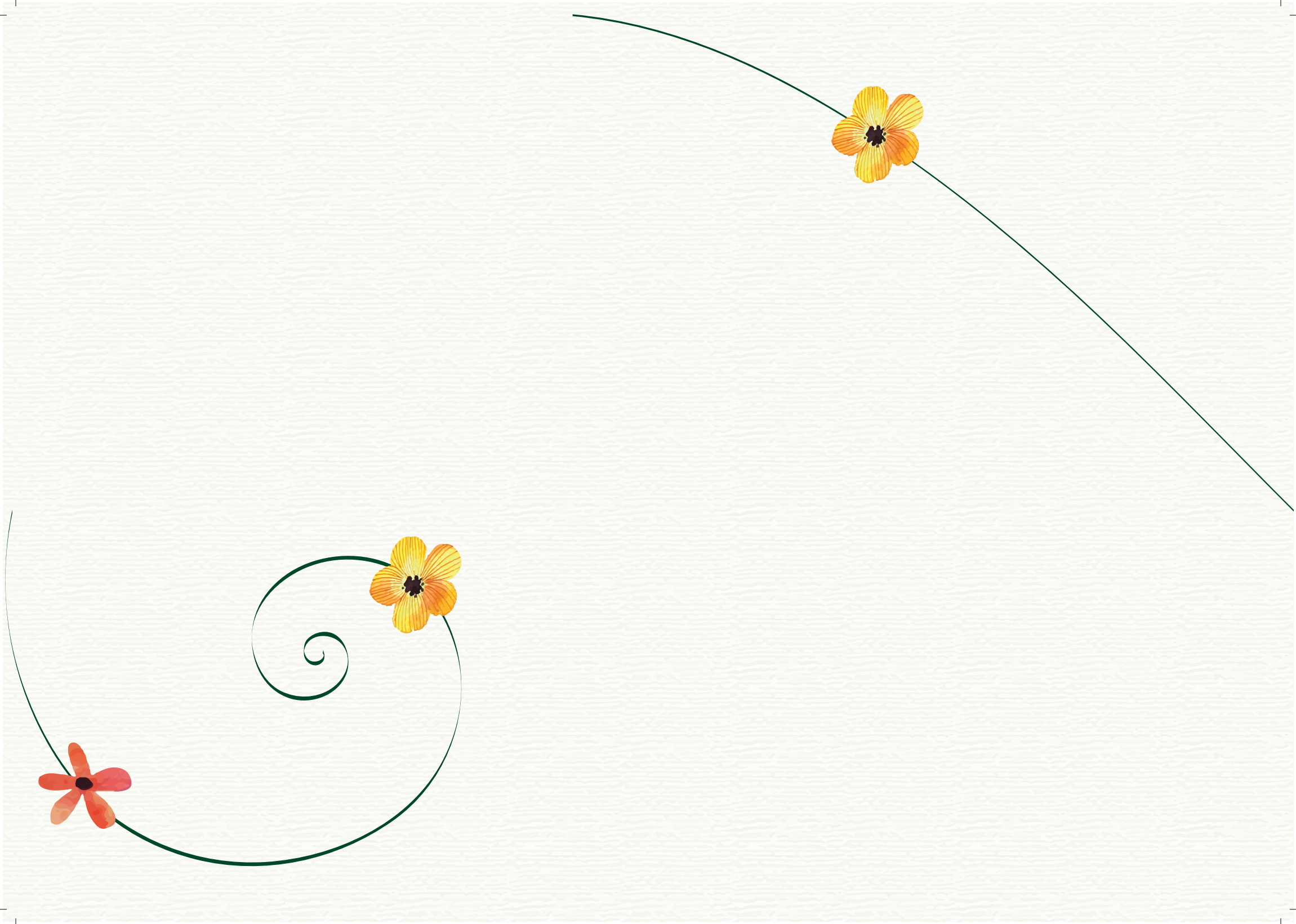


If a Villa is on your mind,
Nivaas Nivriti will win your heart. Completely.



