



WHERE LIVING
FINDS ITS RHYTHM

JAINS
Aadhya Bharath
KORATTUR





JAIN HOUSING

39
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

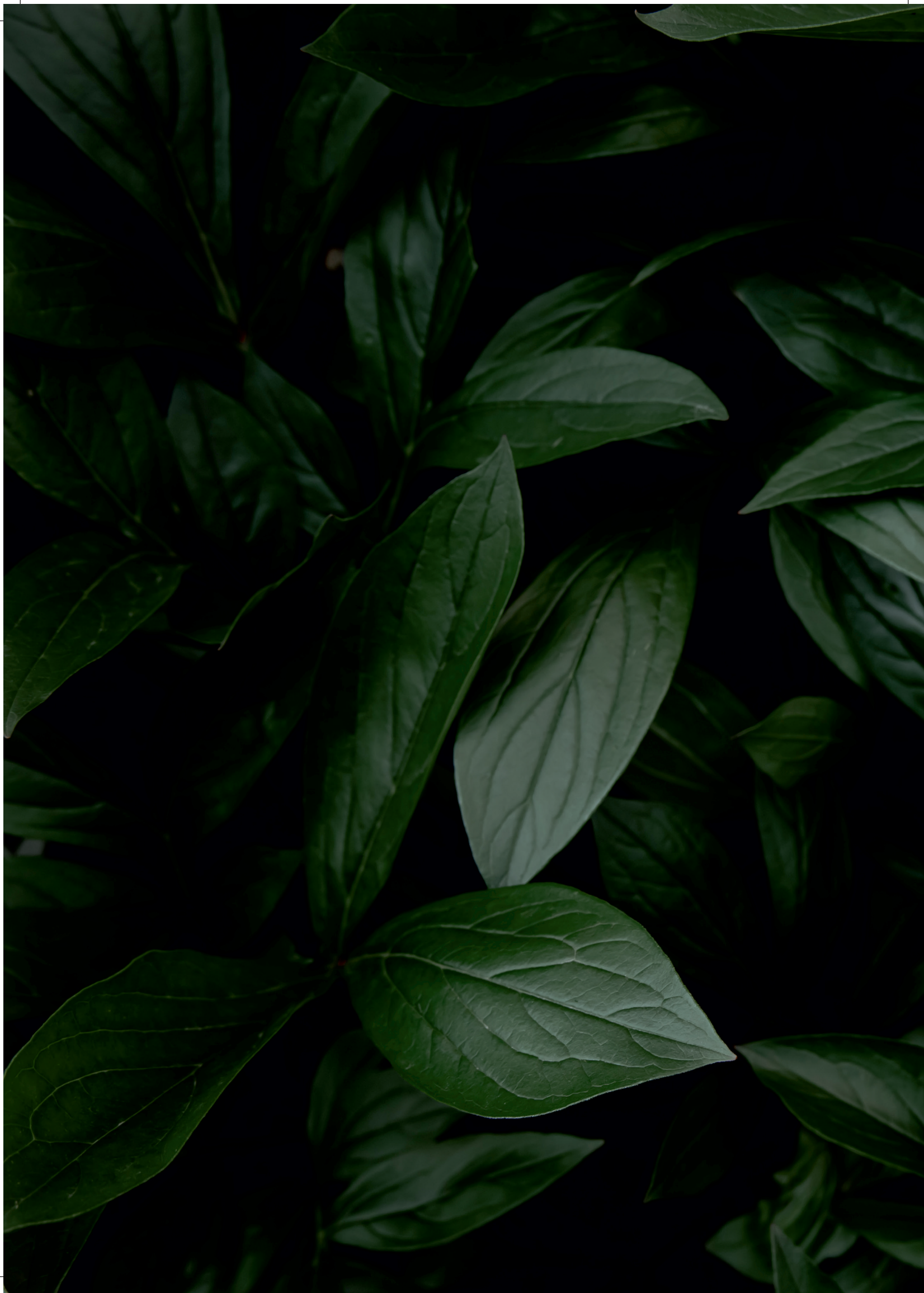
TIMES BUSINESS
AWARD
TAMIL NADU 2023

