



FIVE SENSEI

ASHOKNAGAR

not just homes...masterpieces!

an architectural marvel

A masterpiece is a masterpiece because of the immense attention to detail that goes into its making. Each brushstroke made on the canvas, each chip carved out of a block of stone, the colours, the texture, the finish – everything nuance is analyzed and carried out and shaped with supreme meticulousness. The same attention to detail is exhibited in 5 Sensei, taking these homes into the realm of masterpieces.



there are only 5

5 Sensei is a set of 5 immensely unique masterpieces. Yes, you read that right. Each apartment in this esteemed project is a true work of art. No wonder then that there are only 5. Only 5 set of homes that are each, in their own right, a magnum opus of sorts. And we aren't just shooting our mouths off when we say that. We have our reasons, very logical, valid reasons at that.

creating a true work of art takes time

As per present calculations by many historians, it took nearly 22 years, from 1632 to 1653. No wonder then that it turned out to be such an architectural marvel. The homes at 5 Sensei didn't take quite so much time to conceive and construct – thanks to the modern technology. But the amount of thought that went into the structure is definitely equivalent to 22 years of intense conceptualization.

a true work of art is not mass produced

There is a reason why the Mona Lisa is considered a work of art. It's because it was hand-crafted with care and passion. It cannot be replicated. Similarly, each home at 5 Sensei has been crafted with exquisite care making them extremely unique and irreplaceable. There will be imitations, naturally, just like the replicas you get of the Mona Lisa. But 5 Sensei will always be the original masterpiece.



owning a true work of art is a privilege

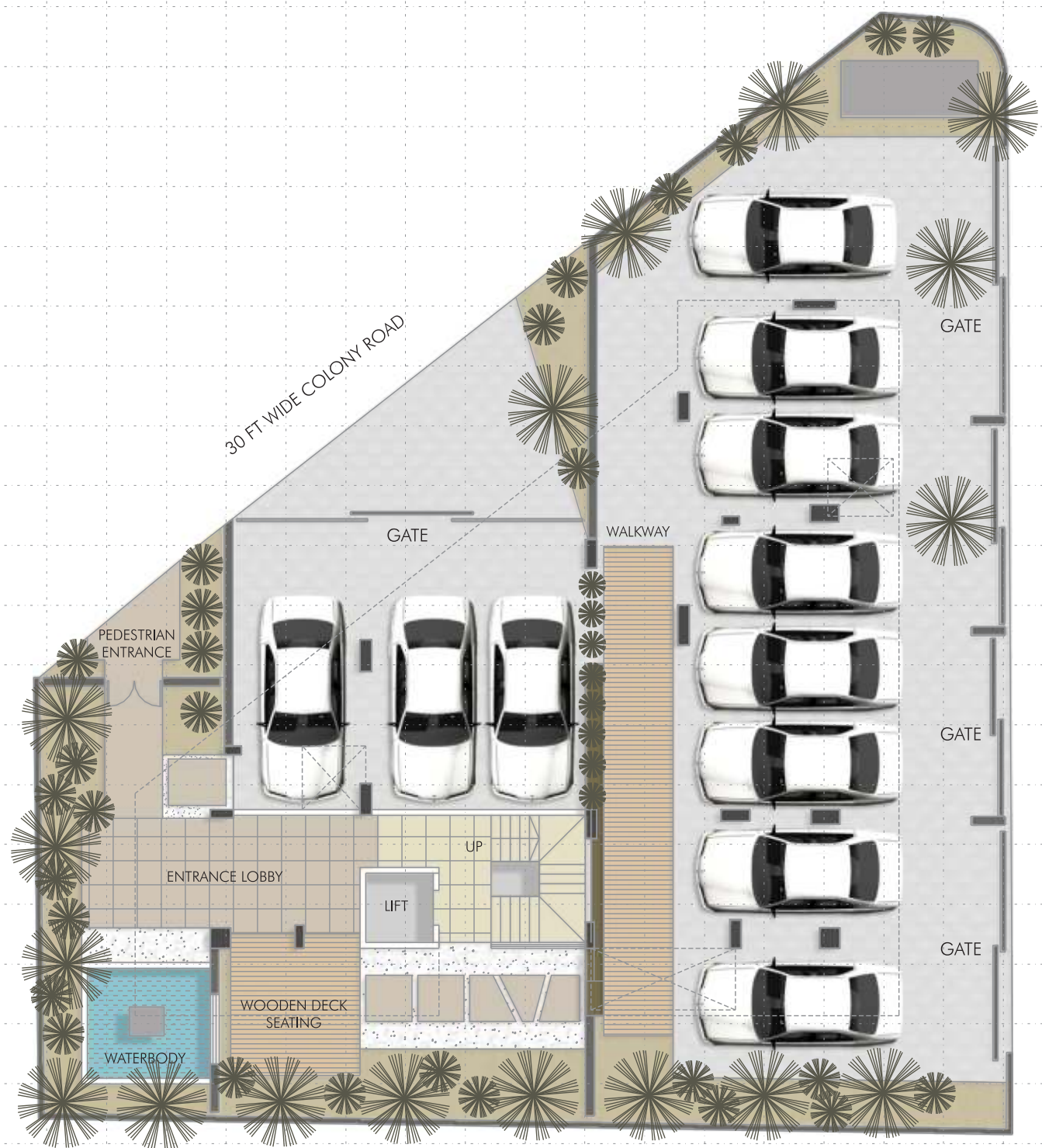
Owning art is not everyone's cup of tea. It's not just a matter of money. It's a matter of taste. Art connoisseurs have to have impeccable taste. And to own a home at 5 Sensei is a matter of similar taste and privilege. These homes are not just for everyone, they are meant to be savoured by those with immaculate taste. And that is what makes them masterpieces.



