

**WHERE LIVING
FINDS ITS RHYTHM**

JAINS
Aadhya Bharath



JAIN HOUSING

37
YEARS OF
EXPERIENCE

6
CITIES

210
COMPLETED PROJECTS

20
MILLION SQ.FT.
DEVELOPED

21,000+
HAPPY
CUSTOMERS

26
ONGOING PROJECTS

TIMES REALTY ICONS OPTIMAL MEDIA

AWARD

Best Residential Developer, South India

TIMES BUSINESS
AWARD
TAMIL NADU 2023

BEST RESIDENTIAL
DEVELOPER ES
AWARD
2019, 2021, 2023

MOST TRUSTED BUILDER

AWARD

2018



JAINS
Aadhya Bharath

WHERE LIVING FINDS ITS RHYTHM

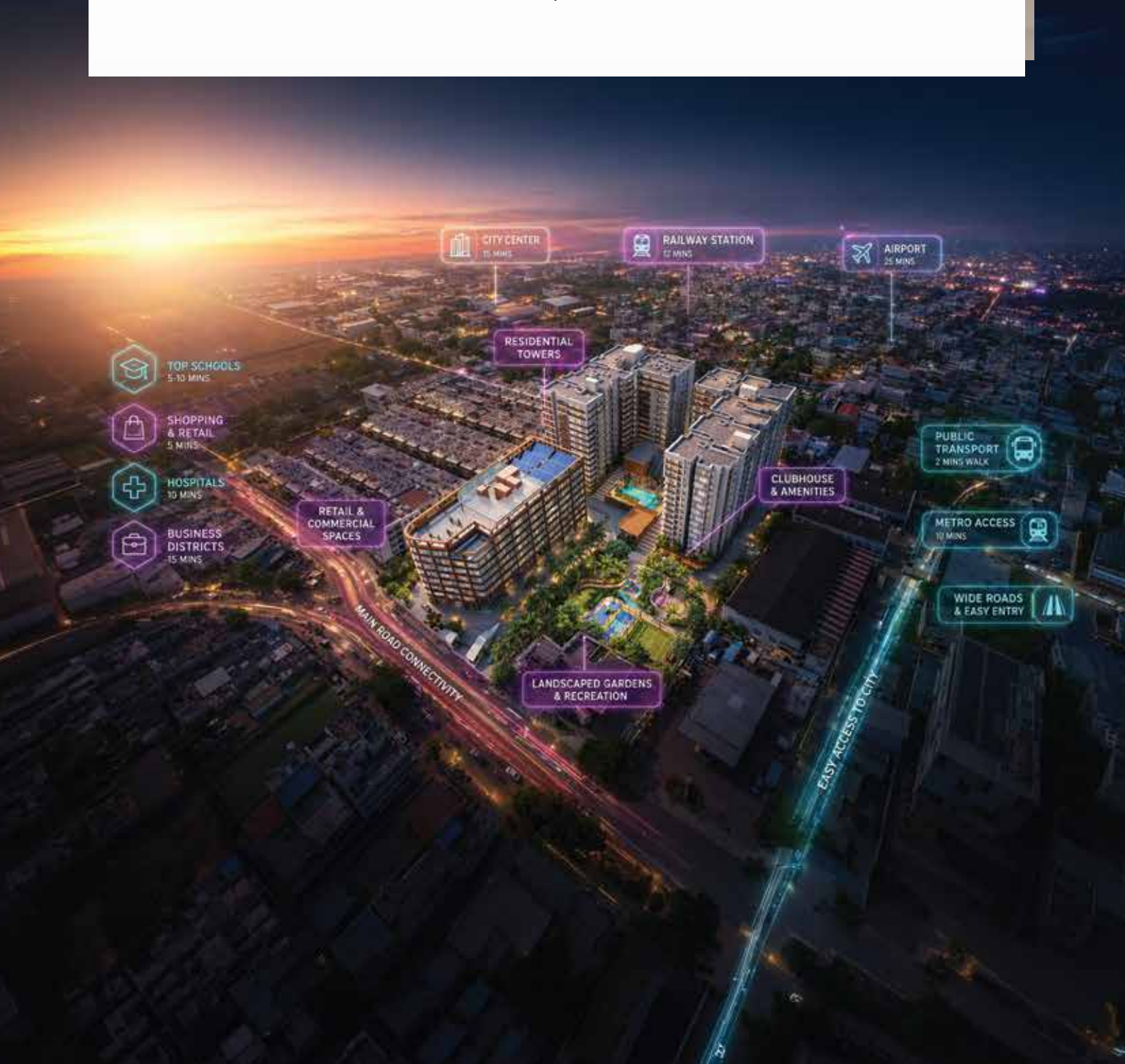
Not just another home, but a happy world where your every dream blossoms.

