

*Jansen's*  
**Brindavan**  
*Infinite happiness for ever*



*A Premium class Gated Community  
Residential Villa Project*



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Jansen Infrastructure (P) Ltd a Company incorporated under companies Registration Act 1956, with four directors, having 20 years of experience in all aspects of Construction, Execution and Timely delivery of quality homes to the tune of 3000 "Happy Customers". Jansen Infra plans every Project with utmost care in design, construction and customer satisfaction.

Jansen Infra has a "Mantra" of complete transparency, perfect planning and excellent execution (i.e.) you will feel completely confident from very beginning that your dream home will be yours on time and exactly what you have dreamt of.



Brindavan is where the divine Lord Krishna played tricks with gopis. When Lord Krishna played his flute, the whole Brindavan would get filled with pleasant vibes. Brindavan has a beautiful, peaceful looking, bejewelled idol of Lord Krishna and Goddess Radha.

Jansen's Brindavan, a Project with the same motive to bring positive vibes among the inmates and it is thoughtfully designed using "Mathura" Architecture which gives a classic look for the entire Project which keeps us always lively.





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Jansen's Brindavan has a splendid entrance arch way which has an **EXCLUSIVE OPULENCE** for 87 elite luxury villas spread across 4.25 acres of green and lush land. You will feel proud entering a grand arch way of Jansen's Brindavan like you are entering in to "Mathura" - an ancient architectural village with modern lifestyle.





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**Phase-I**

**Phase-II**



Latitude : 12.810038      Longitude : 80.222834

Chengalpattu District, Thiruporur Taluk, Padur Village, Survey Number: 65/5C, 67/3, 69/1B,2, 70, 71/1, 2, 92/4, 93, 94/2A3,2B3,3C,4B & 5

Approval : MLPA 08/2021, Na.Ka.No. 500/2021

Special Officer Padur Panchayat Na.Ka.No.675/2021

TN/RERA : Registration No. \_\_\_\_\_





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#### Elevation

Ancient architecture either in "Mathura" or "Chettinad" have similarities and have variety of bands, grooves, sloped & Mangalore tiled roofs and other architectural features which give a classical touch with long term beauty. These fascinated Villas of Jansen's Brindavan is constructed using this classical architecture.

Elevation of each Villa in appearance matters a lot in terms of lifestyle, wealth, health and other living parameters. Jansen's Brindavan opts for a maximum benefit of appearance for or Villas. We give a homely, fairly and divine appearance as an elevation with double grooved bands, decorative pillars and sloped Mangalore tiled roofs in front, which gives a charming look for each Villa making everyone fall in love with its structure.



**Ground Floor**



**First Floor**



**Second Floor**



Plot Numbers	14 to 24, 60 to 67
Plot Area	1218 Sq.ft
Super Built - up area	2436 Sq.ft
Carpet Area (RERA)	2351 Sq.ft
Balcony (Non FSI)	36 Sq.ft





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In many countries we observed that illumination plays a major role in making a community look rich. Jansen's Brindavan opts for a warm white LED traditional light fittings for streets and other common areas of the Project, and also for the exterior of each Villa which gives a magnificent look.



**Ground Floor**



**First Floor**



**Second Floor**



Plot Numbers	70 to 78
Plot Area	1218 Sq.ft
Super Built - up area	2436 Sq.ft
Carpet Area (RERA)	2341 Sq.ft
Balcony (Non FSI)	35 Sq.ft



Ground Floor



First Floor



Second Floor



Plot Numbers	36 to 39
Plot Area	1376 Sq.ft
Super Built - up area	2752 Sq.ft
Carpet Area (RERA)	2725 Sq.ft
Balcony (Non FSI)	27 Sq.ft



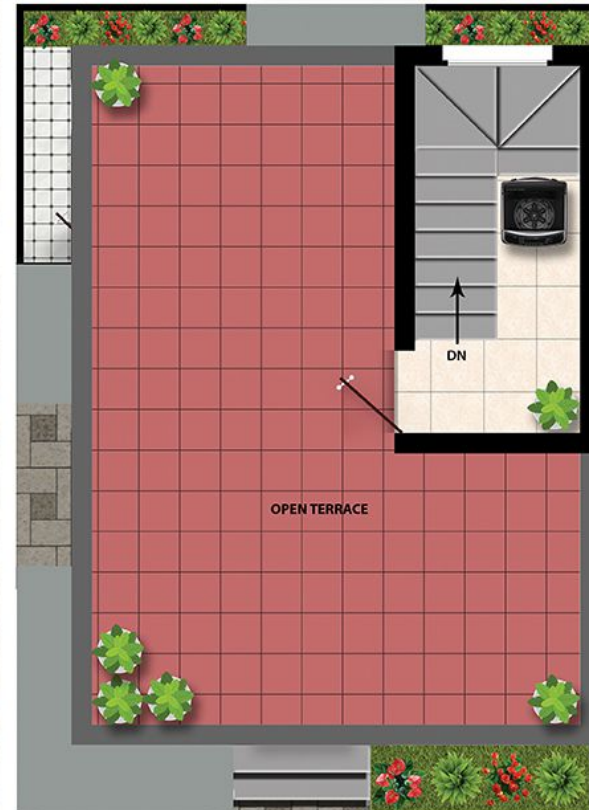
### Ground Floor



### First Floor



### Second Floor



Plot Numbers	48
Plot Area	630 Sq.ft
Super Built - up area	1260 Sq.ft
Carpet Area (RERA)	1227 Sq.ft