BEST RESIDENTIAL
DEVELOPER
AWARD
2019, 2021, 2023

MOST TRUSTED BUILDER

AWARD

2018



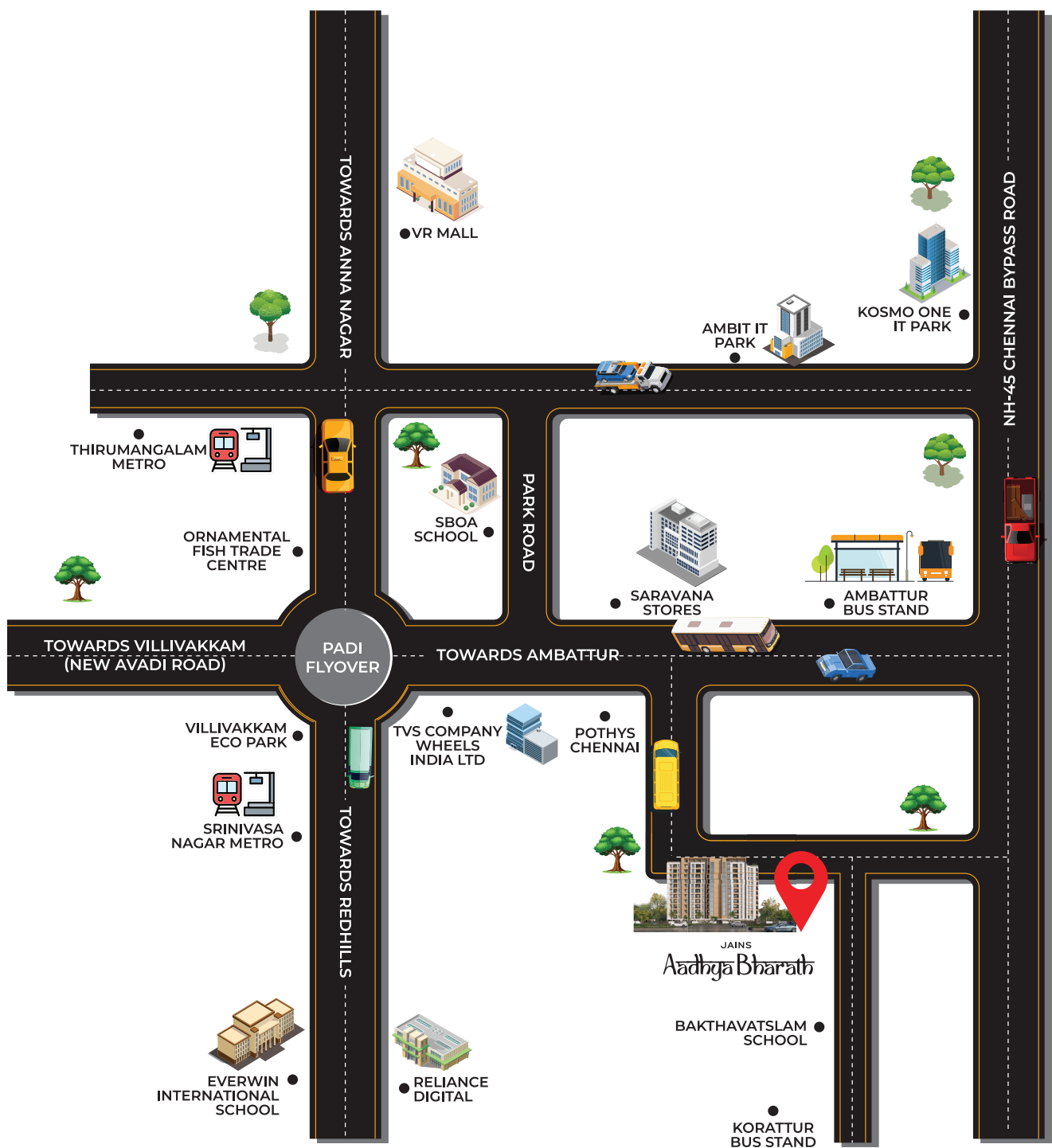
KORATTUR
EAST AVENUE ROAD

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.



