

www.republicofwhitefield.com

# REPUBLIC

of Whitefield

*Homes for the people, by the people*

**First-of-its-kind  
Amenities**

Practical conveniences  
to make life easier for  
each family member

**Sensible  
Apartment Sizes**

So that you don't have  
to pay more than what  
is really necessary!



REPUBLIC  
OF  
WHITEFIELD

**Located at Ground Zero**  
At the heart of EPIP, Whitefield





*For a revolutionary new way  
of living, you need to move to  
the Republic of Whitefield.*

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The Republic of Whitefield is a place you can finally call your own. Your own home surrounded by like-minded people, safe in the knowledge that your office is just around the corner. Here's a new kingdom (actually Republic) of your dreams, that answers a big burning question: When will you be able to live in a classy, fully-loaded, well appointed apartment community that's yours? Well, that's simple, "how about NOW?"

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## PLANS

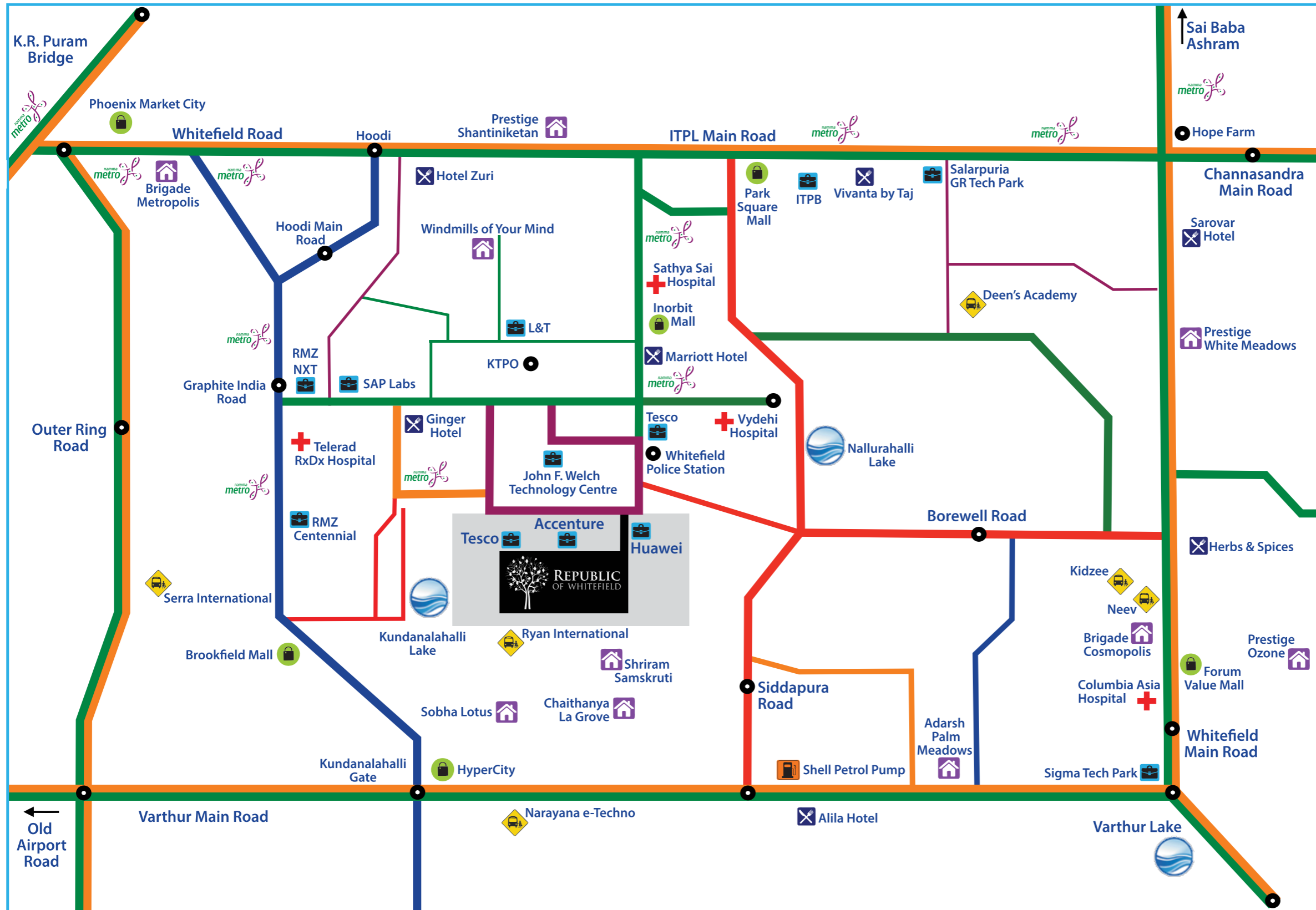
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WHERE IN  
WHITEFIELD?

