



GOLD METAL DEPOSITION





Luxury comes

*naturally.*









crafted by nature.  
Curated for  
*life.*

Nestled on 32 acres along ECR, Republic of Nature is a fully serviced community where architecture and ecology coexist in quiet harmony. With a proposed Taj SeleQtions hotel, managed residences, and a man-made beach, it offers resort-style living every single day.

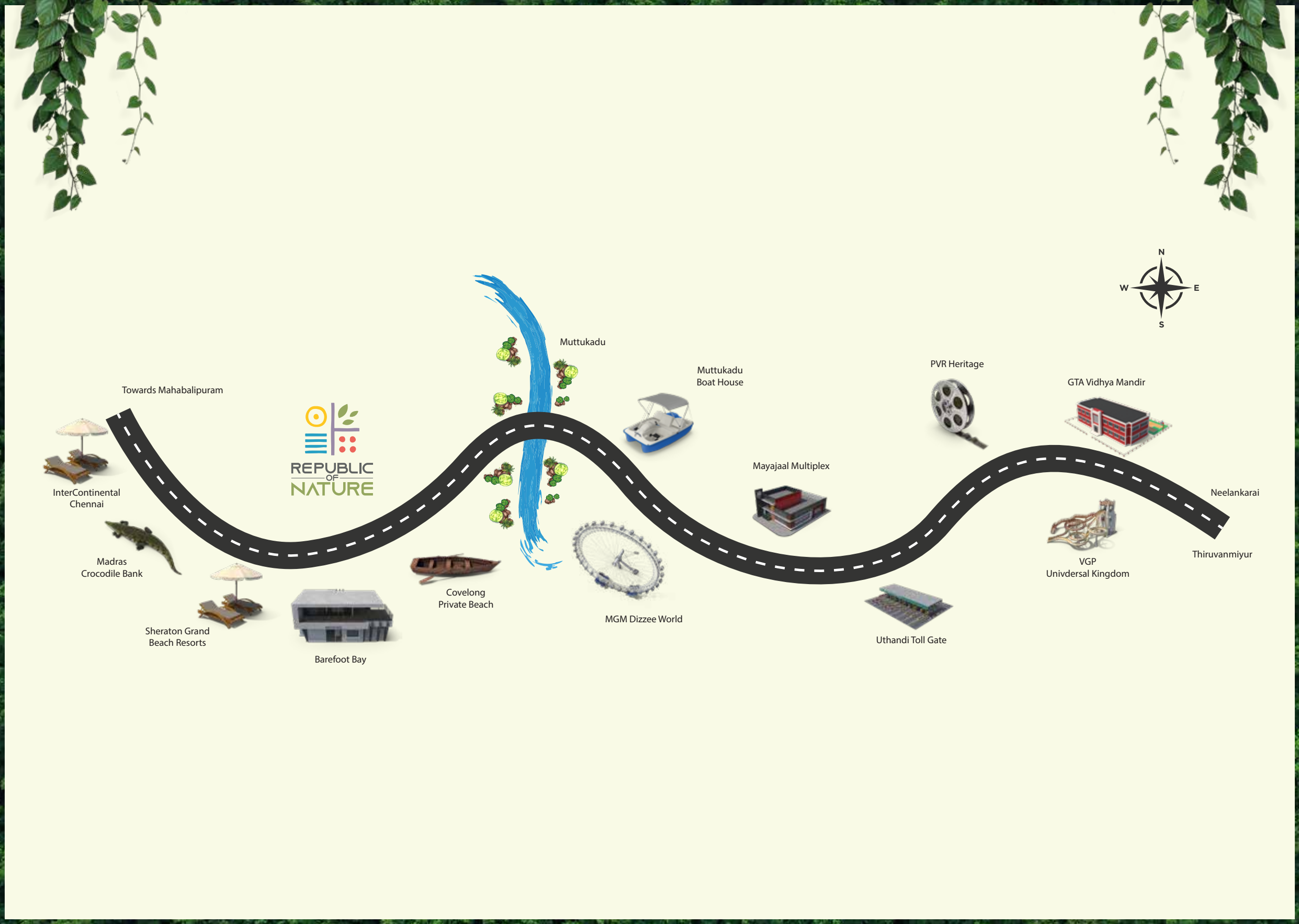
Built from natural materials like mud blocks, lime plaster, stone, and wood, these homes are designed to breathe, last, and age beautifully. Warm, earth-toned finishes and non-toxic interiors ensure comfort that's both timeless and healthy.

This is more than a plan layout. It's a landscape of thoughtful living, where luxury is refined.









Towards Mahabalipuram



InterContinental  
Chennai

Madras  
Crocodile Bank

Sheraton Grand  
Beach Resorts

Barefoot Bay

Covelong  
Private Beach

MGM Dizzee World

Muttukadu

Muttukadu  
Boat House

Mayajaal Multiplex

PVR Heritage

GTA Vidhya Mandir

VGP  
Univdersal Kingdom

Uthandi Toll Gate

Neelankarai

Thiruvannmiyur







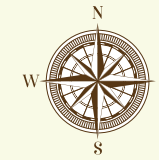
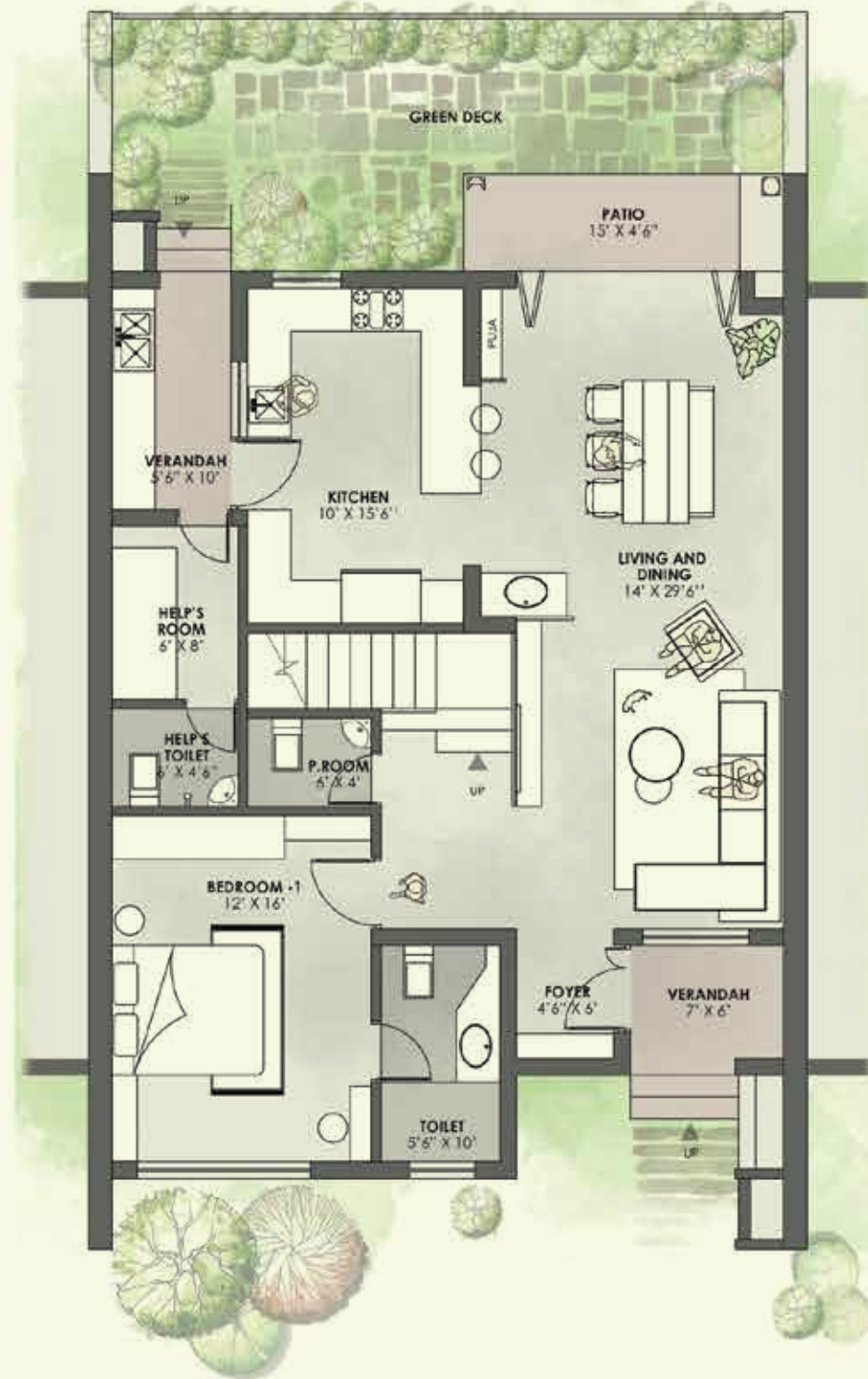




