

LIVE LIFE INSIDE OUT!



A PASSIONATE OFFERING FROM

JAYABHERI



In the silence of tranquillity, my heart dreams for a shade that fills the cup of my life. It answers my yearning for warmth and tenderness. It's a home that celebrates my achievement, takes me by its stride and prods me to do my best. Jayabheri Temple Tree rises as the quintessence of my living...

JAYABHERI
TEMPLE TREE



Jayabheri Temple Tree is an eloquent tribute to natural elements. The vivid colors and vibrant seasons shine forth in its backdrop. Conceived and built by a visionary, Jayabheri Temple Tree is where I stop dreaming and start celebrating, one day at a time. This master planned gated enclave is meant for those dreamers who decide first and find their means later. After all, there are still a few people who appreciate the touch of poetic rendering in their home.



Far from being loud, Jayabheri Temple Tree gently leads you to experience on a trail of discovery. Every step is a revelation, and every square foot and yard is in unison with a grand picture. Explore its landscaped gardens, blooming flowers, shaded outdoors and warm indoors of your villa – all in a symphony that sweeps you off your feet. Through monsoon rains, autumns and winter sunrises, find the renewed vitality of Jayabheri Temple Tree, year after year.









WHERE GOOD TASTE AND OPULENCE MEET

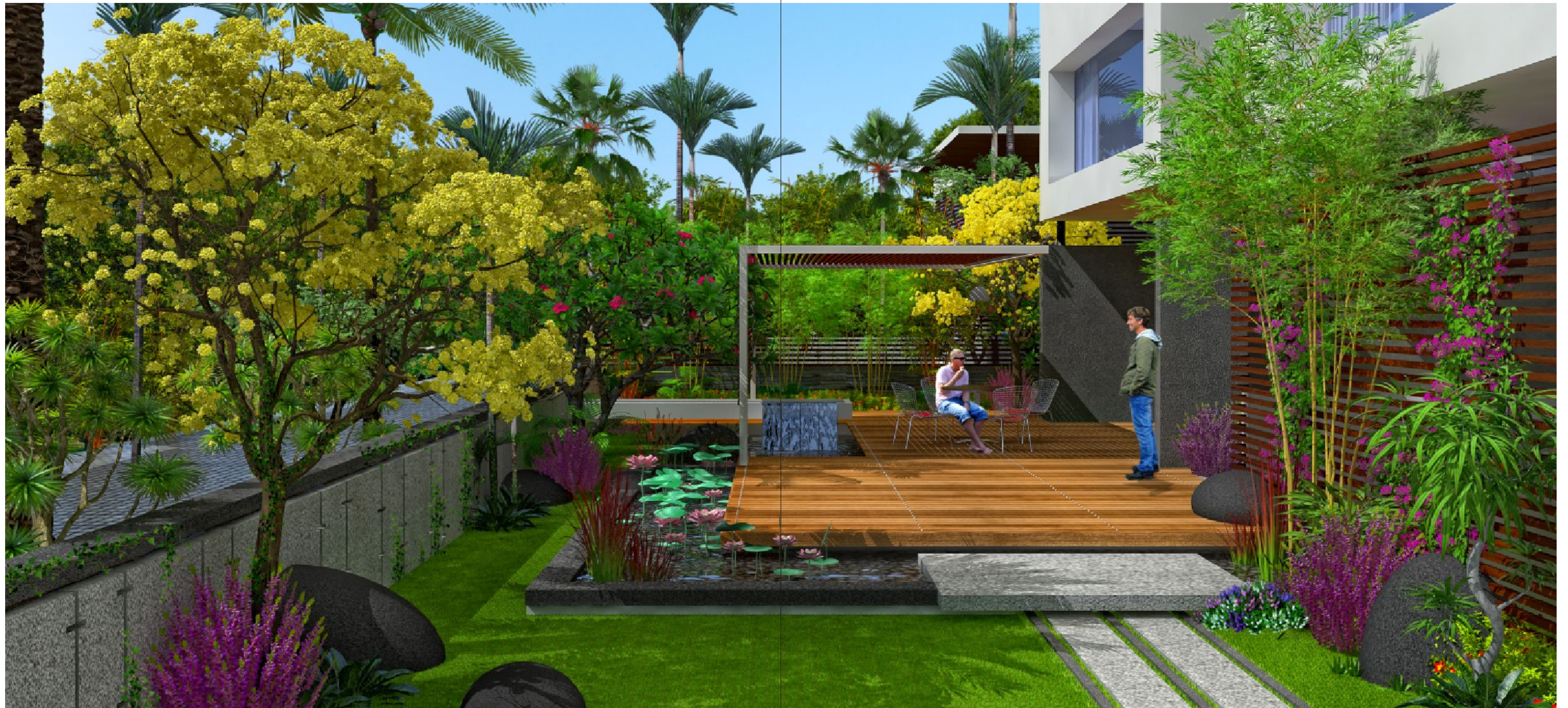
Let the poetry unfold as you step into a charming environment in prestigious location. The whole idea of Jayabheri Temple Tree is inspired by your dream. A dream that sustains your soul, nourishes the mind and lets you forget the world. Discover a grand lifestyle waiting to turn you inwards to fathom the happiness eternal.





