





LIFE REPUBLIC

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INNOVATIVE INCLUSIVE INDEPENDENT INDULGENT













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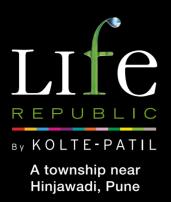
A shared vision invites miracles. The Universe for instance!

Offering a future-proof lifestyle has been our mainstay. So we partnered with Planet Smart City, an innovative proptech company. Our alliance and their world-first approach to smart living helped us create together the Universe, a future-proof living space within the Life Republic Township in Pune.

Founded in 2015 by Italian real estate experts, Giovanni Savio and Susanna Marchionni, and chaired by the physicist and entrepreneur, Stefano Buono, Planet Smart City has designed and built smart, sustainable and socially inclusive neighbourhoods in Brazil, with another project in the USA to be launched in 2021, and multiple ongoing advisory smart real estate projects in Italy.

The Universe at Life Republic Pune is an amalgamation of avant-garde innovations and timeless aesthetics. Equipped with future-proof amenities the Universe offers the perfect way of life for the admirers of a sustainable and smart lifestyle.

This residential benchmark of innovation looks earmarked to transform the skyline and the pin-code in more ways than one.





AN ENVIRONMENT WORTH LIVING

Discover Pune's treasure chest of distinct nevertheless; inclusive living experiences tossed with the finest hallmarks of innovation. Experience the world at your feet at Life Republic, Pune; an integrated township spread across 158 hectares (~390 acres).

At Life Republic, we have created distinct environments to live and nurture your dreams. It's a place where citizens always feel inspired, passionate, secured, and comfortable and above all, accomplished. The Life Republic comprises Crimson Anisha Global School, 150 FT. wide spine roads, spacious and independent walkways and cycling tracks, fire station, among others. Join over 11,000 residents to explore a plethora of living experiences.



ENTER THE {UNIVERSE}

ADVANCED VERSION OF HOUSING IN INDIA •••••





EARMARKED TO TRANSFORM THE WAY LIVING SPACES ARE BUILT •••••



1 & 2 BHK Homes



High Street Retail



Project Spread Across 4.164 Hectares (~10.5 Acres)



Over 40 Lifestyle Amenities



40% Open And Landscaping Area



Prominent Location
Within Life Republic



Social Innovation Programmes



Ample Parking Space



Enhanced Technological Solutions
In Networks, Air Quality Monitoring And Security.



A Plethora Of Sustainable Solutions Like Urban Gardens, The Use Of Native Plants, Community Composting, Among Others.



Smart And Socially Inclusive Neighbourhoods
That Empower Citizens To Make A Difference
To Their Local Community.

LANDSCAPED AREA AND AMENITIES SPREAD AROUND 4 ACRES •••••

AMENITIES ON GROUND

- CLUB HOUSE
- Gym
- Multipurpose Hall
- Indoor Games
- SEMI-OLYMPIC SIZE SWIMMING POOL
- KIDS POOL
- UNDERWATER SEATS
- OPEN SHOWER
- SUNKEN SEATING
- CARETAKERS' PAVILION
- PARTY LAWN
- BARBEQUE COUNTER
- PALM PLAZA
- AMPHITHEATRE

AMENITIES ON UPPER PODIUM

- ADVENTURE PLAY ZONE
- SKATING RINK
- FIRE TENDER PATH/ CYCLE PATH
- BASKETBALL COURT
- OUTDOOR GAMES LIKE CHESS BOARD,
 SNAKE AND LADDER ETC.
- MEDITATION ZONE
- EVENT LAWN
- URBAN GARDEN
- SEATING NOOK WITH GRAVEL GARDEN

AMENITIES ON LOWER PODIUM

- INNOVATION HUB
- Lounge Area With Small Pantry
- 2 Nos. Discussion Room (Meeting Room)
- Interaction Space (Conference / AV Room)
- Co-working Area
- Tool Room (Library Of Things)
- Hobby Room (Laboratory)
- KIDS PLAY AREA
- TODDLER PLAY ZONE
- FUTSAL COURT

