Mart Secunderabad  
Anutex  
CMR Shopping Mall



Safilguda Railway Station  
Malkajgiri Railway Station  
Secunderabad Railway Station



Mettuguda Metro Station



## ONGOING PROJECTS



Sri Ram Gardens  
By Jains - Suchitra



Amare By Jains Amalok  
Abids



Jains Sadguru Images  
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 Big town at the helm, Jain Constructions has set its goals high with an approach where quality meets excellence, technology meets aesthetics and passion meets perfection.



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