

Payment Schedule

SL. NO.	STAGE	% OF PAYMENT
1.	Booking advance	5 %
2.	Within 10 days from booking	10 %
3.	At the time of agreement (within 20 days from booking)	10 %
4.	Once completion of basement / Villa Registration (within 45 days from booking, whichever is earlier)	45 %
5.	On completion of Ground Floor slab	10 %
6.	On completion of corresponding roof slab	5 %
7.	On completion of corresponding brick work	5 %
8.	On completion of plastering	5 %
9.	On completion of flooring	2.5 %
10.	One month before handing over the Villa	2.5 %

Home Loan Partners:



Corporate Office:

JANANYA HOMES

"MONISHA ARCADE", No.5-B, Thiruneermalai Road,
Pammal, Chennai - 600 075. Tamilnadu, INDIA.

Email: sales@jagroupz.com, Website: www.jagroupz.com

For More Details

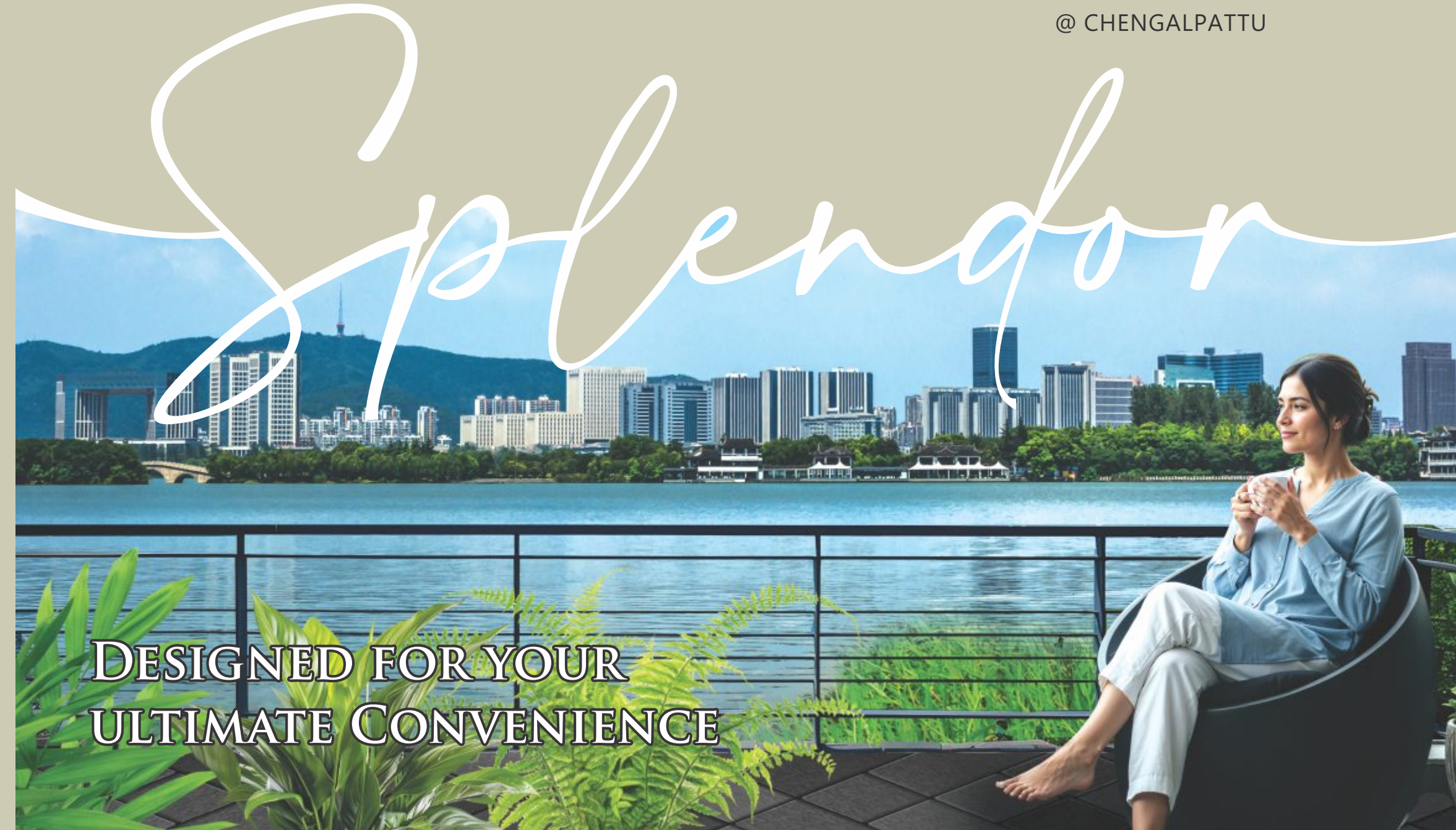


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**SAMPOORNADHAYA
ENCLAVE**

@ CHENGALPATTU



DESIGNED FOR YOUR
ULTIMATE CONVENIENCE

The brochure is conceptual in nature and does not constitute a legal offering. The promoters reserve the right to change, alter, delete, or add any specifications mentioned herein.



The Promoters

Jananya Homes is a trusted real estate builder in South Chennai, with a strong legacy of over a decade and more than 20 successfully completed projects. The company has earned a solid reputation among its esteemed clientele through quality construction, smart architectural planning, and thoughtfully designed homes.

Over the years, Jananya Homes has emerged as one of the most reliable real estate developers, recognized for its commitment to quality, timely project delivery, a customer-centric approach, and transparency in all its dealings. By consistently delivering on its promises, the company continues to build lasting relationships with its customers and uphold high standards of excellence.

WOW Location
Inga ellame nearby

Elevate your lifestyle...
Celebrate every day.



SAMPOORNADHAYA
ENCLAVE
@ CHENGALPATTU





Unwrap the
Splendor
of luxury living



