



Home with akshaya

Corporate Office: Akshaya Pvt. Ltd., G Square, 46, Old Mahabalipuram Road (OMR), Chennai – 600 096.
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Registered Office: Capitale, # 22, 2nd Street, Nehru Nagar, Adyar, Chennai – 600 020.
 Ph: 044 2445 1818 / 2442 4646.

Site Office: January, OMR, Chennai.

Integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 Management System, SA 8000:2008 Certified and CRISIL DA3+ Rated Company with Star Rated Projects.

Winner of the CNBC/CRISIL Award for 'Best Residential Property' in South India for 2009.

The only builder to win the CNBC/CRISIL Award for 'Best Legal Systems' in India, three times in a row – 2007, 2008 & 2009.

SUN	MON	TUE	WED	THU	FRI	SAT
		JANUARY HAPPY NEW HOMES ON OMR.				1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

HAPPINESS BEGINS IN JANUARY

These are happy times for Chennai, the second most competitive city in the second most sought after economy in Asia. Chennai's just been picked by 'Forbes' magazine as one of the World's Fastest Growing Cities of the Next Decade. The ability to ceaselessly create 100,000 jobs a year, is the key reason for the selection.

Given this frenetic pace of growth, it is imperative for real estate companies to ensure that the infrastructure is in place, especially in boom zones like OMR, GST Road & Oragadam. As you might already be aware, Akshaya has been a veritable pioneer in developing OMR & GST Road. Till date, we've developed 11 projects on OMR and 2 gated communities on GST. I am glad to report that in 2011, we'll keep the momentum going, on the IT Corridor in OMR, with 'January'.

January is an international style residential complex spread over 5.82 acres of pristine greenery housing 688 very contemporary looking 1, 2 & 3-BHK homes with a bouquet of sizes ranging from 605 to 1412 sq. ft. The 14-storied blocks in this cheerful locale have been loaded with all the pampering comforts you can imagine including - a gymnasium, swimming pool, spa, bank, supermarket, serviced apartments, private movie hall, banquet hall, children's play area, clinic & pharmacy, swanky restaurant and multi-purpose hall - all at a delightful starting price.

As January happens to be our 148th project, we've taken utmost care to maintain the highest standards of craftsmanship and meticulous detailing. One of the most heartening initiatives we've embarked upon here is the Pre-LEED Green Rating. The rating will make sure you'll get earth-friendly, energy-friendly and climate-friendly homes that will, in turn, help Chennai fight, global warming.

I assure you, this is just a tiny glimpse of the kind of innovations we have in store for you, at January.

Wishing you a Happy January!



T. Chitty Babu
Chairman & CEO
Akshaya Pvt. Ltd.



LIVE A NEW LIFESTYLE



JANUARY: THE NEW NAME OF HAPPINESS

It's here. January from Akshaya. A refreshing new gated community on the flourishing new zone of OMR, especially built for families who've always dreamed of enjoying the fruits of prosperity without paying a princely sum for it. Put together by some of the most ingenious minds at South India's most awarded real estate developer, every aspect of January has been thoughtfully planned to put a thousand watt smile on your face. Here are the 31 surprises that will make you go wow...

JANUARY

1

14 STOREYS OF SKY

January has 4 residential blocks rising up to the sky with 14 storeys. What that means is a significant majority of our residents will own a balcony seat to view the beauty of cotton clouds courting the reluctant sun, twinkling stars lighting up the firmament, the moody blues of the waxing and waning moon, and the colorful canvas of the twilight. *Now, isn't that happiness?*

JANUARY

2

5.82 ACRES OF SPACE

January is a micro township with plenty of space to do everything you wish to do. Planned to the size of nearly three football fields, there is enough room and more, for walking around, taking a quiet stroll, enjoying the expanse and exploring your own little world at your own pace. Over here, there are 6 zones: residential, commercial, entertainment, parking, gardens & pedestrian. *Now, isn't that happiness?*





JANUARY
3

LOTS OF LUSH LANDSCAPING
There's no better mood elevator than a beautifully landscaped garden. The clang of the blue bell flowers, the hiss of the lacy green foliage, purple splotches of bougainvillea, yellow rashes of marigold cavorting with butterflies and bees, floating over a carpet of virgin green grass , all awaiting for the autograph of your footprints...*Now, isn't that happiness?*

JANUARY
4

A FACADE WORTH A BRAG
The design of January is very contemporary and yet is, rooted in the past. It is a modern day nod to the reddish brown British facades that used to adorn the colonial landscape of Old Madras. The whiff of nostalgia suffused with today's aesthetics...*Now, isn't that happiness?*



JANUARY

5

A STUNNER OF A CLUBHOUSE

The residential blocks at January form a contrasting backdrop to the futuristic looking Clubhouse which is a delightful play of glass and steel. The sharp-edged sail shaped structures up the building's eye candy quotient and almost feels like straight out of a sci-fi movie. The cylindrical glass shaft at the center ensures a lovely view on a moonlit night. *Now, isn't that happiness?*



JANUARY

6

WHERE THERE ARE 688 HOMES OF BLISS

There are many charms to living in a gated community. Your social circle widens. Your sphere of influence broadens. And your areas of interest, expand. January lets you commune with 688 families drawn from different corners of our country. So every day, you might just end up discovering a beautiful new mind! *Now, isn't that happiness?*

JANUARY

7

WHERE WE OFFER MULTIPLE SIZES OF CONVENIENCE

Whether you are an IT professional looking for a compact home close to work, a small family in search of a nest, a buyer in search of a larger home or an investor planning to lease out a large apartment, we have all types of sizes for all kinds of families. *Now, isn't that happiness?*

Type of Home	Size (In sq. ft.)
1 BHK	605, 608, 610 & 612
2 BHK	834 & 836
2 BHK (Large)	928, 937, 938 & 940
3 BHK	1124 & 1140
3 BHK (Large)	1396 & 1412

JANUARY

8

WHERE THE SEA IS YOUR NEIGHBOUR

One of the charms of January is, its located close to the rustling sea. Residents with a balcony can get a vantage view of the soothing dance of the rising tide and can listen to the relentless harmony of the sea waves crashing on the sandy beach. *Now, isn't that happiness?*





JANUARY

9

WHERE BREEZY HOMES ARE BREEZIER

The added attraction of living in January is, the entire façade has been embedded with designer vanes to increase the volume of air circulation. So chances are, the hiss of the wind will kiss your ear more often, than in a regular home. *Now, isn't that happiness?*



