



JK

AYA

ABODES

25 YEARS OF AWARD WINNING HOUSES

©J. K. Cement Ltd.
April 2016

ISBN No. 978-93-83999-16-3

Editors: Anil Nagrath, Harshad Bhatia
Professional Advisor: Rajiv Mishra

Project Coordinator: M. P. Rawal
Administrator, JK AYA
C/o J. K. Cement Ltd.
Udaipur, India
mp.rawal@jkcement.com

Printed and designed by



SPENTA MULTIMEDIA PVT. LTD
Peninsula Spenta, Mathuradas Mills Compound,
N. M. Joshi Marg, Lower Parel (W),
Mumbai - 400013, Maharashtra.
www.spentamultimedia.com

Editorial: Manideepa Choudhury
Design: Swati Chakrabarti, Zain Sheikh
Production: Ninad Jadhav, Rohit Nayak

WORLD RIGHTS RESERVED.

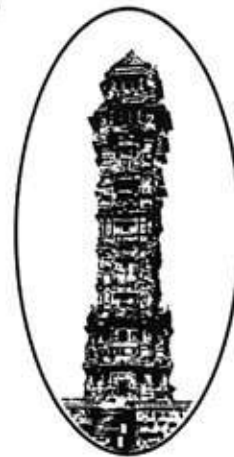
THE CONTENTS – All images, photographs and drawings are original and copyrighted. No portion of this book shall be reproduced, stored in a retrieval system or transmitted by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written permission of the editors, the architects and photographers involved, and the publisher.

Cover price: ₹3600

JK AYA ABODES

25 YEARS OF AWARD WINNING HOUSES

EDITED BY ANIL NAGRATH & HARSHAD BHATIA
PROFESSIONAL ADVISOR RAJIV MISHRA



Award promoted by **JK Cement LTD.** since 1990

Project Coordinated by M.P. Rawal, Administrator, JK AYA

The split-level house, located in a newly-developed residential area of Kalvibid in Bhavnagar, Gujarat, has been meticulously planned to maintain maximum space in interesting ways. Every glance of Jain House reveals new angles and different levels of space that have been highlighted by the subtle use of natural lighting and ochre floors. The white textured walls, detailed in the manner of exposed brick walls, are made of Bansipadpur stone from Rajasthan. The stone texture gives immediate impact to its white colour.

The main entrance is approached by a free-formed, raised pedestrian walkway through a cosy entrance. The verandah has been created by a fold of the compound wall while a wooden pergola roof warmly invites one to inside spaces. As one enters the east facing main door, one steps into a low vestibule which holds a small alcove with a Ganesha idol. Towards the right, at the same level, the space leads through a glass door to a formal living room with a low-height wooden ceiling. Four steps up the corridor and one is led to a wooden door that opens into the front garden.