**SAMPOORNADHAYA
ENCLAVE**
@ CHENGALPATTU

The Project

SAMPOORNADHAYA ENCLAVE is a premium residential project offering well-planned 2 & 3 BHK independent villas in Chengalpattu, developed by Jananya Homes, a reputed real estate builder. Chengalpattu is a historic town and an emerging district in Tamil Nadu, often referred to as the "Gateway of Chennai." Located southwest of Chennai along the banks of the Palar River, the region is known for its red lotuses, ancient forts such as the Vijayanagar Fort, prominent temples, the nearby heritage site of Mahabalipuram, the Vedanthangal Bird Sanctuary, and its significance as a major railway junction.

SAMPOORNADHAYA ENCLAVE is aesthetically designed to provide excellent cross-ventilation, ensuring bright, airy, and comfortable living spaces. Each villa is thoughtfully planned with modern architecture and carefully crafted interiors that reflect attention to detail, functionality, and comfort. The project places strong emphasis on quality construction and efficient space utilization to enhance everyday living.

Offering a perfect blend of comfort, style, and serenity, **SAMPOORNADHAYA ENCLAVE** is an ideal choice for families seeking a peaceful yet luxurious lifestyle. The finest architectural detailing, combined with the use of reputed branded fixtures, adds long-term value to every home. With a strong focus on quality finishes and customer satisfaction, Jananya Homes goes the extra mile to deliver homes that meet the highest standards of excellence.

About Chengalpattu

Chengalpattu, previously known as Chingleput or Chengalpet, is a prominent town and the administrative headquarters of Chengalpattu District in Tamil Nadu. Officially declared a separate district in 2019, it is located approximately 56 kilometres from Chennai and is well connected via GST Road (NH-45) and the Chengalpattu Railway Junction. The town lies close to major industrial and IT hubs and serves as an important link in Chennai's expanding growth corridor.

