



YOUR RIGHTS TO  
**REPUBLIC**  
A GOOD LIFE





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**REPUBLIC**

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*Of  
the people  
For  
the people  
By  
the people*





# Preamble

We, Akshaya, the creators of Republic, having solemnly resolved to constitute Republic into the new homeland of hope, luxury and freedom, endeavor to secure to all its residents:

**Freedom**  
of thought, expression and belief

**Equality**  
of status and of opportunity

**Fraternity**  
that assures unity and dignity

We do hereby adopt, enact and announce the formation of this great new homeland called Republic.



WELCOME TO THE  
**Promised**  
» LAND «

In the heart of Kovur, near the bustling Porur Junction  
lies 8.68 acres of a new homeland called Republic.  
Here, freedom is an absolute right.

Verdant, elegant and impressive, Republic brings you  
609 large-hearted homes that spell freedom in ever so  
many ways. These homes range from 614 sq ft to  
1471 sq ft and are spread over 5 blocks stacked up  
in 7 floors housed in 8 imperially designed towers  
with a clubhouse. Talk of freedom of choice.

Every home in Republic brings you a host of privileges  
or more aptly, rights. Come, discover them.



GRAND FACADE OF REPUBLIC





LAWS OF FREEDOM  
**No.1**

» RIGHT TO CITY LIFE «

FREEDOM MEANS BEING ABLE TO  
LIVE IN THE HEART OF CITY.



With the sky high real estate rates,  
owning a home in the city remains an elusive  
dream. Thankfully, not anymore.  
Republic is just a few kilometres away from  
Porur Junction, an emerging commercial  
hub. Here you will find Infotech SEZs,  
Hospitals like Sri Ramachandra Medical Center  
& MIOT, Eminent schools such as  
PSBB Millennium, Pon Vidyashram and  
Prestigious Medical, Engineering & Art Colleges.  
At Republic, you get to enjoy the privileges of  
living within the city while being away  
from the rush.





# LAWS OF FREEDOM No.2

» RIGHT TO CHOOSE «

FREEDOM IS ABOUT BEING  
ABLE TO CHOOSE THE  
RIGHT-SIZE HOMES AT WILL.

At Republic you have a bounty of options  
in the form of houses that are custom made  
for different requirements and wallet sizes.

Take a look at the array of offerings  
alongside and you will agree.

HOME TYPE	AREA (sq ft)
Compact 2BHK	614-624
2 BHK	913-948
2 BHK + Study	1066-1180
3 BHK	1340-1471





LAWS OF FREEDOM  
**No.3**

» RIGHT TO FRESH AIR «

FREEDOM MEANS AN  
UNPOLLUTED ENVIRONMENT  
AT WILL.

The sprawling campus at Republic comes with over 75% of open area that has been lovingly and lavishly landscaped with flowering blossoms and evergreen trees. The verdant Gardens ensure a copious supply of clean, crisp air day after day. While sparkling water fountains add to the tranquility of the environs. And keep you in a fresh and clean environment at Republic.





LAWS OF FREEDOM  
**No.4**

» RIGHT TO RELAXATION «

FREEDOM IS ABOUT BEING  
HAPPY AND STRESS-FREE AT WILL.

A look at what Republic offers in terms of enjoyment and you'll understand why Republicans are a happy lot. Right within the campus is the luxurious 15,000 sq ft state-of-the-art Clubhouse with a verdant terrace garden.

The Clubhouse brings you lavish offerings that include Movie Theatre, Multi-purpose Hall, Indoor Gaming Zone, Swimming Pool and Lap Pool with change room and locker facility, Gymnasium and Garden Cafe. Soothing channel music in the Clubhouse and amenities area adds to the relaxed ambience.





LAWS OF FREEDOM  
**No.5**  
»RIGHT TO CLEAR WATER«

FREEDOM MEANS ACCESS TO  
FRESH AND CLEAN WATER. AT WILL.

Kovur, where Republic is located, has a proud history of fertile lands and abundant sweet water. Turn the taps at Republic and you will be amazed at the gush of fresh, sparkling water. Why, even your laundry is sure to get a new lease of life. A Water Treatment Plant on campus softens water for ease of use and a Sewerage Treatment Plant recycles used water, helping build a sustainable environment.





LAWS OF FREEDOM  
**No.6**

» RIGHT TO ELECTRICITY «

FREEDOM MEANS NEVER  
BEING IN THE DARK.

The power back-up at Republic is at work 24 x 7 to ensure that essential services continue uninterrupted. What this means is that you don't need to worry about being stranded mid-way in the elevator, or running out of water.

Just one of the many things that set you free at Republic.





# LAWS OF FREEDOM No.7

## » RIGHT TO BE PROTECTED «

FREEDOM COMES FROM FEELING  
PROTECTED ABOUT THE FUTURE.

We have ensured that Republic enjoys the much-coveted CRISIL Star Rating. To you this stands for assurance and peace of mind that come from a host of sureties including clarity of title, requisite Government permissions, on-site & off-site Infrastructure provided, internal & external finish, likelihood of time and cost overruns and after-sales service.

The CRISIL rating is one way to make sure that your hard-earned money is always safe.





# LAWS OF FREEDOM No.8

## RIGHT TO A GREEN HOME

FREEDOM IS ABOUT ENJOYING  
AN IGBC CERTIFIED HOME AT WILL.

Republic is an Indian Green Building Council (IGBC) Pre-Certified Green Home, designed to meet the following steep standards: waste segregation at source; optimal daylighting design; rainwater harvesting; STP treated water; decreased lighting power density; socket points for electrically driven vehicles; usage of high recycled content, locally sourced material, low emitting paints and heat reflective tiles; and above all, vigilant waste management.

The Green certification implies that the Republic project is an energy-efficient, water-efficient, resource-efficient and earth-friendly project.





LAWS OF FREEDOM  
**No.9**

» RIGHT TO SAFETY «

FREEDOM IS BEING ASSURED  
ABOUT YOUR SAFETY AT WILL.



A host of thoughtful touches makes your home at Republic a safe haven. An intercom facility with interconnectivity to other apartments ensures added security.

A special cabin for security staff provides much-deserved comfort to those who work round the clock to make sure you are safe.

There's also a separate rest room and changing room for drivers and household staff.





LAWS OF FREEDOM  
**No.10**

» RIGHT TO EQUAL COMFORT «

FREEDOM STANDS FOR A  
COMFORTABLE LIFESTYLE FOR ALL AT WILL..



At Republic we respect the rights of the differently abled and the elderly by supporting them to lead full lives. Thoughtful touches like fixtures with smoothed corners and specially designed common areas with railings, make homes at Republic truly disabled-friendly. Even when it comes to the exterior, great attention is paid to all the amenities to provide comfort and convenience for the residents at all times. Republic also has kennels for pet lovers to keep their favorite pets safe and happy.





LAWS OF FREEDOM  
**No.11**

» RIGHT TO CARING «

FREEDOM STANDS FOR A SAFE  
AND LOVING ENVIRONMENT AT WILL.

Republic has in place a charming crechè where your child will be well cared for. A tot lot with fun play equipment is a child's dream come true. Besides this, the Akshara Nursery School in the campus offers a loving and caring atmosphere for your child to take the first steps in the world of learning. We understand that every child is unique and do everything in our means to nurture the child's confidence, by grooming creativity, natural talents and individual expression.





LAWS OF FREEDOM  
**No.12**

RIGHT TO FITNESS

FREEDOM LIES IN STAYING  
HEALTHY DAY AFTER DAY AT WILL.

We agree. That's why Republic gives you the joy of being in the best of health through fitness. Pick up a basketball or grab a racquet or put on your roller skates. Head towards the Basketball Practice Court, Badminton / Multi-purpose Court, Skating Rink, Rubberised Bicycle / Jogging Track or Swimming pool.

Enjoy good health right at home.





# LAWS OF FREEDOM No.13

## RIGHT TO LOW MAINTENANCE

FREEDOM MEANS NOT GETTING  
BOGGED DOWN BY EXPENSES.

