



JATNS

Pebble Brook

LUXURIOUS LIFESTYLE APARTMENTS

STEP INTO  
LUXURY AT  
THORAIPAKKAM

LUXURY LIFESTYLE APARTMENTS



# THE BEST CATCH IN OMR THORAIPAKKAM

Thoraipakkam is gaining heat. Due to major urban development and increase in the establishment of IT companies, Thoraipakkam has attracted numerous real projects resulting in more and more settlements in short span of time. Jain Housing with an intension to value its customers in a unique way. to make them stand out from the crowd and to make them feel their living place a holiday destination, has proudly come out with a galaxy of master class luxury homes, The Pebble Brook in Thoraipakkam, OMR.

A life at the pebble brook will make you stand apart and incomparable with any other residential development in the vicinity. It adds value to your living and to your investment. Other major urbanization projects like metros, six lane track, increasing tech companies, entertainment centers, quick access to the city and many more are a clear intimation to quickly hold a spot in the future.

The good news in that, the phase 1 and phase 2 of Pebble Brook has been occupied by 700 happy families.



Lifestyle amenities Experience the peace and joy of living, within yourself and with your loved ones, you care the most. Pebble Brook offers a complete engagement and entertainment scope within its vast premises. The Life style amenities will offer you the feel of enjoying your holiday, everyday.

*700 Families Celebrate the joy of happy living in phase I and phase II*

PHASE II  
AT THE HEART  
OF OMR

THORAIPAKKAM  
OMR

100%  
READY TO LIVE

## AMENITIES

Jogging track | Basketball post  
Modern Gym | Children's Play Area  
Tennis Court | Badminton Court



### SPORTS & FITNESS

Aerobics Centre  
Badminton Court  
Basketball Court  
Jogging Track  
Steam Room



### ENTERTAINMENT & SOCIALIZING

Billiards  
Carrom  
Chess  
Party Lawn  
Senior Citizen Sitout

### INDOOR GAMES

Aerobics  
Billiards  
Club house  
Health Club  
Landscape garden  
Party Lawn



### ECO FRIENDLY

Landscape  
Garden  
Paved  
Compound



### CONVENIENCE & SECURITY

24x7 Security  
Gated Community  
Security Cabin



**SITE PLAN**

PLANS SUBJECT TO CHANGE

JAINS  
*Pebble Brook*  
PHASE I  
BLOCK - 1  
TYPICAL FLOOR PLAN  
(1, 2, 3 & 4)



FLAT -E,F,L,M,U,V,A1,B1

01.LIV/DIN	9'5" x 16'2"
02.BALCONY	9'5" x 5'4 1/2"
03.BED - 1	10'5 1/2" x 9'7"
04.TOLET	7'1" x 4'1 1/2"
05.KITCHEN	6'2" x 7'2"



FLAT NO	BUILT UP AREA	COMMON AREA	TERR. AREA
E,F,L,M,U,V	467	75	-
A1,B1			

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*Pebble Brook*  
PHASE-II  
BLOCK-14,15&16



FLAT - A

FLAT -C,D,E,F

TYPICAL FLOOR (2,3&4th)

01. LIV./DIN.	10'0" x 23'4"
02. BALCONY	10'0" x 4'4"
03. BED-1	10'0" x 13'0"
04. TOILET	8'0" x 5'0"
05. BALCONY	3'10" x 8'8"
06. BED - 2	11'0" x 12'0"
07. KITCHEN	7'10" x 9'2"
08. UTILITY	7'6" x 3'6"
09. C.TOILET	6'0" x 4'6"



FLAT NO	BUILT UP AREA	COMMON AREA	TERR. AREA
A	912	161	-
C,D,E,F	896	158	-

01. LIV./DIN.	10'6" x 23'4"
02. BALCONY	10'6" x 4'4"
03. BED-1	10'0" x 13'0"
04. TOILET	8'0" x 5'0"
05. BED - 2	11'6" x 12'10"
06. KITCHEN	7'10" x 8'10"
07. UTILITY	7'6" x 3'6"
08.C.TOILET	6'6" x 4'6"

PLANS SUBJECT TO CHANGE

JAINS  
*Pebble Brook*  
PHASE-II  
BLOCK-14,15&16



FLAT -L&P

FIRST FLOOR

FLAT -M&N

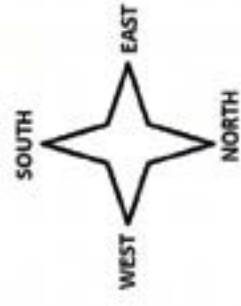
FLAT NO	BUILT UP AREA	COMMON TERR. AREA
L&P	880	156
M&N	1228	217
		20

01. LIV./DIN.	10'0" x 23'4"
02. BALCONY	10'0" x 4'4"
03. PVT.TERRACE	10'0" x 2'0"
04. BED-1	10'0" x 13'0"
05. TOILET	8'0" x 5'0"
06. BED - 2	10'0" x 12'6"
07. KITCHEN	7'10" x 11'0"
08. UTILITY	7'10" x 3'6"
09. C.TOILET	4'6" x 6'6"