Club House

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#### Club House

We have observed in many projects that the given amenities are for name sake, many of them are kept idle and hardly used and for this maintenance is paid, but, We at Jansen's Brindavan have carefully understood the usage of each amenity in a club house, hence these are what we provide

- a. Yoga and Meditation Centre
- b. Swimming pool
- c. Gymnasium
- d. Multipurpose Hall
- e. Terrace Party Hall
- f. Women's club
- g. Kid's Corner
- h. Indoor Games





### **Swimming Pool**

Get rejuvenated at the health club. Nothing can be more relaxing than a few laps at the out-door swimming pool under the night sky.



### **Gymnasium**

At Jansen's Brindavan your health is our utmost priority. We provide a state of the art gymnasium which tempts everyone to use this facility.

### **Multipurpose Hall**

Man likes to socialize, make friends, meet people and acquaint. The club house is an ideal place to socialize gather and spend leisure time. Our Multipurpose Hall at the Club House with a 100 pax capacity is an ideal place for community celebrations.







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#### Walking Track - Benefits

- increased cardiovascular and pulmonary (heart and lung) fitness.
- reduced risk of heart disease and stroke.
- Improved management of conditions such as hypertension (high blood pressure), high cholesterol, joint and muscular pain or stiffness, and diabetes.
- stronger bones and improved balance.

#### Yoga & Meditation Centre

Yoga offers peace and mindfulness and helps to relax our mind body and soul. Relax, Recharge and Re-discover yourself.