# Signature Villas

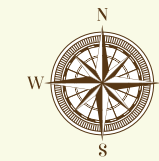
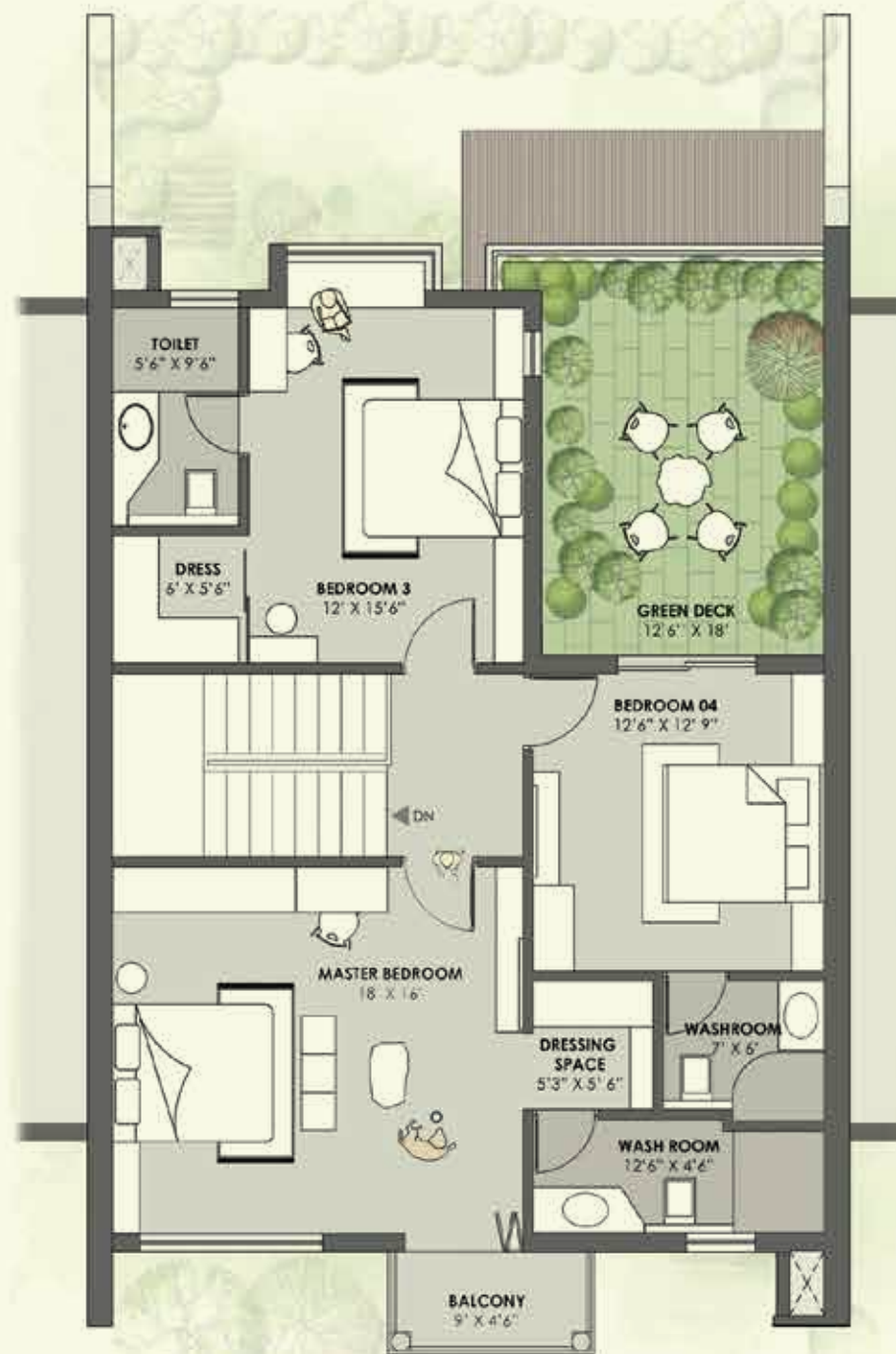
Walls curve *softly* to welcome silence;  
floors stretch like streams of *light*.





**SIGNATURE VILLAS - V01 TO V10 | GROUND FLOOR**





**SIGNATURE VILLAS - V01 TO V10 | FIRST FLOOR**

4 BHK/EAST ENTRY

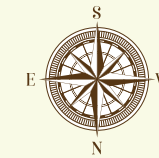
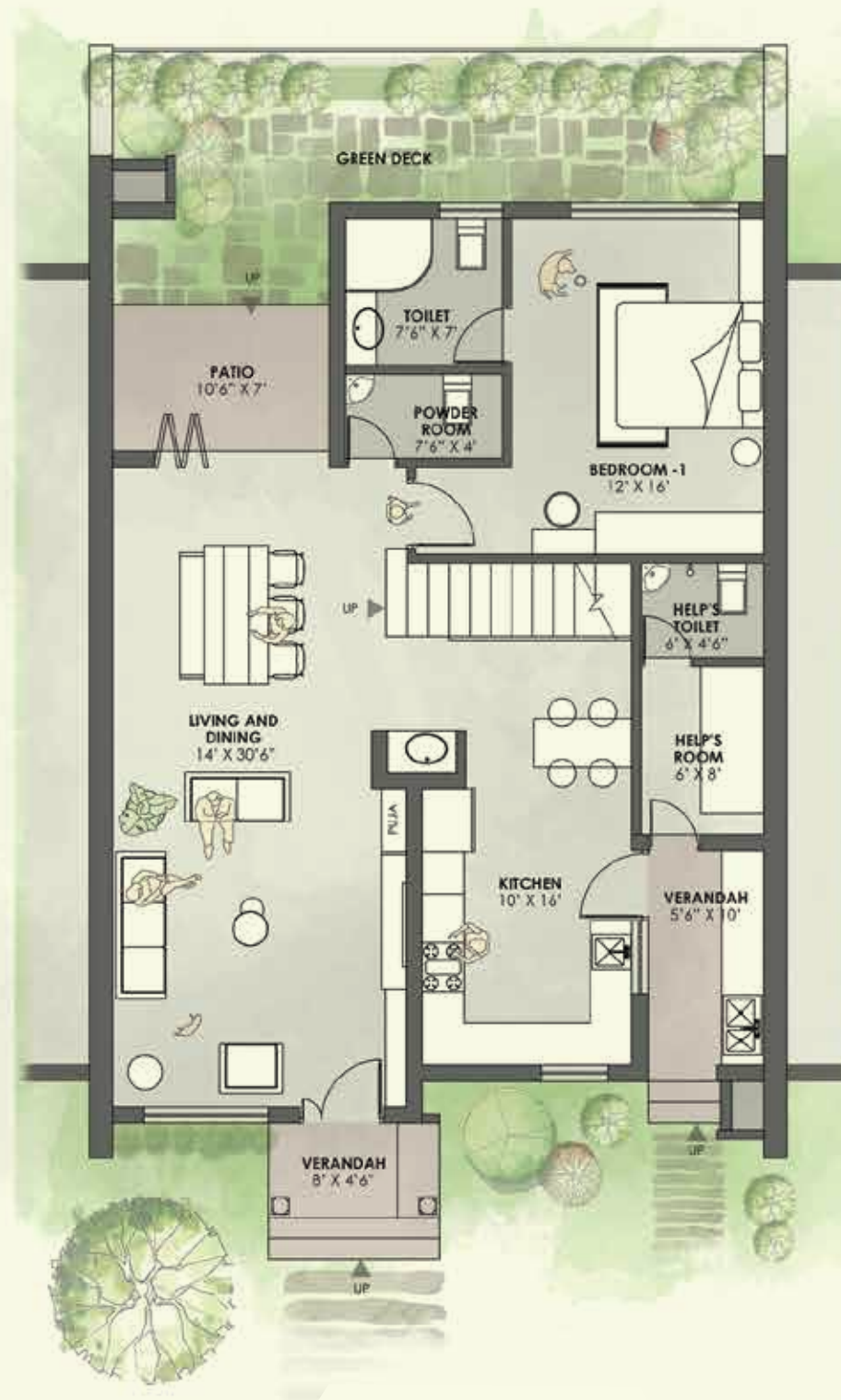
PLINTH AREA - 3028 SQ. FT.

RERA CARPET AREA - 2128 SQ. FT.

UDS AREA - 3634 SQ. FT.

