

IPPO OFFICE, KATHIPARA, HOSPITALS, METRO, CTC, AIRPORT ELLAME ROMBA ROMBA PAKKAM





JAIN HOUSING
& CONSTRUCTIONS LTD.

Presents

JAINS

AADHIDEV

Manapakkam

Come closer to everything
that your heart desires!



JAINS

AADHIDEV

Manapakkam

Come closer to everything
that your heart desires!



Welcome to your 2BHK dream abode, nestling prominently in the most desirable and rapidly developing residential stretch of Manapakkam. Aesthetically constructed with state-of-the-art features, world-class comforts and thoughtful amenities, Jains Aadhidev stands apart in that it lies in close proximity with everything that your heart could desire – IT Workplaces, Financial Institutions, Healthcare Centers, Educational Institutes, Hotels & Restaurants, Transport Terminals and so on. Perhaps, nothing could bring you closer to life's nuances than a 2 BHK Home at Jains Aadhidev.

**Come,
feel closer to life!**

Location

that is closer to life



Map not to scale. Sketch only for illustrative purpose

Located at Manapakkam, Chennai, Jains Aadhidev dispenses the regal lifestyle of Poes Garden and Boat Club. It has high proximity to Guindy and is surrounded with all the basic amenities like Banks, ATMs, Hospitals, Schools, restaurants, IT Parks, Metro, Bus Stations, Petrol Pumps, etc., Its strategic location takes you closer to everything; Work, School, Hospitals, Transport and Recreation.

CLOSE PROXIMITY

- 1 Km to MIOT Hospital
- 2 Km to Chennai Trade Centre
- 3 kms to Guindy
- 5 mins to DLF IT park
- 5 mins to Porur
- 20 mins to Airport
- 10 mins to Hotel ITC Grand Chola
- 7 mins to Le Royal Meridien
- 10 mins to Ramachandhara hospital

NEAR BY ESSENTIALS:

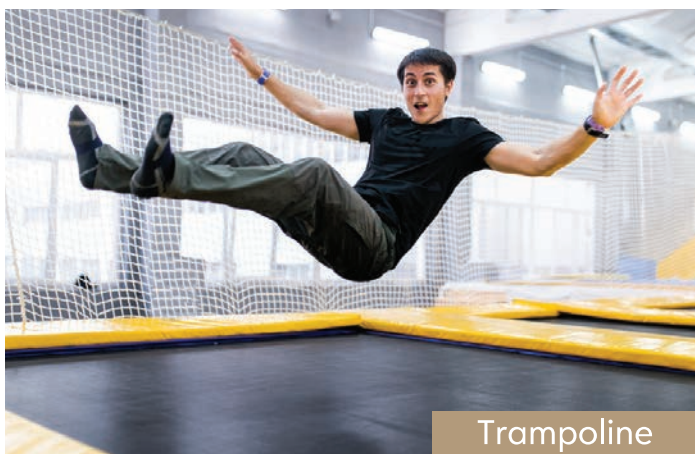
- DLF IT Park
- Chennai Trade Centre
- MIOT Hospital
- Sri Ramachandra Medical College
- PSBB School

Amenities

that are closer to
your desires



Table Tennis



Trampoline



E V Charging Point



Chess



Outdoor Fitness Area



Yoga

Located at Manapakkam, Chennai, Jains Aadhidev dispenses the regal lifestyle of Poes Garden and Boat Club. It has high proximity to Guindy and is surrounded with all the basic amenities like Banks, ATMs, Hospitals, Schools, restaurants, IT Parks, Metro, Bus Stations, Petrol Pumps, etc., Its strategic location takes you closer to everything; Work, School, Hospitals, Transport and Recreation.

INDOOR AMENITIES:

1. GYM
2. Learning Center / AV Room
3. Table Tennis and Dart Board
4. Chess and Carrom
5. Gaming Zone
6. Aerobics / Yoga
7. Association Room
8. Servant toilet with dress changing room.

OUTOOOR AMENITIES:

1. Children's Play Area.
2. Trampoline.
3. Outdoor Fitness Area.
4. Senior Citizen Reflexology Path Way.
5. Party lawn
6. Car Wash Location.
7. Electric Vehicle Charging Point.