Your divine entrance approach

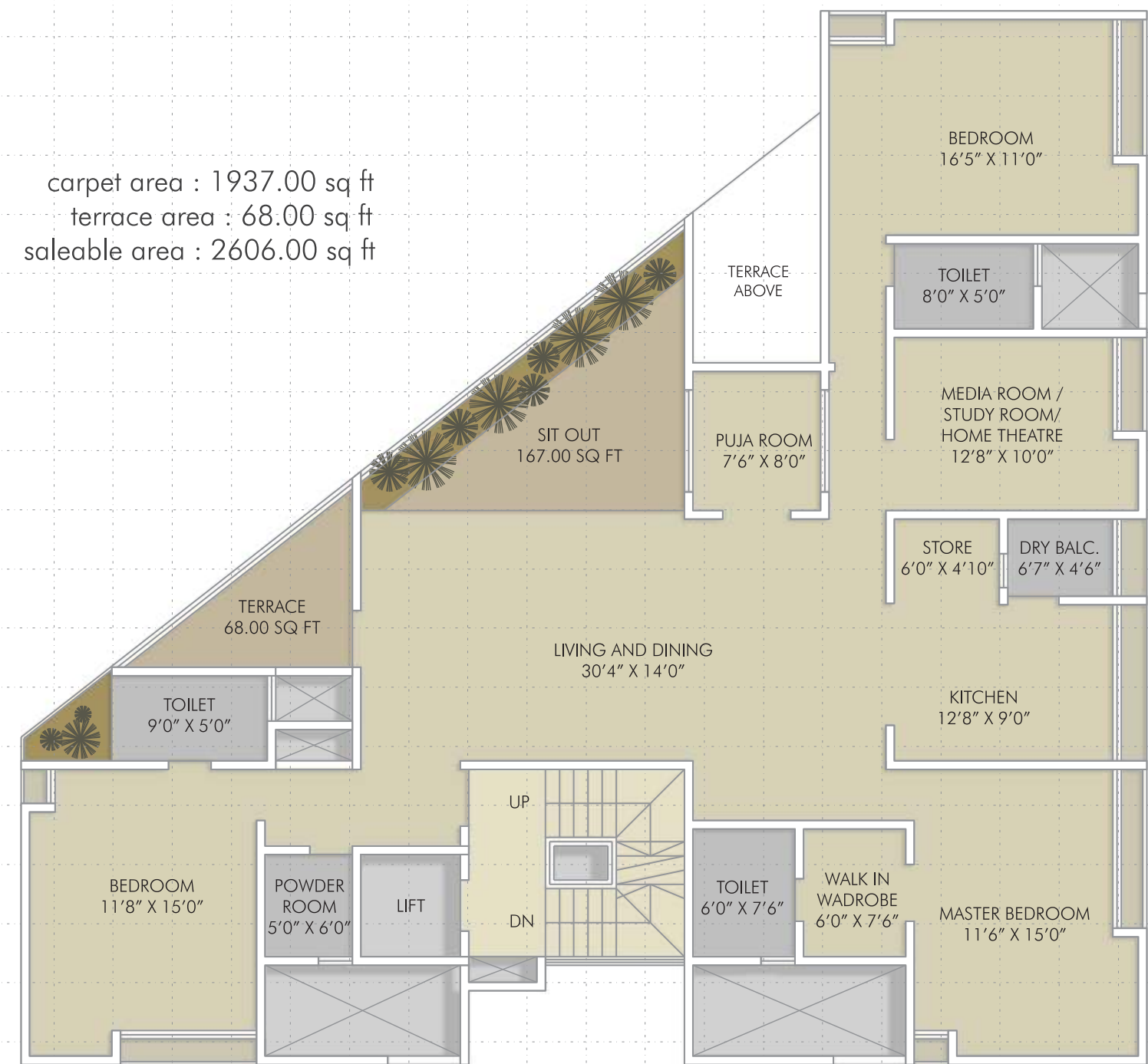


Entrance lobby



Parking floor plan

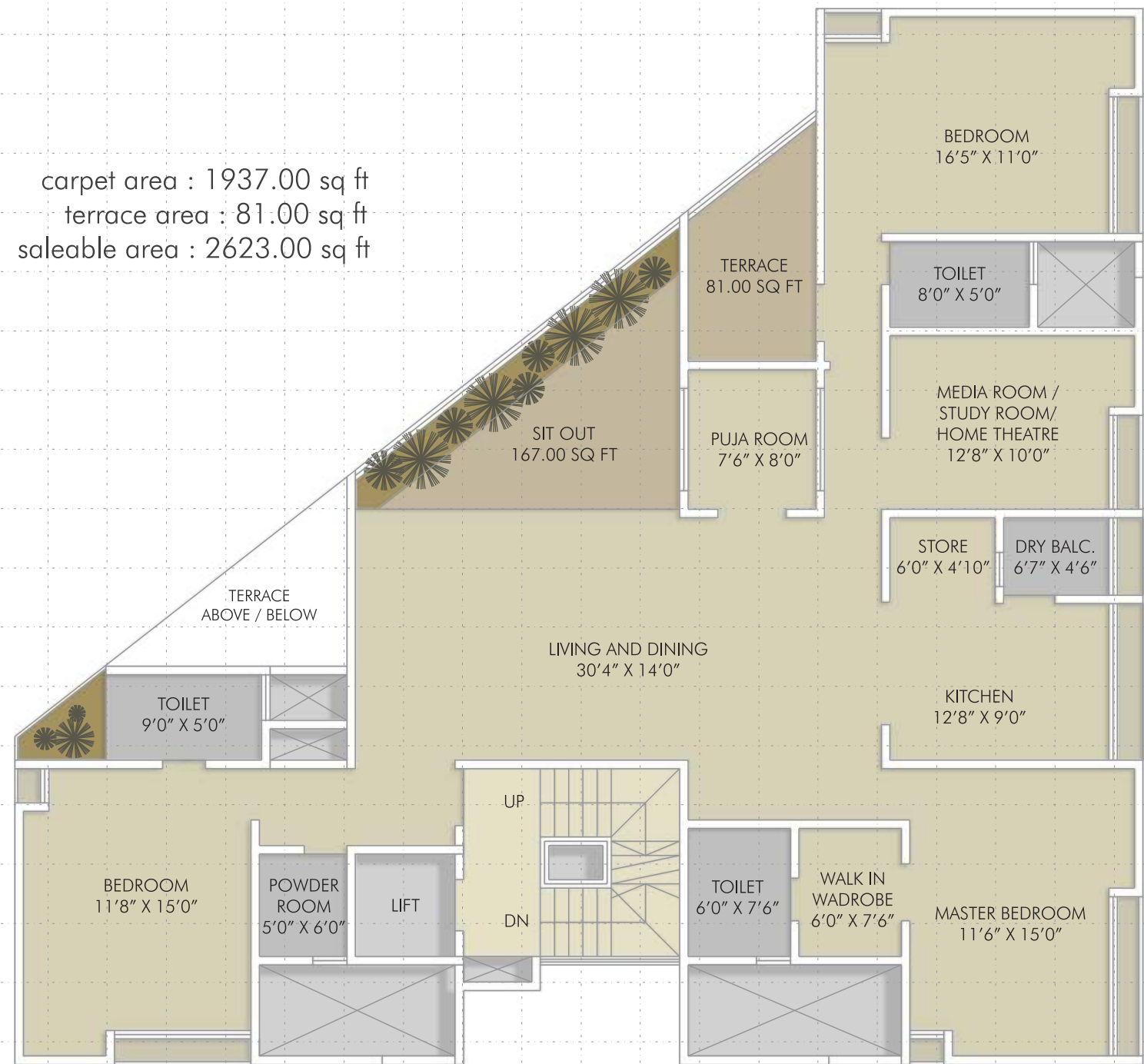
carpet area : 1937.00 sq ft
 terrace area : 68.00 sq ft
 saleable area : 2606.00 sq ft