- CRICKET PRACTICE NET
- CHIT CHAT ZONE
- YOGA LAWN
- YOGA DECK
- REFLEXOLOGY PATH
- SENIOR FOLKS' PLAZA
- EQUIPPED FITNESS AREA
- FIRE TENDER PATH/ JOGGING PATH

THE MASTER PLAN



LEGENDS

- 1. RESIDENTIAL ENTRY/ EXIT
- 1(A). RESIDENTIAL EXIT
- 2. COMMERCIAL ENTRY/ EXIT
- 3. PALM ISLAND
- 4. LIFT CONNECTING GROUND FLOOR TO PODIUM
- 5. PARKING ENTRY/ EXIT
- 6. OPEN SPACE ENTRY
- 7. PARTY LAWN
- 8. STAIRS CONNECTING GROUND LEVEL OPEN SPACE TO PODIUM
- *. ALTERNATIVE FOR RESIDENTIAL & COMMERCIAL

- 9. AMPHITHEATRE
- 10. CLUB HOUSE · GYM
- MULTIPURPOSE HALL INDOOR GAMES
- 11. BARBEQUE COUNTER
- 12. SITTING NOOK
- 13. OPEN SHOWER 14. KIDS POOL
- CO-WORKING AREA
- TOOL ROOM(LIBRARY OF THINGS)

15. SEMI-OLYMPIC SIZE SWIMMING POOL

LOUNGE AREA WITH SMALL PANTRY

2 NOS. DISCUSSION ROOMS (MEETING ROOMS)

INTERACTION SPACE (CONFERENCE/AV ROOM)

16. UNDER WATER SEATS

19. CARETAKER'S PAVILION

17. SUNKEN SEATING

20. INNOVATION HUB

18. PALM PLAZA

. HOBBY ROOM (LABORATORY)

- 21. FIRE TENDER PATH/JOGGING PATH
- 22. FIRE TENDER PATH/CYCLE PATH 23. FUTSAL COURT
- 24. CRICKET PRACTICE NET
- 25. KIDS PLAY AREA
- 26. TODDLER PLAY ZONE
- 27. ADVENTURE PLAY ZONE
- 28. EQUIPPED FITNESS AREA
- 29. SENIOR FOLKS PLAZA
- 30. REFLXOLOGY PATH 31. YOGA LAWN
- 32. YOGA DECK

- 33. CHITCHAT ZONE
- 34. SKATING RINK 35. EVENT LAWN
- 36. OUTDOOR GAMES TABLES- CHESS, LUDO ETC.
- 37. BASKETBALL COURT
- 38. SEATING NOOK WITH GRAVEL GARDEN
- 39. MEDITATION ZONE
- 40. URBAN GARDEN
- 41. TERRACE (PREMIUM PAID PRIVATE LAWN)
- 42. SHOPS AT GROUND FLOOR AND FIRST FLOOR
- 43. ROOFTOP SOLAR PANEL