Architecture

that is closer to your comfort





Key Highlights

No Apartment doors face each other

Bedrooms and balconies planning

All Balconies and Bedrooms enjoy good view and ventilation

Optimum utilisation of spacing for wardrobe and furnishing

Premium community design

Kids friendly community

Vaastu compliant

Premium specificationsv

Benefits

that are closer to your expectations

- ✓ 33 Years of Excellence in the Industry
- ✓ 180 Completed Projects
- ✓ Delivered 15,000 Apartments
- ✓ Ongoing 25 Projects in Southern States
- ✓ Best Possible Realization for your Property
- ✓ Transparent Transactions



**JAIN HOUSING
& CONSTRUCTIONS LTD.**



Attagasamana Benefits



Delivery in just 18 months



RERA & Major banks approved



Legal opinions available from
renowned law firms



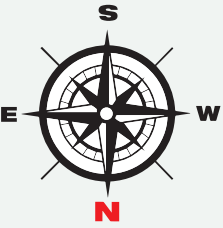
650 Quality checks during
construction



High End specifications



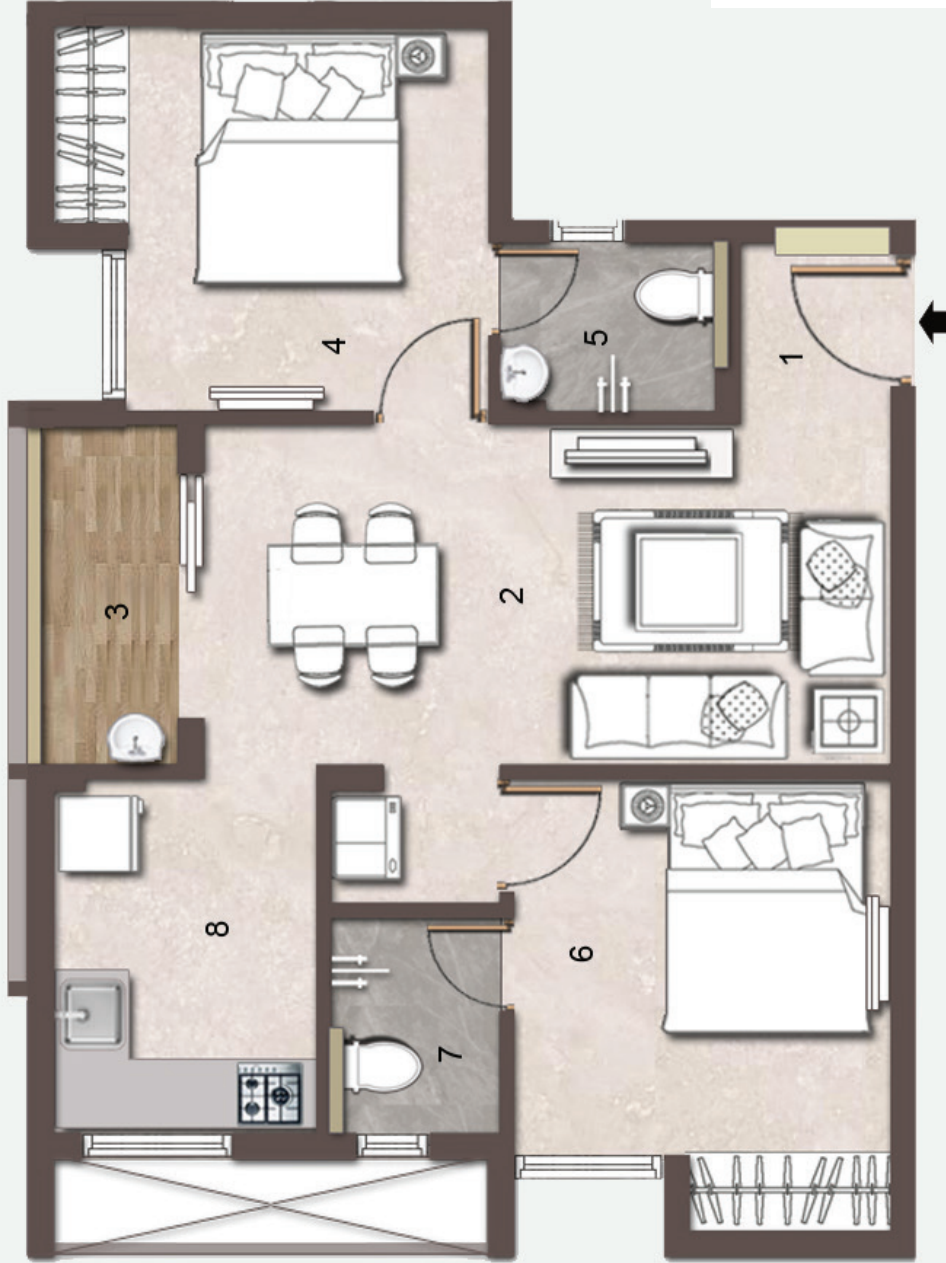
Best Builder and Most trusted developer
in Chennai