In most places, cost of maintenance tends to grow exponentially and creates a dent in one's expenditure. But you don't have to worry about that at Republic. Being a green home, you can be rest assured that the running costs would bottom out over the years. To add to the comfort Akshaya's 10-year Maintenance guarantees peace of mind.





LAWS OF FREEDOM  
**No.14**

»RIGHT TO ENTERTAINMENT«

FREEDOM STANDS FOR ENJOYMENT  
WITH FAMILY & FRIENDS AT WILL.



No wonder then that Republic brings you entertainment that takes you to the next level. The Clubhouse features a 100 seater movie theatre to experience your favourite latest blockbusters and an exclusive multi-purpose hall, where you can invite a gathering for your special occasions. You have an open air theatre as well where the freedom to enjoy is yours.





LAWS OF FREEDOM  
No.15

RIGHT TO ANY TIME MONEY

FREEDOM IS BEING ABLE TO  
LIVE LIFE ON YOUR TERMS AT WILL.

It isn't any surprise that Republic gives you  
the comfort of an ATM on campus that  
ensures that you never run out of cash  
at anytime. So you never have to  
worry about facing an emergency  
without having cash in hand.





# LAWS OF FREEDOM No.16

KNOW YOUR DEVELOPER

FREEDOM IS HAVING KNOWLEDGE  
ABOUT THE PEOPLE BEHIND REPUBLIC.

Republic comes to you from Akshaya, India's most awarded developer who is synonymous with integrity and transparency. A deep-rooted philosophy of "Uncompromise" which translates into being unyielding when it comes to values and going beyond pre-determined goals to scale greater heights, drives us to exceed our own standards.

Uncompromise also ensures strict adherence to stringent guidelines and procedures, cohesion to building practices and processes and attention to every minute detail of construction. It paves the way for Akshaya to commit with confidence and results in timely deliveries, complete transparency and above all, satisfied clientele. We take pride in the fact that our projects - over 151 of them - have been delivered on time and sometimes even ahead of schedule. This unmatched track record takes root in our guiding principle.

Our unstinted efforts have not gone unnoticed. We have been duly rewarded by august bodies and eminent institutions. Akshaya's citations include:

#### CRISIL Ratings for all Projects

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| 1. Adena, OMR - 7 Star              | 6. Today, OMR - 5 Star              |
| 2. 36 Carat, PH Road - 7 Star       | 7. Orbit 11, Coimbatore - 4 Star    |
| 3. January, OMR - 6 Star            | 8. Metropolis, GST Road - 3 Star    |
| 4. The Belvedere, GST Road - 6 Star | 9. Republic, Kovur - Rating awaited |
| 5. Abov, OMR - 5 Star               |                                     |

- Winner of the 'Most Transparent Developer in India' Award - 2013 from NDTV.
- Winner of the CNBC / CRISIL 'Highest Transparency' Award - 2010 for real estate business in India.
- The only developer in the nation to bag the coveted CNBC/CRISIL award for 'Best Legal Systems' four times in a row in 2007, 2008, 2009 & 2010.
- Winner of the CNBC Awaaz 'Best Residential Projects' Award -2012 for Multiple Residential Projects.
- Winner of the CIDC 'Vishwakarma Award' - 2011 and 2012 for Best Projects in India.
- Winner of the CNBC/CRISIL 'Best Residential Property' Award - 2009 in South India.
- Winner of the 'Trailblazer of Tamilnadu'-2008 from Bennett & Coleman
- Winner of the 'Outstanding Builder' Award - 2007 from the Builders Association of India.
- Integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 Management System, SA 8000:2008 Certified and CRISIL DA3+ rated company.
- The only real estate developer to achieve CRISIL Star ratings for all ongoing projects and to have the coveted IGBC Green ratings for all projects.
- The only real estate developer to develop disabled friendly homes, providing easy access for the physically challenged to move about and lead a peaceful life.

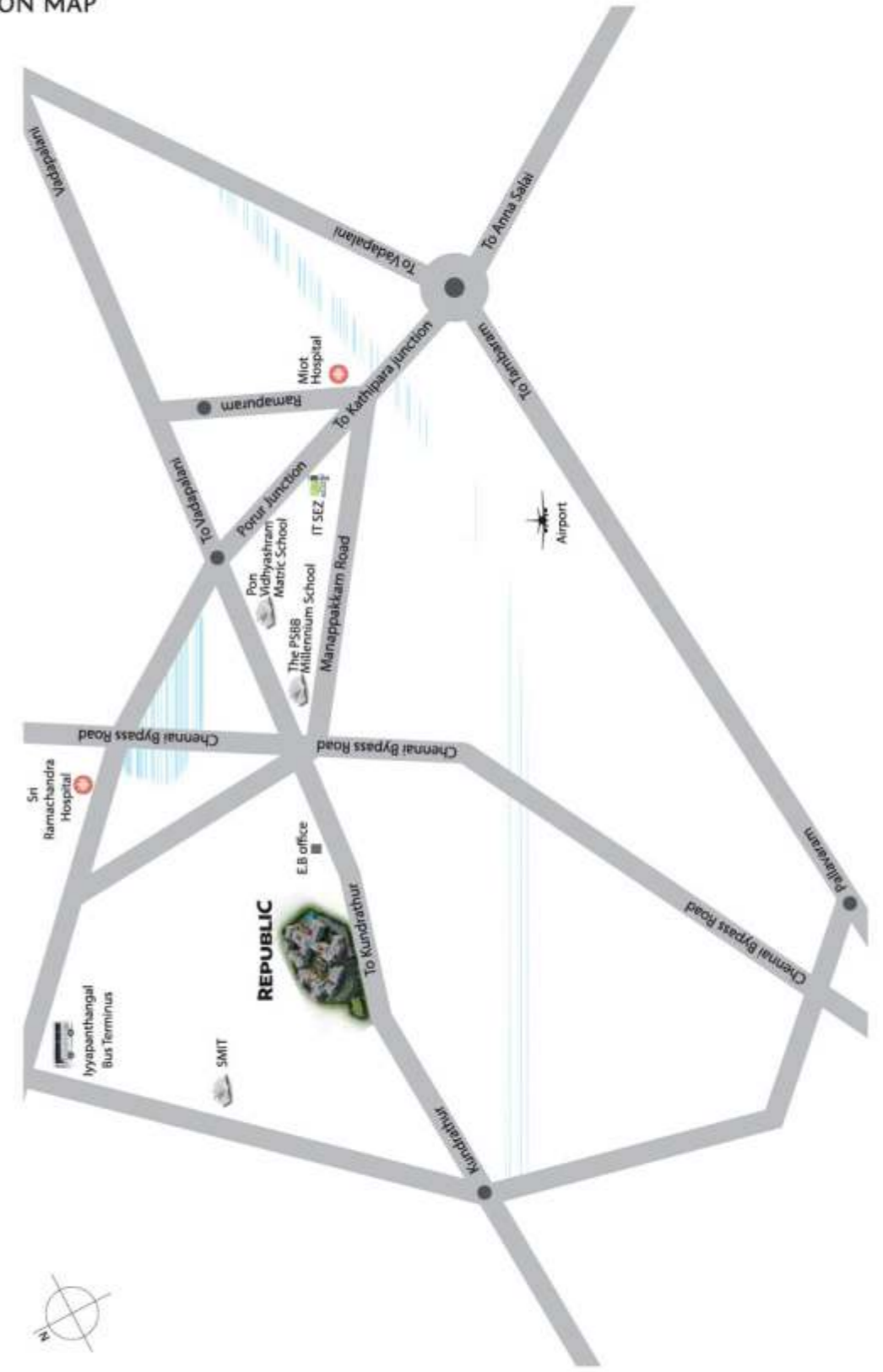
#### GREEN Ratings for all Projects

1. Abov, OMR (R) - PLATINUM
  2. Domaine, OMR (C) - PLATINUM LEED
  3. Rubics Square, OMR (C) - PLATINUM LEED
  4. January, OMR (R) - GOLD
  5. Orbit 11, Coimbatore (R) - GOLD
  6. 36 Carat, PH Road (R) - GOLD
  7. The Belvedere, GST Road (R) - GOLD
  8. Orbit 11, Coimbatore (C) - GOLD LEED
  9. Vibgyor, Nungambakkam (C) - GOLD LEED
  10. Today, OMR (R) - SILVER
  11. Republic, Kovur (R) - Pre-certified Green Home
- (R) - Residential (C) - Commercial



