




When others were  
caught up in routine,  
you chose to go  
the extra mile for  
your family

---

Coz' you believe  
in living

**ONE  
NOTCH  
UP**





What will you call a 22-storey tall life placed on a high contour? What will you call a lifestyle designed better than anything you've seen before? How will you measure a life that has no traces of compromise - be it outdoors or indoors, space or specifications, views or ventilation? What will you call a life that is a dedication to the way you've always wanted to live?

**All the answers  
you're seeking in a lifestyle  
are here.**

**first avenue**  
2 & 3 BHK Spacious Apartments





## Each amenity creating an ambience



Swimming Pool



Kids' Pool



Jacuzzi



Pool Deck



Club House



Tiered Seating



Gymnasium



Multipurpose Hall



Party Lawn



Health Garden



Multiple Children's Play Areas



Acupressure Pathway



Gazebos



Resort-style Open Sit-outs



Plenty Greens



Multipurpose Court



Cycling Track



Basketball Court

## Add value to your living experience with these Specifications



### Structure

| Earthquake resistant R.C.C. structure

### Plaster

| External- Textured finish  
| Internal- POP/ Gypsum plaster finish

### Living Room

| Vitrified tiles 600X600 mm  
| Gypsum-finished walls with OBD paint  
| TV, telephone points  
| Provision for Wi-fi/ Broadband connection in living room

### Kitchen

| Vitrified tiles 600X600 mm  
| Granite Top Kitchen Platform  
| Standard S.S. sink  
| Ceramic/ glazed tiles above kitchen platform  
| Water Purifier  
| Piped gas system  
| Exhaust fan

### Attached Terrace

| MS railing

### Bedrooms

| Vitrified tiles 600X600 mm  
| Laminated doors  
| Aluminum windows with mosquito net  
| Gypsum-finished walls with OBD paint  
| Window sill in granite  
| TV point for all bedrooms

### Toilets

| Standard chrome-plated sanitary fittings  
| Ceramic tile- Flooring & dado  
| Concealed corrosion-resistant plumbing  
| Granite door frames  
| Branded sanitary fittings and fixtures  
| Solar hot water provision in master bed toilet  
| Safety grills for windows  
| 15 Amp power points for water heater

Why  
**ONE  
NOTCH  
UP**  
is really far above

Standing tall on the highest contour of Life Republic, offering **22-storey high-rise towers**

Designed and planned to be class apart. A host of **consciously crafted amenities**

Enjoy all the benefits of belonging to a **151.12 Hectares (373 acres) township**

Placed right in the beginning of Life Republic – **EVEN better connectivity**

**One of the finest offerings** of Life Republic



# Layout Plan

## LEGEND

1. Club House
2. Swimming Pool
3. Kids' Pool
4. Jacuzzi
5. Multipurpose Hall
6. Party Hall
7. Cricket Practice Net
8. Yoga Lawn
9. Herb Garden
10. Lawn
11. Pavilion cum stage
12. Outdoor Lounge
13. Kids' Play Area
14. Basketball Court / Skating Rink
15. Tiered Seating
16. Giant Chess Board
17. Walking Track
18. Two Tennis Courts / Multipurpose Court / Mini Football Court 5 A-Side
19. Seating Nooks
20. Outdoor Gym
21. Access to Podium Landscape



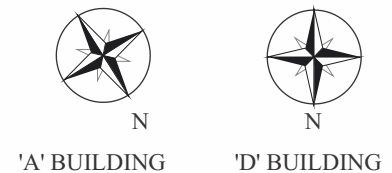
# Building A, D - Typical Even Floor Plan

(2nd, 4th, 6th, 8th, 10th, 14th, 16th, 18th, 20th & 22 nd Floor Plan)



'A' AND 'D' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	58.07	8.19	2.73	7.63
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208				
3 BHK	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202	81.32	12.53	3.33	15.38
	207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207				
3 BHK	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203	77.64	12.53	3.33	15.38
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				
2 BHK	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204	56.88	8.19	2.73	7.63
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				



'A' BUILDING

'D' BUILDING



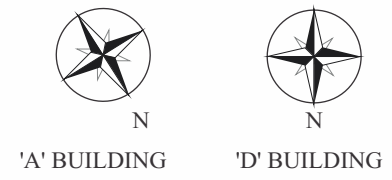
# Building A, D - Typical Odd Floor Plan

