

# TWIN TOWER

— • JAYABHARATH • —

Surya Nagar, Madurai



## Your Dream Home Built to Perfection: **Trust Jayabharath**

Seeking a top-quality home builders in Madurai? Discover Jayabharath Homes, where meticulous craftsmanship, unwavering commitment, and a dedication to exceeding your expectations set us apart. Let us turn your dream residence into a reality.

With over 30 years of experience as a renowned Real Estate Builder & Construction Company, Jayabharath Homes has transformed the skylines of Madurai and Coimbatore. We've lovingly built over 2000 homes, fostering joyous living spaces for countless families. Our signature approach blends time-honored building techniques with cutting-edge innovation, ensuring each home and villa showcases our superior quality. As experts in Home Building and Construction Management, we're renowned for our reliable property management and unmatched craftsmanship. Our profound understanding of families' desires positions us as a trusted and sought-after builder in Madurai and Coimbatore. Let us bring your dream home to life with unwavering precision, meticulous care, and three decades of proven excellence.



# JAYABHARATH'S ADVANTAGES



30+ Years  
of Trust



Location  
Advantages



Superior  
Construction  
Technology



Customer Focus  
&  
Service



High Quality



Return on Investment



On Time Delivery



# Day View



## Welcome to Twin Tower,

Where luxury and modern living come together in our spectacular Urban living. These Towers thoughtfully designed with 70 Flats, including 1BHK, 2BHK, and 3BHK units, offering a perfect blend of style, comfort, and convenience. The remarkable Twin Tower boast impressive elevations that reflect contemporary architecture and sophisticated design, providing an unparalleled living experience.



## SALIENT FEATURES

- Delivering the seamless fusion of comfort and opulence at Jayabharath Twin Tower residential enclave spanning 62 cents , nested in the heart of suryanagar
- Offering 70 Finest 1,2,& 3 BHK Affordable apartments built on a Stilt+5 Floor.
- Size ranges from 650 sq.ft to 1350 sq.ft
- 30 + Lifestyle Amenites of outdoor & indoor recreational facilities for a superior living.
- 45 % of open land area adds to the efficiency of the building.
- Power backup for 1BHK-500W, 2BHK-750W and 3BHK-1 KV
- Light, ventilation, vastu, privacy & aesthetic are the 5 important pillars in planning our unit plans.
- Huge windows assuring 3 times greater light and ventilations
- Value for money investment & assured multiple returns.





# Dusk View



## Twin Tower: A Vision of Modern Elegance

The Twin Tower is designed to stand out with their sleek, modern architecture and stunning elevation, making them a landmark in Madurai. With spacious apartments and cutting-edge design elements, these towers represent the pinnacle of urban living.

- Sophisticated façade with high-quality finishes and materials
- Architecturally designed to maximize natural light and ventilation

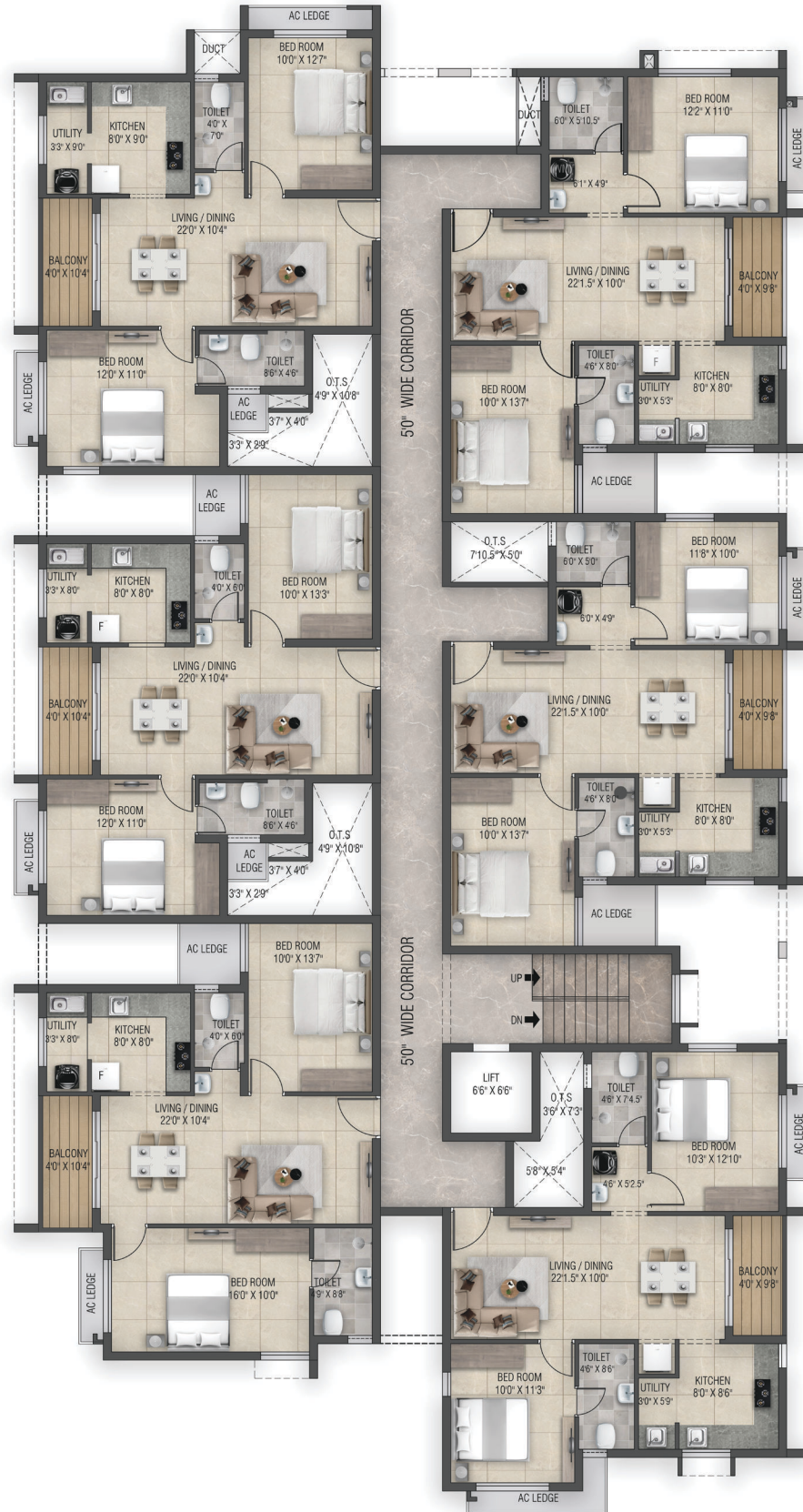
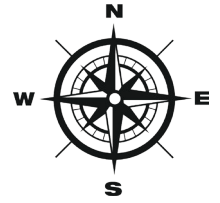


