

A life  
worthy to be called  
'Your Life'



A life of back-to-back meetings...

**but with open skies, with private garden,  
and with yourself**



A life of getting accustomed to a new discipline...  
of narrating your grandma's stories to your children  
in your own veranda



A life of having agile strategies...

**to be able to mould your lifestyle as per your mood,  
sometimes quiet, sometimes happening**



## **Welcome to 'Your Life'**

Where every inch of your home will reflect you

Where you can choose when you want to be amidst a few or amidst a bustling community

Where you'll never run out of choices on how to spend your every moment

Launching  
*Nora*  
at Life Republic

70  
exclusive plots  
for the  
privileged few



**Life Republic.**  
**Dedicated to imaginations**  
**and aspirations.**

- A township spread across 158 hectares (390 acres)
- Nature's abundance everywhere you go
- Multi-level security
- The 2000 mtr. (5 acre) entrance boulevard, a global school, state-of-the-art fire station already functional
- 24 mtr. (150 sq.ft.) wide internal spine roads



**The journey from  
imagination to reality**

- A self-sustainable living with everything you may need within its expanse
- Building a sensitive community with the touch of art and culture
- 3000 happy dwellings with nearly 10,000 residences
- Thousands more to join the living over the years





**But at Nora,  
there's room only for 70 legacies**

This perfect resort living has all the makings of a weekend home, but surprisingly, it will be your everyday home.

One of the most exclusive offerings at Life Republic, here's your opportunity to belong to a like-minded community of the who's who of the world.



# Sector Layout

## Plot Specifications

SR. NO.	PLOT NOS.	AREA PER PLOT (SQ.M.)	PERMISSIBLE F.S.I. PER PLOT (SQ.M.)
1	01	265.65	265.65
2	02,06,09,10,14,15,18,19,24,25,26, 27,32,33,34,37,38,39,42,43,44,47, 48,49,52,53,54,57,58,59,62,63,64	165.00	165.00
3	03	189.80	189.80
4	04	174.77	174.77
5	05	142.50	142.50
6	07,08,16,17,40, 41,50,51,60,61	183.15	183.15
7	11	180.38	180.38
8	12	376.63	376.63
9	12A,20	200.77	200.77
10	21	198.00	198.00
11	22	211.25	211.25
12	23	257.86	257.86
13	28,31	187.50	187.50
14	29,30	232.50	232.50
15	35	169.89	169.89
16	36	175.36	175.36
17	45	178.78	178.78
18	46	193.36	193.36
19	55	170.61	170.61
20	56,65	165.00	165.00
21	66,67,68,69	198.00	198.00
22	70	219.55	219.55