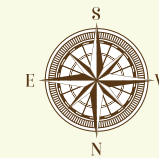
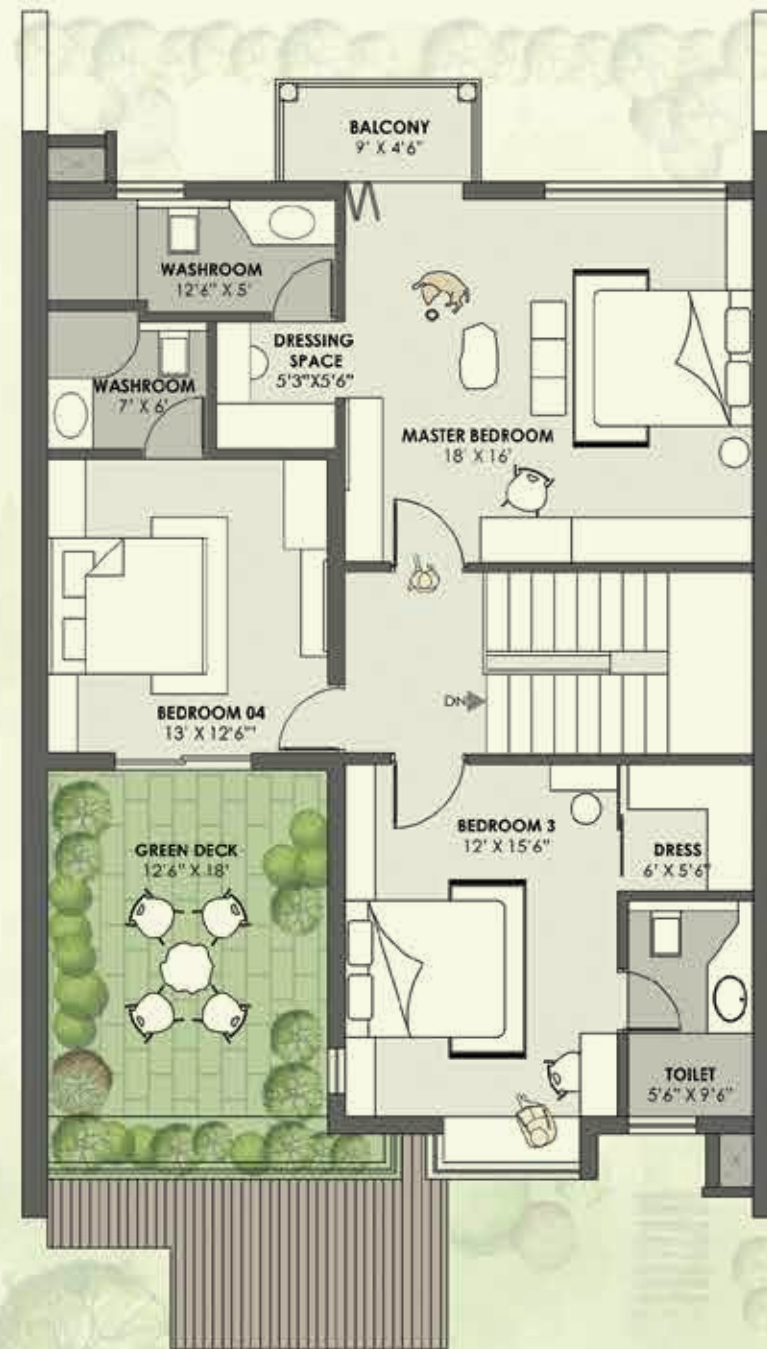
SUPER BUILT UP AREA - 3634 SQ. FT.





SIGNATURE VILLAS - V11 TO V16 | GROUND FLOOR





4 BHK/NORTH ENTRY

PLINTH AREA - 2949 SQ. FT.

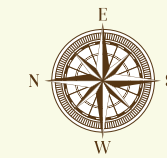
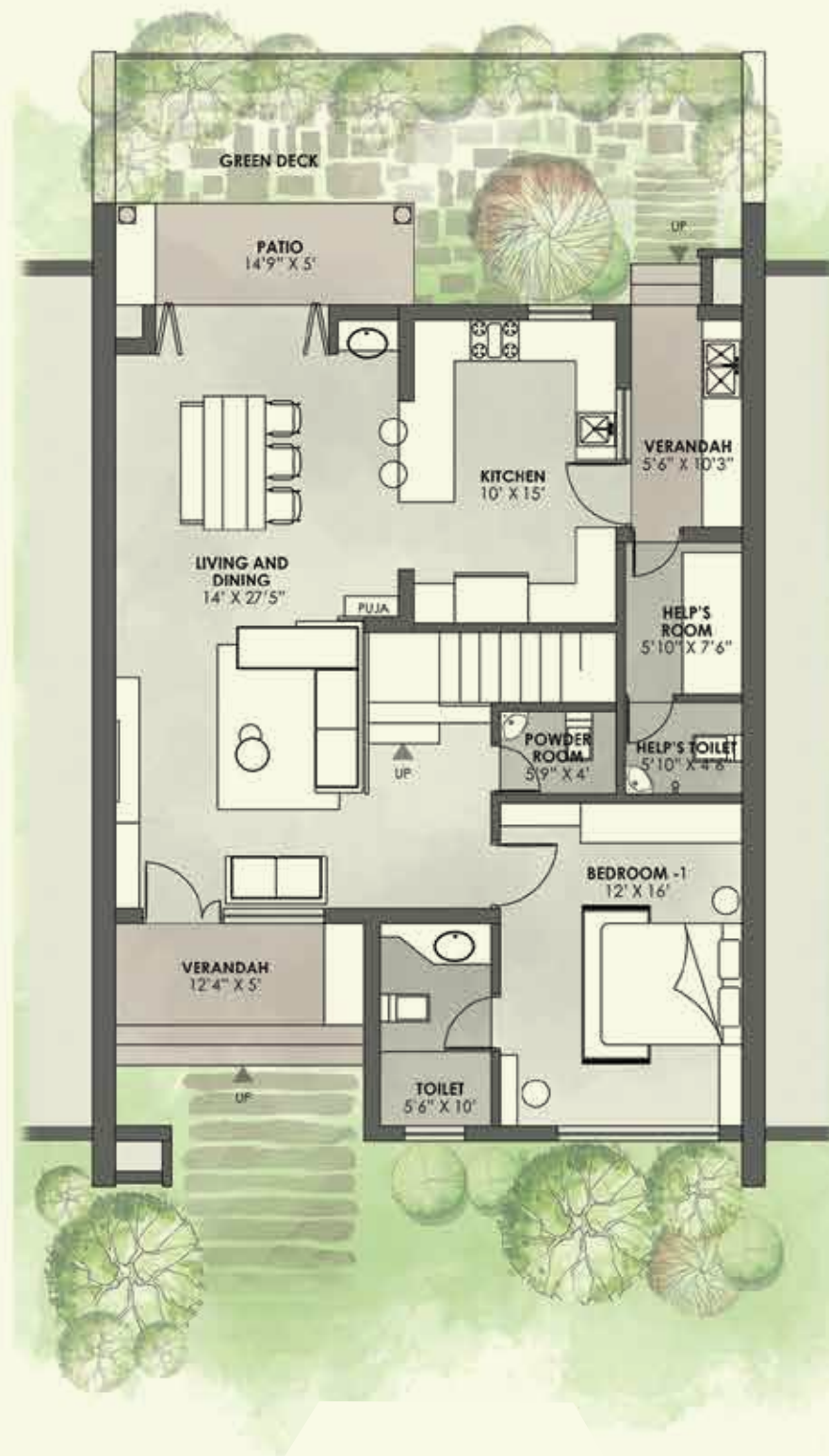
RERA CARPET AREA - 2136 SQ. FT.

UDS AREA - 3538 SQ. FT.

SUPER BUILT UP AREA - 3538 SQ. FT.