**STILT PLAN  
&  
FLOOR PLAN**



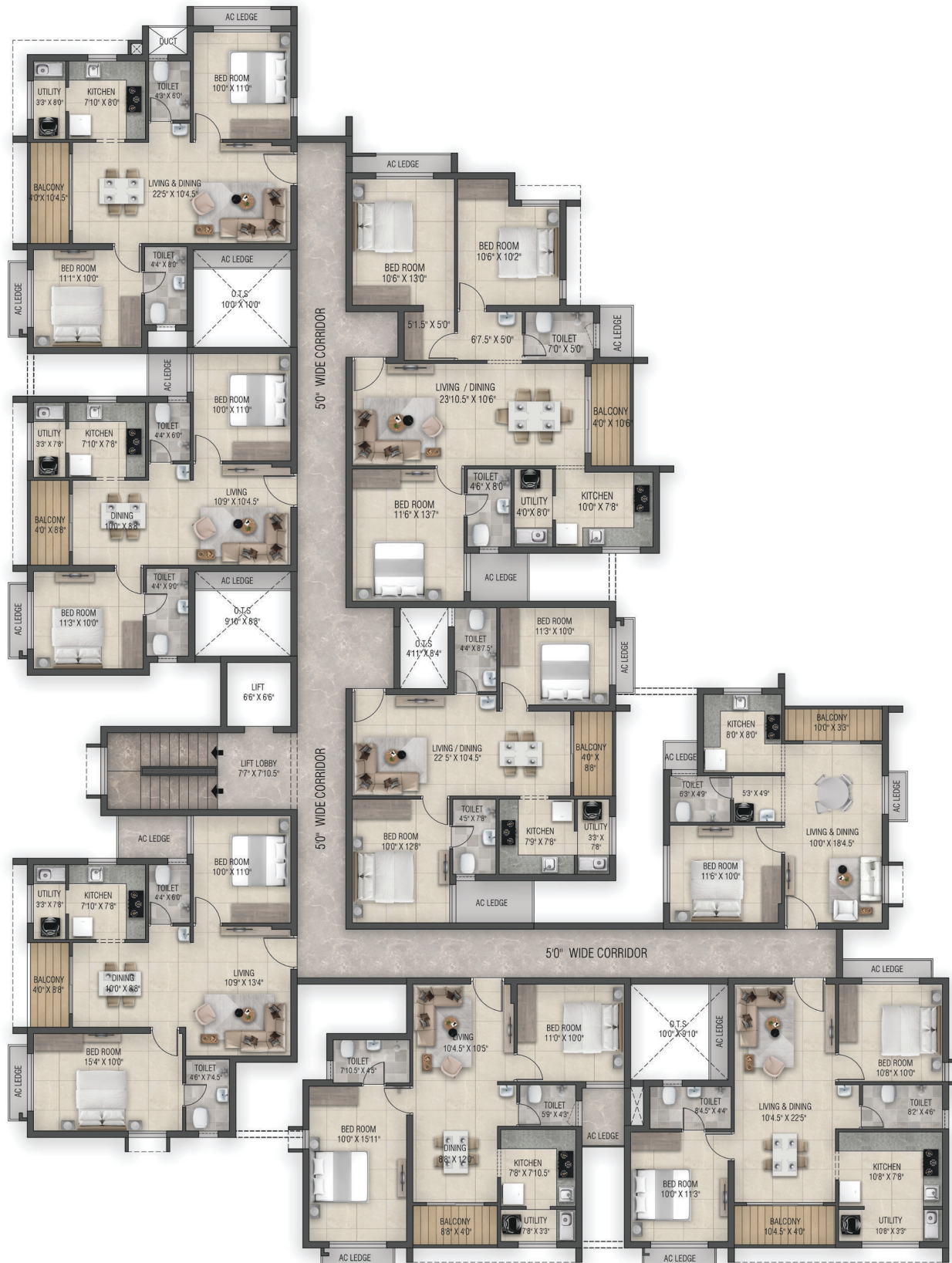
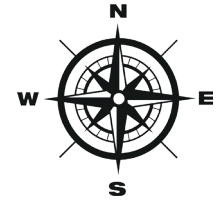