Nivaas Nivriti





Everyone has a dream home in which they picture themselves and their family living a wonderful life. Our single-minded objective is not just building your dream home, but making it affordable to you.

Jansen Infrastructure (P) Ltd. – putting our heart and soul to make it happen

Guided by directors with over 2 decades experience in all aspects of construction, our Customer Relationship Management team will be with you all the way – from finding the right location to ensuring timely delivery of your dream home.

We plan every single project with great care. All stages of construction are meticulously worked out before we announce the launch of a project. Our experienced and committed team is also geared up for contingencies.


You can rely on total transparency, perfect planning and excellent execution – that means you will feel completely confident from the very beginning that your dream home will be yours on time and exactly as you dreamed of it.





Nivaas Nivriti
A villa by definition, a home by emotion





There is so much talk about villas. Wild and sweeping comparisons are made between villas and apartments. But, as a sensible home-buyer, you know that you are making an investment-decision that has a strong emotional side. It is a decision that has to be considered from various angles, because home is where the heart is. Your own home is the most important asset for you and your family, where you find warmth, comfort and happiness.







Nivaas Nivriti – all that a home has

Nivaas Nivriti (NN) is essentially conceived as an answer to those who seek a quiet and independent living space, surrounded by neighbours who share with them a preference for a congenial and peaceful lifestyle. NN will be a small community of 38 villa-owners bound by similar interests and outlook.

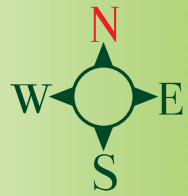
NN is a rare, unbeatable combination of locational advantage, well-chosen set of amenities for elegant living, distinctive design and affordable price-tag.

Just 450 metres off the busy and famous OMR, NN is a short jog from the main road. Daily shopping is easy and convenient, saving you a lot of time and energy.

What about my other, more important needs, you may ask.

Well, OMR is Chennai's bustling IT corridor where Infosys, TCS, Cognizant and other major IT companies have multiple offices. Hindustan University and Anand Institute of Higher Technology lie close by. Asiana Hotel & Hiranandani Upscale School, Gateway International School, AGS Multiplex Entertainment, Asiana Hotel and Chettinad Hospital are not far away either.





Key Distance Chart

- Siruseri Sipcot IT Park - 1.5 km
- Chetinnad Health City - .800m
- Sholinganalur Junction - 8.3 km
- Gateway International School - 500m
- ECR - 5.9 km
- Hindustan University - 400m
- Tidel Park - 19.9 km
- Madhya Kailash - 21.9 km