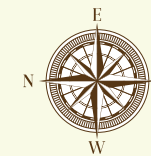
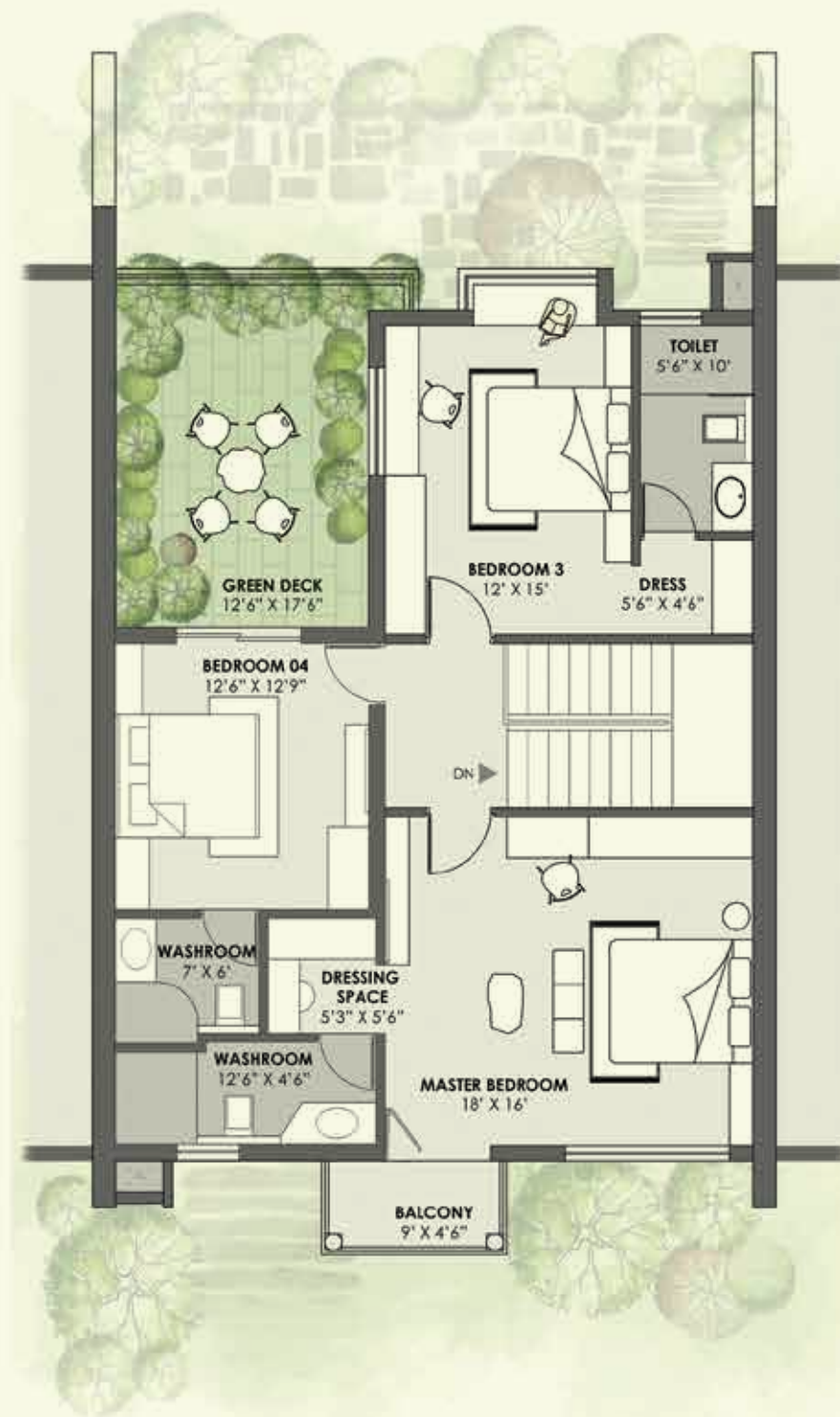
**SIGNATURE VILLAS - V11 TO V16 | FIRST FLOOR**





SIGNATURE VILLAS - V19 & V20 | GROUND FLOOR



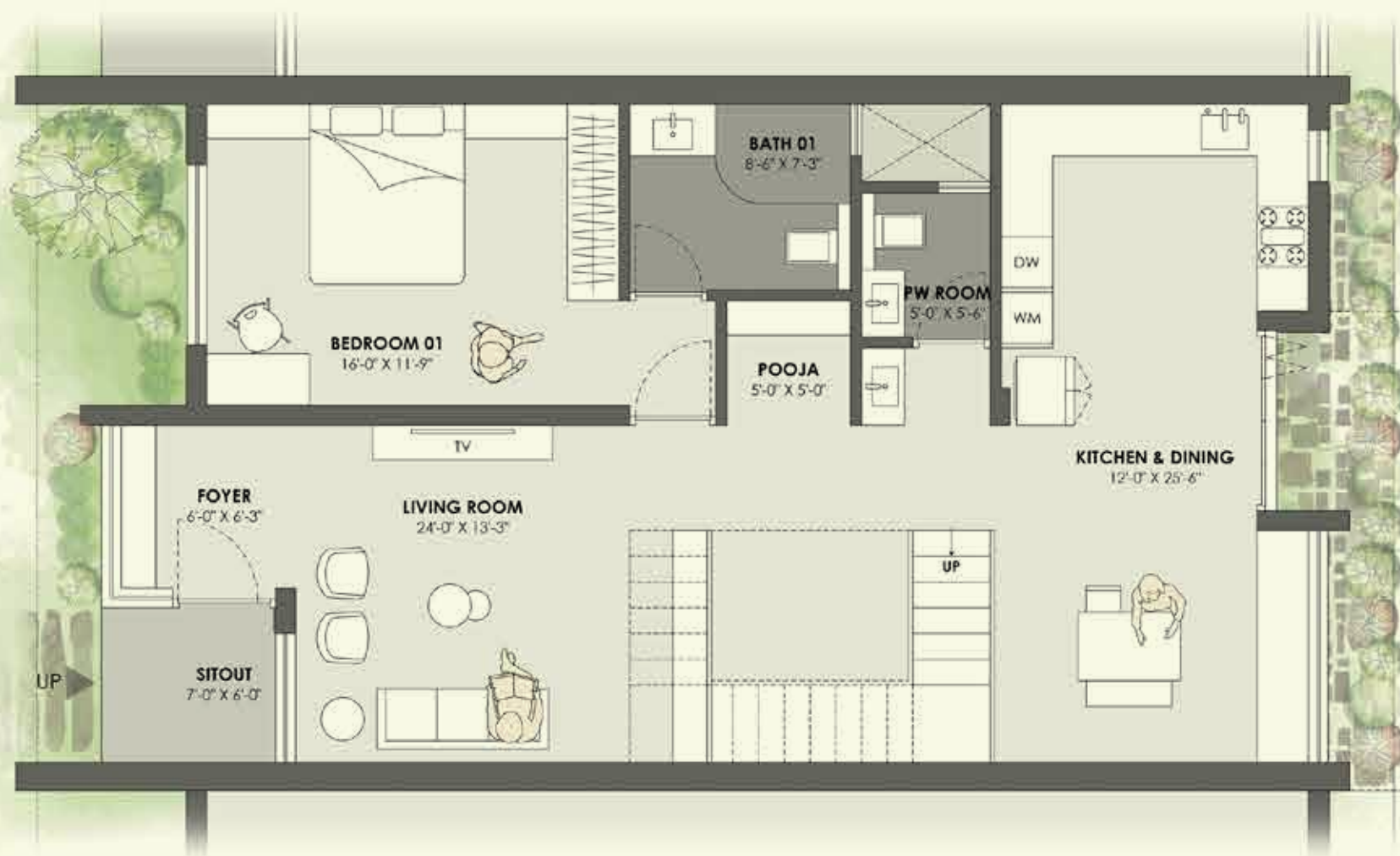


**SIGNATURE VILLAS - V19 & V20 | FIRST FLOOR**

**4 BHK/WEST ENTRY**

PLINTH AREA - 3036 SQ. FT.  
 RERA CARPET AREA - 2073 SQ. FT.  
 UDS AREA - 3643 SQ. FT.  
 SUPER BUILT UP AREA - 3643 SQ. FT.