01. LIVING	17'0" x 12'0"
02. BALCONY	5'8" x 12'0"
03. DINING	12'0" x 9'0"
04. BED-1	10'4" x 13'0"
05. TOILET	8'0" x 5'0"
06. BALCONY	3'10" x 8'0"
07. BED - 2	10'0" x 12'6"
08. TOILET	5'0" x 8'0"
09. KITCHEN	9'4" x 8'4"
10. UTILITY	3'6" x 8'4"
11. C. TOILET	6'6" x 4'6"
12. BED-3	11'0" x 11'8"

PLANS SUBJECT TO CHANGE

JAINS  
*Pebble Brook*  
PHASE-II  
BLOCK-17



FLAT -C,D,L&M

FLAT -A,B

TYPICAL FLOOR (2,3&4th)

FLAT NO.	BUILT UP AREA	COMMON AREA	TERR. AREA
A,B	1159	210	-
C,D,L,M	878	155	-

- 01. FOYER 5'0" x 5'8"
- 02. LIVING 11'0" x 14'0"
- 03. DINING 10'0" x 14'0"
- 04. BALCONY 10'0" x 4'0"
- 05. BED-1 13'0" x 12'0"
- 06. TOILET 7'9" x 4'6"
- 07. BALCONY 3'6" x 8'6"
- 08. BED-2 12'0" x 10'0"
- 09. TOILET 7'9" x 4'6"
- 10. BED-3 10'2" x 10'0"
- 11. KITCHEN 9'0" x 8'0"
- 12. UTILITY 9'0" x 3'6"
- 13. C.TOILET 4'2" x 6'0"



- 01. FOYER 6'0" x 5'0"
- 02. LIV/DIN 10'0" x 22'8"
- 03. BALCONY 9'0" x 4'2"
- 04. BED-1 12'0" x 10'0"
- 05. TOILET 8'0" x 5'0"
- 06. BED-2 12'0" x 10'0"
- 07. KITCHEN 9'0" x 8'0"
- 08. UTILITY 9'0" x 3'6"
- 09. C. TOILET 6'0" x 5'3"

PLANS SUBJECT TO CHANGE

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*Pebble Brook*  
PHASE-II  
BLOCK-17



FLAT -G&Q

FLAT -E,F,J&K

TYPICAL FLOOR (2,3&4th)

FLAT NO.	BUILT UP AREA	COMMON AREA	TERR. AREA
E,F,J,K	1136	201	-
G,Q	884	156	-

- 01. FOYER 6'0" x 5'0"
- 02. LIV/DIN 11'0" x 22'8"
- 03. BALCONY 10'0" x 4'2"
- 04. BED-1 12'0" x 10'0"
- 05. TOILET 8'0" x 5'0"
- 06. BED-2 10'0" x 11'9"
- 07. KITCHEN 9'0" x 8'0"
- 08. UTILITY 9'0" x 3'6"
- 09. C. TOILET 6'0" x 5'3"



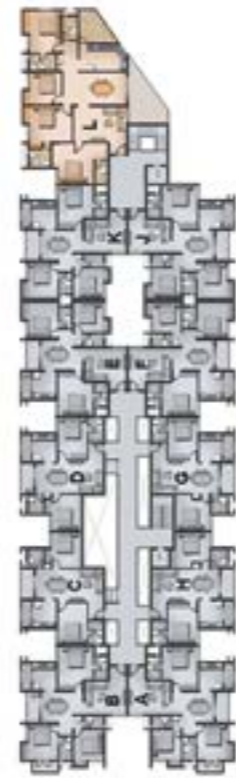
- 01. LIVING 11'0" x 14'0"
- 02. DINING 10'0" x 14'0"
- 03. BALCONY 10'0" x 4'0"
- 04. BED-1 13'0" x 12'0"
- 05. TOILET 7'9" x 4'6"
- 06. BED-2 12'0" x 10'0"
- 07. TOILET 7'0" x 4'6"
- 08. BED-3 10'2" x 10'0"
- 09. KITCHEN 9'0" x 8'0"
- 10. UTILITY 9'0" x 3'6"
- 11. C. TOILET 4'2" x 6'6"

PLANS SUBJECT TO CHANGE

JAINS  
*Pebble Brook*  
PHASE-II  
BLOCK-18



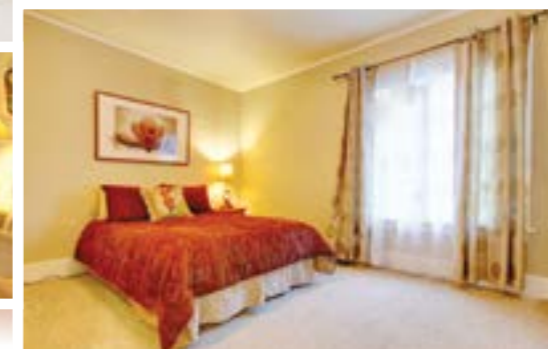
FLAT - L  
TYPICAL FLOOR (2,3&4th)