O BUILDING B, C, D, E, F & G ARE THE FUTURE DEVELOPMENT











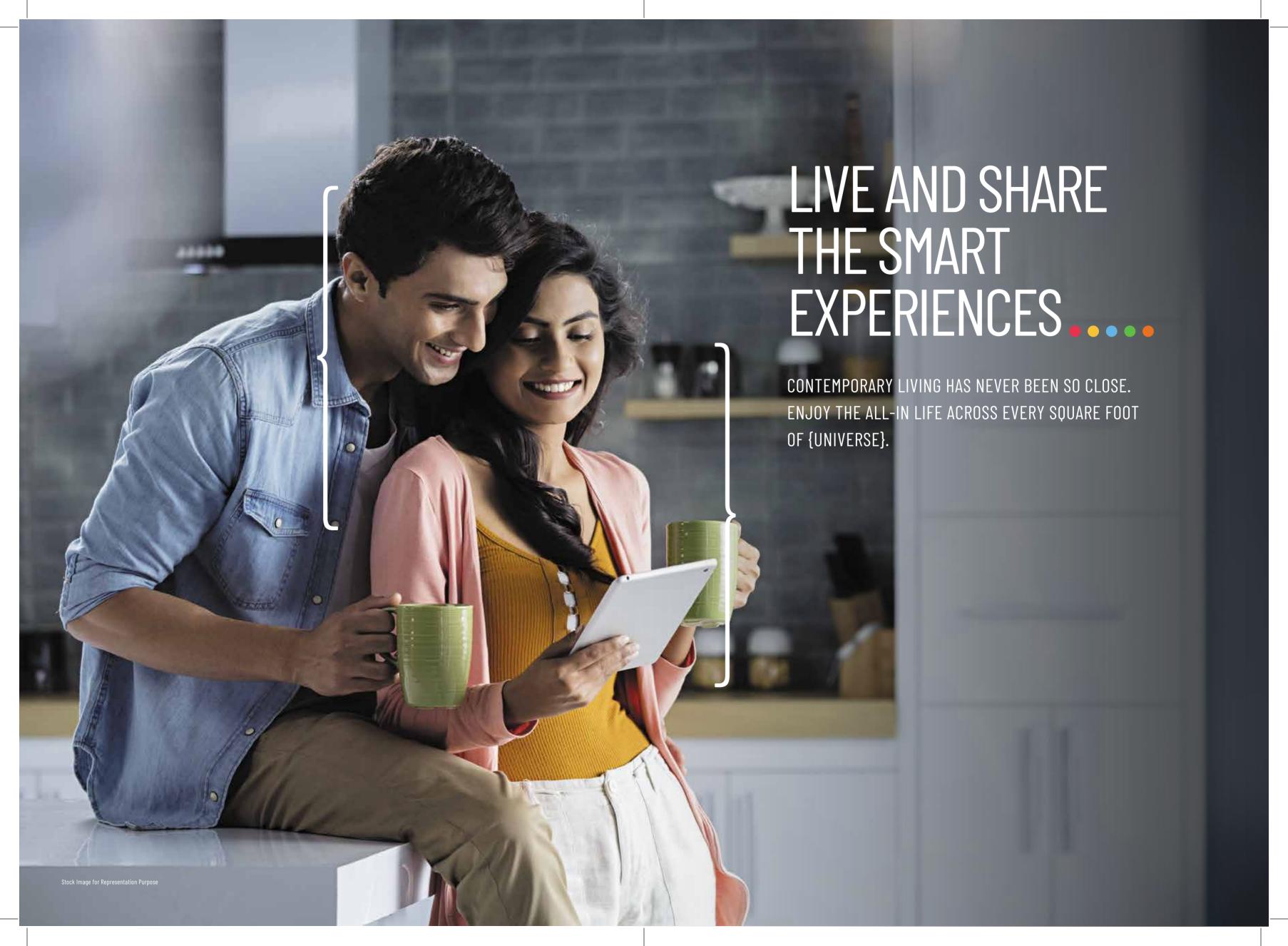














SMART BENCH

Thanks to a USB charging port in the bench, classic urban furniture is transformed into a benchmark of innovation. Public spaces are important meeting points to socialise, relax and collaborate, and the smart bench facilitates this in more ways than one.

PLAYGROUND | EQUIPMENT THAT GENERATE ELECTRICITY

Our children's playground equipment turns the renewable kinetic energy produced by users into electrical energy. This helps reduce emissions and conserve resources while stimulating curiosity and increasing awareness of sustainable energy.





SOS COLUMN

The SOS column helps increase community safety and provides you with the option to make a call if you need help or assistance.

FUN THEORY |

Fun Theory uses playful games to promote awareness and sustainable practices. Learning-by-doing lies at the heart of this practice. At the Multisport Field, a space dedicated to sports, you can enjoy various physical activities while having fun and learning something new.





URBAN GARDEN

Embrace a reduced ecological footprint, connect with food systems, enjoy fresh produce, socialise and save money.

Experience interactive learning and teaching at the urban garden.



Special Paints elicit a better finish on the products.



APPLICATION OF THE PRINCIPLES OF "DESIGNS FOR ALL"

Guided by inclusivity, we have applied the principles of "Designs for All' to create spaces that are accessible to every Universe resident.