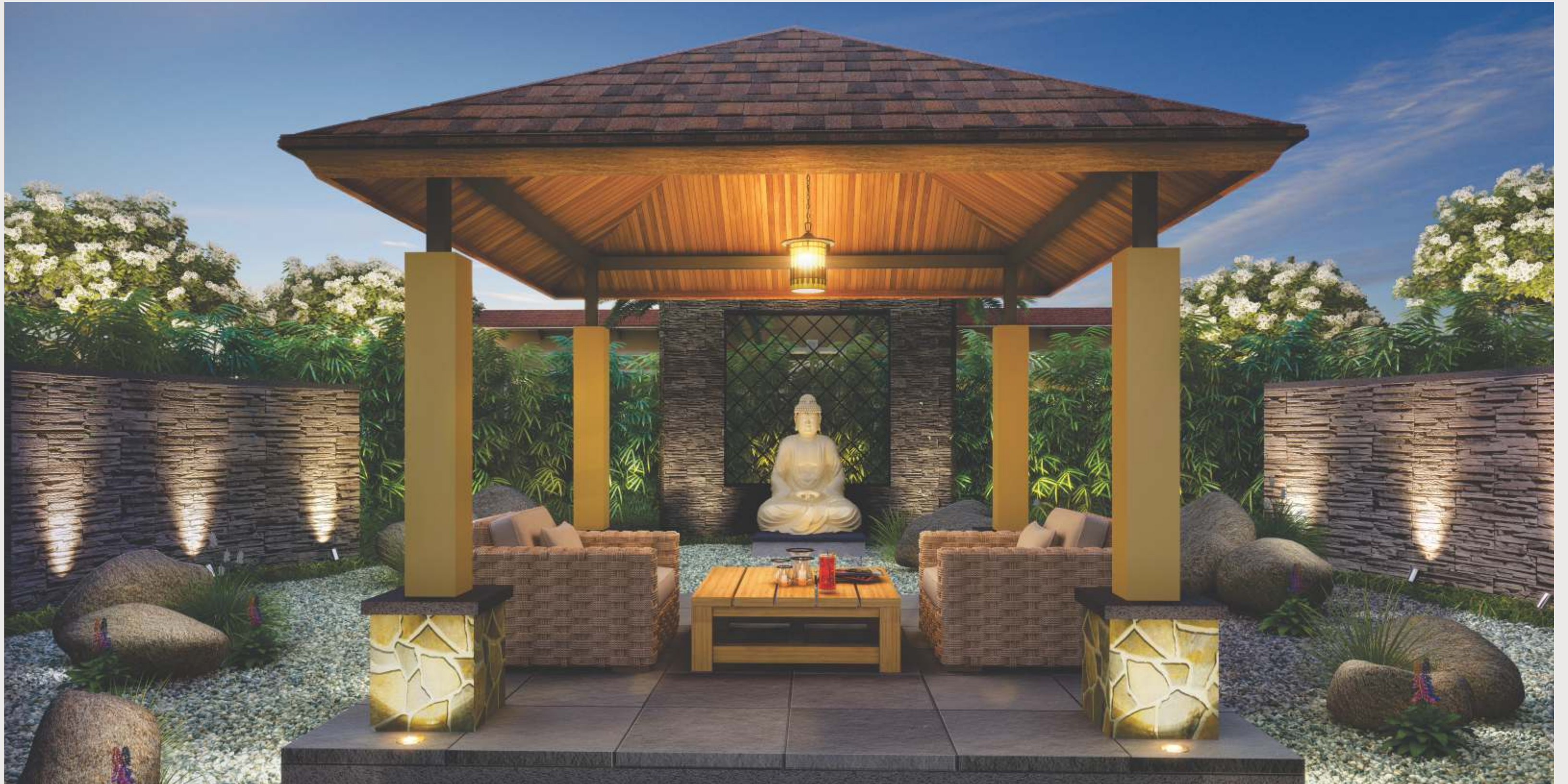
**This is all  
that life demands**

- Beat some new champ at the clubhouse with indoor games or at the multipurpose hall or at the half basketball court
- A freeform lagoon pool with beach entry and waterspouts



## The many reasons to fall in love with Nora

- Bask in the beauty of your own private garden
- Conceptualize and build your bungalow with the option of using Kolte-Patil's expert team of renowned architects and interior designers
- Completely developed plots sized from 142.50 sq.mt. (1533.87 sq.ft.) to 376.63 sq.mt. (4054.05 sq.ft.)
- All statutory NOCs will be given through Kolte-Patil's consultants



**A resort-style living  
for every single day**

- An inspirational structure, luxurious gazebos for complete relaxation
- An elaborately designed multi-purpose lawn for all those exclusive get-togethers
- A yoga and meditation pavilion because peace should be a constant
- Awaken your sixth sense at the profoundly designed Zen garden
- With thoughtfulness at the core, the children's play area is designed with a caretaker pavilion



**For all your senses,  
including the sixth one**

- Sensory garden with aromatic plants to introduce new fragrances
- Floating stepping-stones
- Kids' pool and pool deck for everyone to enjoy



**Here landscaping takes the lead,  
and living and relaxing unite**

- Make way into the residential spaces through beautifully designed landscapes
- Dense tropical plantations create a filter between the outside world
- Tropical landscaping doesn't just set the mood in the Club, but also is wisely used to separate various avenues
- All social areas are themed like a stylish resort, to add luxury and relaxation to every corner

