

Not a site photograph. Artist's Impression.



RERA No. TN/01/Building/0031/2017

Completion Certificate Application No. EC/C1/7690/2017

Project

**REPUBLIC**

Kovur near Porur.

Architect

Sajith & Vivek Architects

**akshaya pvt ltd**

g square, 46, rajiv gandhi salai (omr), kandanchavadi, chennai - 600096.

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Drawing Title

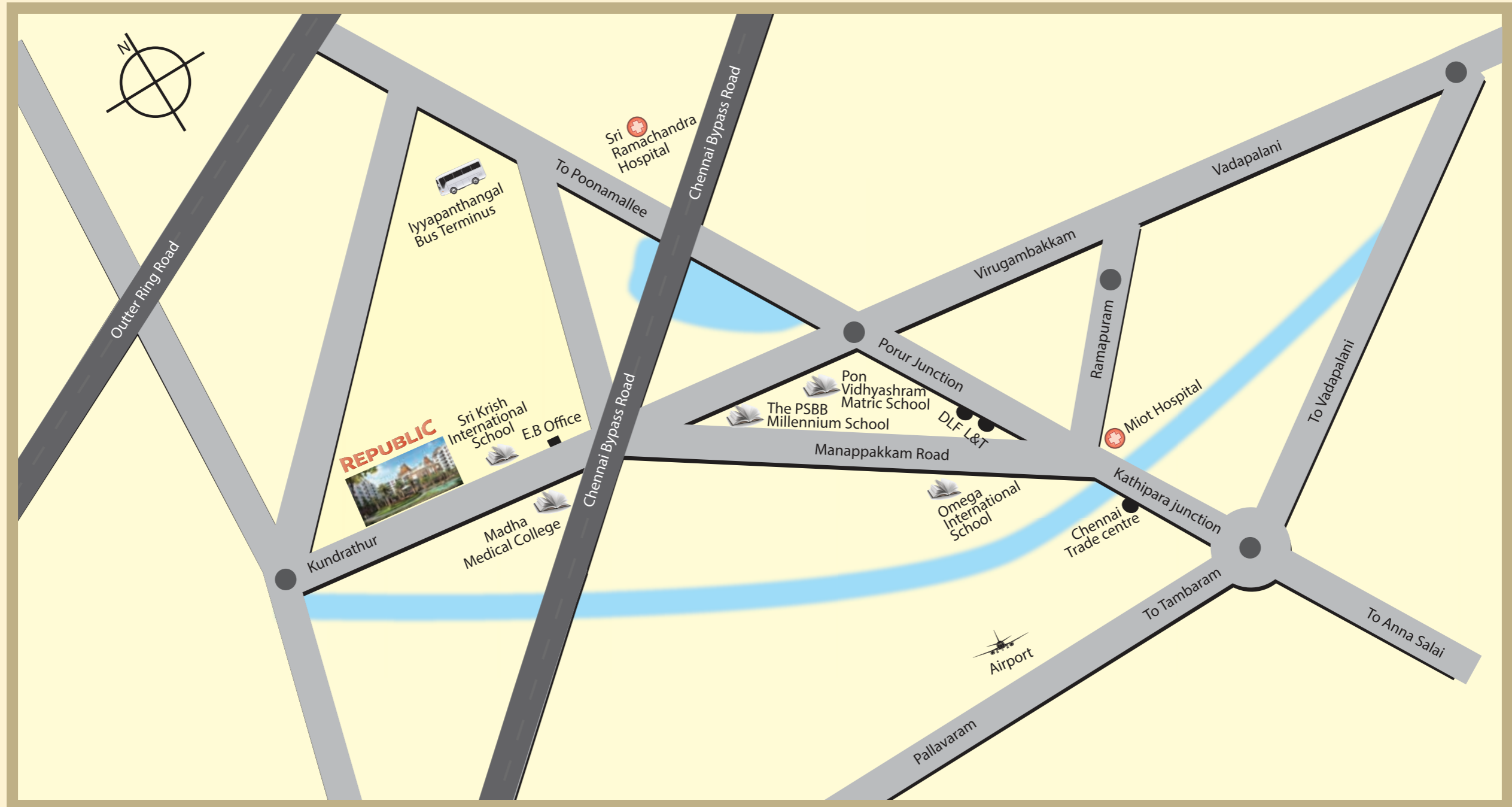
Perspective View

**akshaya pvt ltd**

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Map not to scale

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LOCATION MAP

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1. ENTRY
2. EXIT
3. CLUBHOUSE
4. AKSHARA CRECHE
5. TERRACE GARDEN
6. SWIMMING POOL
7. TODDLER'S POOL
8. POOL CHANGE ROOM
9. PARTY LAWN
10. LANDSCAPE COURT
11. FLOWER GARDEN
12. SKATING RINK
13. OPEN AIR THEATRE
14. SHUTTLE COURT
15. BASKETBALL PRACTICE COURT
16. GARDEN CAFÉ.
17. BYCYCLE TRACK (230M/755 Ft. BOUNDARY)
18. 12M WIDE ROAD
19. CONVENIO & ATM
20. GATHERING COURT
21. TRANSFORMER YARD
22. SERVICE YARD
23. OSR - 1
24. OSR - 2



- BLOCK - B1  
2 Nos. 3 BHK, 3 Nos. 2 BHK+S, 6 Nos. 2BHK
- BLOCK - B2  
2 Nos. 3 BHK, 3 Nos. 2 BHK+S, 6 Nos. 2BHK
- BLOCK - C1  
2 Nos. 3 BHK, 3 Nos. 2 BHK+S, 6 Nos. 2BHK
- BLOCK - C2  
2 Nos. 3 BHK, 3 Nos. 2 BHK+S, 6 Nos. 2BHK
- BLOCK - D1  
2 Nos. 3 BHK, 5 Nos. 2 BHK+S, 3 Nos. 2BHK
- BLOCK - D2  
2 Nos. 3 BHK, 3 Nos. 2 BHK+S, 35 Nos. 2BHK
- BLOCK - E  
10 Nos. 2 BHK COMPACT, 5 Nos. 1 BHK

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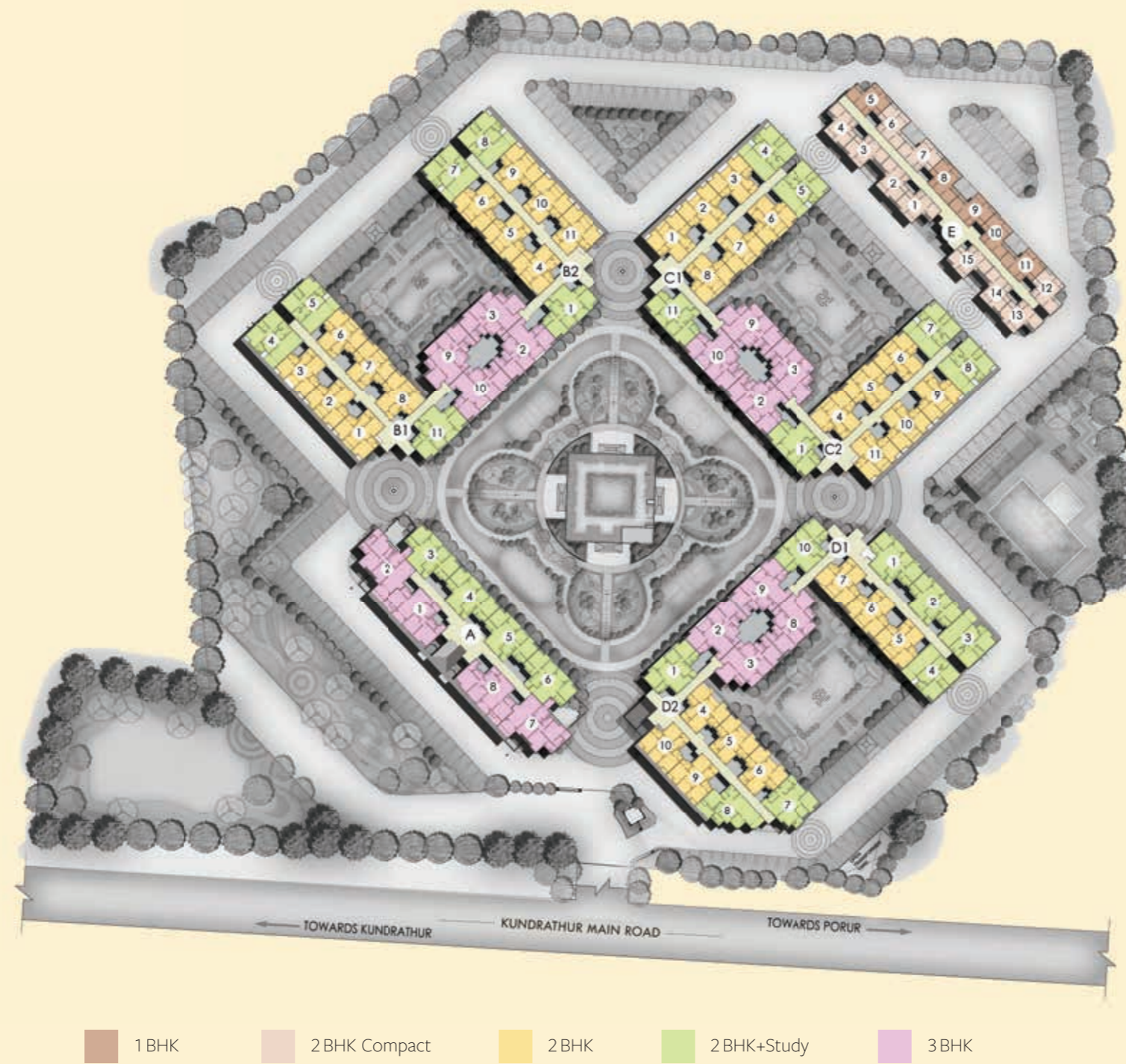
**Drawing Title**  
SITE PLAN