First Floor Plan

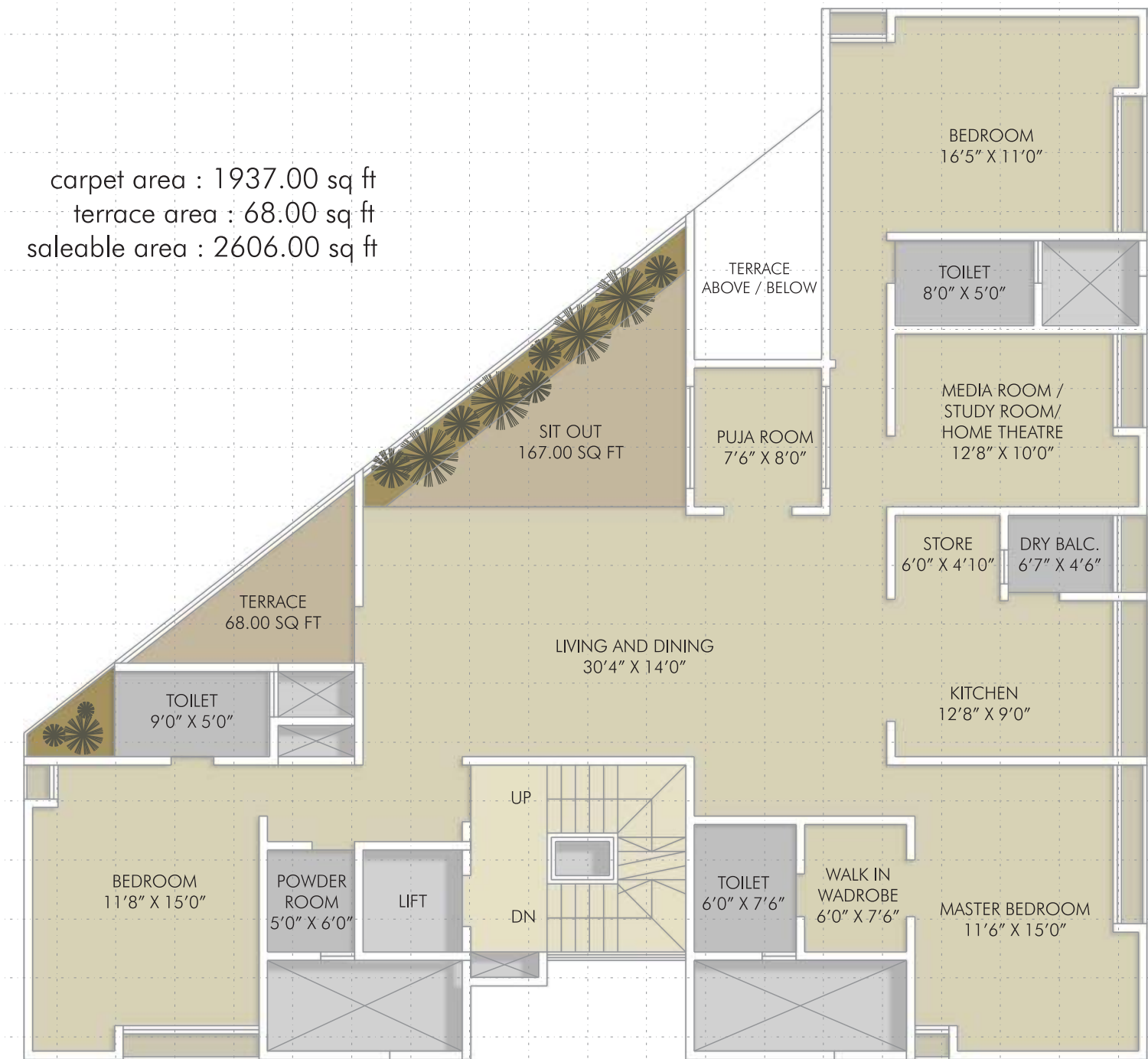


carpet area : 1937.00 sq ft
 terrace area : 81.00 sq ft
 saleable area : 2623.00 sq ft



Second floor plan

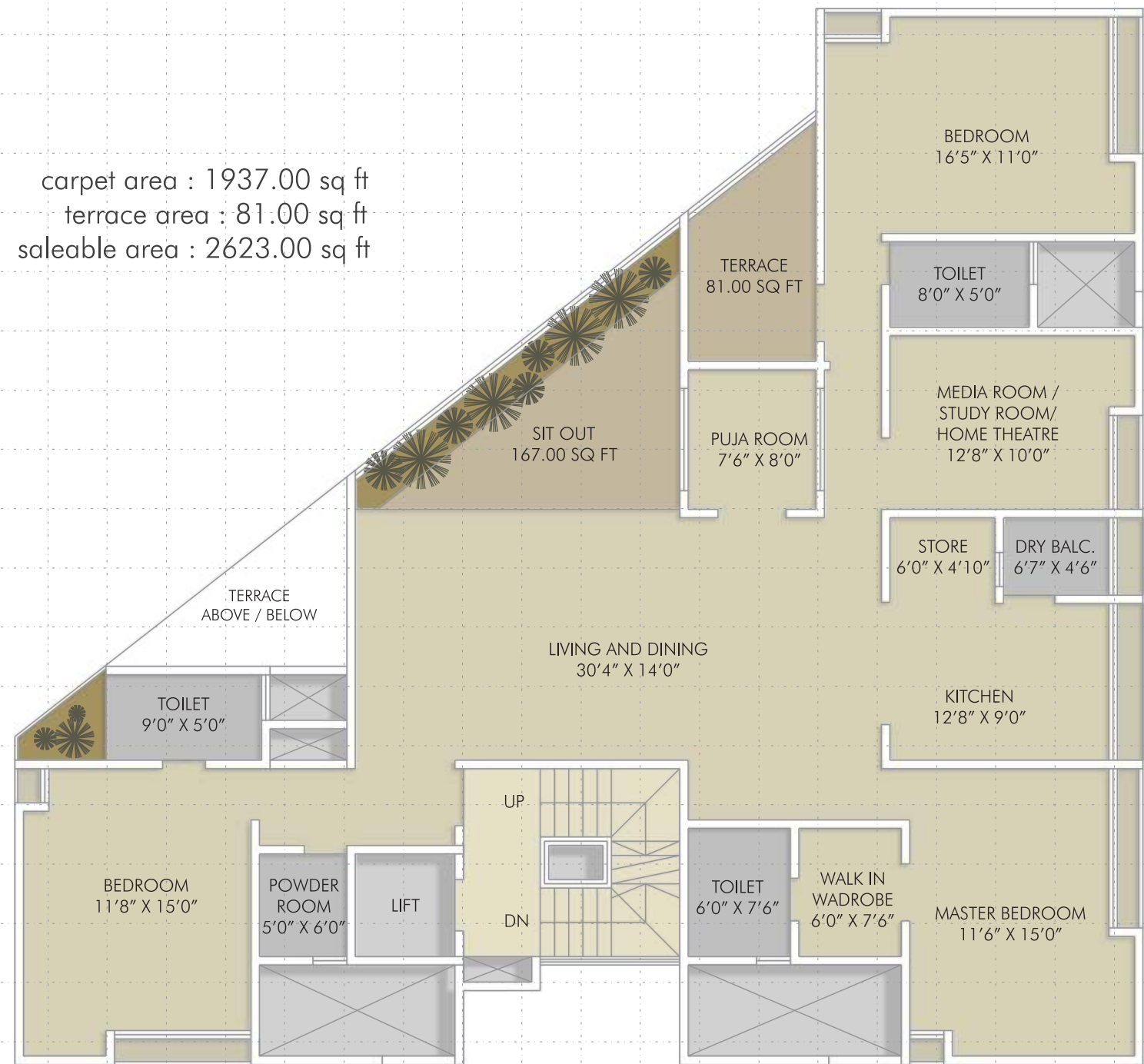
carpet area : 1937.00 sq ft
 terrace area : 68.00 sq ft
 saleable area : 2606.00 sq ft