SMART GYM

The outdoor smart gym converts kinetic energy into electricity, increasing awareness of renewable energy while reducing resource consumption and greenhouse gas emissions.





ANTI-TRAUMA MATERIALS

The kids' playground is paved with anti-trauma materials that have improved elastic properties which can better absorb noise and reduce the severity of fall injuries.

BARBEQUE COUNTER |

Breathe life into the campfire. Put your chef's hat on and regale the taste buds of your neighbourhood with mouth-watering recipes.





GAMIFICATION

Rewards for completing virtuous tasks encourages residents to participate in activities that raise awareness and promote community involvement.

COMMUNITY MANAGER |-

The Community Manager listens to the needs of residents and helps co-create solutions, services and programmes that meet local needs and provide fulfilment.



THE PLANET APP EMPOWERS RESIDENTS AND OFFERS SOLUTIONS TO IMPROVE QUALITY OF LIFE

STAY CONNECTED

STAY UP TO DATE WITH WHAT'S HAPPENING IN YOUR NEIGHBOURHOOD. GET THE LATEST NEWS IN YOUR COMMUNITY AND RECEIVE UPDATES IN REAL-TIME.

STAY SAFE

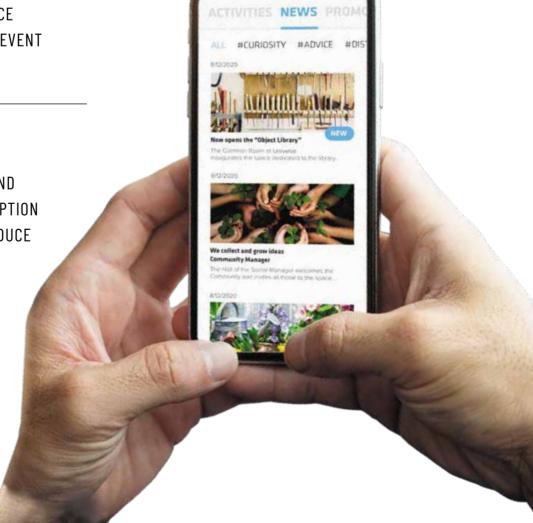
IN THE CASE OF AN EMERGENCY,
USE THE GEOLOCATED SOS FEATURE
TO IMMEDIATELY DIRECT EMERGENCY
CONTACTS TO YOUR EXACT LOCATION.

STAY COLLABORATIVE

BORROW OBJECTS FROM THE LIBRARY OF THINGS. BOOK A COMMUNAL SPACE FOR A PARTY. PLAN A SPORTING EVENT WITH YOUR NEIGHBOURS.