JANUARY

10

WHERE MOTHER EARTH HAS REASONS TO SMILE

January is Pre-LEED Green Rated. Translated, that means, the project will certainly aspire for providing effective use of land, efficient management of resources and an enhanced quality of life for residents, by regulation of the carbon footprint, in line with the global standards. And cutting down the maintenance bill over the years. *Now, isn't that happiness?*

JANUARY

11

WHERE POLLUTION HAS BEEN GIVEN A BREAK

Located near the ever-bustling IT corridor of OMR, January is nestled in the quiet confines of Thaiyur village. What this guarantees is freedom from noxious fumes and a colony wafting with pure oxygen. Also, the complex is vast enough to drown out the cacophony of the blare of horns with its copious atmosphere of tranquility. *Now, isn't that happiness?*



JANUARY

12

WHERE FAMILIES CAN BOND OVER WATER

The filtered, treated, turquoise water is irresistible for those who relish the therapeutic pull of our swimming pool. The sparkling waters offers the perfect excuse for lolling around, frolicking, indulging in a game of water frisbee and bonding with friends & family. *Now, isn't that happiness?*



JANUARY

13

WHERE BODIES WILL HAVE THEIR TEMPLES

Keeping 688 families fighting fit can be quite a challenge. But our state-of-the-art treadmills, elliptical machines and recumbent bikes at our multi-functional gymnasium is more than adequate to face up to it. Steered by trained physios, nutritionists and fitness instructors, the January gym is an elegant workshop for your workout. *Now, isn't that happiness?*



JANUARY

14

WHERE YOUR MONEY LIVES WITH YOU

At January, you don't have to drive down to the bank to reload your wallet. You just have to walk across to a corner inside your premises to withdraw cash, carry out wire transfers, chat up with your manager or pay your utility bills. *Now, isn't that happiness?*



JANUARY

15

WHERE THERE'S ROOM FOR CELEBRATION

Celebrating the birthday of a dear one. Hosting an engagement function for a family member. A kitty party to talk shop. Raising funds with a social-do. Conducting a business banquet. Treating your buddies for a dinner. All this and more is possible right within your home as January comes attached with a plush banquet hall, restaurant and a multi-purpose hall!
Now, isn't that happiness?



JANUARY

16

WHERE YOU CAN FINISH THE TRANSACTIONS OF DAILY LIFE

The most useful utility at January is easily the in-house Supermarket. So shopping for daily cosmetics, fresh vegetables, groceries, food and beverages can happen in a snap without really stepping out of your blissful neighborhood. *Now, isn't that happiness?*

JANUARY

17

**WHERE RELAXATION CAN BE
A WAY OF LIFE**

Say goodbye to stress. Say hello to your luxurious new spa. Designed to pamper your body, mind and soul, the in-house spa & jacuzzi is your perfect center to unwind at the end of the daily grind. *Now, isn't that happiness?*



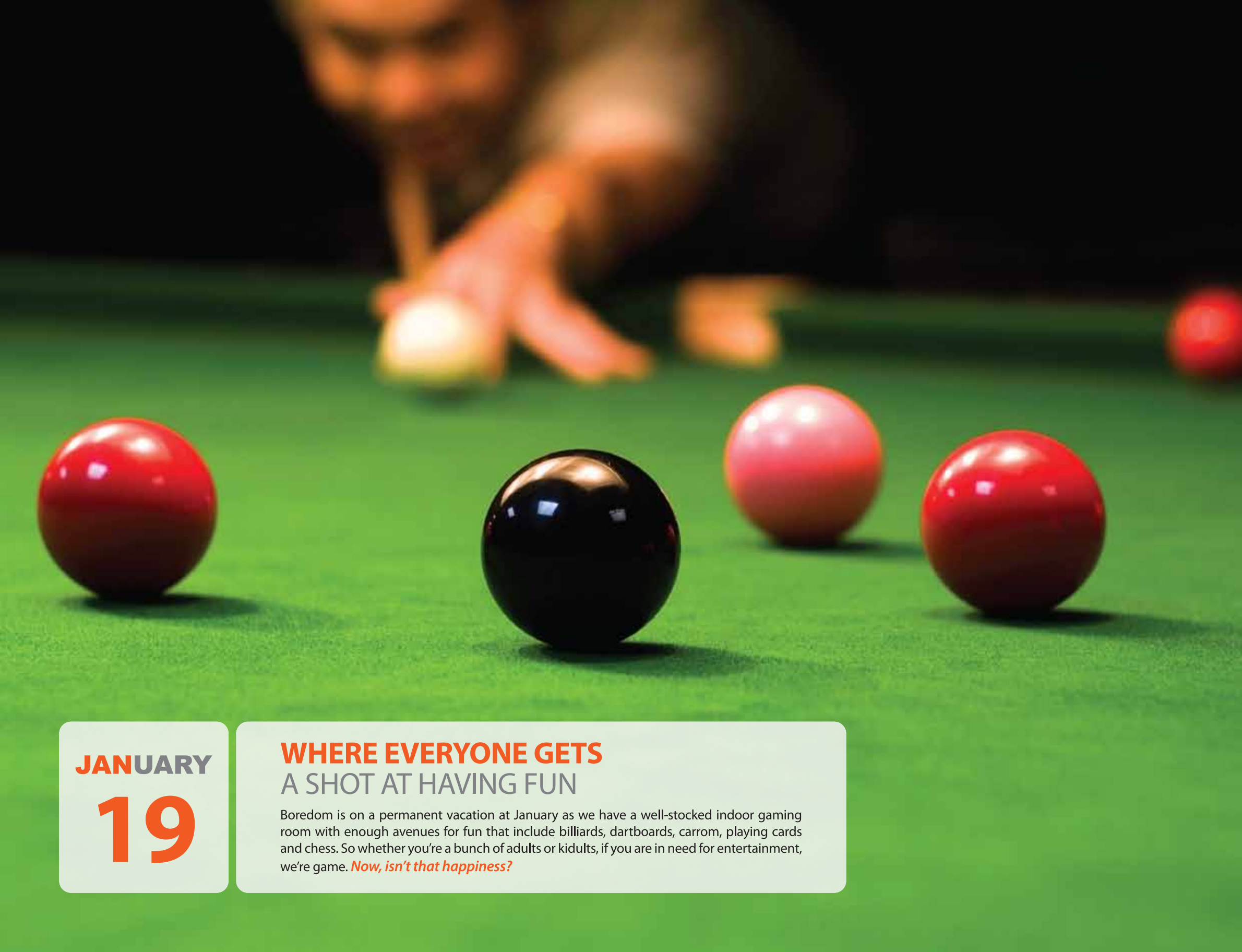
JANUARY

18

WHERE BABIES ARE CARED FOR

For busy home makers and working moms, January has a thoughtfully planned creché that will babysit your little one, while you're away. Even if the baby is a tough act, our care takers will take care. *Now, isn't that happiness?*





