

THE HEIGHT OF LUXURY



01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38



THE HEIGHT OF LUXURY



# ORIGIN



“

**The highest and most beautiful things in life are not to be heard about, nor read about, nor seen but to be lived.**

”

For those who  
**AIM FOR  
THE SKY.**

*There is a select breed of people for whom the good enough is just not enough. This League of the Extraordinary, revels in the superlative, preferring to aspire for the outstanding in every single pursuit. Be it while choosing cufflinks, wine glasses, rare paintings, vain gadgets, holiday yachts, plush SUVs, personal chefs, chauffeurs or even nannies. Abov is Akshaya's elegant tribute to this rarefied few. It's a super premium high-rise residence designed to deliver an experience, never-experienced before, in Chennai. Explore the elaborate detailing of Abov if you wish to know why it's worth every second invested.*





DWELL IN THE SKY LIKE THE  
**STARS**  
**ABOVE.**

*Since time immemorial, the high and mighty have shown a marked preference for stratospheric heights. Abov was created to recreate this heady experience. Standing tall at a towering 132 meters, the high-rise soars into the azure sky offering a remarkable eagle eye view of the unseen beauty of the greener-than-you-think Chennai. Having the stupendous stature of nearly 2 Qutub Minars stacked on top of the other, Abov provides you the vantage position to: have conversations with the clouds; investigate the twinkling marvels of the night sky; witness the evening orchestra staged on the roads; and discover the untold delights of bird watching. In short, a truly stellar experience.*



**EXPERIENCE  
THE HIGH  
OF LIVING IN  
THE TALLEST  
HOME IN  
TAMILNADU.**

*Every city has a famous address made famous by a skyscraper landmark. Dubai has Burj. Chicago has Sears Tower. New York has Empire State Building, London has Gherkin Building. Kuala Lumpur has Petronas. Till recently, Chennai had nothing worth being proud of. Soon Abov will fill this need gap. Being a 38-floor high rise built to international standards, the building is expected to be not just the tallest residence in Tamilnadu but also the 28th tallest tower in India. Abov will also be one of the Top 100 Skyscrapers in India. With so many firsts going for it, no wonder, it's fast developing a larger-than-life aura.*