# FIRST FLOOR A BLOCK PLAN



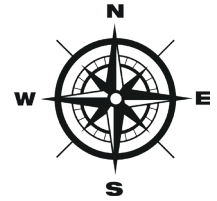


# FIRST FLOOR B BLOCK PLAN





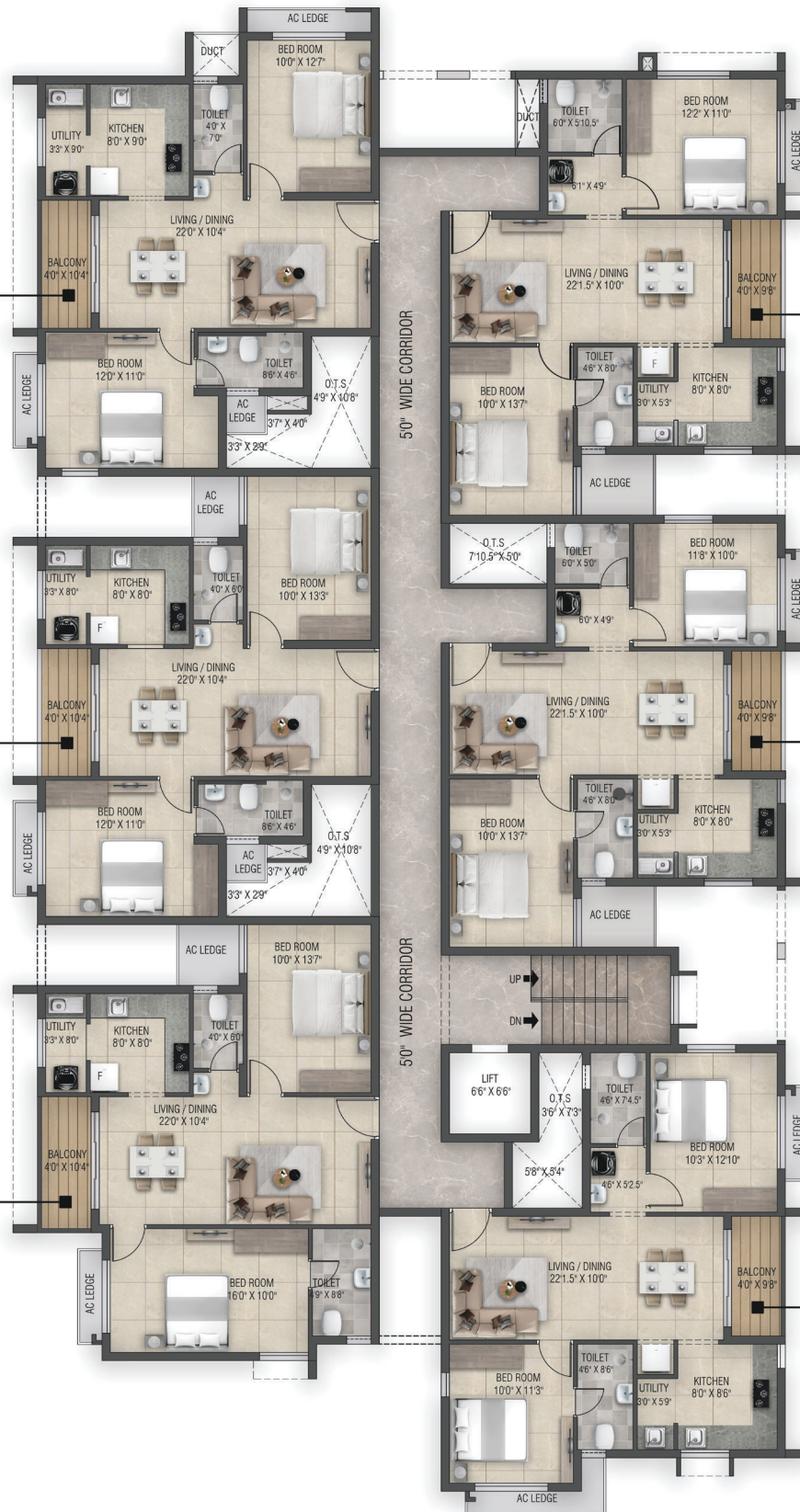
# Typical Floor A Block Plan (1st - 5th Floor)



