



Jayaraj

DHANYA

Koppam, Tharekad, Palakkad

Jayaraj Dhanya is located at Koppam, Tharrekad within the Palakkad Municipal limits.

Thoughtfully planned and skillfully crafted, this multistoried project strikes the perfect balance between modernity and comfort.

*Designed with love and
crafted with purpose,*

Jayaraj Dhanya features

2BHK and 3BHK apartments,

Ideal for families ready to create
a lifetime of memories.



In the *Heart of* *Palakkad* town

A Location That
Connects You to
Everything

Jayaraj Dhanya is situated in a prime location that seamlessly combines accessibility with tranquility.

Whether it's schools, hospitals, shopping, or dining, everything you need is just a stroll away.

The ease of being connected to the town while nestled in a peaceful community makes Jayaraj Dhanya the ideal place to call home.



Scan to locate us



Happiness *Architected*

A Place of Comfort and Care for Your Family

At Jayaraj Dhanya, your family's happiness and comfort take center stage. These well-crafted apartments are designed to provide spacious living areas, smart layouts, and a range of amenities tailored to every family member's needs.

Here, you'll find not just a house but a home where cherished memories are made, and bonds grow stronger every day.



Amenities

- ✔ Stilt parking
- ✔ Recreation Area
- ✔ Provision for electric vehicle charging*
- ✔ On grid solar power plant for common areas
- ✔ CCTV in selected points in common areas
- ✔ Well equipped gymnasium
- ✔ Provision for piped gas connection*
- ✔ Elevator with Automatic Rescue Device(ARD) facility, with opening in all the floors including open terrace
- ✔ Waste management system (BIO BIN)
- ✔ Sewage treatment plant
- ✔ AC provisions provided in all bed rooms and living area
- ✔ 24 hour backup generator for individual apartments and common areas
- ✔ EPABX system with intercom connectivity to security room
- ✔ Lounge Area

* common area charging point will be provided, and individual connections can be taken by the allottees on an additional cost

* Gas piping to each apartment will be provided from the ground floor, Allotees can use the same for upcoming government gas pipe line project at Allottee's cost, as per government guidelines





BLOCK -1
FLOOR PLAN

BLOCK-1 TYPE A 3BHK



Saleable Area (SBA) : 211 Sq.mtr

2271 Sq.Ft 3BHK

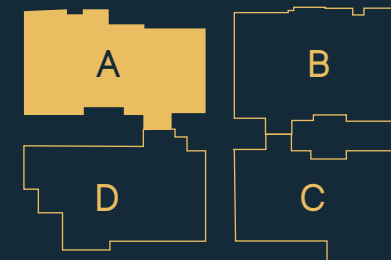
Carpet Area (RERA)

(Excluding Balcony): 159.34 Sq.mtr

1715 Sq.Ft

MEASUREMENTS IN FEET

Foyer Area.....	6 x 10.5
Living Area.....	19 x 16.25
Dining Area	17.63 x 10.67
	6.00 x 6.88, 6.00 x 4.50, 6.00 x 4.50
Living Balcony	17.50 x 5.25
Dining Balcony.....	10.00 x 5.50
Pooja Room	6.38 x 5.25
Kitchen	11.63 x 10.13
Utility.....	11.63 x 5.25
Bed room 1 (Master)	12.75 x 15.88
Bed room 1 Toilet	5.25 x 9.13
Bed room 2	12.75 x 18.00,
	5.25 x 6.50
Bed room 2 Toilet.....	5.25 x 11.13
Bed room 3 (Guest)	11.88 x 10.50,
	7.50 x 5.50
Bed room 3 Toilet.....	6.38 x 6.25



BLOCK 1- 3BHK FLAT A

BLOCK-1 TYPE B 3BHK



BLOCK-1 TYPE B 3BHK

Saleable Area (SBA) : 211.06 Sq.mtr

2272 Sq.Ft 3BHK

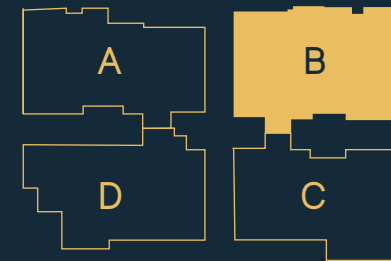
Carpent Area (RERA)

(Excluding Balcony) 159.44 Sq.mtr

1716 Sq.Ft

MEASUREMENTS IN FEET

Foyer	6 x 10.5
Living.....	19 x 16.25
Dining	7.75 x 10.67 6.00 x 6.88, 6.38 x 4.50
Living Balcony	17.50 x 5.25
Dining Balcony.....	10.00 x 5.50
Pooja	6.38 x 5.25
Kitchen	11.63 x 10.13
Utility.....	11.63 x 5.25
Bed room 1 (Master)	12.75 x 15.88
Bed room 1 Toilet	5.25 x 9.13
Bed room 2	12.00 x 18.00
	6.25 x 6.63
Bed room 2 Toilet.....	6.00 x 11.00
Bed room 3 (Guest)	11.88 x 10.50
	7.50 x 5.50
Bed room 3 Toilet.....	6.38 x 6.25



