



# Happily safe!

Home is where our health is,  
India's First Hygiene-Happy homes

2&3 BHK homes on OMR Kelambakkam.

## FROM THE CHAIRMAN



“ We are in the business of endless value creation and eternal asset creation for our valuable home owners. In other words, we are in the business of Real Estate. We don't merely craft assets, we curate them with a vision for generations of families to thrive with goodness and well-being. In today's world, we have all realized that health and safety is our real wealth. Akshaya has been the pioneer in many firsts and innovations in real estate. With an unrelenting focus on Quality, Environmental Health and Safety, Akshaya is the only real estate company in India to have Integrated Management Systems (IMS) ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certifications as well as SA 8000:2008 Certification for Social Accountability.

We are proud to present to you our latest innovative offering: Twin D - India's first Hygiene-Happy Homes, as home is where our health really is. The project comes to you with safety features designed to give you complete peace of mind and best of safety with an array of 12 super-safe features. You and your family can live a life of comfort and security. ”

**T. CHITTY BABU**  
Chairman & CEO

Presenting Akshaya Twin D- India's First Hygiene Happy Homes on OMR, Kelambakkam. Featuring 12 super safe features designed to keep you safe, slaying and smiling at the comfort and warmth of your dream haven.



Artist's Impression

## Safety first. Now and forever.

In times like today, what is paramount is health and wellbeing of our family, for health is the real wealth. Twin D is power packed with over 12 super safe features to have you and your family covered from every angle, right from you set your foot inside the sprawling community. You'll be wowed to find that everything about Twin D revolves around keeping you and your family ensconced in the embrace of safety for a lifetime of happiness, peace and good health.

Artist's Impression

## IDEALLY PLACED ON OMR

Twin D is strategically located on the OMR main road, at Kelambakkam. The thriving community is surrounded by a plethora of conveniences, prominent IT giant offices, schools, universities and colleges, hospitals & multiplexes.



## SOCIAL INFRASTRUCTURE

### SCHOOLS NEARBY

Velammal NewGen School	– 0.5 kms
Jaganath Vidhyalaya CBSE School	– 1.1 kms
Billabong High International School	– 3 kms
Chettinad Sarvalokam International School	– 3.8 kms
Hindustan International School	– 4 kms
Sushil Hari International Residential School	– 4.3 kms
PSBB Siruseri School	– 8.4 kms
Delhi Public School	– 14.5 kms

### IT PARKS

SIPCOT Industrial Park (580 acres)	– 8.1 kms
Pacifica Tech Park	– 8.2 kms
ETA Techno Park	– 8.7 kms
ELCOT SEZ Sholinganallur	– 16.5 kms
One Hub SEZ Japanese Township (1450 acres)	– 20 kms

### COLLEGES NEARBY

Chettinad College of Nursing	– 0.5 kms
Chettinad Dental College & Research institute	– 2.6 kms
Hindustan University	– 3 kms
SSN Engineering College	– 4.9 kms
Jeppiar SRR Engineering College	– 5.1 kms
Jeppiar Engineering College	– 11 kms
Sathyabama Institute of Science & Technology	– 11.7 kms
VIT University	– 11.1 kms
Tagore Medical College	– 14.9 kms

### HOSPITALS NEARBY

Chettinad Health City	– 2.6 kms
Praveena Hospital	– 3.5 kms
Cure Advanced Dental Care	– 8.5 kms
Global Hospital	– 16.5 kms
Apollo Speciality Hospital	– 21.6 kms

### SHOPPING & ENTERTAINMENT

Kelambakkam Market	– 1 kms
VM Super Market	– 1.3 kms
MORE Super Market	– 1.5 kms
Nilgiris Super Market	– 3.3 kms
Decathlon	– 3.8 kms
Kovalam Beach	– 6 kms
Grand Marina Mall (Upcoming)	– 7.5 kms
Vivira Mall (Big Bazar, AGS Cinemas)	– 8.7 kms
Mayajaal Multiplex	– 12 kms
Mahabalipuram	– 22.7 kms

## DESIGN AND PLANNING

The eye for detail and betterment, never ends at Akshaya. True to this statement every square foot of space has been planned to perfection. Robust construction backed by abundant natural lighting, ventilation, zero dead space, enhanced privacy - everything has been taken care of aesthetically and technically, for your comfortable living.



# Monsoon-proof homes

Monsoon-proof homes at Twin D ensure the safety, comfort and well-being of you and your family.



Project on the main road



Elevated from road level by at least 7 ft.



No water from the road goes into the project



No water from the project goes outside to the road. It is all conserved via rainwater harvesting systems



No power equipment in basement



Garland drain system implemented in project



Silver Green Building



24-hour power backup



Skid-free floors



Abundant groundwater

Representative Image

# Distanced by Design

Only 6 homes per floor for natural social distancing. No common walls. Distance between two opposite facing homes is a good long 34 feet apart. No homes face the lift or the staircase, and that enhances your privacy. You and your family are as safe as 'safe' can be.



Representative Image

# Automated touch-free lifts

The super safe twin towers come with 2 lifts each, that are Alexa enabled for safe and contact-less operation. You are covered at every step for safety and hygiene! With 2 lifts each per tower, your waiting time is going to be very very less.

Representative Image

# Antibacterial paint

You are super safe within your home too, with all the more safety of anti bacterial wall paints. Your walls are easy to clean and maintain, with very little chance of an infection spread. The anti bacterial paint also enhances your indoor air quality, sans any hazardous chemicals or compounds.