Master Plan

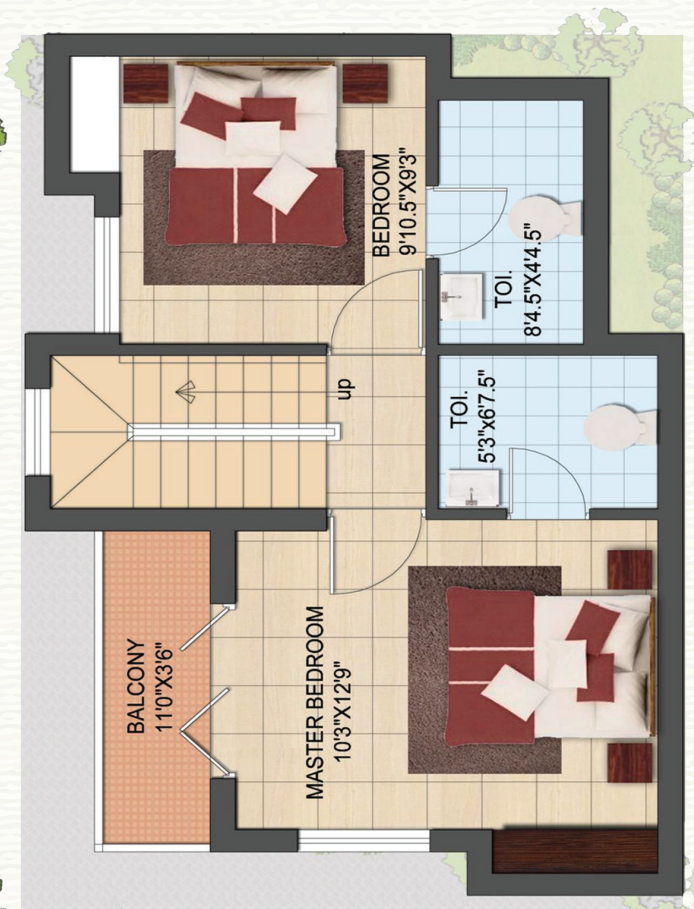


Nivaas Nivriti





Ground Floor



First Floor

Type-I Floor Plan

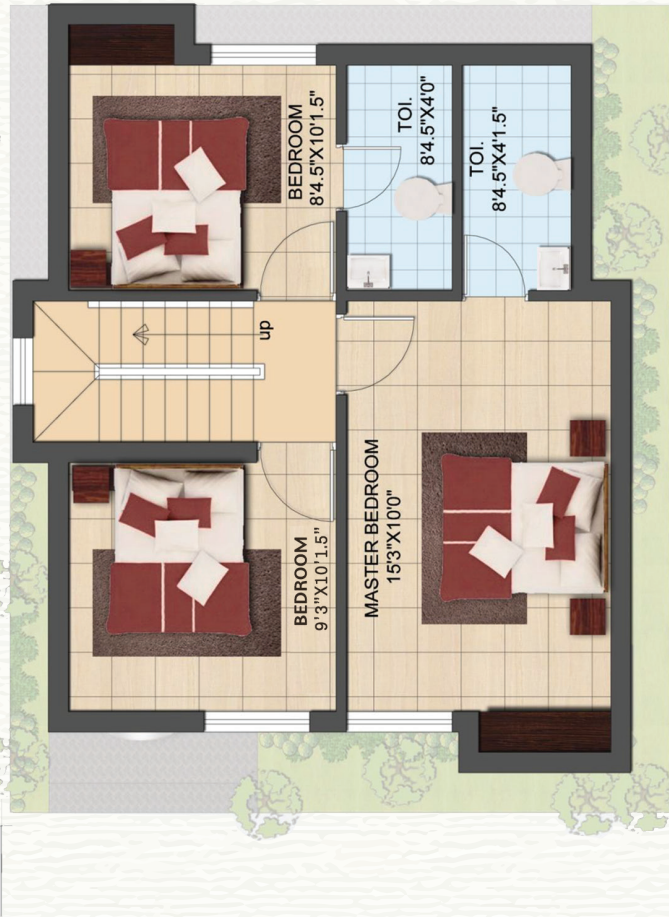
Type	Plot Size	Plot Area	Build Up Area
2 BHK	20'x30'	600 sq ft	968 sq ft
Villa No.	3, 5, 6, 9, 22, 23,30 - 33, 37		



Type-I Floor Plan



Ground Floor



First Floor

Type-II Floor Plan

Type	Plot Size	Plot Area	Build Up Area
3 BHK	25'x30'	750 sq ft	1135 sq ft
Villa No.	2, 8, 17-21, 38, 39		