# Location. Location. Location.



## Map Key



Destination	Distance
Phoenix Market City	5.0 kms
Forum Value Mall	3.9 kms
Park Square Mall	3.0 kms
HyperCity	2.2 kms
Inorbit Mall	1.6 kms
Brookfield Mall	1.4 kms



Destination	Distance
Serra International	5.4 kms
Kidzee	3.7 kms
Neev Pre-School	3.6 kms
Deen's Academy	3.4 kms
Narayana e-Techno	3.0 kms
Ryan International	1.7 kms



Map Not To Scale

The Republic is **NOT** located at Gunjur (beyond Varthur)

The Republic is **NOT** located miles from Hope Farm Circle

To see exactly where The Republic is **LOCATED**, turn the page

# CHECK IN



Copper Chimney

## Bangalore's hottest area

Today, Whitefield is to Bangalore what Gurgaon is to Delhi. Established in the late 1800s as a settlement for the Eurasians of Bangalore, Whitefield remained a quaint little settlement until the late 1990s, when the IT boom reshaped it as the most important suburb of Bangalore.

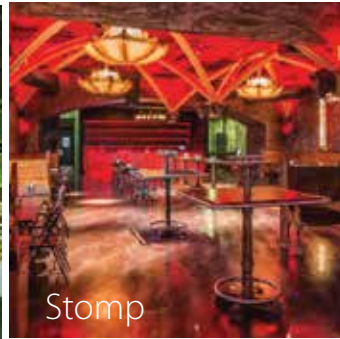
In essence, Whitefield integrates office, retail, residential and recreational facilities in a single location.



Opus Lounge



Herbs & Spices



Stomp

### Why did DivyaSree Group choose Whitefield?

This suburb was once known only for ITPL (the tech park) and now hosts major global corporations like Accenture, Airbus, Boeing, GE, General Motors, SAP Labs, TCS, Tesco and many more. With the opening of many new restaurants, bars, malls, hotels, schools and hospitals in the last 2 to 3 years, Whitefield has now become a "mini-city", much like Gurgaon was a few years ago. These very reasons make it a good choice for DivyaSree to develop the Republic of Whitefield.

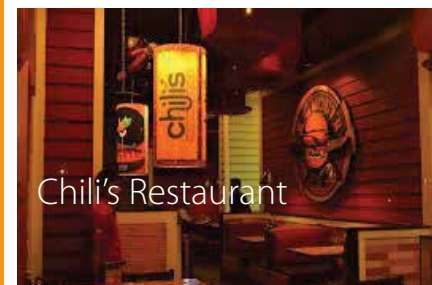
### *At Whitefield every day is a party.*

Catch up with friends over mouthwatering Tex-Mex dishes at Chili's, or indulge in some fine house brews at the Windmills Craftworks and LikeThatOnly. If music is your thing, then head to Opus on a karaoke night and sing your blues away, or appreciate a new live band at Counter Culture. Movie buffs can enjoy all the latest box office hits at PVR, Inox or Q Cinemas. For those of you who enjoy a more active lifestyle, Decathlon is your destination. While shopaholics have a choice of as many as five malls.

Foodies will be spoiled for choice with the likes of Herbs & Spices, Mainland China, Copper Chimney and Barbeque Nation just around the corner. Finally, after an action packed week, you can laze away your Sundays over a relaxing brunch with friends and family at Latitude in Vivanta by Taj.

*All work and more play.*

With so many fun destinations, every day is a party at Whitefield. Moreover, once you're there, you'll realize that this list barely scratches the surface of having fun at Whitefield.



Chili's Restaurant



Windmills Craftworks

There's nothing you can't find in Whitefield.

## *Night curfew*

Despite Bangalore having the highest number of international business travellers and tourists in South India, pubs cannot remain open beyond 11 pm. Which is why a well located home with good amenities is something you'd like to come back to.



