



JAIN FAIRMOUNT

THE ARC

MAXIMUM LIVING.



JAIN CONSTRUCTIONS – THE MAKERS OF MAXIMUM LIVING

Jain Constructions is a name associated with the three tenets of trust, quality, and reliability. We have successfully delivered 36+ residential & commercial projects, and have made our mark in punctuality, whether its project completion or delivery. We give utmost priority to prime locations and quality construction, to ensure that each endeavour stands as a distinguished landmark in its own right.



MAXIMUM LIVING, DECODED

You've heard of luxury living. Here's something even better – it's called **'Maximum Living'**. And you can experience it at **Jain Fairmount The Arc**.

Maximum living is an ethos where location, lifestyle, amenities, and quality construction are dialled up to the max, so that you can experience life at its zenith. Whatever maximum living means to you – whether its shorter commutes, meaningful family time, or recreational spaces to explore your interests – it's a reality here.

Jain Fairmount The Arc – live life supersized.



LIVE LIFE, MAX SIZE

- Commanding entrance archway, greeting you to enter the secure gated community
- Grand 19,000 sq.ft. G+4 clubhouse with recreational and family-friendly amenities
- Podium garden with lifestyle, wellbeing, sports & fitness, and work-friendly amenities
- Beautiful fountains, waterfalls, and waterbodies for creating a calming and rejuvenating atmosphere
- Instagram-worthy designer walls in common areas
- Superior craftsmanship and high-quality construction
- Strategic location with excellent existing infrastructure and a promising future potential
- Your little ones' will be spoilt for choice, with an array of amenities to keep them entertained and engaged







A FUTURE WITH MAXIMUM POTENTIAL

It isn't very often that an opportunity with maximum investment potential comes along. An opportunity like **Jain Fairmount The Arc**. With IT & industrial zones, and international-standard connectivity projects, earmarked to be developed in its vicinity shortly, what it means for you is that it's not just a great location to build a future at, but to bank on as well. Invest here, and watch both kinds of appreciation flow in.

Commercial Expansion:

- 490 acres dedicated to three IT parks, to ignite economic growth
- IT twin towers expected to generate

- 170 acres allocated for an apparel park, to revitalise the textile industry
- An emerging electronics cluster poised to transform the area into a dynamic work hub

Infra Expansion:

- Pista Motor Raceway in the vicinity to catalyse comprehensive commercial growth
- Additional interchange and road widening at Mallampet & Bachupally to Bowrampet for enhanced connectivity
- Planned Intercity bus terminals to stimulate trade and improve connectivity

EVERYTHING & MORE, TO GET MAXIMUM OUT OF LIFE

For us, maximum living is to live life at its finest. Which is why, we've crafted a world-class **19,000 sq.ft.** clubhouse (**G+4 storeys**) for you, luxuriously-appointed with every amenity and facility you could possibly imagine. So that every time you walk in, you'll discover a whole new way to live life to the max.

- Crèche
- Multipurpose Hall
- Preview Theatre
- Business Lounge
- Guest Bedrooms
- Indoor Games
- Conference Hall
- Reading Lounge
- Salon & Spa





■ Entrance Lobby & Waiting Lounge



Clubhouse Amenities:

- Crèche



■ Multipurpose Hall





■ Preview Theatre





■ Billiards Lounge

WORK MEETS PLAY IN MAXIMUM STYLE

Seamless work-play integration awaits at our podium amenities, where every moment is maximised for enjoyment.

Podium Amenities:

- Children's Play Area



■ Party Lawn



■ Work From Home Facilities





■ Informal Seating Deck

MAXIMISE YOUR FITNESS GOALS, ONE AMENITY AT A TIME

A plethora of sporting & fitness amenities, just a stone's throw away from your doorstep. Now reach your health goals whenever you desire.

Sporting and Fitness Amenities:

- Gym
- Swimming Pool
- Basketball
- Cricket Practice Nets
- Outdoor Gym
- Play Area
- Floor Games
- Table Tennis
- Aerobics/Yoga/
Meditation Zones
- Skating Rink
- Jogging Track



A modern high-rise apartment building with a swimming pool and lounge area. The building features a grid-like facade with balconies that have glass railings and wooden slat accents. In the foreground, there is a large, rectangular swimming pool with a concrete deck. To the left of the pool, there is a dense green hedge. To the right, there is a covered lounge area with several lounge chairs and a small table. The sky is blue with some light clouds.

Swimming Pool:

Take a plunge into max living, enjoy your sprawling swimming pool, come out refreshed.



■ Floor Games

Gym:

Indulge in our state-of-the-art, multi-purpose gym built to boost your fitness level to its maximum potential.







■ Outdoor Gym

Basketball Court:

Dribble, pass, and shoot your way to maximum fun, at the professional-level court.

