

### MEMBERSHIPS & ACCREDITATIONS



JENOMARAN Group  
THE EVER NEXT

#130, Second floor, Eswaran Koil street (Near Anna Salai),  
Heritage Town, Pondicherry – 605001.

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**Booking contact**

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# JENO VETRI

45ft Road Extension, Balaji Nagar, Pondicherry - 605 013



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THE EVER NEXT

**JENO VETRI**  
**URBAN**  
**LOCATION**  
**SOPHISTICATED**  
**STYLE**



## About Us

JENO maran Builders (P) Ltd is the name that comes to people's minds when comes to real estate space in Puducherry. The name earned is by sheer quality of service spanning around 30 years, giving its customers their dream buildings and ahead of time constructions. It was established in Puducherry in 1989 as a partnership firm and was incorporated as JENO maran Builders (P) Ltd in 2008. Over the years of sheer excellence, JENO maran has been recognized as the leading company in the construction space in both Puducherry and Tamil Nadu through various projects like Commercial Complexes, Apartments, Hotels, Residential Complexes, Institutional Complexes and Heritage Buildings. In recent years keeping customers at its priority JENO has evolved as the household name of Puducherry.



## Vision:

To work efficiently in an ethical and balanced manner so as to earn the privilege of being the best builder of choice.

### Commercial:

Number of blocks – 1 (G+4)  
Floors – G + 4  
Area (Each floor) - 3652 Sqft  
Lift – 1 No

### Residential:

Number of blocks – 4  
Floors – G + 5  
Lift details – 3 Nos  
Each floor comprises of 10 units  
( 6 nos of 3 BHK and 4 Nos of 2 BHK)  
except the fifth floor.  
Fifth floor comprises of 7 units  
(6 nos of 3 BHK and 1 No of 2 BHK)  
Total units -47

# 32+

Year of Experience

# 1000+

Happy Customers

# 500K+

Built-up Area

AMENITIES



Green Building Materials used



Flats with complete Privacy



UPVC Windows with low "U" value



Teak Wood Main Doors



Automatic Johnson lift 3 Nos (Stretcher Lift 1 No & Passenger Lift 2 Nos)



Emulsion Interior, Toxin free Painting.



Special Thermal proof weathering on Terrace



Walking path on Terrace



Rainwater harvesting systems to recharge the ground water table



Landscaping and shady trees provide refreshing environment and reduce heat island effect to the occupants



CCTV System for common areas



All flats prewired for Telephone/Broadband



Covered Car Parking



Provision for Video Door Phone



Piping for DTH



Lightning Arrester



Generator Backup for common lighting and pumps and 1000W per flat



Provision for A/C Pipe concealing



IOT operated smart switches for A/C, Heater Essential Lightings



Heat pump for 24x7 hot water to bathrooms



Disability Friendly Features

## Structure:

- ◆ RCC framed structure designed for earthquake resistance with pile foundation of 20m deep.

## Masonry:

- ◆ 9"and 4 1/2" thick work in fly ash bricks at lift, toilet and partitions. 9" Brick work and/or AAC blocks of 6" thickness for exterior wall and wall between two units.

## Joinery Items:

- ◆ Hard wood panelled main door with Hard wood frames.
- ◆ Hard Wood French windows with glazed shutter.
- ◆ Hard Wood flush doors for other doors with veneer finish face.
- ◆ Brass handles and hinges for main door.
- ◆ Godrej/Yale or equivalent locks.
- ◆ MS Railing with SS handrail for staircases.
- ◆ Balcony with glass railing & handrail.

## Electrical:

- ◆ Modular Switches Legrand/Panasonic & Cables & wires Polycab/Finolex.
- ◆ Generator backup for common lighting, lift & pump and 1KVA to each unit.

## Flooring:

### Living & Dining

- ◆ Marble design (artificial) Vitrified flooring tiles for living and dining.

### Bed Rooms

- ◆ Vitrified flooring tiles.
- ◆ Skirting with Vitrified tiles.

### Kitchen

- ◆ 20 mm granite counters with half nosing for kitchen.
- ◆ Ceramic dado (2' above counter) for kitchen.

### Toilets

- ◆ Anti-skid ceramic flooring tiles.
- ◆ Ceramic tiles up to ceiling.