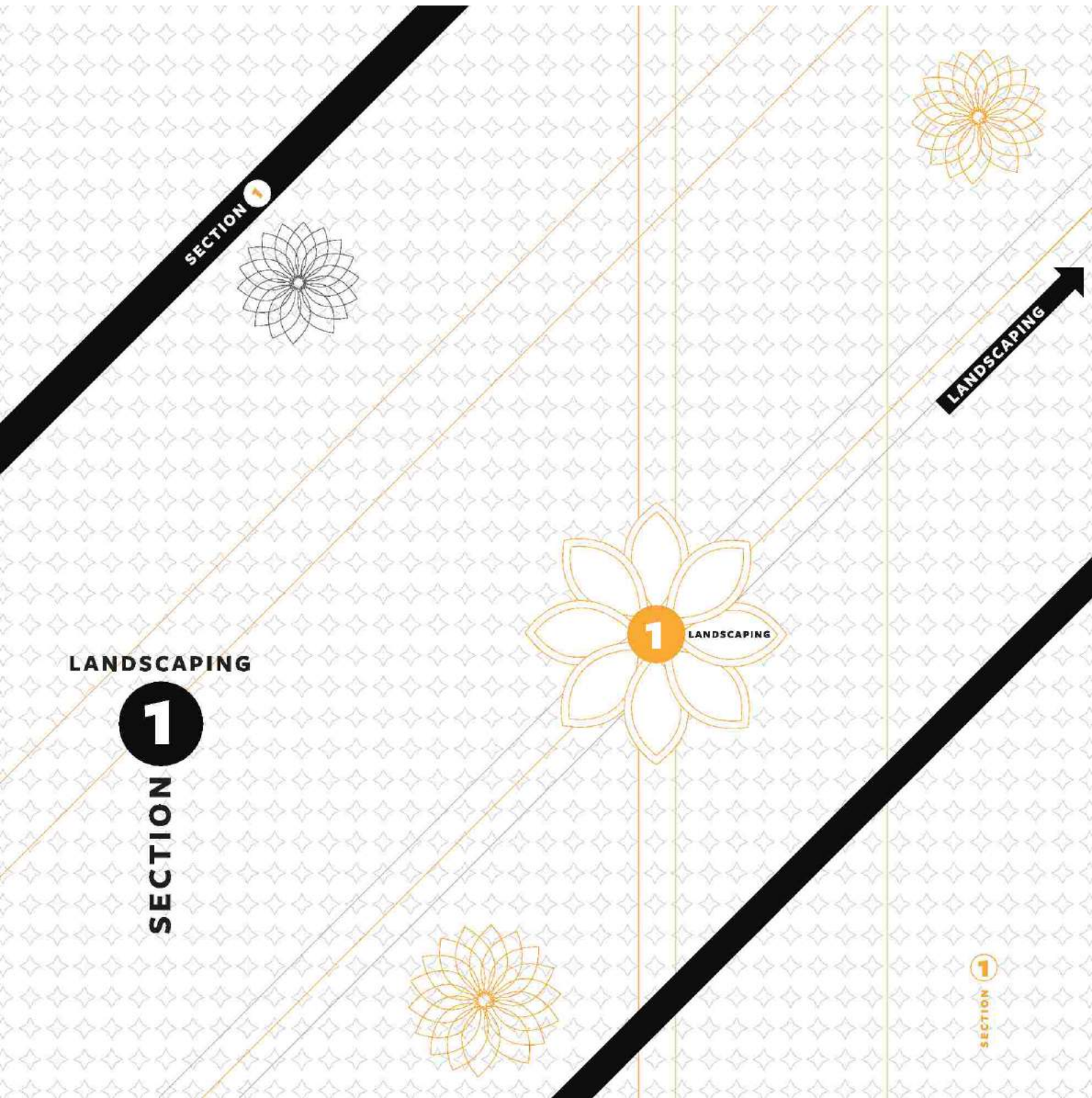


*Elegant pool within a pool surrounded by tropical delights.*

# **31** HOMES.

# **32** POOLS.

*The rich and the famous deserve a world beyond luxury. That's why at Abov, we've not only built the most stunning of homes, but we've made sure it's unparalleled from all angles. The conscious decision to nest only 30 apartments and a duplex over 38 floors, creating the largest sized homes in Chennai for every floor and bejeweling every home with private pools are a few special moves towards realizing our vision of building the most desirable residence in Southern India. With 32 pools for 31 families, Abov is perhaps India's only luxury home with the most number of pools per acre.*



**“  
THE  
HIGHEST  
ECSTASY IS  
ATTENTION AT  
ITS FULLEST  
AND DETAILING  
AT ITS FINEST.  
”**

**91%**  
**LANDSCAPING.**

**9%**  
**LIVING AREA.**

*Above is a generous ode to Mother Nature. What else do you say when 1.5 acres of the 1.66-acre land parcel has been carved out as a liberal canvas for some exquisite international-style landscaping. The central thinking behind creating zones of aqua-themed lawns embellished with gurgling water bodies is to simulate an inviting zen-like ambience that can release stress and drown out the noise of the city with the wonderful fusion of bird and water sounds. An enchanting mix of horticultural delights combined with deft usage of fountains, pools and tree-covered car parks lends the campus an unforgettable ethereal feel.*



# AN ENTRANCE SO INVITING, IT'LL FEEL LIKE A PARK.



A Grid of trees provides shade to car parking and defines car space. At night the trees will be lit up from below.



B Reflective water adds character to central parking area.



C Serene sculptural embellishments



D Sunken kids' pool at the center creates a pool within a pool.



F Family lawn adjacent to the sports zone.



E Alfresco dining area with bespoke seating and BBQ facilities





A Rain Tree



B Indian Almond



C Frangipani



D Coconut Palm



F Traveller Palm



**BEDECKED  
WITH PLANTS  
FROM MEXICO  
& MADAGASCAR.**



G Bird of Paradise



I Lobster Claw



J Indian Almond



H Red Ginger



E Giant Spider Lily

CLUB 34 LANDSCAPING KEY



## AN OCEAN BAR WITH A REFLECTIVE POOL AND FLOATING SCULPTURE.



A Café tables for alfresco dining

B Raised reflective pools creating private tables.