Third Floor Plan

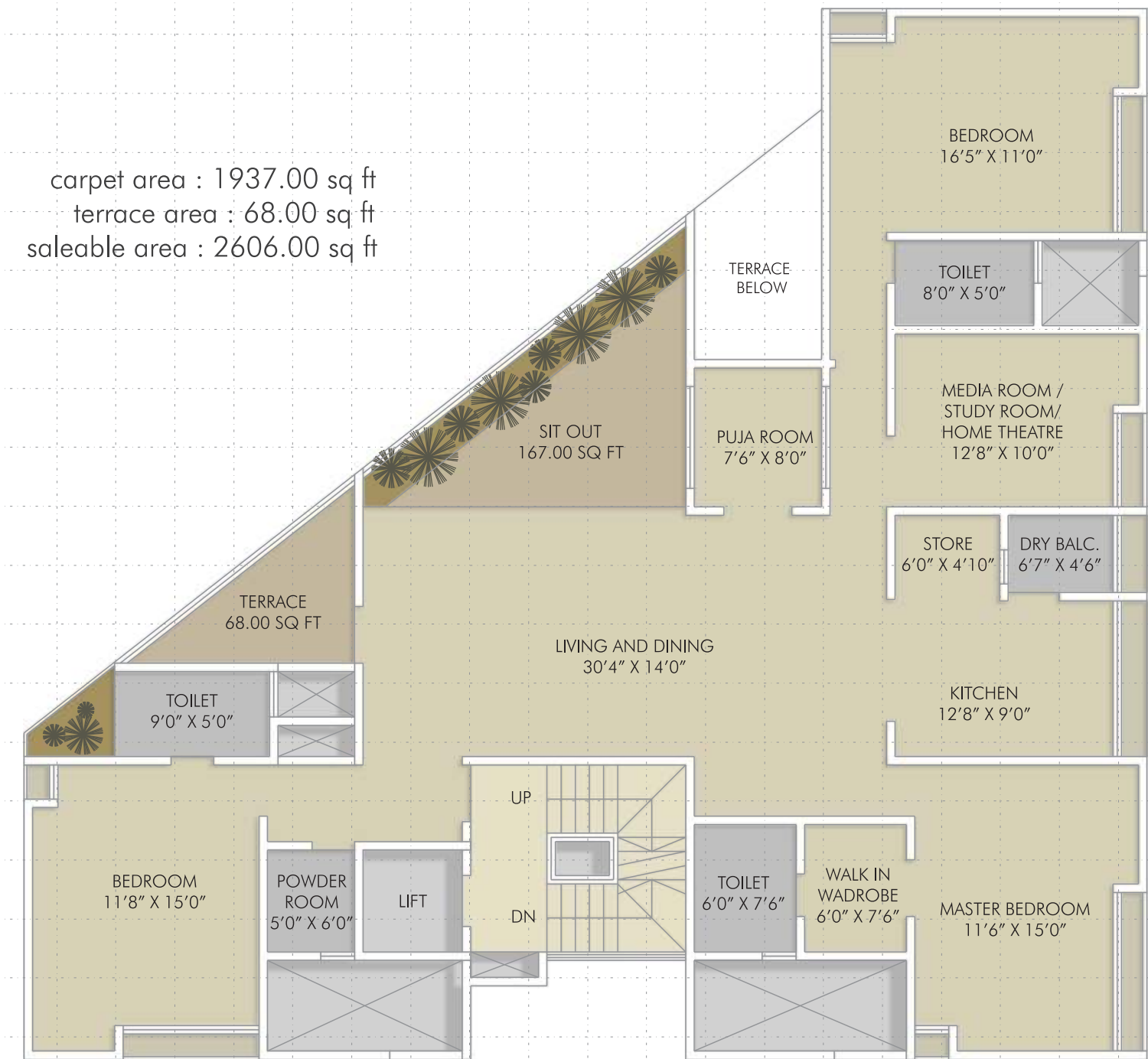


carpet area : 1937.00 sq ft
 terrace area : 81.00 sq ft
 saleable area : 2623.00 sq ft



Fourth floor plan

carpet area : 1937.00 sq ft
 terrace area : 68.00 sq ft
 saleable area : 2606.00 sq ft