<b>A-103 TO 503(2BHK)</b>
<b>P.A - 874</b>
<b>C.A - 162</b>
<b>S.A - 1036</b>

<b>A-102 TO 502(2BHK)</b>
<b>P.A - 865</b>
<b>C.A - 160</b>
<b>S.A - 1025</b>

<b>A-101 TO 501(2BHK)</b>
<b>P.A - 879</b>
<b>C.A - 163</b>
<b>S.A - 1042</b>

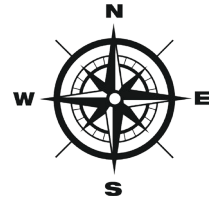


<b>A-104 TO 504(2BHK)</b>
<b>P.A - 877</b>
<b>C.A - 163</b>
<b>S.A - 1040</b>

<b>A-105 TO 505(2BHK)</b>
<b>P.A - 852</b>
<b>C.A - 158</b>
<b>S.A - 1010</b>

<b>A-106 TO 506(2BHK)</b>
<b>P.A - 850</b>
<b>C.A - 158</b>
<b>S.A - 1008</b>

# Typical Floor B Block Plan (1st - 5th Floor)



<b>B-107 TO 507(2BHK)</b>
<b>P.A - 818</b>
<b>C.A - 152</b>
<b>S.A - 970</b>

<b>B-108 TO 508(2BHK)</b>
<b>P.A - 787</b>
<b>C.A - 146</b>
<b>S.A - 933</b>

<b>B-101 TO 501(2BHK)</b>
<b>P.A - 850</b>
<b>C.A - 158</b>
<b>S.A - 1008</b>

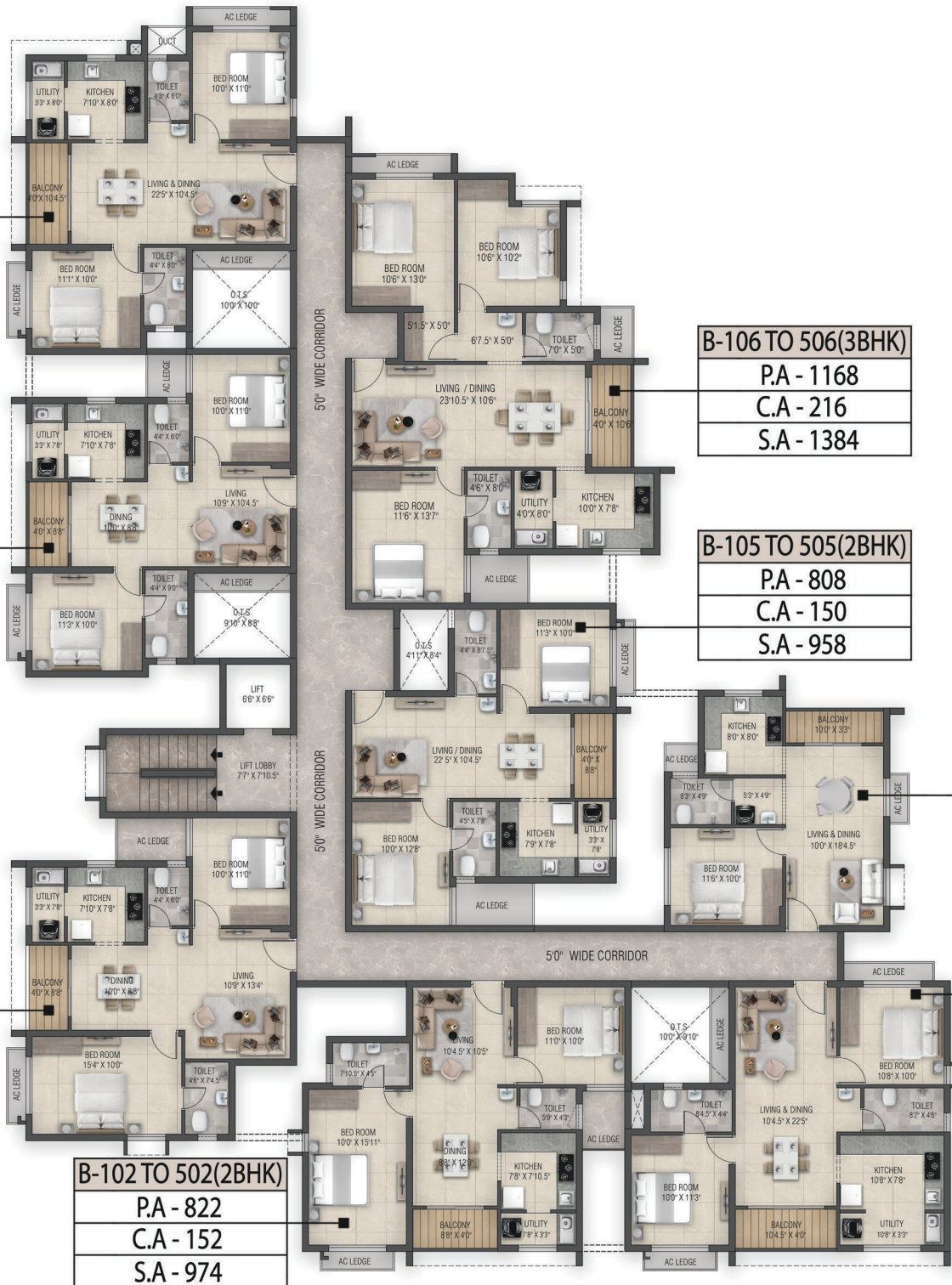
<b>B-102 TO 502(2BHK)</b>
<b>P.A - 822</b>
<b>C.A - 152</b>
<b>S.A - 974</b>

<b>B-106 TO 506(3BHK)</b>
<b>P.A - 1168</b>
<b>C.A - 216</b>
<b>S.A - 1384</b>

<b>B-105 TO 505(2BHK)</b>
<b>P.A - 808</b>
<b>C.A - 150</b>
<b>S.A - 958</b>

<b>B-104 TO 504(1BHK)</b>
<b>P.A - 545</b>
<b>C.A - 101</b>
<b>S.A - 646</b>

<b>B-103 TO 503(2BHK)</b>
<b>P.A - 856</b>
<b>C.A - 159</b>
<b>S.A - 1015</b>



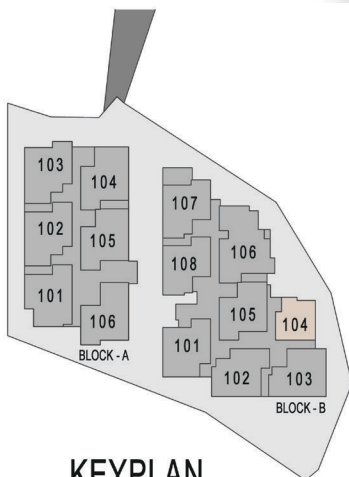
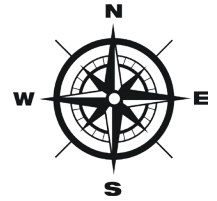