Welcome to Jains Aadhya Bharath – a home, an experience and a priceless legacy. This is a home that celebrates everything about YOU – your comfort, your preferences, your goals, it's all about YOU.



KORATTUR THE RIGHT PLACE TO INVEST

Located in the heart of bustling Korattur, Jains Aadhya Bharath offers the perfect blend of serenity and connectivity. Positioned near prime hubs like Anna Nagar and Villivakkam, it provides seamless access to top-tier healthcare, education, and shopping. With its excellent infrastructure and consistent value appreciation, Korattur is a premier destination for residents and savvy investors alike.





QUALITY SHINES THROUGH IN EVERY CORNER

Every home at Jains Aadhya Bharath is a hallmark of excellence and quality. Premium fittings, superior products and high-grade materials form the backbone of your home, giving you a flawless experience that lasts for generations. Built with uncompromising quality and finesse, each home

stands as a true mark of reliability and durability.



PURE EMBODIMENT OF LUXURY

Experience the ultimate level of luxury where elegant design meets elevated comfort. Refined lifestyle homes that merge space, style and sophistication seamlessly to offer you the perfect balance of class and comfort. Thoughtful little details like wardrobe niches, privacy of bedrooms, well-ventilated balconies, well-lit corridors etc., create a home that feels warm and inviting.



STORIES OF JOY

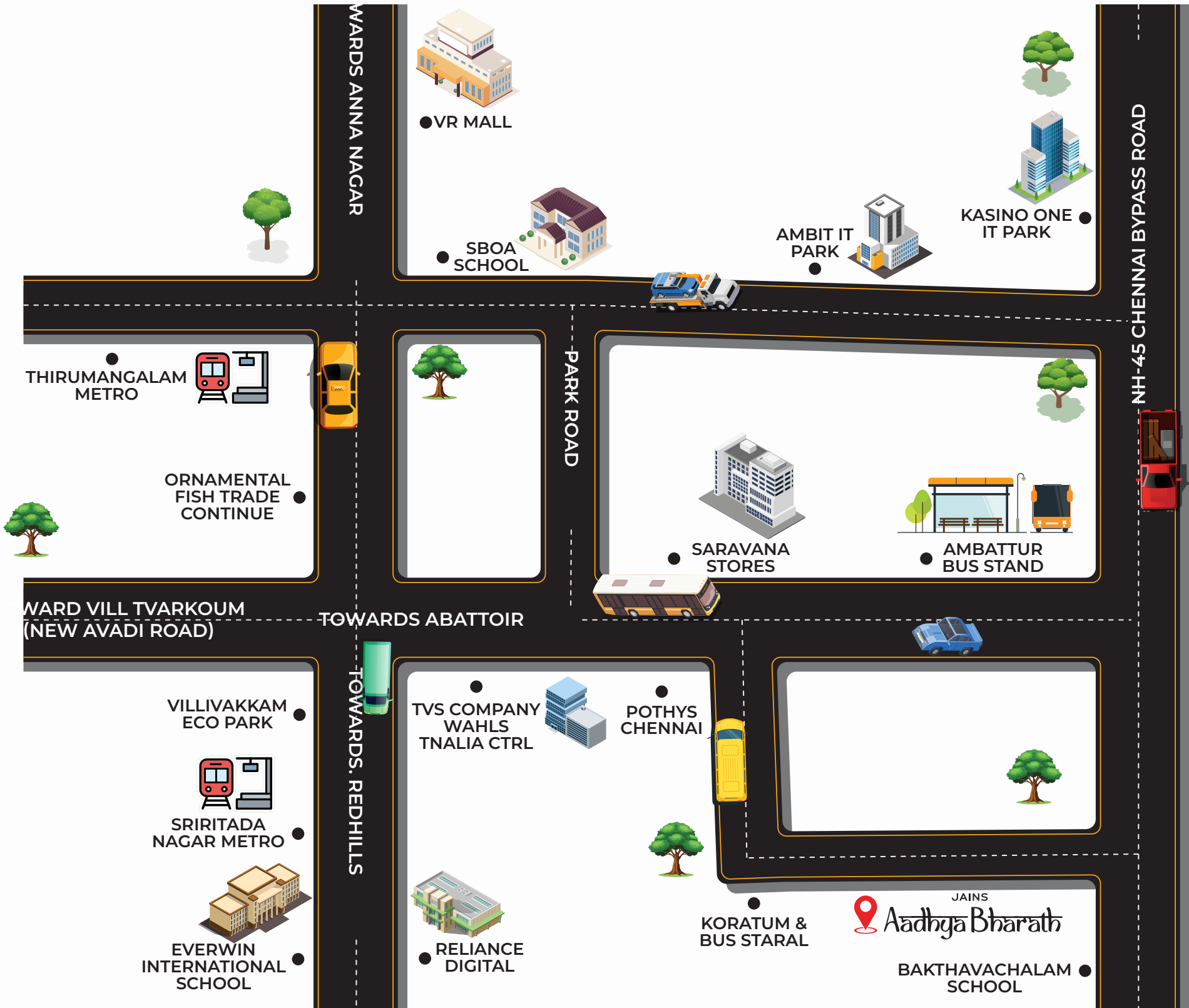
Write new stories of joy and happiness in a home that comes alive with world-class amenities. These homes are thoughtfully curated to enrich your everyday. For the curious little ones, the nature lover, the fitness enthusiast, and the peace-loving senior citizens, there's something for everyone. This is a home that nurtures your well-being holistically and inspires you every day to live a healthier and happier life.