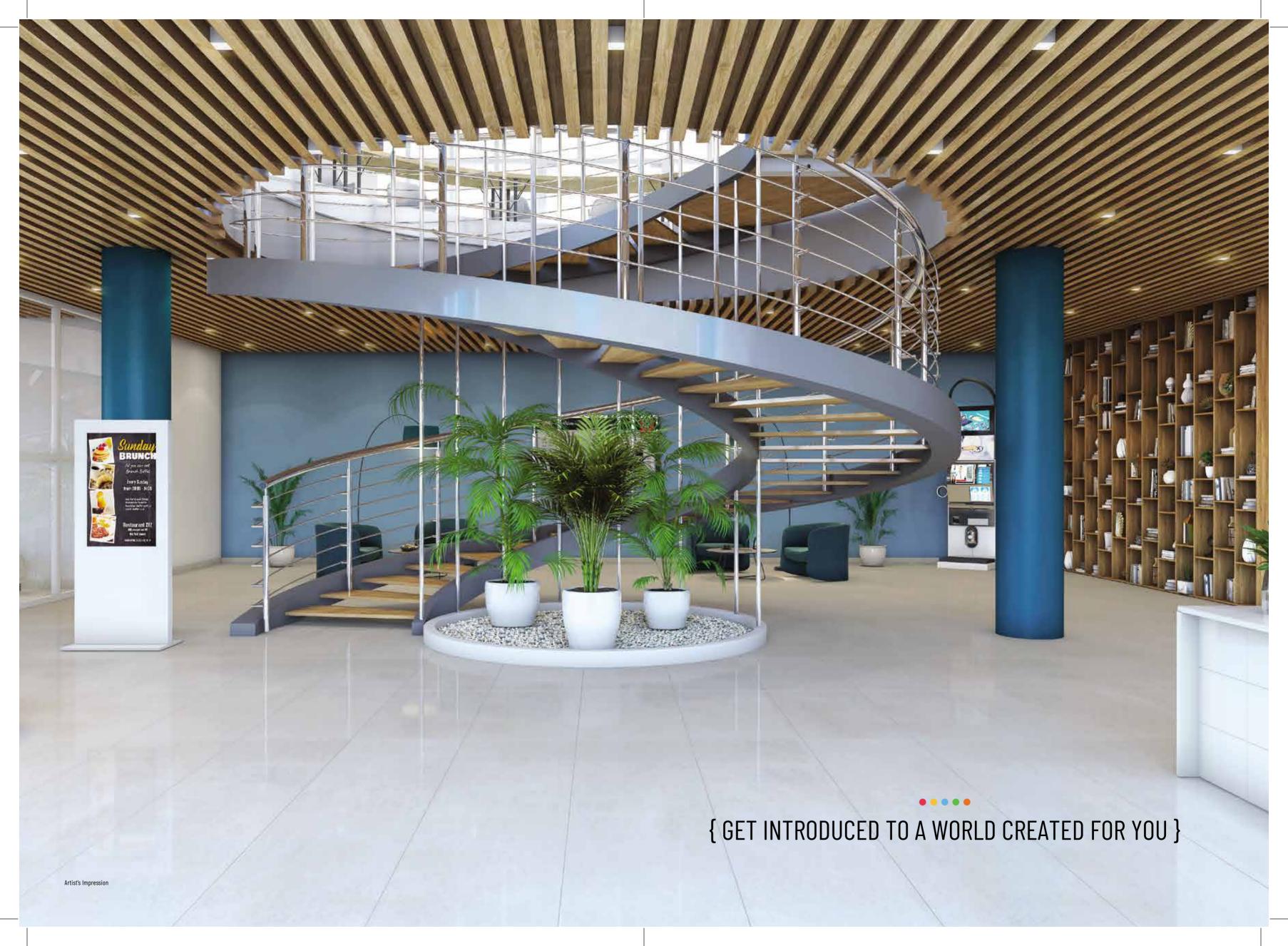
STAY RESPONSIBLE

KEEP TRACK OF YOUR ENERGY AND WATER USAGE. MANAGE CONSUMPTION REMOTELY. RECEIVE TIPS TO REDUCE USAGE AND SAVE MONEY.











HOBBY ROOM (LABORATORY)

Interested in honing your sewing skills or learning the art of carving beautiful furniture for your home? We have a space for you! The Hobby Room features a laboratory where you can learn arts and crafts and acquire the skills for creating that evening gown you have always coveted or that roll-top desk that has always been on your wish-list!



TOOL ROOM (LIBRARY OF THINGS)

Is there an electrician or carpenter lurking somewhere in you? What about that Badminton player you always wanted to emulate? Make your aspirations come true without breaking the bank: just borrow whatever you want or need from the Library of Things.



HEALTH CORNER

Equipment in the health corner ensures residents can have regular health checks. The device measures your height and weight, detects your blood pressure, and also reveals your Body Mass Index.

DISCUSSION ROOM (MEETING ROOM)

Whether it's for a rendezvous with friends or a Zoom meeting where you need to put your best foot forward, the Meeting Room is the ideal place.

Just use the Planet App to book your space!



BOOK-CROSSING

Qual a Smart City

dos seus sonhos?

This library filled with books of every genre will lure voracious readers. Bring along a book you've already read and exchange it for another one that interests you. This way everyone can read quality literature for free!