C Tropical feature planting

D Central sculpture floating on water.



E Panoramic sea view from the ocean bar

**HOME DECK LANDSCAPING KEY**



**LIBERAL SPRINKLING OF GREENERY ON EVERY ONE OF THE 31 PRIVATE DECK SPACES.**



**A** Tropical Plants



**B** Timber deck sunbathing zone

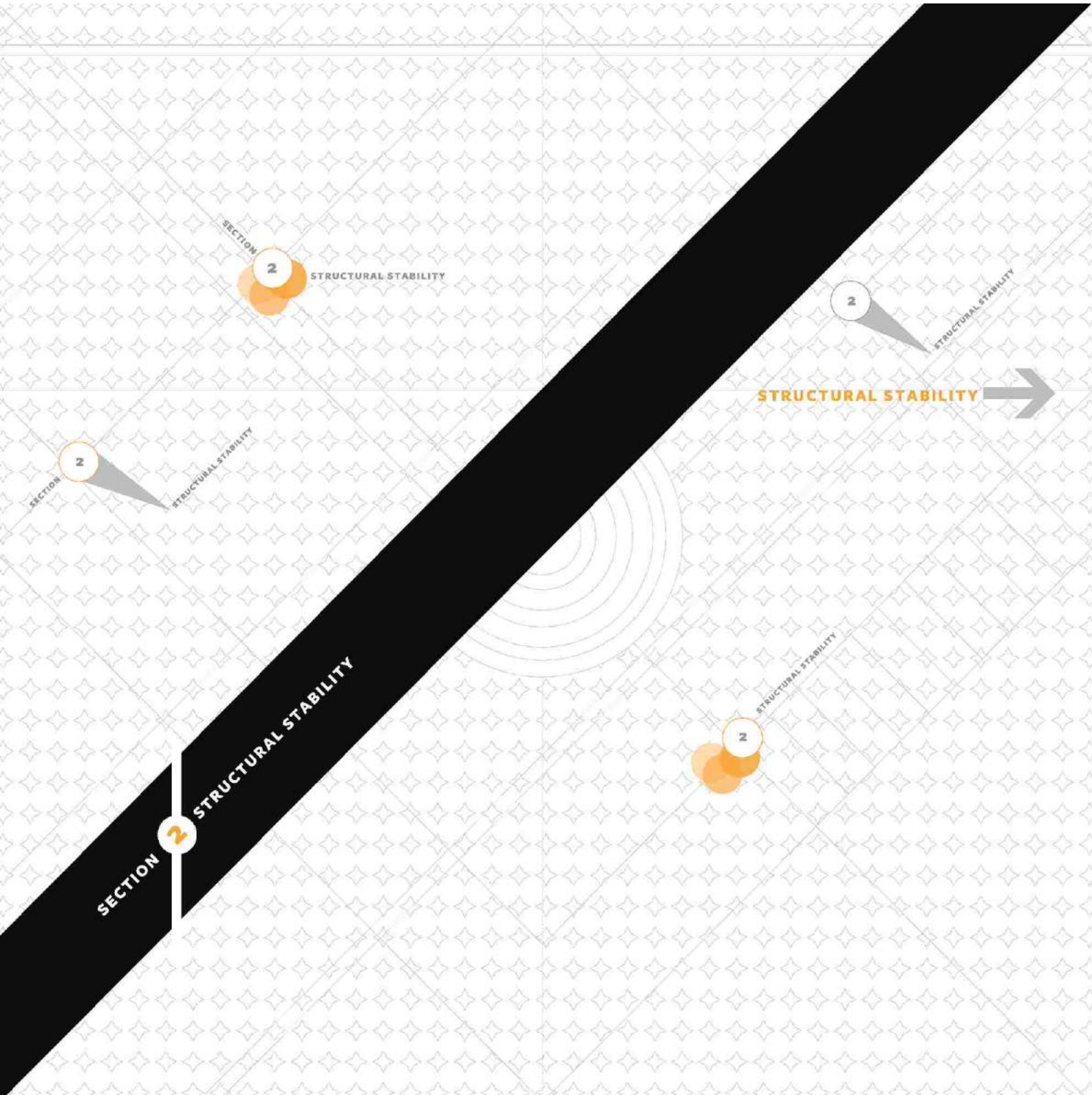


**C** Green wall with built-in bench seat cantilevered through planting.



**D** Alfresco dining area with mondo grass running between pavers.





“  
**THE TRICK TO  
TOWER ABOVE  
OTHERS IS TO BE  
AS STRONG AS  
STRONG CAN GET.**  
”

## **BUILT STRONG TO LAST FOR GENERATIONS.**

*Buildings beyond 15 m and 150 m are considered high-rises. The structure of high-rises typically experience massive Vertical and Lateral Loads. The Vertical Loads are of two types: Dead Loads (weight of the individual construction elements in combination with the finishing loads) and Live Loads (a function of the movable objects and people in the building). While Lateral Loads arise from two factors: Wind Loads (force exerted by the wind on the structure) and Seismic Loads (application of an earthquake generated agitation to the structure or strong waves from a tsunami). With more than 110,000 bags of cement (3,820 cum) and 1875 metric tonnes of steel being used, Abov is a 132 m concrete giant conceived with the help of the finest structural engineers to stand tall, generation after generation.*