The Zuri Hotel



LikeThatOnly



Trader Vic's



Oakwood Residence



Phoenix Market City



**“Finally, a republic  
we can afford to  
call our own.”**





# AMENITIES FOR HUMANS

When starting the plan, the most important aspect was to ensure that residents had breathing space. We achieved almost 84% open area – that's 12.5 acres of land.

Typically, almost half the open space is used for roads and car parks. We wanted a pollution free space where moms feel safe about kids playing downstairs. We put the cars where they belong – in the basements! So that each square foot of these 12.5 acres is for you AND YOUR NEEDS.

We told the architects to plan spaces for different age groups / interests:

- . for the new borns (and their moms)
- . for the toddlers
- . for the pre-tweens
- . for the tweens
- . for the teens
- . for the reclusive adults
- . for the highly social adults
- . for the sporty kinds
- . for the lazy kinds
- . for their ageing parents
- . and even for their dogs!

We asked them to plan spaces for kids to park their bicycles. To provide drinking water fountains for every acre of space. To put a toilet near the school bus pick-up point, and 6 other toilets across the campus. To create child-proof smoking zones so that kids don't play with cigarette butts.

inhale  
exhale...



# Start Breathing



83.83%  
Open  
Space

# CITY INFRASTRUCTURE

- . 24/7 Perimeter Security
- . 6 Toilets (spread over open spaces)
- . 7 Smoking Zones
- . Grand Visitor Arrival Court
- . Palm Tree Court
- . Zen Garden
- . Sculpture Court



School Bus Pick-up Point  
with Toilet



200+ Bicycle Stands  
spread across the community

Supermarket



11 Drinking Water Fountains



Pet Park



Large Unisex Salon



An aerial photograph of a sports facility. In the upper left, a fenced-in green field is visible. In the center, a large green field with a circular area is surrounded by trees. In the lower right, a blue and black multi-sports court is visible. The facility is surrounded by lush greenery and trees.

124ft X 66ft Fenced Futsal Field

0.7 Acre Cricket Ground  
(60-Yard Diameter) + 3 Practice Nets

80ft X 50ft Multi-sports Court

# Sports Infrastructure



2 Squash Courts



2 TT Tables



3 Badminton Courts

Outdoor Basketball Court  
(As per FIBA Size - 92ft X 49ft)

2 Tennis Courts  
(each as per ITF Size - 78ft X 36ft)



Outdoor Swimming Pool

# Health & fitness



1000m Cycling Track



2 Jogging Tracks (500m & 1000m)



Climbing Wall



Aerobics Room



Indoor Swimming Pool



Indoor Gym



Outdoor Gym



Permanent Campsite with Bonfire Pit



100-Seater Multicuisine Restaurant

**FAMILY**  
**SPACES**



Interactive Water Garden



**PIZZERIA**

30-Seater Pizzeria



Mom & Me Park



Primary Elder Zone with Solarium



Secondary Elder Zone  
with Pavilion

50ft X 25ft Croquet Field

A photograph of four croquet mallets and four balls (green, red, blue, orange) lying on a grassy field. The mallets are white with colored bands (green, red, blue, yellow) on their handles. The balls are also colored to match the mallets. The scene is set on a lush green lawn.

**Social Spaces**



350-Person Party Terrace  
with Catering Kitchen



40-Seater Residents' Lounge



Indoor Games Room  
with Billiards, Carrom and Chess



130-Seater Primary Open Air Theatre



2 Secondary Open Air Theatres (100 seats each)



210-Seater Performance Hall  
with Stage and Green Rooms





Artificial Beach



Chalk Gallery



Roller Skating Area



Giant Ludo Court



Giant Maze



Play Area with Synthetic Mat





Main Children's Play Area

# Fun for Kids

(of all ages)