FLOOR PLANS

LOCATION MAP





### SITE PLAN - Typical Floor Level

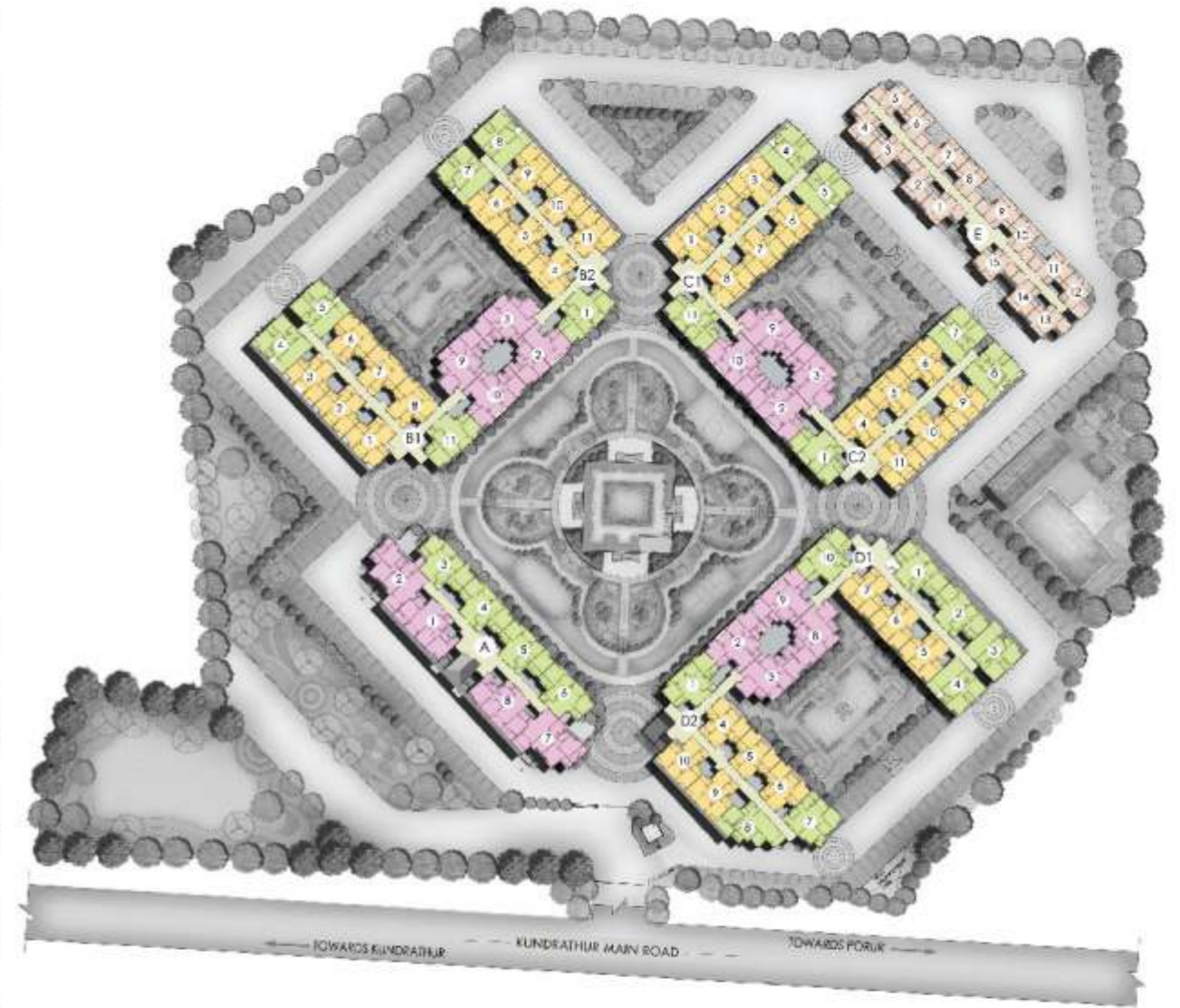


- |   |  |   |
|---|--|---|
| <b>BLOCK - A</b><br>4 Nos. 3 BHK , 4 Nos. 2 BHK+S               | <b>BLOCK - C1</b><br>2 Nos. 3 BHK , 3 Nos. 2 BHK+S,<br>6 Nos. 2BHK | <b>BLOCK - D2</b><br>2 Nos. 3 BHK , 3 Nos. 2 BHK+S,<br>5Nos. 2BHK |
| <b>BLOCK - B1</b><br>2 Nos. 3 BHK , 3 Nos. 2 BHK+S, 6 Nos. 2BHK | <b>BLOCK - C2</b><br>2 Nos. 3 BHK , 3 Nos. 2 BHK+S,<br>6 Nos. 2BHK | <b>BLOCK - E</b><br>15 Nos. 2 BHK Compact                         |
| <b>BLOCK - B2</b><br>2 Nos. 3 BHK, 3 Nos. 2 BHK+S, 6 Nos. 2BHK  | <b>BLOCK - D1</b><br>2 Nos. 3 BHK , 5 Nos. 2 BHK+S,<br>3 Nos. 2BHK |   |

- |                          |  |                            |
|--------------------------|--|----------------------------|
| 1 Entry                  | 10 Landscaped Courts                       | 19 Convenience Store & ATM |
| 2 Exit                   | 11 Flower Gardens                          | 20 Gathering Courts        |
| 3 Clubhouse              | 12 Skating Rink                            | 21 Transformer Yard        |
| 4 Akshara Nursery School | 13 Garden Cafe                             | 22 ServiceYard             |
| 5 Terrace Garden         | 14 Shuttle Courts                          | 23 OSR -1                  |
| 6 Swimming Pool          | 15 Basketball Practice Court               | 24 OSR -2                  |
| 7 Toddler's Pool         | 16 Open Air Theatre                        | 25 12m Wide Road           |
| 8 Pool Change Room       | 17 Bicycle Track (230 M / 755 ft Boundary) |                            |
| 9 Party Lawn             | 18 Kennel Cluster                          |                            |



### SITE PLAN - Apartment Type Key Plan



- |   |   |   |   |
|---|---|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color: #f080f0; border:1px solid black;"></span> 3 BHK Premium | <span style="display:inline-block; width:15px; height:15px; background-color: #90ee90; border:1px solid black;"></span> 2 BHK+S | <span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border:1px solid black;"></span> 2 BHK Regular | <span style="display:inline-block; width:15px; height:15px; background-color: #ff8c00; border:1px solid black;"></span> 2 BHK Compact |
|---|---|---|---|





**Block A - 1st Floor**



**Key Plan**



- 101** 3 BHK | 1369 Sq Ft
- 102** 3 BHK | 1471 Sq Ft
- 103** 2 BHK+S | 1158 Sq Ft
- 104** 2 BHK+S | 1156 Sq Ft

- 105** 2 BHK+S | 1155 Sq Ft
- 106** 2 BHK+S | 1158 Sq Ft
- 107** 3 BHK | 1471 Sq Ft
- 108** 3 BHK | 1369 Sq Ft

**Block A - Typical Floor: 2, 3, 4, 5, 6 & 7**



**Key Plan**



- 201 - 701** 3 BHK | 1348 Sq Ft
- 202 - 702** 3 BHK | 1453 Sq Ft
- 203 - 703** 2 BHK + S | 1158 Sq Ft
- 204 - 704** 2 BHK + S | 1156 Sq Ft

- 205 - 705** 2 BHK + S | 1155 Sq Ft
- 206 - 706** 2 BHK + S | 1158 Sq Ft
- 207 - 707** 3 BHK | 1453 Sq Ft
- 208 - 708** 3 BHK | 1348 Sq Ft