SIGNATURE VILLAS - V24 TO V27, V52 TO V55 | GROUND FLOOR





**SIGNATURE VILLAS - V24 TO V27, V52 TO V55 | FIRST FLOOR**

**3 BHK/EAST ENTRY**

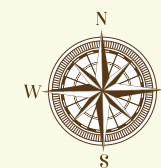
**PLINTH AREA - 2127 SQ. FT.**

**RERA CARPET AREA - 1666 SQ. FT.**

**UDS AREA - 2552 SQ. FT**

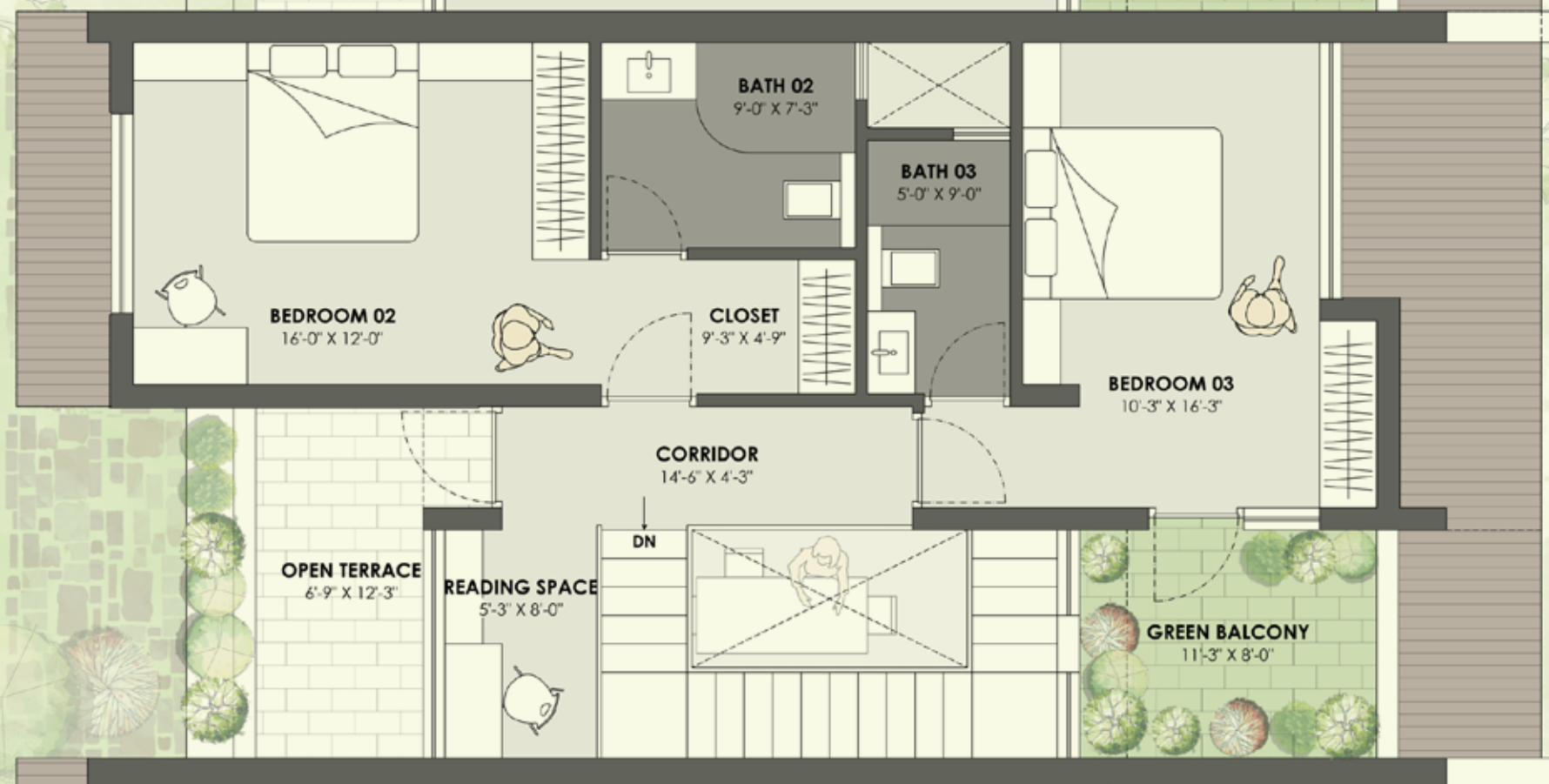
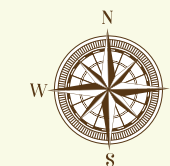
**SUPER BUILT UP AREA - 2552 SQ. FT.**





SIGNATURE VILLAS - V31 TO V35 | GROUND FLOOR



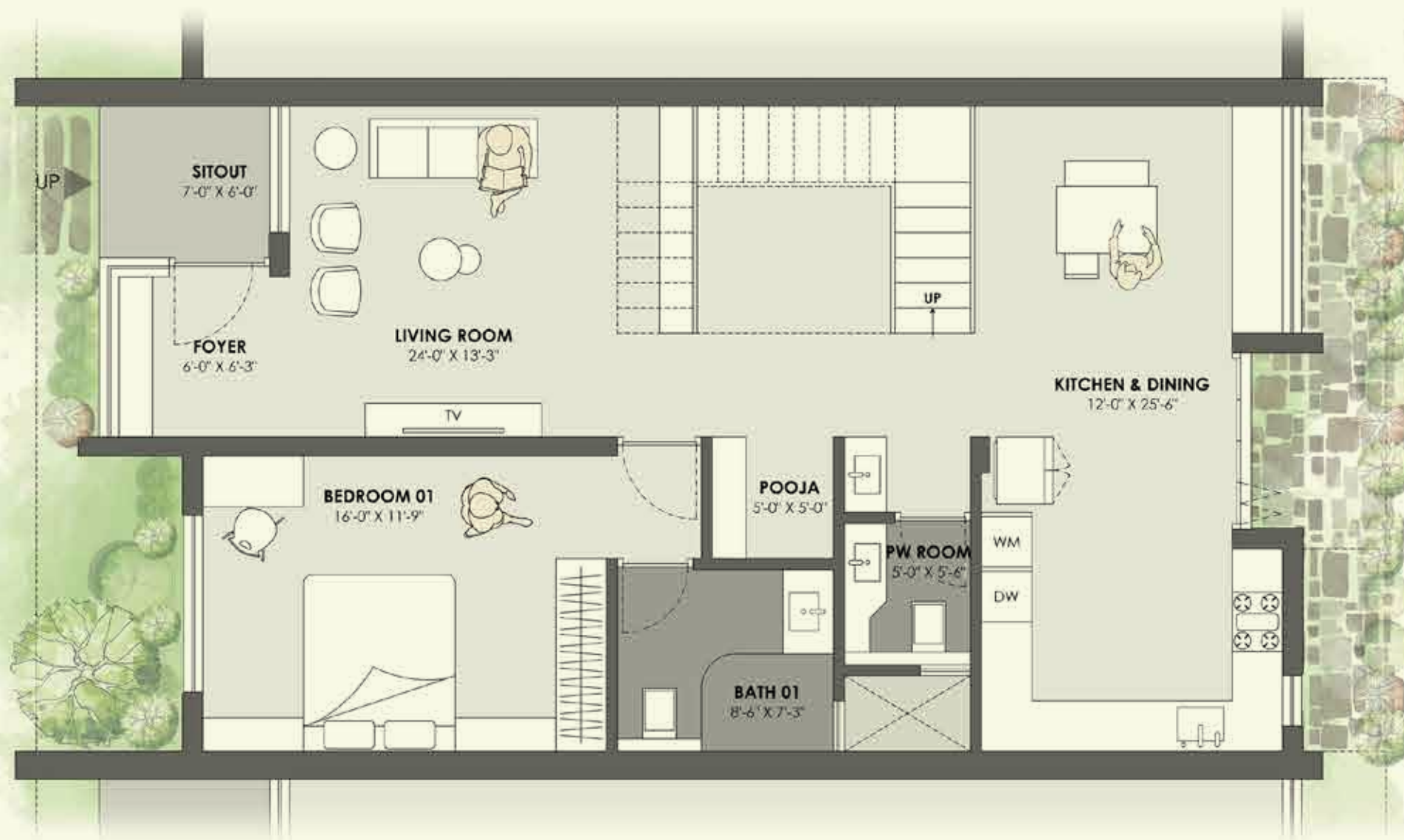
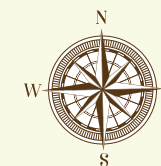


**SIGNATURE VILLAS - V31 TO V35 | FIRST FLOOR**

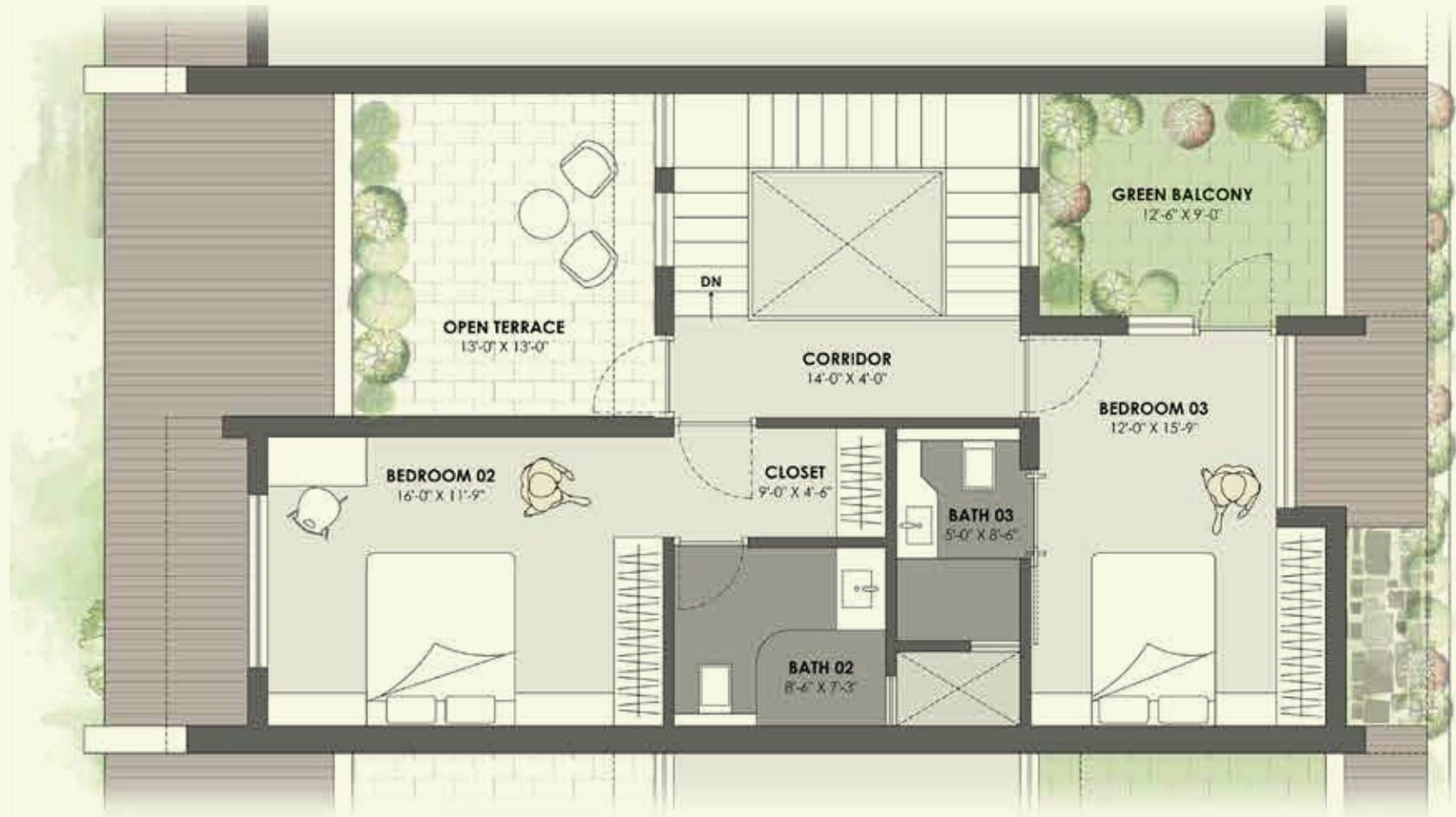
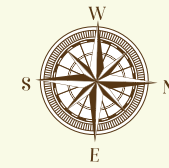
**3 BHK/EAST ENTRY**