LOCATION MAP



AADHYA BHARATH

LOCATION ADVANTAGES

CONNECTIVITY

● Korattur Railway Station	-	5 mins
● Padi Flyover	-	5 mins
● Chennai Bypass Road	-	10 mins
● Thirumangalam Metro Station	-	10 mins
● Anna Nagar West	-	10 mins
● Ambattur Industrial Estate	-	10 mins
● Chennai Central Railway Station	-	30 mins
● Chennai International Airport	-	40 mins

EDUCATIONAL INSTITUTIONS

● Vivekananda Vidyalaya	-	5 mins
● Bhaktavatsalam Vidyashram	-	5 mins
● SBOA School & Junior College	-	10 mins
● DAV Boys Senior Secondary School	-	15 mins
● Velammal Vidyalaya	-	15 mins
● Schram Academy	-	15 mins

SHOPPING & ENTERTAINMENT

● Saravana Stores, Padi	-	5 mins
● Pothys Hyper, Padi	-	5 mins
● Korattur Lake	-	5 mins
● VR Chennai Mall	-	15 mins
● Anna Nagar Tower Park	-	15 mins

HEALTHCARE

● RPS Hospitals	-	5 mins
● Apple Plus Hospital	-	5 mins
● Frontier Lifeline Hospital	-	15 mins

JAINS
Aadhya Bharath

**WHERE LIVING
FINDS ITS RHYTHM**

Single Premium Block

Only 77 Exclusive Homes

- 2 BHK – 933 to 1,015 sq.ft.
- 2.5 BHK – 1,172 sq.ft.
- 3 BHK – 1,285 to 1,489 sq.ft.





TERRACE LIFESTYLE AMENITIES

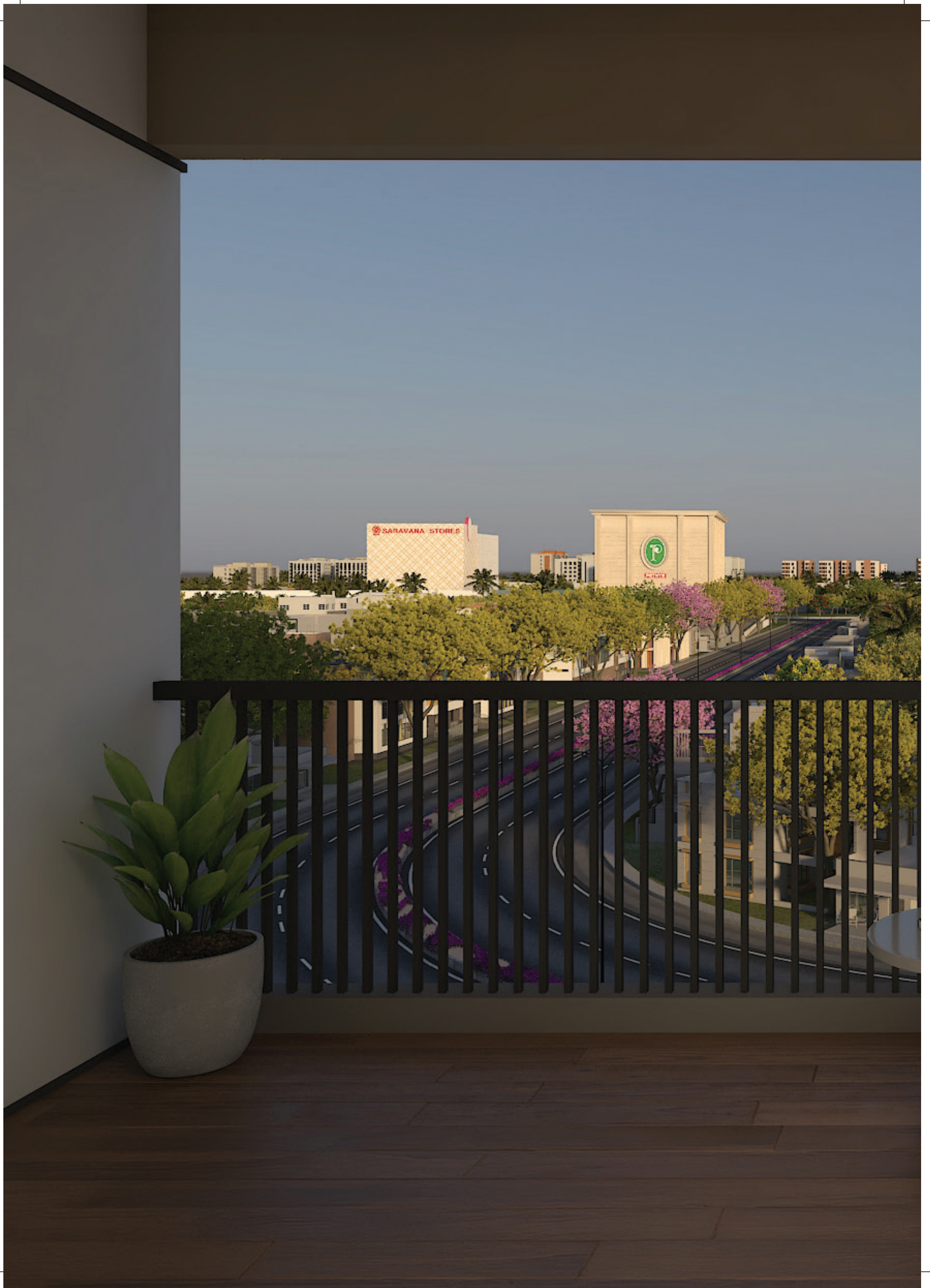
1. Party Lawn with Dining
2. Seating with Pergola
3. Multipurpose Court
4. Walking 8
5. Exercise Pavilion
6. Yoga and Meditation
7. Lawn with Seating
8. Slide
9. Sudoku on the Wall
10. See Saw
11. Merry Go Round
12. Spring Horse