**Block B1 - 1st Floor**

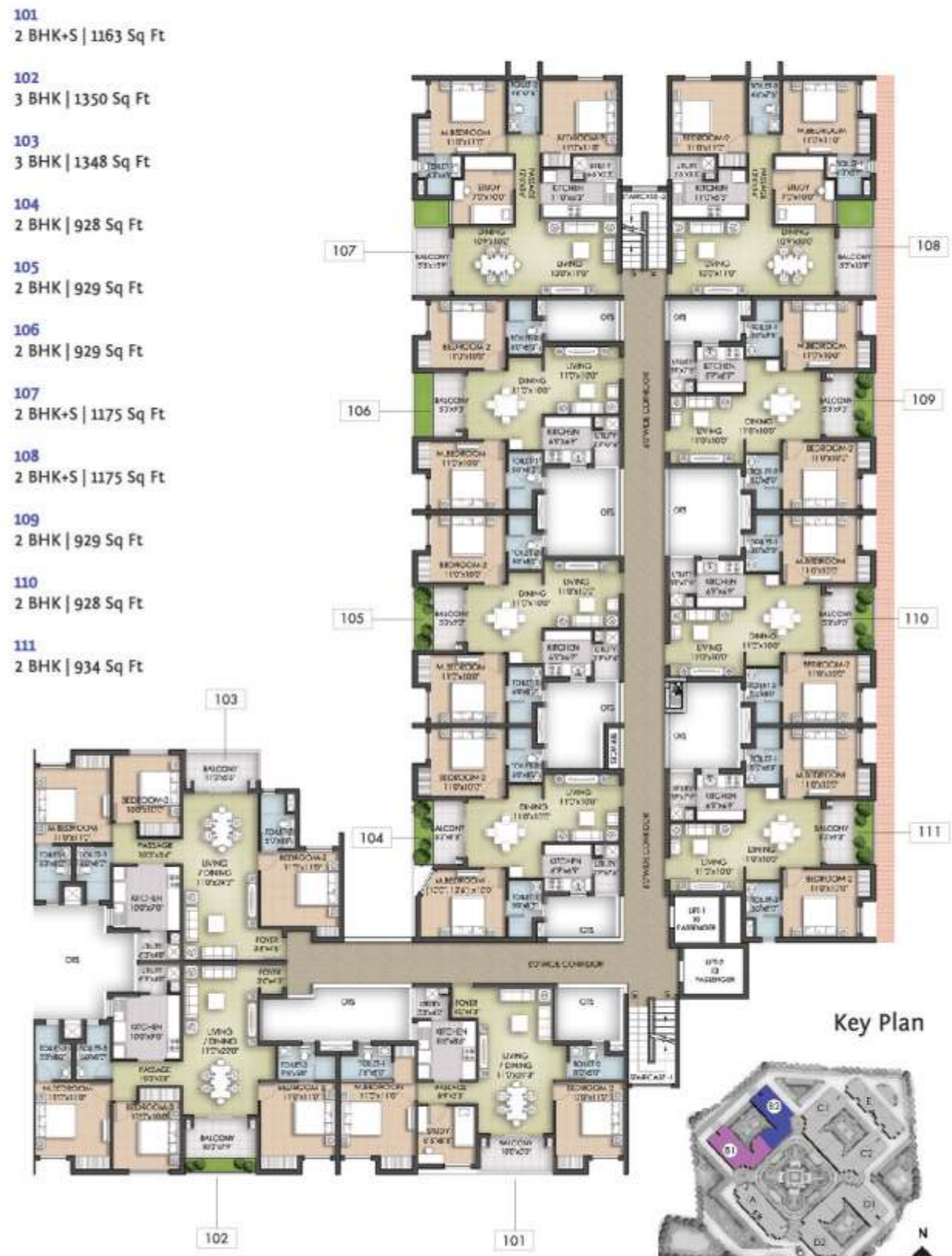


- 101**  
2 BHK | 934 Sq Ft
- 102**  
2 BHK | 928 Sq Ft
- 103**  
2 BHK | 929 Sq Ft
- 104**  
2 BHK+S | 1175 Sq Ft
- 105**  
2 BHK+S | 1175 Sq Ft
- 106**  
2 BHK | 929 Sq Ft
- 107**  
2 BHK | 929 Sq Ft
- 108**  
2 BHK | 928 Sq Ft
- 109**  
3 BHK | 1348 Sq Ft
- 110**  
3 BHK | 1350 Sq Ft
- 111**  
2 BHK+S | 1163 Sq Ft

Key Plan

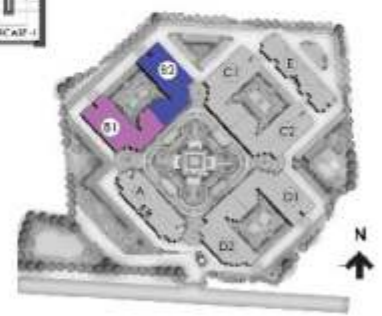


**Block B2 - 1st Floor**



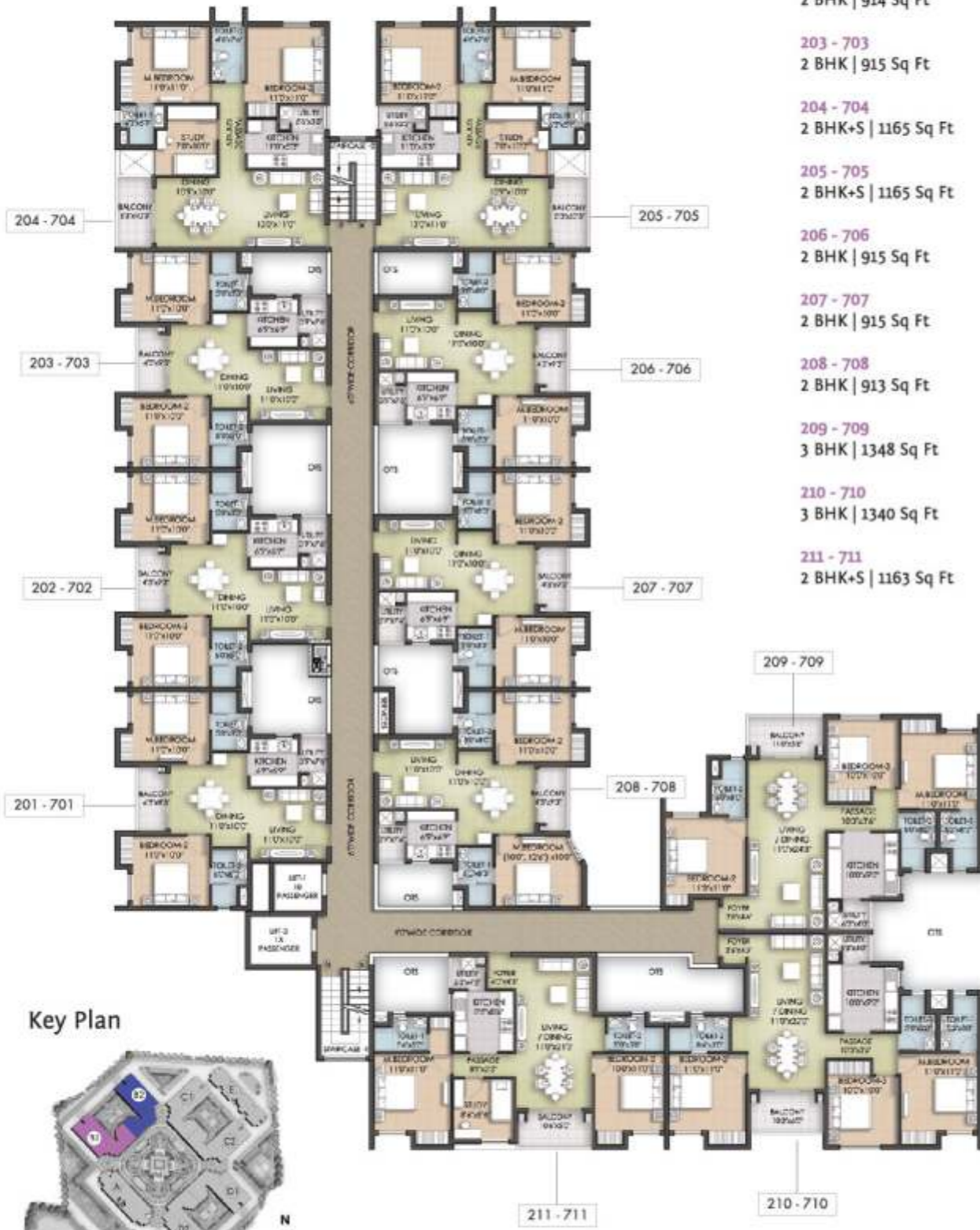
- 101**  
2 BHK+S | 1163 Sq Ft
- 102**  
3 BHK | 1350 Sq Ft
- 103**  
3 BHK | 1348 Sq Ft
- 104**  
2 BHK | 928 Sq Ft
- 105**  
2 BHK | 929 Sq Ft
- 106**  
2 BHK | 929 Sq Ft
- 107**  
2 BHK+S | 1175 Sq Ft
- 108**  
2 BHK+S | 1175 Sq Ft
- 109**  
2 BHK | 929 Sq Ft
- 110**  
2 BHK | 928 Sq Ft
- 111**  
2 BHK | 934 Sq Ft