JANUARY

19

WHERE EVERYONE GETS A SHOT AT HAVING FUN

Boredom is on a permanent vacation at January as we have a well-stocked indoor gaming room with enough avenues for fun that include billiards, dartboards, carrom, playing cards and chess. So whether you're a bunch of adults or kidults, if you are in need for entertainment, we're game. *Now, isn't that happiness?*

JANUARY

20

WHERE BLOCKBUSTER WEEKENDS ARE GUARANTEED

Imagine having a private movie hall, all for yourself. Imagine screening your home videos to your folks, premiering your short films, playing your favourite flicks to your pals, viewing music videos with your gang and watching live sporting action with a room full of spirited supporters. Imagine living in January. *Now, isn't that happiness?*





JANUARY

21

WHERE KIDS CAN HAVE A SWINGING TIME

If you have kids, you'll love January. Because there's enough greenery here to play hop scotch, hide and seek, statue, tag, leapfrog, gully cricket and a lot more games. More importantly, there's an exclusive children's play area with colourful slides, seesaw, swings, roundabouts and mini-castles to keep the boys and girls enthralled. *Now, isn't that happiness?*



JANUARY

22

WHERE THE LIGHTS ARE ON EVEN WHEN THE POWER IS OFF

These days most people take power for granted. But there are times, when the grid lines trip and the underground cables go kaput. In such moments, if you're at January, you'll never experience a black out as we have a backup generator to ensure the uninterrupted power supply, stays uninterrupted. *Now, isn't that happiness?*



JANUARY

23

WHERE EVERY BLOCK HAS 3 LIFTS

At January, we'd like you to stay upwardly mobile all the time. That's why we have not one, not two, but three elevators in every block. And the best part is one of these 3 lifts is extra spacious and large hearted enough to accommodate huge almirahs and wardrobes you might carry while moving in. *Now, isn't that happiness?*



JANUARY

24

WHERE YOU CAN ACCOMODATE YOUR GUESTS IN STYLE

What do you do when you're organizing a family function? Where will you put them up? These questions will never trouble the residents of January as we have a Serviced Apartment within our complex. So once you do the nitty-gritties of booking, your guests will be treated like our guests. *Now, isn't that happiness?*



JANUARY
25

**WHERE THERE'S A CLINIC
TO KEEP ILLNESS AT BAY**

Wasn't life simpler when there was a family physician and a friendly neighborhood pharmacy? At January, we've recreated this convenience by housing a clinic and pharmacy within our complex. This facility will come in handy if and when your health needs restoration. *Now, isn't that happiness?*



JANUARY
26

**WHERE WE PROTECT YOUR
PRIVACY ROUND THE CLOCK**

The most critical aspect of any gated community is security. That's why at January, we have engaged the services of a top notch private security firm to keep an eagle eye on your safety, all day and all night. *Now, isn't that happiness?*



JANUARY
27

WHERE THE HOMES ARE 5-STAR RATED

Akshaya was the first ever developer to commit itself to the idea of subjecting every single project to the rigorous scrutiny of the Real Estate Star Ratings. In pursuance of this policy, in 2010, we became the first real estate star to opt for the CRISIL Star Ratings for all ongoing projects.

The CRISIL ratings are a simple tool for gauging a real estate developer's ability to meet the agreed quality specifications, time schedule and transfer a clear title to customers in the specified project. Developed by CRISIL, India's leading risk assessment and ratings company and a subsidiary of the world renowned Standard & Poor's, the Star Ratings offer the ultimate commentary on the project's soundness. We're delighted to disclose that January is a 'Chennai 5-Star' Rated Project. Simply put, it just indicates that the project is 'very good' in terms of safety and soundness. *Now, isn't that happiness?*



Home with akshaya

JANUARY
28

WHERE YOU ARE IN THE COMPANY OF A REPUTED COMPANY

January is the 148th showcase project from the House of Akshaya. Founded by Mr. T. Chitty Babu, a proficient civil engineer and a passionate entrepreneur, Akshaya Private Limited, has evolved into one of South India's most renowned property developers with a trailblazing track record of building world class homes, malls, serviced apartments, gated communities, IT parks and commercial zones in our 16-year journey of ceaseless innovation.

The high standards that Akshaya has set for itself in terms of quality, transparency of dealing and clarity of paperwork not only endeared us to thousands of customers but also earned us a slew of accolades. Living in an immaculate home built by a company with impeccable credentials... *Now, isn't that happiness?*



JANUARY
29

WHERE YOUR HOMES ARE MADE BY AN AWARD WINNING HOME MAKER

Powered by the credo of 'the search for the better never ends at Akshaya', our company has been on an unending quest for innovations. Little wonder then, our 16-year journey has been embellished with an impressive bouquet of awards, accolades and certifications. Here's a little primer to get up to speed with our accomplishments: Akshaya is one of 11 companies in India to earn the renowned Integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 Management System Certification; one of 2 companies in India to be awarded the SA 8000:2008 Certification; one of the few national developers with a CRISIL DA3+ rating; the only developer to pick the CNBC/CRISIL award for 'Best Legal Systems' thrice in a row in 2007, 2008 & 2009; and the only real estate star with a CRISIL Star Rating for all ongoing projects.