### Common Area

- ◆ Marble/Granite with Stone.
- ◆ Main staircase – Marble/Granite Flooring.

## Windows:

- ◆ UPVC-Kommerlinc / Fenesta windows and ventilators.

## Plumbing:

### Bath Rooms

- ◆ White/Off white wall hung type EWC (Hindware/Kerovit or equivalent).
- ◆ Fourway Divertors with over head shower (Jaquar or equivalent).

### Kitchen

- ◆ S.S sink Single Bowl without Drain Board.
- ◆ Swan neck taps.

## Disability Friendly Facilities:

- ◆ Braille Friendly lift buttons.
- ◆ Spacious corridors.
- ◆ Access ramps in entrance.
- ◆ Handicap toilets in commercial block.
- ◆ Reserve Parking for elderly and differently abled near to lift.
- ◆ Doorknobs shall be replaced with levers where necessary to help elderly with Arthritis issues.

## Painting:

- ◆ 1. Ceiling painting OBD over Putty.
- ◆ 2. Putty with Acrylic Emulsion for interior wall (Nippon/JSW/Asian).
- ◆ 3. Enamel painting for MS grills.
- ◆ 4. Exterior walls painted with exterior emulsion paint (Nippon/JSW/Asian).
- ◆ 5. Melamine matt finish paint for main door and all doors.



3D VIEW



UNIT A,C,E

Unit	Unit type	Unit Total Area	UDS
A	3 BHK	1671.49 Sq.ft	592.32 Sq.ft
C	3 BHK	1678.86 Sq.ft	594.93 Sq.ft
E	3 BHK	1671.70 Sq.ft	592.39 Sq.ft



PLAN VIEW

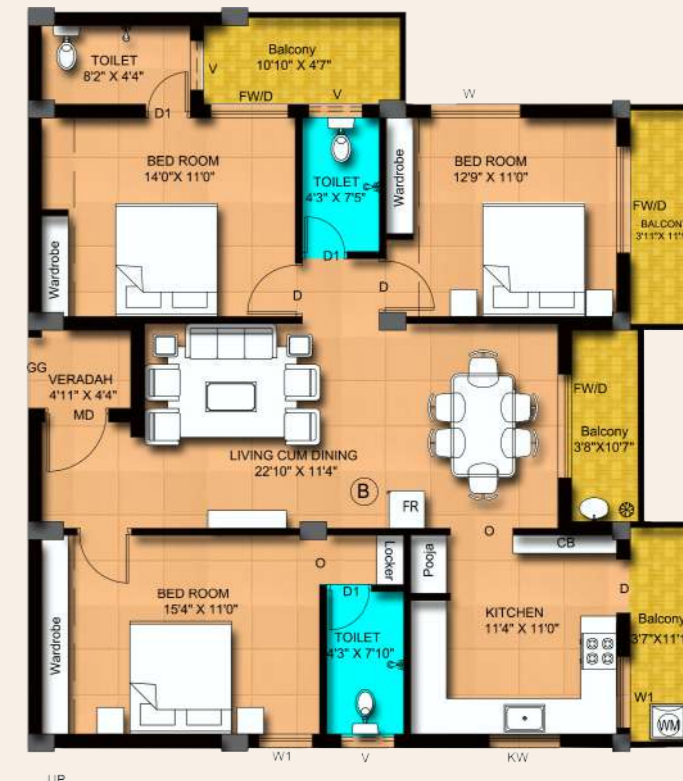


3D VIEW



UNIT B,D,F

Unit	Unit type	Unit Total Area	UDS
B	3 BHK	1655.34 Sq.ft	586.60 Sq.ft
D	3 BHK	1675.36 Sq.ft	593.69 Sq.ft
F	3 BHK	1655.34 Sq.ft	586.6 Sq.ft