JAYABHERI
TEMPLE TREE





JAYABHERI TEMPLE TREE, MY HOME ETERNAL!

Whether outdoors extend into indoors... or indoors outstretched into outdoors – is a debate that will span generations to come. The 4-bedroom, triplex villas in king-size plots have enough space for family and more. While large sit-outs, balconies and windows connect with outdoors, indulge in yourself in larger than life spaces of shining indoors. Each one in family has space for every whim and fancy across three levels of the villa.





YOU SHOULD FEEL INDOORS... NOT JUST SEE THEM

Lobbies, lounge, courtyard areas fill warmth in relationships. Leisure at Home Theater and bar is exciting. Two spacious living rooms will add to comfort levels. The interiors assure flawless finishes and undivided attention to detail. Here, freedom inspires the design as you sit back and enjoy an exceptional living.







JAYABHERI
TEMPLE TREE



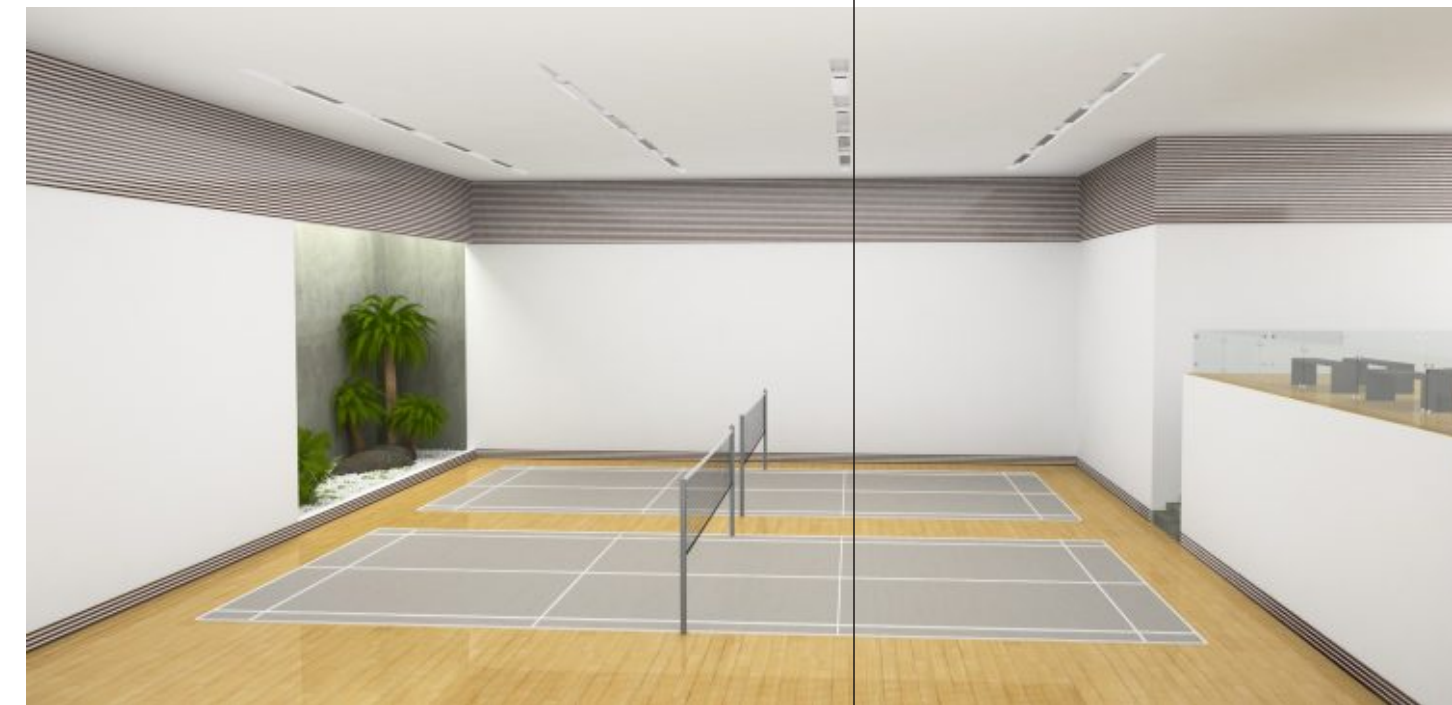
- The project is distinguished by 15 meter green stretch on north and south sides to give the lung space
- A total of 70 villas with 13 individual floor plans & elevations are offered
- An exclusive clubhouse with temperature controlled swimming pool
- Plot sizes range from 500 Sq. Yds to 1070 Sq. Yds
- 4 / 5 BHK Villa areas range from 5090 Sft to 11120 Sft
- Villas feature double height / Skylight area / Center courtyard
- Open terraces
- Water bodies
- Home theater
- Elevator in each villa
- Large windows / French doors
- 2 / 3 Servant quarters per villa with attached toilets
- 2 / 3 Covered car parking spaces per villa
- Central air-conditioning with high side works done within the villas
- 100% Generator backup
- Solar panels for water heating & for basic power requirement in villas
- Designer landscaping