COMMUNITY BULLETIN BOARD

It's not about crowing your achievements from the rooftop, it's about making your presence felt. Connect with your community and turn strangers into friends by sharing passions, hobbies and tastes! Just add a notice to the Community Bulletin Board to organise a group, activity or event.

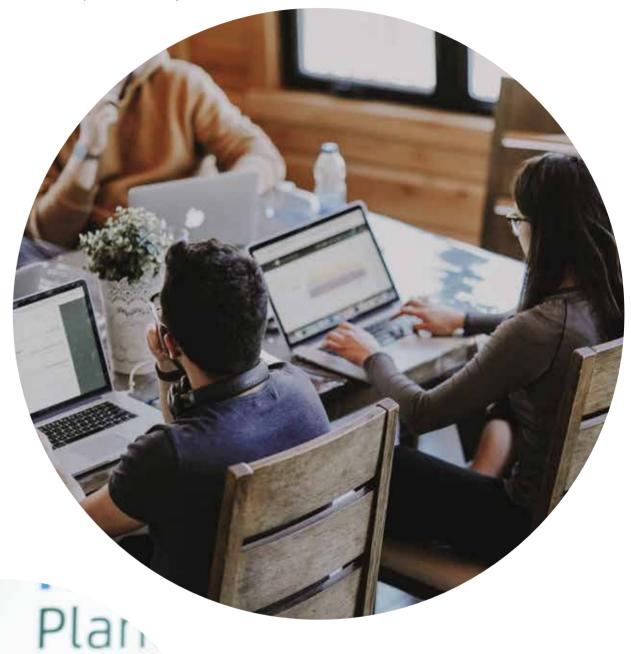
INTERACTIVE TOTEMS

Use our interactive totems to explore the latest news, updates, events, activities and useful services – absolutely free!



CO-WORKING AREA

The Innovation Hub bridges the digital divide by offering co-working spaces with the perfect ambience to connect with like-minded entrepreneurs and forge business alliances.



INTERACTION SPACE (CONFERENCE ROOM / AV ROOM)

Catch classics and let your hair down with family, friends and neighbours. Connect with acquaintances, both new and old, and share cinematic experiences

WHAT'S MORE IN STORE?



INTELLIGENT LIGHTING SYSTEM IN LANDSCAPE AREA

Street lights and garden lights in common areas like the kids play area and sports grounds are optimised with the help of LED dimming schedules. The flow of light is controlled based on sunlight and ambient light sensing.



SMART WATER METER FOR APARTMENT

loT-compatible pump systems coupled with water tank level measurement equipment employ ultrasonic water level sensors to relay controllers that automatically fill both Underground Tanks (UGT) and Overhead Tanks (OHT). This automated system ensures the 24x7 availability of water to meet resident requirements and prevent excessive manual interventions for filling the tanks and operating the pumps.



OPTIMISED IRRIGATION SYSTEM FOR THE COMMON AREA

Green spaces are nurtured and watered in an intelligent way thanks to soil moisture level sensors. The sensors of the IoT-enabled pump systems are placed in selected locations based on elevations and the density of plantations to ensure resources such as water and electricity are utilised efficiently.



SMART PARKING LIGHTS AND LOBBY LIGHTS

By deploying the occupancy sensors in selected spots, lights are controlled in groups. Only when a movement is detected will the parking lights and lobby lights swing into action, eliminating the need for continuous operation, saving 60% of energy and reducing costs.