Site Plan
 Area Details

Premium Flats
 R - Road Facing
 RP - Road & Podium Facing
 P - Podium Facing

Typical Floor Plan 101-105

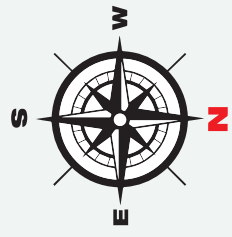


- 01. FOYER 4'10" x 4'0"
- 02. LIV/DIN 9'0" x 18'2"
- 03. BALCONY 9'0" x 4'0"
- 04. BED-1 10'2" x 9'6"
- 05. TOILET 4'6" x 6'0"
- 06. BED -2 10'0" x 10'0"
- 07. TOILET 5'9" x 4'6"
- 08. KITCHEN 9'5" x 7'0"

	FLAT		CARPET AREA		PVT TER AREA	
	NOS	AREA	AREA	AREA	AREA	AREA
	101	539	827	-	-	-
	201	539	827	-	-	-
	301	539	827	-	-	-
	401	539	827	-	-	-
	501	539	827	-	-	-

Note : MS Louvers will be provided in front of kitchen window for elevation purpose.

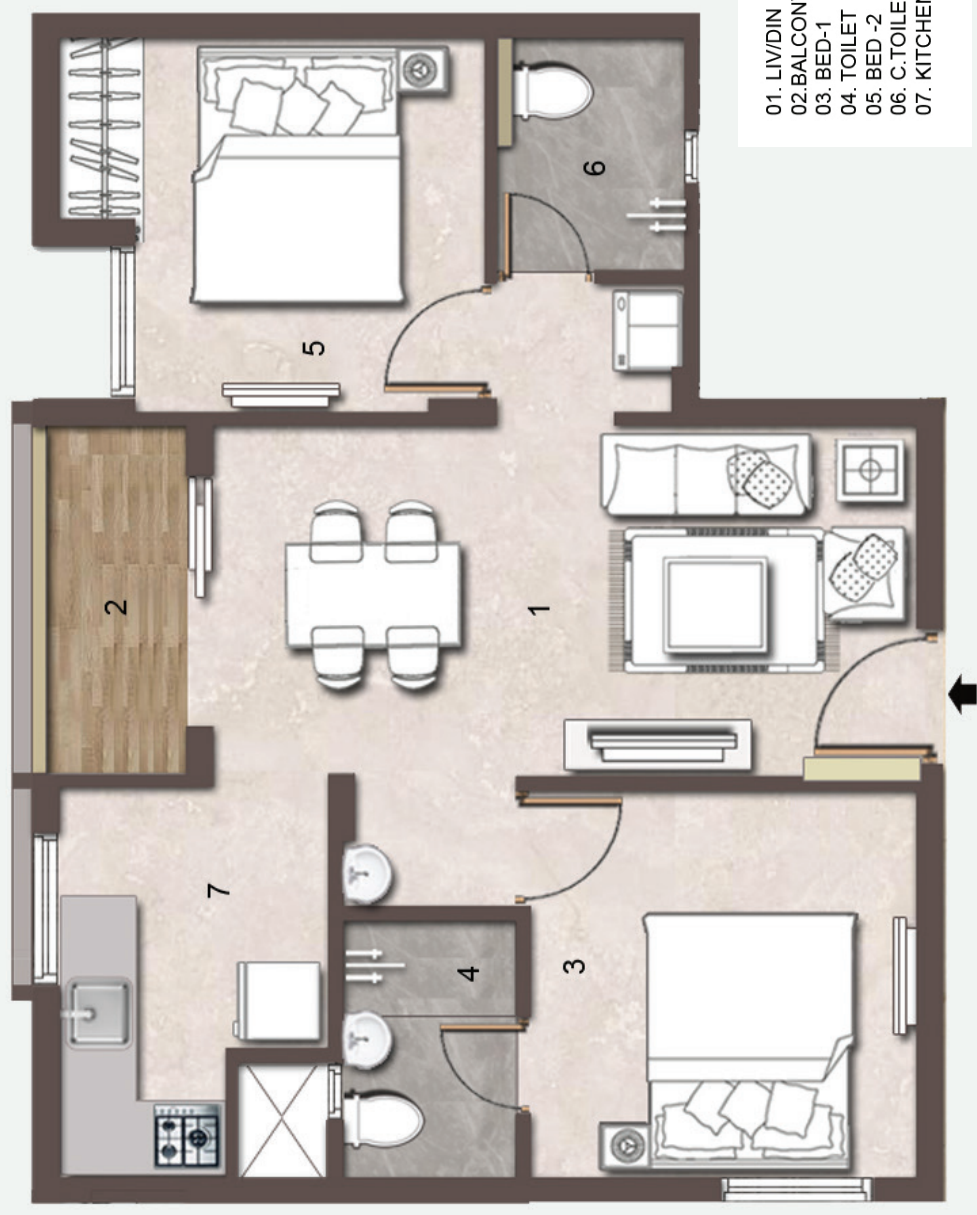
Typical Floor Plan 102-502



LAUNCHING JAINS

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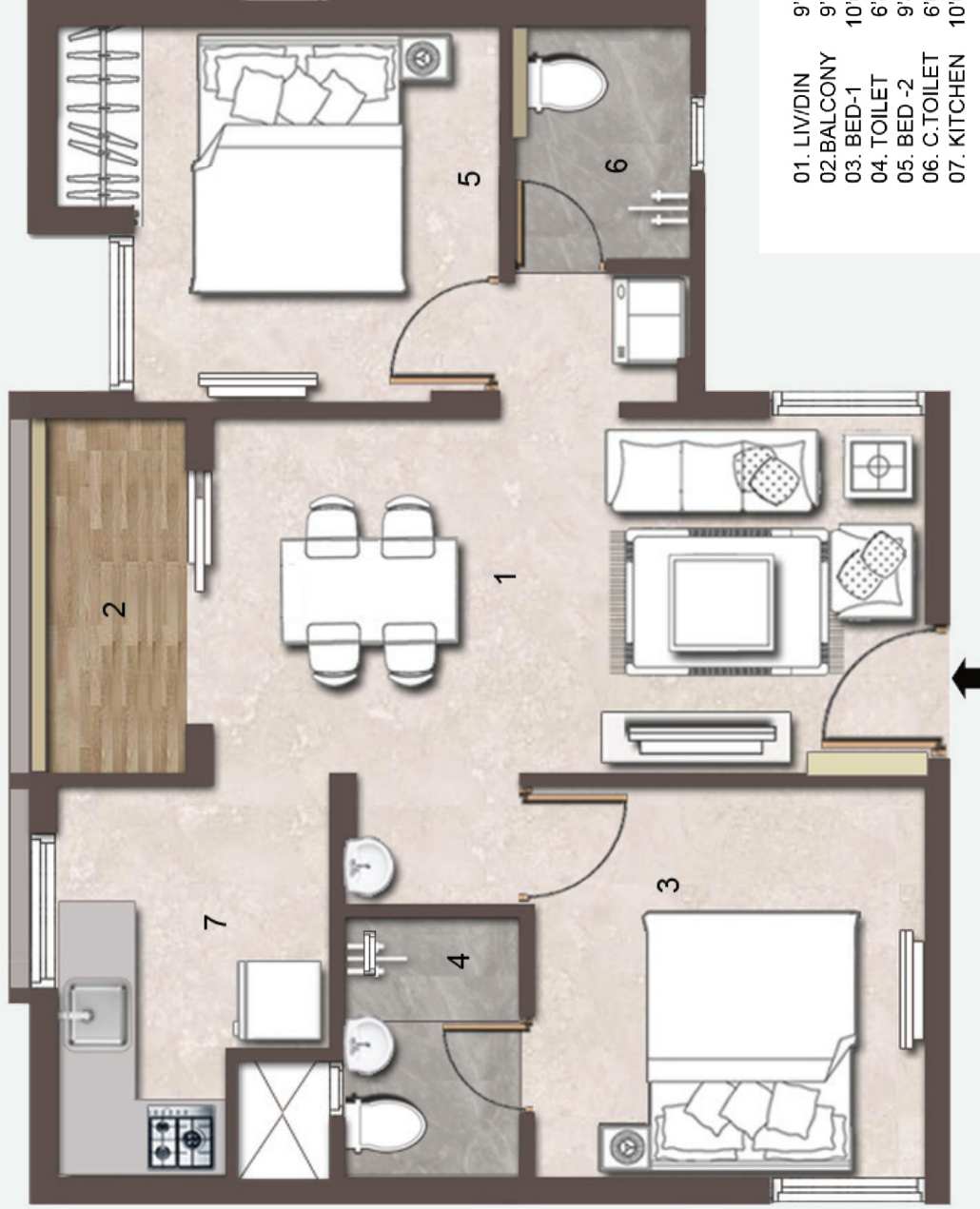
- 01. LIV/DIN 9'0" x 18'2"
- 02. BALCONY 9'0" x 4'0"
- 03. BED-1 10'1" x 10'0"
- 04. TOILET 6'8" x 4'6"
- 05. BED-2 9'8" x 9'0"
- 06. C. TOILET 6'0" x 4'10"
- 07. KITCHEN 10'1" x 7'0"

201-202

FLAT NOS	CARPET AREA	SALEABLE AREA	PVT TERR AREA
102	518	775	-
202	518	775	-
302	518	775	-
402	518	775	-
502	518	775	-

Note : MS Louvers will be provided in front of kitchen window for elevation purpose