PREMIUM AMENITIES



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





DESIGN HIGHLIGHTS OF JAINS AADHYA BHARATH



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.



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.



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.



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



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.



Efficiency of Plans

- Efficiency of plans has been given main importance during the design phase, and this has helped 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.



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.



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.



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.



Well - Planned ODU Locations

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

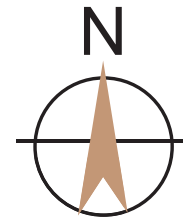


Well - Lit and Well - Ventilated Corridors

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

SITE CUM STILT FLOOR PLAN



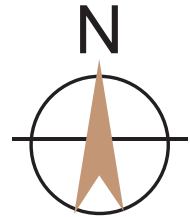


STILT FLOOR AMENITIES

- | | |
|-------------------------------|----------------------|
| 1. EV car charging area | 4. Drivers WC / bath |
| 2. Association room | 5. Maintenance room |
| 3. EV 2 wheeler charging area | 6. Seating |

TYPICAL FLOOR PLAN

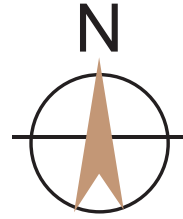




FLAT NOS	CARPET AREA	SALEABLE AREA
01	917	1289
02	672	941
03	663	933
04	1069	1489
05	713	1015
06	821	1172
07	918	1285

TERRACE FLOOR PLAN

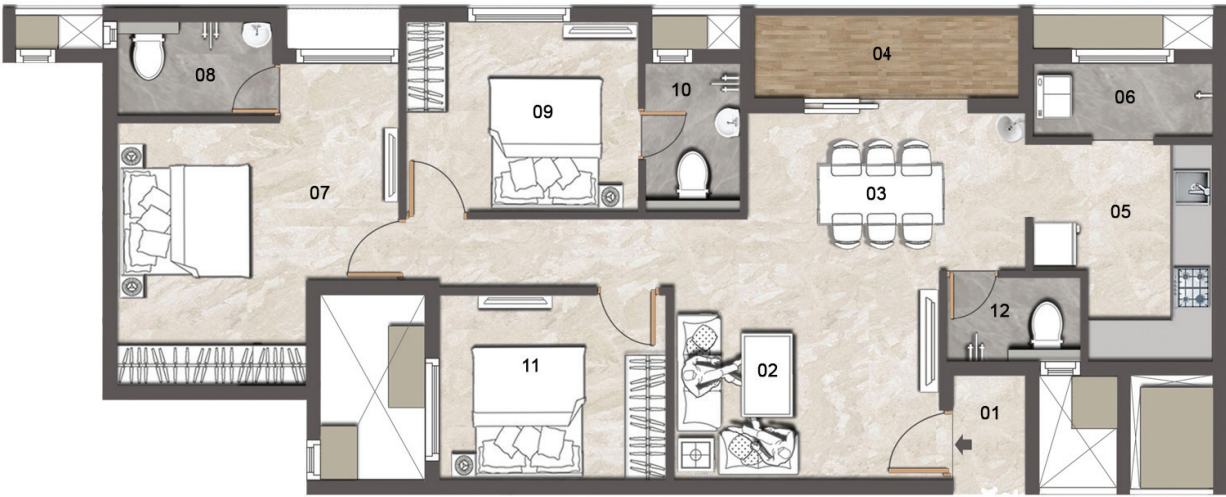
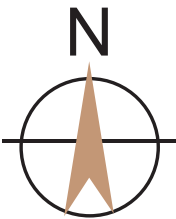