Key Plan



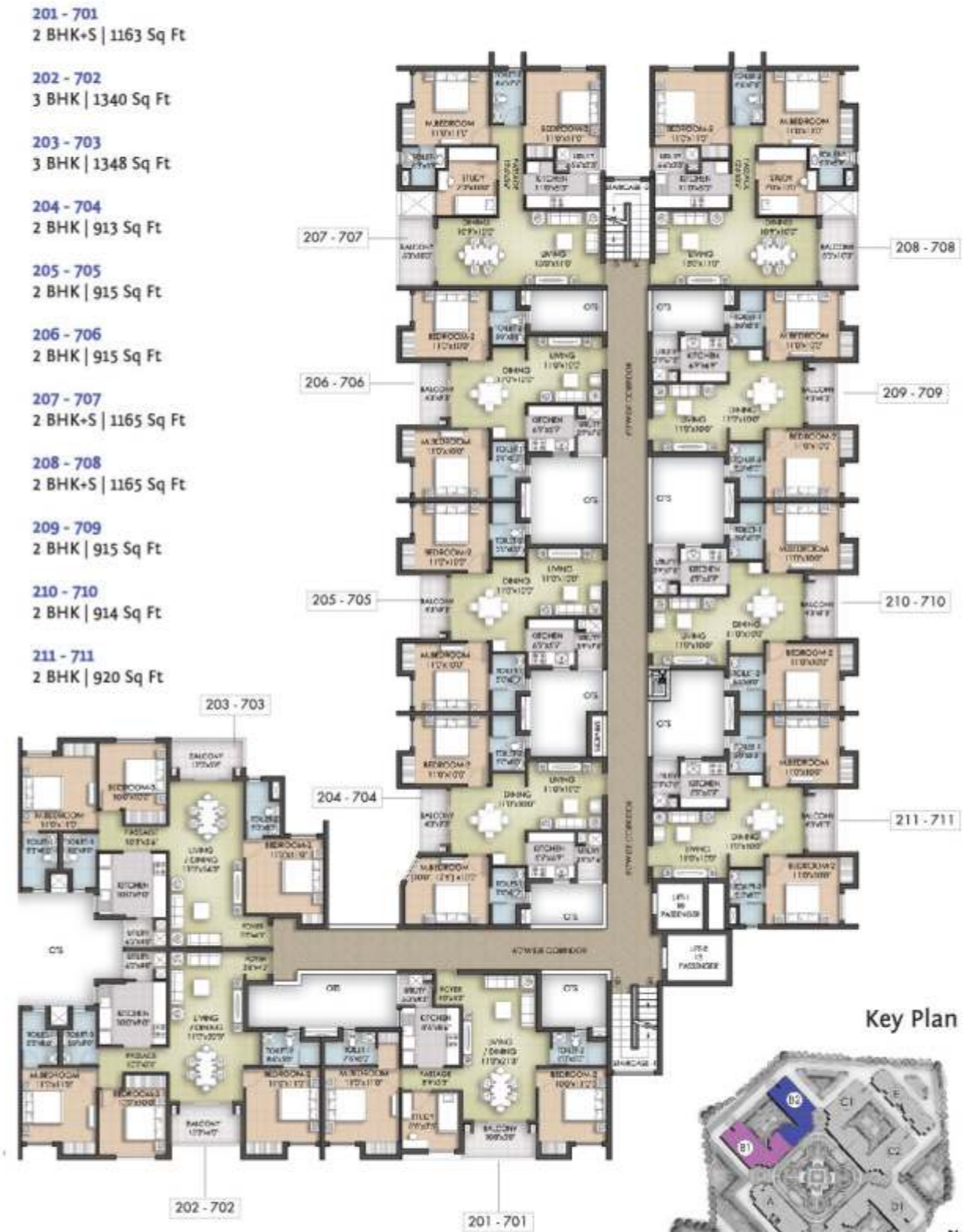


**Block B1 - Typical Floors: 2, 3, 4, 5, 6 & 7**



- 201 - 701  
2 BHK | 920 Sq Ft
- 202 - 702  
2 BHK | 914 Sq Ft
- 203 - 703  
2 BHK | 915 Sq Ft
- 204 - 704  
2 BHK+S | 1165 Sq Ft
- 205 - 705  
2 BHK+S | 1165 Sq Ft
- 206 - 706  
2 BHK | 915 Sq Ft
- 207 - 707  
2 BHK | 915 Sq Ft
- 208 - 708  
2 BHK | 913 Sq Ft
- 209 - 709  
3 BHK | 1348 Sq Ft
- 210 - 710  
3 BHK | 1340 Sq Ft
- 211 - 711  
2 BHK+S | 1163 Sq Ft

**Block B2 - Typical Floors: 2, 3, 4, 5, 6 & 7**



- 201 - 701  
2 BHK+S | 1163 Sq Ft
- 202 - 702  
3 BHK | 1340 Sq Ft
- 203 - 703  
3 BHK | 1348 Sq Ft
- 204 - 704  
2 BHK | 913 Sq Ft
- 205 - 705  
2 BHK | 915 Sq Ft
- 206 - 706  
2 BHK | 915 Sq Ft
- 207 - 707  
2 BHK+S | 1165 Sq Ft
- 208 - 708  
2 BHK+S | 1165 Sq Ft
- 209 - 709  
2 BHK | 915 Sq Ft
- 210 - 710  
2 BHK | 914 Sq Ft
- 211 - 711  
2 BHK | 920 Sq Ft



**Block C1 - 1st Floor**



- 101  
2 BHK | 934 Sq Ft
- 102  
2 BHK | 928 Sq Ft
- 103  
2 BHK | 929 Sq Ft
- 104  
2 BHK+S | 1175 Sq Ft
- 105  
2 BHK+S | 1175 Sq Ft
- 106  
2 BHK | 929 Sq Ft
- 107  
2 BHK | 929 Sq Ft
- 108  
2 BHK | 928 Sq Ft
- 109  
3 BHK | 1348 Sq Ft
- 110  
3 BHK | 1350 Sq Ft
- 111  
2 BHK+S | 1163 Sq Ft