Added to this crown of glory, Akshaya has won the 'Outstanding Builder' award from 'Builder's Association of India'; 'Trailblazers of Tamil Nadu' title in 2007 from Bennett & Coleman; 'Best Residential Property in South India' in 2009 from CNBC/CRISIL; 'Best of 2009' listing in Global Village; 'Business Wizards 2010' title from India Today; and very recently named as one of the 'Companies to watch out for' along with the Top 20 Real Estate Companies in India by Construction Week magazine! Staying in a pioneering micro township built by a proven pioneer... *Now, isn't that happiness?*



JANUARY
30

WHERE ALL OF THESE ARE VERY MUCH WITHIN YOUR REACH

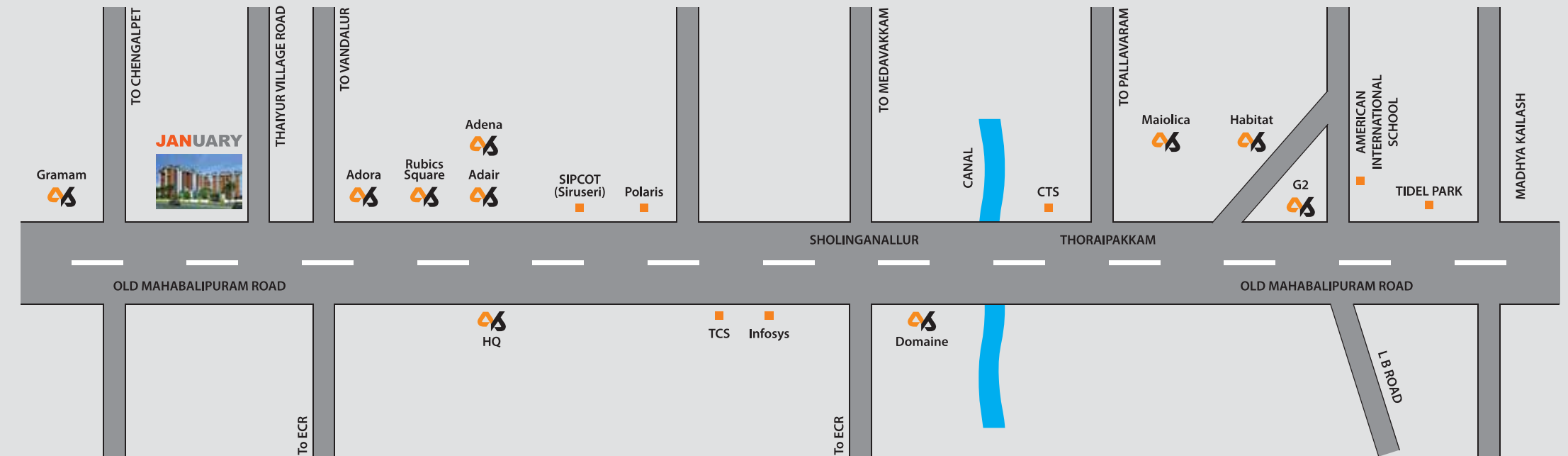
Creating a luxury project meant for only the chosen few is an easy task. At Akshaya, we've crossed this milestone many times before. What's more difficult, is making the finer things in life accessible to a large cross section of the middle class. The tricky part is to deliver delight without cutting corners. We're proud to say that our engineers and architects have managed this feat without charging a princely sum for it. That's why, the starting price at January is incredibly affordable. *Now, isn't that happiness?*

JANUARY

31

WHERE YOU'RE GIVEN THE GIFT OF HOME INSURANCE

At January, we want you to worry about nothing. Not the electricity. Not the groceries. Not your fitness. Not your health. Not travelling to work. Not driving to the bank. Not entertainment. Not anything. That's why we've become the first micro township in India to offer you Home Insurance that will protect your building from fire, lightning, riot, strike, earthquake shock, landslide, storm and cyclone. So January means 'No Worry'. *Now, isn't that happiness?*