An important commercial and educational centre, Chengalpattu is home to a Government Medical College and several institutions affiliated with the University of Madras. The surrounding region is rich in historical, religious, and natural attractions, including Mahabalipuram (Mamallapuram), Kovalam Beach, Vedanthangal Bird Sanctuary, Muttukadu Boat House, Vallam Hill Cave Temple, Sri Maha Bhairavar Rudhra Alayam, and the Crocodile Bank.

Supported by ongoing infrastructure development and strong regional connectivity, Chengalpattu continues to emerge as a well-balanced destination for residential development. With strong potential for appreciation, Chengalpattu is an ideal choice for both homeowners and investors.



- Chengalpattu SIPCOT
- Govt. Medical College
- Establishing a new biotech park in Alapakkam in Chengalpattu
- Tamilnadu notifies area for Chengalpattu satellite Town
- 2000 Acre - Global City is coming up soon
- Tambaram - Chengalpattu elevated Expressway coming up soon

JUST
150 MTRS
FROM
RAILWAY
STATION



- PUBLIC TRANSPORT**
- Chengalpattu Railway Station – 150 mtrs
 - Perarignar Anna Bus Stand – 2.5 km
 - Chengalpattu New Bus Stand – 3.5 km
- SCHOOLS**
- St. Ann's Matric Hr. Sec. School – 1.7 km
 - St. Columba's Higher Secondary School – 1.8 km
 - Vidhya Sagar Global School (CBSE) – 5.2 km
 - SCAD World School (CBSE) – 6.7 km
- COLLEGES**
- Lakshmi Ammal College – 1.4 km
 - Rajeshwari Vedachalam Arts College – 1.5 km
 - Government Law & Medical College – 2.9 km
- HOSPITALS**
- Sree Ranga Multispeciality Hospital – 1.5 km
 - JJ Multispeciality Hospital – 1.6 km
 - Government Medical College & Hospital – 2.1 km
 - Medway JSP Multispeciality Hospital – 2.2 km
- PUBLIC FACILITIES**
- Tamilnadu Electricity Board (TNEB) – 1.1 km
 - Chengalpattu Municipality Office – 1.6 km
 - Chengalpattu Registrar Office – 2.2 km
 - Chengalpattu District Collector Office – 4.6 km
- PROFESSIONAL & LIFESTYLE**
- Mahindra World City - 20 min
 - Zoho & SRM – 30 min
 - Wonderla - 30 min
 - Mahabalipuram - 40 min

