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Project

OrlandO
Thaiyur, OMR

Architect

Ashwin Alva Associates

Title

Perspective View - Night

akshaya pvt ltd

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Project

Orlandt
Thaiyur, OMR

Architect

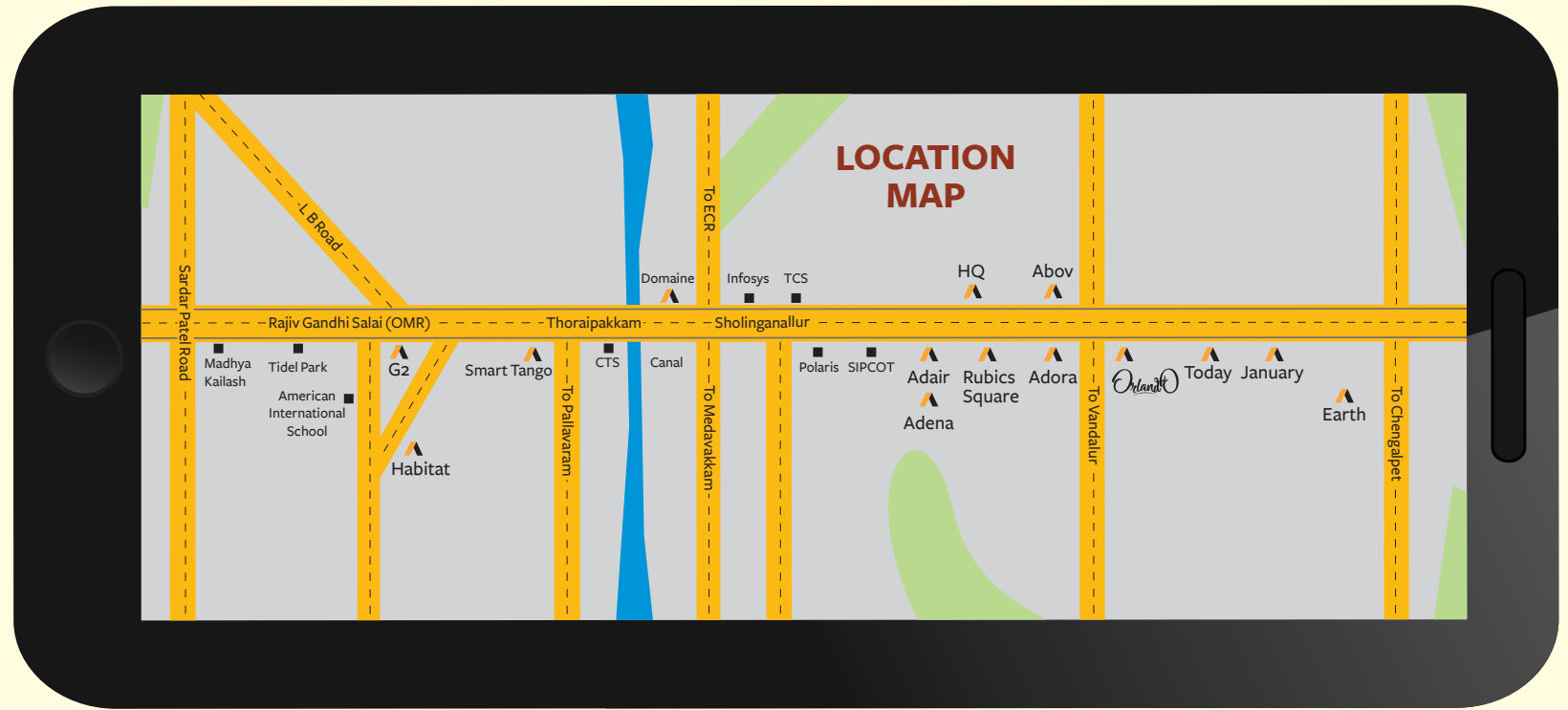
Ashwin Alva Associates

Title

Entrance View

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Map not to scale



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Project

Orlandt
Thaiyur, OMR

Architect

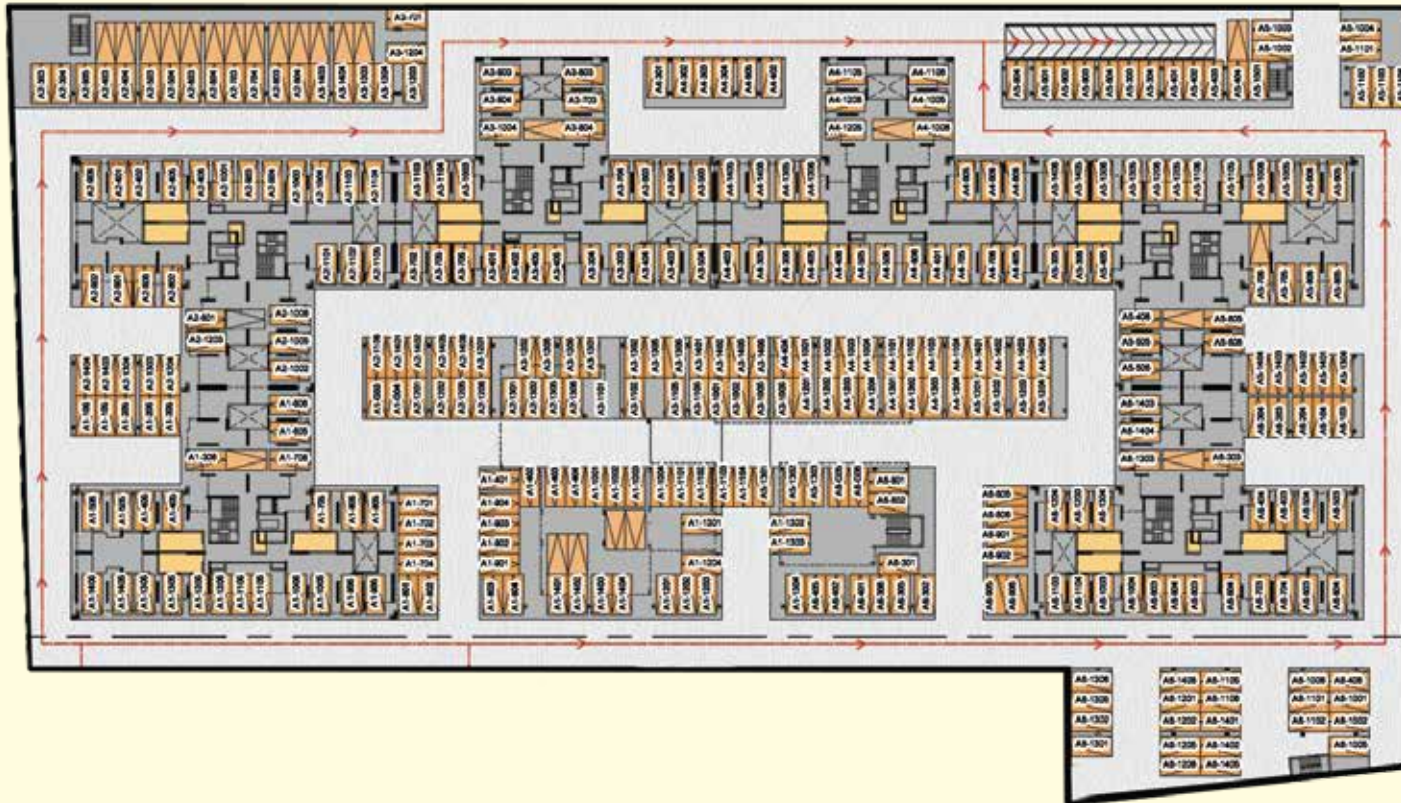
Ashwin Alva Associates