Giant Chess Board



Play Area with Sand Pit



2 Hopscotch Courts



Snakes & Ladders Court



Creche managed by



Bangalore's largest chain of daycare/pre-school centres



PUBLIC  
SPACES

# THE CAPITAL

A 40,000 sft clubhouse

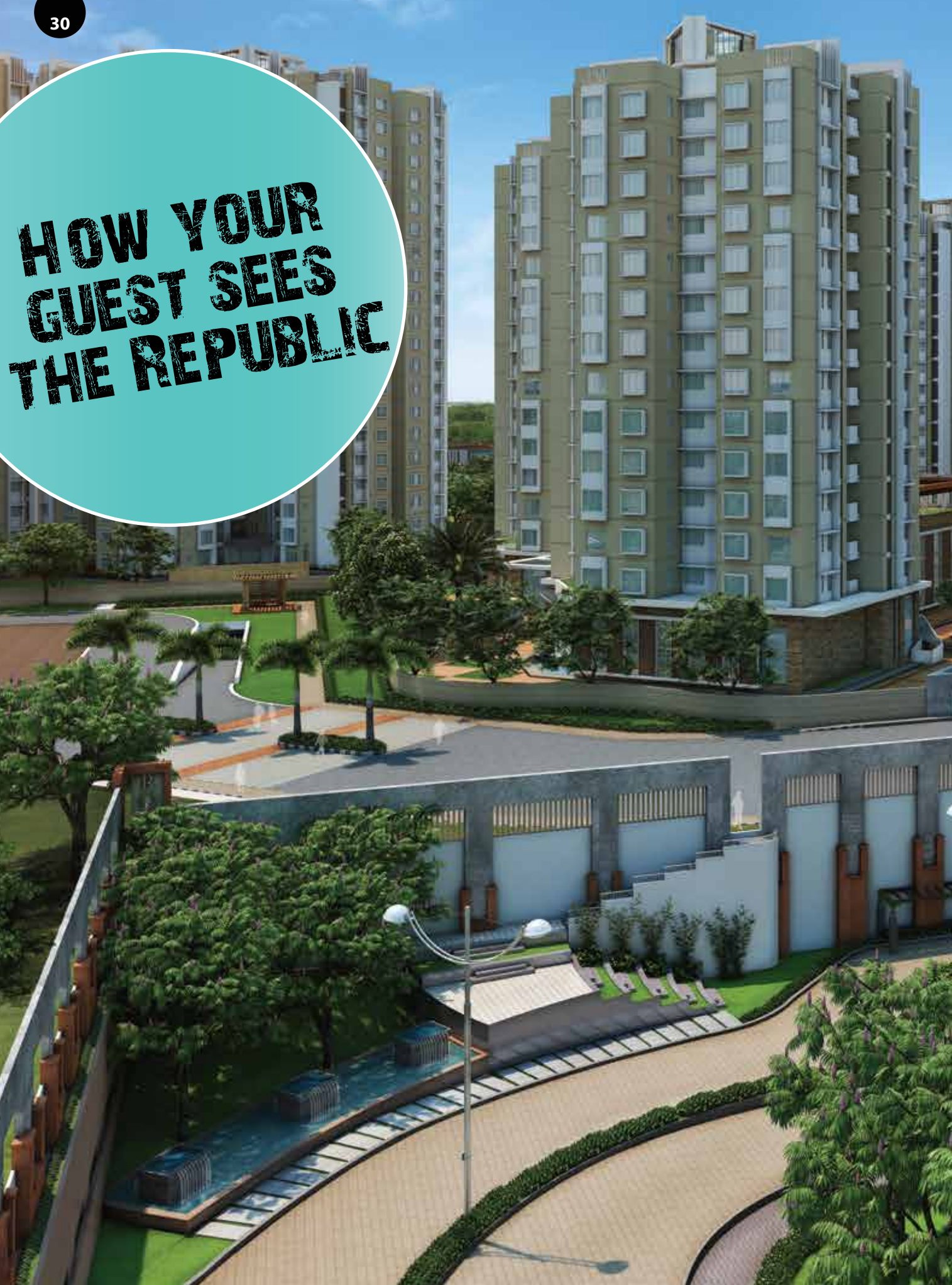




An aerial photograph of a modern residential development. The complex consists of numerous tall, light-colored apartment buildings with balconies, arranged in a cluster. The buildings are surrounded by landscaped green spaces, including lawns, trees, and a swimming pool. In the background, a dense urban area with older, lower-rise buildings is visible. A purple graphic overlay with a brushstroke effect is positioned in the upper right corner, containing the text 'HOW A BIRD SEES THE REPUBLIC' in a bold, black, distressed font.