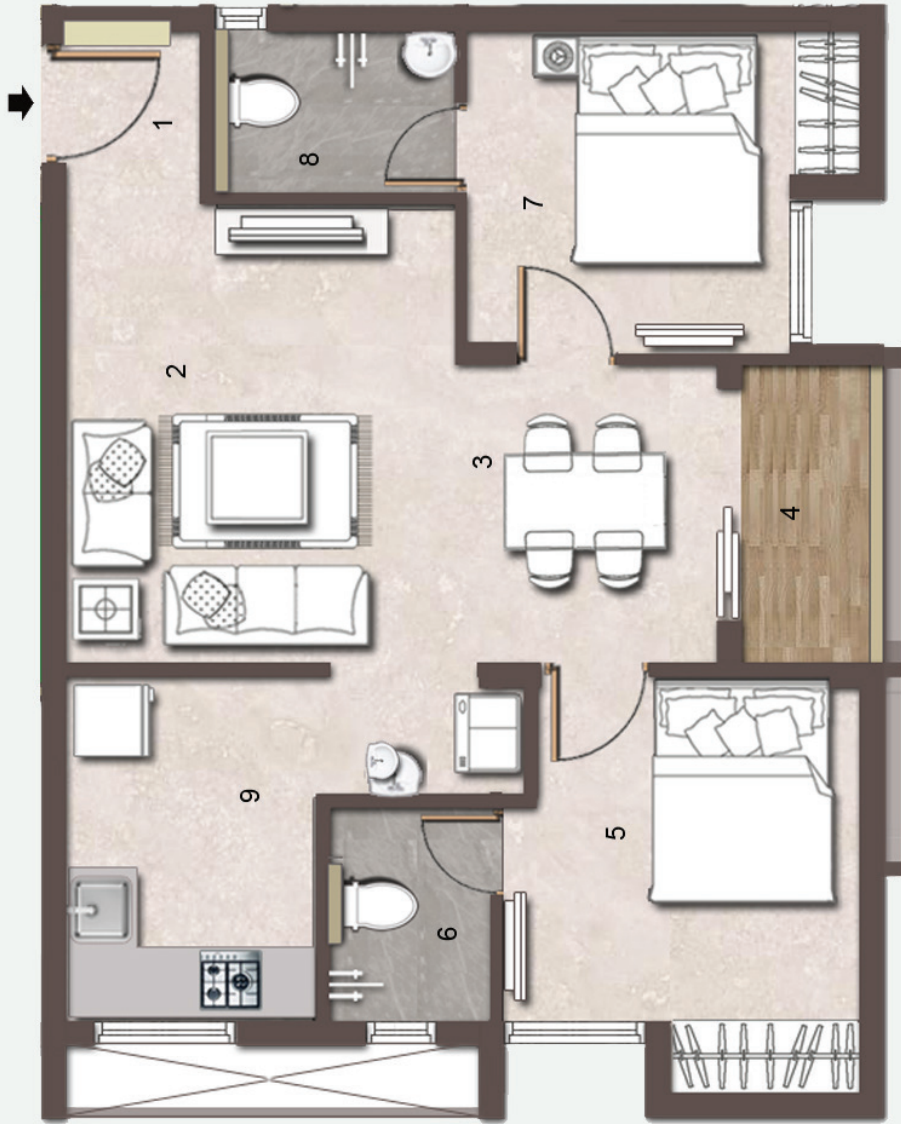
Typical Floor Plan 103-503




103-503			
FLAT NOS	CARPET AREA	SALEABLE AREA	PVT TERR. AREA
103	517	773	-
203	517	773	-
303	517	773	-
403	517	773	-
503	517	773	-

Note : MS Louvers will be provided in front of kitchen window for elevation purpose

Typical Floor Plan 108-508



01. FOYER	4'10"	x	3'9"
02. LIVING	12'10"	x	10'10"
03. DINING	8'4"	x	7'4"
04. BALCONY	8'4"	x	4'0"
05. BED-1	9'8"	x	9'0"
06. TOILET	6'0"	x	4'6"
07. BED -2	9'0"	x	9'0"
08. TOILET	4'6"	x	6'9"
09. KITCHEN	9'8"	x	7'0"

			
FLAT NOS	CARPET AREA	SALEABLE AREA	PVT TERR AREA
108	560	844	-
208	560	844	-
308	560	844	-
408	560	844	-
508	560	844	-

Note - MS Louvers will be provided in front of kitchen window for elevation purpose