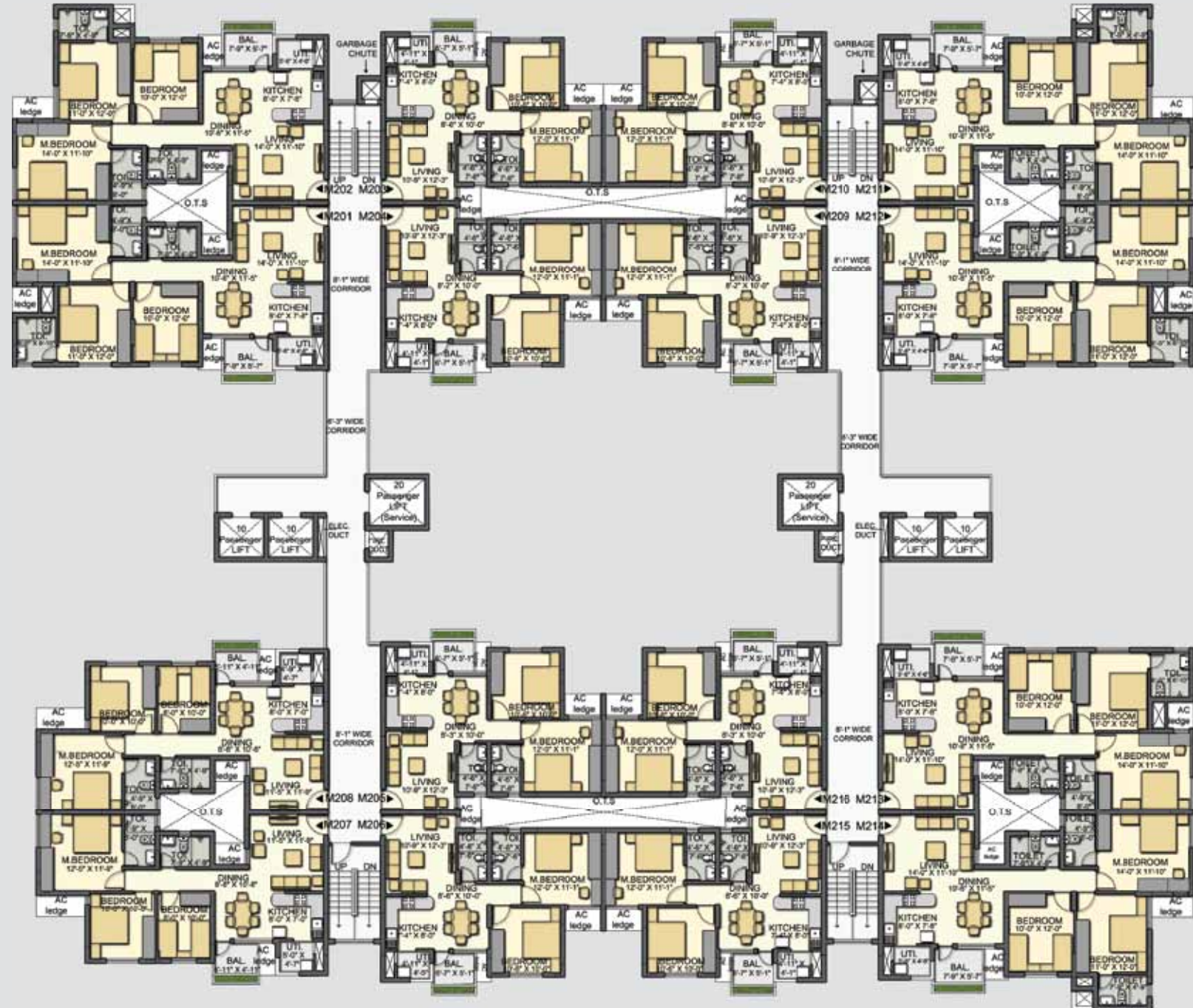






1412 SFT	
M101	M102
M111	M112
M113	M114
938 SFT	
M103	M104
M105	M106
M109	M110
M115	M116
1140 SFT	
M107	M108

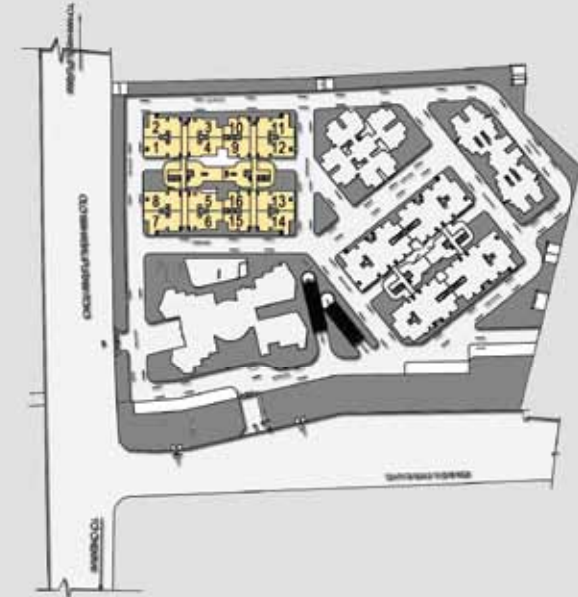




1412 SFT	
M201-M1401	M202-M1402
M211-M1411	M212-M1412
M213-M1413	M214-M1414

938 SFT	
M203-M1403	M204-M1404
M205-M1405	M206-M1406
M209-M1409	M210-M1410
M215-M1415	M216-M1416

1140 SFT	
M207-M1407	M208-M1408

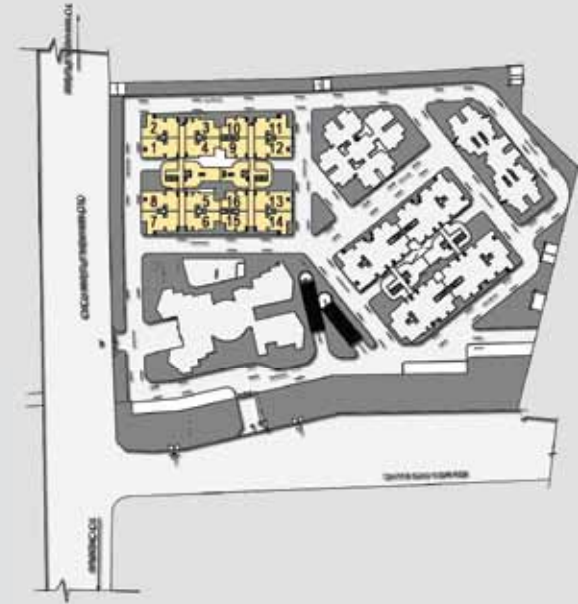


1396 SFT			
W101	W102	W107	W108
W111	W112	W113	W114

1124 SFT			
W103	W104	W105	W106