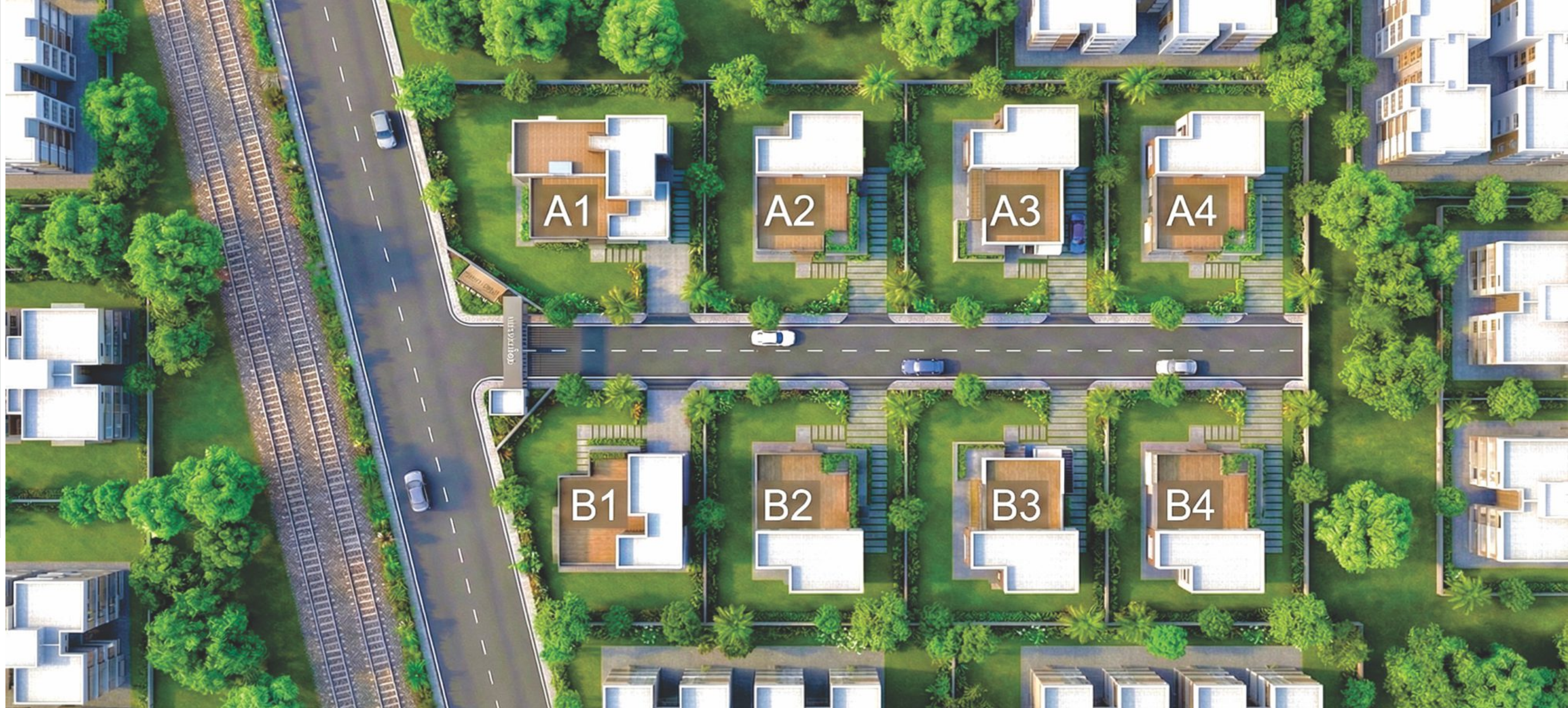


Top View

*Seen from
the skies,
where planning
turns into
poetry.*



SAMPOORNADHAYA
ENCLAVE



A1

*Designed
for everyday
living, with
Space, Light
and Balance.*



**SAMPOORNADHAYA
ENCLAVE**



Floor Plan

Villa No	A1
Villa Type	4 BHK
Plot Area	994 Sq.ft
Builtup Area	2262 Sq.ft
Facing	South



First Floor



Ground Floor



Second Floor

A2, A3, A4

*Modern
Elevation
that blends
functionality with
refined aesthetics*



SAMPOORNADHAYA
ENCLAVE



Floor Plan

Villa No	A2, A3, A4
Villa Type	3 BHK
Plot Area	840 Sq.ft
Builtup Area	1570 Sq.ft
Facing	South



Ground Floor



First Floor

B1

*A thoughtfully
designed
four-floor elevation
that reflects quality,
comfort and
contemporary style.*



SAMPOORNADHAYA
ENCLAVE



Floor Plan

Villa No	B1
Villa Type	2 BHK
Plot Area	820 Sq.ft
Builtup Area	1476 Sq.ft
Facing	North