Title

Location Map

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Disney
**MICKEY
MOUSE**
& Friends

Project

OrlandO
Thaiyur, OMR

Architect

Ashwin Alva Associates

Drawing Title

Basement Car Parking

Orientation:

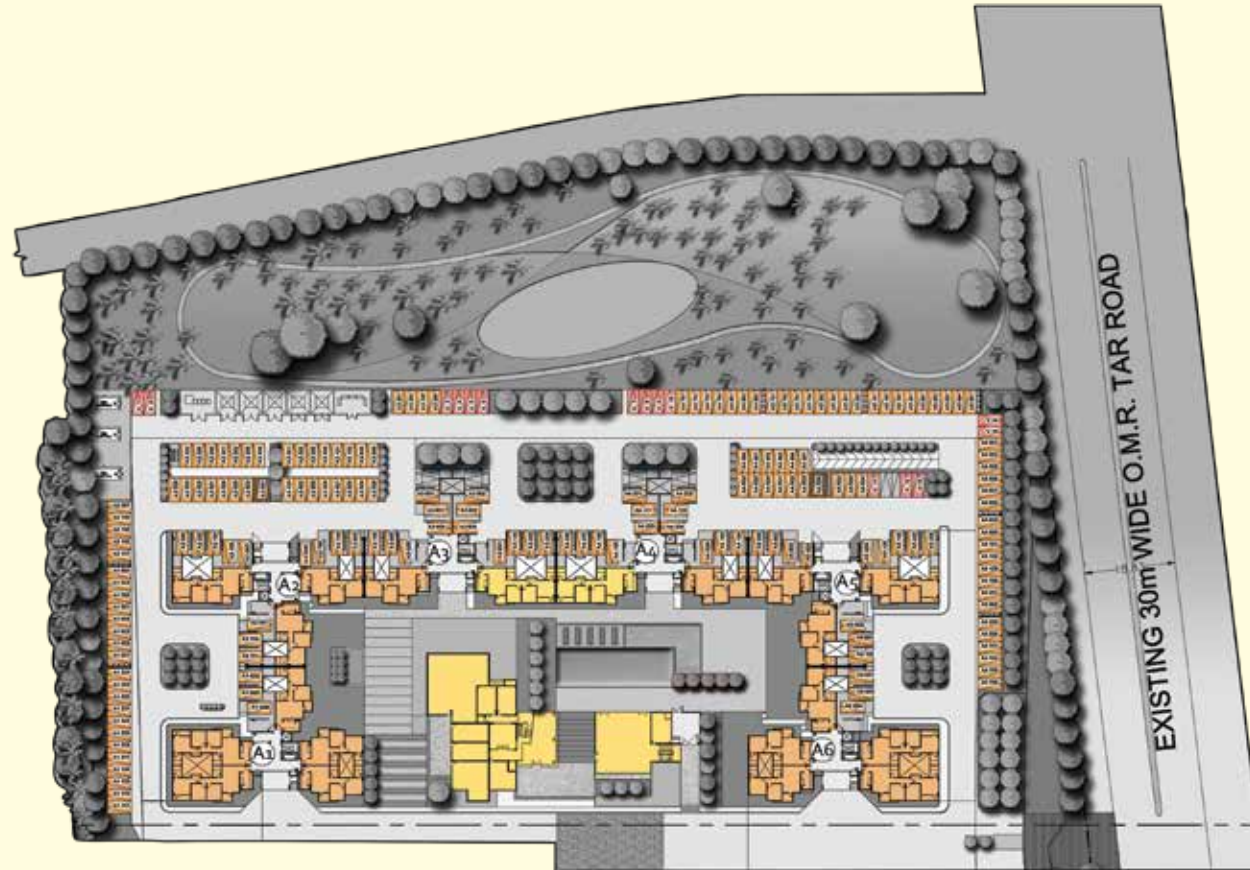


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Project

Orlando
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Architect

Ashwin Alva Associates

Drawing Title

Stilt Car Parking

Orientation:



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3 BHK
2 BHK

EXISTING 30m WIDE O.M.R.