# Exclusive amenities to make 'Your Life' even more special

## Legend

- 1 Security Cabin
- 2 Children's Play Area
- 3 Sand Play
- 4 Half Basketball Court
- 5 Zen Garden
- 6 Yoga Pavilion
- 7 Multipurpose Lawn
- 8 Lagoon Pool
- 9 Kids' Pool
- 10 Pool Seater w/ Jacuzzi Jets
- 11 Clubhouse with Gymnasium, multipurpose hall and indoor games

## Common Specifications

- Compound wall around Sector boundary
- Internal plot boundary wall in chain link fencing
- Main entrance & exit gate with security cabin
- Sewer line will be provided from STP up to plot. With provision of chamber outside plot
- Domestic water supply will be provided by hydro pneumatic system up to every plot entry with in isolation valve along with water meter
- Storm water line will laid from plot to point of external disposal with provision of chamber plot
- Flushing water supply will be provided by hydro pneumatic system in STP up to every plot entry with isolation valve
- Internal roads (bitumen) with street light
- CCTV Surveillance for common area. Intercom facility will be provided up to (Feeder pillar)
- Power supply to be taped by customer from allocated feeder pillar up to individual meter (4.95 KW with single phase)



30.00 M. W. R.P. ROAD

18.00 M.W. ROAD

G - 55

R17-A

S.T.P. FOR COMMERCIAL

TRANSFORMER FOR 17-B

STP FOR RESIDENTIAL

Future Development

Future Development

Future Development

Future Development

Future Development

Future Development





All the  
makings of  
a worthy life  
are here,  
at Life Republic

Class-apart  
Entertainment

Future-ready  
Infrastructure

Assuredly  
Secured

Amazingly  
Sustainable

Self-sufficiency  
to Count on

Class-apart  
**ENTERTAINMENT**



- Everyday shopping avenues



- Fast food joints

- Proposed concept gardens under development



- Food truck zone



# Future-proof INFRASTRUCTURE



- Proposed bus service within the township



- A 2000 sq.mtr. (5-acre) entrance boulevard for a grand welcome

- Designed considering anticipated traffic volume for the future



- Proposed healthcare facilities within premises for check-ups or emergencies