Representative Image

# Antibacterial toilet seat cover

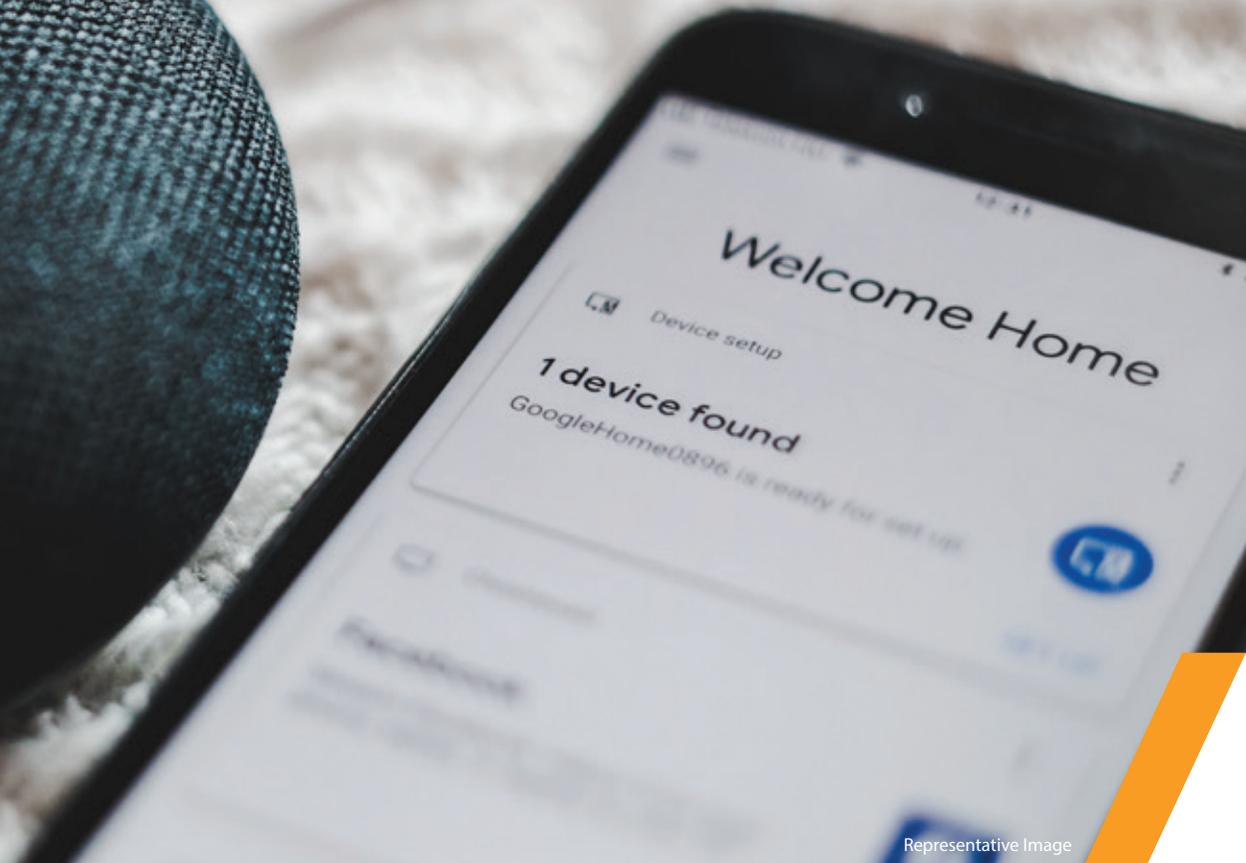
Easy surface maintenance and cleaning, for enhanced hygiene factor.



Representative Image

# Home automation system

Touch-free or contact-free operation for fan, light, AC's, gas leak detection & Door intrusion from your phone. Safe, convenient & hygienic option the smart way!



Representative Image

# Clinic and pharmacy

Care is just a step away with a fully-equipped clinic and pharmacy within the community.

Representative Image

# Self-cleansing garbage chute

A convenient way to eliminate waste, without  
any risk of contamination and odour.



Representative Image

# Therapeutic plants in landscaped area

Therapeutic landscaping to your rejuvenation and well being. Bask in the aroma and goodness of nature to help you feel calm and healthy.



Representative Image

# Doctor-on-call

Enhanced care, safety and first aid. You and your loved ones are safe and taken care of.

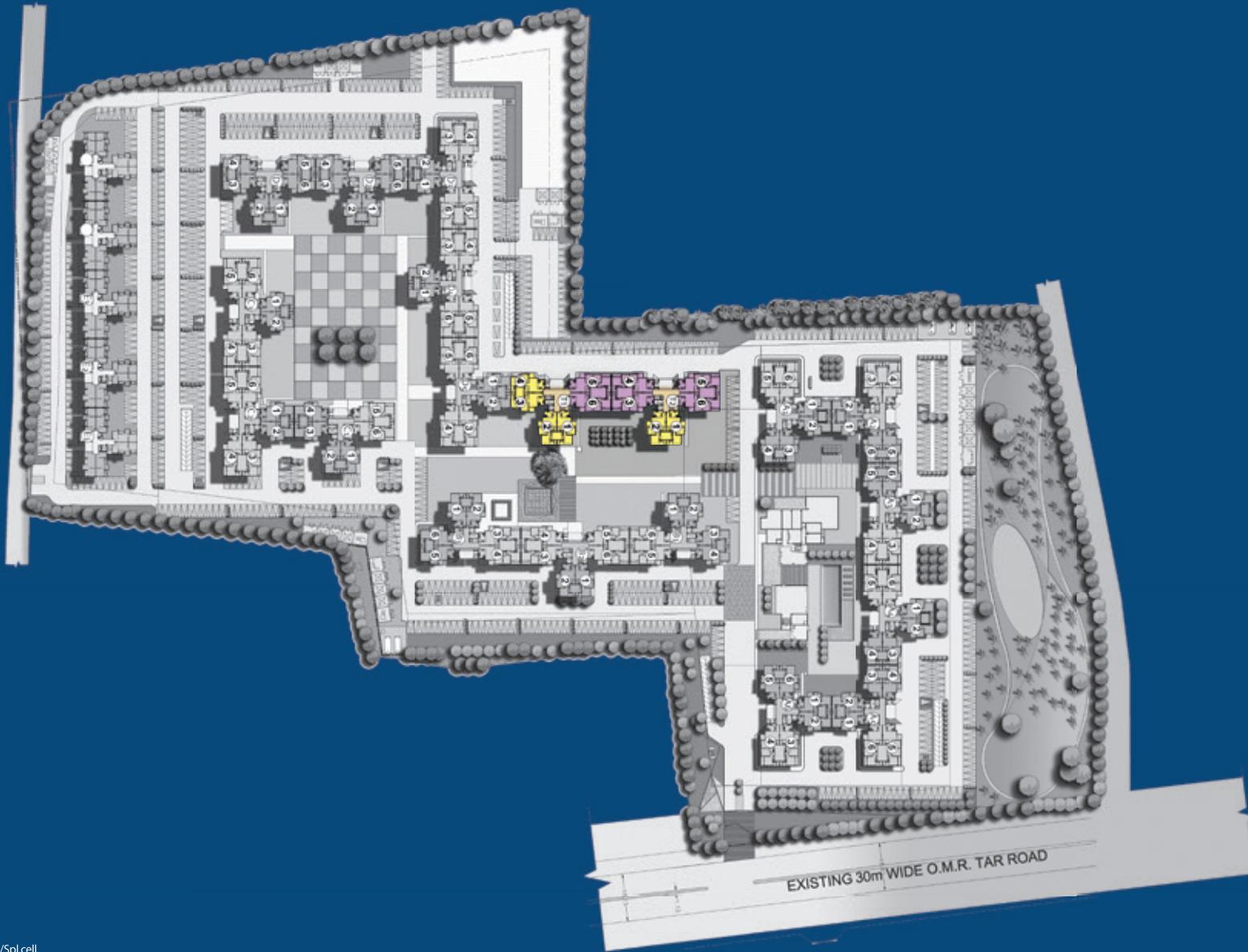


Representative Image

# Piped Gas

Piped gas reduces risk and improves convenience, safety and storage.  
Enables better space management.