CLUBHOUSE





- 4-Level Air-conditioned Clubhouse
- Visitors' parking at basement for 50 cars approx.
- Heated swimming pool at basement with open-to-sky Lounge
- Indoor party area for approximately 100 people
- State-of-the-art Gymnasium
- Spa & Saloon
- Indoor Squash & Shuttle courts
- Table Tennis
- Billiards / Pool tables
- Outdoor Basketball & Tennis courts
- Kids play area
- Jogging track
- Convenience store
- Laundry facilities



EVERY DAY A HOLIDAY

The clubhouse at Jayabheri Temple Tree draws the community as each resident indulge passionately. The body, mind and soul find their way to relax and rejuvenate at clubhouse. Jog within premises and head for gym for workout. Swim a few laps in crystal clear waters and laze on deck area. Evenings will illuminate with party times amid lively interaction. Play an indoor game with neighbor and update on community events. Life is wonderful once you relocate to Jayabheri Temple Tree.



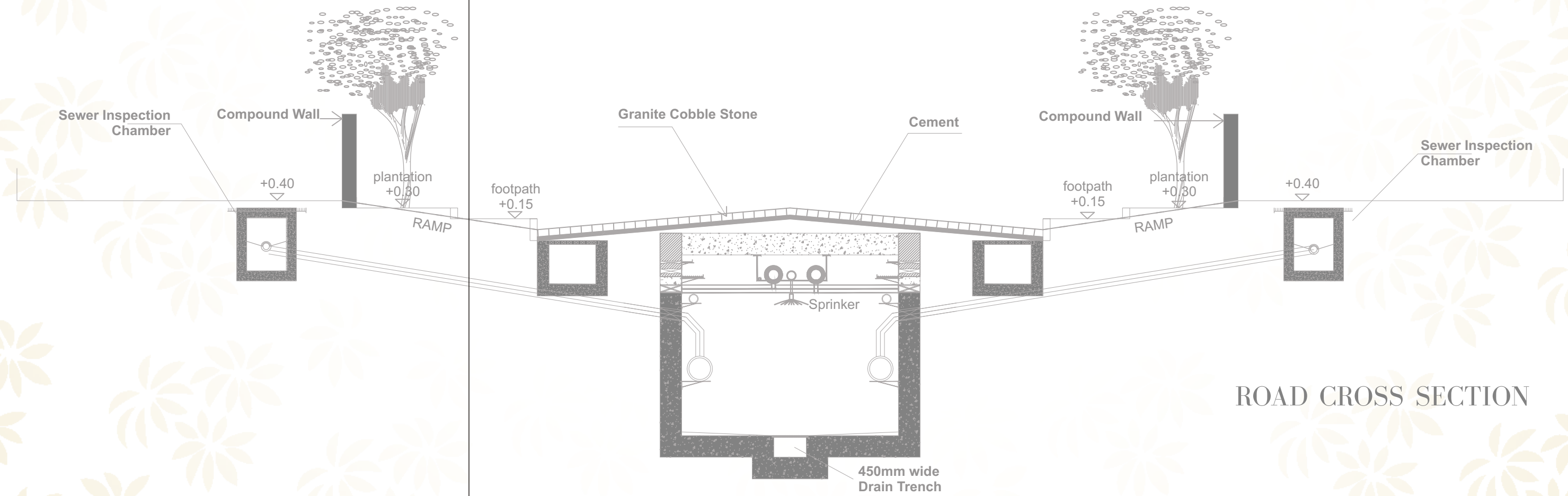
EXCLUSIVE FEATURE AT JAYABHERI TEMPLE TREE