Orientation:



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**Drawing Title**  
SITE PLAN  
UNIT TYPE KEY PLAN

Orientation:



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Architect

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Drawing Title

CENTRAL COURT

Orientation:



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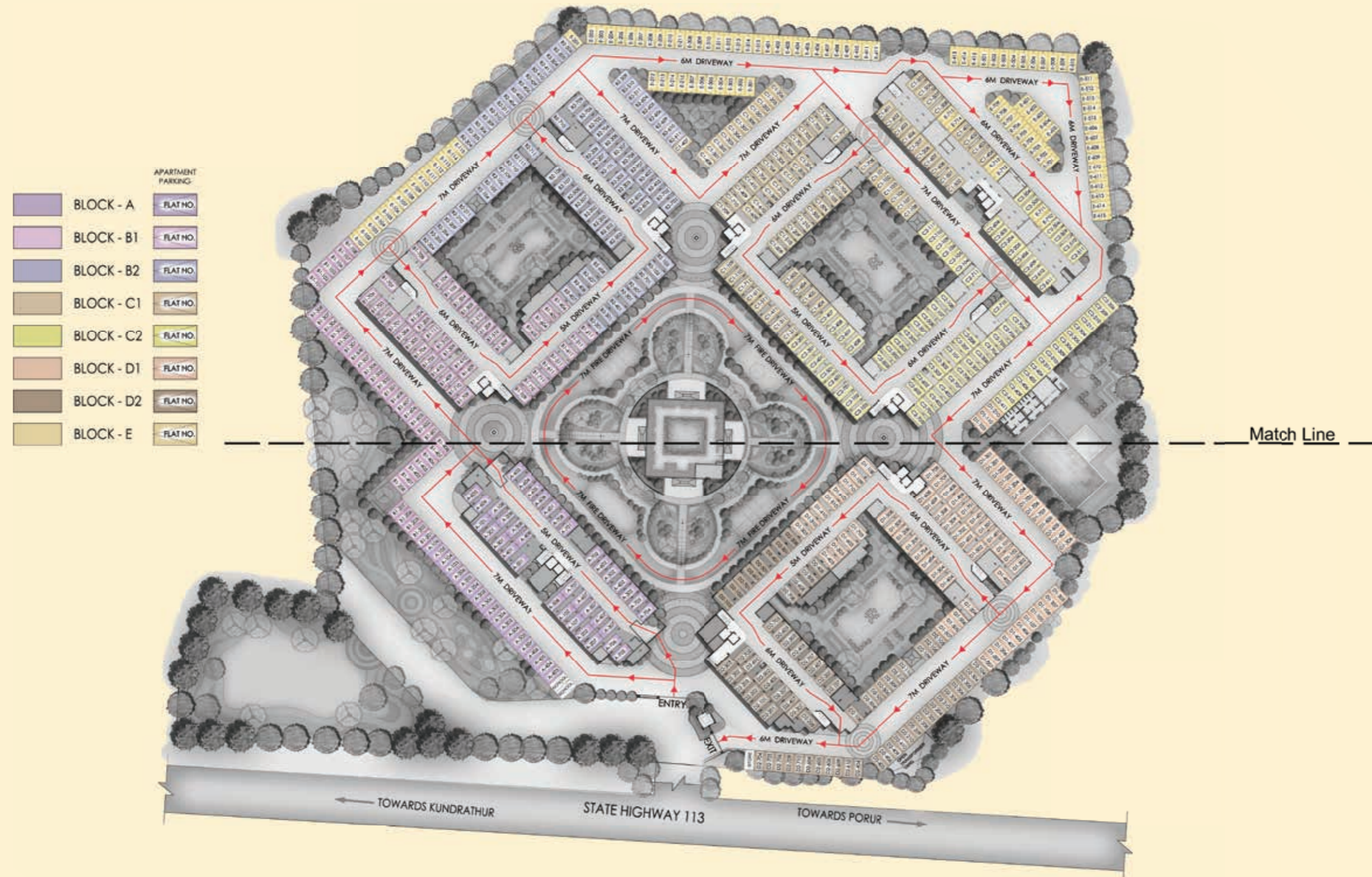
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CLUB HOUSE

Orientation:



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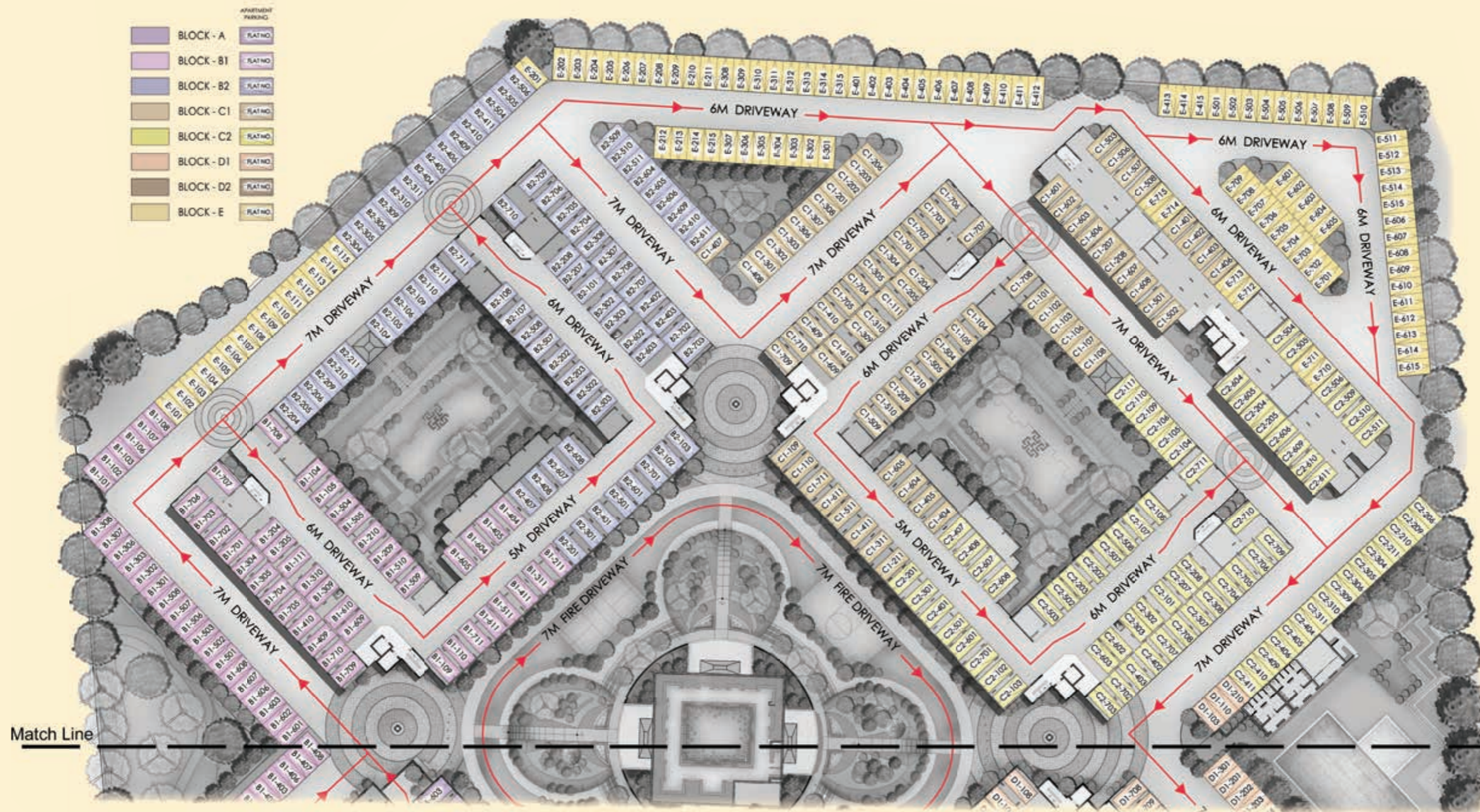
Drawing Title  
SITE PLAN  
Parking Demarcation plan

Orientation:



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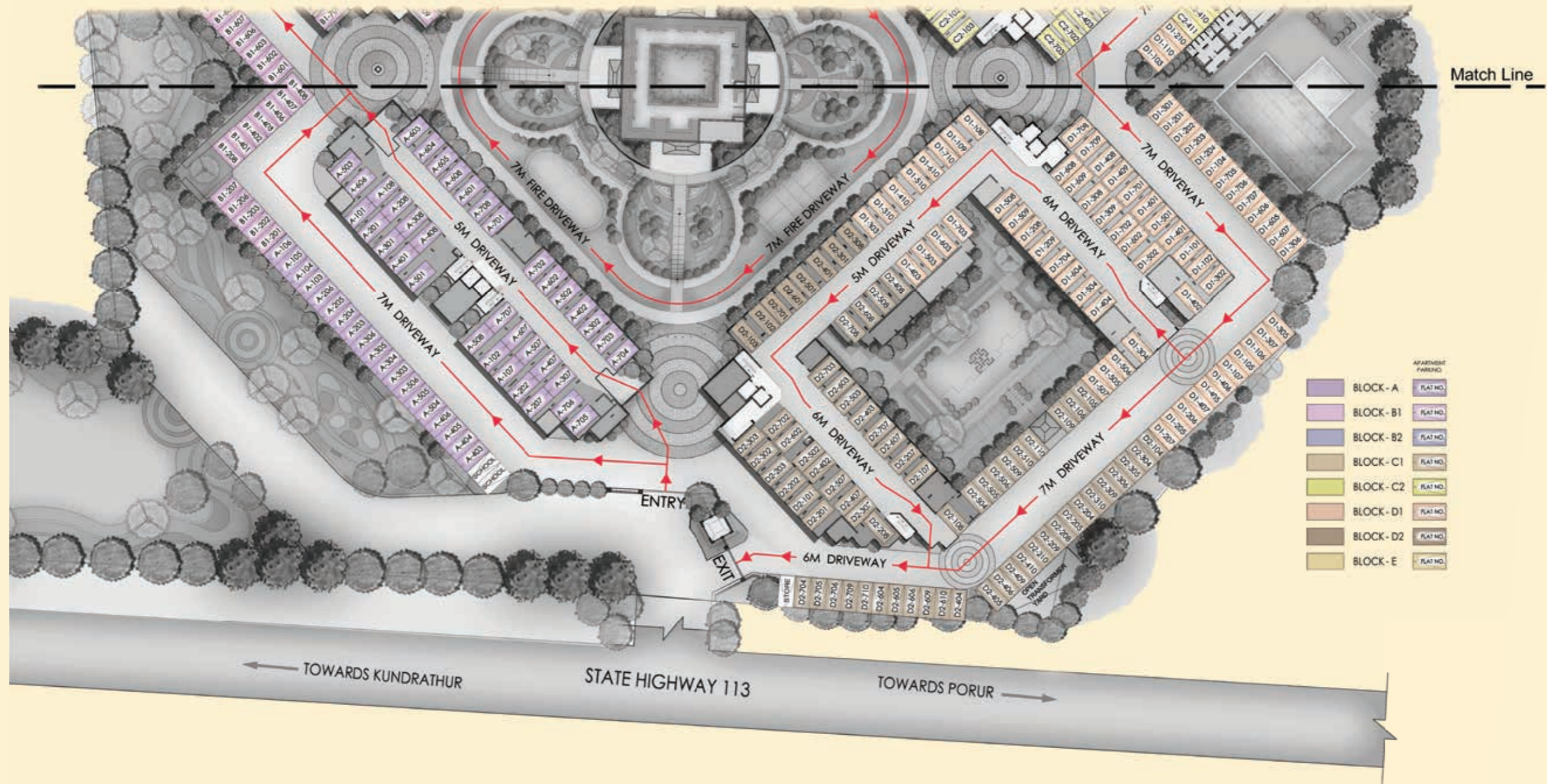
Drawing Title  
PART PLAN  
Parking Demarcation plan

Orientation:



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PART PLAN  
Parking Demarcation plan

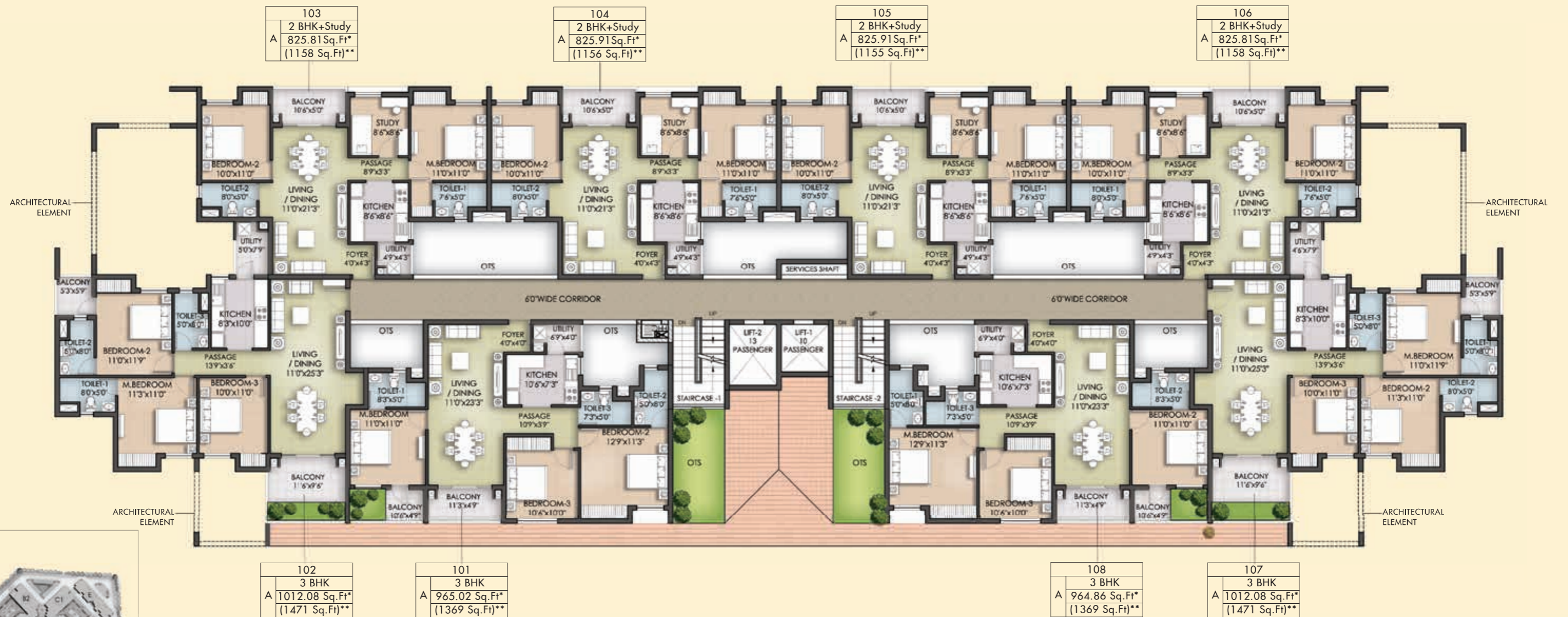
Orientation:



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**BLOCK A**



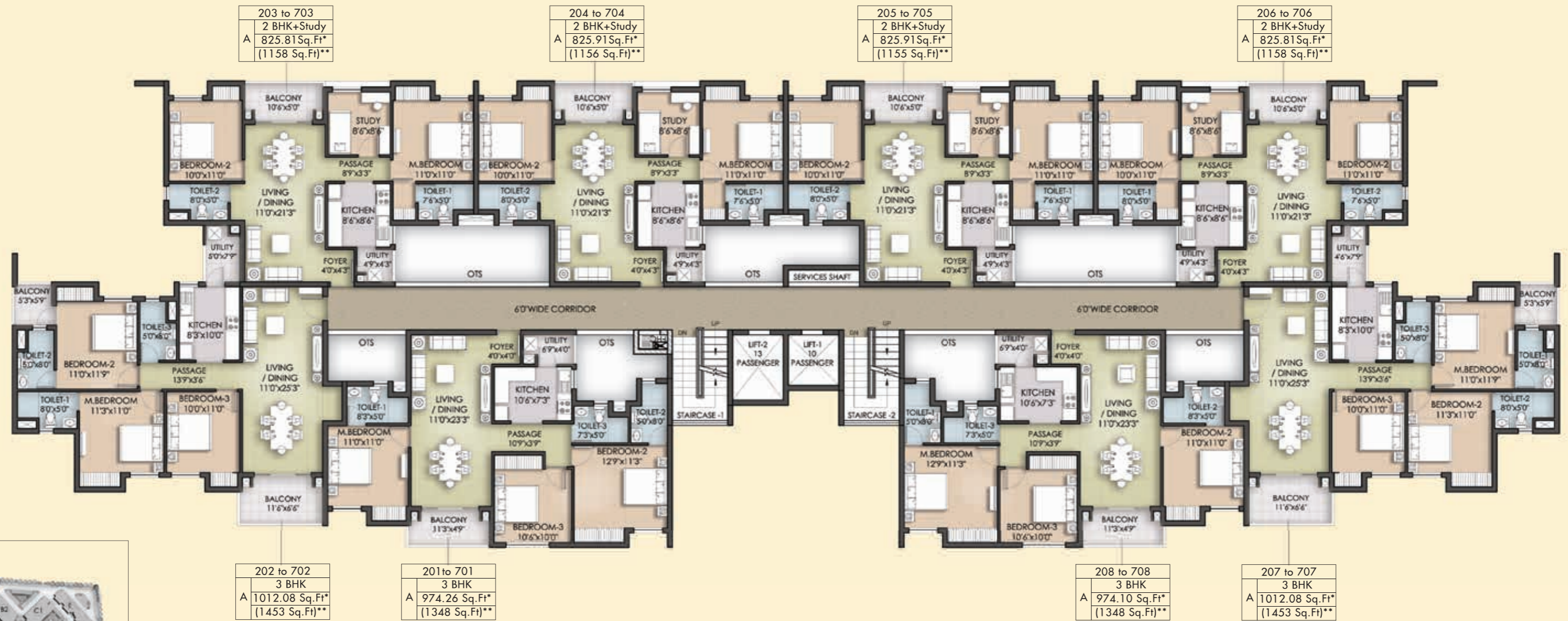
\* CARPET AREA | \*\* SUPER BUILT UP AREA