TERRACE AMENITIES

- | | |
|---------------------------|-----------------------|
| 1. Party lawn with dining | 7. Lawn with seating |
| 2. Seating with pergola | 8. Slide |
| 3. Multipurpose court | 9. Sudoku on the wall |
| 4. Walking 8 | 10. Sea Saw |
| 5. Exercise pavillion | 11. Merry-go-round |
| 6. Yoga and meditation | 12. Spring horse |

FLAT - 01



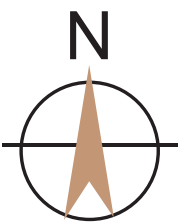
- 01. Foyer - 3'5" X 5'8"
- 02. Living - 12'9" X 9'2"
- 03. Dining - 13'4" X 7'11"
- 04. Balcony - 12'8" X 4'4"
- 05. Kitchen - 8'7" X 10'4"
- 06. Utility - 8'7" X 3'6"
- 07. Bed-1 - 13'5" X 12'6"
- 08. A.Toilet - 7'6" X 4'6"
- 09. Bed 2 - 10'9" X 9'1"
- 10. A.Toilet - 4'6" X 7'1"
- 11. Bed 3 - 10'10"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

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
01	917	1289

FLAT - 02



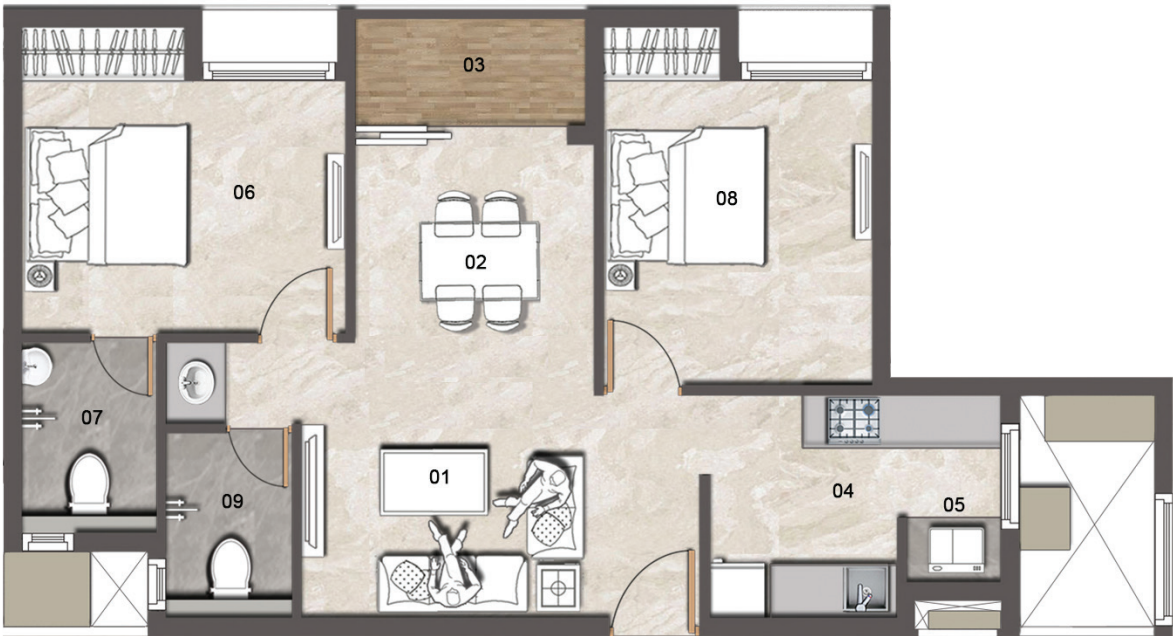
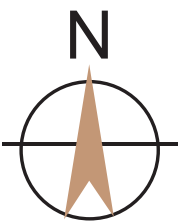
- 01. Living - 14'6" X 10'6"
- 02. Dining - 8'6" X 7'4"
- 03. Balcony - 8'2" X 4'4"
- 04. Kitchen - 7'5" X 7'0"
- 05. Utility - 3'6" X 7'0"
- 06. Bed-1 - 12'0" X 9'4"
- 07. A.Toilet - 8'7" X 4'6"
- 08. Bed 2 - 9'0" X 11'0"
- 09. C.Toilet - 4'6" X 6'9"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
02	672	941