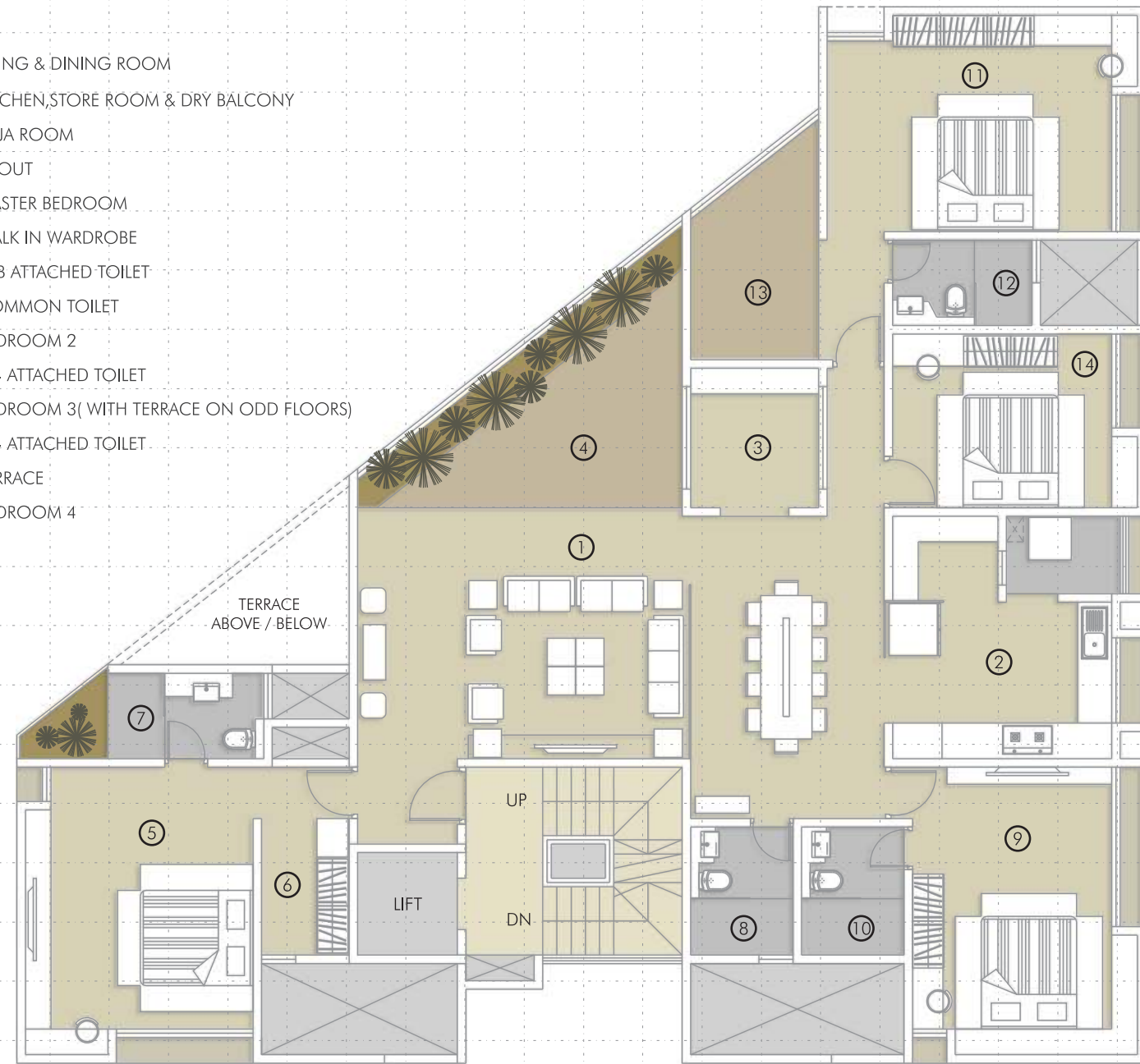


Fifth Floor Plan



tailor-made living solutions

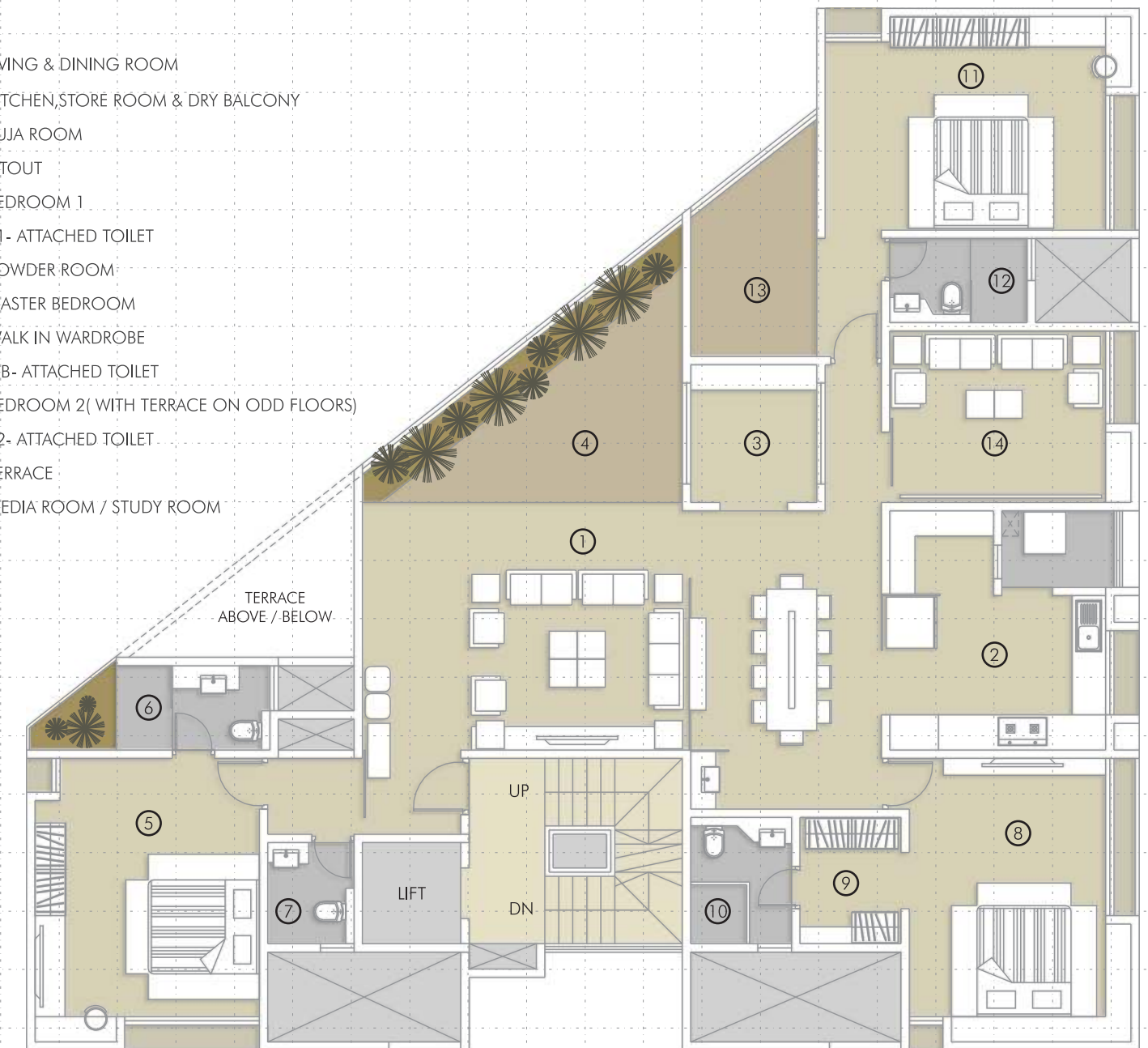
- ① LIVING & DINING ROOM
- ② KITCHEN, STORE ROOM & DRY BALCONY
- ③ PUJA ROOM
- ④ SITOUT
- ⑤ MASTER BEDROOM
- ⑥ WALK IN WARDROBE
- ⑦ M.B ATTACHED TOILET
- ⑧ COMMON TOILET
- ⑨ BEDROOM 2
- ⑩ B2- ATTACHED TOILET
- ⑪ BEDROOM 3(WITH TERRACE ON ODD FLOORS)
- ⑫ B3- ATTACHED TOILET
- ⑬ TERRACE
- ⑭ BEDROOM 4



customization opt 1

With the option of 4 bedrooms, this particular customization is ideal for those with bigger families or those who constantly have a stream of guests staying over. The master bedroom has the closest access to the door and includes a walk-in wardrobe and an attached bathroom. The other 3 bedrooms each have a dedicated washroom. The living and dining space is centrally accessible from all the bedrooms.