(1st, 3rd, 5th, 9th, 11th, 13th, 15th, 19th & 21st Floor Plan)



'A' AND 'D' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	58.64	7.30	2.73	9.30
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				
3 BHK	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102	80.06	13.20	3.33	14.82
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				
3 BHK	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103	76.37	13.20	3.33	14.82
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				
2 BHK	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104	57.45	7.30	2.73	9.30
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				



'A' BUILDING

'D' BUILDING

# Building A, D - Floor Plan

(7th & 17th Floor Plan)



## 'A' AND 'D' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	58.64	7.30	2.73	9.30
	708, 1708				
3 BHK	702, 1702	80.06	13.20	3.33	14.82
	707, 1707				
3 BHK	703, 1703	76.37	13.20	3.33	14.82
	706, 1706				
2 BHK	704, 1704	57.45	7.30	2.73	9.30
	705, 1705				

'A' BUILDING

'D' BUILDING



N



N



# Building A, D - Floor Plan

(12th Floor Plan)



'A' AND 'D' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	58.07	8.19	2.73	7.63
	1208				
3 BHK	1202	81.32	12.53	3.33	15.38
	1207				
3 BHK	1203	77.64	12.53	3.33	15.38
	1206				
2 BHK	1204	56.88	8.19	2.73	7.63
	1205				

'A' BUILDING



N

'D' BUILDING



N

# Building B, C - Typical Even Floor Plan

(2nd, 4th, 6th, 8th, 10th, 14th, 16th, 18th, 20th & 22 nd Floor Plan)



'B' AND 'C' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	57.19	7.89	2.73	7.63
	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204				
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208				
3 BHK	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202	77.61	12.54	3.33	15.38
	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203				
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				
	207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207				





# Building B, C - Typical Odd Floor Plan

(1st, 3rd, 5th, 9th, 11th, 13th, 15th, 19th & 21st Floor Plan)



'B' AND 'C' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	57.58	7.18	2.73	9.30
	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104				
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				
3 BHK	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102	76.37	13.20	3.33	14.82
	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103				
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				



# Building B, C - Floor Plan

(7th & 17th Floor Plan)



**'B' AND 'C' BUILDING AREA STATEMENT**

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	57.58	7.18	2.73	9.30
	704, 1704				
	705, 1705				
	708, 1708				
3 BHK	702, 1702	76.37	13.20	3.33	14.82
	703, 1703				
	706, 1706				
	707, 1707				





# Building B, C - Floor Plan

(12th Floor Plan)



**'B' AND 'C' BUILDING AREA STATEMENT**

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	57.19	7.89	2.73	7.63
	1204				
	1205				
	1208				
3 BHK	1202	77.61	12.54	3.33	15.38
	1203				
	1206				
	1207				



# Building E - Typical Even Floor Plan

(2nd, 4th, 6th, 8th, 10th, 14th, 16th, 18th, 20th & 22 nd Floor Plan)



'E' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	56.47	8.96	2.41	6.62
	1202				
	1207				
	1208				
	1203	58.07	8.96	2.41	6.62
	1204				
	1205				
1206					





# Building E - Typical Odd Floor Plan

(1st, 3rd, 5th, 9th, 11th, 13th, 15th, 19th & 21st Floor Plan)