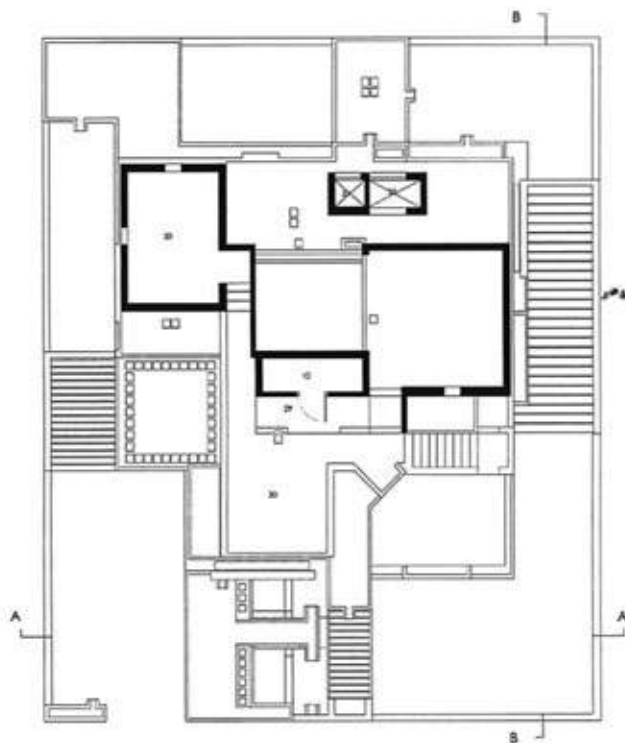
Ground Floor Plan



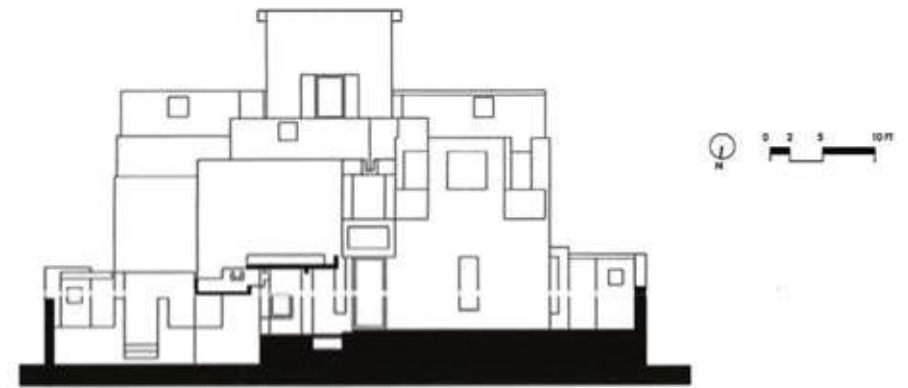
First Floor Plan

Legend

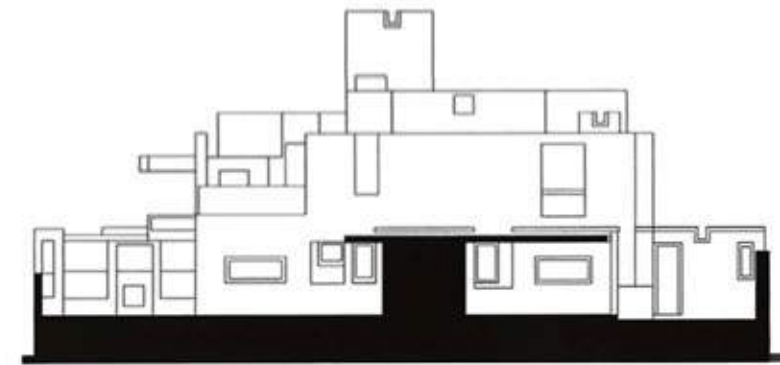
1. Parking court
2. Entrance court
3. Vestibule
4. Formal drawing
5. Verandah
6. Family living
7. Side court
8. Dining
9. Kitchen
10. Store
11. Wash
12. Toilet
13. Laundry
14. Bedroom 1
15. Dress
16. Bedroom 2
17. Garden
18. Pond
19. Bridge
20. Servant room
21. Puja
22. Lobby
23. Terrace
24. Waterfall
25. Dining below
26. Children bedroom
27. Study area
28. Master bedroom
29. Water tank above
30. Terrace
31. Toilet below
32. Dress below



Terrace Plan



Section A-A



Section B-B

The dining-cum-family room is the nucleus of the house. The dining area is 4.2 metres high and has a skylight that lights up its textured wall from the roof edge. From the transitional area adjacent to the dining room, steps climb to the landing-level puja room. The space is ideal for prayer and meditation as natural light filters in and lights up its textured walls and the Buddha statue on a low-height platform.

The lower first entertainment room is just four steps above the puja room. Low seats and a wooden middle element act as

an entertainment unit and separate a staircase. Another four steps up and the overlooking corridor opens out to bedrooms on both ends.

The terraces, clad with China mosaic, overlook each other and the manicured garden and waterfall in front of the house. They also serve as exciting outdoor sit-outs. The character of the house is defined by the play of textured white walls and its volumes. Though the plan encompasses various levels, the house has a spatial clarity and visual unity that binds together its many facets.





Project	Jain House
Owners	Chanchal Jain and Arun Jain
Location	Bhavnagar
Site area	501 square metres
Built-up area	380 square metres
Number of floors	Two
Year of completion	1996
Period of execution	13 months
Project cost	₹58,00,000 approx.
Architects	Ar. Jayesh Hariyani Ar. Bindu Hariyani
Structural consultant	Dipak Shah
Electrical consultant	Bhanu Electricals
Plumbing, Landscape, and Interior Design consultants	Ar. Jayesh Hariyani Ar. Bindu Hariyani
Civil, Plumbing, HVAC and Landscape contractor	Paresh Dholakia
Stone work contractor	Mahendra Singh