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Project

Orlando
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Architect

Ashwin Alva Associates

Drawing Title

Home Configurations Plan

Orientation:



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Project

Orlando
Thaiyur, OMR

Architect

Ashwin Alva Associates

Drawing Title

Club House
Ground Floor Plan

Orientation:



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Project

OrlandO
Thaiyur, OMR

Architect

Ashwin Alva Associates

Drawing Title

Club House
First Floor Plan

Orientation:



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A1 711.45 SQ.FT* (994 SQ.FT)**	101 201 301 701 801 901 1001 1101 1201 1301	TOWER A1 711.45 SQ.FT* (996 SQ.FT)**	102 202 302 702 802 902 1002 1102 1202 1302	TOWER A1 711.45 SQ.FT* (994 SQ.FT)**	103 203 303 703 803 903 1003 1103 1203 1303
TOWER A4 711.45 SQ.FT* (999 SQ.FT)**	101 201 301 701 801 901 1001 1101 1201 1301	TOWER A4 711.45 SQ.FT* (1001 SQ.FT)**	102 202 302 702 802 902 1002 1102 1202 1302	TOWER A4 711.45 SQ.FT* (999 SQ.FT)**	103 203 303 703 803 903 1003 1103 1203 1303
TOWER A1 712.45 SQ.FT* (998 SQ.FT)**	104 204 304 704 804 904 1004 1104 1204 1304	TOWER A1 874.44 SQ.FT* (1266 SQ.FT)**	105 205 305 705 805 905 1005 1105 1205 1305	TOWER A1 875.30 SQ.FT* (1263 SQ.FT)**	106 206 306 706 806 906 1006 1106 1206 1306
TOWER A4 712.45 SQ.FT* (1004 SQ.FT)**	104 204 304 704 804 904 1004 1104 1204 1304	TOWER A4 874.44 SQ.FT* (1273 SQ.FT)**	105 205 305 705 805 905 1005 1105 1205 1305	TOWER A4 875.30 SQ.FT* (1269 SQ.FT)**	106 206 306 706 806 906 1006 1106 1206 1306

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



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A2 711.45 SQ.FT* (998 SQ.FT)**	101	201	301	701	801
	901	1001	1101	1201	1301
TOWER A2 711.45 SQ.FT* (1000 SQ.FT)**	102	202	302	702	802
	902	1002	1102	1202	1302
TOWER A2 874.54 SQ.FT* (1266 SQ.FT)**	103	203	303	703	803
	903	1003	1103	1203	1303
TOWER A2 875.53 SQ.FT* (1271 SQ.FT)**	104	204	304	704	804
	904	1004	1104	1204	1304
TOWER A2 712.45 SQ.FT* (1002 SQ.FT)**	105	205	305	705	805
	905	1005	1105	1205	1305
TOWER A2 713.29 SQ.FT* (998 SQ.FT)**	106	206	306	706	806
	906	1006	1106	1206	1306