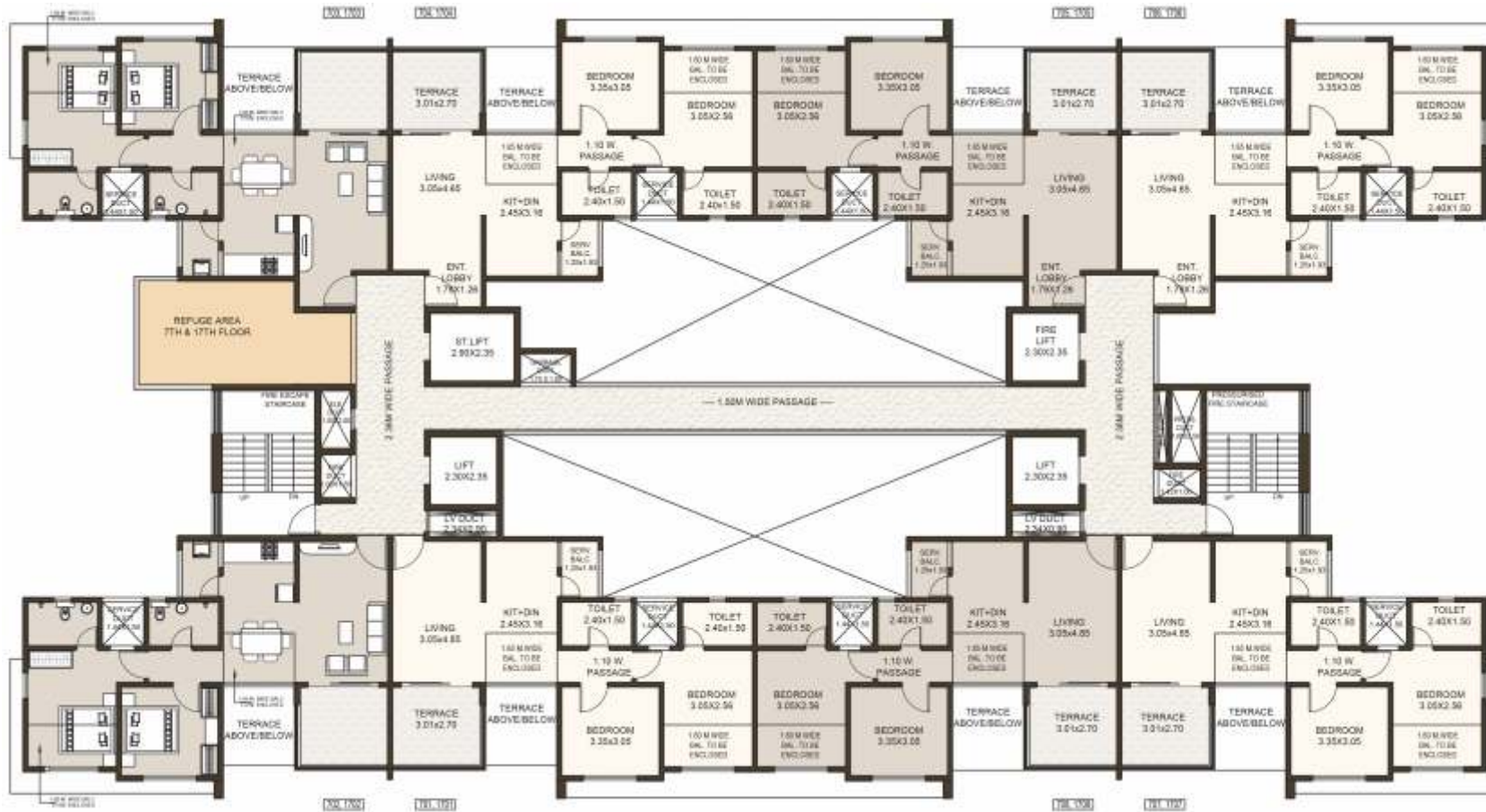
**'E' BUILDING AREA STATMENT**

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	55.84	9.22	2.41	8.13
	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102				
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				
	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103	57.44	9.22	2.41	8.13
	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104				
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				



# Building E - Floor Plan

(7th & 17th Floor Plan)