# UNIT PLAN





# Type 1 - 1 BHK + 1T - South Facing



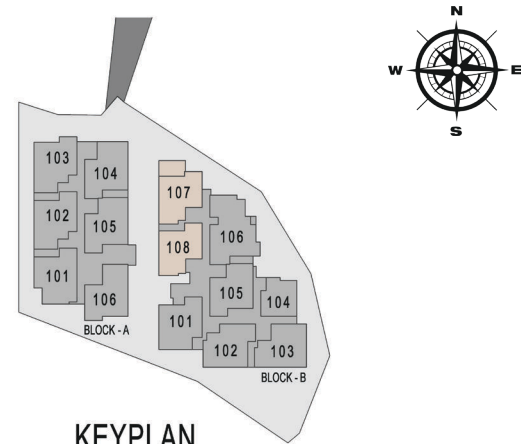
KEYPLAN

## TYPE 1 - 1 BHK - SOUTH FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK B	B - 104 TO 504	424 Sq.ft	646 Sq.ft	248 Sq.ft



## Type 2 - 2 BHK + 2T - East Facing

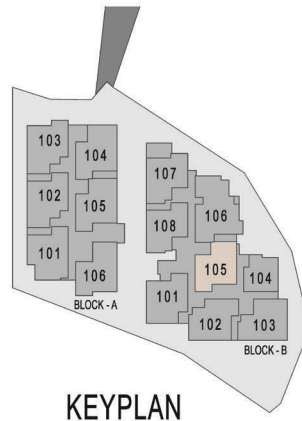


KEYPLAN

### TYPE 2 - 2 BHK - EAST FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK B	B - 107 TO 507	637 Sq.ft	970 Sq.ft	373 Sq.ft
	B - 108 TO 508	617 Sq.ft	933 Sq.ft	359 Sq.ft

## Type 3 - 2 BHK + 2T - North Facing



KEYPLAN

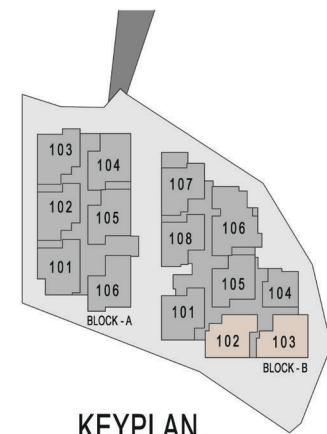
### TYPE 3 - 2 BHK - NORTH FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK B	B - 105 TO 505	641 Sq.ft	958 Sq.ft	368 Sq.ft





## Type 4 - 2 BHK + 2T - North Facing

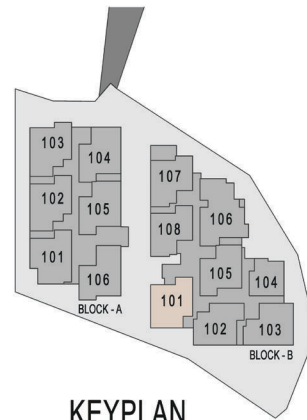
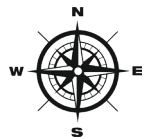


KEYPLAN

### TYPE 4 - 2 BHK - NORTH FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK B	B - 103 TO 503	680 Sq.ft	1015 Sq.ft	390 Sq.ft
BLOCK B	B - 102 TO 502	663 Sq.ft	974 Sq.ft	374 Sq.ft

## Type 5 - 2 BHK + 2T - East Facing



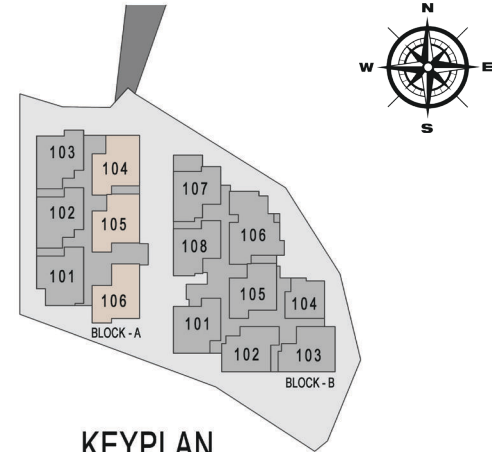
KEYPLAN

### TYPE 5 - 2 BHK - EAST FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK B	B - 101 TO 501	686 Sq.ft	1008 Sq.ft	388 Sq.ft



## Type 6 - 2 BHK + 2T - North Facing

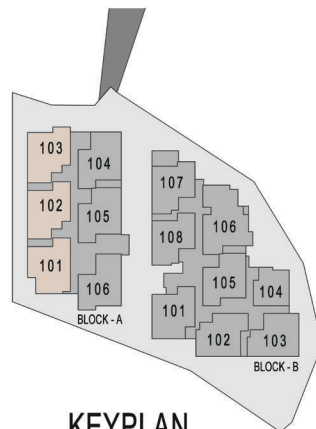


KEYPLAN

### TYPE 6 - 2 BHK - NORTH FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK A	A - 104 TO 504	704 Sq.ft	1040 Sq.ft	400 Sq.ft
BLOCK A	A - 105 TO 505	680 Sq.ft	1010 Sq.ft	388 Sq.ft
BLOCK A	A - 106 TO 506	680 Sq.ft	1008 Sq.ft	388 Sq.ft