01.FOYER	4'0"	X	5'8"
02.LIVING	12'0"	X	18'0"
03.DINING	11'0"	X	21'8"
04.BALCONY	13'4"	X	23'0"
05.BED-1	14'0"	X	12'0"
06.TOILET	8'0"	X	4'6"
07.BED-2	12'4"	X	14'8"
08.TOILET	6'0"	X	7'2"
09.BED-3	14'4"	X	11'0"
10.TOILET	5'6"	X	9'0"
11.BALCONY	5'0"	X	9'6"
12.BED-4	11'0"	X	11'0"
13.KITCHEN	9'0"	X	16'4"
14.UTILITY	11'6"	X	5'2"
15.C.TOILET	8'0"	X	5'0"

FLAT NO	BUILT UP AREA	COMMON AREA	TERR. AREA
L	2144	379	-

PLANS SUBJECT TO CHANGE



## SPECIFICATION

### FLOORING

- The flooring in living and dining will be of 2"x2" vitrified tiles, bedrooms, and kitchen will be of vitrified tiles.
- The flooring in balconies, toilets & wash area will be of first quality anti skid ceramic tiles.

*Note: Size, Color and brand will be of our choice depending on bulk availability.*

### WALL TILING

- Kitchen will have first quality ceramic wall tiles for 2 feet above the platform.
- Toilet will have first quality ceramic wall tiles for 7 feet height from floor level.
- Service areas will have ceramic tile for 4 feet height.

*Note: Size, Color and brand will be of our choice depending on bulk availability.*

## KITCHEN

- Black granite of size 8'0" x 2'0" will be provided. RC platform will not be provided.
- Porcelain sink/Stainless steel sink without a drain board will be provided.
- One loft of RCC will be provided in the kitchen.

## DOORS / WINDOWS / VENTILATORS

- Main door will be made of teak wood frame with teak veneered moulded Panel Door.
- Toilet doors will be made of teak wood frame with skin shutter. One side of the door will have PVC lamination for suitable height or sintex PVC doors or equivalent.
- UPVC windows with sliding shutter shall be provided for all windows except kitchen. Anodized aluminium windows with sliding shutters for kitchen and anodized aluminium ventilators for toilets will be provided.
- UPVC French doors with sliding shutter and without grill will be provided.

*Note: Grill fixing for balconies facing road O.S.R, landscaped area and canal will not be entertained.*

## PAINTING FINISHES

- All walls will be coated with putty and finished with emulsion paint.
- Ceilings will be finished with OBD.
- External walls will be finished with APEX or equivalent.
- Main door will be of Melamine finish.
- All other doors will be finished with enamel paint.
- Windows and Ventilator grills will be finished with enamel paint.

*Note: The color of the paint wherever not mentioned will be as per our choice*

- Three-phase supply with concealed wiring will be provided. The actual supply will be single or three

phases based on the TNEB rules and regulations at the time of energizing the complex.

## ELECTRICAL

- Separate meter will be provided for each flat in the main board located outside the flat at the place of our choice.
- Common meters will be provided for common services in the main board.
- In 3 bedroom apartment: A/C provision with electrification will be provided in two bedrooms and only pipe provision in the third bedroom. In 2 bedroom apartment: A/C provision with electrification will be provided in one bedroom and only pipe provision in the 2nd bedroom. In single bedroom apartment: A/C provision with electrification will be provided.
- 15A plug points will be provided for Refrigerator, Washing machine and geyser in toilets.
- The wiring for 5A points will be of 1.5sq.mm rating adequate for equipments of capacity of 750W and 15A points will be of 2.5sq.mm rating adequate for equipments of capacity of 1500W. AC wiring will be of 4 sq.mm which can take up a capacity of 2 tones.
- Standby generator for min. essential points inside all apartments and for essential points in common areas will be provided.

## TV AND TELEPHONE CABLE

- TV and Telephone points will be provided in Living and master bedroom.
- The cables for TV and Telephone will be provided at a suitable location in living.

## PLUMBING & SANITARY

- All toilets will be provided with wall mounted closet.
- Dining will be provided with designer washbasin.
- Branded fittings will be provided in toilets.



# JAIN HOUSING & CONSTRUCTIONS LTD.

Bangaluru | Chennai | Cochin | Coimbatore | Hyderabad | Tiruppur

## PAYMENT SCHEDULE

1. On booking 10%

2. With in  
30 days of 85%

3. Handing  
over 5%

Group of Companies



98, 99, Habibullah Rd, Near Pasumpon Devar Kalyana,  
Parthasarathy Puram, T. Nagar, Chennai, Tamil Nadu - 600017  
044-49494489