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4
3 BHK + 2T



3 BHK + 2T
3



2 BHK + 2T
2

2 BHK + 2T
1

5
2 BHK + 2T

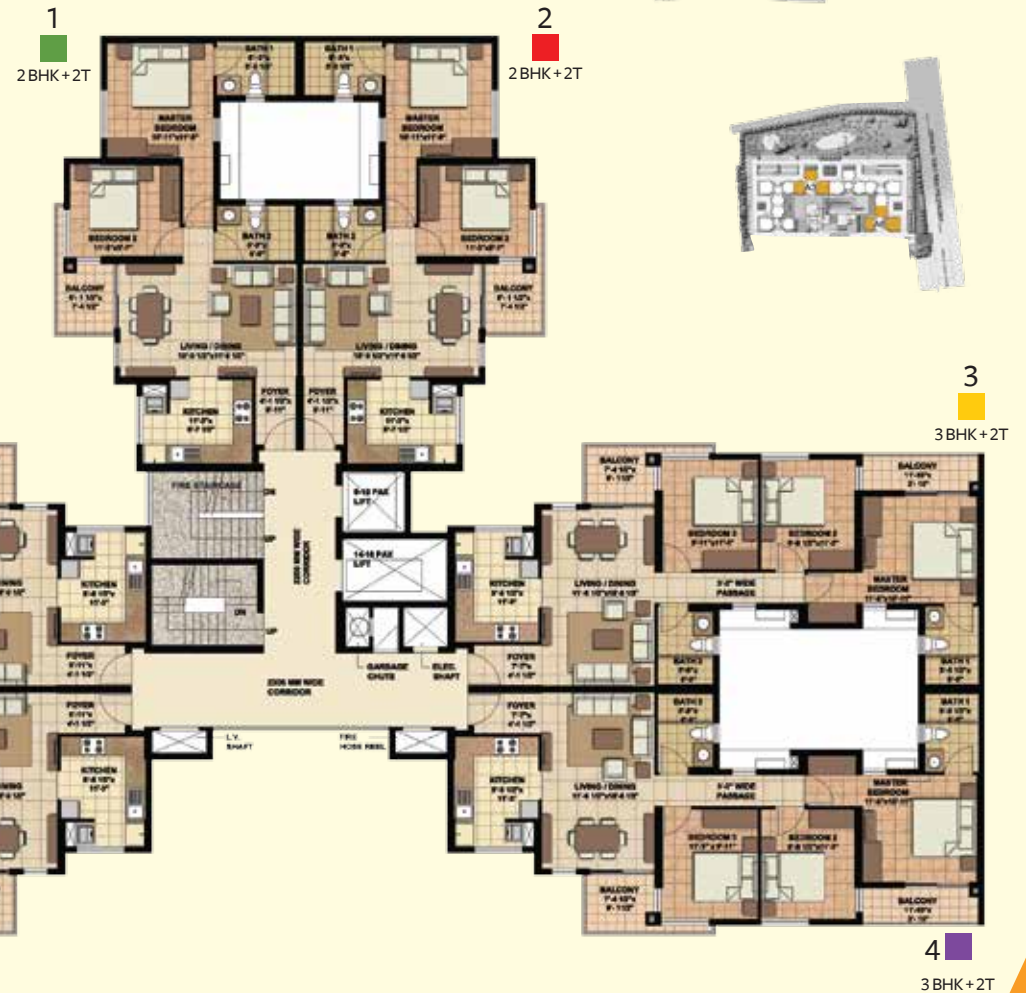
2 BHK + 2T
6



SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A3 711.45 SQ.FT* (999 SQ.FT)**	101 201 301 701 801 901 1001 1101 1201 1301	TOWER A3 711.45 SQ.FT* (1001 SQ.FT)**	102 202 302 702 802 902 1002 1102 1202 1302	TOWER A3 874.54 SQ.FT* (1268 SQ.FT)**	103 203 303 703 803 903 1003 1103 1203 1303
TOWER A6 711.45 SQ.FT* (994 SQ.FT)**	101 201 301 701 801 901 1001 1101 1201 1301	TOWER A6 711.45 SQ.FT* (996 SQ.FT)**	102 202 302 702 802 902 1002 1102 1202 1302	TOWER A6 874.54 SQ.FT* (1262 SQ.FT)**	103 203 303 703 803 903 1003 1103 1203 1303
TOWER A3 875.53 SQ.FT* (1273 SQ.FT)**	104 204 304 704 804 904 1004 1104 1204 1304	TOWER A3 712.45 SQ.FT* (1004 SQ.FT)**	105 205 305 705 805 905 1005 1105 1205 1305	TOWER A3 713.29 SQ.FT* (1000 SQ.FT)**	106 206 306 706 806 906 1006 1106 1206 1306
TOWER A6 875.53 SQ.FT* (1266 SQ.FT)**	104 204 304 704 804 904 1004 1104 1204 1304	TOWER A6 712.45 SQ.FT* (998 SQ.FT)**	105 205 305 705 805 905 1005 1105 1205 1305	TOWER A6 713.29 SQ.FT* (995 SQ.FT)**	106 206 306 706 806 906 1006 1106 1206 1306

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OrlandO
Thaiyur, OMR

Architect

Ashwin Alva Associates

Drawing Title

Tower Type Plan - A3 & A6

Orientation:



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w www.akshaya.com

SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A5 711.45 SQ.FT* (998 SQ.FT)**	101 201 301 701 801 901 1001 1101 1201 1301
TOWER A5 711.45 SQ.FT* (1000 SQ.FT)**	102 202 302 702 802 902 1002 1102 1202 1302
TOWER A5 711.45 SQ.FT* (998 SQ.FT)**	103 203 303 703 803 903 1003 1103 1203 1303
TOWER A5 712.45 SQ.FT* (1002 SQ.FT)**	104 204 304 704 804 904 1004 1104 1204 1304
TOWER A5 874.44 SQ.FT* (1271 SQ.FT)**	105 205 305 705 805 905 1005 1105 1205 1305
TOWER A5 875.30 SQ.FT* (1267 SQ.FT)**	106 206 306 706 806 906 1006 1106 1206 1306

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AVENGERS

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Project
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Architect
Ashwin Alva Associates

Drawing Title
Tower Type Plan - A5

Orientation:

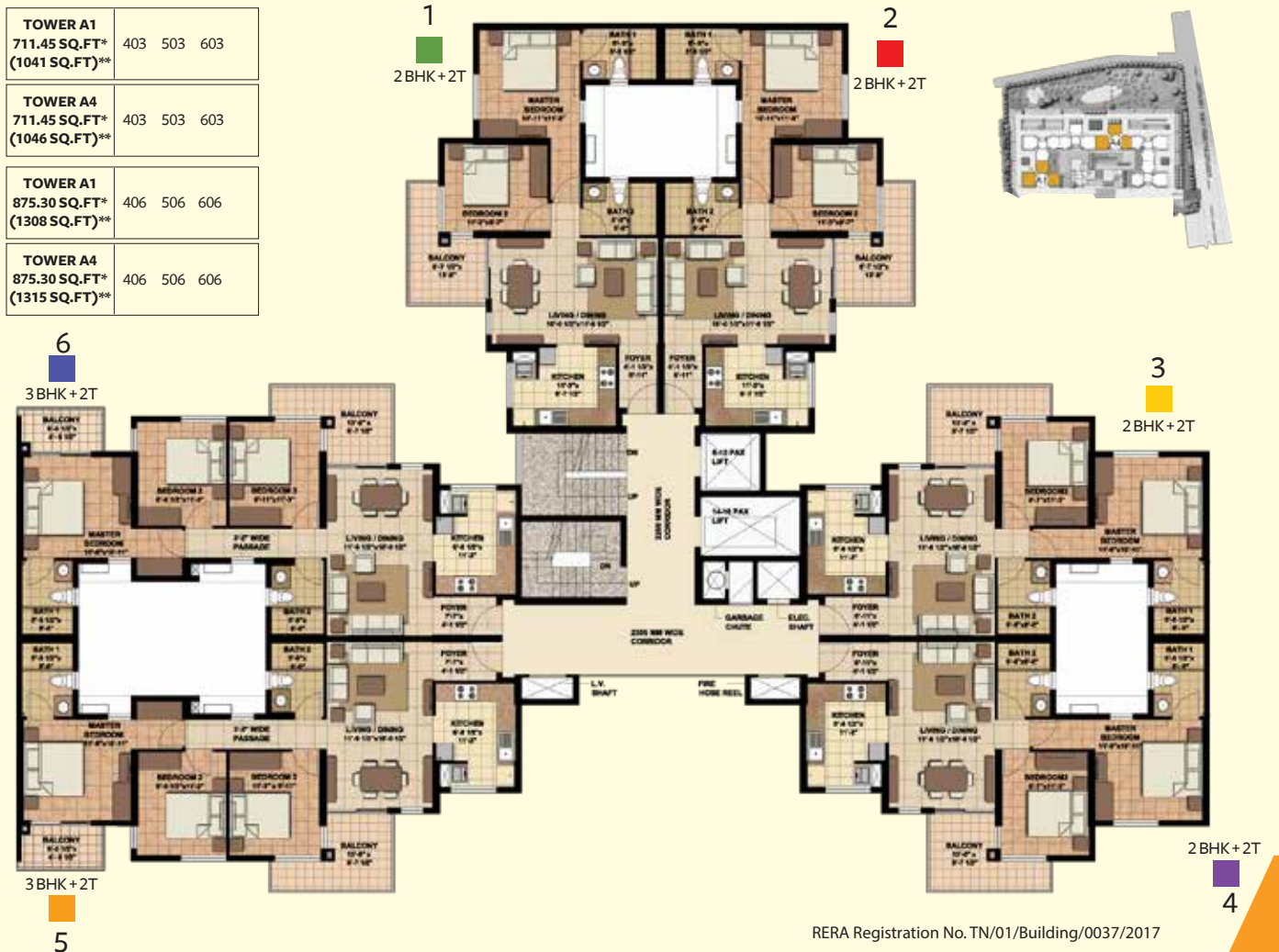


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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A1 711.45 SQ.FT* (1041 SQ.FT)**	401 501 601	TOWER A1 711.45 SQ.FT* (1043 SQ.FT)**	402 502 602	TOWER A1 711.45 SQ.FT* (1041 SQ.FT)**	403 503 603
TOWER A4 711.45 SQ.FT* (1046 SQ.FT)**	401 501 601	TOWER A4 711.45 SQ.FT* (1048 SQ.FT)**	402 502 602	TOWER A4 711.45 SQ.FT* (1046 SQ.FT)**	403 503 603
TOWER A1 712.45 SQ.FT* (1045 SQ.FT)**	404 504 604	TOWER A1 874.44 SQ.FT* (1312 SQ.FT)**	405 505 605	TOWER A1 875.30 SQ.FT* (1308 SQ.FT)**	406 506 606
TOWER A4 712.45 SQ.FT* (1050 SQ.FT)**	404 504 604	TOWER A4 874.44 SQ.FT* (1318 SQ.FT)**	405 505 605	TOWER A4 875.30 SQ.FT* (1315 SQ.FT)**	406 506 606

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Project

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Architect

Ashwin Alva Associates

Drawing Title

Tower Type Plan - A1 & A4

Orientation:



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A2 711.45 SQ.FT* (1044 SQ.FT)**	401 501 601
TOWER A2 711.45 SQ.FT* (1046 SQ.FT)**	402 502 602
TOWER A2 874.54 SQ.FT* (1311 SQ.FT)**	403 503 603
TOWER A2 875.53 SQ.FT* (1316 SQ.FT)**	404 504 604
TOWER A2 712.45 SQ.FT* (1048 SQ.FT)**	405 505 605
TOWER A2 713.29 SQ.FT* (1045 SQ.FT)**	406 506 606

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Architect
Ashwin Alva Associates

Drawing Title
Tower Type Plan - A2

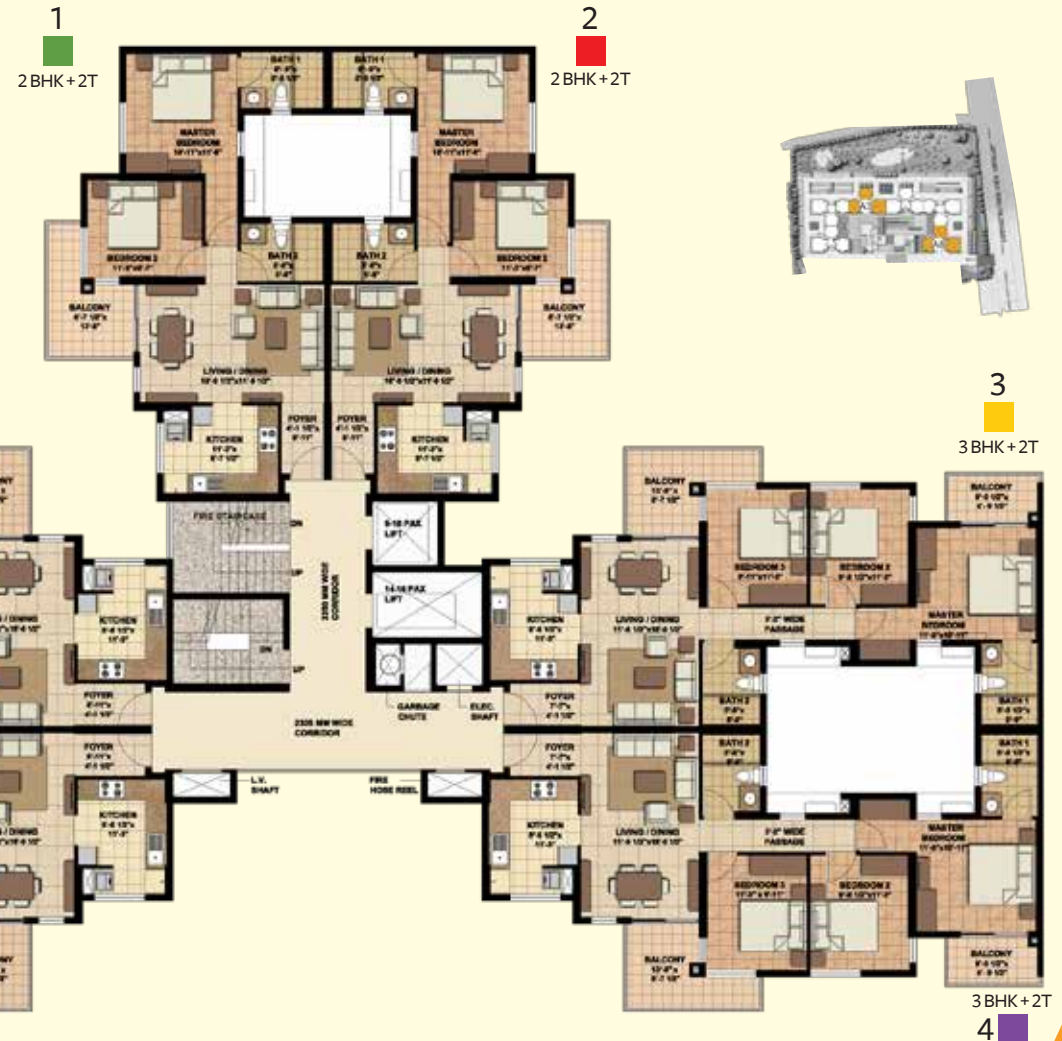
Orientation:

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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

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TOWER A6 711.45 SQ.FT* (1041 SQ.FT)**	401 501 601	TOWER A6 711.45 SQ.FT* (1043 SQ.FT)**	402 502 602	TOWER A6 874.54 SQ.FT* (1307 SQ.FT)**	403 503 603
TOWER A3 875.53 SQ.FT* (1318 SQ.FT)**	404 504 604	TOWER A3 712.45 SQ.FT* (1050 SQ.FT)**	405 505 605	TOWER A3 713.29 SQ.FT* (1047 SQ.FT)**	406 506 606
TOWER A6 875.53 SQ.FT* (1312 SQ.FT)**	404 504 604	TOWER A6 712.45 SQ.FT* (1045 SQ.FT)**	405 505 605	TOWER A6 713.29 SQ.FT* (1041 SQ.FT)**	406 506 606

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Architect

Ashwin Alva Associates

Drawing Title

Tower Type Plan - A3 & A6

Orientation:



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

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TOWER A5 711.45 SQ.FT* (1046 SQ.FT)**	402 502 602
TOWER A5 711.45 SQ.FT* (1044 SQ.FT)**	403 503 603
TOWER A5 712.45 SQ.FT* (1048 SQ.FT)**	404 504 604
TOWER A5 874.44 SQ.FT* (1316 SQ.FT)**	405 505 605
TOWER A5 875.30 SQ.FT* (1312 SQ.FT)**	406 506 606

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Architect

Ashwin Alva Associates

Drawing Title

Tower Type Plan - A5

Orientation:



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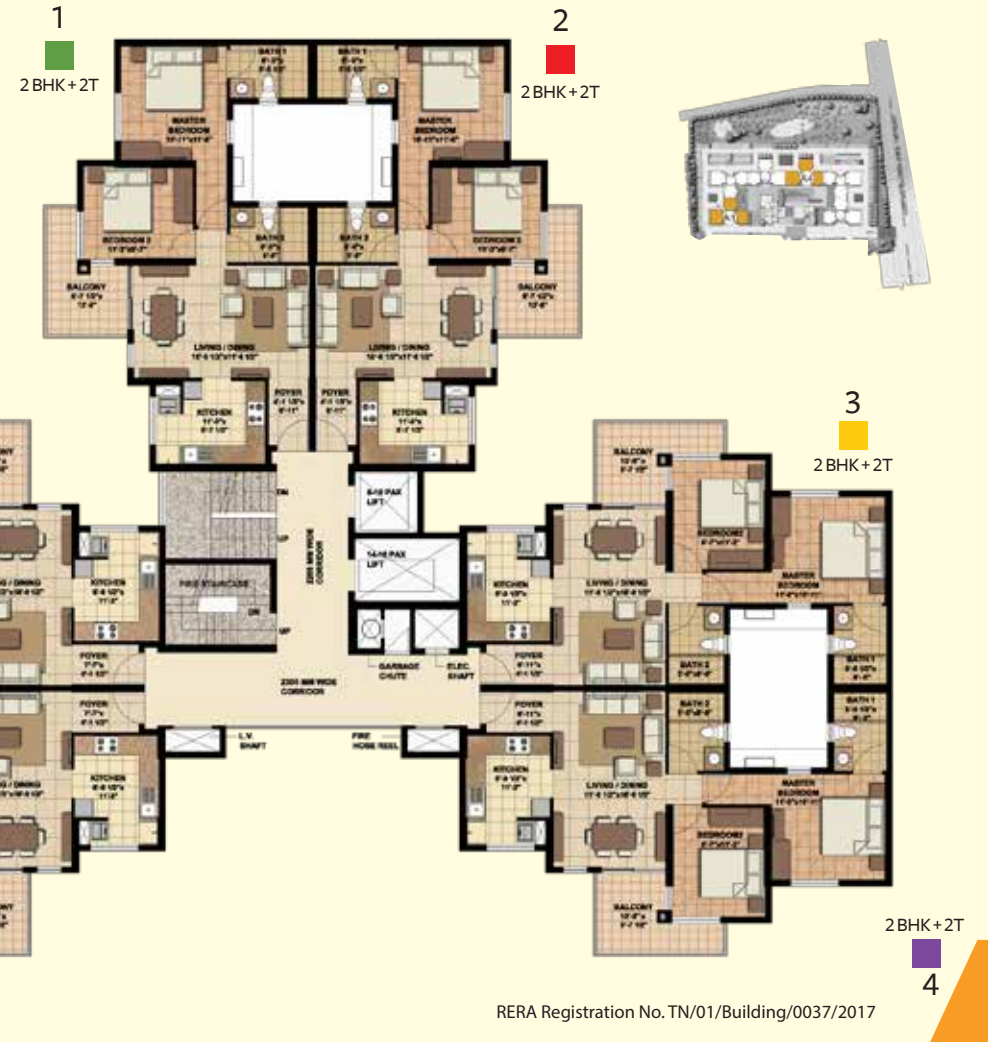
SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A1 711.45 SQ.FT* (1041 SQ.FT)**	1401
TOWER A4 711.45 SQ.FT* (1046 SQ.FT)**	1401
TOWER A1 712.45 SQ.FT* (1045 SQ.FT)**	1404
TOWER A4 712.45 SQ.FT* (1050 SQ.FT)**	1404