PLAN VIEW

Com., Area : 259.46 Sq.ft



3D VIEW

PLAN VIEW

3D VIEW

PLAN VIEW



UNIT G

Unit type  
2 BHK

Unit Total Area  
1331.34 Sq.ft

UDS  
471.78 Sq.ft

Com., Area : 259.46 Sq.ft



Unit type  
2 BHK

Unit Total Area  
1247.60 Sq.ft

UDS  
442.11 Sq.ft

UNIT H



3D VIEW



UNIT J

Unit type  
**2 BHK**

Unit Total Area  
**1263.85 Sq.ft**

UDS  
**447.87 Sq.ft**



3D VIEW



Com., Area : **259.46 Sq.ft**

Unit type  
**2 BHK**

Unit Total Area  
**1294.64 Sq.ft**

UDS  
**458.78 Sq.ft**

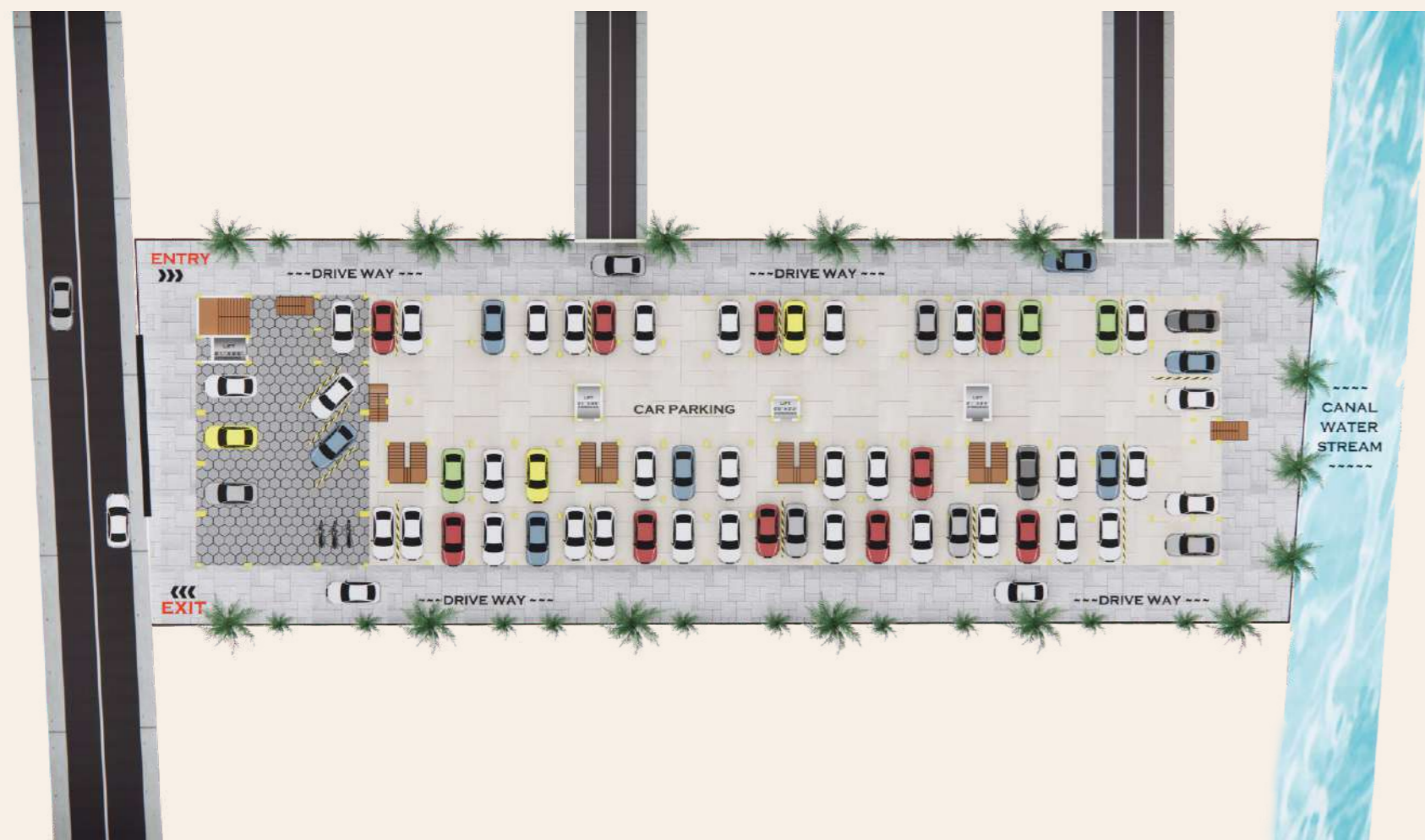


PLAN VIEW

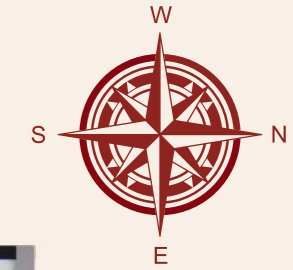
UNIT K



CAR PARKING PLAN



CAR PARKING PLAN

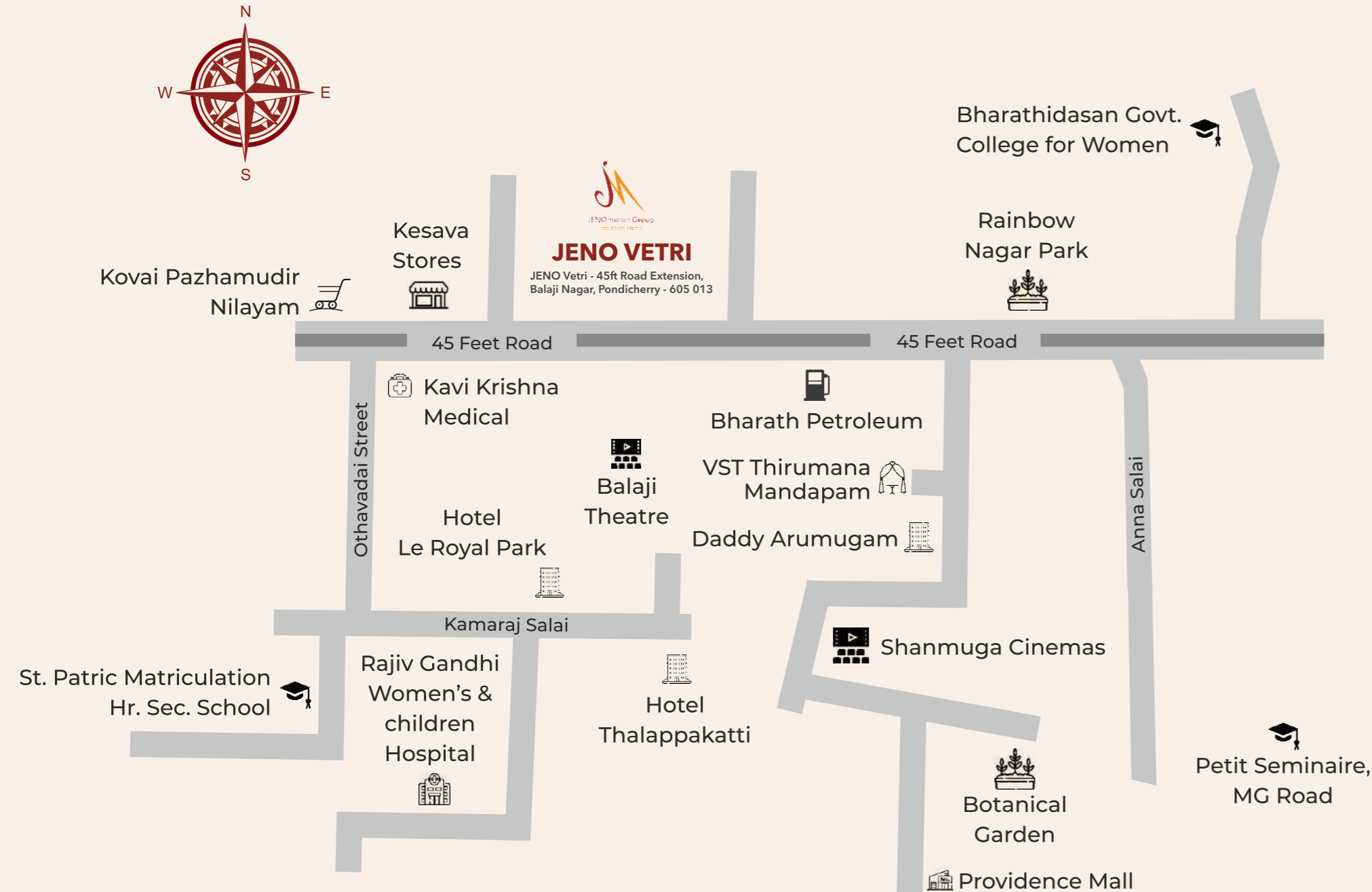


COMMERCIAL TYPICAL FLOOR PLAN

COMMERCIAL TYPICSL FLOOR PLAN

# PROJECT PLAN





### Petrol bunk:

- ◆ HP Petrol Bunk -800 m
- ◆ Bharath Petroleum – 50 m
- ◆ Indian Oil - 1 Km
- ◆ Kovai Pazhamudir Nilayam – 200 m
- ◆ Pazhamudir Cholai – 300 m
- ◆ Nehru Street – 1 Km