- ① LIVING & DINING ROOM
- ② KITCHEN, STORE ROOM & DRY BALCONY
- ③ PUJA ROOM
- ④ SITOUT
- ⑤ BEDROOM 1
- ⑥ B1- ATTACHED TOILET
- ⑦ POWDER ROOM
- ⑧ MASTER BEDROOM
- ⑨ WALK IN WARDROBE
- ⑩ MB- ATTACHED TOILET
- ⑪ BEDROOM 2(WITH TERRACE ON ODD FLOORS)
- ⑫ B2- ATTACHED TOILET
- ⑬ TERRACE
- ⑭ MEDIA ROOM / STUDY ROOM



customization opt 2

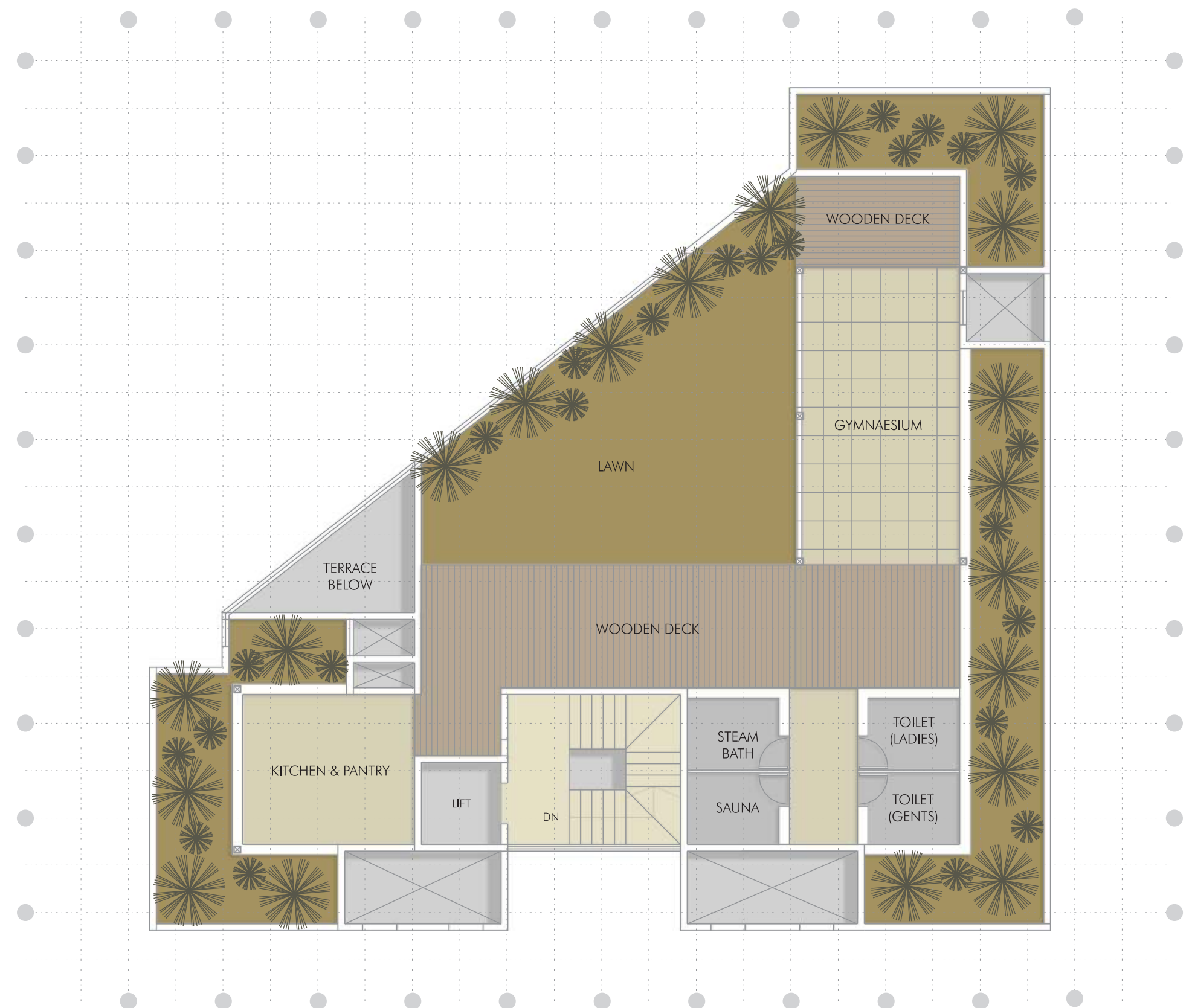
This option is for those who seek more privacy as the master bedroom, which also has an in-built walk-in wardrobe as well as an attached bathroom, has indirect access through the living room. This customization converts one of the bedrooms into a 'home theater room' making these homes cozier for smaller-sized families while the other 3 bedrooms come with attached bathrooms. The living and dining space provides an extended break between bedrooms.



high on luxury

Taking opulence to new heights, the common terrace at 5 Sensei is SO much more than a regular terrace. With beautiful landscaping, a gym, a sauna, a steam bath and even a kitchen pantry, this terrace is like your own 'mini-hotel'. So any time you feel like getting pampered you can come up, and luxuriate.

And that's just the common terrace. The individual balconies for every apartment are also equally indulgent. We have invited experienced, renowned architects, designers and landscape artists to come up with unique styles of stunning balconies. These distinct, stylized spaces are guaranteed to make you the object of envy amongst all your peers.