TOWER A1 711.45 SQ.FT* (1043 SQ.FT)**	1402
TOWER A4 711.45 SQ.FT* (1048 SQ.FT)**	1402
TOWER A1 874.44 SQ.FT* (1328 SQ.FT)**	1405
TOWER A4 874.44 SQ.FT* (1335 SQ.FT)**	1405

TOWER A1 711.45 SQ.FT* (1041 SQ.FT)**	1403
TOWER A4 711.45 SQ.FT* (1046 SQ.FT)**	1403
TOWER A1 875.30 SQ.FT* (1324 SQ.FT)**	1406
TOWER A4 875.30 SQ.FT* (1331 SQ.FT)**	1406

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Architect
Ashwin Alva Associates

Drawing Title
Tower Type Plan - A1 & A4

Orientation:



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

TOWER A2 711.45 SQ.FT* (1044 SQ.FT)**	1401
TOWER A2 711.45 SQ.FT* (1046 SQ.FT)**	1402
TOWER A2 874.54 SQ.FT* (1328 SQ.FT)**	1403
TOWER A2 875.53 SQ.FT* (1333 SQ.FT)**	1404
TOWER A2 712.45 SQ.FT* (1048 SQ.FT)**	1405
TOWER A2 713.29 SQ.FT* (1045 SQ.FT)**	1406

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Project
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Architect
Ashwin Alva Associates

Drawing Title
Tower Type Plan - A2

Orientation:



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

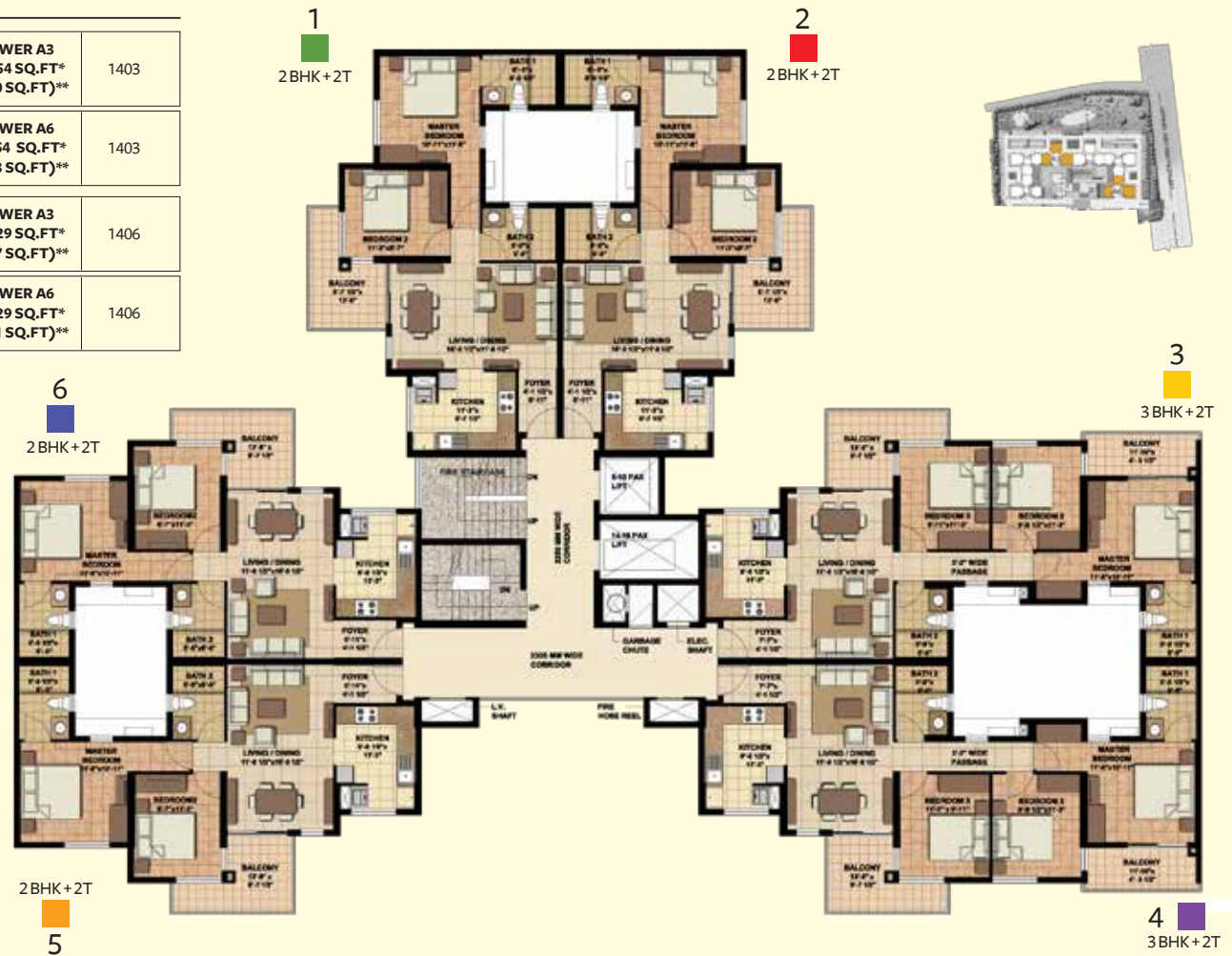
TOWER A3 711.45 SQ.FT* (1046 SQ.FT)**	1401	TOWER A3 711.45 SQ.FT* (1048 SQ.FT)**	1402	TOWER A3 874.54 SQ.FT* (1330 SQ.FT)**	1403
TOWER A6 711.45 SQ.FT* (1041 SQ.FT)**	1401	TOWER A6 711.45 SQ.FT* (1043 SQ.FT)**	1402	TOWER A6 874.54 SQ.FT* (1323 SQ.FT)**	1403
TOWER A3 875.53 SQ.FT* (1335 SQ.FT)**	1404	TOWER A3 712.45 SQ.FT* (1050 SQ.FT)**	1405	TOWER A3 713.29 SQ.FT* (1047 SQ.FT)**	1406
TOWER A6 875.53 SQ.FT* (1328 SQ.FT)**	1404	TOWER A6 712.45 SQ.FT* (1045 SQ.FT)**	1405	TOWER A6 713.29 SQ.FT* (1041 SQ.FT)**	1406