### Restaurant:

- ◆ Hotel Accord -1.9 m
- ◆ Hotel Le Royal Park -1.1 Km
- ◆ Hotel Thalappakatti – 900 m
- ◆ RKN Elite- 600 m
- ◆ Daddy Arumugam -850 m

### Schools:

- ◆ Kendriya Vidyalaya (Jipmer Campus) – 3 Km
- ◆ St. Joseph of Cluny Hr. Sec. School – 3 Km
- ◆ Petit Seminaire , MG Road – 2Km
- ◆ St. Patric Matriculation Hr. Sec. School – 3.5 Km

### Hospitals:

- ◆ Jipmer – 3.7 Km
- ◆ Rajiv Gandhi Women's and children Hospital – 3.2Km
- ◆ Indira Gandhi Government General Hospital – 3.5 Km
- ◆ Indira Gandhi Medical College and Research Institute – 3.2 Km

### Colleges:

- ◆ Immaculate college of Education for Women – 2 Km
- ◆ Pondicherry University – 10 Km
- ◆ Bharathidasan Govt. College for Women – 1.5 Km

### Entertainment:

- ◆ Rainbow Nagar Park – 400 m
- ◆ Providence Mall - 2.4 Km
- ◆ Rock Beach – 2.7 Km
- ◆ Bharathi Park – 2.5 Km
- ◆ SPI Cinemas – 2.4 Km
- ◆ Jeeva Rukmani (Adlabs Theatre) -850 m
- ◆ Botanical Garden – 2 Km
- ◆ Shanmuga Cinemas – 1.7 Km

### Grocery:

- ◆ Bombay Home Needs – 170 m
- ◆ Daily Needs -150 m
- ◆ Kesava Stores – 180 m
- ◆ Vijayaganapathy Departmental Stores – 1.4 Km
- ◆ Food Mart Supermarket -1.1 Km

### Pharmacy:

- ◆ New Venkateshwara Medical – 10 m
- ◆ Kavi Krishna Medical – 230 m
- ◆ Velavan Medical – 300 m

I am writing to recommend the excellent work of Jeno Maran Builders Pvt. Ltd. based on our experience with the construction of our dream house. We thank Mr. Maran and his entire team for the efforts in making the construction of our house as painless as possible. The whole process was very smooth and quick from the start to finish. They were on time and on budget. Throughout the course of construction, they displayed a high level of professionalism, dedication and commitment. Staffs were very friendly, highly skilled and were so accommodating to us. We are so happy with how our house turned out — exactly what we were hoping for and more. Thank you for job well done!

**MR. DHANEESH KUMAR AND FAMILY**

I have been associated with m/s JENO maran builders since June 2005 when construction work of my house was taken up. I was satisfied and impressed with the way they paid attention to every minute detail in all stages of construction. In fact I have not hesitated in recommending m/s JENO maran builders to many of my friends. Even now more than 5 years after construction of my house, I have asked them to attend to minor modification, Changes or repairs and they have done so promptly.”

**MRS. S.RAJESWARI**

“I made an agreement to your concern JENO maran Builders (p) Ltd., in my site two years ago. Varieties of building designs were explained and the cost of construction is less than other. During the construction work, the workers followed the instruction as per the agreement and there was no mal practice in mixing and supplying of low quality of materials. Your service during the construction work, were satisfaction fully. Finishing and completion works are very attractive and nice. I pray the almighty to maintain the same forever.

**MR.SRINIVASAN**

“I want to tell you how much I enjoyed working with JENO maran during construction of the project. Both field and staff accomplished the work in a professional and thorough manner and on schedule. I have received many compliments on the building.”

**MRS. SASIKALA, PONDICHERRY**

Very good construction work with lesser time and cost. Design of building is good with an availability of area. Excellent quality of work and service

**MRS. SASIKALA, PONDICHERRY**

“JENO maran is a customer freindly professional. His integrity towards quality and value brings a lot more practical fragrance to the relationship. One looking for real estate related investments, should definitely bring him in the options available and rest is assured.”