Ground Floor



First Floor

B2, B3, B4

*Where smart
design rises
through refined
architecture*



SAMPOORNADHAYA
ENCLAVE

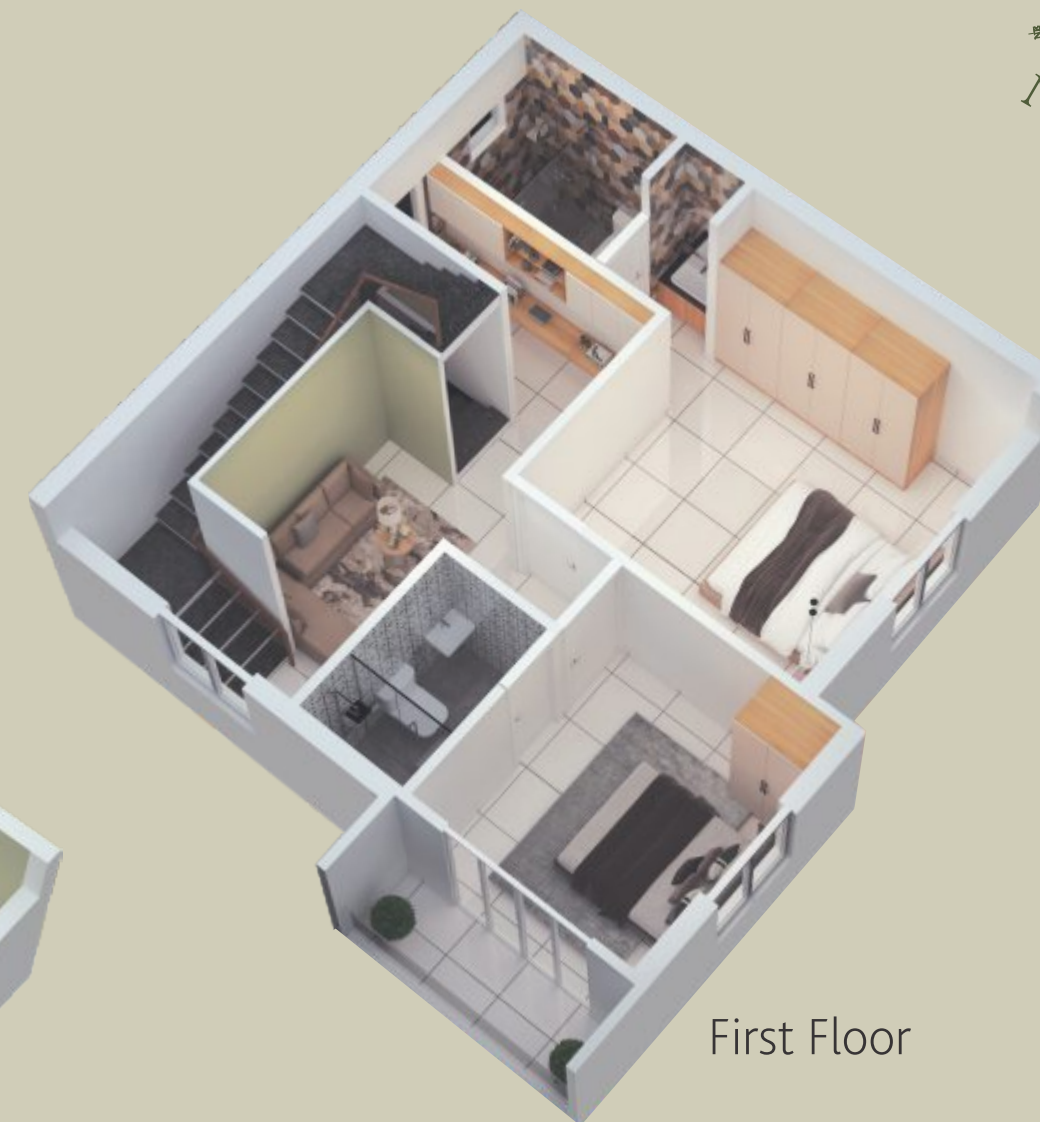


Floor Plan

Villa No	B2, B3, B4
Villa Type	2 BHK
Plot Area	847, 844, 840 Sq.ft
Builtup Area	1530 Sq.ft
Facing	North



Ground Floor



First Floor

Features

*Modern
Amenities
for a Safe,
Peaceful and
Premium
Lifestyle*



Red Bricks



Main Entrance Arch



Covered Car Parking



Street Lights & Rainwater Trench



Digital Door Lock



Inverter Provision



CCTV Camera



Private Terrace



Video Door Phone



Peaceful Location Proudful Address



100% Vastu



Safe Community



Copious Sweet Ground Water



Terrace Cooling Tiles



Cement Road



Secured Compound Wall

*Built with
Superior
Materials
and Proven
Specifications*

Specification



STRUCTURE:

- ❑ RCC Framed Structure and red bricks used for External/Internal walls.
- ❑ Anti-Termite Treatments wherever applicable during construction stage.