'E' BUILDING AREA STATEMENT

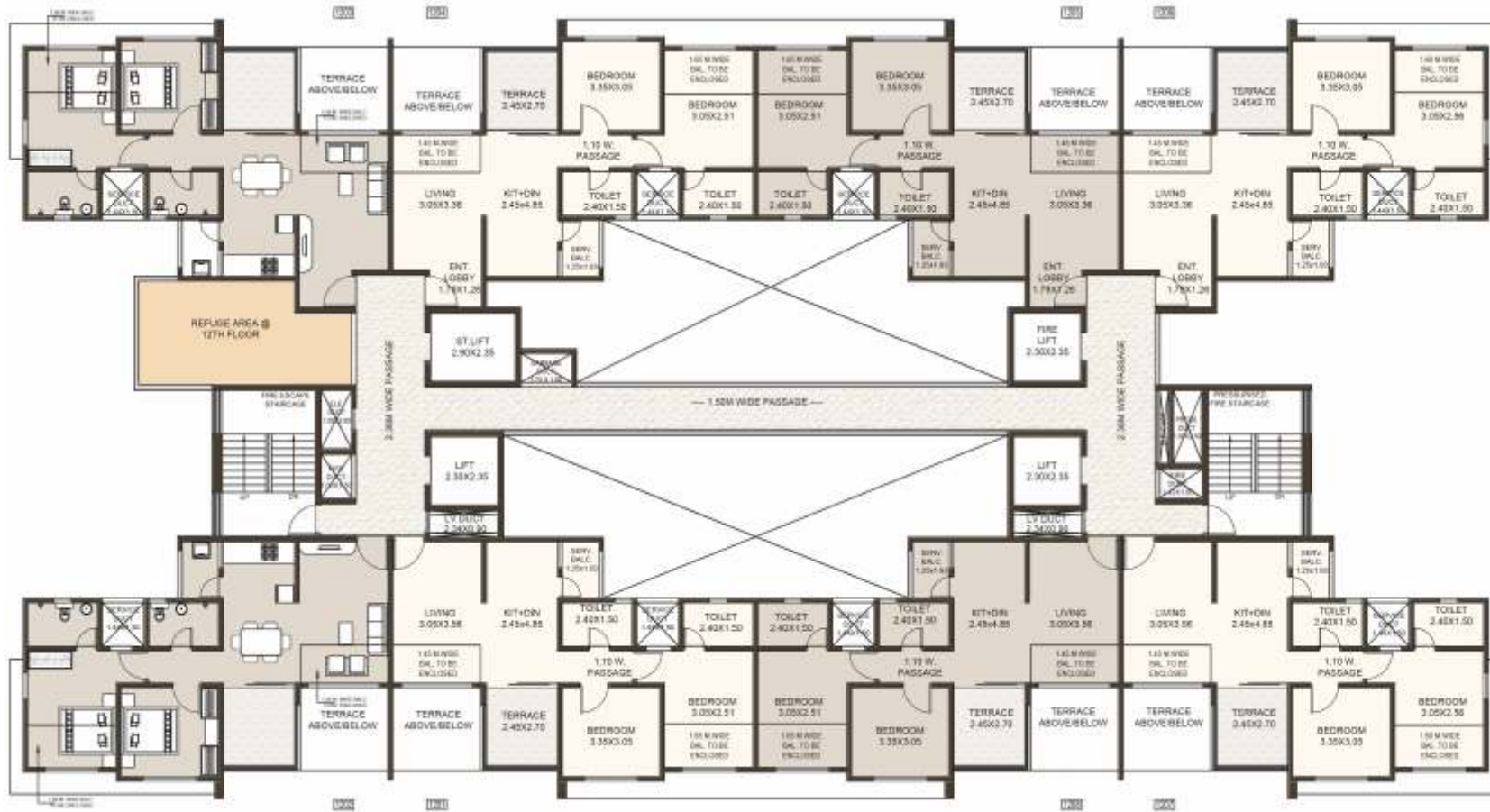
UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2BHK	701, 1701	55.84	9.22	2.41	8.13
	702, 1702				
	707, 1707				
	708, 1708				
	703, 1703	57.44	9.22	2.41	8.13
	704, 1704				
	705, 1705				
706, 1706					





# Building E - Floor Plan

(12th Floor Plan)



'E' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	56.47	8.96	2.41	6.62
	1202				
	1207				
	1208				
	1203	58.07	8.96	2.41	6.62
	1204				
	1205				
	1206				



# Building F, G - Typical Even Floor Plan

(2nd, 4th, 6th, 8th, 10th, 14th, 16th, 18th, 20th & 22 nd Floor Plan)



'F' AND 'G' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	56.43	8.96	2.41	6.62
	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204				
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208	56.58	8.81	2.41	6.62
	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202				
	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203				
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				
207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207					





# Building F, G - Typical Odd Floor Plan

(1st, 3rd, 5th, 9th, 11th, 13th, 15th, 19th & 21st Floor Plan)