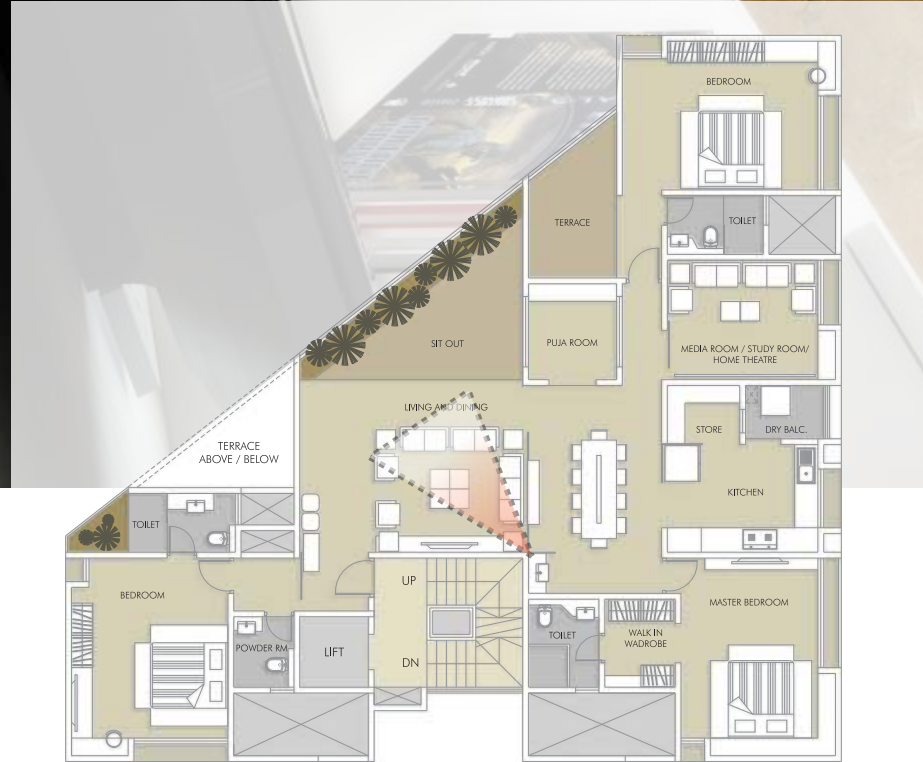


a vision to behold

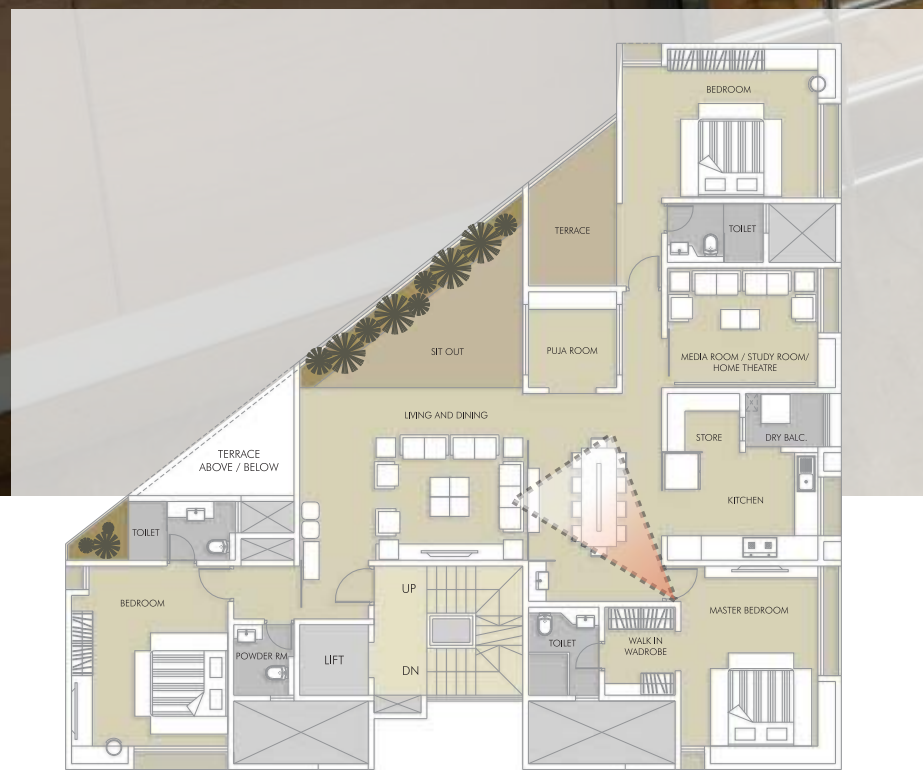


South East side elevation

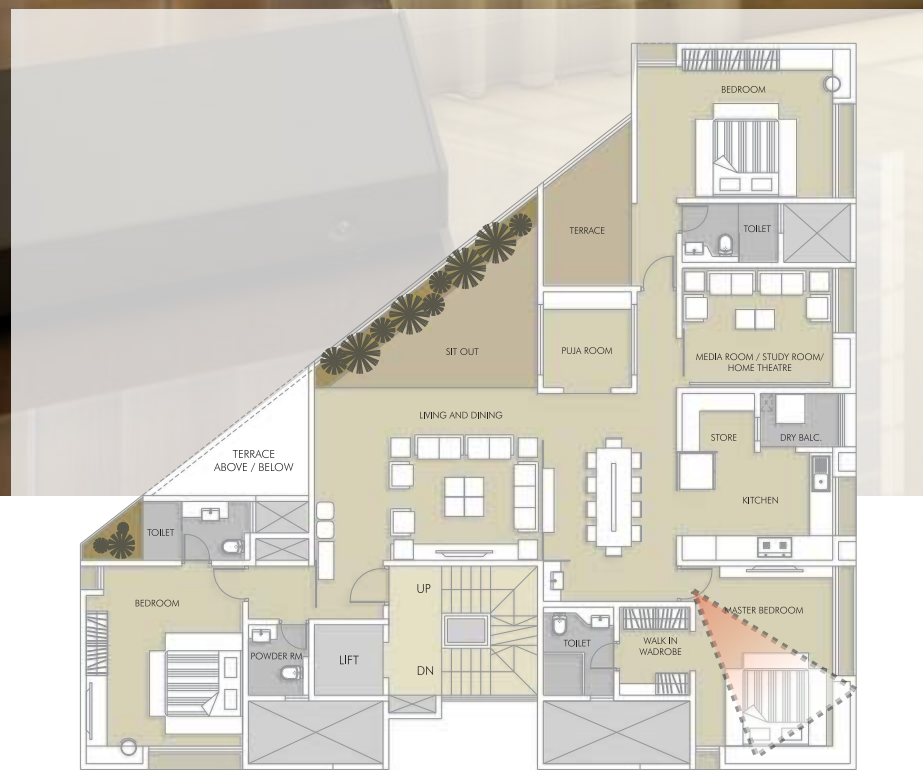
North East side elevation



living room



dinning space



master bedroom









your private parking

another level of exclusivity

In order to provide you with a complete, exceptional experience, we have refined, and reworked even the minutest details. Even the parking plan is proof of the high degree of our attention to detail and unique outlook. Each home will have separate, individual access points for the 2 car parks that we have provided. These car parks will lead out to a common designer lobby, with a fabulous seating arrangement and a soothing water feature, through an elegant walkway.



leisure sit-out



specifications

STRUCTURE

Five storied architectural marvel.
 One apartment per floor.
 Earthquake resistant RCC structure.

WALLS

6" Thick brick work for external & internal walls.

PLASTER

Sand faced plaster for external surface.
 P.O.P. finish for internal walls.

PAINT

Good quality acrylic paint externally and luster paint Internally

DOOR

Grand decorative main entrance door.

WINDOWS

Full height windows in each bedroom.
 U.P.V.C. Window Frames with Designer M.S grills.
 Granite jambs for windows.

Full height louvered window in all toilets.

FLOORING

Italian flooring in living and Dining area.
 Designer ceramics flooring in toilets.
 Special anti-skid ceramic flooring for Terraces.
 Wooden flooring in master bedroom.

ELECTRICAL

Concealed copper wiring.
 Switches of Legrand or equivalent brand make.
 Adequate electrical points in every room.
 Provision for split AC in master bedroom.
 Provision for TV and telephone points in living and master bedroom.
 Provision for washing machine in dry balcony.

CONNECTIVITY

Provision for a single D.T.H. service provider like Tata Sky or equivalent

KITCHEN

Black granite platform with stainless steel sink.
 Full height designer tile dado.
 Provision for water purifier.
 Provision for Chimney in kitchen.

TOILETS

Kolher or equivalent make CP bath fittings in all toilets.
 Good quality sanitary ware in all toilets.
 Designer tiles dado up to false ceiling.
 Glass partitions in master toilet.

SANITARY

Branded Sanitary Fixtures of Kolher or Equivalent Make

PARKING

2 Covered Car Parks for Each Flat

COMMON AMENITIES

Designer Entrance Lobby with Reception, Waiting and an outdoor sit out area.
 Steam, Sauna, Gymnasium and a pantry with cooking facility on top terrace.