1

Underground Walkable Tunnel for Services

Usually all services like water lines, electrical & communication cables, sanitary lines, LPG lines are laid through ground by direct digging. This poses difficulty in maintenance and troubleshooting. Underground Walkable Tunnel offers following advantages:

- Easy access to all services which are underground like water lines, sanitary pipes, LPG lines, electrical & communication cables
- Gives an ample space for landscaping on the boundary of road
- Easy addition/upgradation of any new services at any time
- Visual identification of any leakages (water/sanitary etc) or cable faults
- Easy maintenance and no need to dig roads for repairs
- Will not disturb traffic on road (with manholes at the center of road), lawns/greenery on footpaths during repair.



ROAD CROSS SECTION

2

Innovative Air-conditioning System

"District cooling system with Thermal energy storage" are:

- Chilled water flows through piping instead of Hot/Cold refrigerants and hence it's safe
- Any type of Indoor units are feasible. i.e., High wall, cassettes, ducted units
- Entire system need not be shutdown like VRV/VRF in case of any problem. Single unit can be shutdown easily without removing gas and refilling
- Easily be integrated with Home Automation system
- Overall power consumption is low due to water cooled chillers

- Chillers need not be operated during power shutdowns/peak hours (since tariff is higher during peak time), since stored thermal energy is used. Hence running cost is lower
- Thermal energy is measured at entry point using BTU Meters
- Maintenance is by the Society
- Maintenance cost is less than half when compared with VRV/VRF.

3

Solar PV System for Uninterrupted Power

- Every villa planned with 2 KWP solar photo voltaic system to generate electricity
- Storage battery for 2 hours
- Generates around 200 units per month of free electricity
- Export/Import feature for every villa, so that if it is unoccupied, it can still export and earn money
- All TVs and Home theatres will have uninterrupted power supply and hence does not cause restart of Set top box/ Projector
- All electrical gadgets in two rooms (LED lights/ fans/ AC blower/ TV) in the villa can be operated continuously for around 5 hrs per day, even if there is no power.