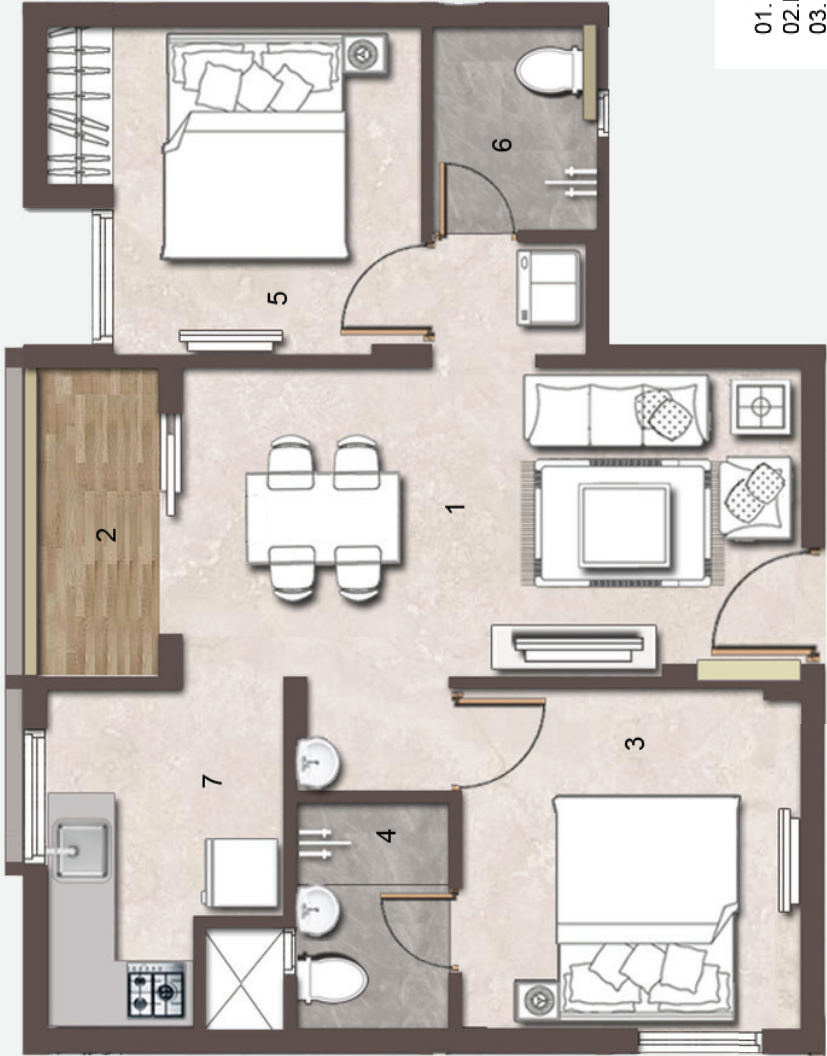
Typical Floor Plan 112-512



LAUNCHING JAINS

AADHIDEV

Manapakkam

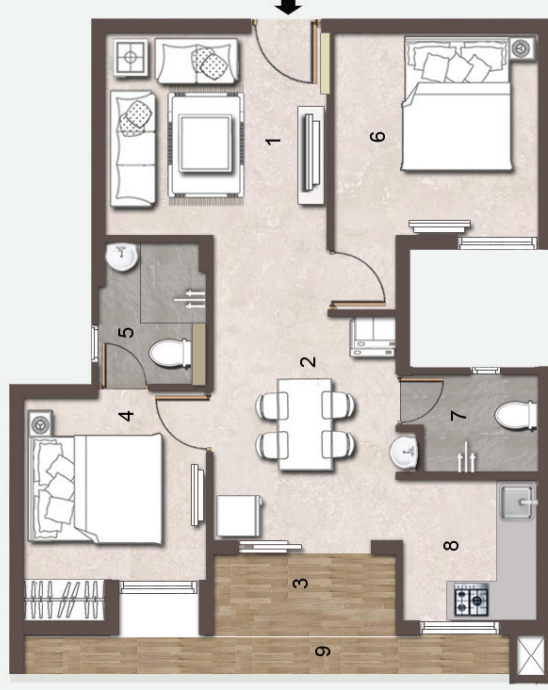


01. LIV/DIN
02. BALCONY
03. BED-1
04. TOILET
05. BED-2
06. C. TOILET
07. KITCHEN
- 9'1" x 18'2"
- 9'1" x 4'0"
- 10'0" x 10'0"
- 6'8" x 4'6"
- 9'8" x 9'0"
- 6'0" x 4'10"
- 10'0" x 7'0"

112-512			
FLAT		CARPET AREA	SALEABLE PVT TERR AREA
NOS	AREA	AREA	
112	517	771	-
212	517	771	-
312	517	771	-
412	517	771	-
512	517	771	-