## Type 7 - 2 BHK + 2T - East Facing



KEYPLAN

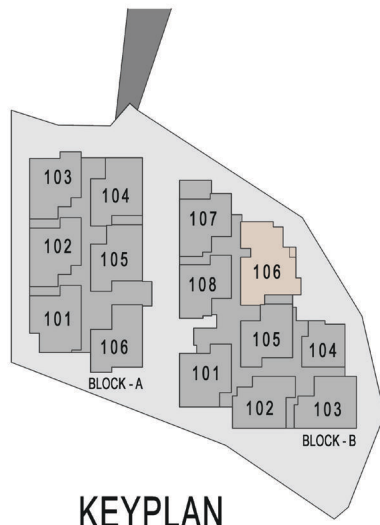
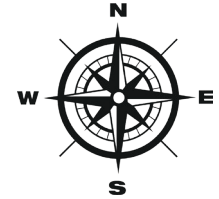
### TYPE 7 - 2 BHK - EAST FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK A	A - 101 TO 501	711 Sq.ft	1042 Sq.ft	401 Sq.ft
BLOCK A	A - 102 TO 502	690 Sq.ft	1025 Sq.ft	394 Sq.ft
BLOCK A	A - 103 TO 503	697 Sq.ft	1036 Sq.ft	398 Sq.ft





# Type 8 - 3 BHK + 2T - North Facing



## TYPE 8 - 3 BHK - NORTH FACING

BLOCK	UNIT NO	CARPET AREA	SALEABLE AREA	UDS
BLOCK B	B - 106 TO 506	944 Sq.ft	1384 Sq.ft	532 Sq.ft



# Front View



**"The Perfect Entrance to Your Dream Home"**







# 30+ Amenities

## RECREATIONAL AMENITIES

- Club House
- Community Events
- Community Garden
- Jogging or Walking Paths
- Aerobic or Calisthenics Area
- Senior Citizen Sitting Area OR Association Room
- 8 Shaped Walking Track
- Gym or Fitness center
- Yoga or Meditation Room

## PARKING AMENITIES

- Covered Parking
- Designated Parking Space
- Electric Vehicle Charging Stations
- Car Washing Bay

## ACCESSIBILITY AMENITIES

- Elevators
- Wide Doorways
- Wide Hallways
- Architecture Ventilation Designs
- Pre Planned Water Drain System
- Street Lights

## TECH AMENITIES

- Smart Lighting
- Solar Power Backup for Common Area

## SECURITY AMENITIES

- Controlled Entry
- Gated Entrance
- Indoor Entry Monitoring
- Secured Parking
- Security Cameras 24/7
- 24/7 Power Back Up





# *Eye Bird View*

"A Bird's Eye View of Perfect Living"





# **SPECIFICATION**

## STRUCTURE:

- RCC Framed Structure and Solid Block used for External/Internal walls
- Earth Quake Resistant Structure to adhere to Seismic Zone.
- Anti-Termite Treatments wherever applicable during Construction Stage.
- Solid Block Used in Stilt Floor.

## DOORS/WINDOWS/VENTILATORS:

- Main Door - 7 ft Height Factory Made Door , 35 mm thickness Flush Shutter with Designer Hardware of Dorset OR Equivalent Make.
- Bedroom /Toilet Door - 7 ft Height Factory Made Door , 32 mm thickness Flush Shutter with Designer Hardware of Doorset OR Equivalent Make.
- White UPVC Sliding Window & Sliding French Door With Clear Glass.
- White UPVC Louver Type Ventilators.

## GRILLS:

- Ms Grill for window
- MS Handrail for balcony
- SS Grill Handrail Railing for staircase

## TILING:

- Living, dining, kitchen and Bedrooms 600 x 600 vitrified tile.
- Balcony & Toilet Anti skid Flooring of suitable size.
- Corridor & Typical Floor Lobby – Vitrified Tile as per Architect Design.
- External Drive Way – Concrete Paver Block
- Stilt and Basement Car Parking – Granolithic Concrete Flooring.
- Kitchen – ceramic wall tiles up to 2 feet above the platform.
- Toilets- Vitrified wall tiling up to 7 feet height
- Terrace – weather proof tiles.
- Black Granite Counter top in kitchen



## PLUMBING & SANITARY:



- All sanitarywares in ceramic of superior brands like Parryware or equivalent will be provided
- EWC (European Water closet) with health faucet of superior brand like Parryware or equivalent will be provided.
- Counter Top washbasin with polished granite slab in toilet of All bedroom of superior brand like Parryware or equivalent will be provided.
- All plumbing CP fittings of superior brand like Parryware or equivalent will be provided.
- Single lever HI – FLOW concealed diverter of like Parryware makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC pipelines/PVC Soil waste lines/sewage pipelines & Rainwater lines of superior brands like AAS HIRWAD/ASTRAL or Equivalent ISI certified will be provided.
- Stainless steel sinks with drain board in kitchen.

## ELECTRICAL FIXTURES/FITTINGS:



- Three-phase power supply with concealed wiring will be provided
- All switches will be of Legrand or equivalent make.
- Cables & wiring will be of KUNDAN / FINOLEX / POLY CAB or equivalent make.
- SPLIT A/C provision with electrification will be provided in all bedrooms.
- 15A plug points will be provided for refrigerator, washing machine.
- Geyser provision with electrification will be provided in All bedroom
- Adequate plug points for electrical appliances in kitchen
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Concealed TV points will be provided in Living and bedroom.
- Surface Light will be provided Living room, kitchen, Bedroom and Bathroom

## PAINTING FINISHES:



- All internal walls will be coated with 2 coats smooth putty, 1 coat of primer and 2 coats of emulsion paint of Asian/Dulux or Equivalent make.

- Elevation 1 coat white cement, 1 coat primer, 2 coat weather proof emulsion and other 3 side external walls will be finished with 1 coat white cement and 1 coats of weather proof emulsion paint of Asian/Dulux or Equivalent make.
- Ceilings will be finished with 2 coat smooth putty, 1 coat of primer and 2 coats of oil bound distemper.
- MS Railing (Balcony & Staircase) finished with enamel paint aesthetically designed & fixed to wall.