TILING – FLOORING :

- ❑ All tiles will be from SOMANY / KAJARIA or equivalent make.
- ❑ Living, Dining, Kitchen and Bedrooms – 24" x 24" vitrified tiles with spacers.
- ❑ Toilets, Balconies & Utility area – Anti-skid ceramic tiles with spacers.
- ❑ Door thresholds will be finished with granite.
- ❑ Terrace – Weatherproof tiles.
- ❑ Entrance steps and staircase – Granite flooring.
- ❑ Car parking – Parking tiles / interlocking paver / Kota stone or equivalent.

TILING – DADO :

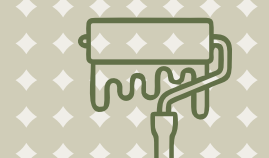
- ❑ All tiles will be from SOMANY / KAJARIA or equivalent make.
- ❑ Kitchen – 2' x 1' ceramic wall tiles up to 2 feet above the platform will be provided.
- ❑ Toilet – 2' x 1' ceramic wall tiles up to 7 feet height from floor level.

KITCHEN :

- ❑ 18mm thick black granite of size as per drawing for kitchen platform will be provided.
- ❑ Stainless steel sink with drain board – FRANKE / DIAMOND / KOHLER or equivalent make will be provided.
- ❑ Sink water point – CP fittings with pull-out spray head from KOHLER will be provided.
- ❑ Provision for water purifier will be provided.

DOORS / WINDOWS / VENTILATORS :

- ❑ Main Door (3'6" x 8'0") – 8 feet height, frame made of good 1st quality teak / engineered wood or equivalent. Shutter of 44mm thickness, both sides finished with engineered veneer or equivalent, with grooves and designer hardware of YALE / GODREJ or equivalent make.
- ❑ Bedroom Door (3'0" x 7'0") – 7 feet height, frame made of good quality teak/engineered wood or equivalent. Shutter of 36mm thickness, both sides finished with engineered veneer or equivalent, with designer hardware of YALE / GODREJ or equivalent make.
- ❑ Toilet Door (2'6" x 7'0") – 7 feet height, frame made of good quality engineered wood / UPVC / WPC or equivalent. Shutter of 36mm thickness, both sides finished with engineered veneer or equivalent, with designer hardware of YALE / GODREJ or equivalent make.
- ❑ UPVC windows with sliding shutters for all windows will be from SAINT-GOBAIN / FENESTA or equivalent make. Grills will be provided.
- ❑ UPVC ventilators with pin-headed glass along with exhaust fan provision will be from SAINT-GOBAIN / FENESTA or equivalent make. Grills will be provided.



PAINTING FINISHES :

- ❑ All internal walls will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of premium emulsion paint of ASIAN / NIPPON / DULUX or equivalent make.
- ❑ External walls will be finished with 1 coat of primer and 2 coats of weather-proof emulsion paint of ASIAN / NIPPON / DULUX or equivalent make. Texture paint wherever applicable as per architect's choice.
- ❑ Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of tractor emulsion paint of ASIAN / NIPPON / DULUX or equivalent make.
- ❑ Handrail (Balcony): 12mm toughened glass with aluminum SS finish handrail.
- ❑ Handrail (Staircase): 12mm toughened glass with aluminum wooden-finish handrails.