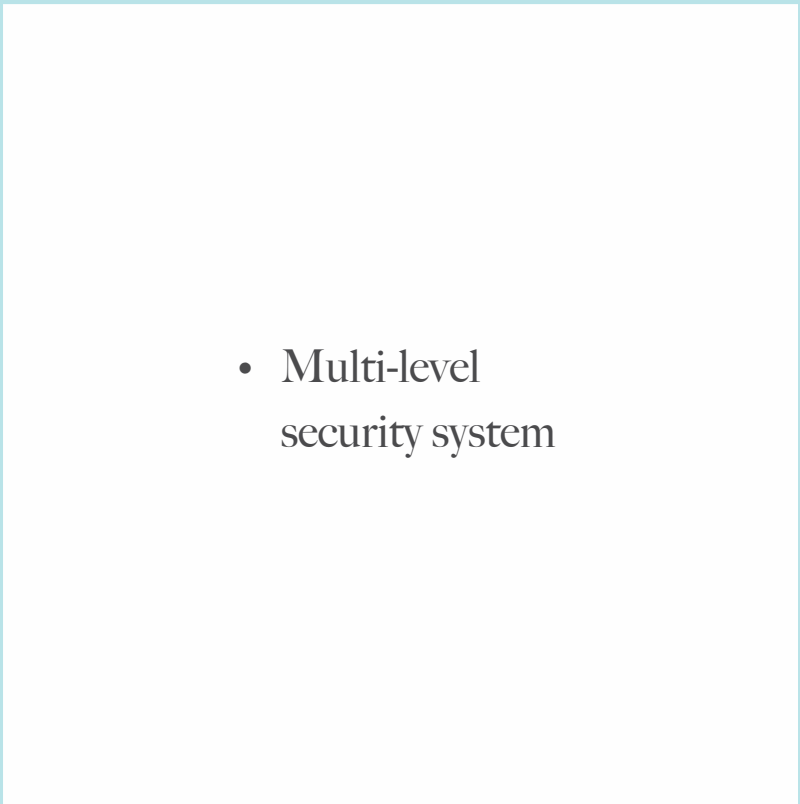
Assuredly  
**SECURED**



- A gated community living



- Developed & handed over to PMRDA fire station



- Multi-level security system



- Proposed police station within the township



Amazingly  
**SUSTAINABLE**



- 100000 sq.m. of plantation areas within the township
- Ample water supply

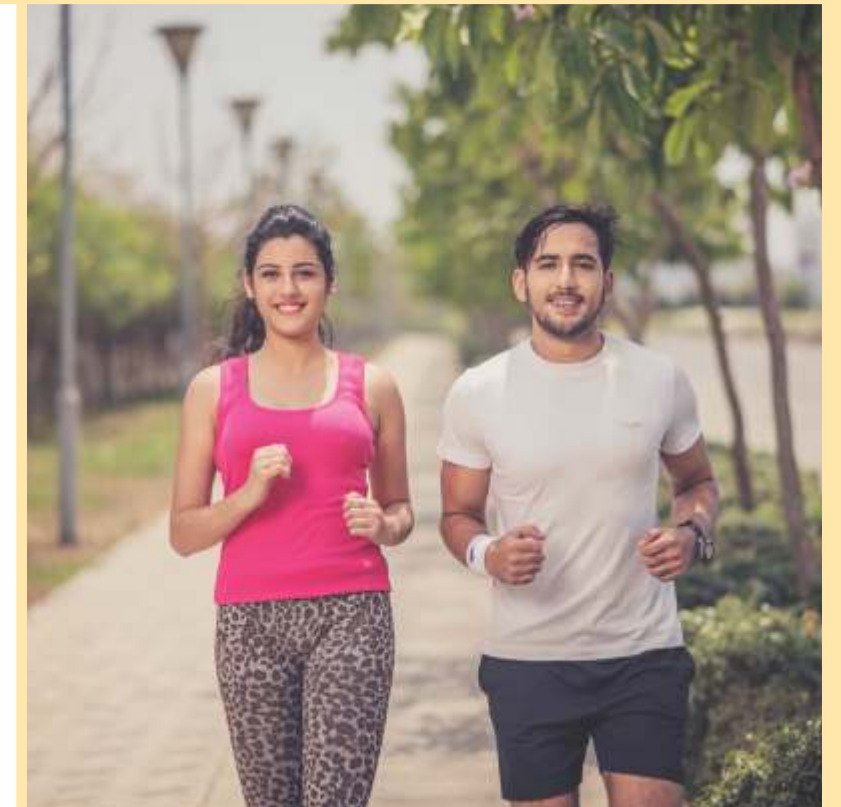


- 8000 trees already planted, 12,000 trees planned to be planted

- Native plantations, theme plantations, gardens, boulevards



- Ample of open areas for improved living



# SELF-SUFFICIENCY

to count on



- Anisha Global – the next gen school within the campus already functional



- Commercial spaces within the township under development

- Social infrastructure like day care, hobby classes and more



- Phasewise WTP planned to cater to the needs of today and the future



# Amazingly convenient LOCATION





## If appreciation is what you love, you'll love Nora

- Considering the price trends near Hinjawadi & Marunji and the rising demand, the locality proves to be a good investment
- Being an infotech park, Hinjawadi is one of the biggest focuses of Maharashtra Govt. for even more infrastructural development



Every resident's pride...  
awards and accolades  
bestowed on Life Republic...

★ Golden Bricks Award 2017  
Best township project of the year,  
More than 200 Acres.

★ NDTV Property Awards.  
Township project of the year.

★ Green project of the year.

★ Pride of Maharashtra Awards.  
Integrated township of the year.

★ Integrated township of the Year.

★ Jotun.  
Winner - Most prestigious project

★ The Times of India  
Premium Property Showcase  
JW Marriott

★ CIA World Construction Award.  
Best developer in ownship project 2016,  
Epic Media Pvt. Ltd.



**Life Republic Site: Survey No. 74, Marunji, Hinjawadi, Marunji-Kasarsai Road,  
Taluka Mulshi, Pune-411057**

Life Republic - Sector R 17 B - 17 B Avenue - Nora is registered with MahaRERA under  
Registration No. P52100022278 available at the website: <http://maharera.mahaonline.gov.in>

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