#### COMMON SPECIFICATION :



- LIFT - Elevator of 8 passanger automatic lift will be provided
- BACK UP – 100% Power Backup for common amenities &
- UNIT SIGNAGE BOARD – Respective unit numbers sign board will be provided in lift lobby.
- WATER STORAGE – Centralized UG Sump provided in the Stilt Floor.
- SAFETY- CCTV Surveillance cameras will be provided all around the building at pivotal locations.
- WALK WAY – Walking spaces well defines as per landscape design intent.
- SECURITY – Security booth will be provided at the entry/exit.
- COMPOUND WALL – Site perimeter fenced by compound wall with entry gates.
- LANDSCAPE – Suitable landscape at appropriate places in the project as per design.
- INTERNAL DRIVE WAY- Interlocking paver block for drive way areas.

#### COMPLEMENTARY:



- Modular wardrobes for 2 bedrooms
- European look modular kitchen
- Ro water Unit



A modern living room interior featuring a white sectional sofa on the left, a round white coffee table with a gold base in the center, and a large white wall panel with a grid pattern in the background. The room is lit with track lighting and a circular pendant light. A framed picture of a mountain landscape is on the left wall, and a TV is mounted on the right wall. The floor is made of light-colored tiles.

**INTERIOR**

**LIVING ROOM**





**KITCHEN**



**DINING**





**MASTER BEDROOM**



**KIDS BEDROOM**

# PAYMENT TERMS

S.NO	PERIOD OF PAYMENT	% OF PAYMENT
1	Booking Advance	2.5%
2	On Agreement	30%
3	Completion of Foundation & Basement	10%
4	Completion of Stilt Floor RCC	10%
5	Completion of 1st Floor RCC	10%
6	Completion of 3rd Floor RCC	10%
7	Completion of 5th Floor RCC	10%
8	Completion of Plastering	10%
9	Completion of Tiles	5%
10	At the Time of Handing Over	2.5%
	<b>TOTAL AMOUNT</b>	<b>100%</b>

# NEAR BY LOCATION

## College

- Yadava College – 6 km
- Lady doak College – 7 km
- St George jayaraj college – 7 km
- American College – 7 km

## MNC Companies

- Techmango – 3 km
- Gofrugal Technologies – 4 km
- HCL – 4 km
- Sri Mookambika Infosolutions – 6 km
- ZeroneCrops IT Services – 6 km

## TWIN TOWER

Surya Nagar Madurai



## Schools

- 4 km - Mahatma School
- 4 km - EBG School
- 5 km - Vallaba Vidyalaya
- 0.5 km - Mary Ann School
- 5.5 km - Xavier School
- 6 km - Vikaasa World School