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**BLOCK A**



Key Plan



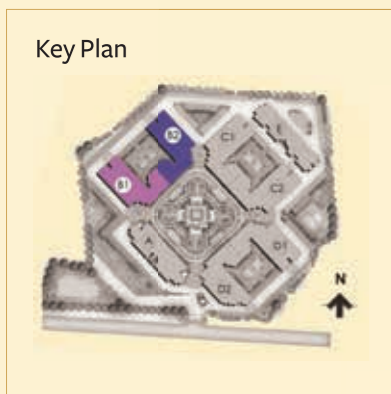
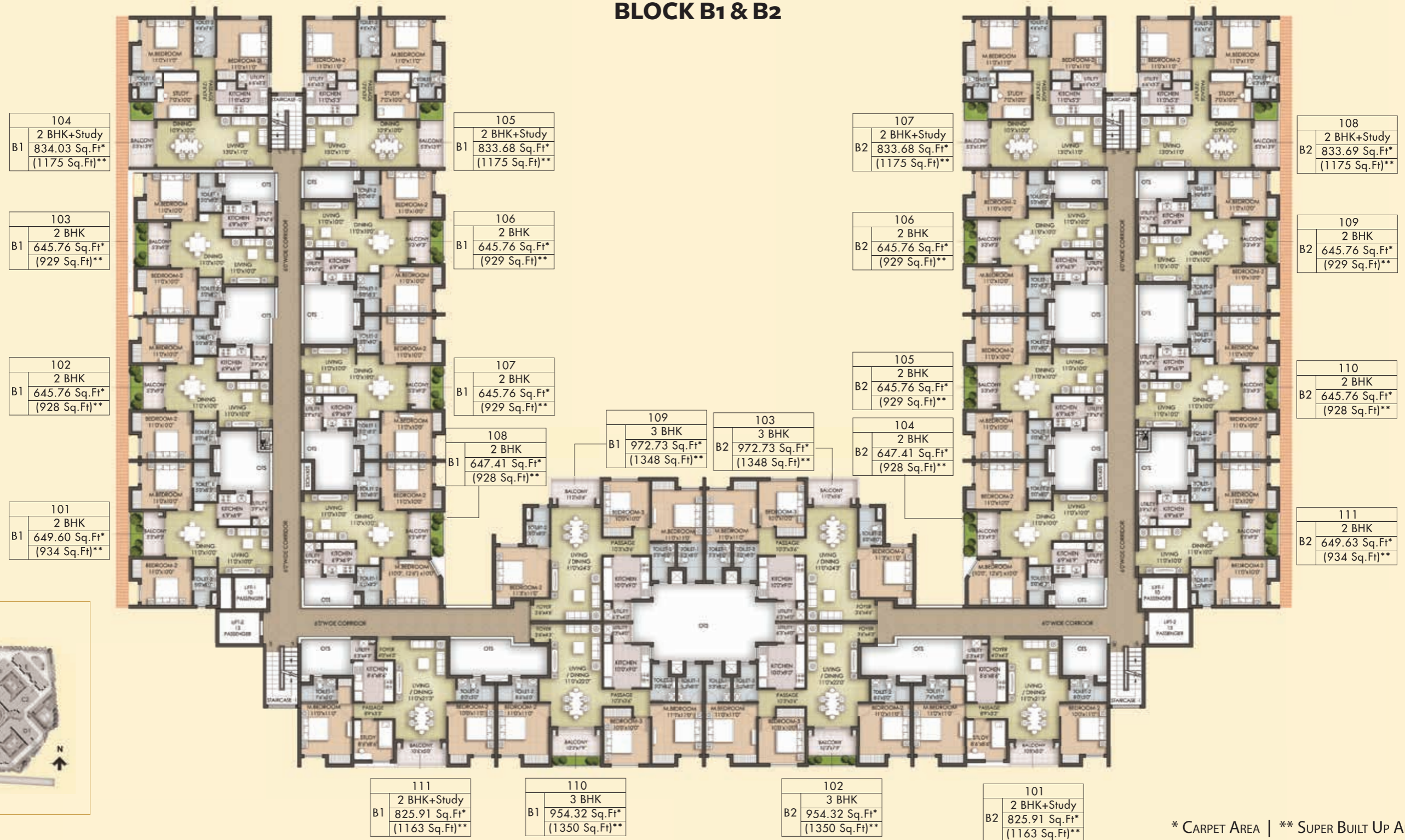
\* CARPET AREA | \*\* SUPER BUILT UP AREA

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**BLOCK B1 & B2**



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

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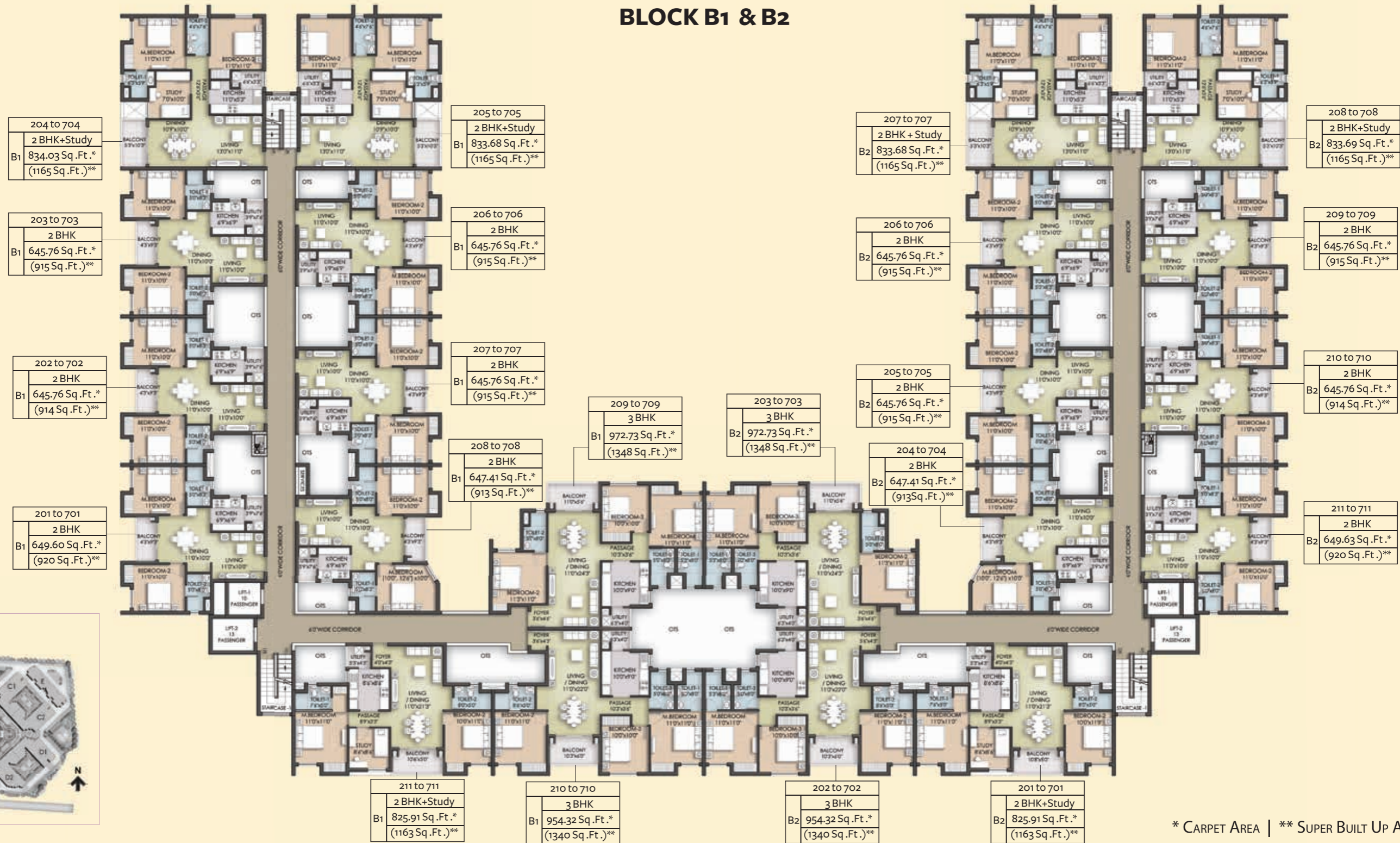
**Drawing Title**  
BLOCK B1 & B2  
FIRST FLOOR PLAN