AREA STATEMENT

VILLA NO.	AREA	VILLA NO.	AREA	VILLA NO.	AREA
1	507 Sq.Yds	25	500 Sq.Yds	49	1000 Sq.Yds
2	507 Sq.Yds	26	510 Sq.Yds	50	1000 Sq.Yds
3	507 Sq.Yds	27	510 Sq.Yds	51	895 Sq.Yds
4	507 Sq.Yds	28	510 Sq.Yds	52	1070 Sq.Yds
5	507 Sq.Yds	29	510 Sq.Yds	53	1070 Sq.Yds
6	507 Sq.Yds	30	510 Sq.Yds	54	1070 Sq.Yds
7	507 Sq.Yds	31	510 Sq.Yds	55	1070 Sq.Yds
8	507 Sq.Yds	32	510 Sq.Yds	56	1070 Sq.Yds
9	507 Sq.Yds	33	510 Sq.Yds	57	1070 Sq.Yds
10	507 Sq.Yds	34	510 Sq.Yds	58	750 Sq.Yds
11	507 Sq.Yds	35	510 Sq.Yds	59	750 Sq.Yds
12	507 Sq.Yds	36	510 Sq.Yds	60	750 Sq.Yds
13	507 Sq.Yds	37	536 Sq.Yds	61	750 Sq.Yds
14	500 Sq.Yds	38	536 Sq.Yds	62	750 Sq.Yds
15	500 Sq.Yds	39	536 Sq.Yds	63	750 Sq.Yds
16	500 Sq.Yds	40	536 Sq.Yds	64	605 Sq.Yds
17	500 Sq.Yds	41	536 Sq.Yds	65	750 Sq.Yds
18	500 Sq.Yds	42	536 Sq.Yds	66	750 Sq.Yds
19	500 Sq.Yds	43	536 Sq.Yds	67	750 Sq.Yds
20	500 Sq.Yds	44	536 Sq.Yds	68	750 Sq.Yds
21	500 Sq.Yds	45	536 Sq.Yds	69	750 Sq.Yds
22	500 Sq.Yds	46	1015 Sq.Yds	70	750 Sq.Yds
23	500 Sq.Yds	47	1000 Sq.Yds		
24	500 Sq.Yds	48	1000 Sq.Yds		