Representative Image



-  3 BHK - PREMIUM
-  2 BHK - REGULAR

Completion Certificate Application No. 12306/2017/Spl.cell

Project

**TWIN D**  
OMR Kelambakkam

Architect

Ashwin Alva Associates

Title

Site cum Home  
Configurations Plan

**akshaya pvt ltd**

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**TWIN D**  
OMR Kelambakkam

Architect

Ashwin Alva Associates

Drawing Title

Club House  
Ground Floor Plan

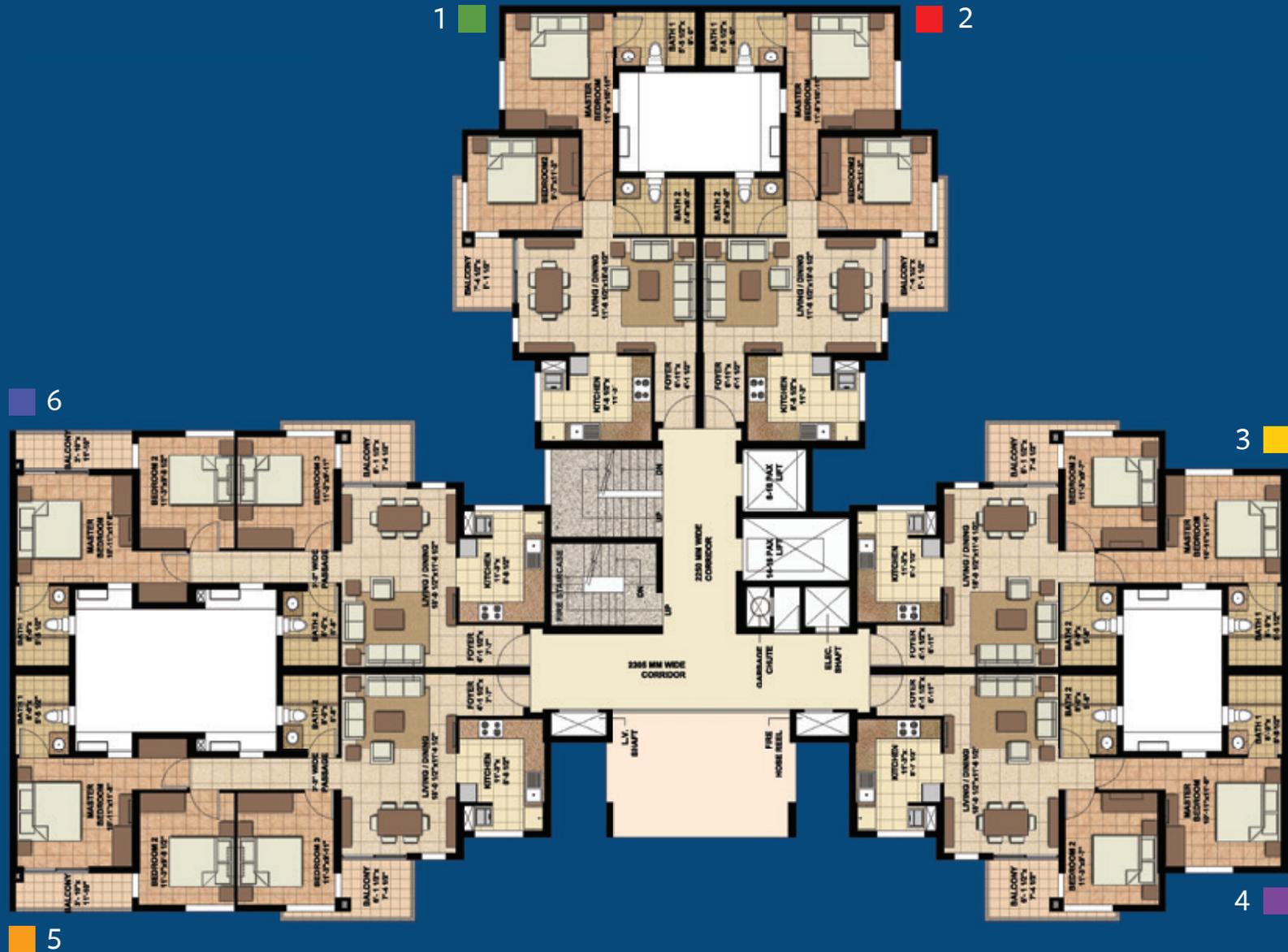
Orientation



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TOWER 1 711.45 SQFT* (998 SQ.FT)**	101
TOWER 1 711.45 SQFT* (1000 SQ.FT)**	102
TOWER 1 711.45 SQFT* (998 SQ.FT)**	103
TOWER 1 712.45 SQFT* (1002 SQ.FT)**	104
TOWER 1 874.44 SQFT* (1271 SQ.FT)**	105
TOWER 1 875.30 SQFT* (1267 SQ.FT)**	106



Completion Certificate Application No. 12306/2017/Spl.cell

\* CARPET AREA | \*\* (SUPER BUILT UP AREA)

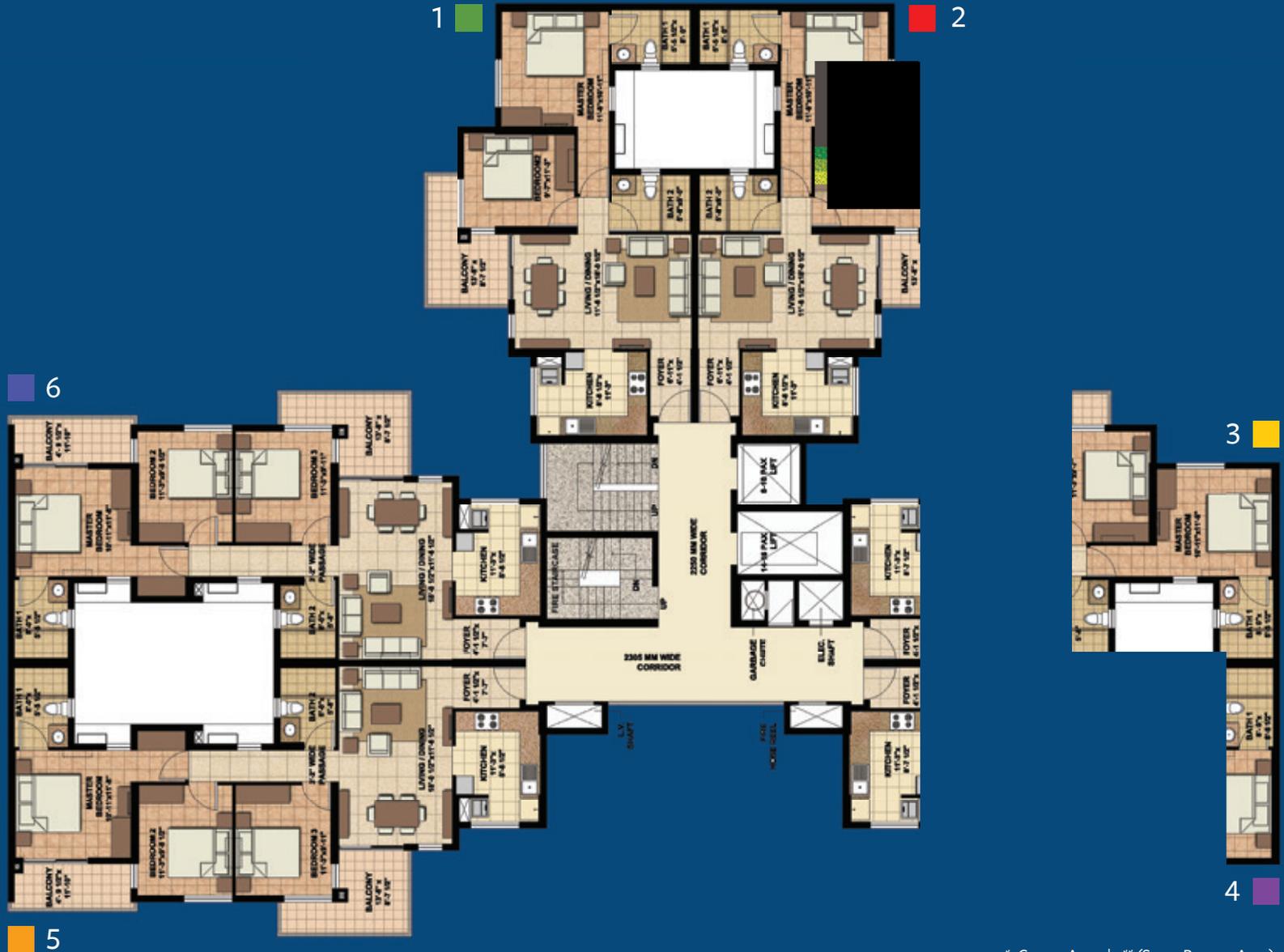
<b>TOWER 1</b> 711.45 SQFT* (998 SQ.FT)**	201,301,701,801,901 1001,1101,1201,1301
<b>TOWER 1</b> 711.45 SQFT* (1000 SQ.FT)**	202,302,702,802,902 1002,1102,1202,1302
<b>TOWER 1</b> 711.45 SQFT* (998 SQ.FT)**	203,303,703,803,903 1003,1103,1203,1303
<b>TOWER 1</b> 712.45 SQFT* (1002 SQ.FT)**	204,304,704,804,904 1004,1104,1204,1304
<b>TOWER 1</b> 874.44 SQFT* (1271 SQ.FT)**	205,305,705,805,905 1005,1105,1205,1305
<b>TOWER 1</b> 875.30 SQFT* (1267 SQ.FT)**	206,306,706,806,906 1006,1106,1206,1306