BLOCK-1 TYPE C 3BHK



BLOCK 1- 3BHK FLAT C

Saleable Area (SBA) : 213.12 Sq.mtr

2294 Sq.Ft 3BHK

Carpent Area (RERA)

(Excluding Balcony) 160.16 Sq.mtr

1724 Sq.Ft

MEASUREMENTS IN FEET

Foyer Area.....	6.38 x 6.25
Living Area.....	19 x 16.25
Dining Area	17.75 x 10.0 8.5 x 5.0, 6.0 x 6.25, 5.25 x 7.11
Living Balcony	17.63 x 5.25
Dining Balcony.....	9.37 x 6.87
Pooja Room	6.38 x 16.5
Kitchen	11.61 x 9.83
Utility.....	11.61 x 5.0
Bed room 1 (Master)	12.75 x 18.34
Bed room 1 Toilet	5.25 x 11.11
Bed room 2.....	18.34 x 10.0
Bed room 2 Toilet.....	10.11 x 5.25
Bed room 3 (Guest)	11.75 x 11.5
Bed room 3 Toilet.....	7.5 x 4.5



BLOCK-1 TYPE D 3BHK



Saleable Area (SBA) : 195.63 Sq.mtr

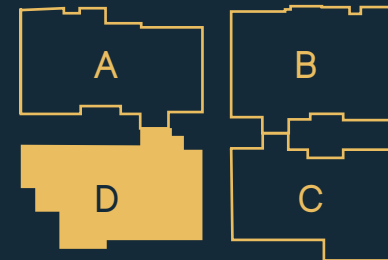
2106 Sq.Ft 3bhk

Carpet Area (RERA)
(Excluding Balcony) 145.38 Sq.mtr

1565 sq.Ft

MEASUREMENTS IN FEET

Foyer Area.....	6.0 x 9.75
Living Area	19.0 x 16.25
Dining Room	11.75 x 14.5 5.5 x 6.0, 6.0 x 5.25
Living Balcony	17.63 x 5.25
Dining Balcony.....	10.5 x 5.25
Laundry/Dry Area 1	4.87 x 4.5
Laundry/Dry Area 2.....	4.0' x 4.5
Kitchen	10.12 x 10.75
Utility.....	4.87 x 5.86
Bed room 1 (Master)	16.88 x 12.75 9.85 x 6.0
Bed room 1 Toilet	7.75 x 6.0
Bed room 2	11.75 x 12.75
Bed room 2 Toilet.....	5.25 x 9.1
Bed room 3 (Guest)	11.86 x 13.86 7.5 x 2.11
Bed room 3 Toilet.....	5.86 x 7.11





BLOCK - 2
FLOOR PLAN





BLOCK-2 TYPE A 2BHK



BLOCK-2 TYPE A 2BHK

Saleable Area (SBA) : 97.28 Sq.mtr

1047 Sq.Ft 2BHK

Carpent Area (RERA)

(Excluding Balcony) 65.43 Sq.mtr

704 Sq.Ft

MEASUREMENTS IN FEET

Living & Dining	10.0 x 16.5
.....	9.25 x 8.62
Balcony.....	5.0 x 7.87
Kitchen	6.25 x 10.0
Bed room 1 (Master)	12.5 x 12.25
Bed room 1 Toilet	8.5 x 5.37
Bed room 2	10.0 x 10.0
Bed room 2 Toilet	5.5 x 6.0
.....	4.0' x 4.0'





BLOCK-2 TYPE B 2BHK

BLOCK-2 TYPE B 2BHK

Saleable Area (SBA) : 97.28 Sq.mtr

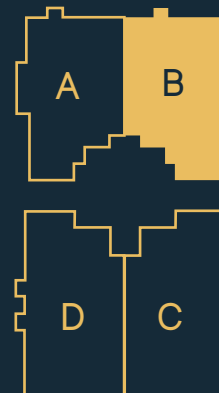
1047 Sq.Ft 2BHK

Carpent Area (RERA)
(Excluding Balcony) 65.46 Sq.mtr

705 Sq.Ft

MEASUREMENTS IN FEET

Living & Dining	9.13 x 16.5
.....	10.25 x 8.62
Balcony.....	5.0 x 7.87
Kitchen	6.25 x 10.0
Bed room 1 (Master)	12.5 x 12.25
Bed room 1 Toilet	8.5 x 5.37
Bed room 2	10.0 x 10.0
Bed room 2 Toilet	5.5 x 6.0
.....	4.0' x 4.0'





BLOCK-2 TYPE C 2BHK

Saleable Area (SBA) : 112.83 Sq.mtr

1214 Sq.Ft 2BHK

Carpet Area (RERA)