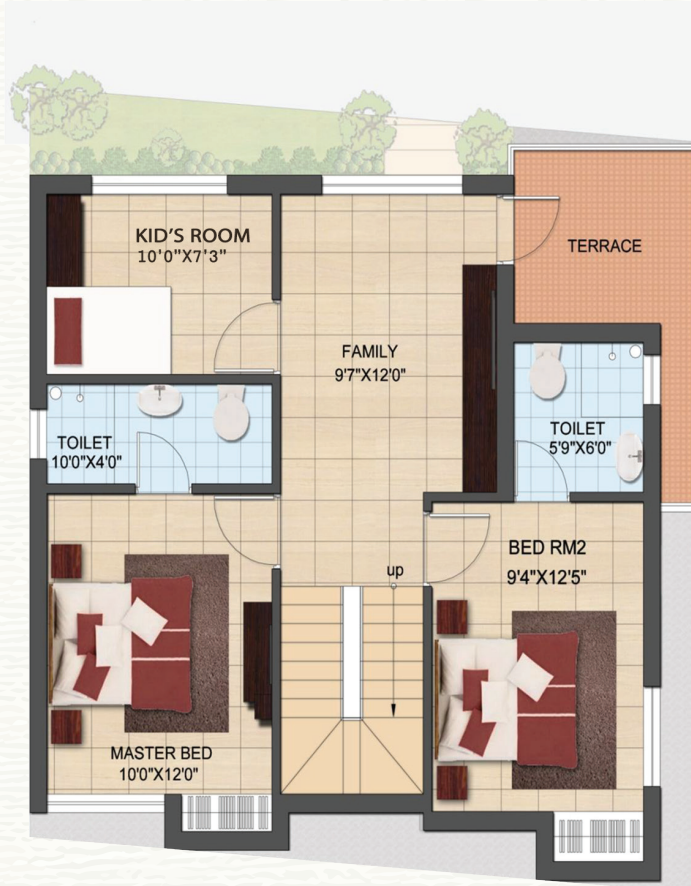


■ Type-II Floor Plan





Ground Floor



First Floor

Type-III Floor Plan

Type	Plot Size	Plot Area	Build Up Area
3 BHK	30'x30'	900 sq ft	1505 sq ft
Villa No.	7, 12, 24, 34-36,		



■ Type-III Floor Plan





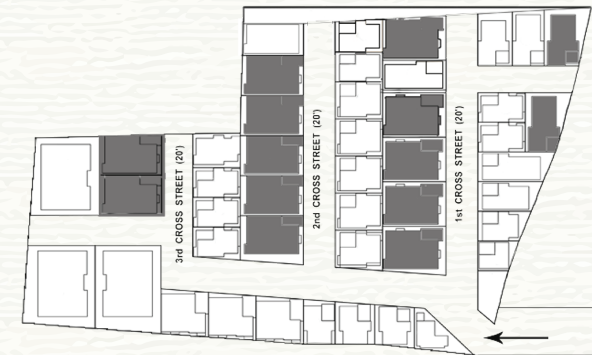
Ground Floor



First Floor

Type-IV Floor Plan

Type	Plot Size	Plot Area	Build Up Area
4 BHK	30'x40'	1200 sq ft	1836 sq ft
Villa No.	1,4,11,13-16, 25-29, A1, A2		