**Orientation:**

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**BLOCK B1 & B2**



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

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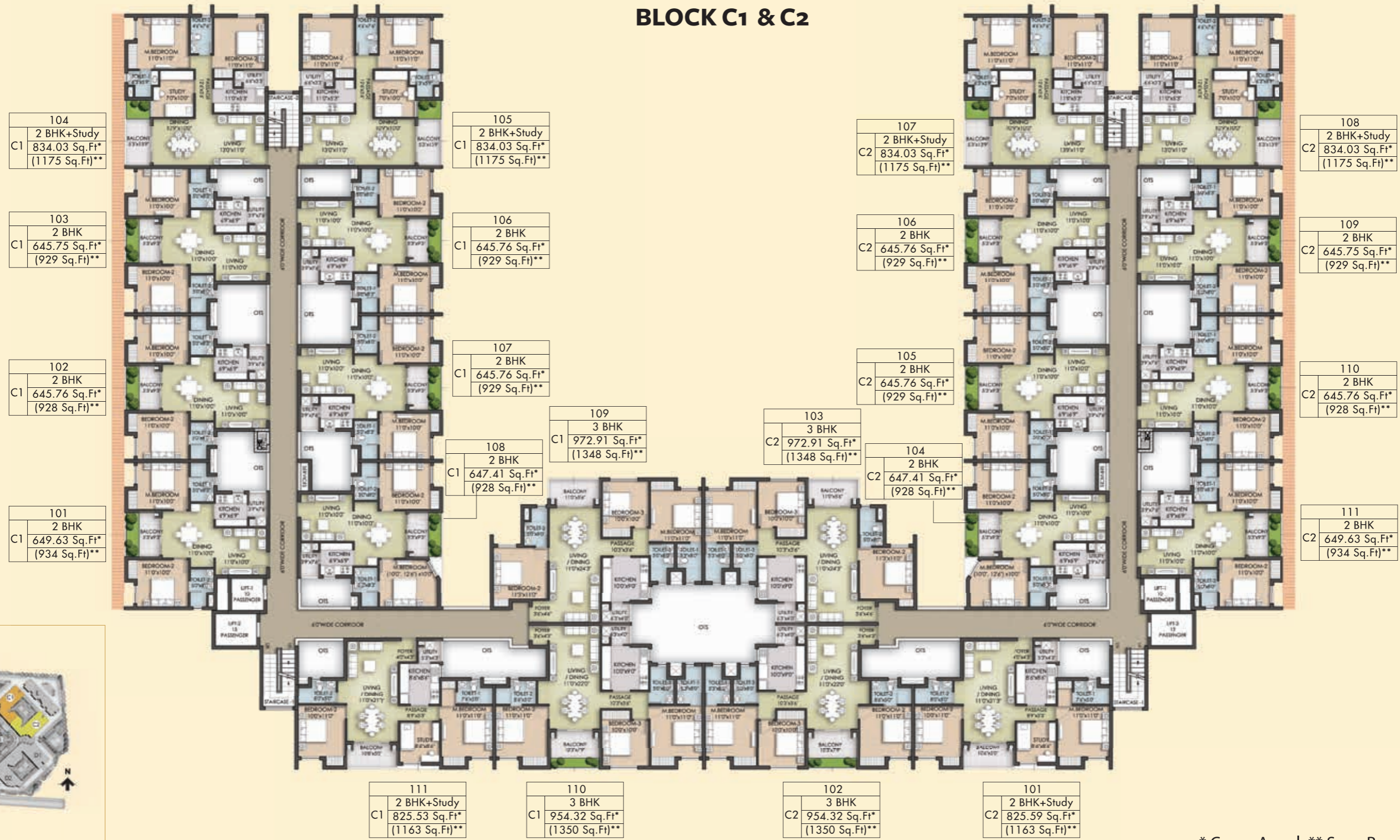
**Drawing Title**  
BLOCK B1&B2  
TYPICAL FLOOR PLAN

**Orientation:**  
N

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**BLOCK C1 & C2**



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

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Project  
**REPUBLIC**  
Kovur near Porur.

Architect  
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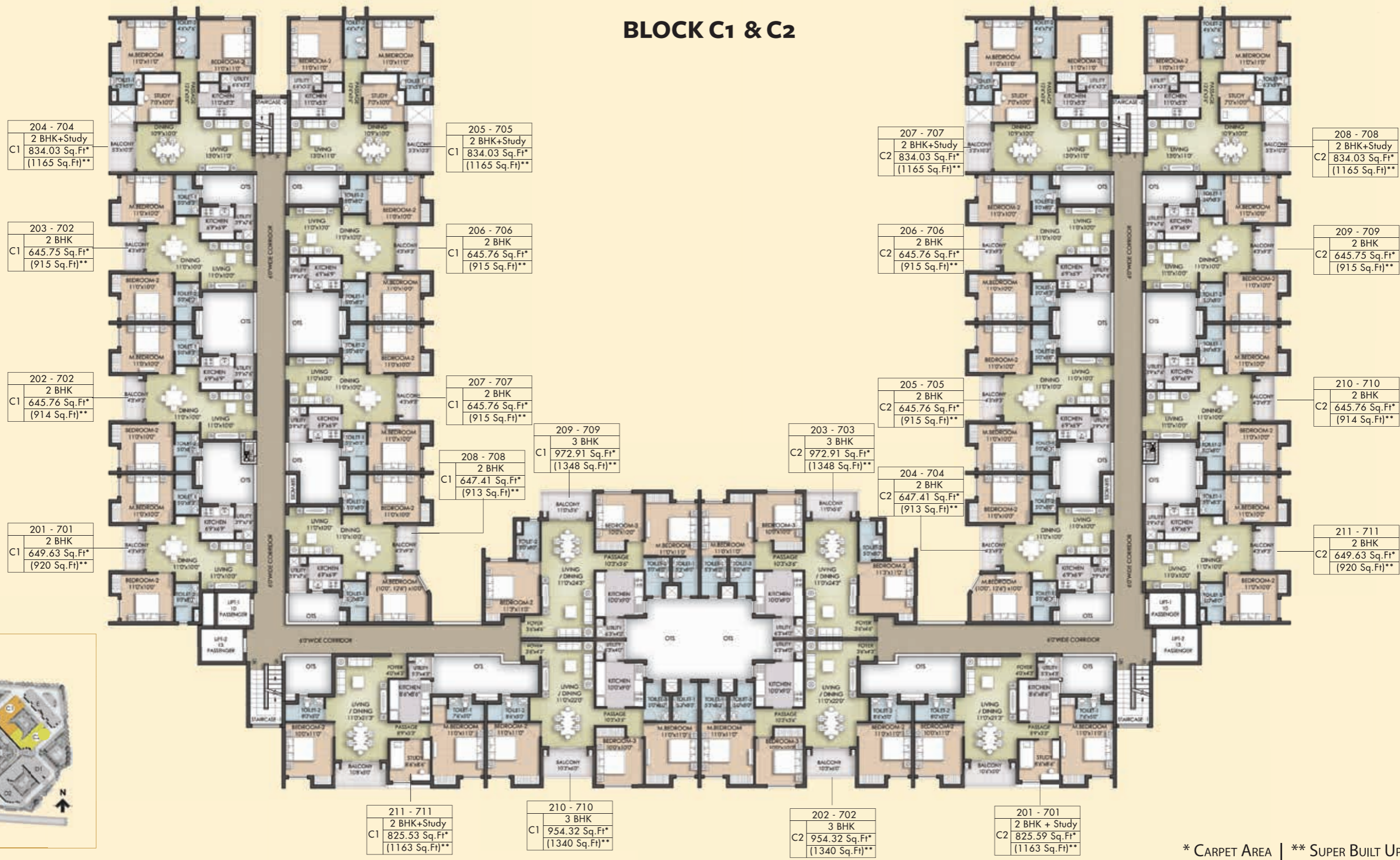
Drawing Title  
BLOCK C1 & C2  
FIRST FLOOR PLAN

Orientation:

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**BLOCK C1 & C2**



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

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**Project**  
**REPUBLIC**  
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**Architect**  
Sajith & Vivek Architects