(Excluding Balcony) 75.18 Sq.mtr

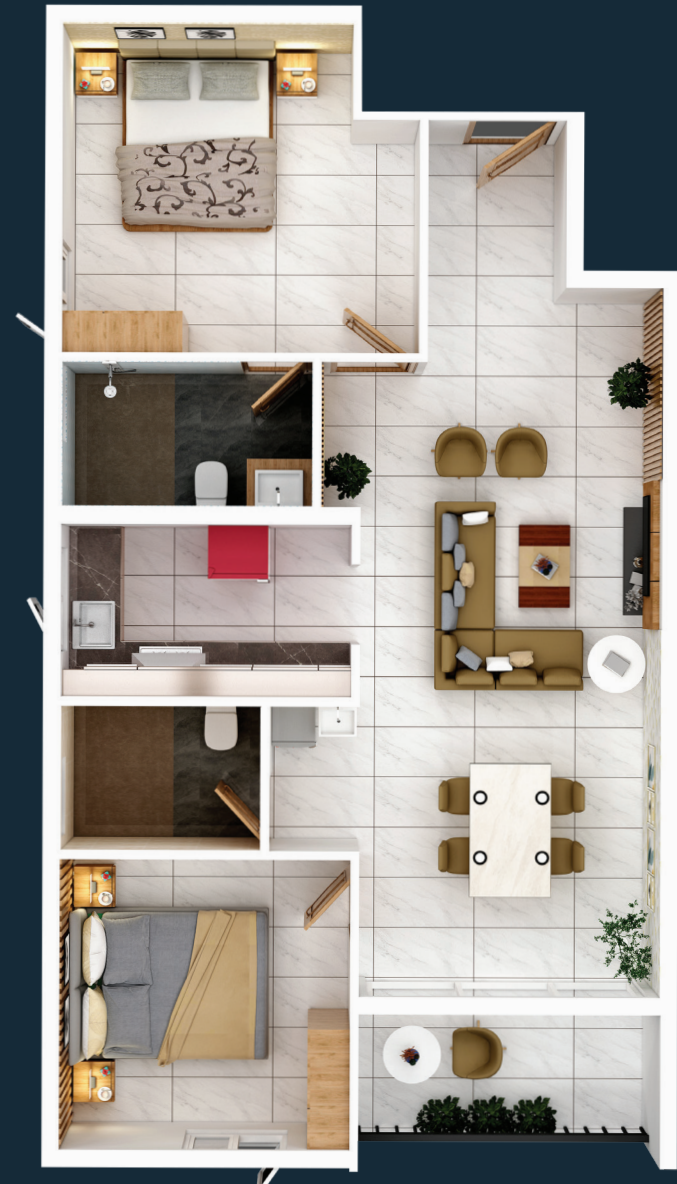
809 Sq.Ft

MEASUREMENTS IN FEET

Foyer	5.13 x 6.5
Living & Dining	11.25 x 26.11
Balcony.....	11.25 x 5.75
Kitchen	10.75 x 6.75
Bed room 1 (Master)	13.25 x 12.25
Bed room 1 Toilet	9.37 x 5.37
Bed room 2	10.75 x 10.75
Bed room 2 Toilet	6.5 x 4.25
.....	4.25 x 5.37



BLOCK-2 TYPE D 2BHK



Saleable Area (SBA) : 112.83 Sq.mtr

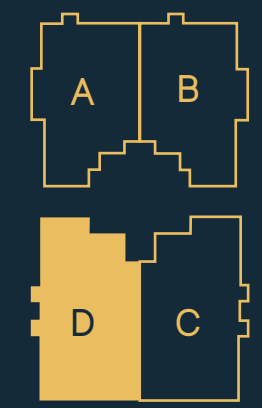
1214 Sq.Ft 2BHK

Carpet Area (RERA)
(Excluding Balcony) 75.18 Sq.mtr

809 Sq.Ft

MEASUREMENTS IN FEET

Foyer	5.13 x 6.5
Living & Dining	11.25 x 26.11
Balcony.....	11.25 x 5.75
Kitchen	10.75 x 6.75
Bed room 1 (Master)	13.25 x 12.25
Bed room 1 Toilet	9.37 x 5.37
Bed room 2	10.75 x 10.75
Bed room 2 Toilet	6.5 x 4.25
.....	4.25 x 5.37



Disclaimer

The visuals of the property/apartment symbolize artistic impression only. The information contained herein including the fittings, finishes, features, floor size and colour etc in the visuals are subject to change. However, the plans & specifications indicated in the Builder and the Client agreement are final and we have not authorized anyone to make any oral commitments or promises on our behalf in regard to the plans and specifications of the apartment.

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Jayaraj Properties by, Jayaraj Group established in the year 1964, is renowned in the field of construction & property development for more than two decades. Over this period, we have successfully delivered around four lakh square feet of residential spaces catering to more than 300 happy families. Jayaraj Dhanya, our new venture, is a gate opening to a prestigious lifestyle.

Our group concerns



Palakkad



Kochi



Kozhikode