**MR. SUBBAIYAH SAMY, PONDICHERRY**

“Though I live in U.S.A, I have good opinion about his work and satisfaction about his good contact with us. Therefore I recommend to my friends about his best work.”

**MRS. G. SUNDARI AMMAL**

“Thank you so much for your help in building our dream home! Your input was invaluable and we know the house would have never turned out so well without your efforts...”

**MR.PRITHIVIARAJ, PONDICHERRY**

“Our dream house is taking a beautiful shape and I really appreciate the effort you and your team have shown in this project. I am totally happy for the way this project has come so far. I will arrange for a Thanks giving Mr. Prithiviaraj, Pondicherry party for everyone associated with this project in August when I am back in India.”

**MR.SABARI NATHAN**



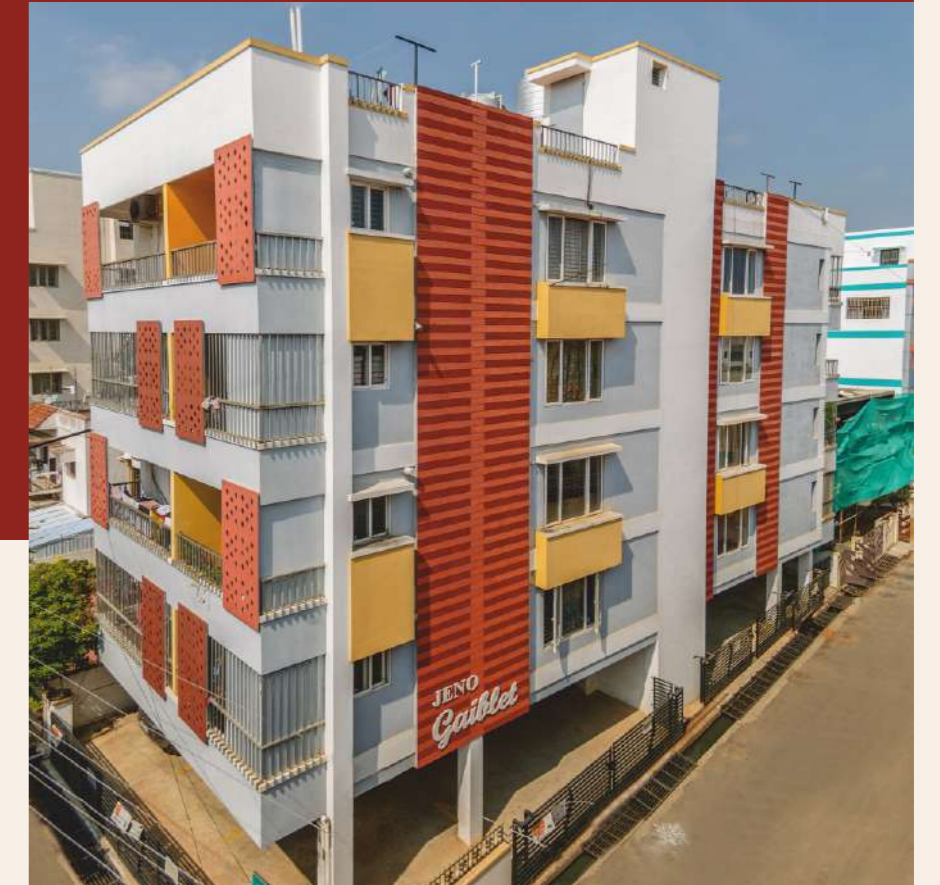
**GUNA JENO APARTMENT**  
Reddiarpalyam, Puducherry

**JENO LUCKSHMI APARTMENT**  
Krishna Nagar, Puducherry



**JENO SOUGOUMARAN APARTMENT**  
Reddiarpalyam, Puducherry

**JENO GAIBLET APARTMENT**  
Anna Nagar, Puducherry





**JENO VILLE**  
Thengaithittu, Pondicherry



**JENO RAMKI**  
Kamaraj Nagar, Pondicherry



**JENO SOUPRA**  
Sri Aurobindo St, Pondicherry



**JENO ARTHI**  
Krishnanagar, Pondicherry