## STRUCTURED FOR SEISMIC ZONE III.

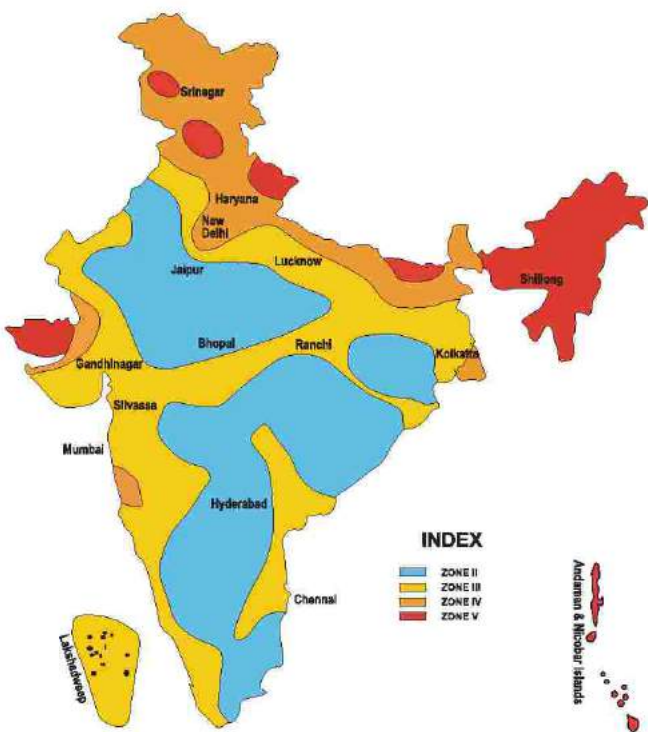


Figure 4: Indian Seismic Zone Map as per IS: 1893 (Part 1) - 2002

**In 2002, the earthquake zone of Chennai was revised from Zone II to Zone III. What this means is the vulnerability of buildings to seismic shocks is a lot more than we think. Therefore even at the planning stage, it is advisable to scrupulously sticking to National Building Code standards to bolster the earthquake resistance of the structure. Bearing this in mind, Abov has been meticulously designed to meet the following stringent codes:**

*IS 1893: Criteria for earth quake resistance design of structure*  
*IS 4326: Code of practice for earthquake resistant design and construction of buildings*  
*IS 13920: Ductile detailing of Reinforced Concrete Structures subjected to Seismic Forces*

## ENGINEERED TO HANDLE BASE SHEAR AND STOREY SHEAR.

Base shear is an estimate of the maximum expected lateral force that will occur due to seismic ground motion at the base of a structure. And storey shear is the sum of the lateral forces at levels above the storey under consideration. Abov's design has been arrived at after extensive analysis of the shear levels.