■ Yoga, Aerobics & Meditation Zone



Master Layout

DESIGNED FOR MAXIMUM LIVING



LEGEND

- 01. Entry / Exit with Security Cabin
- 02. Bus Bay
- 03. Driveway (7 m wide)
- 04. Jogging Track (2 m wide)
- 05. Sculpture Court with Feature Wall
- 06. Feature Wall
- 07. Block Drop-Off Point
- 08. Skating Rink
- 09. Children's Play Area
- 10. Arts & Crafts Zone
- 11. Board Games
- 12. Crèche with Play Area
- 13. Floor Games Zone
- 14. Tree Court with deck
- 15. Emergency Vehicle Access (12 m)
- 16. Multipurpose Deck with Shade Structure
- 17. Outdoor Table Tennis
- 18. Co-working Space with WiFi Connectivity
- 19. Basketball Practice Court
- 20. Elevated Deck
- 21. Outdoor Gym
- 22. Water Body with Sculpture
- 23. Cricket Practice Net



Typical Floor Plan (Tower A & B)





Area Statement

S. No.	Block Name	Flat Number	Type	Facing	Carpet Area	Outer Wall/ Balcony/ Verandah Utility	Common Areas	Extent of Saleable Area in Sq.ft.
1	A & B	A	3 BHK	East	1276	542	542	2360
2	A & B	B	3 BHK	East	918	354	378	1650
3	A & B	C	2 BHK	East	798	314	328	1440
4	A & B	D	3 BHK	East	919	356	375	1650
5	A & B	E	3 BHK	East	1192	585	523	2300
6	A & B	F	3 BHK	West	1276	542	542	2360
7	A & B	G	3 BHK	West	1024	297	389	1710
8	A & B	H	2 BHK	West	856	256	328	1440
9	A & B	I	3 BHK	West	869	290	341	1500
10	A & B	J	3 BHK	West	1242	535	523	2300

CLUBHOUSE FLOOR PLANS

GROUND FLOOR:

- Lobby
- Multipurpose Hall
- Waiting Lounge



GROUND FLOOR PLAN

1st FLOOR:

- Crèche
- Multi-Activity Hall
- Library/Reading Lounge



FIRST FLOOR PLAN

2nd FLOOR:

- Preview Theatre
- Billiards Lounge
- Table Tennis
- Conference Room



SECOND FLOOR PLAN

CLUBHOUSE FLOOR PLANS

3rd FLOOR:

- Aerobics/Yoga/Meditation
- Gym
- Spa & Salon
- Jacuzzi



THIRD FLOOR PLAN

4th FLOOR

- Business Lounge
- Guest Rooms



FOURTH FLOOR PLAN

TERRACE

- Swimming Pool
- Pool Deck
- Seating Area



TERRACE FLOOR PLAN

MAXIMUM QUALITY FOR MAXIMUM LIFE

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 doors: 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: 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 paint 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 turn with wall mixer cum shower from Grohe/Kohler/ equivalent make.

■ Separate overhead water tank of sufficient capacity for fully-treated 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. ■ Washbasin 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 topwall mounted washbasin 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 meter 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.

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 and to change specifications as per the necessity.

MAXIMUM CONVENIENCE

Location Highlights:

- NH44 - 15 mins
- Outer Ring Road - 3 mins
- Medchal - 20 mins
- Financial District - 40 mins
- Paradise Metro Station - 40 mins
- Gachibowli - 40 mins
- Rajiv Gandhi International Airport - 60 mins
- Balanagar Metro station - 25 mins
- Miyapur Metro station - 20 mins

Educational Institutes:

- DRS International School - 19 mins
- St. Martin's Engineering College - 20 mins
- BVRIT Collage of Engineering - 20 min
- CMR Engineering College - 20 mins
- Niraj International School - 20 mins
- Silver Oaks International School - 8 mins
- Oakridge International School - 8 mins

Hospitals:

- Mallareddy Multispeciality - 15min
- Mamata Academy of Medical Sciences - 15 min
- Usha Mullanpudi Cardiac Centre - 20 min
- SLG Hospitals - 20 min

Hangout Spots:

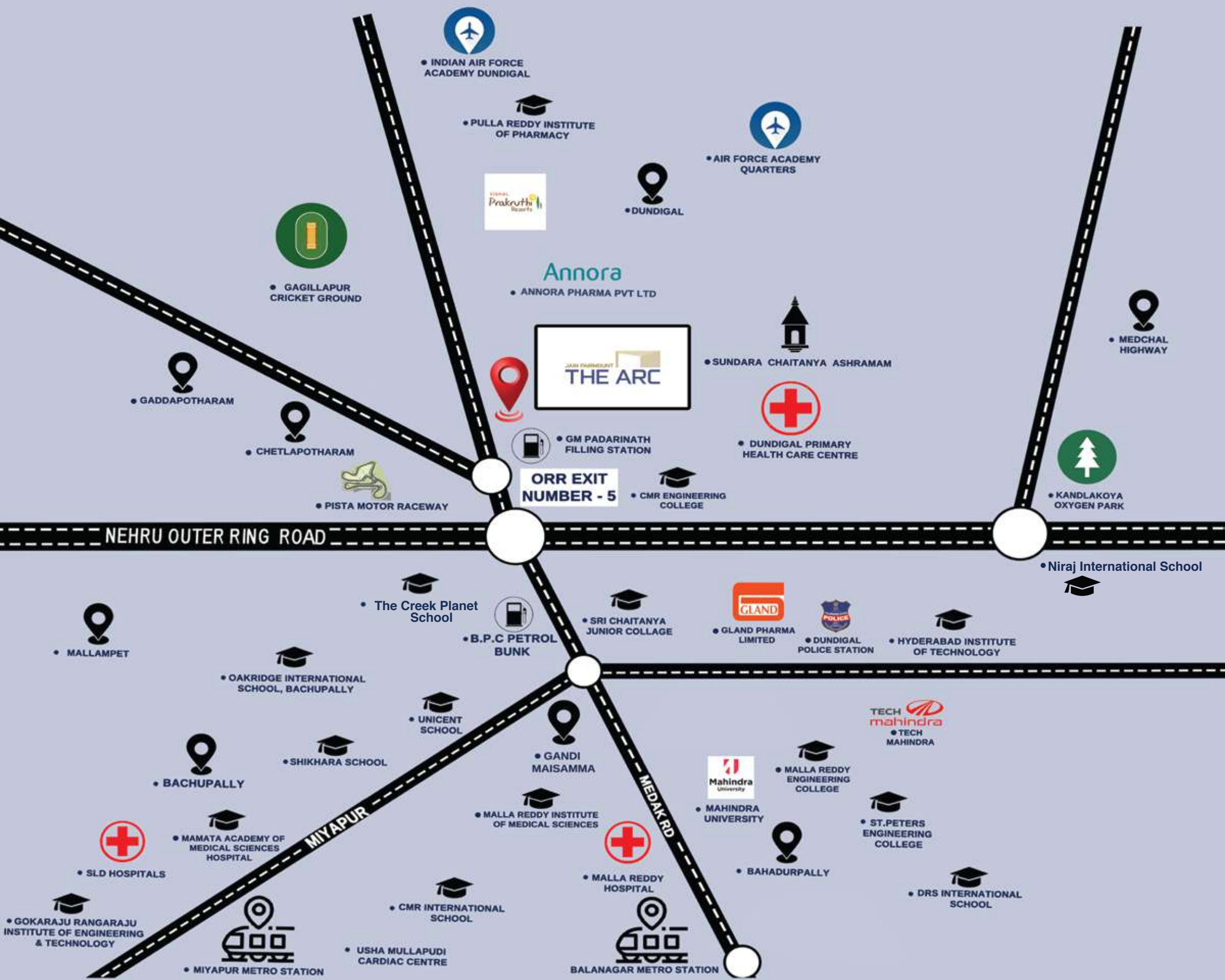
- 10 Downing Street - 25 mins
- Fox Sagar Lake - 30 mins
- Asian Cineplanet - 25 mins
- Aalankrita Resort - 12 mins
- Secunderabad Club - 25 mins
- Leonia Holistic Destination - 20 mins

Workplaces:

- Upcoming IT hub in Kandlakoya - 15 mins
- Jeedimetla Industrial Estate - 25 mins
- Kandlakoya Oxygen Park - 18 mins
- Mahindra Satyam Infocity - 32 mins
- Biotech Park - 35 mins
- Kandlakoya Industrial Area - 20 mins

*Distances and travel times to nearby amenities and facilities are approximate and for reference only. These details may vary and are not guaranteed to be accurate.

MINIMUM TRAVEL, TO GET THE MOST OUT OF LIFE





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 in a parametric design process.

Zaki & Associates

Zaki & Associates, Hyderabad has built its reputation delivering superlative structural designs and allied services for projects, both in India and across the world. Mr. Zaki's structural designs prioritise safety and have the ability for the structure 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.

Elements Landscape Architecture Urban Design & Planning Studio

elementslandscape.in

Elements is a firm born in 2011, in the pursuit of creative ideas. Their lead designers, Madhu Lenka and Anupama Buddha Raju, 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.

ONGOING PROJECTS



Amare by Jain's Amolak, Abids



Jain's Fairmount Sri Ram Garden 2, Kompally Annex



RNK Capital Park by Jain's, Narapally



Jain's Pramukh Samridhi Towers, Satamrai



Jain's Central Park East, Narapally

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's Sadhguru Image Capital Park,
Hitech City

THE MAXIMUM
LIFE AWAITS YOU.
MAKE A MOVE NOW!





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