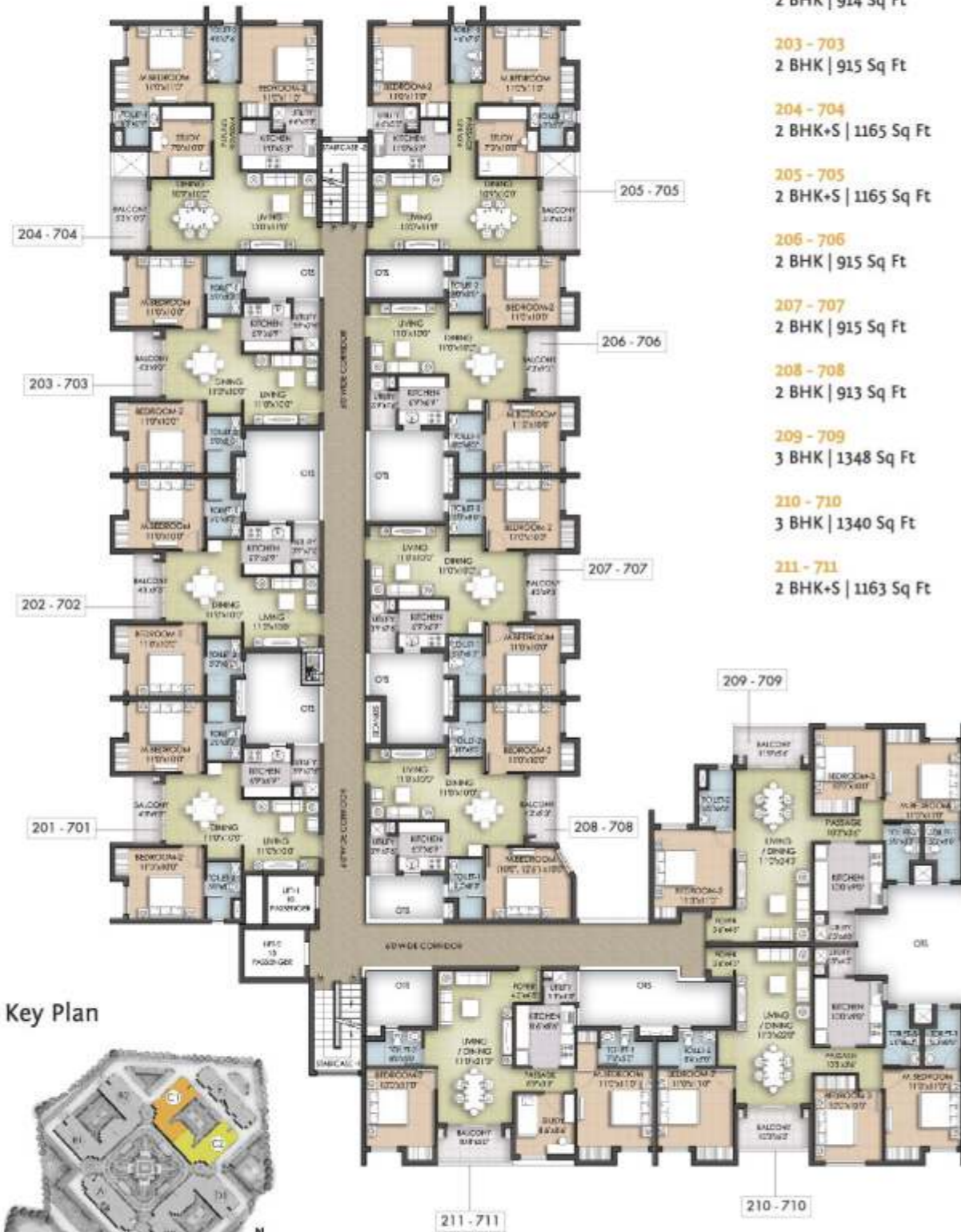
**Block C2 - 1st Floor**



- 101  
2 BHK+S | 1163 Sq Ft
- 102  
3 BHK | 1350 Sq Ft
- 103  
3 BHK | 1348 Sq Ft
- 104  
2 BHK | 928 Sq Ft
- 105  
2 BHK | 929 Sq Ft
- 106  
2 BHK | 929 Sq Ft
- 107  
2 BHK+S | 1175 Sq Ft
- 108  
2 BHK+S | 1175 Sq Ft
- 109  
2 BHK | 929 Sq Ft
- 110  
2 BHK | 928 Sq Ft
- 111  
2 BHK | 934 Sq Ft



**Block C1 - Typical Floors: 2, 3, 4, 5, 6 & 7**

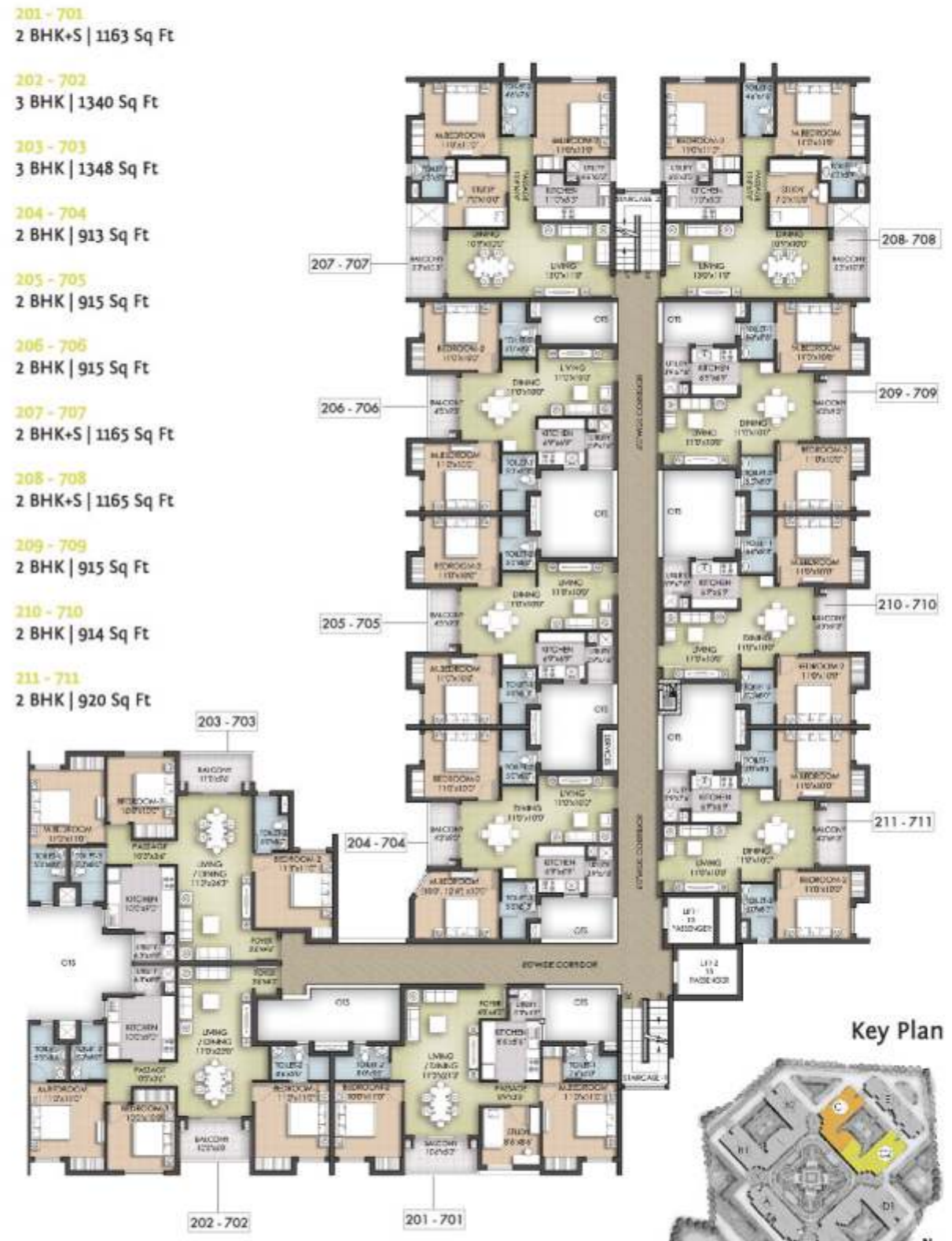


- 201 - 701**  
2 BHK | 920 Sq Ft
- 202 - 702**  
2 BHK | 914 Sq Ft
- 203 - 703**  
2 BHK | 915 Sq Ft
- 204 - 704**  
2 BHK+S | 1165 Sq Ft
- 205 - 705**  
2 BHK+S | 1165 Sq Ft
- 206 - 706**  
2 BHK | 915 Sq Ft
- 207 - 707**  
2 BHK | 915 Sq Ft
- 208 - 708**  
2 BHK | 913 Sq Ft
- 209 - 709**  
3 BHK | 1348 Sq Ft
- 210 - 710**  
3 BHK | 1340 Sq Ft
- 211 - 711**  
2 BHK+S | 1163 Sq Ft