SITE LAYOUT





VILLA DETAILS



JAYABHERI
TEMPLE TREE



EAST-FACING VILLA
500 TYPE-A



< FIRST FLOOR
PLAN



GROUND FLOOR
PLAN >



< SECOND FLOOR
PLAN

PLOT NUMBERS

15, 17, 19, 21, 23, 25,
38, 40, 42 & 44

Area: 6150 Sft



EAST-FACING VILLA
500 TYPE-B

< FIRST FLOOR
PLAN



GROUND FLOOR
PLAN >

PLOT NUMBERS

14, 16, 18, 20, 22, 24,
37, 39, 41, 43 & 45

Area: 6290 Sft



< SECOND FLOOR
PLAN



WEST-FACING VILLA
500 TYPE-A

← FIRST FLOOR
PLAN



PLOT NUMBERS

1, 3, 5, 7, 9, 11, 13, 27,
29, 31, 33, 35 & 64

Area: 5950 Sft

GROUND FLOOR
PLAN >



← SECOND FLOOR
PLAN





WEST-FACING VILLA
500 TYPE-B

< FIRST FLOOR
PLAN



PLOT NUMBERS

2, 4, 6, 8, 10, 12, 26, 28,
30, 32, 34 & 36

Area: 5090 Sft

GROUND FLOOR
PLAN >



< SECOND FLOOR
PLAN





EAST-FACING VILLA
750 TYPE-A

< FIRST FLOOR
PLAN



PLOT NUMBERS

66, 68 & 70

Area: 7870 Sft

GROUND FLOOR
PLAN >



< SECOND FLOOR
PLAN





EAST-FACING VILLA
750 TYPE-B

GROUND FLOOR
PLAN



FIRST FLOOR
PLAN



PLOT NUMBERS

65, 67 & 69

Area: 7610 Sft

SECOND FLOOR
PLAN





WEST-FACING VILLA
750 TYPE-A

← FIRST FLOOR
PLAN



PLOT NUMBERS

58, 60 & 62

Area: 7620 Sft

GROUND FLOOR
PLAN →



← SECOND FLOOR
PLAN





WEST-FACING VILLA
750 TYPE-B

GROUND FLOOR
PLAN



FIRST FLOOR
PLAN



PLOT NUMBERS

51, 59, 61 & 63

Area: 7920 Sft

SECOND FLOOR
PLAN





EAST-FACING VILLA
1000 TYPE-A



GROUND
FLOOR PLAN



PLOT NUMBERS

52 & 53

Area: 10840 Sft



LOWER GROUND
FLOOR PLAN



FIRST
FLOOR PLAN



EAST-FACING VILLA
1000 TYPE-B

← FIRST FLOOR
PLAN



GROUND FLOOR
PLAN →

PLOT NUMBERS

54 & 55

Area: 10770 Sft



← SECOND FLOOR
PLAN

JAYABHERI
TEMPLE TREE





EAST-FACING VILLA
1000 TYPE-C



GROUND FLOOR
PLAN



SECOND FLOOR
PLAN

PLOT NUMBERS
56 & 57

Area: 11120 Sft



FIRST FLOOR
PLAN



LOWER GROUND
FLOOR PLAN





WEST-FACING VILLA
1000 TYPE-A



GROUND FLOOR
PLAN



LOWER GROUND
FLOOR PLAN



FIRST FLOOR
PLAN

PLOT NUMBERS

46, 48 & 50

Area: 10340 Sft



WEST-FACING VILLA
1000 TYPE-B

← FIRST FLOOR
PLAN



PLOT NUMBERS

47 & 49

Area: 9180 Sft

GROUND FLOOR
PLAN →



← SECOND FLOOR
PLAN



SPECIFICATIONS

<p>STRUCTURE</p> <ul style="list-style-type: none"> RCC framed structure with red brick/fly ash block masonry 	<ul style="list-style-type: none"> Windows & French Doors: Wood / UPVC / powder coated aluminium frame with toughened glass sliding/operable/fixed shutters Magnetic/concealed door stoppers for main door and all bedrooms 	<p>UTILITY AREA</p> <ul style="list-style-type: none"> Granite counter with double bowl stainless steel sink 2 Feet vitrified tile dado above granite counter Provision for washing machine (subject to design). Provision for dishwasher(subject to design) 	<p>INFRASTRUCTURE FOR UNDERGROUND SERVICES</p> <ul style="list-style-type: none"> A walkable underground tunnel is designed with all Safety features to reticulate all building services like electrical, HVAC piping, water, drainage & LPG piping, communication services so that there is no necessity to disturb landscape/roads for any additions/modifications or repairs
<p>PLASTERING</p> <ul style="list-style-type: none"> Internal: sand faced cement plastering/Gyproc plastering External: double coat cement plastering 	<p>PAINT</p> <ul style="list-style-type: none"> External: Two coats of acrylic exterior emulsion paint with texture finish as per approved design Internal: Two coats of acrylic premium emulsion paint over smooth putty finish 	<p>SECURITY NETWORK</p> <ul style="list-style-type: none"> CCTV cameras in identified common areas & Clubhouse with monitoring & recording from Security/Maintenance office Boom Barriers with long range readers at entry and exit for tenant's unobstructed movement Access control with Card readers for maids entry/exit Solar powered security fence on compound wall 	<p>GREEN CERTIFICATION</p> <ul style="list-style-type: none"> Entire project is certified as "Platinum-rated" by Indian Green Building Council (IGBC) as a sustainable project Energy conservation, water conservation and Indoor air quality are given the highest importance