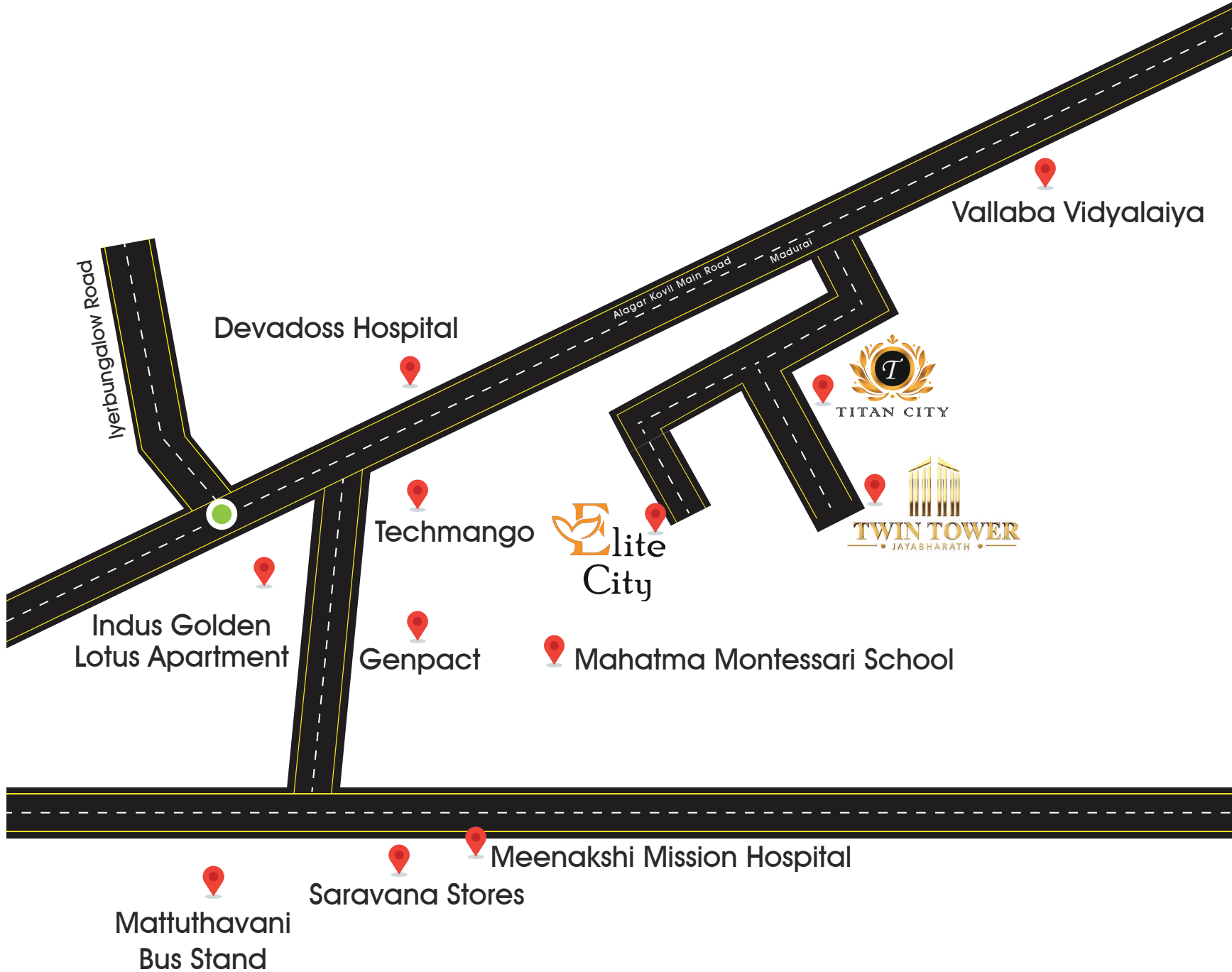
## Hospitals

- 2.5 km - Devadoss Hospital
- 4.5 km - Meenakshi Mission Hospital
- 5.5 km - BGM Specialty Hospital
- 5 km - Preethi Hospital
- 5 km - Guru Hospital

## LandMark

- 4 km - Mattuthavani busstand
- 6 km - Vishaal De mall
- 1 km - Vijaykrishna mahal

# Location Map





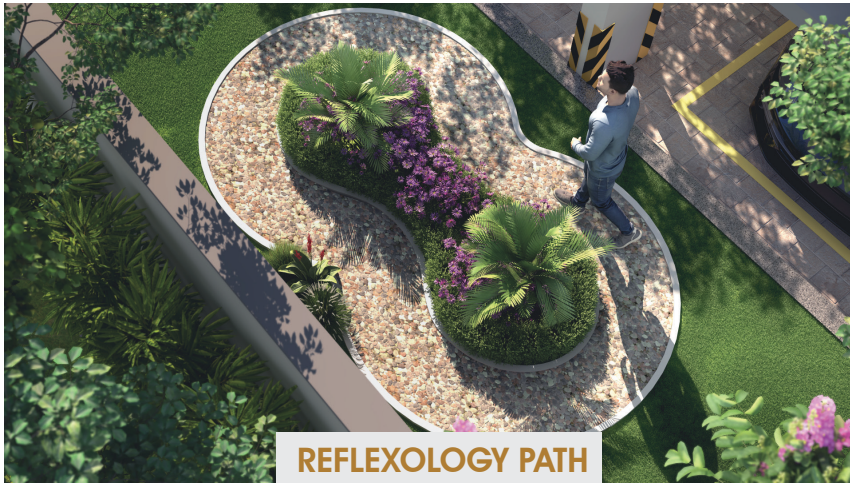


**BALCONY**

# TWIN TOWER AMENITIES



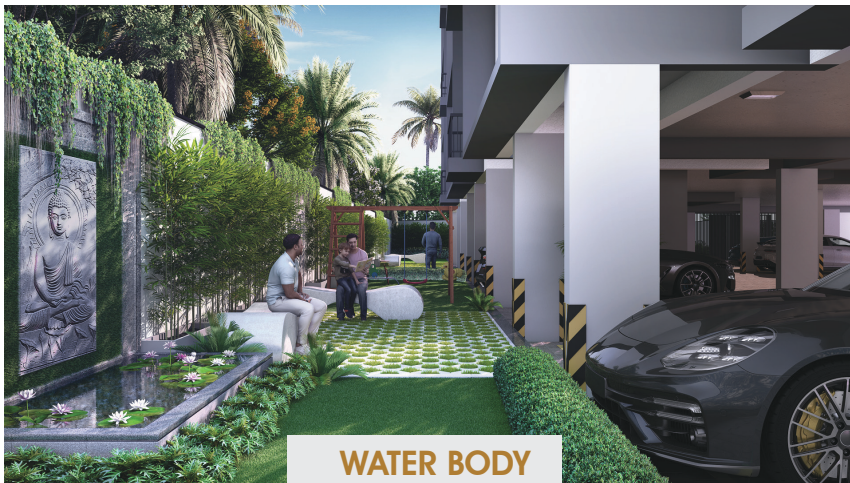
**DRIVE WAY**



**REFLEXOLOGY PATH**



**PLAY AREA**



**WATER BODY**



**SEATING AREA**





# Side View



## Exceptional Architectural Design and Elegant Exteriors:

- **Modern and Innovative Elevation:** Each apartment is designed with attention to detail, from sleek lines to carefully planned facades, creating a harmonious balance between style and function.
- **Ample Natural Light:** Thoughtfully placed windows and balconies ensure your home is filled with natural light, enhancing the overall aesthetic.



# Rear View



## Luxurious and Majestic Elevations

Our apartments are the epitome of luxury, combining grandeur with modern architecture. The exteriors boast majestic elevations, featuring expansive windows, large balconies, and a premium combination of materials. With an emphasis on spaciousness and privacy, these homes are designed to make a statement while ensuring comfort.



# JAYABHARATH

## HOMES PRIVATE LIMITED

### TWIN TOWER :

No.25/1C, Titan City, Offset to Twad Colony, Alagar Kovil Main Rd,  
Surya Nagar, Madurai, Tamil Nadu 625007

### CORPORATE OFFICE:

M.A.R Tower, NO:625-A, 1st Floor, Anna Salai, opp. Police Station,  
Madurai, Tamil Nadu 625020

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### MAP LOCATION



TWIN TOWER