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\* CARPET AREA | \*\* (SUPER BUILT UP AREA)

<b>TOWER 1</b> 711.45 SQFT* (1044 SQ.FT)**	1401
<b>TOWER 1</b> 711.45 SQFT* (1046 SQ.FT)**	1402
<b>TOWER 1</b> 711.45 SQFT* (1044 SQ.FT)**	1403
<b>TOWER 1</b> 712.45 SQFT* (1048 SQ.FT)**	1404
<b>TOWER 1</b> 874.44 SQFT* (1333 SQ.FT)**	1405
<b>TOWER 1</b> 875.30 SQFT* (1329 SQ.FT)**	1406



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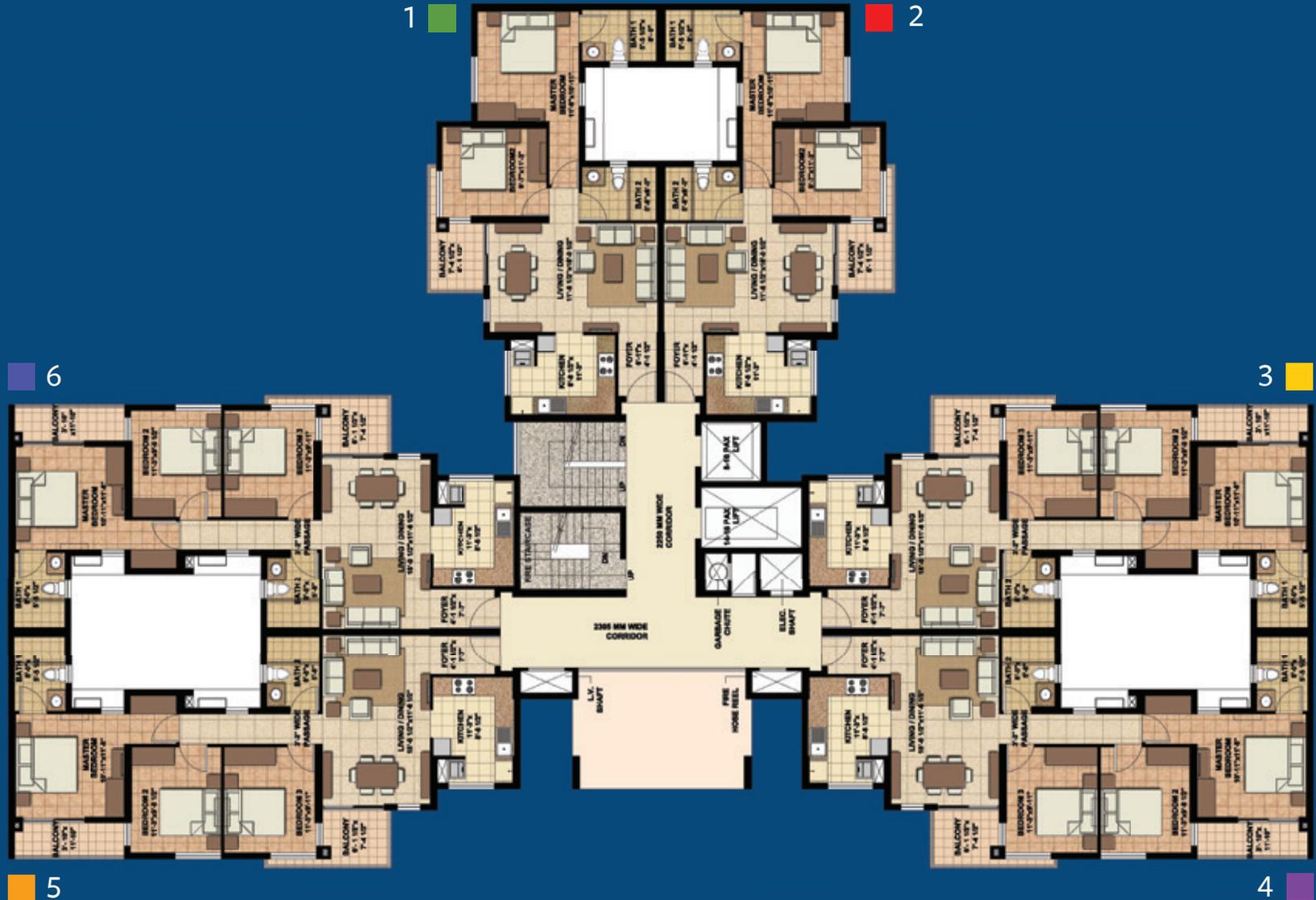
TOWER 1 711.45 SQFT* (1016 SQ.FT)**	G02
TOWER 1 711.45 SQFT* (1013 SQ.FT)**	G03
TOWER 1 875.30 SQFT* (1267 SQ.FT)**	G06