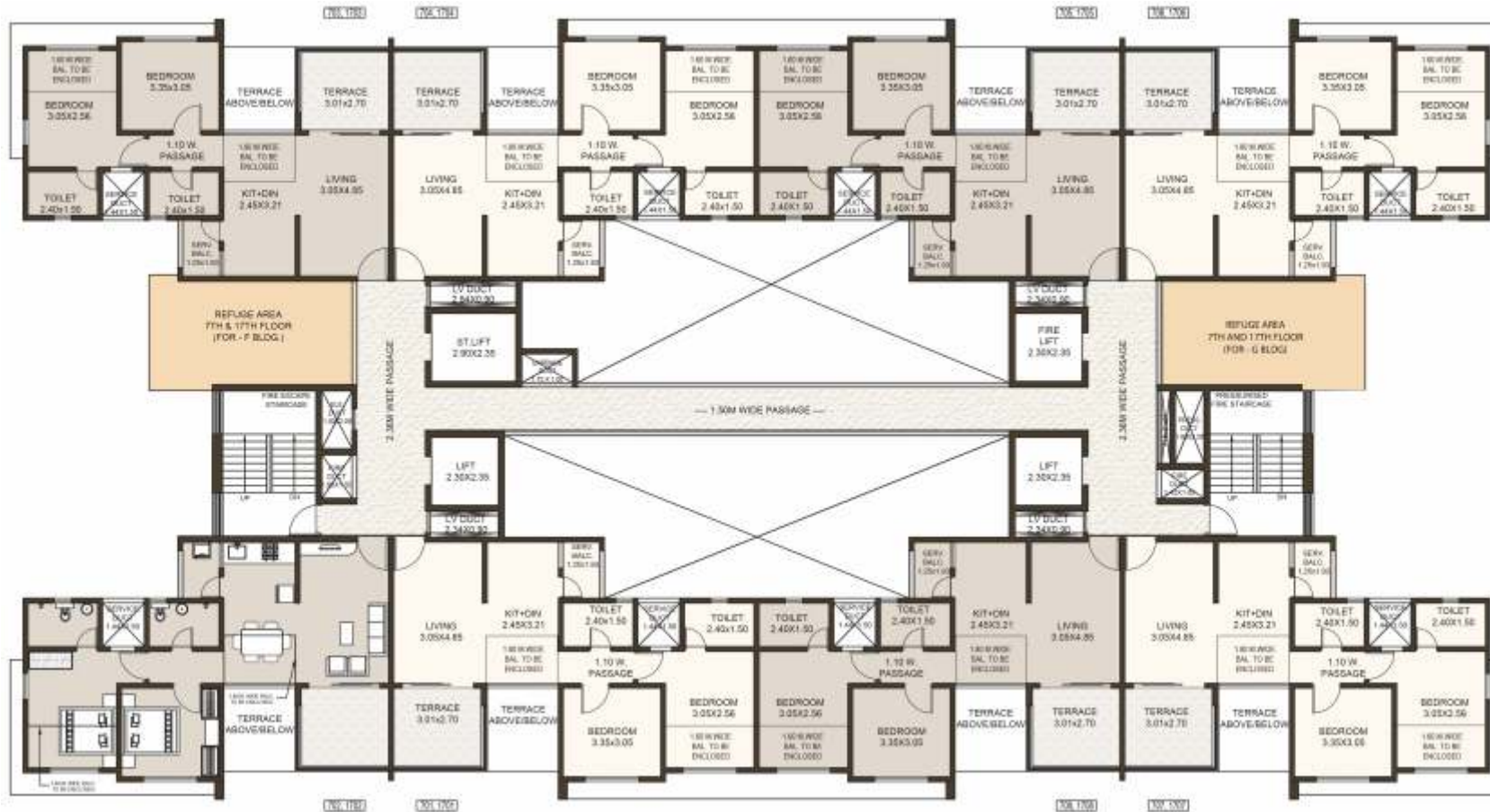
'F' AND 'G' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	55.92	9.10	2.41	8.13
	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102				
	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103				
	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104				
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				
108, 307, 508, 908, 1108, 1308, 1508, 1908, 2108					



# Building F, G - Floor Plan

(7th & 17th Floor Plan)