PLINTH AREA - 2177 SQ. FT.  
RERA CARPET AREA - 1621 SQ. FT.  
UDS AREA - 2612 SQ. FT.  
SUPER BUILT UP AREA - 2612 SQ. FT.









3 BHK/NORTH ENTRY

PLINTH AREA - 2127 SQ. FT.

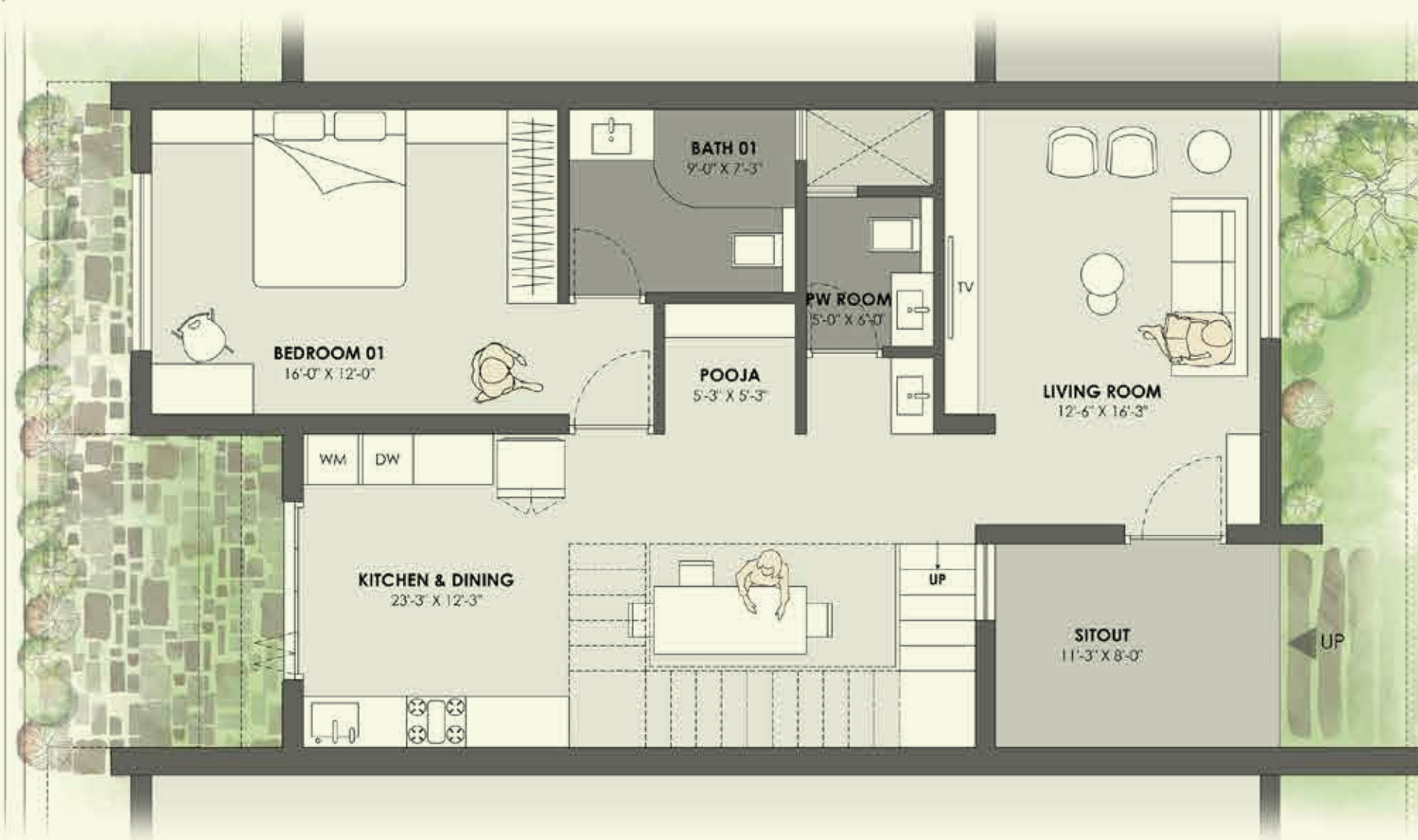
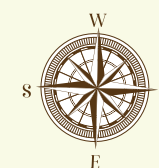
RERA CARPET AREA - 1666 SQ. FT.

UDS AREA - 2552 SQ. FT.

SUPER BUILT UP AREA - 2552 SQ. FT.

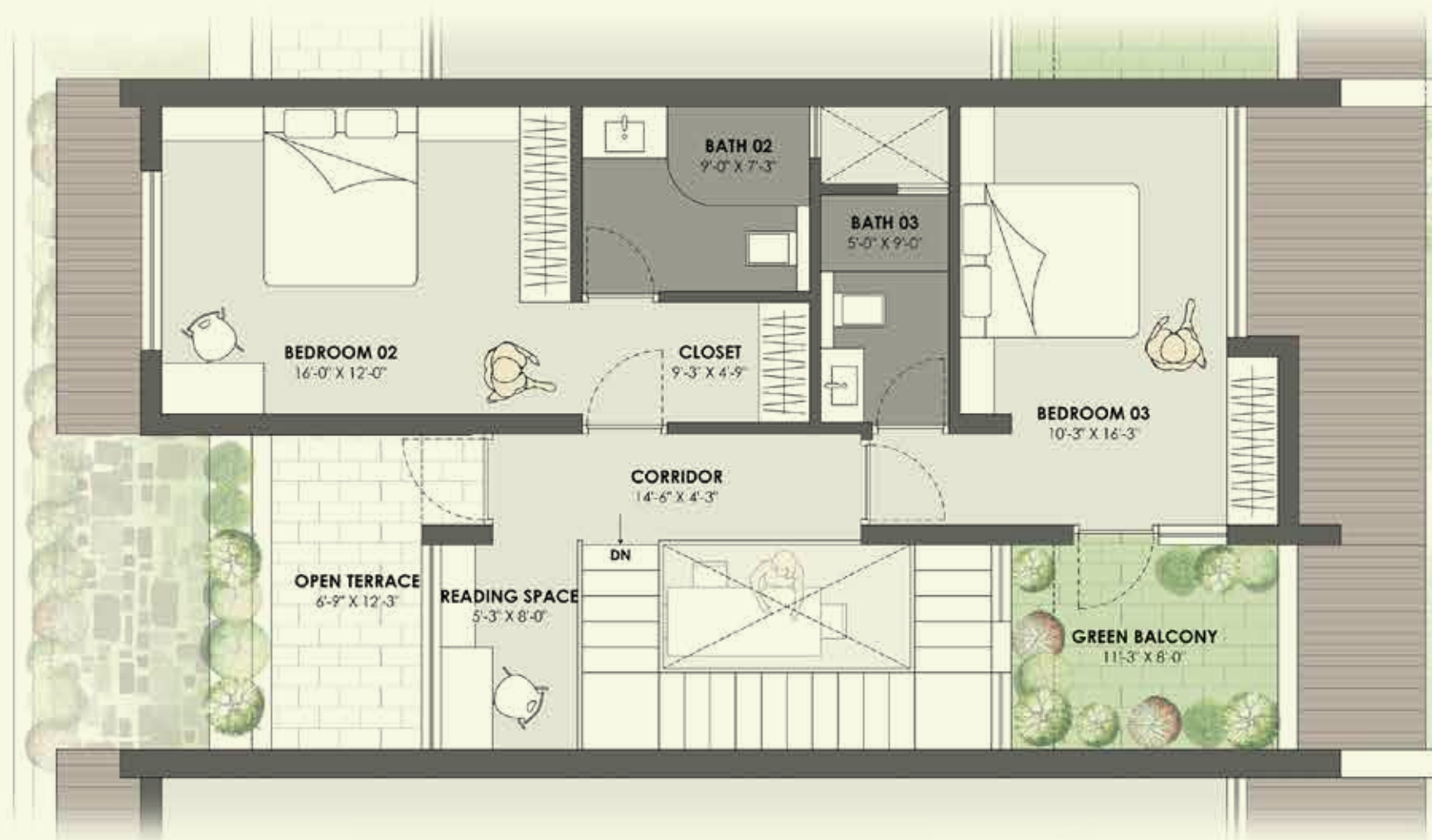
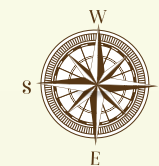
**SIGNATURE VILLAS - V36 TO V40 & V56 TO V61 | FIRST FLOOR**