ELECTRICAL FIXTURES / FITTINGS :

- ❑ Three-phase power supply with concealed wiring will be provided.
- ❑ Separate meter will be provided for each villa, and the main board will be located outside the villa at a suitable place suggested by architects / MEP consultant.
- ❑ All switches will be of SCHNEIDER / LEGRAND or equivalent make.
- ❑ Cables and wiring will be of HAVELLS / ANCHOR / POLYCAB or equivalent make.
- ❑ Split A/C provision with electrification will be provided in living room and all bedrooms.
- ❑ 15A plug points will be provided for refrigerator, washing machine and microwave.
- ❑ Geyser provision with electrification will be provided in all toilets.
- ❑ 5A socket for chimney will be provided in kitchen and exhaust fan point in all toilets.
- ❑ Inverter provision with electrification in villas will be provided.
- ❑ Manual phase changeover will be provided.
- ❑ TV and Telephone / Internet point will be provided in living and Master bedroom.



PLUMBING & SANITARY :

- ❑ All sanitary ware in ceramic of superior brands like KOHLER / GROHE or equivalent will be provided.
- ❑ EWC (Floor/wall-mounted closet) with health faucet of superior brand like KOHLER / GROHE or equivalent will be provided.
- ❑ High-quality concealed flush cistern of GEBERIT or equivalent make for Wcs.
- ❑ Washbasin of superior brand like KOHLER / GROHE or equivalent will be provided in toilets.
- ❑ CP fittings of superior brand like KOHLER / GROHE or equivalent will be provided.
- ❑ Single-lever HI-FLOW concealed diverter of KOHLER / GROHE or equivalent make, with hot & cold mixer and overhead shower, will be provided in the toilets.
- ❑ Thermostatic concealed diverter of KOHLER / GROHE or equivalent make with overhead rain shower along with nozzle body spray will be provided in the master bedroom toilet.
- ❑ Hand shower will be provided in toilets.
- ❑ CPVC / UPVC pipelines / PVC soil & waste lines / sewage pipelines and rainwater lines of ISI brands like ASTRAL / SUPREME / PRINCE or equivalent will be provided.
- ❑ Tap point in terrace area and car parking.
- ❑ UG Sump & Septic tank will be provided.





*Crafted
with Care.
Delivered
with Pride.
our completed
Projects.*

Infrastructure & Facilities

RAILWAYS

- Chengalpattu Junction is a major railway hub on the Chennai-Trichy / southern rail routes, well-connected by suburban and long-distance trains to Chennai and other cities.
- Station upgrades under national schemes are underway/upgraded to improve passenger amenities, platforms, parking, lifts and information systems.

BUS & ROAD NETWORKS

- National Highway NH-45 (GST Road) passes through the district, providing key connections to Chennai, Bangalore and southern Tamil Nadu.
- A large Chengalpattu bus terminus (~10-acre modern facility with many bays, toilets, shops and passenger services) is being built to improve regional and intercity bus mobility.
- Good local road connectivity links Chengalpattu town with surrounding villages and suburbs via state and PWD roads.

REGIONAL ROADS / FUTURE PROJECTS

- Projects like Chennai Peripheral Ring Road and elevated corridors aim to improve freight and commuter connectivity and reduce congestion around Chengalpattu

HEALTHCARE FACILITIES

- Chengalpattu hosts government and private hospitals, including major public medical institutions (e.g., Govt Medical College & Hospital) serving affordable healthcare needs.
- New government district hospitals with multi-specialty services have been inaugurated recently to expand healthcare capacity.
- Efforts to install sustainable sanitation (wastewater treatment) systems at hospital campuses have been undertaken to improve hygiene and environmental health.

EDUCATION & RESEARCH

- The region has numerous schools and colleges offering technical, medical, engineering, arts and science courses.
- Major educational & research institutions (like SRM Institute and other universities / colleges) contribute to higher learning and research opportunities.

INDUSTRIAL & SEZ GROWTH

- Chengalpattu district includes industrial estates, SEZs and automobile clusters (e.g., Mahindra World City) with major manufacturing, IT and logistics companies.
- A biotech industrial park is planned to boost life-sciences infrastructure, attracting R&D, manufacturing and startups.
- International industrial parks and warehousing facilities improve business logistics and investment appeal.

Few Completed Projects



Future Projects:

Guduvancherry | Villivakkam | Pammal | Tambaram | Chengalpattu | Coimbatore



**We Invite
Joint Venture**