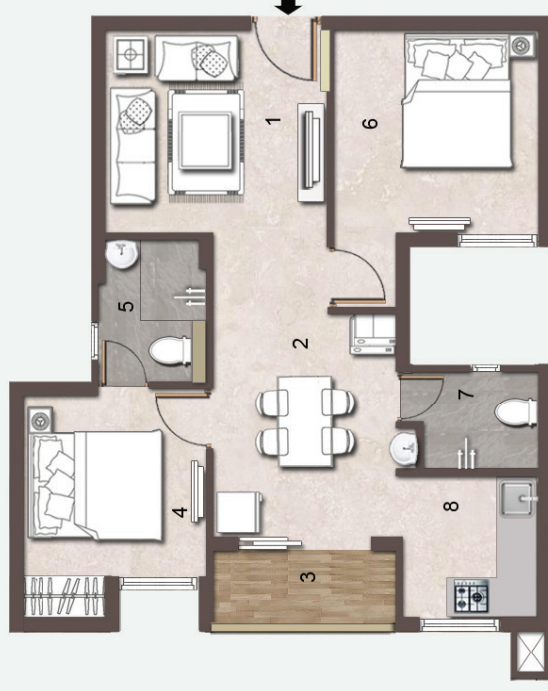
Note : MS Louvers will be provided in front of kitchen window for elevation purpose

Typical Floor Plan 119-519



119

- | | | | |
|------------------|-------|---|-------|
| 01. LIVING | 10'0" | X | 11'0" |
| 02. DINING | 11'8" | X | 9'0" |
| 03. BALCONY | 4'0" | X | 9'0" |
| 04. BED-1 | 9'0" | X | 9'0" |
| 05. TOILET | 7'0" | X | 5'0" |
| 06. BED-2 | 10'0" | X | 10'0" |
| 07. C. TOILET | 4'10" | X | 6'8" |
| 08. KITCHEN | 7'0" | X | 6'8" |
| 09. PVT. TERRACE | | | |



219-519

- | | | | |
|---------------|-------|---|-------|
| 01. LIVING | 10'0" | X | 11'0" |
| 02. DINING | 11'8" | X | 9'0" |
| 03. BALCONY | 4'0" | X | 9'0" |
| 04. BED-1 | 9'0" | X | 9'0" |
| 05. TOILET | 7'0" | X | 5'0" |
| 06. BED-2 | 10'0" | X | 10'0" |
| 07. C. TOILET | 4'10" | X | 6'8" |
| 08. KITCHEN | 7'0" | X | 6'8" |

		FLAT NOS	CARPET AREA	SALEABLE AREA	PVT TERR. AREA
119	555	838	48		
219	555	838	-		
319	555	838	-		
419	555	838	-		
519	555	838	-		

TYPE 1

Flat No 101, 108, 113, 116
Total Flats - 20 Nos.



TYPE 2

Flat No - 102n 103, 106, 107, 111, 112, 117, 118
Total Flats - 40 Nos



Type - 3

Flat no 104, 105, 109, 110, 114, 115, 119, 120
Total Flats - 40 Nos.



1.1 Structure

- RCC framed structure.
- AAC /CLC block or Equivalent For all Internal & external partition walls.
- Floor to floor height will be maintained at 3050 mm.

1.2 Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 2 coat of putty, 1 coat of primer, 2 coat of 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 1 coat of Weather proof exterior emulsion.
- Toilet walls below the false ceiling will be finished with 2 coat putty, 1 coat of primer & 2 coats of Emulsion.
- Toilet walls will be finished with glazed ceramic tiles up to 1800 - 2100 mm height.
- Utility walls will be finished with glazed ceramic tiles as per the architect's design.

1.3 Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600 mm vitrified tile flooring 100 mm ht skirting.
- Toilet, utility, and balcony will have Anti-Skid ceramic tiles.
- Terrace floor will have weathering proof with cement flooring.
- Common areas and staircases will have MARBLE/ Granite /NATURAL STONE/ tile flooring.

1.4 Kitchen

- Granite slab for about 12-15 SQ.FT shall be provided with Stainless steel sink (Nirali / Diamond /futura or equivalent). at a height of 800 mm from the floor level.
Note : Kitchen platform in RCC will be executed based on request.
- Dado tiles up to 400- 600 mm from granite slab.
- Provision for chimney and water purifier.
- CP fittings with brand Parry ware/Hind ware/Jaquar or equivalent.

1.5 CP and sanitary

- Wall mounted basin, with brand Parry ware/Hind ware/Jaquar or equivalent, in master bed room .
- Wall mounted closet with health faucet, with brand Parry ware/Hind ware /Jaquar or equivalent, in all bathrooms.
- CP and sanitary fittings with brand Parry ware/Hind ware/Jaquar or equivalent.
- Wall mixer with brand Parry ware/Hind ware/Jaquar or equivalent.
- Geyser and exhaust fan points in all the toilets.
- Wash basin with brand Parry ware/Hind ware/Jaquar or equivalent in dining.
- False ceiling in toilets except the top floor.