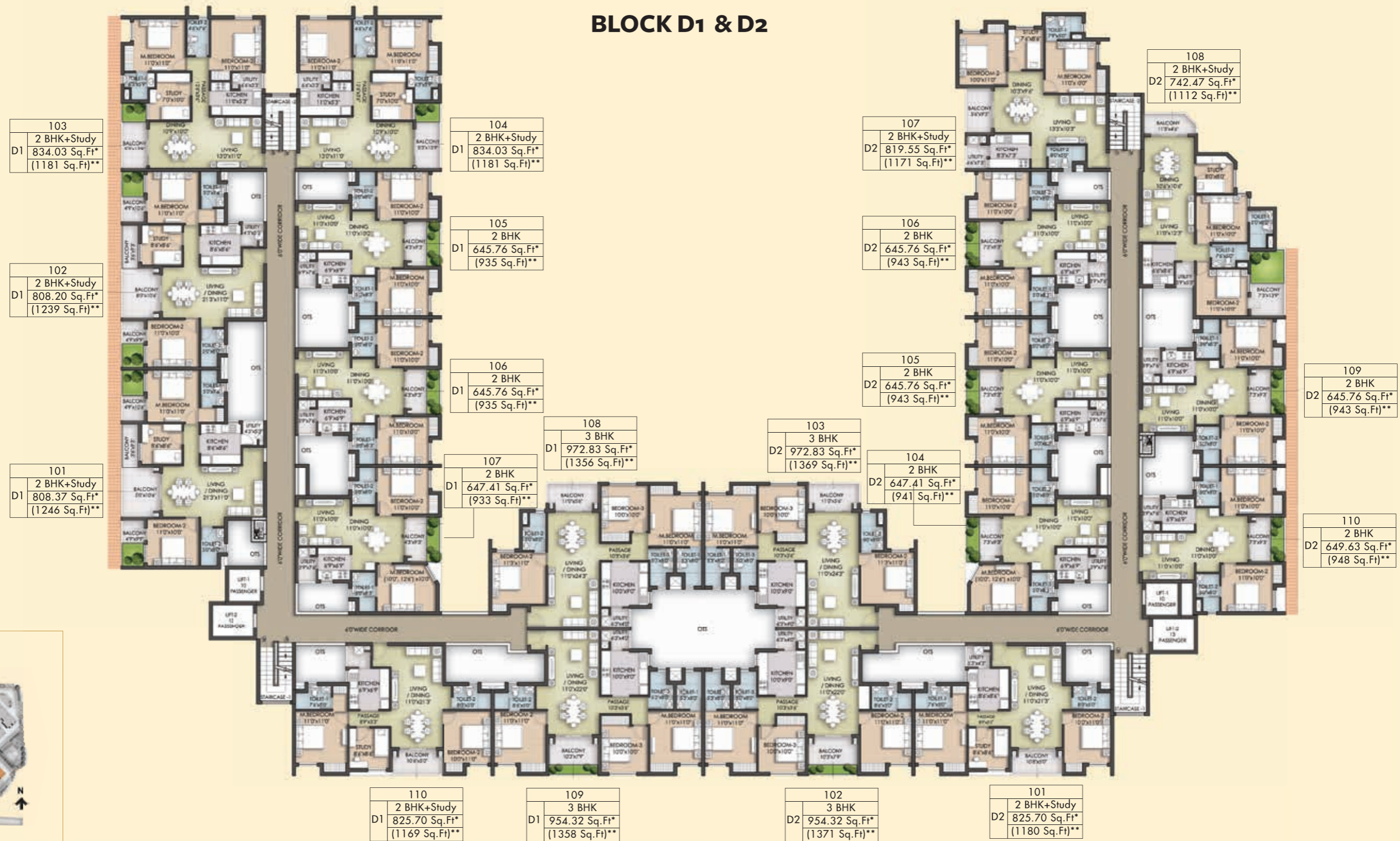
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BLOCK C1 & C2  
TYPICAL FLOOR PLAN

**Orientation:**  
N

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**BLOCK D1 & D2**

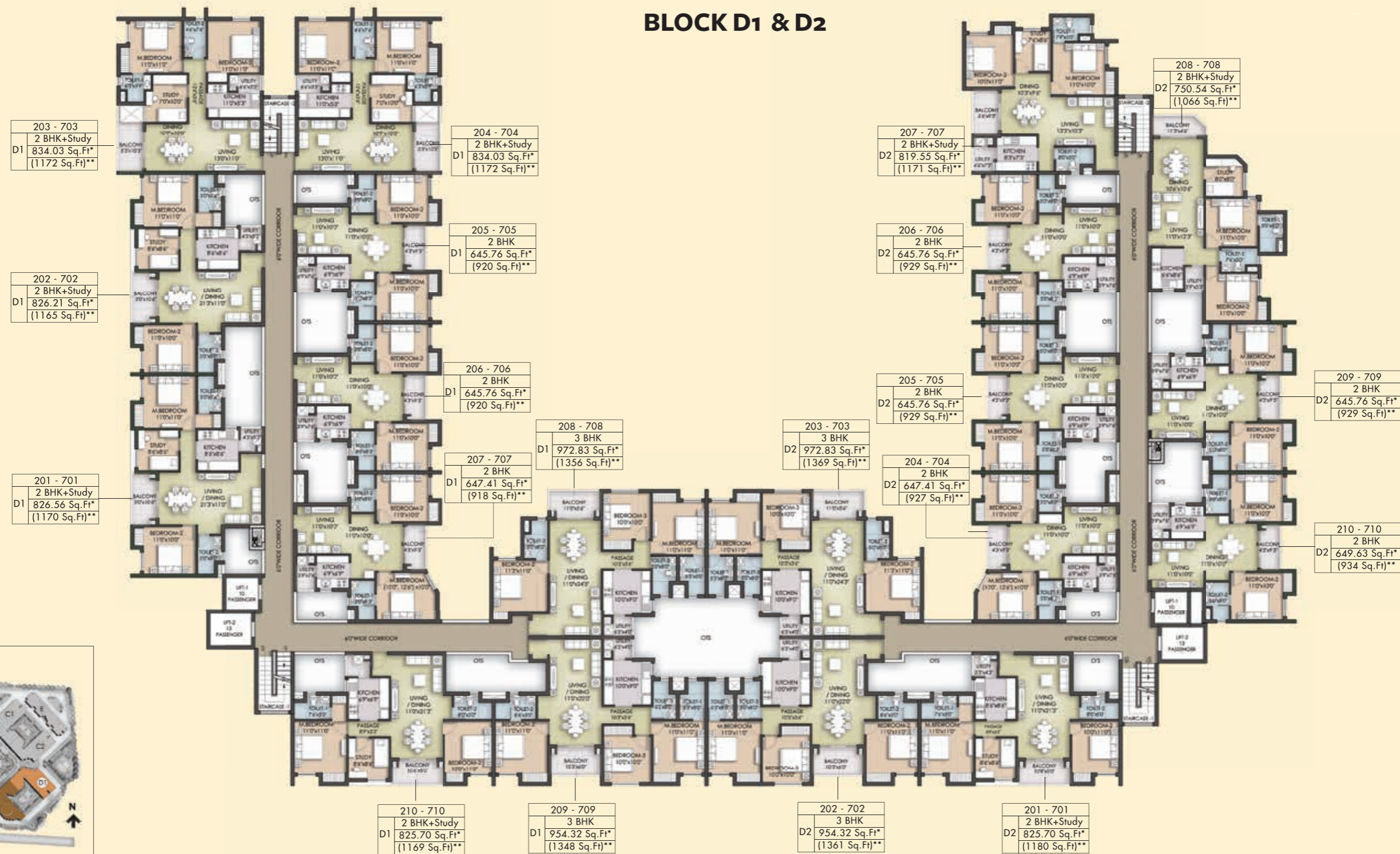


\* CARPET AREA | \*\* SUPER BUILT UP AREA

Completion Certificate Application No. EC/C1/7690/2017



**BLOCK D1 & D2**

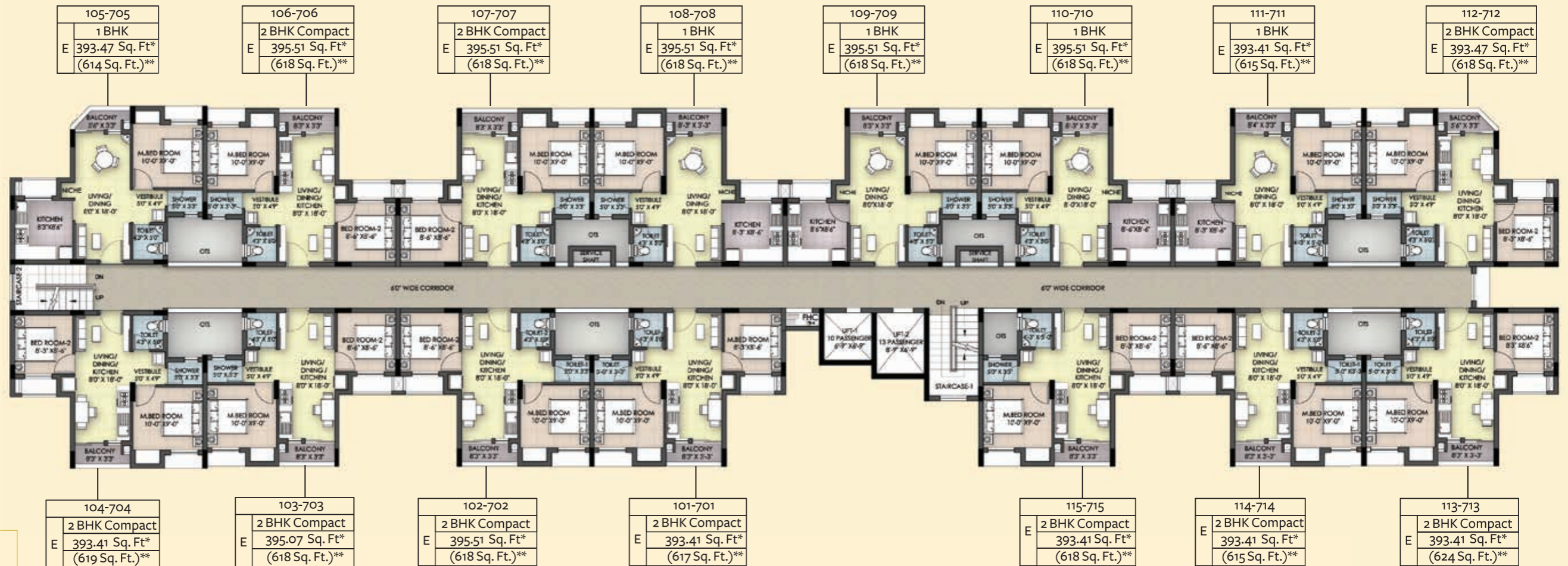


\* CARPET AREA | \*\* SUPER BUILT UP AREA

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**BLOCK E**



Key Plan



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

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Project

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Kovur near Porur.