AADHYA BHARATH

LOCATION ADVANTAGES

-
- Dr.N alli Kuppuswami Vivekananda Vidyalaya - 100 Mtrs
 - Bhaktavatsalam Memorial College - 200 Mtrs
 - Saravana Stores - 250 Mtrs
 - Pothys - 250 Mtrs
 - Korattur Railway Station - 500 Mtrs
 - Varamm Healthcare Multispeciality Hospital - 1 kms
 - ESI Hospital - 1 kms
 - Ebenezer Matriculation Higher Secondary School - 1 kms
 - Orchids The International School - 2 kms
 - EuroKids Preschool Korattur - 2 kms
 - Ambattur Bus Stand - 2 kms
 - Villivakkam ECO Park - 2 kms
 - Anna Nagar Tower Park - 3 kms
 - Ambattur Industrials Estate - 4 kms
 - VR Chennai Mall - 7 kms
 - Koyambedu Bus Terminus - 8 kms
 - Nexus Vijaya Mall - 12 kms

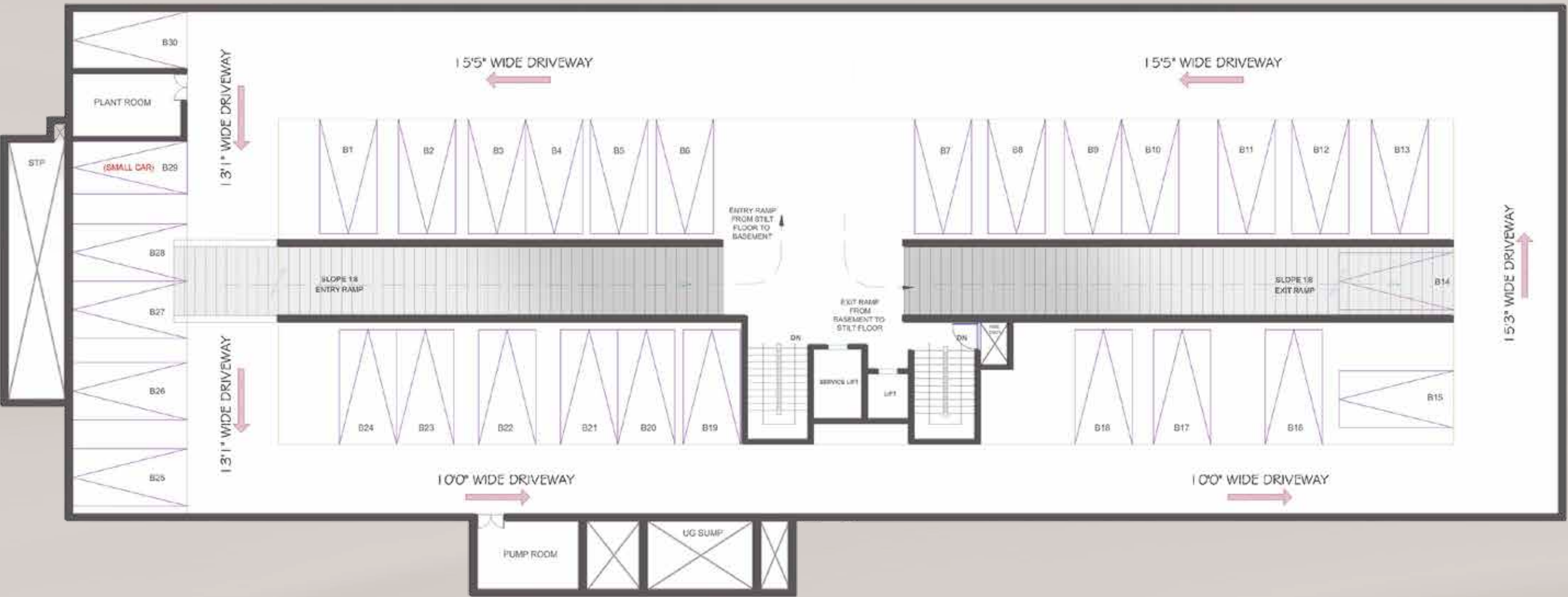