928 SFT			
W109	W110	W115	W116

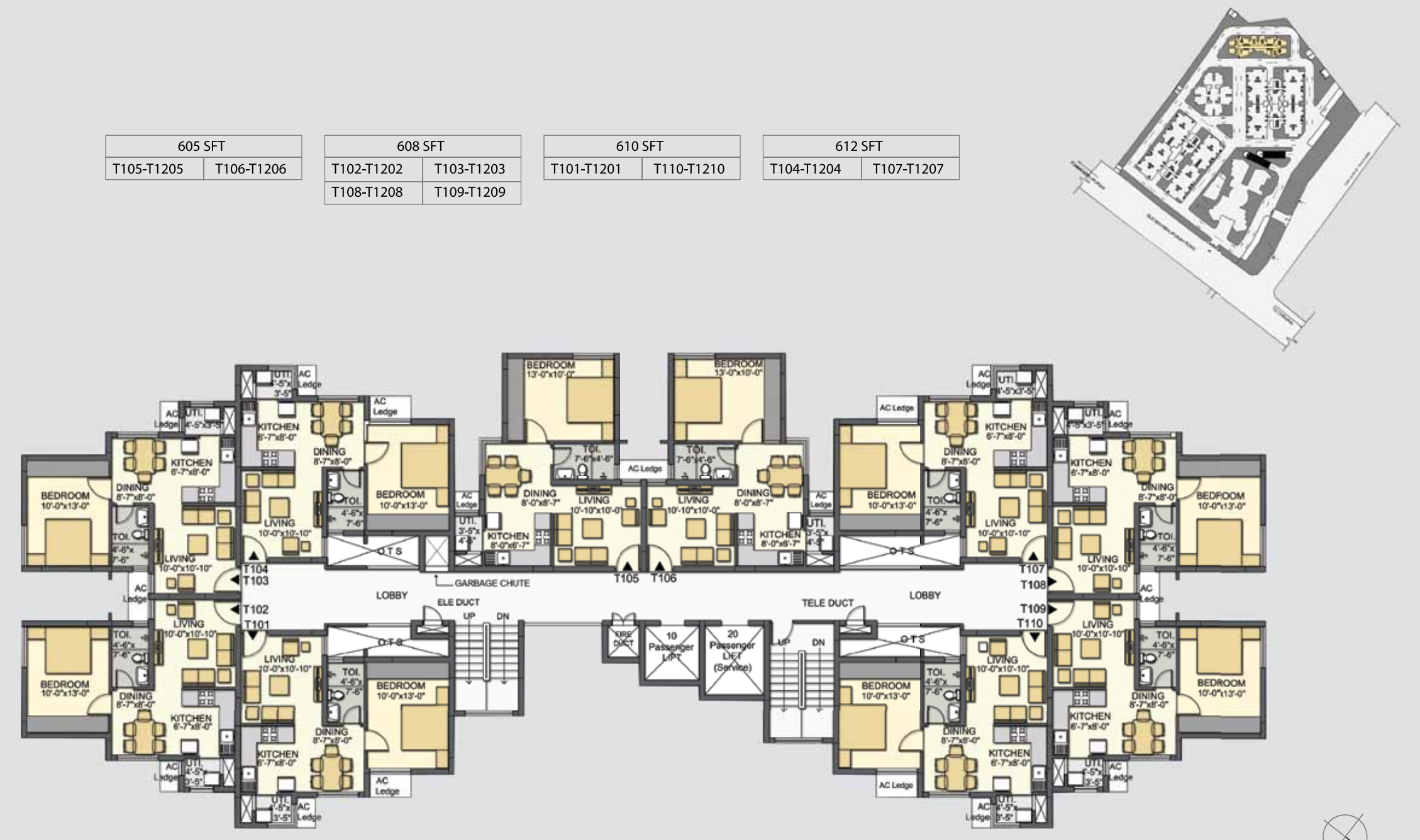




1396 SFT	
W201-W1401	W202-W1402
W207-W1407	W208-W1408
W211-W1411	W212-W1412
W213-W1413	W214-W1414

1124 SFT	
W203-W1403	W204-W1404
W205-W1405	W206-W1406

928 SFT	
W209-W1409	W210-W1410
W215-W1415	W216-W1416



605 SFT	
T105-T1205	T106-T1206

608 SFT	
T102-T1202	T103-T1203
T108-T1208	T109-T1209

610 SFT	
T101-T1201	T110-T1210

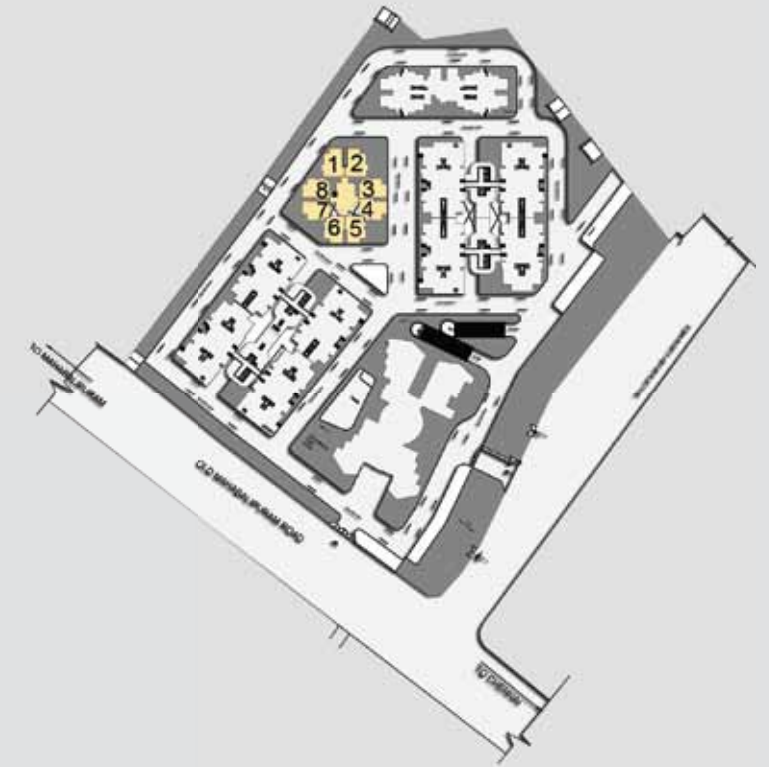
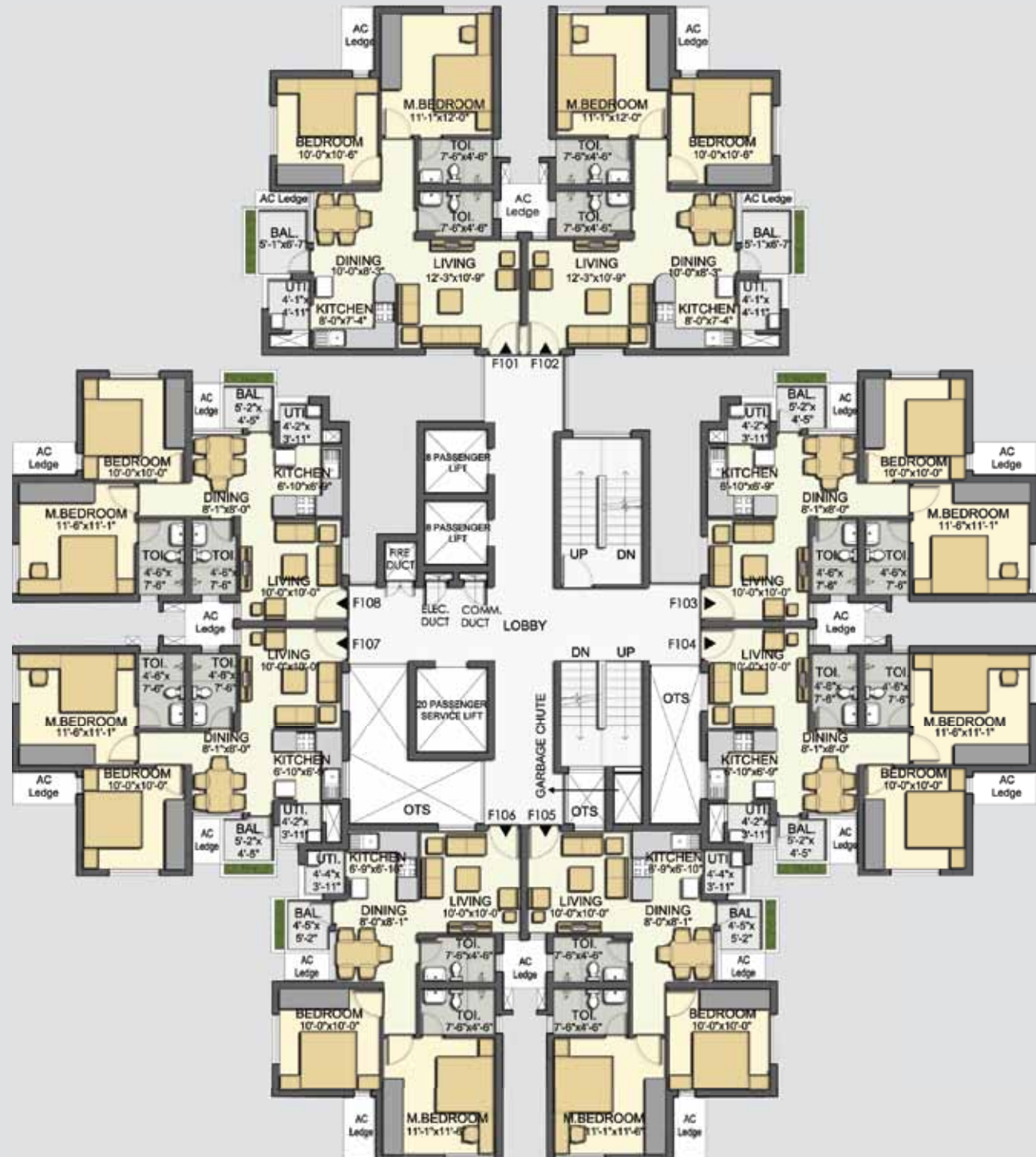
612 SFT	
T104-T1204	T107-T1207