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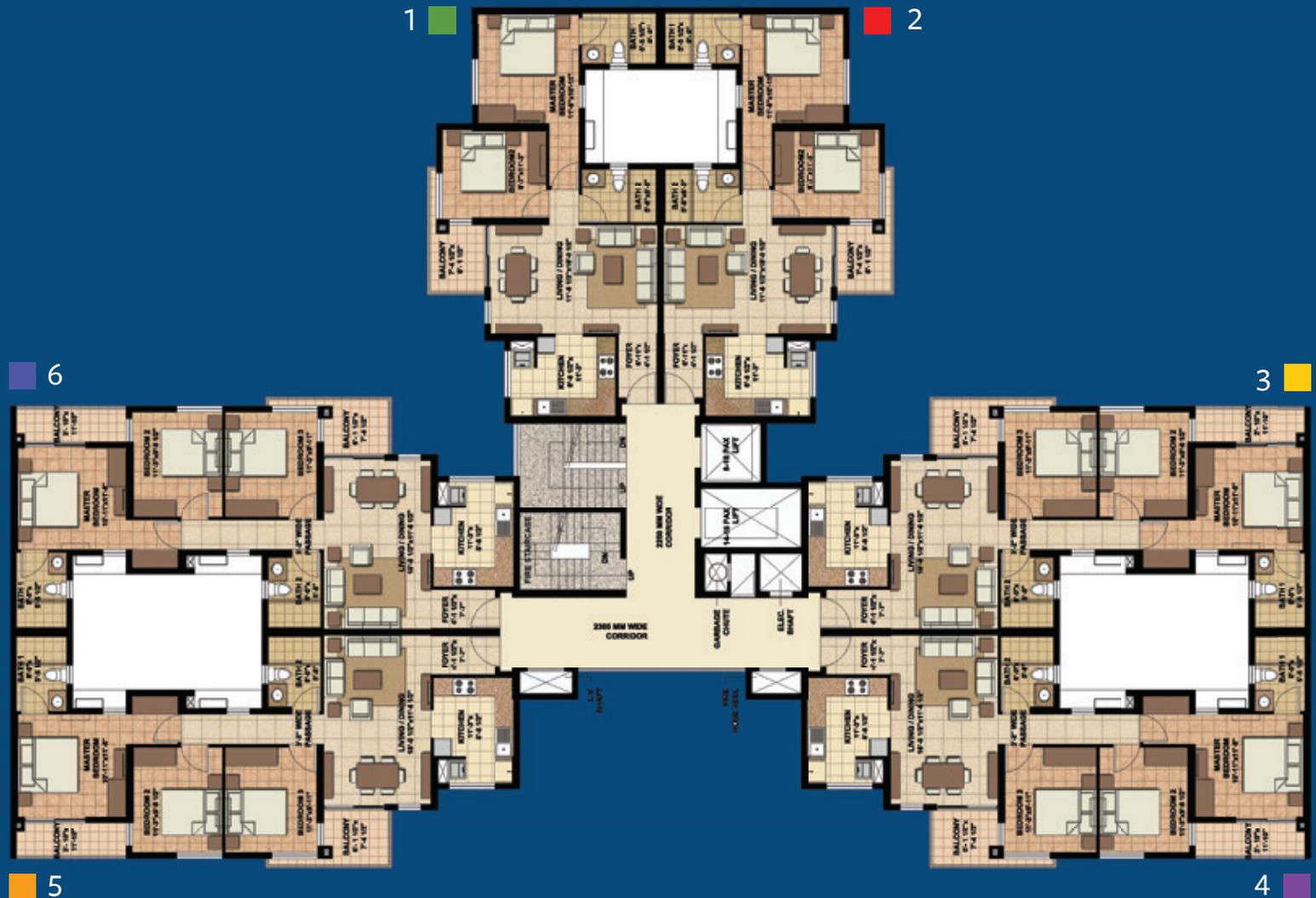
<b>TOWER 2</b> 711.45 SQFT* (1032 SQ.FT)**	101
<b>TOWER 2</b> 711.45 SQFT* (1034 SQ.FT)**	102
<b>TOWER 2</b> 874.54 SQFT* (1296 SQ.FT)**	103
<b>TOWER 2</b> 875.53 SQFT* (1301 SQ.FT)**	104
<b>TOWER 2</b> 875.53 SQFT* (1301 SQ.FT)**	105
<b>TOWER 2</b> 876.38 SQFT* (1297 SQ.FT)**	106



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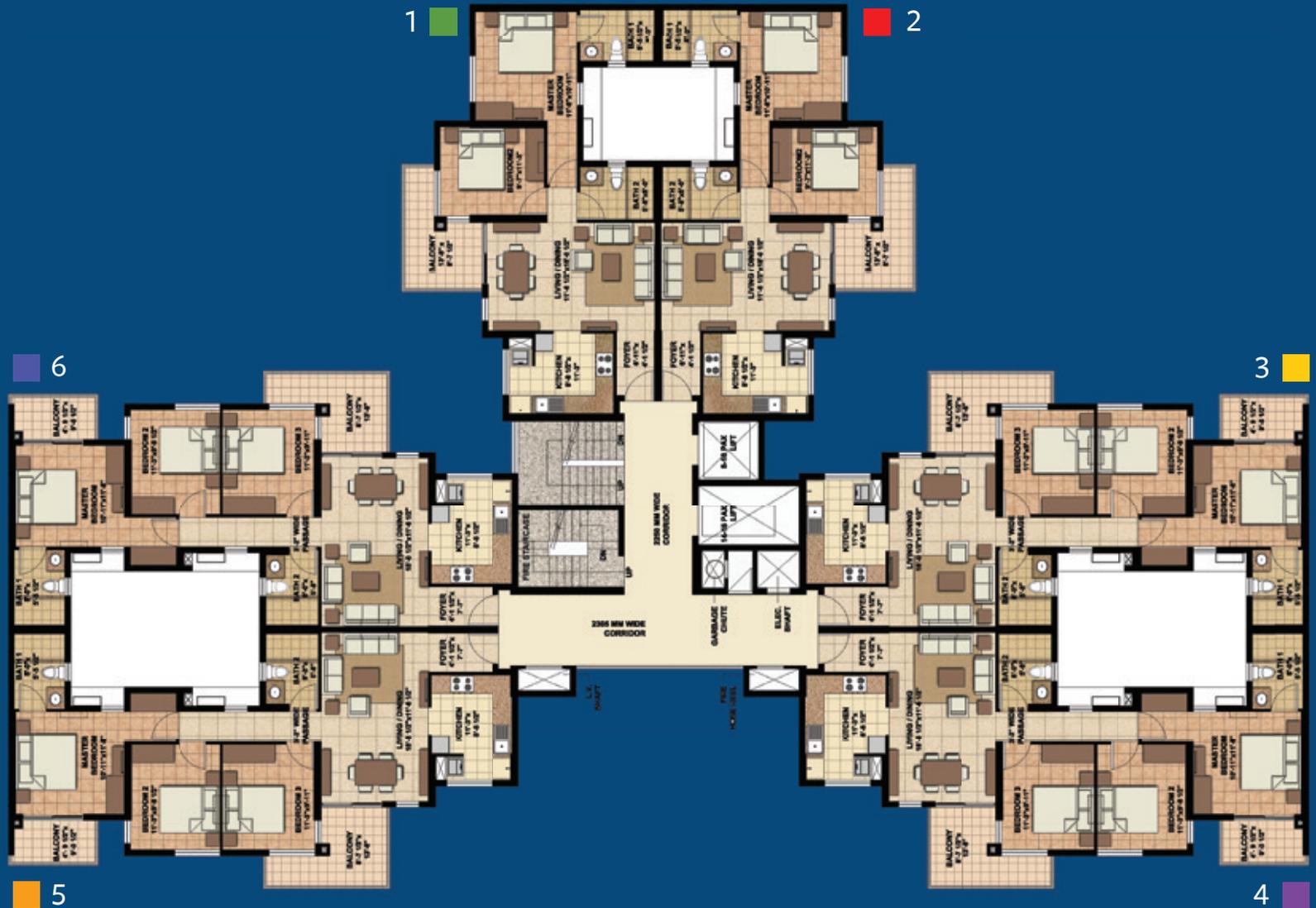
<b>TOWER 2</b> 711.45 SQFT* (986 SQ.FT)**	201, 301, 701, 801, 901 1001, 1101, 1201, 1301
<b>TOWER 2</b> 711.45 SQFT* (986 SQ.FT)**	202, 302, 702, 802, 902 1002, 1102, 1202, 1302
<b>TOWER 2</b> 874.54 SQFT* (1251 SQ.FT)**	203, 303, 703, 803, 903 1003, 1103, 1203, 1303
<b>TOWER 2</b> 875.53 SQFT* (1256 SQ.FT)**	204, 304, 704, 804, 904 1004, 1104, 1204, 1304
<b>TOWER 2</b> 875.53 SQFT* (1256 SQ.FT)**	205, 305, 705, 805, 905 1005, 1105, 1205, 1305
<b>TOWER 2</b> 876.38 SQFT* (1253 SQ.FT)**	206, 306, 706, 806, 906 1006, 1106, 1206, 1306