'F' AND 'G' BUILDING AREA STATEMENT

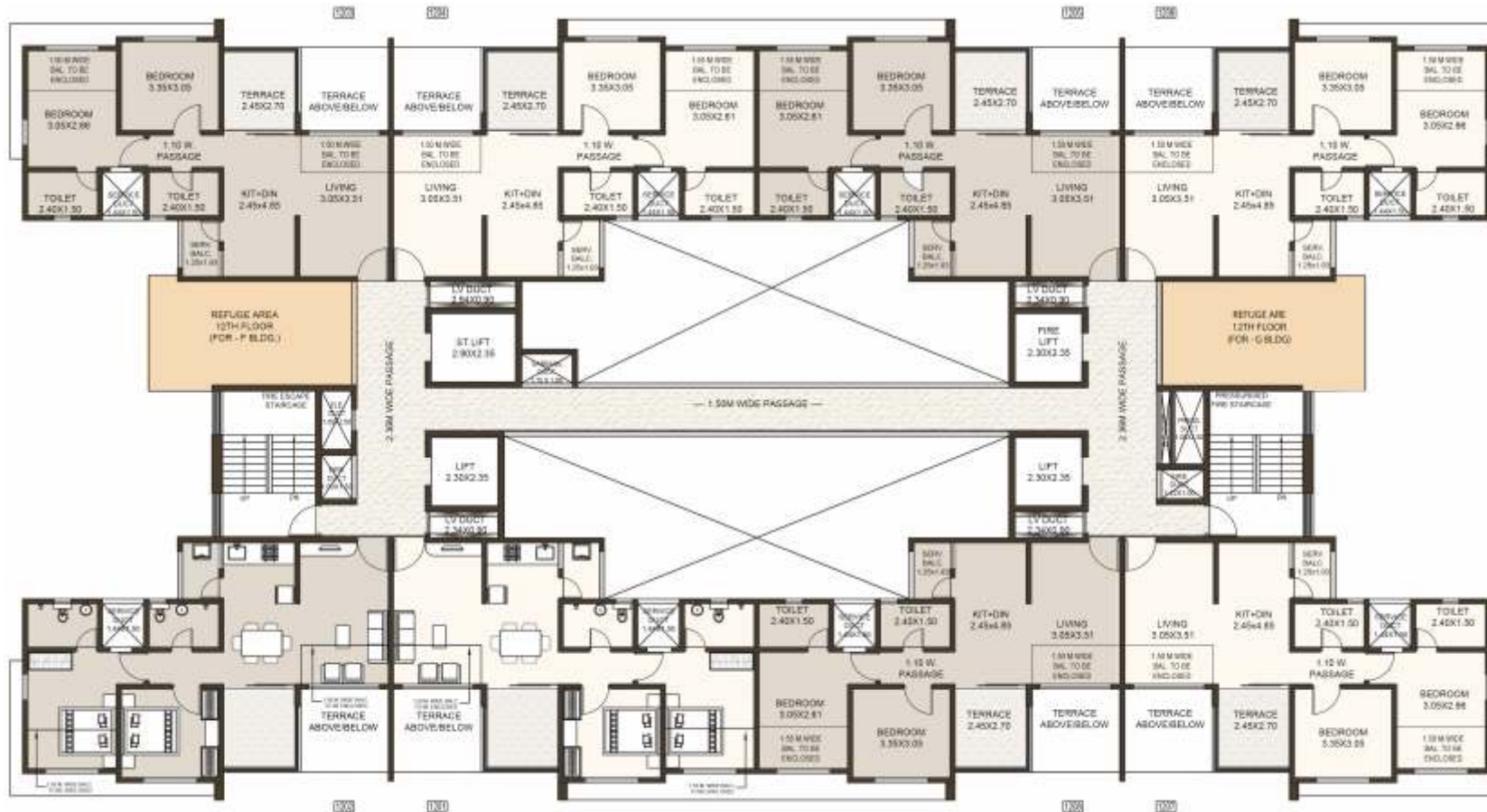
UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	55.92	9.10	2.41	8.13
	702, 1702				
	703, 1703				
	704, 1704				
	705, 1705				
	706, 1706				
	707, 1707				
708, 1708					





# Building F, G - Floor Plan

(12th Floor Plan)



**'F' AND 'G' BUILDING AREA STATEMENT**

UNIT TYPE	FLAT NO.	CARPET AREA - SQ.M.			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	56.43	8.96	2.41	6.62
	1204				
	1205				
	1208				
	1202	56.58	8.81	2.41	6.62
	1203				
	1206				
1207					





## SCHOOLS

Anisha Global School | Mercedes Benz International School  
Pawar Public School | Vibgyor High School | Alard Public School



## HOSPITALS

Aditya Birla Memorial Hospital | Medipoint  
Ruby Hall Clinic | Lifepoint Hospital