FLAT - 03



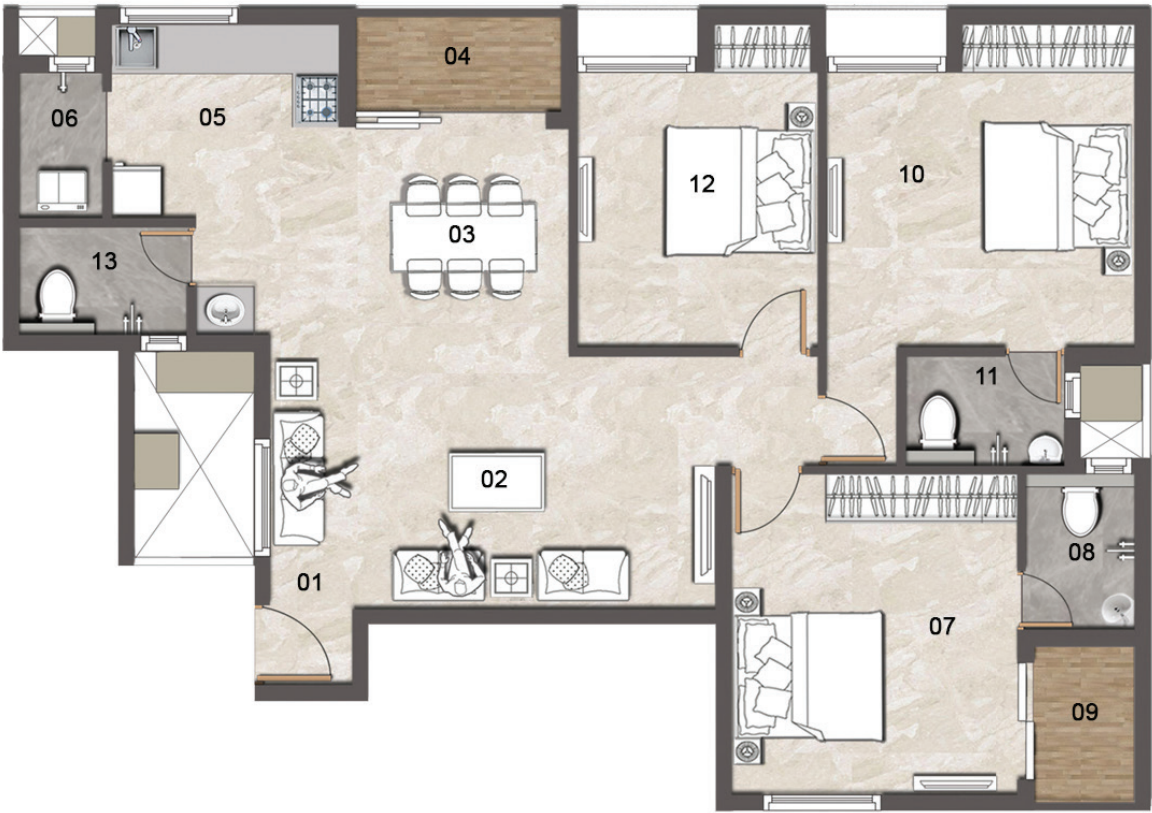
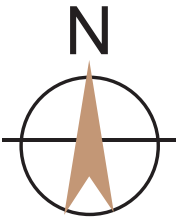
- 01. Living - 14'9" X 8'3"
- 02. Dining - 8'10" X 9'3"
- 03. Balcony - 8'6" X 4'0"
- 04. Kitchen - 10'10" X 8'3"
- 05. Utility - 3'6" X 2'5"
- 06. Bed-1 - 12'0" X 9'4"
- 07. A.Toilet - 5'0" X 7'0"
- 08. Bed 2 - 10'0" X 11'4"
- 09. C.Toilet - 4'8" X 6'10"