Type-IV Floor Plan





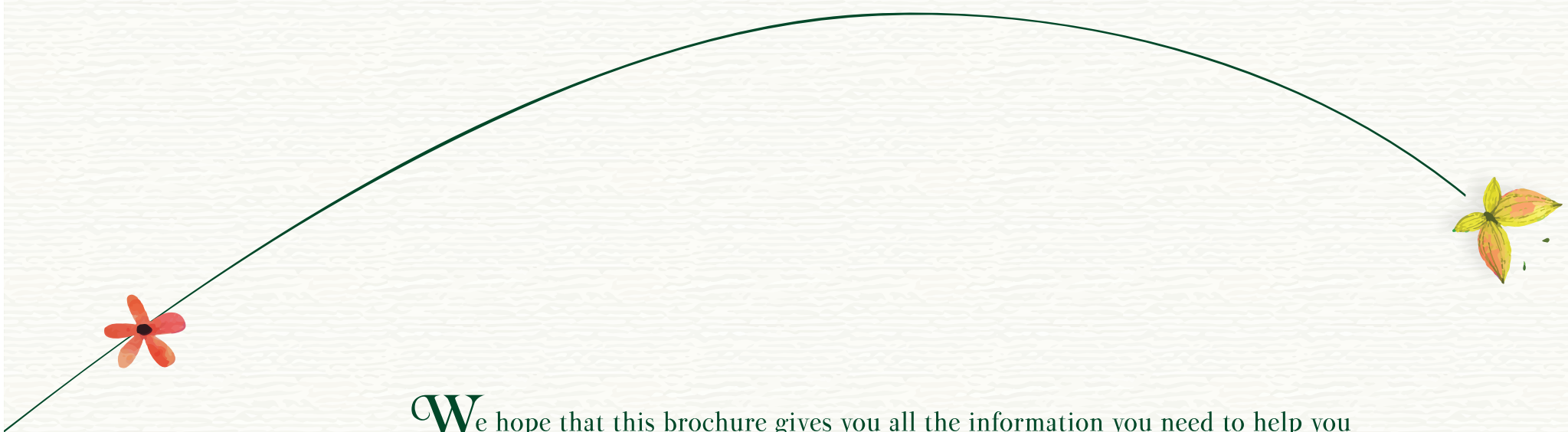
Specifications

Sub Structure	Isolated footing, Plinth Beam Columns.
Super Structure	R.C.C. Columns Roof Beams Clear 10'6" from FFL to ceiling Top Roofing by R.C.C.
Basement	2'6" From EGL Filling with Soil other then Beach Sand.
Walls	All Outer walls are with Solid Blocks 8" Thickness. All Inner Walls are at 4" in Solid blocks.
Doors	Main entrance door will be of an excellent first Quality teak wood frame with panel doors. Bedroom will be provided with flush doors embedded with teak wood design beadings frame with paneled skin shutters of door. Bathrooms will be Laminated Flush doors.
Painting	Ceiling - Plastic Emulsion Walls Inner - Plastic Emulsion with double coats of putty work Walls Outer - Exterior Emulsion Enamel Painting for Painting Other Wood Work - As per Recommendation.

Flooring	Hall - Vitrified Bed Room - Vitrified Master Bed Room - Vitrified Kitchen Platform - Granite with SS Sink.
Wall Tiling	For All Baths upto 7' ht - 12" x 18" Tiles Flooring for All Baths - 12" x 12" Antiskid Tiles For Kitchen plat form - Galaxy Block Granite Bath Room Counters - Block Granite.
Plumbing	All plumbing lines are pressure tested. All water supply lines are of CPVC / GI of reputed make. Sewer lines will be made of PVC
Electrical	Piping - ISI Conduits Wires - ISI Branded Wires will be used Distribution - 3 Phase 3DB Air Conditioner - All Bed Rooms (Provision) Water Heater -In all Bathroom (Provision)
Pest Control	All structural members which has contact between earth will be protect from termites and other insects all wooden members also will be given anti-termite treatment.







We hope that this brochure gives you all the information you need to help you make your final decision and book your home in Nivaas Nivriti.

If you require further details about the project or the villa of your choice, need assistance with a home loan or have any other concerns, please contact our CRM executive.

We will be happy to assist you in every possible way as you take first step towards owning your dream home.



Payment Breakup Details

Payment Break Schedule	Percentage
Token Advance (Rs. 2,00,000 -3,00,000)	For All Types
At the time of Allotment	10% At the time of Allotment
At the time of Sale & construction Agreement	10%
At the time of Registration	30%
At the time of completion of the Basement	15%
At the time of completion of Ground Floor Slab	5%
At the time of completion of First Floor Slab	5%
At the time of completion of Brick Work	10%
At the time of completion of Entire Plastering	5%
At the time of completion of Flooring	5%
At the time of completion of all works	5%





Disclaimer: This brochure is a conceptual presentation only & not a legal offering. Brands mentioned above are indicative only. The Developer reserves the right to use Indian/Imported material of equivalent quality. Whilst utmost care has been taken in preparing the brochure & the Model House, the Developer & its agents shall not be held responsible for any inaccuracies in contents or between the Materials & the actual unit. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawing herein, are artist's impressions only and not representation of fact. These are issued for general guidance only & should not be relied upon as accurately describing any specific matter. The Developer reserves the right to alter plans, elevations and specifications at any point in time. The floor plan measurements are as per architectural drawings and are subject to final survey





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