Outdoor areas designed by renowned landscape architect in Parking and top terrace.

Energy efficient common Lighting in all common areas.

S.S. Finish automatic Elegant elevator.

Generator back up for parking, staircase, lifts and water pumps

Vermiculture for garbage treatment.

Rain water harvesting system.

Solar water heating system.

Well equipped Fire Fighting system.

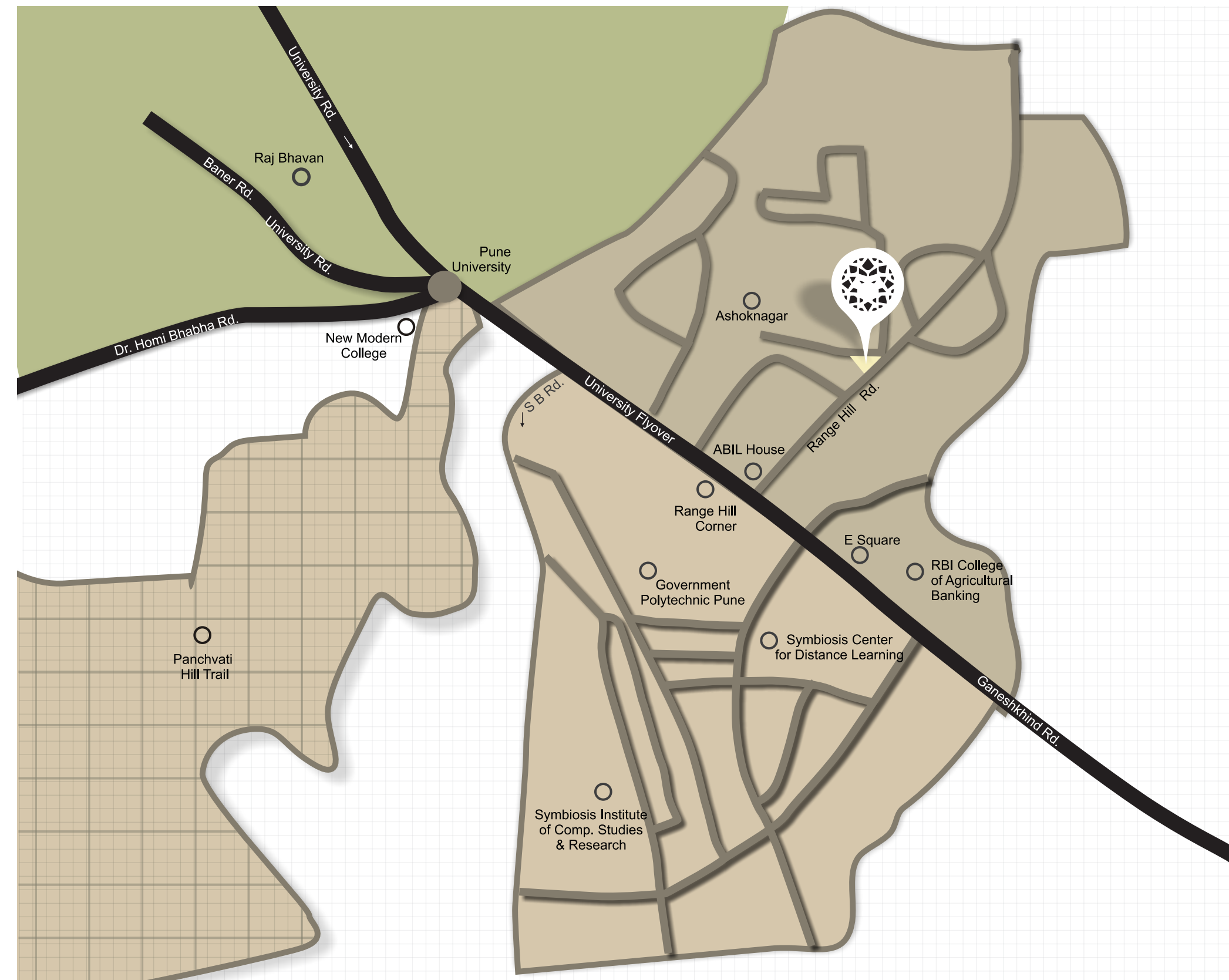
Piped Gas supply to every Flat.

SECURITY

Security System ,Video Door Phone and Intercom Facility.

art that connects

We've built a work of art. Naturally, the canvas, the site had to be equally exceptional. After a lot of research, we found that perfect location in Ashok Nagar. Elite yet earthy; exclusive yet accessible; a premium location that is well connected and yet retains the peace and quiet of a secluded life – this area made the perfect base-point for this incredible structure.



Latitude:N 18° 32' 14.8085" | Longitude:E 73° 50' 41.4488"

attention to detail

A masterpiece is a masterpiece because of the immense attention to detail that goes into its making. Each brush stroke made on the canvas, each chip carved out of a block of stone, the colours, the texture, the finish – every nuance is analyzed and shaped with supreme meticulousness. The same attention to detail is exhibited in 5 Sensei, taking these homes into the realm of masterpieces.

art...with 'benefits'

The kind of masterwork that 5 Sensei represents is reason enough to want to own one of these 5 homes. But we didn't want to stop at just that. We wanted to go above and beyond to give you the complete feel of the experience that the ownership of a masterpiece entails.

the ambience for art appreciation

They say that a true work of art can be enjoyed best only in complete seclusion. And so, for you to relish your masterpiece, we have made sure that you have absolute privacy. With each floor housing a single apartment, 5 Sensei has a strong sense of individual space. And talking about space, these 4BHK homes that spread over 2,600 sq. ft. exhibit complete generosity of space. All this so you can enjoy your home, your masterpiece.



CREDITS

architecture
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architectural design solutions
the design studio

made in pune

Jalan Group is proud to belong to this magnificent city, a city that has gone from being a serene, pensioner's paradise to a bustling metropolis with an ever-expanding horizon in a very short time. The transformation of Pune has been truly fascinating and the Group feels privileged to have been a part of this remarkable growth story. This line is to signify the fact that this city, Pune, has had a big hand in Jalan's Group success. Hence Jalan Group is 'Made in Pune'. It also means that we uphold a high standard in all our projects and proudly give them the stamp of being 'Made in Pune'.

Over 27 years. Over 100 projects.

Over 10 million sq. ft. developed.

The Jalan Group was founded in 1984 with a vision to provide quality housing solutions to the people of Pune. From modest beginnings in the heart of the city, the Group today has a formidable portfolio of projects in and around the city. In the last 27 years, the Jalan Group has accumulated a wealth of knowledge and construction expertise. It applies its learnings to every aspect of a project to create spaces that result in customer delight. At every stage of the project, its design philosophy is to strike a perfect balance between optimal space utilization and aesthetics. Due to this innovative, solution-oriented approach the Group has earned itself the moniker of 'The Constructive People'.