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Project

Orlando
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Architect

Ashwin Alva Associates

Drawing Title

Tower Type Plan - A3 & A6

Orientation:



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SQ.FT SIZE & CORRESPONDING APARTMENT NUMBERS

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TOWER A5 711.45 SQ.FT* (1046 SQ.FT)**	1402
TOWER A5 711.45 SQ.FT* (1044 SQ.FT)**	1403
TOWER A5 712.45 SQ.FT* (1048 SQ.FT)**	1404
TOWER A5 874.44 SQ.FT* (1333 SQ.FT)**	1405
TOWER A5 875.30 SQ.FT* (1329 SQ.FT)**	1406

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Architect
Ashwin Alva Associates

Drawing Title
Tower Type Plan - A5

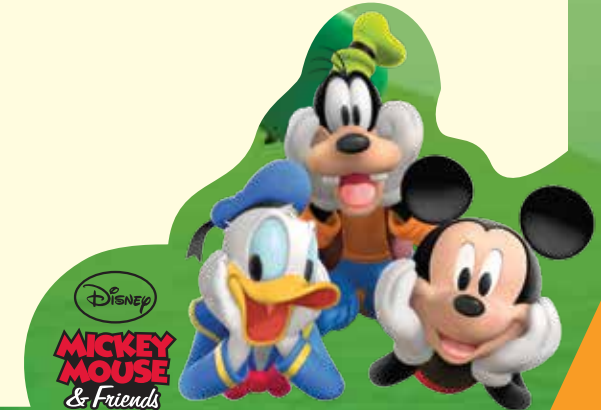
Orientation:



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Project

Orlando
Thaiyur, OMR

Architect

Ashwin Alva Associates

Drawing Title

Typical Unit Plan - 3 BHK

akshaya pvt ltd

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Project

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Architect

Ashwin Alva Associates

Drawing Title

Typical Unit Plan - 2 BHK

akshaya pvt ltd

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w www.akshaya.com

TECHNICAL SPECIFICATIONS

ITEMS	SPECIFICATIONS
STRUCTURE	
	RCC framed structure Infill panel walls with concrete blocks /light weight blocks & plastering.
JOINERIES	
Main Door	Red mirantee or Equivalent with Ornamental Flush doors
Bedroom Doors	Red mirantee 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
FLOORING	
Living and Dining Kitchen Bed rooms Balcony Toilet Flooring Toilet Dado	24" X 24" vitrified tiles 16"x16" Ceramic tiles 16"x16" Ceramic tiles Anti Skid Ceramic tiles Anti Skid Ceramic tiles Glazed tiles Upto 4'-0" height in dry area & 7'-0" in wet area Ceramic tiles Cement tiles (tread & landing) and Ceramic tiles (Riser) Black granite 20mm thick edge polished Grano flooring under stilt and Pavers for open car parking Interlocking pavers/ RCC/ Blacktop
Common Areas Staircase Kitchen platform Car Park	
Drive ways	
RAILING	
Staircase & Balcony	Railing as per Architect's Design
COUNTER TOP	
Kitchen	Kitchen counter with wall dado 2'0" height above kitchen platform Stainless steel sink with drain board

ITEMS	SPECIFICATIONS
LIFT	One Stretcher Lift and One Passenger Lift of adequate capacity
PLUMBING AND SANITARY	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
ELECTRICAL	
Concealed Wiring Switches	Anchor / Finolex or equivalent make M.K/ Anchor Roma/ Litaski Switches or equivalent make
PAINTING	
Internal Common Area Ceiling Other Areas External painting	Acrylic putty with OBD Cement paint OBD OBD Exterior Acrylic emulsion
EXTERNAL	Fenced wall in outer periphery with required Gates. Hard and soft Landscaping around the building. Landscaping as per Architect details.
GENERAL	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.



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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

OrlandO
Thaiyur, OMR

Architect

Ashwin Alva Associates

Title

Amenities

akshaya pvt ltd

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

corporate office:

g square, 46, rajiv gandhi salai (omr), kandanchavadi, chennai - 600096. t +91 44 4200 8811 | 6699 6699

f +91 44 24968812 | e marketing@akshaya.com | www.akshaya.com

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