KEYPLAN



FLAT NOS	CARPET AREA	SALEABLE AREA
03	663	933

FLAT - 04



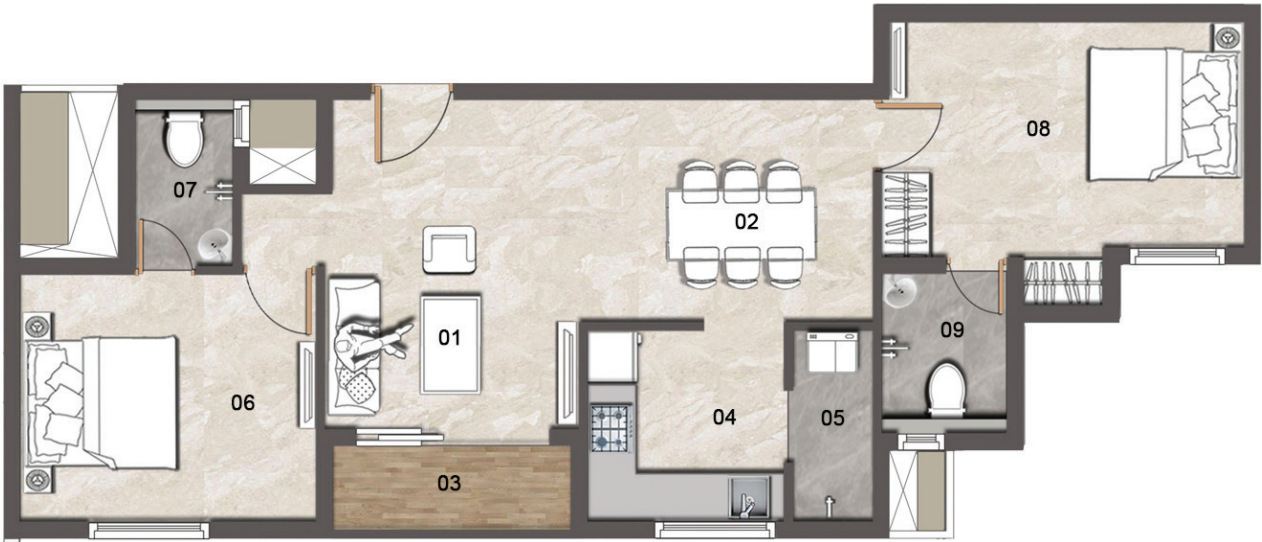
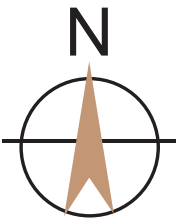
- 01. Foyer - 3'4" X 3'6"
- 02. Living - 18'6" X 11'5"
- 03. Dining - 8'10" X 9'5"
- 04. Balcony - 8'6" X 4'4"
- 05. Kitchen - 10'2" X 8'5"
- 06. Utility - 3'6" X 6'1"
- 07. Bed-1 - 11'11" X 13'4"
- 08. A.Toilet - 4'6" X 6'6"
- 09. Balcony - 4'10" X 6'2"
- 10. Bed 2 - 12'10" X 11'6"
- 11. A.Toilet -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



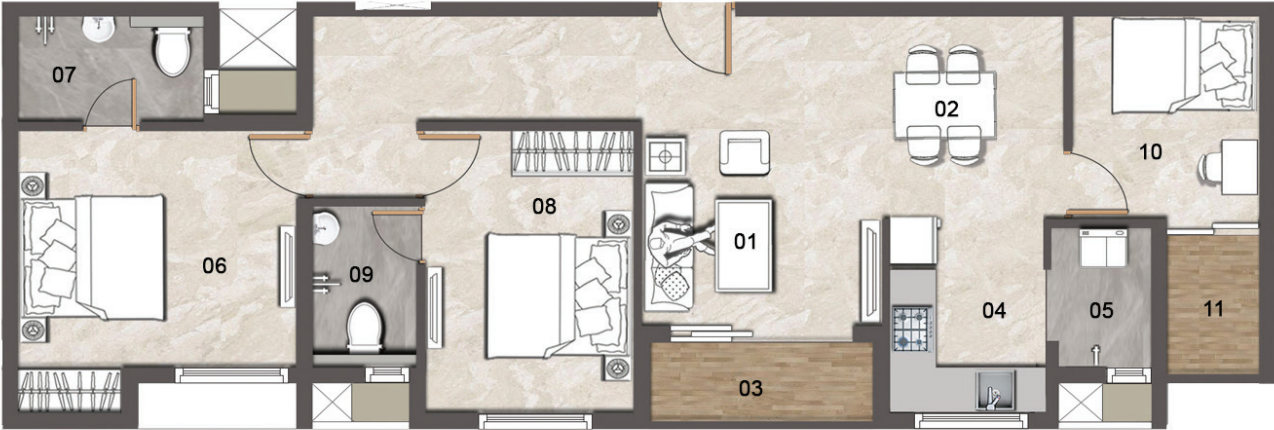
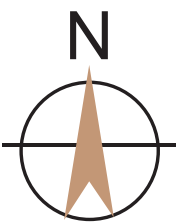
- 01. Living - 10'4" X 13'4"
- 02. Dining - 11'11" X 9'0"
- 03. Balcony - 9'8" X 3'9"
- 04. Kitchen - 8'0" X 7'9"
- 05. Utility - 3'3" X 7'9"
- 06. Bed-1 - 12'0" X 10'0"
- 07. A.Toilet - 4'0" X 6'9"
- 08. Bed 2 - 14'6" X 9'2"
- 09. A.Toilet - 5'1" X 6'6"