SIGNATURE VILLAS - V41 TO V51 | GROUND FLOOR





**SIGNATURE VILLAS - V41 TO V51 | FIRST FLOOR**

**3 BHK/EAST ENTRY**

PLINTH AREA - 2177 SQ. FT.  
RERA CARPET AREA - 1621 SQ. FT.  
UDS AREA - 2612 SQ. FT.  
SUPER BUILT UP AREA - 2612 SQ. FT.





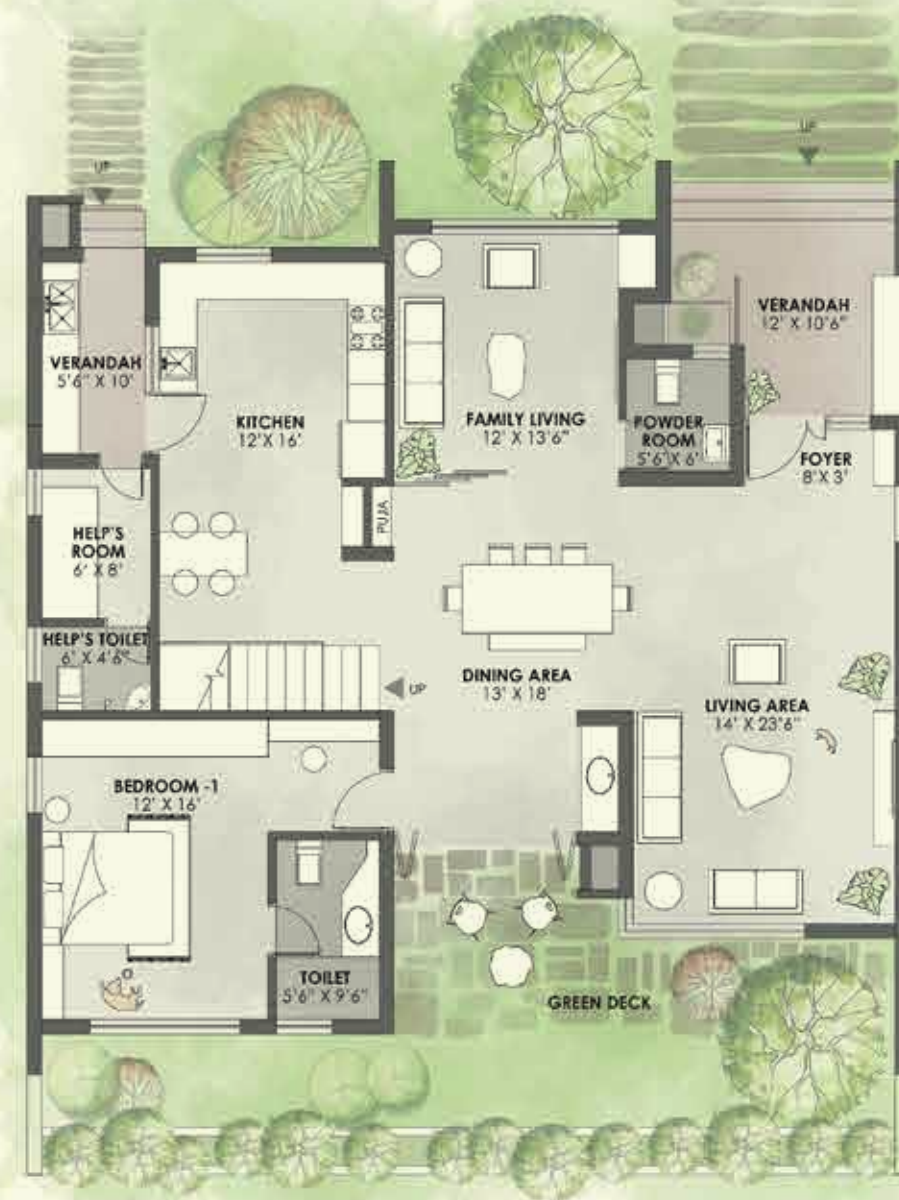
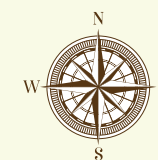




# Luxury Villas

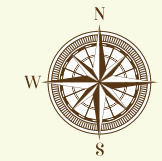
Luxury Villas rising amid emerald calm,  
where *light, sky* and *water* meet.





LUXURY VILLAS - V17 & V18 | GROUND FLOOR





**LUXURY VILLAS - V17 & V18 | FIRST FLOOR**

**4 BHK/NORTH ENTRY**

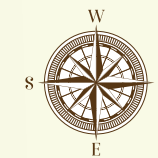
PLINTH AREA - 3954 SQ. FT.  
 RERA CARPET AREA - 2726 SQ.FT.  
 UDS AREA - 4745 SQ. FT.  
 SUPER BUILT UP AREA - 4745 SQ. FT.