Key Plan

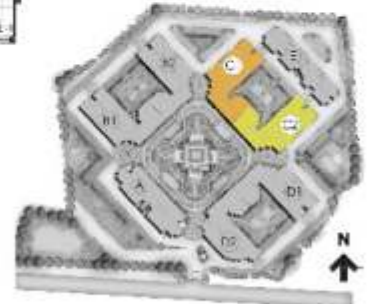


**Block C2 - Typical Floors: 2, 3, 4, 5, 6 & 7**



- 201 - 701**  
2 BHK+S | 1163 Sq Ft
- 202 - 702**  
3 BHK | 1340 Sq Ft
- 203 - 703**  
3 BHK | 1348 Sq Ft
- 204 - 704**  
2 BHK | 913 Sq Ft
- 205 - 705**  
2 BHK | 915 Sq Ft
- 206 - 706**  
2 BHK | 915 Sq Ft
- 207 - 707**  
2 BHK+S | 1165 Sq Ft
- 208 - 708**  
2 BHK+S | 1165 Sq Ft
- 209 - 709**  
2 BHK | 915 Sq Ft
- 210 - 710**  
2 BHK | 914 Sq Ft
- 211 - 711**  
2 BHK | 920 Sq Ft

Key Plan





### Block D1 - 1st Floor



Key Plan



### Block D2 - 1st Floor



Key Plan





**Block D1 - Typical Floors: 2, 3, 4, 5, 6, & 7**



- 201 - 701**  
2 BHK+S | 1170 Sq Ft
- 202 - 702**  
2 BHK+S | 1165 Sq Ft
- 203 - 703**  
2 BHK+S | 1172 Sq Ft
- 204 - 704**  
2 BHK+S | 1172 Sq Ft
- 205 - 705**  
2 BHK | 920 Sq Ft
- 206 - 706**  
2 BHK | 920 Sq Ft
- 207 - 707**  
2 BHK | 918 Sq Ft
- 208 - 708**  
3 BHK | 1356 Sq Ft
- 209 - 709**  
3 BHK | 1348 Sq Ft
- 210 - 710**  
2 BHK+S | 1169 Sq Ft

Key Plan



**Block D2 - Typical Floors: 2, 3, 4, 5, 6, & 7**



- 201 - 701**  
2 BHK+S | 1180 Sq Ft
- 202 - 702**  
3 BHK | 1361 Sq Ft
- 203 - 703**  
3 BHK | 1369 Sq Ft
- 204 - 704**  
2 BHK | 927 Sq Ft
- 205 - 705**  
2 BHK | 929 Sq Ft
- 206 - 706**  
2 BHK | 929 Sq Ft
- 207 - 707**  
2 BHK+S | 1171 Sq Ft
- 208 - 708**  
2 BHK+S | 1066 Sq Ft
- 209 - 709**  
2 BHK | 929 Sq Ft
- 210 - 710**  
2 BHK | 934 Sq Ft

Key Plan





**Block E - Typical Floors: 1, 2, 3, 4, 5, 6, & 7**



**Key Plan**



- |   |   |
|---|---|
| <b>101 - 701</b><br>2 BHK C   617 Sq Ft | <b>105 - 705</b><br>2 BHK C   614 Sq Ft |
| <b>102 - 702</b><br>2 BHK C   618 Sq Ft | <b>106 - 706</b><br>2 BHK C   618 Sq Ft |
| <b>103 - 703</b><br>2 BHK C   618 Sq Ft | <b>107 - 707</b><br>2 BHK C   618 Sq Ft |
| <b>104 - 704</b><br>2 BHK C   619 Sq Ft | <b>108 - 708</b><br>2 BHK C   618 Sq Ft |

- |   |   |
|---|---|
| <b>109 - 709</b><br>2 BHK C   618 Sq Ft | <b>113 - 713</b><br>2 BHK C   624 Sq Ft |
| <b>110 - 710</b><br>2 BHK C   618 Sq Ft | <b>114 - 714</b><br>2 BHK C   615 Sq Ft |
| <b>111 - 711</b><br>2 BHK C   615 Sq Ft | <b>115 - 715</b><br>2 BHK C   618 Sq Ft |
| <b>112 - 712</b><br>2 BHK C   618 Sq Ft |   |