Ping-Pong

# INDOOR GAMES



Recreational and competitive board



tabletop game of Indian origin



Women's club





Park

Senior Citizen Sitting On Park Bench, its  
a great Place for Elders

Badminton



Skate on the Road



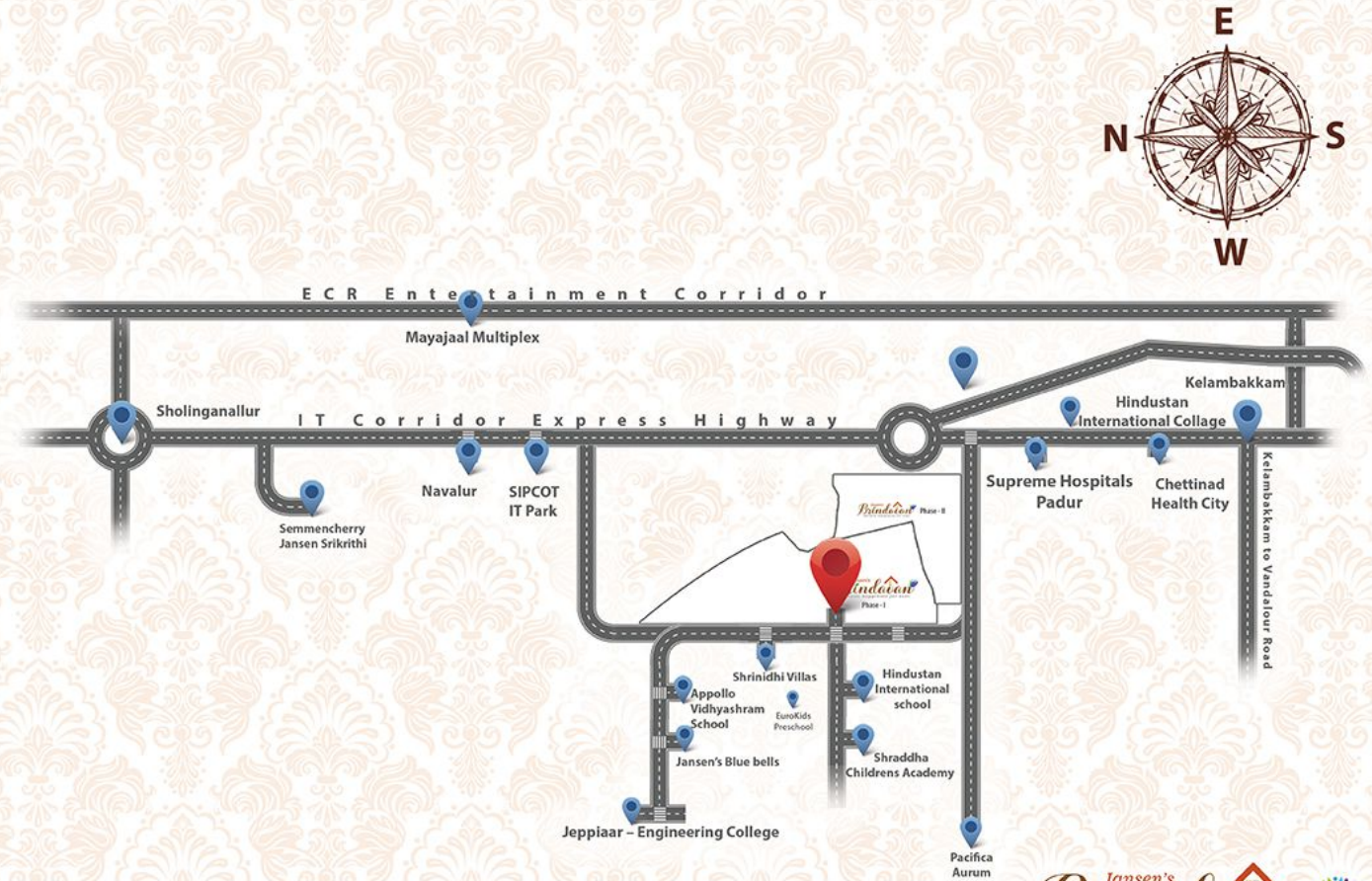






### Uniqueness of Jansen's Brindavan

- Surrounded by elite residential gated community hubs (Pacifica Aurum, Akshya, Godrej)
- Sandwiched by three reputed International Schools (Hindustan International School, Shradha Academy & Vijay Vidhyashram).
- Adjacent to Jeppiaar SRR Engineering, Arts & Science College.
- Very close to Hindustan University & Chettinad Health City.
- Surrounded by Marina Mall, Vivera Mall and other shopping establishments.
- Breezy 10 minutes drive to scenic beach way at ECR.
- Surrounded by entertainment hubs like Mayajal, MGM Dizze World & PVR Cinemas.
- 30 Minutes drive to International Airport.
- Surrounded by Starred Hotels -Novotel, Days inn, Holiday Express, Sheraton by the bay.
- Adjacent to Asia's second largest IT Park SiruseriSipcot.
- 10 minutes drive to Anna Zoological Park at Vandalur.
- 30 Minutes drive to Mahindra World City SEZ.
- 20 Minutes drive to upcoming Mofussil Bus terminus at Kilambakkam



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Nature	Specification	Remarks/Brands
Sub Structure	Pile, pile cap And Column / Isolated Footing, Plinth Beam, Columns	As per Design
Basement	6" From IRL for car parking area, 2'0" From car parking level for basement area, Filling with soil other than Beach Sand	8" solid blocks / Fly ash bricks
Walls	All outer walls are with 9" Renocon Blocks / 9" Fly ash bricks / Red bricks All Inner walls 4" Fly ash bricks / Red bricks	Cement motor 1:5 + Bulkage
Ceiling Plastering	Ceiling Plastering with 12mm average thick with Smooth finish	Cement motor 1:3 + Bulkage
Inner Plastering	Inner Plastering with 15 to 18 mm average thick smooth finish	Cement motor 1:4 + Bulkage
<b>Main door</b>		
Frames	Teak Wood 5" x 4"	Finished Size
Shutters	32 MM thick Teak Wood Paneled door shutters	Ready Made
Finish	Both side varnished	Melamine finish
Fittings	Antique Finish	Brass / Antique Finish
Locks	Godrej Brass Lock	Brass / Antique Finish
<b>Other Doors</b>		
Frames	Teak wood / vengai wood (size 4" x 3")	
Shutters	32 mm thick Readymade Fully wooden imported door	

Nature	Specification	Remarks/Brands
<b>Bath Room Doors</b>		
Frames	Teak wood / vengai wood (size 4" x 3")	Finished size
Shutters	Both side Water proof Flush Door	
Finish	Cylindrical Lock	
<b>Windows</b>		
Frames	All windows will be with UPVC frames	
Glass	5mm thick Plain Glass	
Ventilators	UPVC	Louwer type
<b>Grills</b>		
Windows	MS grills for windows	
Balcony Handrail	SS Handrail with 304 grade for balcony / Terrace area	
Pipe Category	Finolax / Varun / Astral / Ashirvad / Prince	
<b>Painting</b>		
Ceiling	Primer with two coats of putty followed by emulsion paint	
Walls Inner	Primer with two coats of putty followed by emulsion paint	Asian / Nippon
Walls Outer	One coat White wash & Primer, Two coat Exterior Emulsion	Asian / Nippon
Grills / Doors	Two coat Enamel Painting	Apex / ultima
Flooring	Full body vitrified 2" x 2"	Asian / Nippon
Terrace	Weathering Course (Brick Jelly) with Pressed tiles	Kajaria/Somany/Asian
False Ceiling	Only hall & Dining	



Payment Schedule	Bank Funding	Own Funding
Advance Payment & Letter of Allotment	Rs.2,00,000	Rs.2,00,000
At the time of Sale & Construction Agreement	20%	20%
At the time of Completion of the Basement & Registration	30%	15%
At the time of Completion of Ground Floor Slab	10%	10%
At the time of Completion of First Floor Slab	10%	10%
At the time of Completion of Second Floor Slab	5%	5%
At the Time of Registration (Own Funding)		15%
At the time of Completion of Brick Work & Entire Plastering	10%	10%
At the time of Completion of Flooring & Electrical Work	10%	10%
At the time of Completion of all Works	5%	5%
	100%	100%

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