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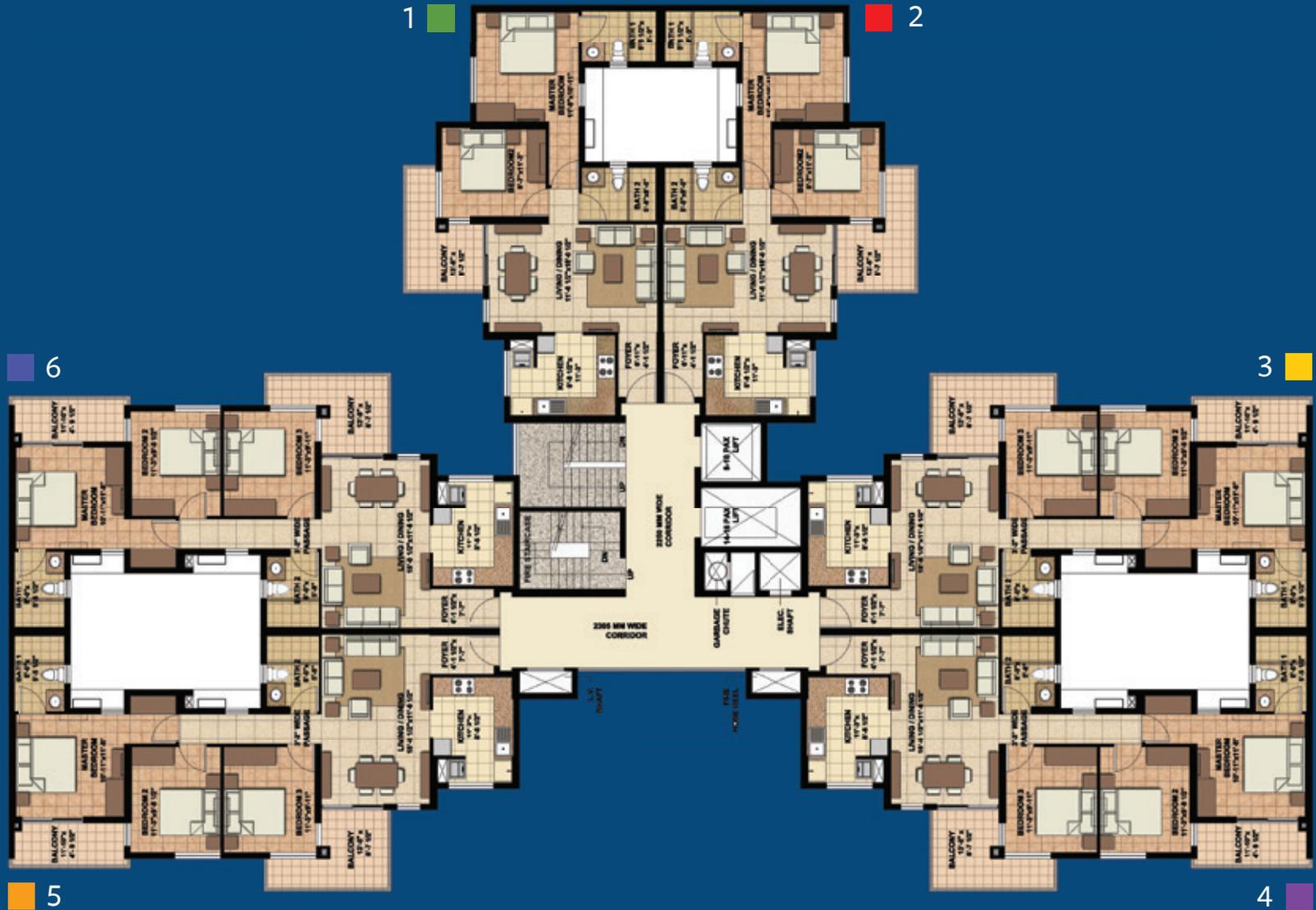
<b>TOWER 2</b> 711.45 SQFT* (1032 SQ.FT)**	401,501,601,1401,1501
<b>TOWER 2</b> 711.45 SQFT* (1034 SQ.FT)**	402,502,602,1402,1502
<b>TOWER 2</b> 874.54 SQFT* (1296 SQ.FT)**	403,503,603,1403,1503
<b>TOWER 2</b> 875.53 SQFT* (1301 SQ.FT)**	404,504,604,1404,1504
<b>TOWER 2</b> 875.53 SQFT* (1301 SQ.FT)**	405,505,605,1405,1505
<b>TOWER 2</b> 876.38 SQFT* (1297 SQ.FT)**	406,506,606,1406,1506



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<b>TOWER 2</b> 711.45 SQFT* (1032 SQ.FT)**	1401 & 1701
<b>TOWER 2</b> 711.45 SQFT* (1034 SQ.FT)**	1402 & 1702
<b>TOWER 2</b> 874.54 SQFT* (1313 SQ.FT)**	1404 & 1703
<b>TOWER 2</b> 875.53 SQFT* (1317 SQ.FT)**	1406 & 1704
<b>TOWER 2</b> 875.53 SQFT* (1317 SQ.FT)**	1407 & 1705
<b>TOWER 2</b> 876.38 SQFT* (1314 SQ.FT)**	1408 & 1706