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

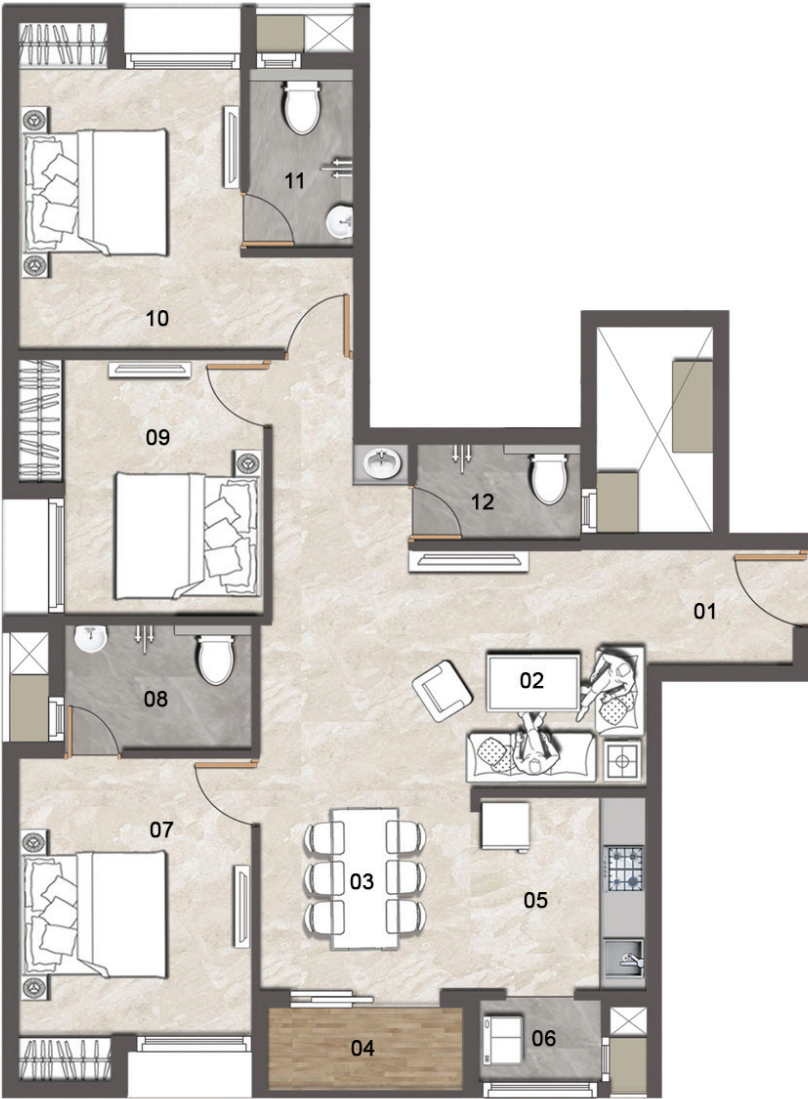
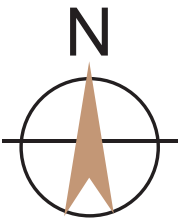
- 4'0" X 6'8"

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

Structure

- RCC Framed structure
- AAC / CLC Block or Equivalent For all Internal & External Partition Walls.
- Floor to floor height will be maintained at 3000 mm
- Anti- Termite treatment will be done

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

Flooring

- Foyer, living, dining & kitchen will have 1200 x 600 mm vitrified tile flooring 100mm ht skirting
- All other Bedrooms 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

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 Parryware/ Hindware/Jaquar or equivalent

CP and Sanitary

- Wall mounted basin / Corner WB from Parryware/Hindware /Jaquar or equivalent, in master bed room
- Wall mounted closet with health faucet, Jaquar / Cera or equivalent, in all bathrooms
- CP and sanitary fittings, Parryware /Hindware /Jaquar or equivalent, will be provided
- Wall mixer, Parryware/Hindware / Jaquar 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

Entrance Door

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

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.

Bathroom Door

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

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

Balcony and Common Area

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

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.

Others/ Common Amenities

- 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
- 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

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



JAIN HOUSING LLP

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