AUTOMATED BOOM BARRIER

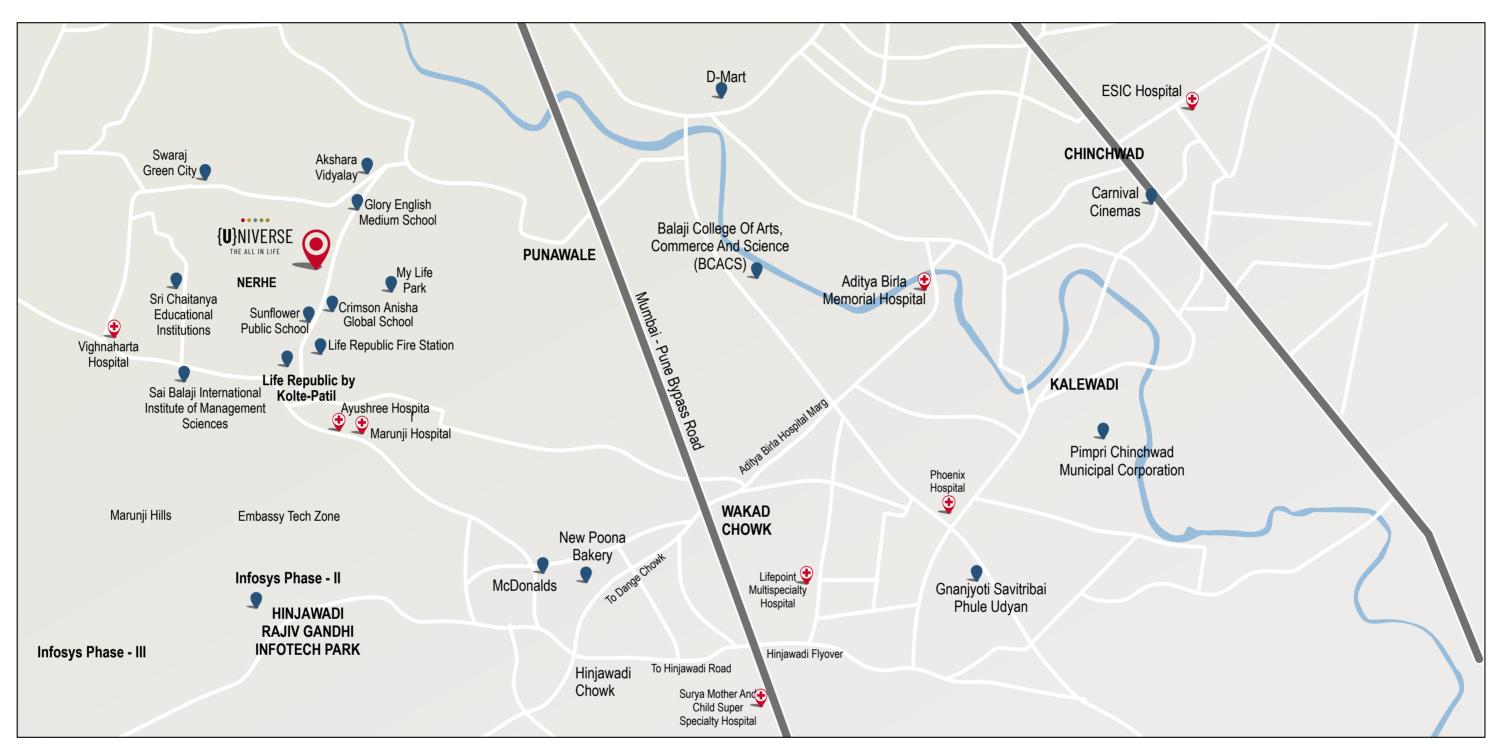
The IoT-enabled gate management system with Automatic Number Plate Recognition (ANPR) reduces the time you queue and wait at the main gate of the township. It is an intelligent AI / Deep Learning system that validates incoming vehicles number plates against visitor invitations pre-approved on the Planet App, allowing cars to enter autonomously and a digital record of visitors be logged within seconds. This helps to reduce manual verification at the entrance.



AIR QUALITY MONITORING SYSTEM

The IoT powered air pollutant monitoring system installed inside the sector helps continuous monitoring and reporting of the air pollution level within the sector. Residents are informed about the air quality via planet app at real-time.