Architect

Sajith & Vivek Architects

Drawing Title

1 BHK ISOMETRIC VIEW

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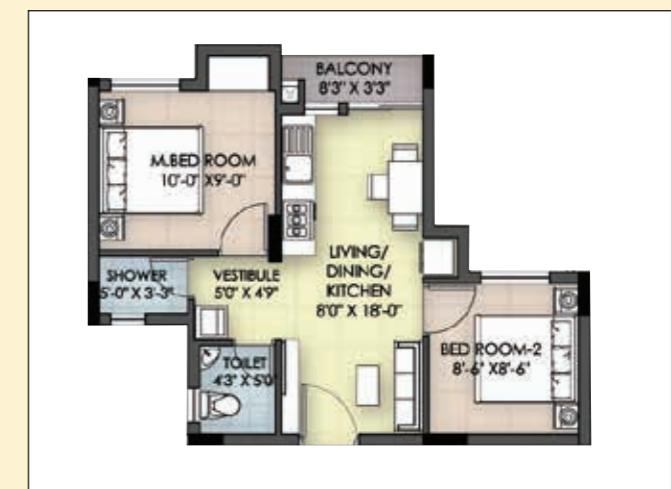
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Architect

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Drawing Title

2 BHK COMPACT  
ISOMETRIC VIEW

**akshaya pvt ltd**

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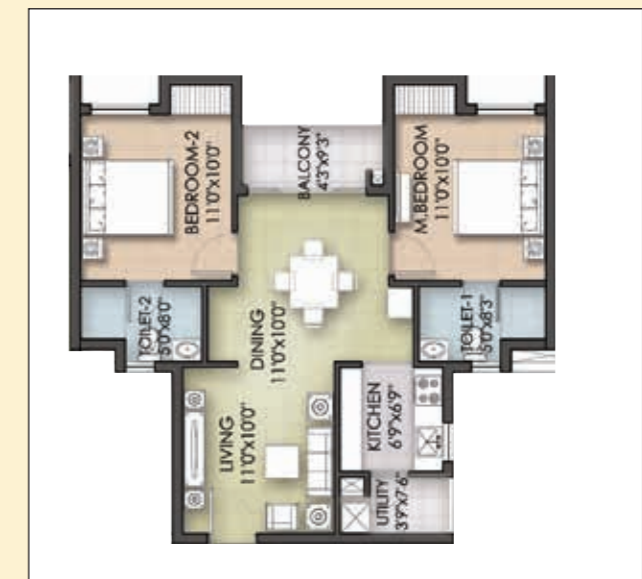
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Drawing Title

2 BHK ISOMETRIC VIEW

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Drawing Title

2 BHK + STUDY  
ISOMETRIC VIEW

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Drawing Title

3 BHK ISOMETRIC VIEW

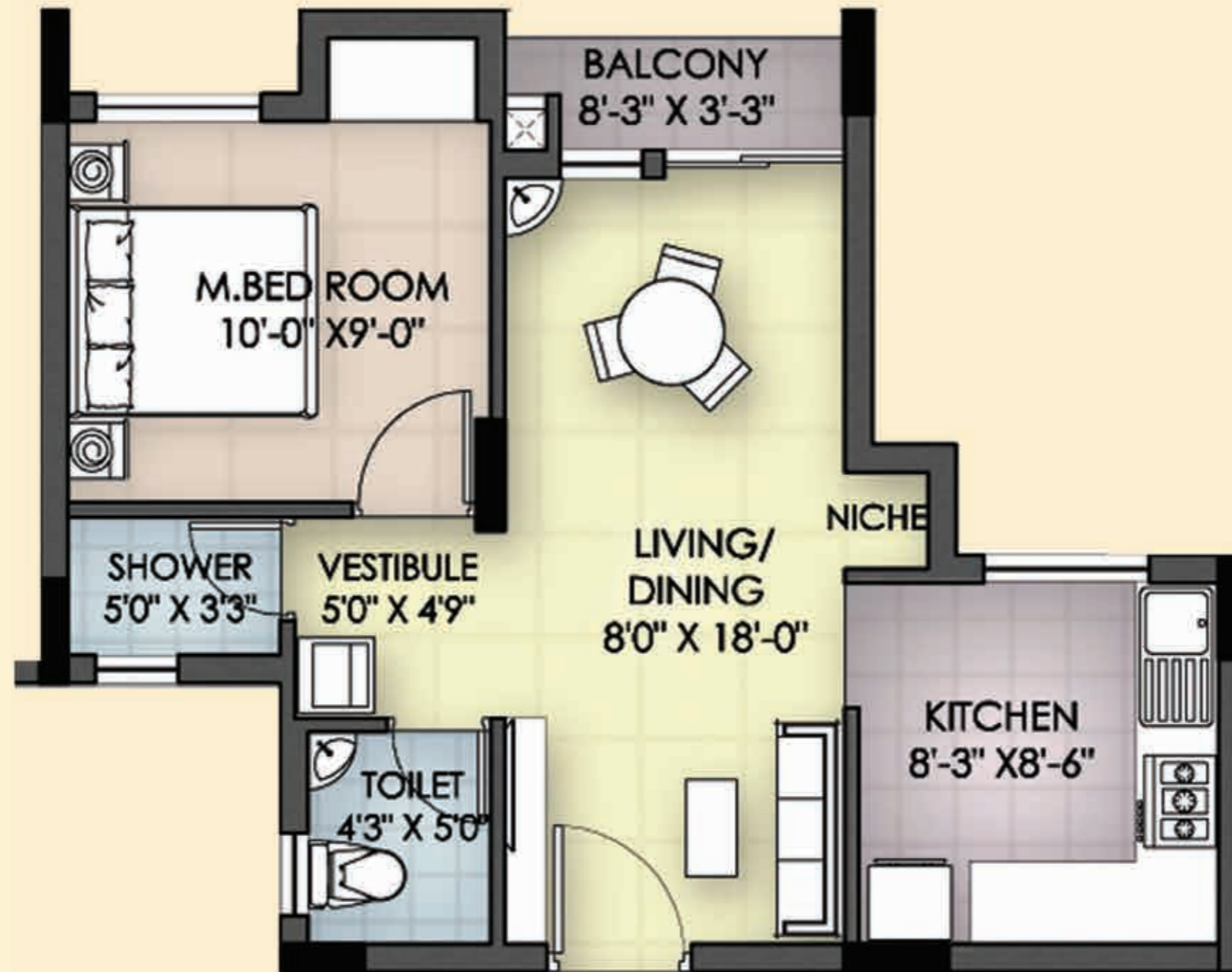
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Drawing Title