Central Courtyard

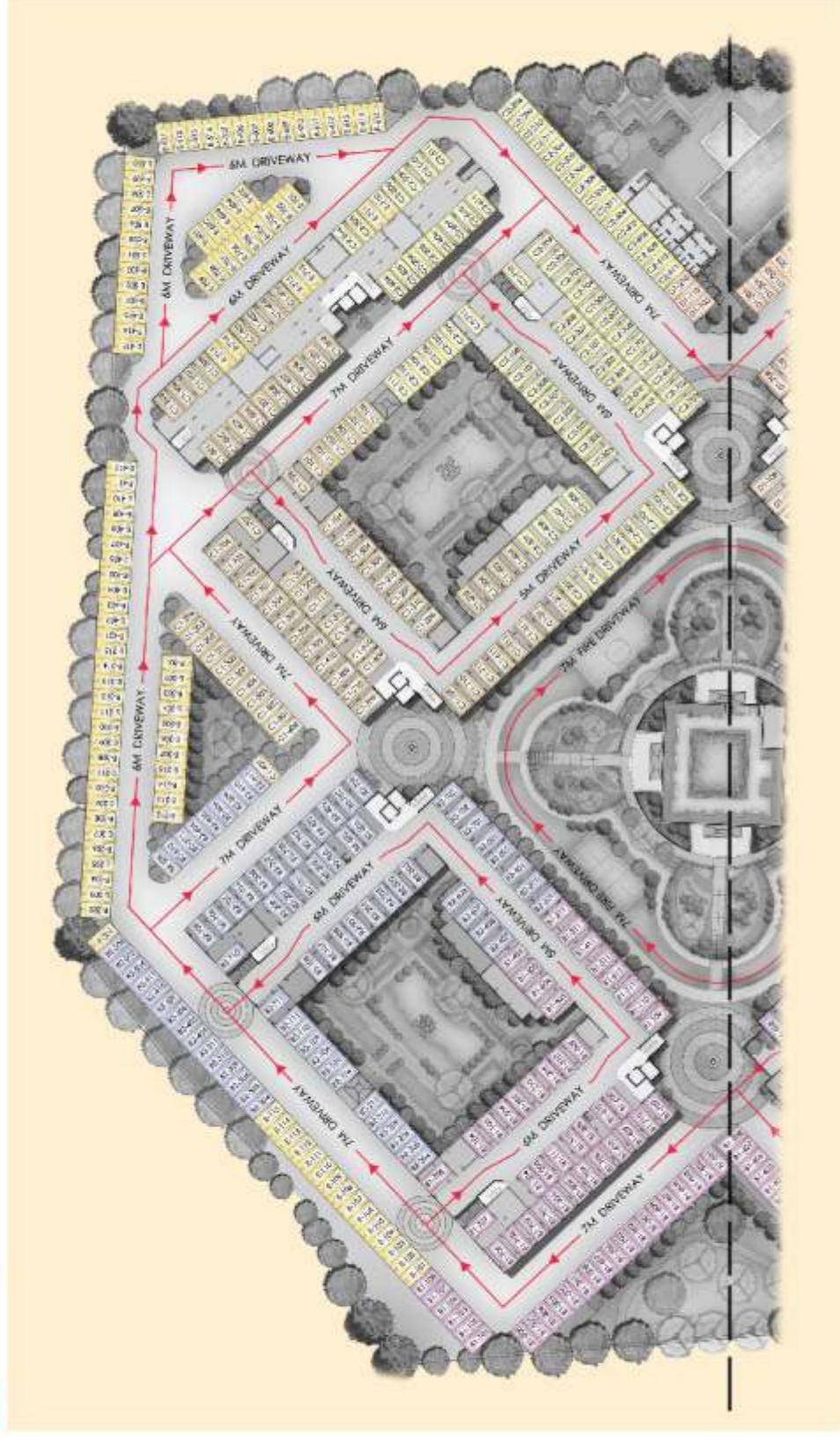


Clubhouse



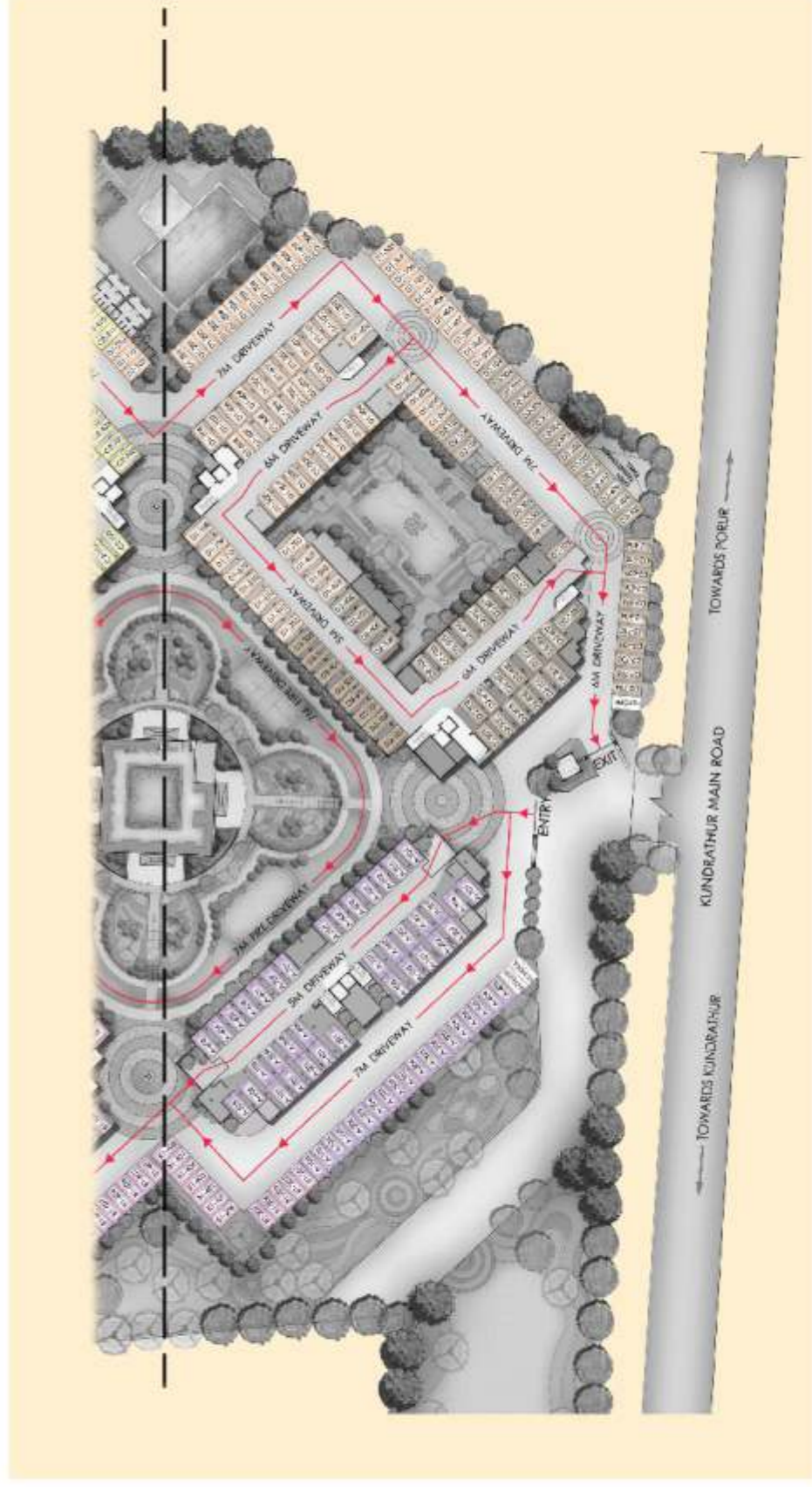


**Parking Demarcation Plan - Above Line**



- BLOCK - A
- BLOCK - B1
- BLOCK - B2
- BLOCK - C1
- BLOCK - C2
- BLOCK - D1
- BLOCK - D2
- BLOCK - E

**Parking Demarcation Plan - Below Line**



- BLOCK - A
- BLOCK - B1
- BLOCK - B2
- BLOCK - C1
- BLOCK - C2
- BLOCK - D1
- BLOCK - D2
- BLOCK - E



## SPECIFICATIONS

Only the most befitting embellishments, fittings and accessories go into every element, thereby adorning this homeland of liberty.

**STRUCTURE**

- RCC framed structure
- Infill panel walls with concrete blocks and plastering

### JOINERIES:

**Main Door** - Red mirantee / Equivalent frame with ornamental Flush door with Mortise Lock

**Bedroom Doors** - Red mirantee / Equivalent frame with plain flush doors with lock

**Toilet Doors** - Red mirantee / Equivalent frame with water proof plastic coated flush doors with lock

**Balcony Doors** - Red mirantee / Equivalent frame with water proof plastic coated flush doors

**Windows** - Powder coated aluminium sliding windows

**Ventilators** - Powder coated aluminium frame with Louvers

**Grills** - MS half grills grouted onto the walls

### FLOORING:

**Living, Dining** - Vitrified tiles

**Kitchen** - Ceramic tiles

**Bedrooms** - Ceramic tiles

**Balcony & Service** - Anti Skid tiles

**a. Toilet Floor** - Anti Skid tiles

**b. Toilet Dado** - Glazed tiles upto 7'0" height in wet area and 4'0" height in dry area

**Common Area** - Ceramic tiles

**Staircase** - Cement tiles

**Car Park** - Granolithic flooring

### STAIRCASE RAILING:

**Railing** - MS railing as per architect details

### COUNTER TOP:

1. 20mm black granite in kitchen counters with 2'0" tile above
2. Stainless steel Sink with single Drain board and Single bowl (Prince or Equivalent)

### PLUMBING AND SANITARY:

1. Concealed CPVC pipeline in bathrooms of aqua series brand or equivalent
2. Concealed CPVC for hot water lines of ASTRAL or equivalent
3. PVC rain water, Sanitary, Waste and water line in open ducts
4. PVC pipeline of Supreme / Prince or equivalent for underground drainage
5. Bathroom and Kitchen with water provision
6. Separate motors for sump and bore wells
7. Parryware / ESSESS or equivalent CP fixtures
8. Parryware / Equivalent white sanitary fixtures

### ELECTRICAL:

**Concealed Wiring** - Anchor / Finolex or equivalent

**Switches** - MK / Anchor Roma or equivalent modular switches

Adequate light, fan and power points.

### LIFT:

One stretcher lift and one passenger lift of adequate capacity in each tower.

### PAINTING:

1. Internal Ceiling - Cement paint 2 coats
2. Internal Walls  
Living, Dining - Acrylic putty+1 coat of primer+2 coats of OBD  
Bedrooms & Kitchen - Acrylic putty+1 coat of primer+2 coats of OBD  
Stilt floor - Cement paint  
External - External putty+2coats of semi acrylic exterior emulsion with one coat of primer
3. Joineries - Enamel paint
4. Grills - Zinc chromite non - corrosive primer with enamel paint

### EXTERNAL:

1. Paving blocks around the building
2. Chain linked fence with creepers as compound wall
3. Landscaping as per architect details

### GENERAL:

1. Anti - termite treatment
2. Generator power back-up - 400w for 2bhk and 500 Watts for 3bhk for apartment and 100% back up for common areas and amenities

### COMMON AMENITIES:

- Swimming pool
- Lap pool
- Change room with locker facility
- Gymnasium
- Beautifully landscaped garden
- Tot lot with play equipment
- Club house with terrace garden
- Indoor games
- AV room
- Multipurpose hall
- Convenio store
- ATM
- Channel music in club and amenities area
- Crèche & Play school
- Signages
- Generator back up - 100% for common areas & part load for apartments
- Separate rest room / Change room for staff and drivers
- Water Treatment Plant
- Sewage Treatment Plant
- Security Cabin
- Water features
- Garden Café
- Bicycle way
- Badminton / Multi-purpose court
- Basket ball practice court
- Skating rink
- Garden theatre with stage
- Kennel cluster





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