TYPICAL FLOOR PLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
01	917	1289
02	672	941
03	663	933
04	1069	1489
05	713	1015
06	821	1172
07	918	1285

BASEMENT PLAN



SITE CUM STILT FLOOR PLAN



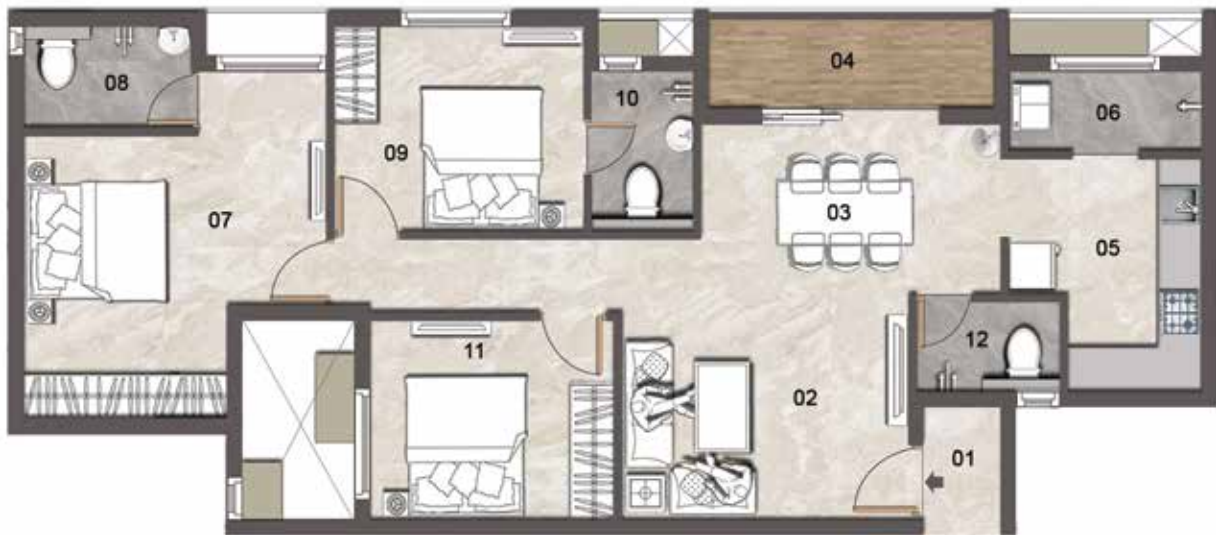
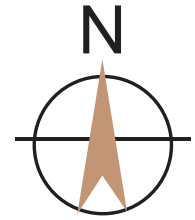
- 1. Car Charging Area
- 2. Association Room
- 3. 2 Wheeler Charging Area
- 4. Drivers WC/Bath
- 5. Maintenance Room
- 6. Seating

TERRACE FLOOR PLAN



- | | |
|---------------------------|------------------------|
| 1. Party lawn with dining | 7. Yoga and meditation |
| 2. Seating with pergola | 8. Sudoku on the wall |
| 3. Multipurpose court | 9. Gaga ball |
| 4. Walking 8 | 10. Trampoline |
| 5. Exercise pavillion | 11. Merry-go-round |
| 6. Sand pit | 12. Spring horse |