<ul style="list-style-type: none"> FLOORING AND DADO Drawing room, living room, dining room, bedrooms, dry kitchen and common areas: Imported natural marble flooring Master Bedroom: Imported natural marble flooring/Engineered wooden flooring Staircase: Imported natural marble flooring/wooden flooring as per approved design. Wet kitchen: Anti-skid superior quality vitrified tiles Toilets: Combination of imported marble and/vitrified tiles on floor and walls 	<p>ELECTRICAL FIXTURES</p> <ul style="list-style-type: none"> Wires: Fire retardant low smoke wires of reputed make (Finolex/RR Kable/Lapp or equivalent) Switches: Modular switches of reputed make (Schneider/Panasonic/Legrand or equivalent) Light Fixtures: LED type light fixtures in all common areas for energy savings Power Distribution: Through underground cabling Power Quality: Regulated power to the entire complex along with surge suppressors Backup Power: 100% Back up with DG sets Uninterrupted Power: Uninterrupted power for TVs in all rooms and Home Theater through Solar PV system. Also for all Tread mills in Club House, Security systems etc. Metering: Both normal & DG power metered through energy meter. Other systems viz. Thermal energy meter, water meter, LPG meter also are integrated for automatic bill generation 	<p>COMMUNICATION NETWORK</p> <ul style="list-style-type: none"> Telephone Points in all bedrooms and living area Intercom facility through out the property Broad band connectivity to all bedrooms/living area Clubhouse with Wi-Fi connectivity TV Provision in all bedrooms and living area with DTH connectivity 	<p>ELEVATOR</p> <ul style="list-style-type: none"> Schneider / Mitsubishi / Thyssenkrupp or equivalent
<p>TOILETS</p> <ul style="list-style-type: none"> Sanitary ware: Vitra / Laufen / Reputed European make washbasins and wall hung EWC with concealed flush tank in all toilets Faucets: GESSI/Fantini or equivalent in all toilets Counter: Granite or imported marble counter in all toilets Bathroom accessories: Towel ring, toilet paper holder, towel rod and soap dish in all toilets. Shower Partition: Toughened glass partition of superior quality. Provision for exhaust fan Centralized heat pump for hot water assisted by solar thermal system 	<p>AIR-CONDITIONING</p> <ul style="list-style-type: none"> District cooling system with centrally located water cooled Chillers with thermal energy storage system. Chilled water lines extended upto every unit with Thermal energy meter. Indoor air handling unit by Individuals according to the requirement, however drain provision is made 	<p>COOKING GAS SUPPLY</p> <ul style="list-style-type: none"> LPG Reticulation with centralized gas banks and piping network Gas leak detector in Kitchen Metering for consumption 	<p>LANDSCAPING</p> <ul style="list-style-type: none"> Professionally planned and executed landscape around the villa appropriate lighting. <p>NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only. Specifications are subject to changes @ Builder's/Architect's discretion.</p>
<p>DOORS & WINDOWS</p> <ul style="list-style-type: none"> Main door: Teak wood frame and shutter with polyurethane finish as per approved design Internal Doors: Hard wood frame and flush shutter with polyurethane finish as per approved design Door Hardware : Hafele/Yale/Dorma or equivalent 	<p>WET KITCHEN</p> <ul style="list-style-type: none"> Granite counter with single bowl stainless steel sink of Franke or equivalent make Provision for water purifier/RO unit 2 Feet vitrified tile dado above granite counter 	<p>PLUMBING SYSTEM</p> <ul style="list-style-type: none"> Hydro pneumatic system for water supply Water treatment to potable water standards Recycle and reuse of sewage water for gardening, air conditioning & toilets flushing Centralized heat pump on terrace for hot water with re-circulation system for every villa Rain water recharge system Water metering 	