1 BHK TYPICAL UNIT PLAN

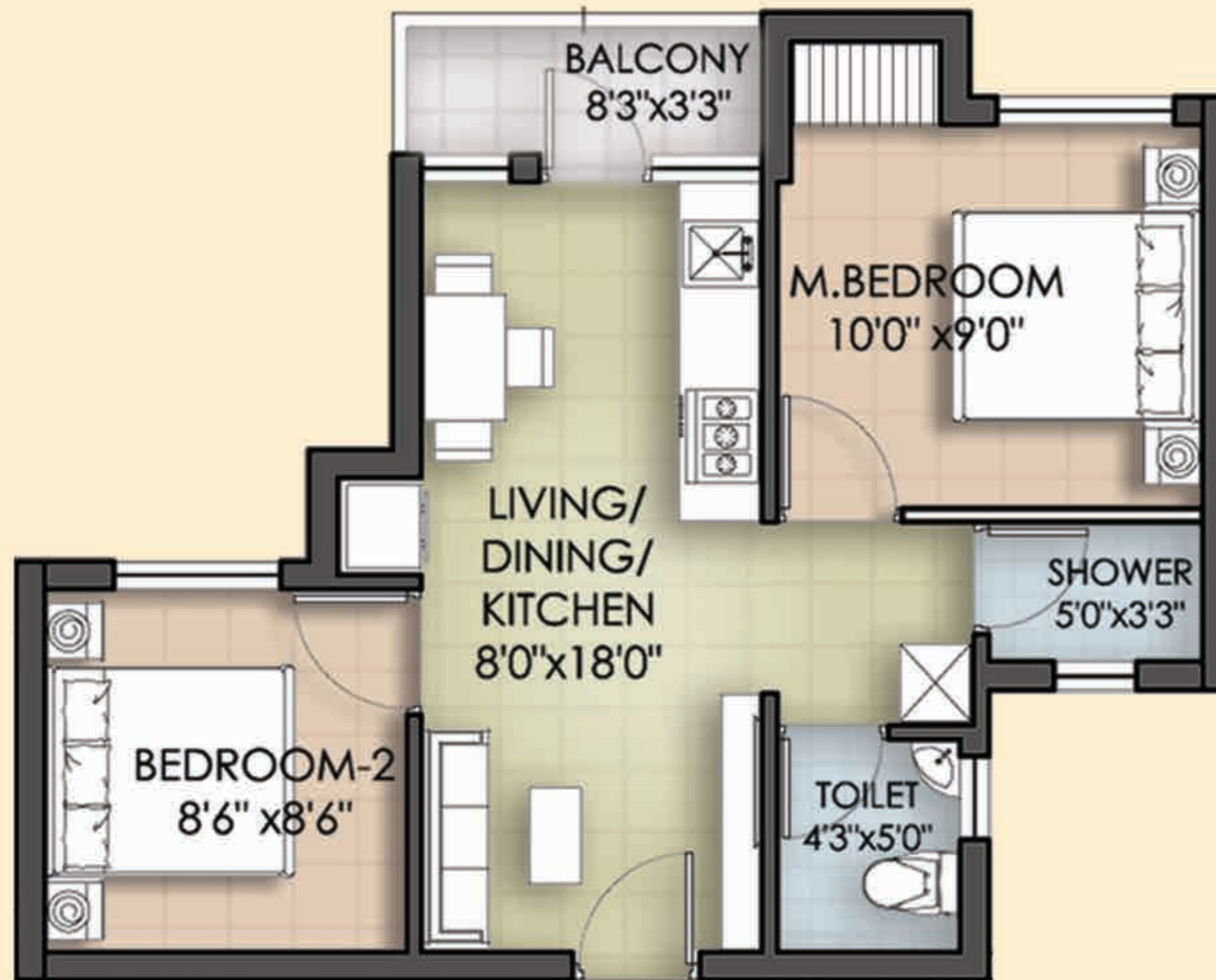
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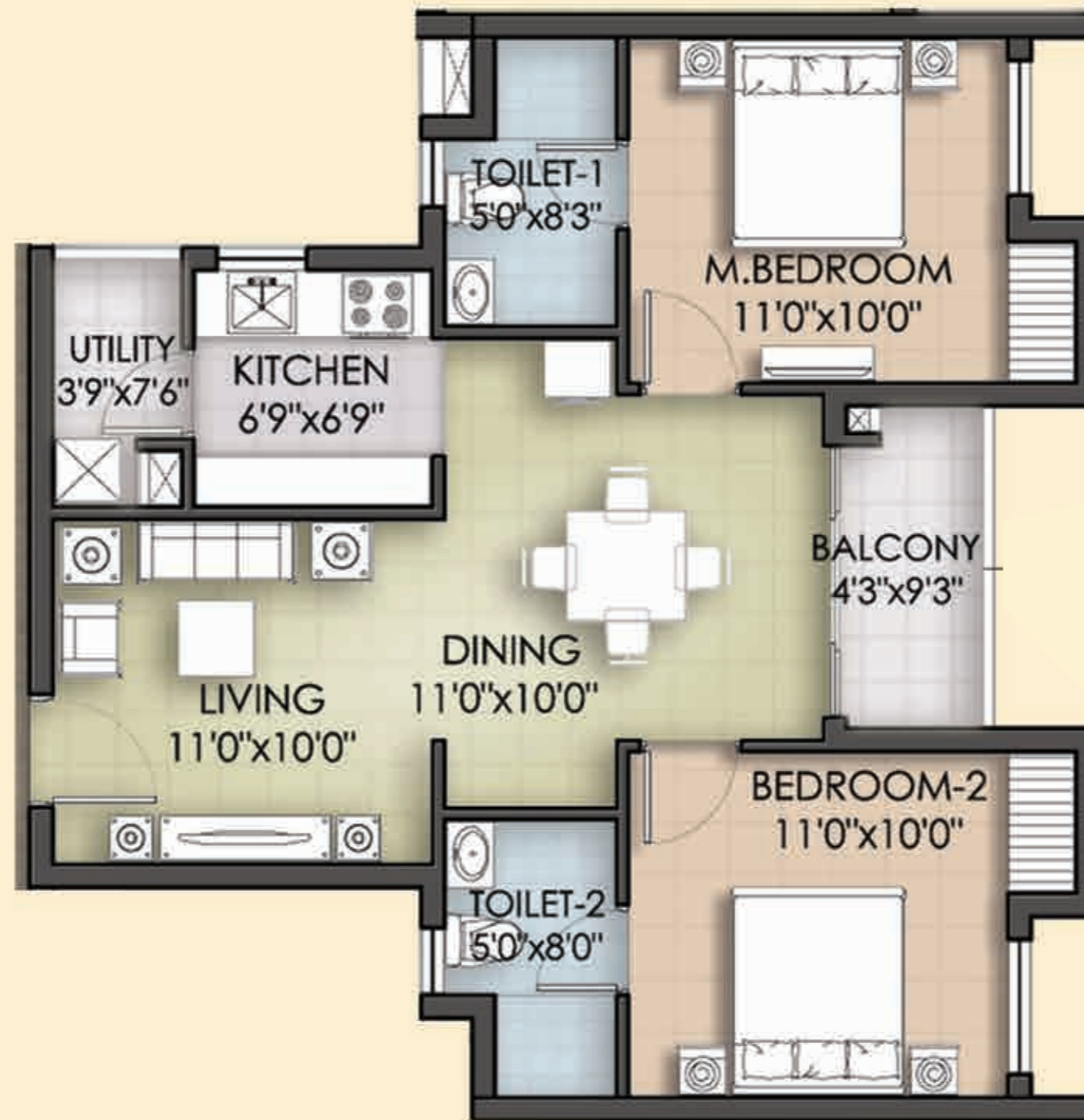
Drawing Title

2 BHK COMPACT  
TYPICAL UNIT PLAN

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Drawing Title

2 BHK TYPICAL UNIT PLAN

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2 BHK + STUDY  
TYPICAL UNIT PLAN

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3BHK TYPICAL UNIT PLAN

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## TECHNICAL SPECIFICATIONS

### I. STRUCTURE:

- RCC framed structure.
- Infill Panel walls with Concrete blocks and Plastering.

### II. JOINERIES:

Main Door	- Red Mirantee/Equivalent Frame with Ornamental Flush (Skin) 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.
Balcony Doors	- Powder coated Aluminum UPVC sliding doors.
Windows	- Powder Coated Aluminium UPVC sliding windows
Ventilators	- Powder coated aluminum frame with Louvers
Grills	- Powder Coated Aluminium UPVC frame with Louvers

### III. 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.

### IV. STAIRCASE RAILING:

Railing - MS railing As per Architect Details.

### V. COUNTER TOP:

- 20mm Black Granite in Kitchen counters with 2'0" tile above.
- Stainless steel Sink with single Drain board and Single bowl.(Prince or Equivalent)

### VI. PLUMBING AND SANITARY:

- Concealed CPVC pipeline in bathrooms of Aqua series ASTRAL brand or Equivalent.
- Concealed CPVC for Hot water lines of ASTRAL or Equivalent.
- PVC Rain water, Sanitary, Waste and water line in open ducts.
- P PVC. Pipeline of Supreme / Prince or Equivalent for underground drainage.
- Bathroom and Kitchen with water provision.



## **TECHNICAL SPECIFICATIONS CONTD.**

- Separate Motors for Sump and Bore wells.
- Parryware/ESSESS or Equivalent CP Fixtures
- Parryware/Equivalent white Sanitary Fixtures.

### **VII. ELECTRICAL:**

- Concealed Wiring - Anchor / Finolex Orbit or Equivalent
- Switches - Anchoroma or Equivalent modular switches
- Adequate light, fan and power points.

### **VIII. LIFT:**

One Stretcher Lift and One Passenger lift of adequate Capacity in each Tower.

### **IX. PAINTING:**

- Internal Ceiling - Cement based putty +1 coat of primer+2
- Internal Walls - Coats of OBD cement Paint 2 coats.
- Living, Dining - Acrylic putty Cement based putty +1 coat of primer+2
- Bedrooms & Kitchen - Acrylic putty Cement based putty +1 coat of primer+2 coats of OBD
- Stilt floor/Basement - Cement Paint.
- External - External Putty+2coats of Semi acrylic 2coat exterior mulsion with one coat of primer.

- Joineries - Enamel Paint.
- Grills - Zinc chromite non – corrosive primer with Enamel Paint.

### **X. EXTERNAL:**

- Paving blocks/Grano Flooring
- Landscaping as per Architect Details
- The Compound Wall will be retaining wall up to pavement and a chain linked fence covered with creepers above the ground.

### **XI. GENERAL:**

- Anti – termite Treatment.
- Generator Power Back-up - 400w for 2bhk and 500 Watts for 3bhk for Apartment and 100% back up for common areas and amenities.
- Underground water tank with Pneumatic pumps and/or gravity flow with over head tank.



## 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
- Solar water heating system provided in Club House only
- Indoor games
- AV room
- Multipurpose hall
- 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
- Sewerage Treatment Plant
- Security Cabin
- Water features
- Garden Café
- Walk way
- Bicycle way
- Shuttle court
- Badminton court
- Basket ball practice court
- Skating rink
- Garden theatre with stage
- Convenio store
- ATM

Project

**REPUBLIC**  
Kovur near porur.

Architect

Sajith & Vivek Architects

Title

COMMON AMENITIES

**akshaya pvt ltd**

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