FLAT - 01



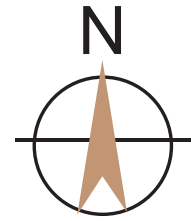
- 01. Foyer - 3'5" X 5'8"
- 02. Living - 12'9" X 9'2"
- 03. Dining - 13'4" X 7'11"
- 04. Balcony - 12'8" X 4'4"
- 05. Kitchen - 8'7" X 10'4"
- 06. Utility - 8'7" X 3'6"
- 07. Bed-1 - 13'5" X 12'6"
- 08. A.Toilet - 7'6" X 4'6"
- 09. Bed 2 - 10'9" X 9'1"
- 10. A.Toilet - 4'6" X 7'1"
- 11. Bed 3 - 10'10" X 8'10"
- 12. C.Toilet - 6'7" X 4'0"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
01	917	1289

FLAT - 02



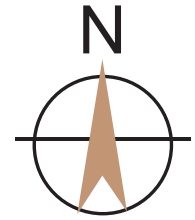
- 01. Living - 14'6" X 10'6"
- 02. Dining - 8'6" X 7'4"
- 03. Balcony - 8'2" X 4'4"
- 04. Kitchen - 7'5" X 7'0"
- 05. Utility - 3'6" X 7'0"
- 06. Bed-1 - 12'0" X 9'4"
- 07. A.Toilet - 8'7" X 4'6"
- 08. Bed 2 - 9'0" X 11'0"
- 09. C.Toilet - 4'6" X 6'9"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
02	672	941

FLAT - 03



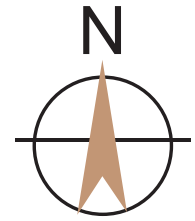
- 01. Living - 14'9" X 8'3"
- 02. Dining - 8'10" X 9'3"
- 03. Balcony - 8'6" X 4'0"
- 04. Kitchen - 10'10" X 8'3"
- 05. Utility - 3'6" X 2'5"
- 06. Bed-1 - 12'0" X 9'4"
- 07. A.Toilet - 5'0" X 7'0"
- 08. Bed 2 - 10'0" X 11'4"
- 09. C.Toilet - 4'8" X 6'10"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
03	663	933

FLAT - 04



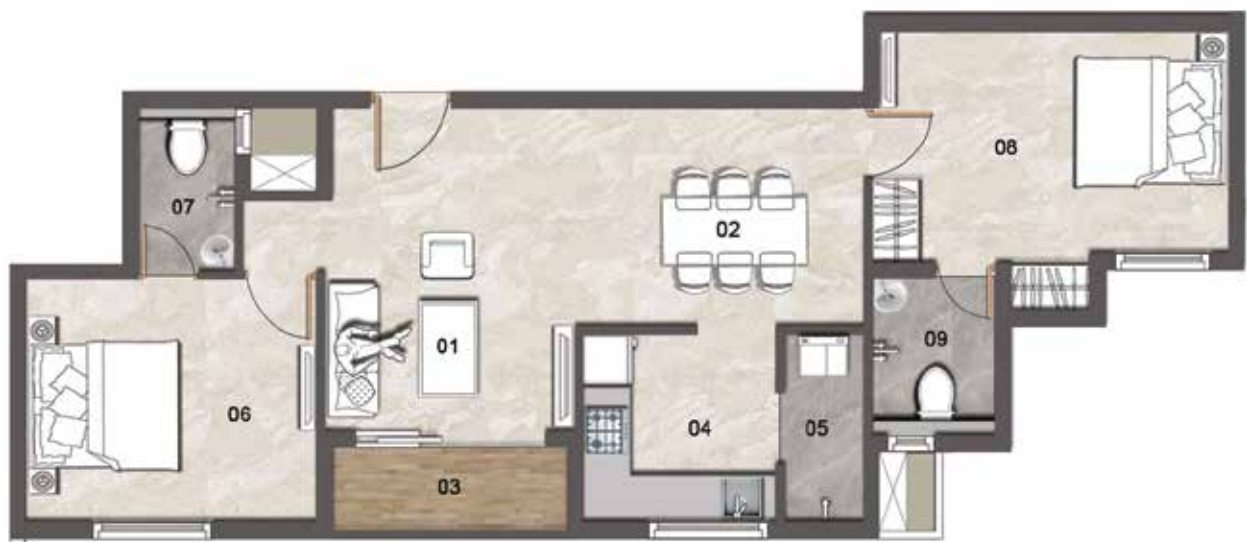
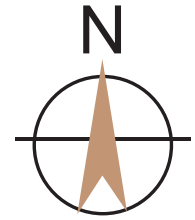
- 01. Foyer - 3'4" X 3'6"
- 02. Living - 18'6" X 11'5"
- 03. Dining - 8'10" X 9'5"
- 04. Balcony - 8'6" X 4'4"
- 05. Kitchen - 10'2" X 8'5"
- 06. Utility - 3'6" X 6'1"
- 07. Bed-1 - 11'11" X 13'4"
- 08. A.Toilet - 4'6" X 6'6"
- 09. Balcony - 4'10" X 6'2"
- 10. Bed 2 - 12'10" X 11'6"
- 11. A.Toilet - 6'8" X 4'7"
- 12. Bed 3 - 10'10" X 11'6"
- 13. C.Toilet - 7'0" X 4'6"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
04	1069	1489