LUXURY VILLAS - V21 TO V23 | GROUND FLOOR



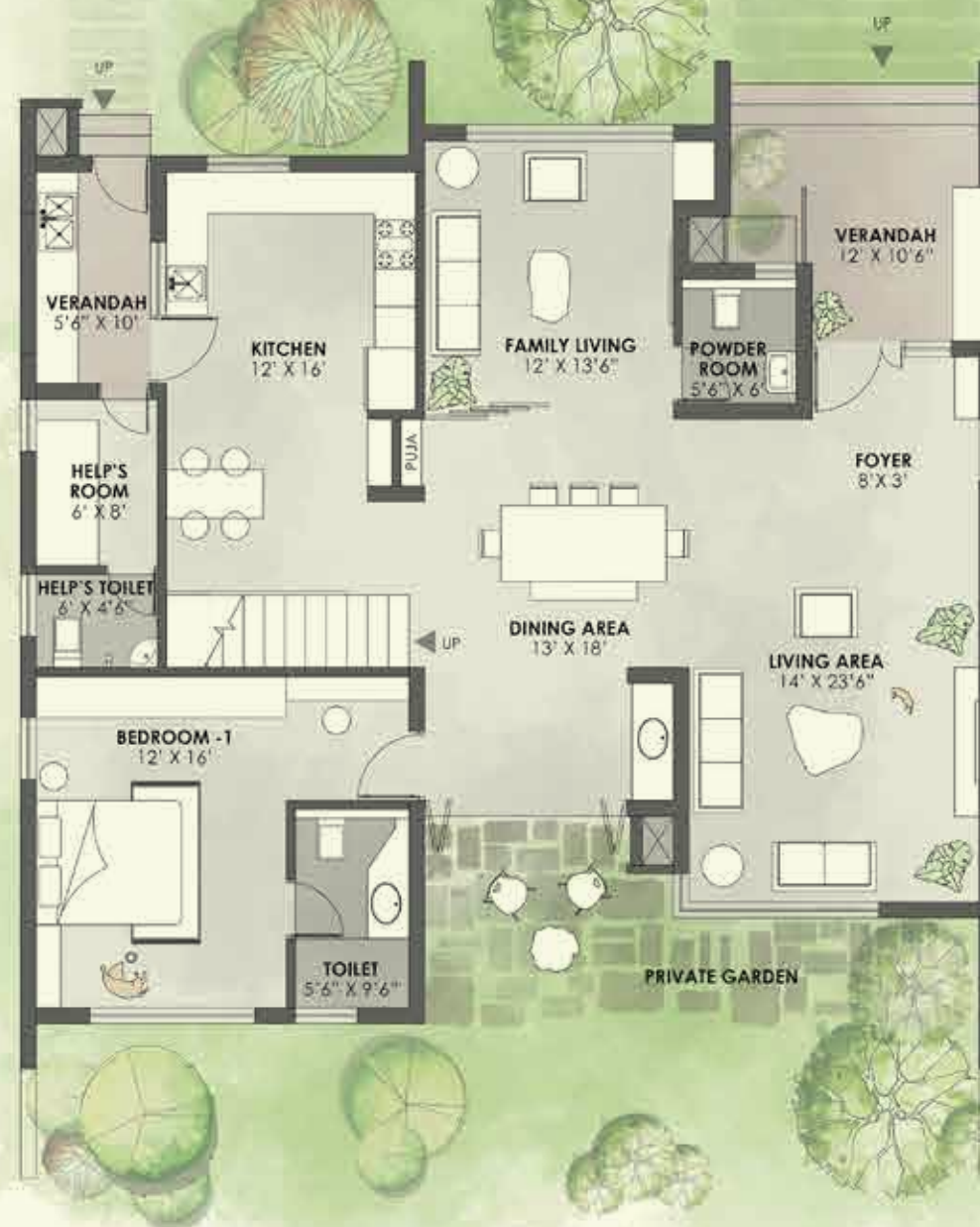


4 BHK/EAST ENTRY

PLINTH AREA - 3868 SQ. FT.  
 RERA CARPET AREA - 2406 SQ. FT.  
 UDS AREA - 4641 SQ. FT.  
 SUPER BUILT UP AREA - 4641 SQ. FT.

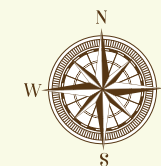
LUXURY VILLAS - V21 TO V23 | FIRST FLOOR





LUXURY VILLAS - V28 TO V30 | GROUND FLOOR





LUXURY VILLAS - V28 TO V30 | FIRST FLOOR

4 BHK/NORTH ENTRY

PLINTH AREA - 3954 SQ. FT.

RERA CARPET AREA - 2726 SQ. FT.

UDS AREA - 4745 SQ. FT.

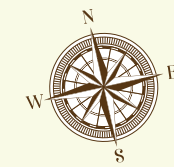
SUPER BUILT UP AREA - 4745 SQ. FT.





## PHASE 1 PARKING





PHASE 2 PARKING



# Clubhouse Amenities



SQUASH COURT



POKER ROOM



BILLIARDS ZONE



TABLE TENNIS ZONE



BOWLING ALLEY



BADMINTON COURTS



INDOOR GAMES



INDOOR POOL



GYMNASIUM



# Clubhouse Amenities



STEAM & SAUNA



PROFESSIONAL POOL



MINI THEATRE



KAROKE ROOM



CONFERENCE ROOM



RECREATIONAL ROOM



SANDHAI SPACE



BIRDWATCHING DECK



BOARDWALK



# Common Area Amenities



SENIOR CITIZEN GYM



LILY POND



AMPHITHEATRE



COVERED WALKWAYS



OPEN GYM



BIOSWALE



SANDHAI SPACE



CONFERENCE ROOM



BOARDWALK



# Elite Managed Services



HOUSEKEEPING  
SERVICES



CHEF & DINING  
SERVICES



PARKING & CHAUFFEUR  
SERVICES



CO-WORKING  
LOUNGES



24/7 SECURITY  
& SURVEILLANCE



CONTROLLED ACCESS  
& ELEVATORS



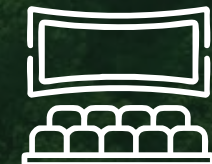
YOGA & MEDITATION  
CENTER



ADVANCED FITNESS  
& WELLNESS



SUSTAINABLE  
ENERGY



PRIVATE  
SCREENING ROOMS



GAME & BILLIARDS  
LOUNGES



LIBRARY & READING  
LOUNGES



KIDS' PLAY  
AREAS



EV CHARGING  
STATIONS



GARDENS  
& TERRACES



JOGGING & WALKING  
TRAILS



CONCIERGE



SECURE & SPEED  
INTERNET



ACCESS TO HOTEL  
SERVICES



MEETING ROOMS  
& CONFERENCE HALLS



# Villa Specifications

## INFRASTRUCTURE

- **Internal Roads**  
Pathways with mud concrete, grit wash, and paving stone.
- **External Compound Wall**  
Surrounding layout: east entrance side will have exposed brick and hand-dressed stone masonry.
- **Water Supply**  
HNS system for Phase 1 development.
- **Electricity**  
CCTV & common lighting for pathways, parks, and basements.
- **Telephone/Internet**  
Underground cabling for telephone and broadband.
- **Landscape**  
Common areas with trees, parks, OAT/playground.
- **Electrical Charging**  
Common space for EV charging.

- **DG Backup**  
IDG backup including air-conditioning systems for villas.
- **STP**  
Phase I STP with recycled water used for greens.
- **Fire Safety**  
Adequate fire extinguishers wherever needed.

## STRUCTURE

- **Type**  
RCC frame with M25 concrete and plywood shuttering.
- **Steel**  
Fe-550 grade.
- **Slabs**  
RCC sloping and flat slabs.

## MASONRY

- **External Wall**  
200mm Porotherm block with brick cladding tile.
- **Internal Wall**  
100mm and 200mm solid block work.
- **Sidewall**  
200mm Porotherm & solid blocks.

## FINISHES

- **Exterior**  
Brick cladding tile with texture paint, Mangalore tile on sloping slab.
- **Flat Roof**  
9'x9' clay tiles with red oxide grouting.
- **Balconies**  
GL industrial sloped roof, wooden brackets.



# Villa Specifications

- **Pergola**  
GL Industrial type at villa entrance and terrace.
- **Interior Walls**  
Premium emulsion, feature walls as per architect.
- **Toilets**  
Tiles up to lintel/5 ft, paint above.
- **Ceilings**  
Exposed concrete or calcium silicate false ceiling.

## FLOORING

- **Common/Outdoor**  
Sadarahalli Stone (flamed finish).
- **Verandah/Patio**  
Leather finish black granite or Kotta.
- **Living/Dining/Lounge**  
Leather finish Azix beige with inlays.

- **Kitchen/Utility**  
Matte vitrified tiles (min 4'x2').
- **Master Bedroom**  
Solid hardwood or matte vitrified tiles.
- **Bedrooms 2-4**  
Matte vitrified tiles.
- **Terrace**  
Leather finish Kotta or rustic finish tiles (2'x2').
- **Staircase**  
Solid hardwood/leather finish granite: printed risers.
- **Toilets**  
Matte vitrified tiles, Cera grey granite in wet areas.
- **Toilet Walls**  
Vitrified tiles with patterned ledge walls.

## JOINERY

- **Main Door**  
Seasoned hardwood (teak), antique brass/black hardware.
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Seasoned hardwood (teak), antique brass/black hardware.
- **French/Sliding Doors & Windows**  
Aluminium (Tostem/Technal/Schuco) with mosquito mesh.
- **Internal Doors**  
Flush with veneer, architrave frame.
- **Toilet Doors**  
Veneer + laminate finish.
- **Glass Partition**  
For shower areas.



# Villa Specifications

- **Windows**  
Teak/equivalent with clear glass, mosquito mesh.
- **Stair Railing**  
MS baluster with wooden handrail.
- **Window Grills**  
Mild steel with semi-gloss paint.
- **Balcony Handrail**  
Wooden CNC rail.
- **Terrace Handrails**  
Jali design + granite coping + GI/CI top rail.
- **Green Terrace**  
Wall + granite coping + GI/CI handrail.
- **Front Parapet**  
Jaali design + granite coping. Pillars -  
Wooden/reclaimed/masonry as per design.
- **Pillars**  
Wooden/reclaimed/masonry as per design.

## KITCHEN & UTILITY

- **VERANDA**  
Counter  
Bare: PHE tap-off point provided.

## ELECTRICAL

- **Wiring**  
Orbit/RR or equivalent in PVC conduits.
- **Switches**  
GM or equivalent designer range.
- **Power**  
3-phase.
- **Sockets**  
6/16A for washing machine, dishwasher, kitchen.
- **AC Provisions**  
VRF system provisions in rooms.
- **Backup**  
100% including AC systems.

## SANITARY

- **WC**  
Wall-hung (Kohler or equivalent), helper's toilet with floor-mounted.
- **Shower**  
Diverter in bedrooms: tap pipelines in helper's toilet.
- **Wash Basin**  
Semi-recessed (Bedroom 4), countertop in others, corner basin in powder room.
- **CP Fittings**  
Jaquar or equivalent.
- **Geysers**  
Provision in all bedroom toilets.

## LIFT

- **Podium Cores**  
Johnson or equivalent.









Site address – No. 285-300, Vadanemmeli Panchayat Thiruporur, Tamil Nadu – 603 112.  
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RERA NO.: TN/35/BUILDING/0523/2024 | DATED 14.11.2024