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**Project**  
**TWIN D**  
OMR Kelambakkam

**Architect**  
Ashwin Alva Associates

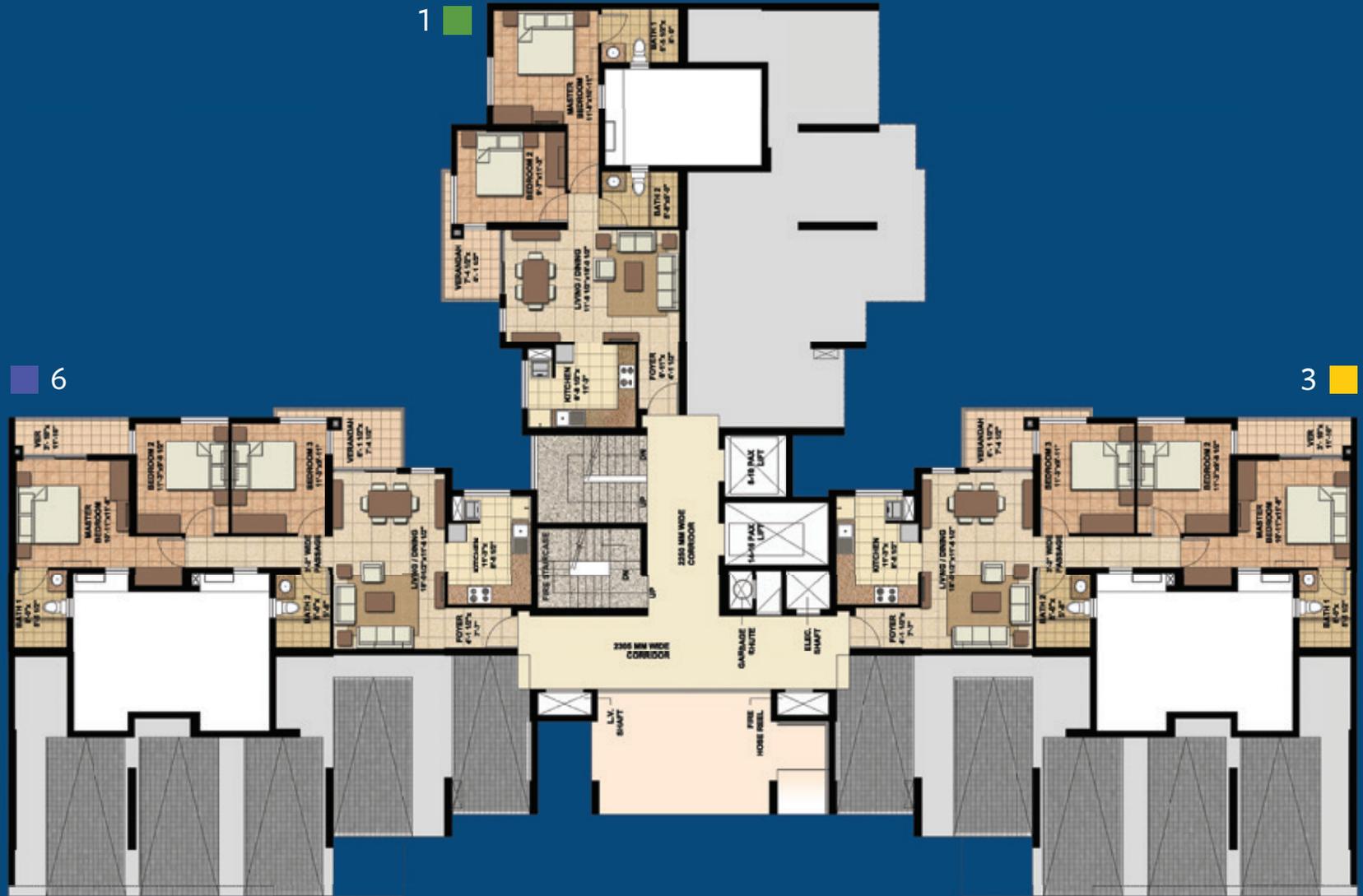
**Drawing Title**  
Tower Type 2  
Typical Floor Plan

**Orientation**  
N

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TOWER 2 711.45 SQFT* (1002 SQ.FT)**	G01
TOWER 2 874.54 SQFT* (1267 SQ.FT)**	G03
TOWER 2 876.38 SQFT* (1268 SQ.FT)**	G06