FLAT - 05



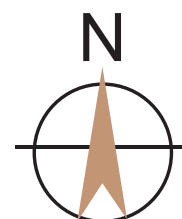
- 01. Living - 10'4" X 13'4"
- 02. Dining - 11'11" X 9'0"
- 03. Balcony - 9'8" X 3'9"
- 04. Kitchen - 8'0" X 7'9"
- 05. Utility - 3'3" X 7'9"
- 06. Bed-1 - 12'0" X 10'0"
- 07. A.Toilet - 4'0" X 6'9"
- 08. Bed 2 - 14'6" X 9'2"
- 09. A.Toilet - 5'1" X 6'6"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
05	713	1015

FLAT - 06



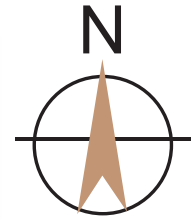
- 01. Living - 10'4" X 13'5"
- 02. Dining - 7'10" X 8'9"
- 03. Balcony - 9'8" X 3'9"
- 04. Kitchen - 6'8" X 8'4"
- 05. Utility - 4'4" X 6'0"
- 06. Bed-1 - 12'0" X 10'3"
- 07. A.Toilet - 8'0" X 4'7"
- 08. Bed 2 - 9'0" X 12'2"
- 09. A.Toilet - 4'6" X 6'11"
- 10. Study Room - 8'1" X 8'9"
- 11. Balcony - 4'0" X 6'8"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
06	821	1172

FLAT - 07



- 01. Foyer - 5'5" X 5'0"
- 02. Living - 16'6" X 10'3"
- 03. Dining - 9'0" X 8'8"
- 04. Balcony - 8'4" X 3'10"
- 05. Kitchen - 7'6" X 8'4"
- 06. Utility - 5'3" X 4'2"
- 07. Bed-1 - 10'0" X 11'11"
- 08. A.Toilet - 8'0" X 5'4"
- 09. Bed 2 - 8'7" X 11'0"
- 10. Bed 3 - 9'6" X 12'1"
- 11. A.Toilet - 4'6" X 7'9"
- 12. C.Toilet - 7'0" X 4'2"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
07	918	1285

SPECIFICATIONS

1.1 Structure

- RCC Framed structure.
- Floor to floor height will be maintained at 3000 mm.
- Anti-termite treatment will be done.

1.2 Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and emulsion.
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and OBD.
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of Weather proof exterior emulsion.
- Toilet walls will be finished with glazed ceramic tiles as per the architect's design.
- Utility walls will be finished with glazed ceramic tiles as per the architect's design.

1.3 Flooring

- Foyer, living, dining & kitchen will have 1200 x 600 mm vitrified tile flooring 100mm ht skirting.
- All other Bedroom will have 600 x 600 mm vitrified tile flooring 100mm ht skirting.
- Toilet , utility and balcony will have 300x300mm anti-skid ceramic tile flooring
- Terrace floor will have weathering proof with cement flooring.
- Common areas and staircases will have Granite /Marble/ Natural Stone/Tile flooring.

1.4 Kitchen

- Granite slab for about 12-15 SQ. FT, 600 mm wide & stainless steel sink will be provided.
- Dado tiles up to 600 mm from granite slab.
- Electrical provision for chimney and water purifier.
- CP fittings will be Parry ware/Hind ware/Jaguar or equivalent.