610 sq.ft + Private Terrace 480 sq.ft		612 sq.ft + Private Terrace 480 sq.ft	
T1301	T1310	T1304	T1307

610 SFT		612 SFT	
T1401	T1410	T1404	T1407



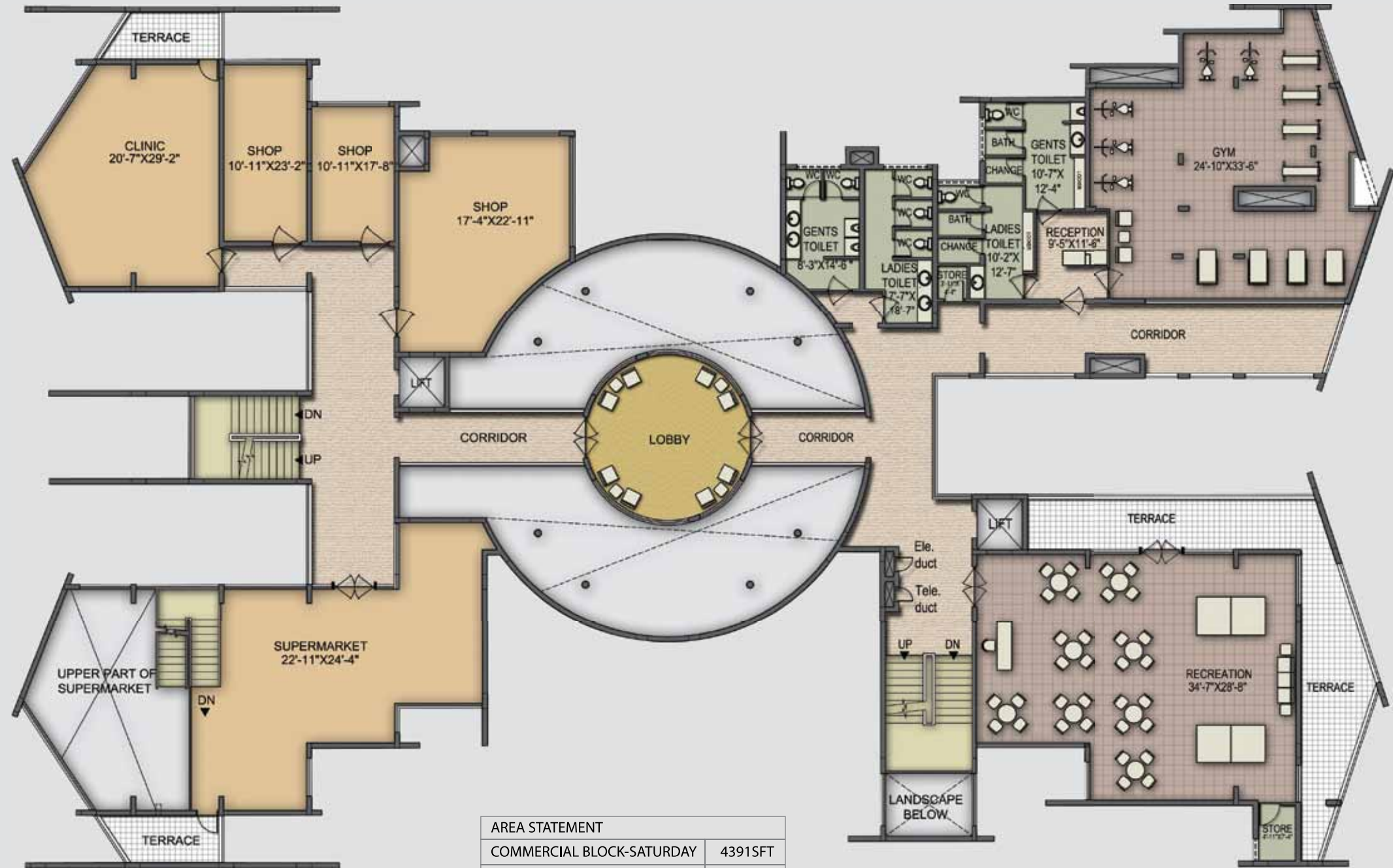


940 SFT	
F101-F1401	
937 SFT	
F102-F1402	
836 SFT	
F103-F1403	F108-F1408
834 SFT	
F104-F1404	F105-F1405
F106-F1406	F107-F1407