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Project

**TWIN D**  
OMR Kelambakkam

Architect

Ashwin Alva Associates

Drawing Title

Typical Unit Plan  
2 BHK

Orientation

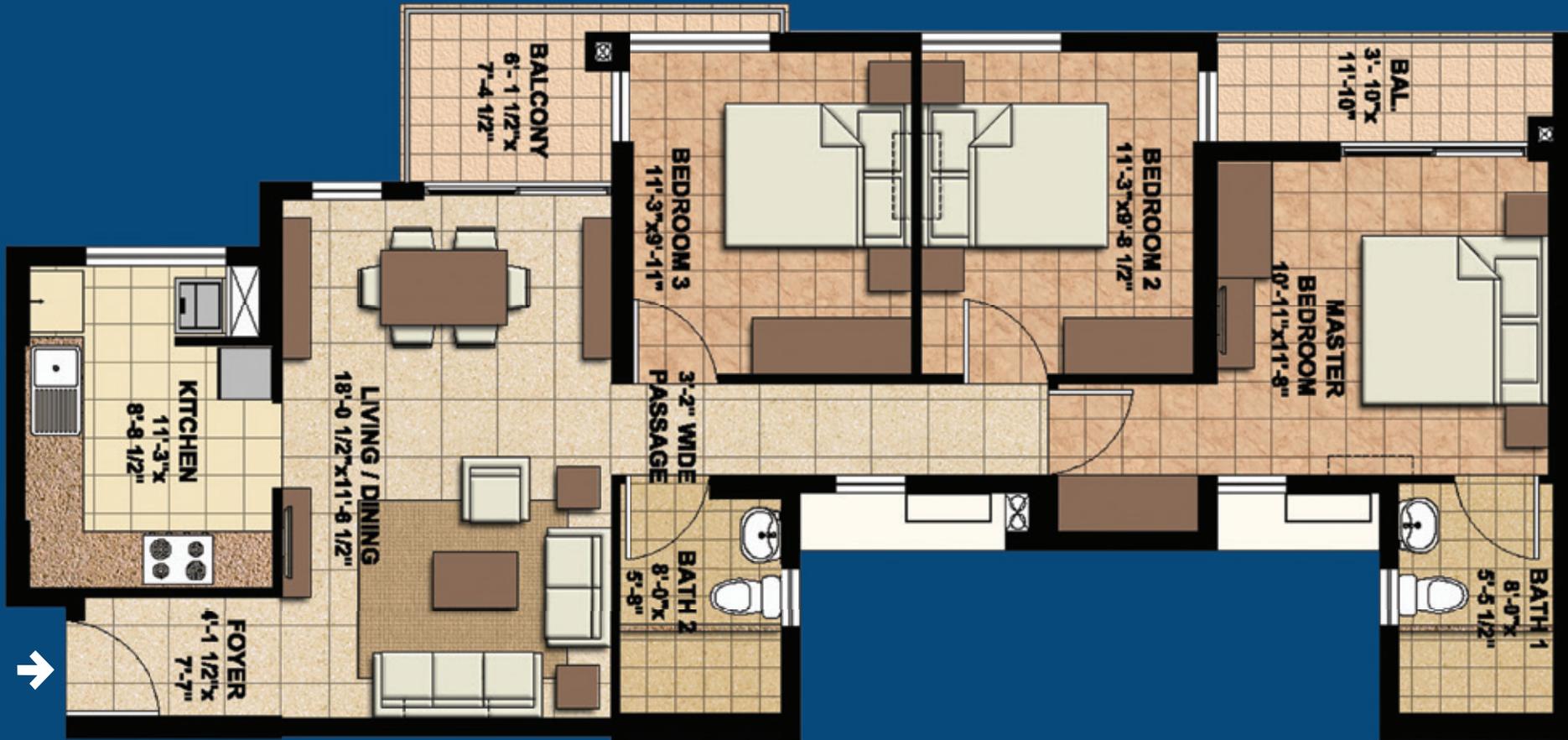


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Project  
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 OMR Kelambakkam

Architect  
 Ashwin Alva Associates

Drawing Title  
 Typical Unit Plan  
 3 BHK

Orientation

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## AMENITIES & FEATURES

- Swimming pool
- Toddler's pool
- Separate change room with locker facility
- Gymnasium and Fitness centre
- Aerobics hall / Meditation centre
- Checkered landscaped gardens with outdoor seaters
- Walker's / Jogging track
- Gurgling aqua turf and fountains
- Children's play area with play equipments
- Indoor games
- AV room
- Sculptures
- Banyan courtyard
- Crèche
- Akshara nursery school
- Multipurpose hall
- Channel music in Club and Amenities areas
- Basketball court (Outdoor)
- Signages
- Manager room / Association furniture
- Business centre / Visitors lounge / Meeting room
- Party lawn
- Separate rest room / Changing room for staff and drivers
- Water Treatment Plant
- Sewage Treatment Plant
- Car wash facility
- Security cabin
- Visitors car park
- Power Backup
- ATM
- Multipurpose courts
- Clinic & Pharmacy
- Convenio store
- Cafeteria
- Skating rink (Outdoor)
- Library / Reading room
- Garbage chute
- Piped gas

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Project

**TWIN D**  
OMR Kelambakkam

Architect

Ashwin Alva Associates

Title

Specifications

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## TECHNICAL SPECIFICATIONS

ITEMS	SPECIFICATIONS
<b>STRUCTURE</b>	
	RCC framed structure Infill panel walls with concrete blocks /light weight blocks & plastering.
<b>JOINERIES</b>	
Main Door	Red mirantee or Equivalent with Ornamental Flush doors
Bedroom Doors	Red meranti or equivalent Frame & Plain Flush shutter with enamel paint
Toilet Doors	Red Mirantee frame or equivalent & Flush shutter BWP grade with enamel paint
Windows, Ventilators & Sliding doors Grills	UPVC Grouted MS half grills
<b>FLOORING</b>	
Living and Dining	24" X 24" vitrified tiles
Kitchen	16" X 16" Ceramic tiles
Bed rooms	16" X 16" Ceramic 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	Ceramic tiles
Staircase (Riser)	Cement tiles (tread & landing) and Ceramic tiles
Kitchen platform	Black granite 20mm thick edge polished
Car Park	Grano flooring under stilt and Pavers for open car parking
Drive ways	Interlocking pavers / RCC / Blacktop
Lift Cladding	Anti-bacterial lift wall cladding
<b>RAILING</b>	
Staircase & Balcony	Railing as per Architect's Design
<b>COUNTER TOP</b>	
Kitchen	Kitchen counter with wall dado 2'0" height above kitchen platform Stainless steel sink with drain board

ITEMS	SPECIFICATIONS
<b>LIFT</b>	One Stretcher Lift and One Passenger lift of adequate capacity Digital / Sensor Enabled Lift Access
<b>PLUMBING AND SANITARY</b>	Water supply - UPVC/CPVC PVC Rain water, Sanitary, Waste water Line PVC Pipeline for underground drainage Motors for Sump and Borewells Parryware/ESS/ESS or Equivalent CP fittings Floor Mounted EWC Parryware or Equivalent with wall mounted slim tank for all toilets (white colour) Wall mixer with an overhead shower will be provided in master bedroom toilet Washing machine Inlet / Outlet provision to be provided in kitchen / Utility area Health faucets in all toilets Anti-bacterial seat covers
<b>ELECTRICAL</b>	Concealed Wiring Switches
<b>PAINTING</b>	Anchor / Finolex or equivalent make M.K / Anchor Roma / Litaski Switches or equivalent make Digital / Sensor operated light / fans
<b>EXTERNAL</b>	Acrylic putty with OBD, Anti-bacterial paint for internal walls Cement paint OBD OBD Exterior Acrylic emulsion
<b>GENERAL</b>	Fenced wall in outer periphery with required Gates Hard and soft Landscaping around the building Landscaping as per Architect details
	Design of a green building Anti-Termite Treatment Underground water tank with Pumps Generator back up - 400W for 2BHK & 500W for 3BHK apartments and full backup for all common areas, Clubhouse & Services Self Cleansing Garbage Chute

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Architect

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Title

Specifications

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<p>AKSHAYA RANKS AMONG THE TOP 10 INDIAN REAL ESTATE COMPANIES</p> <p>CONSTRUCTION WEEK SURVEY November 2018</p>	<p>ONE OF INDIA'S MOST REPUTED REAL ESTATE BRANDS. THE ONLY ONE IN THE LIST FROM TAMIL NADU.</p> <p>BY BLUEBYTES AND TRA RESEARCH OCTOBER 2016   DECEMBER 2020</p>	<p>Best Builder - 2019 Provoke Awards</p>	<p>NDTV 'Most Transparent Developer in India' Award</p>	<p>CNBC/CRISIL 'Best Legal Systems' Award For 4 Consecutive Years</p>
<p>CNBC Awaaz Award for 'Best Projects' for multiple projects</p>	<p>CNBC/CRISIL 'Highest Transparency' Award</p>	<p>'Outstanding Builder' Award from the Builders' Association of India</p>	<p>Integrated ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Management System &amp; SA 8000:2008 Certified Company.</p>	

**Akshaya**  
uncompromise.

**akshaya pvt ltd**

corporate office:

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**Site Address:**

Twin D,  
OMR,  
Kelambakkam

Member  
**CREDAI**

**10 YEARS**  
MAINTENANCE

10 Years Maintenance  
by Akshaya



IGBC pre-certified  
Silver Green Homes



Developer of Disabled/  
Elder-friendly homes