1.5 CP and Sanitary

- Wall mounted basin / Corner WB from Parry ware/Hind ware /Jaguar or equivalent, in master bed room.
- Wall mounted closet with health faucet, Jaguar / Cera or equivalent, in all bathrooms.
- CP and sanitary fittings, Parry ware/Hind ware /Jaguar or equivalent, will be provided.
- Wall mixer, Parry ware/Hind ware /Jaguar or equivalent will be provided.
- Geyser and exhaust fan points are provided in every bathroom.
- A maximum unit with wash basin in dining is provided.
- False ceiling in toilets.

JOINERY

1.6 Entrance Door

- Main door – Prehung engineered wooden door of 2100 mm height, having Digital lock, tower bolts, door viewer, safety latch door stopper etc.

1.7 Bedroom Door

- Teak wood or country wood frame with flush shutters (paneled skin door shutter) 2100 mm height, with Godrej or equivalent locks, thumb turn with keys, etc.

1.8 Bathroom Door

- Teak wood or country wood frame with flush shutter 2100 mm height, thumb turn with keys

1.9 Window

- Windows made of UPVC with see-through plain glass, with MS grills wherever applicable.
- Balconies with UPVC French doors will be provided without MS grills.
- For ventilators UPVC with suitable louvered glass panes.

1.10 Balcony and Common Area

- MS hand railing in balconies as per the architect's design
- MS railings will be provided for the common staircase

1.11 Electrical Fittings

- Cables and wiring will be Polycab / Finolex / Havells or equivalent
- Switches and sockets will be Schneider / Anchor / Litaski / Crabtree or equivalent
- Split air conditioner points will be provided in living and all bedrooms.
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system will be provided.
- Internet and TV points will be provided in living and master bedroom.

- 3 Phase Power Supply with concealed wiring will be provided based on TNEB rules and regulation.
- 3(three) nos. 15A plug points will be provided in kitchen & 1(one) no. 15 A point will be provided in Service area for washing machine. 1(one) no. 15A point in each toilet for Geyser.
- Night lamps will be provided in all bedrooms.
- 2-way control in all bedrooms with 5amps point near bed headboard.

1.12 Others/ Common Amenities

- STP of required capacity will be provided.
- Rain water harvesting will be provided.
- Water supply will be provided with gravitational force system.
- Over Head water tank of required capacity will be provided.
- Firefighting system will be provided as per norms.
- Water tap for gardening will be provided at required points.
- Bore well or open well water will be provided. If required, a water treatment plant will also be installed for domestic use, subject to site conditions.
- Underground Sump of required capacity will be provided.
- 4 feet height compound wall all around the building with landscape and lighting.
- CCTV will be provided in required areas.

- Water proofing/Anti termite treatment provided.
- Generator backup for all apartments (2BHK – 400 watts / 3BHK – 500 watts)
- Power backup for minimum essential points will be provided in all apartments & common areas.
- Name board display will be provided in Stilt floor.
- Flat no will be provided in Main Door.
- Floor identification will be provided in each floor.

1.13 External Features

- Elevator: 10-13 passengers (one no.) and 6-8 passenger (one no.) automatic lift will be provided.
- Power Supply: 3-phase power supply will be provided for all apartments.
- Suitable landscaping will be done at required areas.
- External driveway will be provided with concrete pavers.
- Basement & Stilt floor car parking area will be provided with grano flooring.

SILENT FEATURES OF THE PROJECT:

2.1 Premium Community Design

- Jains Aadhya Bharath has been designed to build a community with activity-driven open spaces and open spaces for social interactions.
- About 67.4 % of open spaces are provided in the community with amenities around.

- Green spaces are provided in the community, and have seating arrangements to enjoy the evening.

2.2 Vaastu Compliant

- Conscious efforts have been taken during design phase to have most of the units Vaastu compliant and the following have been achieved:
- Maximum units with SW bedrooms.
- Minimum units with NE, SW toilets.
- Maximum units with SE, NW toilets and kitchen.

2.3 Premium Specifications

- Aadhya Bharath comes with premium specifications like:
- Marble like flooring tile for Foyer, Living, Dining & Kitchen 1200 x 600.
- Wall mounted closet with wall concealed covering of high quality for Toilets.
- High quality CP fittings for Toilets.
- Granite or Tile for Lobbies.
- Digital locking system for Main Door.
- Main Door - Prehung engineered wooden door with 2100mm height.
- Security Intercom facility for common lobbies.
- Power backup for every individual unit.

2.4 Ventilation

- Utmost importance is given to ventilation of all habitable spaces; every internal and external space is well-ventilated, so one can always get fresh air in the spaces

2.5 Secured Community

- Controlled entry and exit into the community, with security cabins located at the entrance
- Internal spaces have been designed with zero dead space
- All the external spaces have been well-utilized, with proper allocation of car parks.