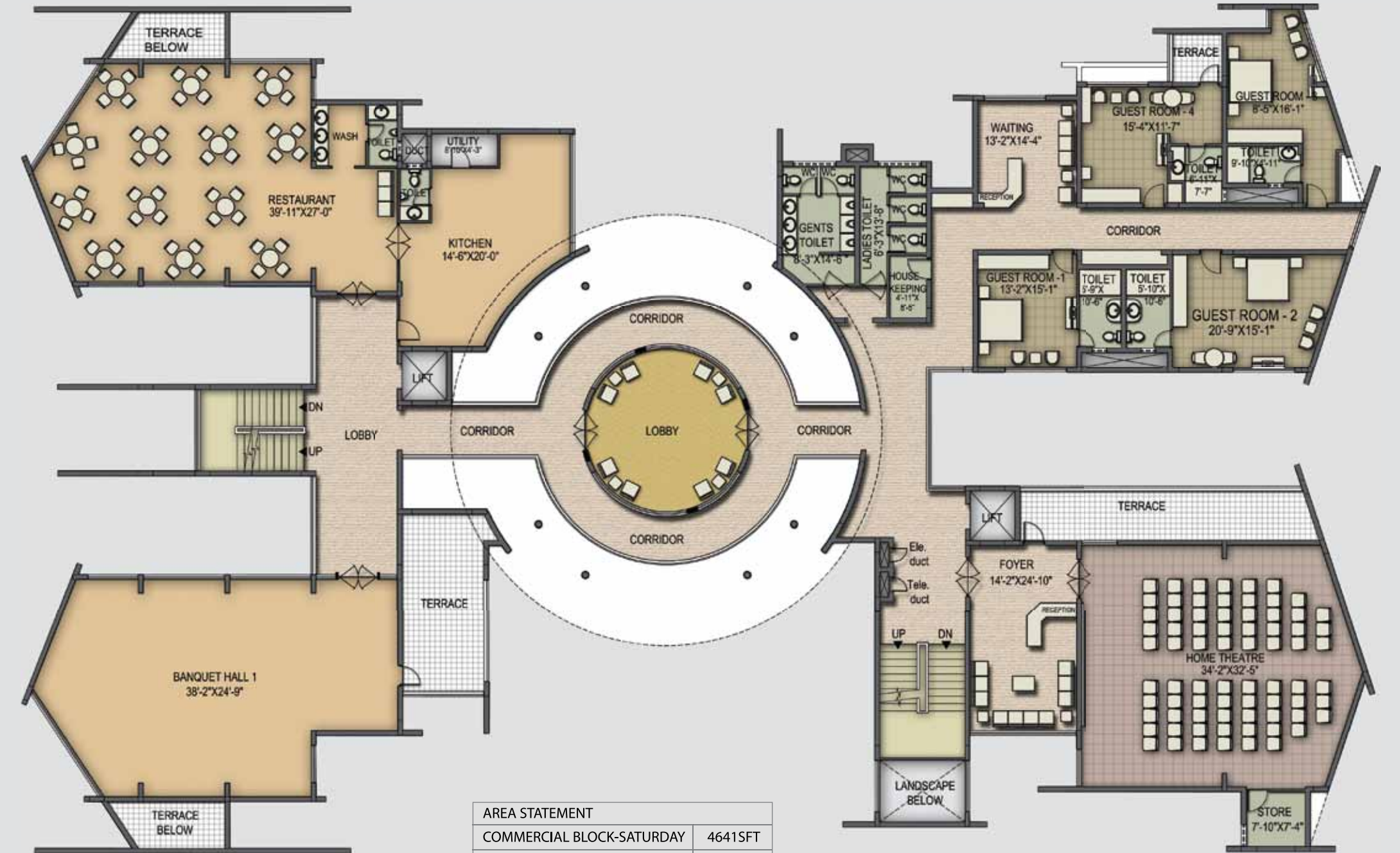


AREA STATEMENT	
COMMERCIAL BLOCK- SATURDAY	51075FT
CLUBHOUSE- SUNDAY	63845FT
TOTAL GROUND FLOOR AREA	114915FT





AREA STATEMENT	
COMMERCIAL BLOCK-SATURDAY	4391SFT
CLUBHOUSE-SUNDAY	5884SFT
TOTAL FIRST FLOOR AREA	10275SFT



AREA STATEMENT	
COMMERCIAL BLOCK-SATURDAY	4641SFT
CLUBHOUSE-SUNDAY	5338SFT
TOTAL SECOND FLOOR AREA	9979SFT



ITEMS	SPECIFICATIONS
STRUCTURE	
	RCC framed structure with Concrete block wall.
	8" block masonry for outer walls and 4" block masonry for internal walls.
JOINERIES	
Main Door	Malasyian Sal wood frame or Equivalent with Ornamental Flush doors.
Bedroom Doors	Malasyian Sal wood or equivalent Frame & Flush shutter with enamel paint.
Toilet Doors	Malasyian Sal Wood frame or equivalent & Flush shutter BWP grade with enamel paint.
Windows	Aluminum sliding Windows.
Ventilators	Aluminum frame with louvers & exhaust.
Grills	Grouted MS grills.
FLOORING	
Living, Dining & Bed	16" X 16" Vitrified tiles
Kitchen	16"x16" Vitrified tiles.
Balcony	Anti Skid Ceramic tiles.
Toilet Flooring	Anti Skid Ceramic tiles.
Toilet Dado	Glazed Tiles Upto 4'-0" height in dry area & 7'-0" in wet area.
Common Areas & Staircas	Ceramic tiles for common areas & Terracotta tiles for staircase.
Wash area	Ceramic tiles flooring and Wall dado for 4'0" Height.
Kitchen platform	Black granite 20mm thick edge polished.
Car Park	Grano flooring under stilt and Pavers for open car parking.
Drive ways	Interlocking pavers / Cement concrete.
STAIRCASE RAILING	
Staircase	Railing as per Architect's Design.
Balcony	Railing as per Architect's Design.
COUNTER TOP	
Kitchen	20mm Granite in Kitchen counter with wall dado 2'0" height above kitchen platform.
	Stainless steel sink with drain board.

ITEMS	SPECIFICATIONS
PLUMBING AND SANITARY	
	Water supply - UPVC/CPVC.
	UPVC Rain water, Sanitary, Waste water line.
	UPVC Pipeline for underground drainage.
	Separate Motors for Sump and Borewells.
	Metro, ESSESS or Equivalent CP fittings.
	Floor Mounted EWC Parryware or Equivalent with wall mounted flushing cistern for all toilets.
	Wall mixer with an overhead shower will be provided in all toilets.
	Washing machine Inlet /Outlet provision to be provided in Utility area.
	Health faucets in all toilets.
ELECTRICAL	
	Concealed Wiring -Finolex or equivalent make.
	Switches-M.K Switches or equivalent make.
	Adequate Light, Fan and Power Points.
	Common Areas- Concealed CFL Lights.
LIFT	
	One Stretcher Lift and Two Passenger lifts/One Passenger lift as required.
PAINTING	
Internal-	OBD.
Common Area	Cement Paint.
Ceiling	Cement Paint.
Other Areas	OBD.
External painting	Exterior Acrylic Emulsion.
EXTERNAL	
	Compound wall in outer periphery with required Gates.
	Hard and soft Landscaping around the building.
	Landscaping as per Architect's details.

ITEMS	SPECIFICATIONS
GENERAL	
	Pre-LEED Green Rated Building.
	Anti-Termite Treatment.
	Underground water tank with Pumps.
	Generator backup for apartments at 1000W & all common areas, club house & services.
	One bed room apartment will be provided with back up of 500 Watts per unit.
AMENITIES	
	Bank/ATM
	Creche
	Clinic
	Shops
	Supermarket
	Gymnasium with equipments
	Recreation
	Restaurant
	Banquet Hall
	Home Theatre
	Party Hall
	Guest Rooms
	Jacuzzi
	Swimming Pool
	Spa
	Land scaped lawns, Water bodies & Fountains
	Childern play area with equipments
	Gas Bank
	Garbage Chute
	Piped Music
	Separate rest room for Staff and Drivers

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