Distances from Site

Schools

- Future Kids School - 0.5 Km
- Oakridge International School - 3.1 Kms
- Delhi Public School - 3.5 Kms
- Chirec Public School - 8 Kms

Work

- Financial District - 4 Kms
- Gachibowli IT Hub - 5 Kms
- Madhapur IT Hub - 8 Kms

Hospitals

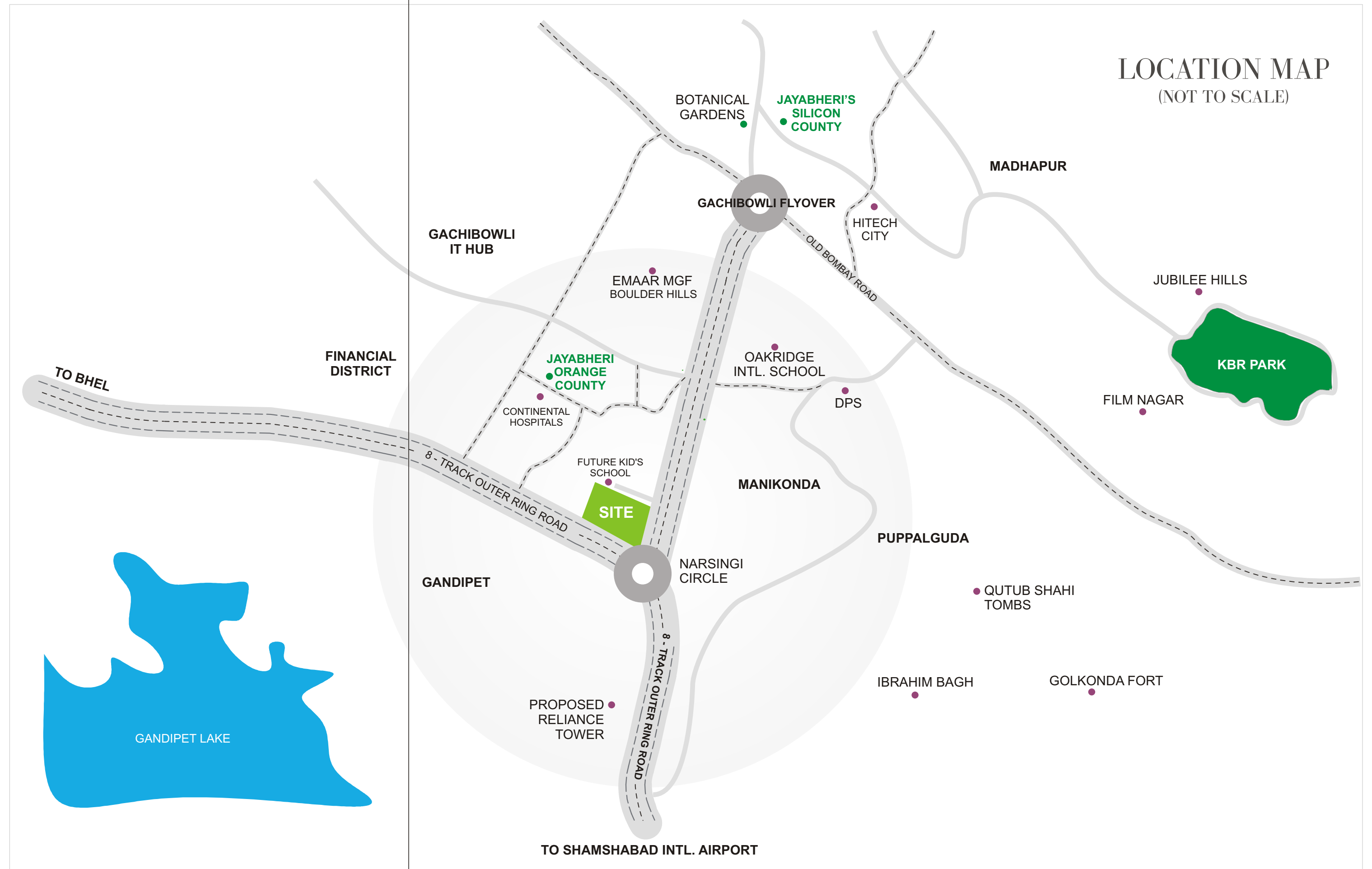
- Continental Hospitals - 4 Kms
- Apollo Hospitals - 10 Kms

Recreation

- Botanical Gardens - 6 Kms
- Inorbit Mall - 8.5 Kms

Shamshabad Airport - 26 Kms

YOU ARE THE CENTER



Jayabheri Temple Tree at Narsingi has everything happening around. Along the Outer Ring Road, the stretch of Gachibowli to APPA Junction is witnessing global development with upscale gated communities and high rise enclaves. Located a ten minute drive from Wipro X Roads, Jayabheri Temple Tree enjoys the pollution-free environs, yet connected to developing SEZs, shopping malls and fine dining destinations in a short drive. Jayabheri Temple Tree is future ready with a modern lifestyle. Are you?



COMPLETED PROJECTS

LAYOUTS

Green Park Avenue
Jubilee Enclave
Jayabheri Pine Valley
Jayabheri Enclave
Jayabheri 4 Seasons

RESIDENTIAL APARTMENTS

Jayabheri Silicon County
Jayabheri Orange County
Jayabheri Whistling Court

VILLAS

Jayabheri The Meadows

IT / COMMERCIAL SPACES

Jayabheri Silicon Towers
Jayabheri Orange Towers
Jayabheri Infobahn

JAYABHERI

Jayabheri Properties Private Limited
Plot No. 1, Jayabheri Enclave, Next to Botanical Gardens
Gachibowli, Hyderabad - 500 032
Tel: +91-40-6993 6666
Email: info@jayabherigroup.com
www.jayabherigroup.com

Project Architects:
M/s Auroform, Pondicherry

Master Planning:
M/S Genesis Planners Private Limited, Hyderabad

Landscape Consultants:
M/s Progress Landscape, Pondicherry

Structural Consultants:
M/s Myhome Consultancy Services Pvt. Limited, Hyderabad

MEP Consultants:
M/s Synergy Infra Consultants Private Limited, Hyderabad

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