2.6 Efficiency of Plans

- Efficiency of plans has been given main importance during the design phase, and this has helped in keeping common areas to only 19.01% from saleable area.
- Interior planning interior detailing for each apartment is done to help customer furnish the house as per plans shown in the brochure which includes:
- Defined wardrobe, modular kitchen, bed position & TV locations.
- Fridge, TV, Air conditioners & WM location.
- Bed with side tables locations
- Apt electrical layout.

2.7 Wardrobe Niches

- Most bedrooms have been designed to have a wardrobe niche, so that the wardrobe does not occupy space in the bedroom which ensures more space for furnishing.

2.8 Privacy for Bedrooms

- Maximum units have bedrooms designed in such a way that they are private, and that visitors do not directly look into bedrooms while sitting in the living.

2.9 Bedrooms and Balconies Planning

- All bedrooms and balconies are planned in such a way that they look outside; making sure every bedroom enjoys good views and ventilation.
- Most bedrooms and balconies are designed to avoid facing small cutouts or non-ventilated spaces.

2.10 Well - Planned ODU Locations

- Thoughtfully planned and created spaces for placing ODUs of ACs, so that the area is accessible for service.

2.11 Well - Lit and Well - Ventilated Corridors

- All the corridors are well-lit and well-ventilated from intermediate cutouts, so there will be no requirement to light corridors during the day.

2.12 AMENITIES LIST

Stilt Floor Amenities:-

1. Car Charging Area
2. Association Room
3. Two Wheeler Charging Area
4. Drivers WC / Bath
5. Maintenance Room
6. Seating

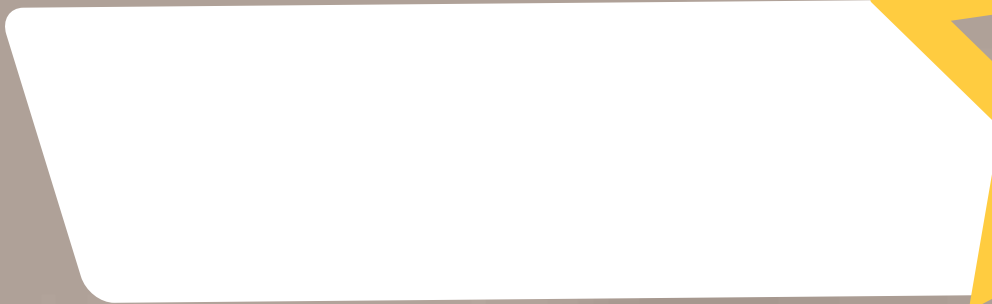
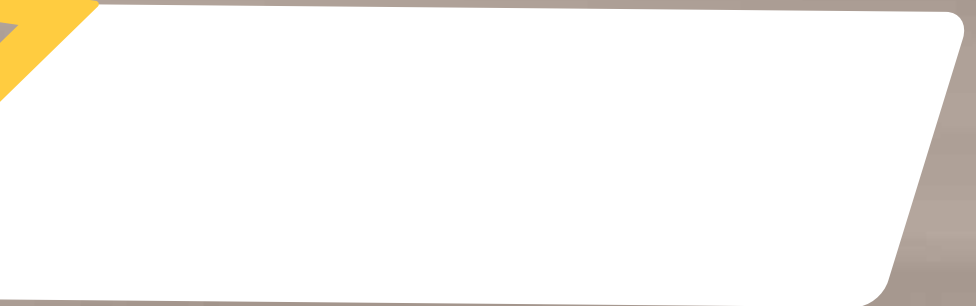
Terrace Amenities:-

1. Party Lawn with Dining
2. Seating with Pergola
3. Multipurpose Court
4. Walking 8
5. Exercise Pavilion
6. Yoga and Meditation
7. Sand Pit
8. Trampoline
9. Sudoku on the Wall
10. Gaga Ball
11. Merry Go Round
12. Spring Horse

TESTIMONIAL



For over 39 years, we have earned the trust and confidence of over 21k customers who are our real celebrities. Every little thing we do, every big project we build, is to make their home dream come true. Ours is a legacy built on the trust and faith of our esteemed customers. A highly customer-centric organisation, we continuously strive to build homes, landmarks, communities, lifestyles and superior living experiences that enrich lives and fulfil aspirations.







JAIN HOUSING LLP

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