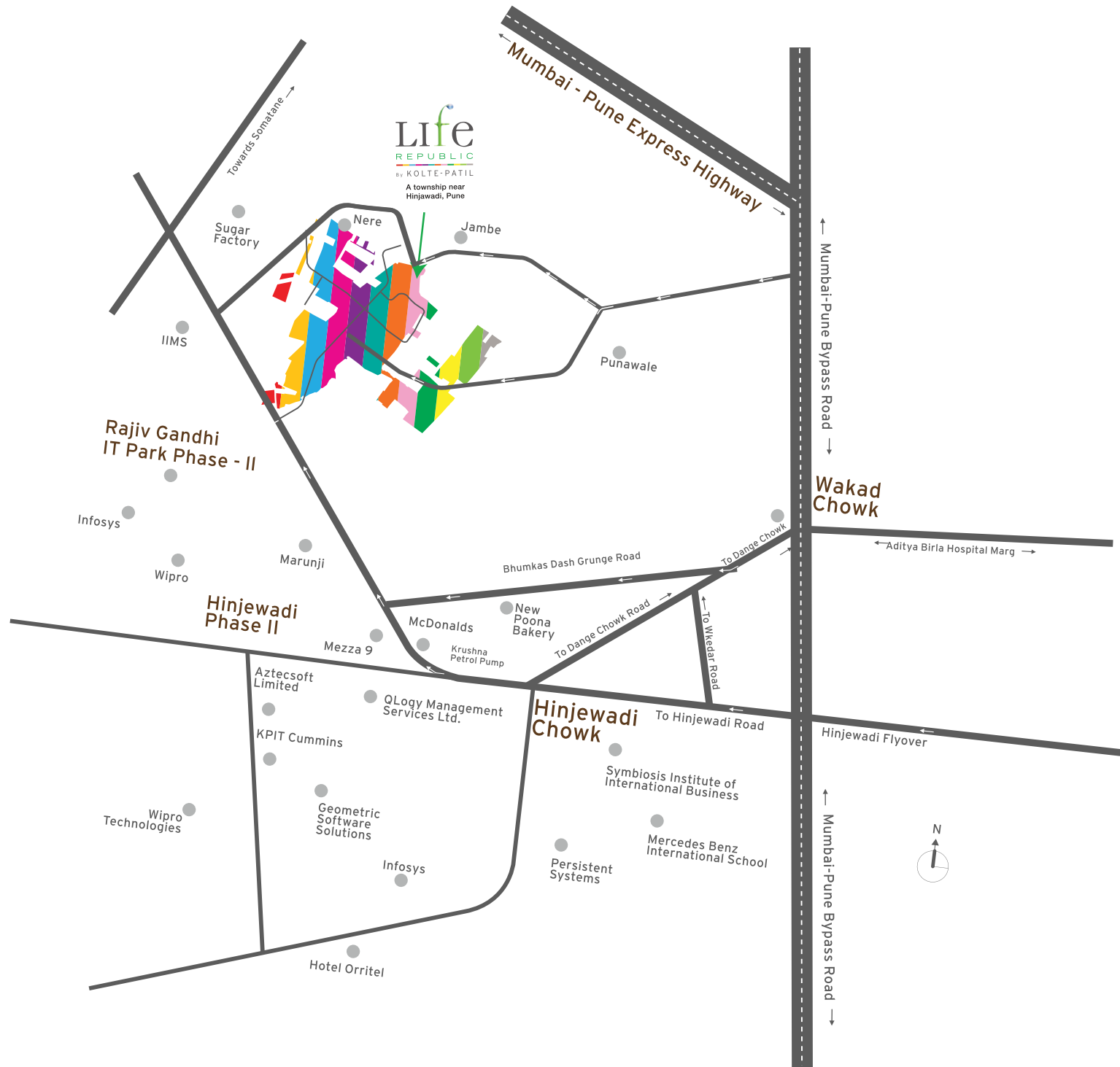
## ENTERTAINMENT AND SPORTS

Xion Esquare | Westend Mall | Pubs & restaurants  
MCA Stadium | Shree Shiv Chhatrapati Sports Complex, Balewadi



## CONNECTIVITY

Well connected to Pune Mumbai Expressway | Multiple connectivity from  
Rajiv Gandhi IT Park & PCMC | Upcoming Pune metro connecting Hinjawadi  
to Shivaji Nagar | Upcoming Mahalunge - Hinjawadi IT Park bridge on Mula  
river connecting Baner & Balewadi | Upcoming 110m wide Ring Road to  
link PMC to major highways



ROAD NETWORK SHOWN IS SCHEMATIC





Life  
REPUBLIC  
BY KOLTE-PATIL

**Site Address:** Survey No. 74, Marunji, Hinjawadi, Marunji-Karsarsai Road, Taluka Mulshi, Pune - 411057

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