JOINERY

1.6 Entrance Door

- Main door will be teak solid wood frame, with paneled skin door shutter of 2100 mm height, having Godrej or equivalent locks, tower bolts, door viewer, safety latch door stopper etc.

1.7 Bedroom Door

- Teak wood or country wood frame with flush shutters 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 Windows

- Windows made of UPVC / aluminum with see-through plain glass, with MS grills wherever applicable.
- Balconies with UPVC / aluminum French doors, will be provided without MS grills.
- For ventilators UPVC / aluminum 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 or equivalent.
- Switches and sockets will be Legrand / Litaski/Anchor or equivalent.
- Air conditioner points will be provided in all bedrooms and provision in living.

- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system will be provided.
- Telephone 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 & living.
- 2-way control in all bedrooms with 5amps point near bed headboard.

1.12 Common amenities

- Rain water harvesting will be provided.
- Water supply will be provided with gravitational force system.
- Over Head water tank with 32000 liters capacity will be provided in RCC Structure.
- Over Head tank for toilet flushing with 10000 liters capacity will be provided IN RCC Structure by the side of overhead water tank.
- For Firefighting system will be provided
- Water tap for gardening will be provided at required points.
- Borewell/openwell will be provided
- Underground Sump with 65000 liters capacity will be provided.
- 4' height compound wall all around the building with required lighting and landscapes will be provided.
- CCTV cameras will be provided in Entry & Exit points.
- Water proofing & Anti termite treatment will be provided at required areas.
- Power backup for minimum essential points will be provided in all apartments
- Power backup for essential points in common area will be provided.
- Name display board with flat nos will be provided in Stilt floor lobby areas.
- Flat no display stickers will be provided on Main Door.
- Floor identification display stickers will be provided in all the floor.

1.13 External Features

- Two number of automatic Elevators with 6/ 8 passenger capacity will be provided.
- 3-phase power supply will be provided for all apartments.
- Landscaping will be done based on Architects design.
- External driveway will be provided with concrete pavers.
- Stilt floor area will be provided with grano flooring.

Salient features of the Project:

2.1 Premium community design

Jains Aadhidev has been designed to build a community with activity-driven open spaces and open spaces for social interactions.

- About 65% of open spaces are provided in the community with amenities around.

2.2 Kids friendly community

Spaces and facilities designed for kids include:

- Indoor play area
- Outdoor play area
- Trampoline

2.3 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.
- Avoided north facing headboards.
- Minimum units with SW entrance.

2.4 Premium specifications

Jains Aadhidev comes with premium specifications like:

- Parry ware/Hind ware/Jaquar or equivalent CP fittings.
- 6 & 8-passenger lifts.
- Power backup for essential points for every individual apartment.

2.6 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.

2.7 Secured community

- Controlled entry and exit into the community, with security cabins located at the entrance

2.8 No dead space

- Internal spaces have been designed with zero dead space
- All the external spaces have been well-utilized, with proper allocation of car parks.

2.9 Efficiency of plan

Efficiency of plan has been given utmost importance during the design phase, and this has helped in keeping common areas to minimum.

Interior DESIGN with interior furnishing proposal for each apartment is provided as add on services to enable customers to visualize & furnish their apartment at minimal cost. Interior plan will be provided with the following details:

- Defined wardrobe, modular kitchen, shoe rack, & tv locations with design & cost options.
- Fridge, TV, air conditioners & wm location.
- Cot with side table location.

2.10 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.

2.11 Privacy for bedrooms

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

2.12 No apartment doors face each other

- To ensure more privacy and security, units have been designed in such a way that in no units the entrance doors face each other.

2.13 Bedrooms and balconies planning

- All the balconies are planned in such a way that they look outside; making sure every balcony enjoys good view and ventilation.
- None of the bedrooms and balconies look into small cutouts or non-ventilated space.

2.14 Well-planned ODU locations

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

2.15 Well-lit and well-ventilated corridors

- All the corridors are well-lit and well-ventilated from either ends or from intermediate cutouts, which in turn bring good natural light to the lobby thereby avoiding the external lighting during the day



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**JAIN HOUSING
& CONSTRUCTIONS LTD.**

Jains Housing & Constructions Ltd.
98/99, Habibullah Road,
Near Paumpon Devar Kalyana Mandapam,
T. Nagar, Chennai - 600 017.



044 4949 4487



enquiry@jainhousing.com



www.jainhousing.com