# HOW A BIRD SEES THE REPUBLIC

**HOW YOUR  
GUEST SEES  
THE REPUBLIC**



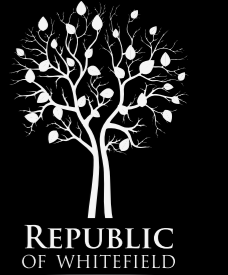




**The Capital:**

- . Indoor Swimming Pool
- . Kids Pool
- . Gymnasium
- . 2 TT Tables
- . 2 Squash Courts
- . Party Terrace
- . Creche
- . Supermarket
- . Unisex Salon
- . Aerobics Room
- . Billiards
- . Chess & Carrom Room

01. Water Body with Feature Wall
02. Entrance Plaza
03. The Republic Tree
04. Bus Drop-Off Point
05. Toilet
06. Hopscotch Courts
07. Sculpture Court
08. Play Area with Synthetic Mat
09. Zen Garden
10. Pavilion with Seater
11. Elder Zone with Solarium
12. Water Feature with Fountain
13. Outdoor Gym
14. Giant Chess
15. Pet Park
16. Main Open Air Theatre with Stage
17. Palm Court with Seater
18. Secondary Open Air Theatre with Stage
19. Interactive Water Garden
20. Artificial Beach
21. Outdoor Swimming Pool
22. Giant Ludo Court
23. Giant Maze
24. Play Area with Sand Pit
25. Roller Skating Area
26. Giant Snakes & Ladders Court
27. Chalk Gallery
28. Main Kids Play Area
29. Mom & Me Park
30. Croquet Field
31. Fenced Futsal Field
32. Climbing Wall
33. Cricket Ground
34. Cricket Practice Nets
35. Campsite with Bonfire Pit
36. Jogging Track
37. Recharge Pond
38. Multipurpose Court
39. Basketball Court
40. Tennis Court



- Proposed CDP Road
- Drinking Water Fountain
- Smoking Zone With Bins
- Cycle Stand



LAY  
OF  
THE  
LAND

# FLOOR PLANS

2STN | 2-Bed (Standard)



Carpet Area: 529.4 sft (49.2 sqm)  
Gross Salable Area: 735 sft (68.3 sqm)

## 2LUX | 2-Bed (Luxury)



Carpet Area: 754.6 sft (70.1 sqm)  
Gross Salable Area: 1047 sft (97.3 sqm)

## 2A+1A | 2-Bed + 1-Bed (Attached)



Carpet Area: 1006.5 sft (93.5 sqm)  
Gross Salable Area: 1397 sft (129.8 sqm)

3STN | 3-Bed (Standard)



Carpet Area: 1006.5 sft (93.5 sqm)  
Gross Salable Area: 1397 sft (129.8 sqm)

## 3PRE | 3-Bed (Premium)



Carpet Area: 1242.3 sft (115.4 sqm)  
Gross Salable Area: 1724 sft (160.2 sqm)

# SENSIBLE APARTMENT SIZES

Typically, 2-bed apartments in Bangalore start at >1200 sft and go up to almost 1700 sft. Therefore, at Whitefield, they cost >75 lakhs, when you include all the extras. For us, it was important to give you 2-bed apartments <50 lakhs and 3-bed apartments <90 lakhs.

Which means, we had to fit a 2-bed apartment in <800 sft! Was this difficult? Not really. In New York, Chicago, London, Paris and Singapore, reputed developers (including Donald Trump) have built 2-bed apartments in even 700 sft or less. By doing simple things like reducing one foot from the width of the bedroom or the kitchen, and making toilets smaller.

Yes, the work of the architects had to increase. But wasn't it worth saving you 25 lakhs? After all, this does not just pay all the taxes, you can even fully furnish your home with the savings and still have money left to buy a car.

For those who like larger bedrooms, bathrooms and kitchens, we've also got the premium and luxury options.



# Materials & Specifications



## Structure

Structure	-	RCC framed structure with RCC partitions
Clear floor height	-	2780mm in living and dining rooms 2810mm in bedrooms
Internal masonry	-	100/160mm in reinforced concrete
External masonry	-	160mm in reinforced concrete
Paint (external)	-	Exterior grade emulsion paint
MS railings	-	Steel railings with zinc-chromate primer and synthetic enamel paint

## Walls

Paint (internal)	-	Oil Bound Distemper
Toilet walls	-	Ceramic tiled dado upto 2100mm from floor, and Oil Bound Distemper above till false ceiling

# Your Recipe for Easy Living

## Ceiling

Apartment interior	-	Finished in Oil Bound Distemper
Toilets	-	PVC tiles in grid false ceiling
Ground floor lobby	-	False ceiling
Other floor lobbies	-	Finished in Oil Bound Distemper

## Kitchen and Utility

Counter	-	Granite counter with stainless steel single bowl sink and drain board
Gas connection	-	Reticulated LPG supply
Plumbing	-	Inlet-outlet provision for washing machine with a power point in Utility