LOCATION HIGHLIGHTS



IN THE VICINITY

SCHOOLS

maningra international School	8 KM
Pawar Public School	11 km
Vibgyor High School	5 km
ENTERTAINMENT	
Xion Mall	7 km
Westend Mall	18 km
The Pavilion	21 km

Crimson Anisha Global School >1 km

Balewadi High Street	13 km
MCA Stadium	10 km
Shree Chattrapati Shivaji Sports Complex, Balewadi	13 km
HOSPITALS	

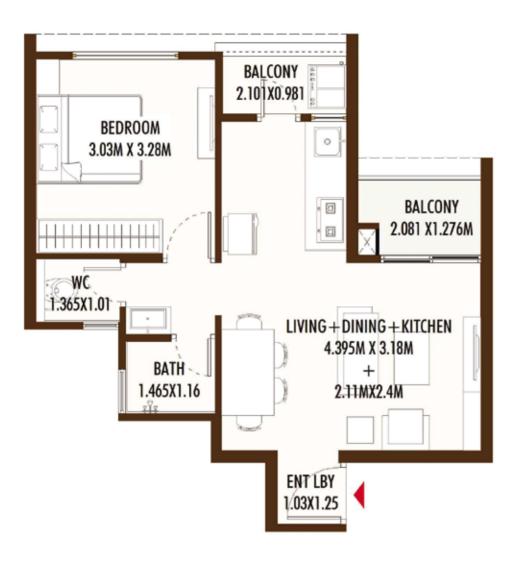
HOOI HALO	
Aditya Birla Memorial Hospital	10 kr
Medipoint	17 kn
Ruby Hall Clinic	8 km
Life Point Hospital	8 km

OTHER IMPORTANT DESTINATIONS IN METRES Dung Airport

rune an port	JU KIII
Pune Railway Station	$25\mathrm{km}$
Hinjawadi Phase 1	6 km
Tathawade	5 km
Punawale	4 km
Baner	13 km
Pimple Saudagar	14 km
Aundh	17 Km

Deccan Gymkhana	24 km
Kothrud	24 km
M.G. Road	27 km
Pimpri	14 km
Ravet	6 km
S.R. Rnad	21 km

1 BHK UNIT PLAN



1 BHK TYPICAL UNIT PLAN (WITH LOBBY)

	LIFE REPUBLIC	
UNIVERSE - SECTOR R10		
UNIT TYPE	FLAT CARPET AREA (SQ.M)	BALCONY (SQ.M)
1 BHK	37.779	4.594

Notes

- 1. All dimensions are in meter unless otherwise specified.
- 2. Dimensions mentioned are only for reference. kindly do not refer these dimensions for any area calculations.
- 3. Dimensions mentioned in these drawings are finished dimensions considering finishing thicknesses vs. the dimensions mentioned in sanctioned plans are unfinished dimensions.

1 BHK ISOMETRIC VIEW



2 BHK UNIT PLAN



2BHK TYPICAL UNIT PLAN (WITH LOBBY)

UNIVERSE - SECTOR R10		
UNIT TYPE	FLAT CARPET AREA (SQ.M)	BALCONY (SQ.M)
2 BHK	53.642	4.801

Notes

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2 BHK ISOMETRIC VIEW





LIVING ROOM

Vitrified flooring

Gypsum- finished walls with OBD paint

TV point in Living room

Powder coated aluminium sliding window with safety

grill and provision for mosquito net

Laminated flush door

KITCHEN

Vitrified flooring

Granite top kitchen platform with Stainless Steel Sink

Ceramic dado tile two feet above Kitchen platform

Jaquar or equivalent cp fitting for Kitchen

Provision for water purifier & exhaust fan in Kitchen

Piped gas system

ATTACHED TERRACE/ BALCONY

MS Safety Railings

Anti-skid ceramic flooring

Powder coated aluminium sliding door with provision

for mosquito net

BEDROOMS

Vitrified flooring

Laminated flush door

Powder coated aluminium sliding window with safety grill with provision for mosquito net

TOILETS

Granite frame for all washrooms

Laminated flush door

Aluminium Louvers with provision for

exhaust fan

Ceramic dado tiles (up to lintel level)

Anti-skid flooring

Wash-Basin

Jaquar or equivalent CP fitting

Water closet (Commode)

Solar heated water in Master bedroom toilet only

OTHERS

Intercom in every apartment

Branded Passenger & Service Elevators

Texture paint for external wall

Internal OBD Paint in all rooms

Earthquake Resistant structure confirming

to IS code

ELECTRICAL

Branded modular switches in entire

apartment

Concealed electrification