## Sanitary and Plumbing

Water closet	-	Wall mounted EWC of Hindware/Johnson or equivalent with concealed cistern and health faucet
Master bedroom toilet	-	Wash basin with granite counter of Hindware/Johnson or equivalent Single Lever Divertor with spout and shower
Other toilets	-	Wall mounted wash basin of Hindware/Johnson or equivalent Single Lever Divertor with spout and shower
CP fittings	-	Jaquar or equivalent
Water supply	-	GI pipes for external lines and PPR/CPVC for internal lines, pressure-tested in accordance with the Bureau of Indian Standards
Sanitary and rain water	-	PVC pipes
Floor traps	-	Rodent and cockroach proof floor traps



## Electrical, Television and Telephone

Wiring	-	Concealed copper wiring with flame-resistant, low-smoke PVC insulated wires
Switches	-	Modular switches from Anchor, Roma or equivalent MCB with ELCB for each apartment
Electrical points	-	Geyser points in all bathrooms 3 electrical sockets in each bedroom and living room Electrical point for exhaust fan in toilets Electrical points for exhaust fan and electrical chimney in kitchen
TV/Telephone/Internet	-	Living and master bedroom
HVAC provision	-	A/C points in all bedrooms and living rooms
Power loads	-	2STN/2LUX - 3KW 2A+1A/3STN/3PRE - 4KW
Intercom	-	Intercom facility to all units via EPABX connected to security

## Doors and Windows

Main entrance door	-	2400mm high door of polished hardwood frame with both side hardwood polished architraves, and laminated door shutter of 35mm thickness with stainless steel hardware of matte finish
Internal doors	-	2100mm door of polished hardwood frame with both side hardwood polished architraves, and laminated door shutter of 32mm thickness with stainless steel hardware of matte finish
External doors and windows	-	UPVC/Powder-coated aluminium profiled sections with float glass and bug screen

## Flooring and Dado

Living, dining, bedrooms	-	Vitrified tiles of size 800mm x 800mm
Bathroom flooring	-	Anti-skid ceramic tiles
Bathroom dado	-	Ceramic tiles upto a height of 2100mm in two color combination
Balconies	-	Anti-skid ceramic tiles
Kitchen floor	-	Vitrified tiles
Kitchen dado	-	Ceramic tiles upto 600mm above granite counter
Utility	-	Anti-skid ceramic tiles
Utility dado	-	Ceramic tiles upto a height of 900mm

## Elevators

- 2 high-efficiency elevators (one with stretcher provision) in each tower

## Security

- Security - Round the clock security
- CCTV - Perimeter coverage
- Fire safety - Fire hydrant system, yard hydrant and wet risers  
Portable fire extinguishers at suitable locations

## Utilities and Services

- Generator backup - 100% D/G back up for all apartments and common areas
- Water supply - Adequate supply of potable water round the clock
- Rainwater harvesting - As per PCB norms
- STP - Treatment of waste water from kitchen, toilets, and utilities  
as per PCB norms  
Treated water to be used for flushing and landscaping
- Solar water - As per PCB norms
- Organic waste converter - As per PCB norms
- Water treatment plant - As per PCB norms

- Car Parking** - 1 car parking spot per apartment





# Actual Pictures of our Show Apartments







[www.77east.co.in](http://www.77east.co.in)



[www.77sky.co.in](http://www.77sky.co.in)



[www.77place.co.in](http://www.77place.co.in)



[www.divyasree.com](http://www.divyasree.com)



[www.divyasree.com](http://www.divyasree.com)



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3+

Decades of glorious  
achievements

24+


Million SFT of  
residences delivered /  
under development

14+

Million SFT of  
office space

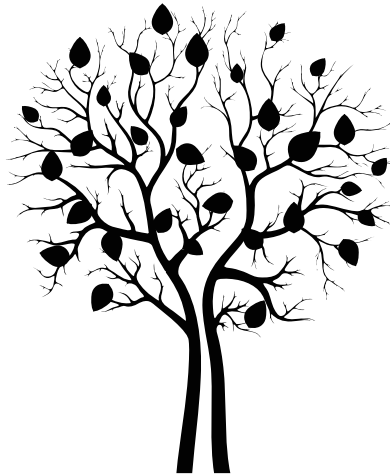
70+

Corporate  
Clients

A Project by  
  
**DivyaSree**  
Bangalore . Hyderabad . Chennai

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**OF WHITEFIELD**

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