### WIND TUNNEL TEST

A wind tunnel is a tool used in aerodynamic research to study the effects of air moving past solid objects. A wind tunnel consists of a closed tubular passage with the object under test mounted in the middle. A powerful fan system moves air past the object which is instrumented with a sensitive balance to measure the forces generated by airflow; or, the airflow may have smoke or other substances injected to make the flow lines around the object visible.

Below are images during the wind tunnel test conducted on a scaled model of Abov, that measured and proved the stability of this iconic residence.



**a** The wind tunnel tool propelled by powerful fan systems.



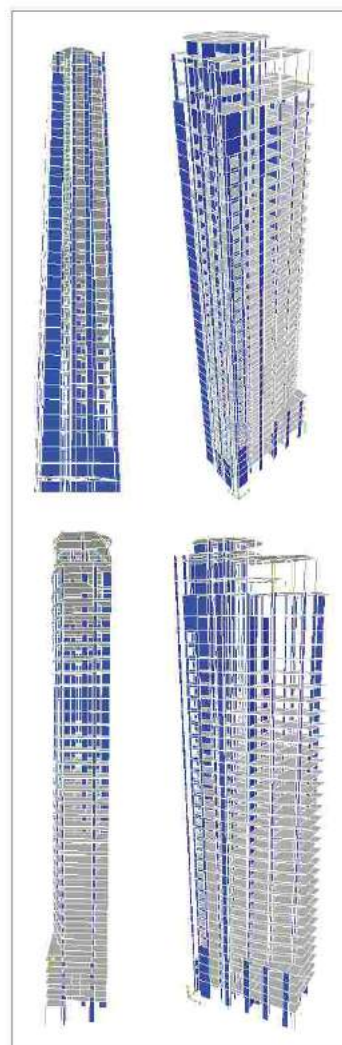
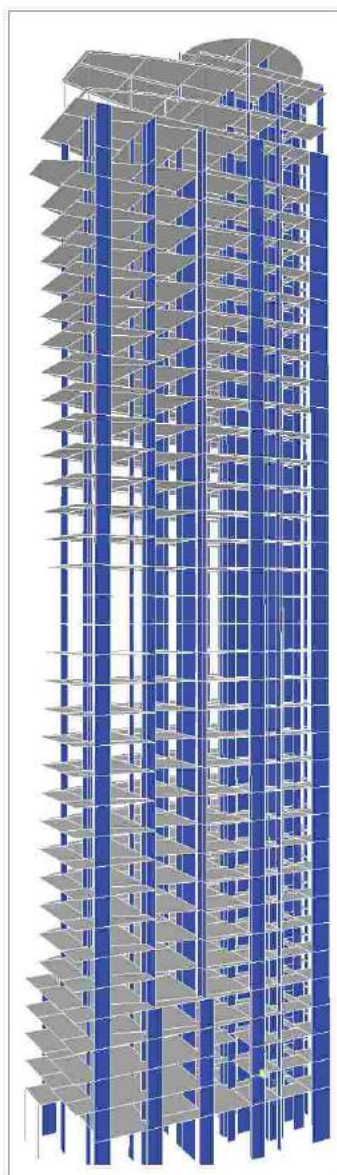
**b** The main facade of the scaled model of Abov under test.

**c** The concrete facade of the scaled model of Abov under test.

### SKELETAL STRUCTURE

#### Columns & floor plate detailing.

The ability of wind loads to bring a building to sway must be borne in mind during the design. The oscillation leads both to a perceptible lateral acceleration for occupants and to a maximum lateral deflection. Abov has been conceived to provide for minimum sway at the top when the wind blows in X & Y directions.





# **MEETING THE HIGHEST OF STANDARDS, AS PER STANDARDS.**



***A building or a structure in general has to perform many functions satisfactorily. Among these functions are the utility of the building or the structure for the intended use and occupancy, structural safety, fire safety and compliance with hygienic, sanitation, ventilation and daylight standards. The design of the building is dependent upon the minimum requirements prescribed for each of the above functions.***

***The minimum requirements pertaining to the structural safety of buildings are being covered in IS: 875 Loading Codes by way of laying down minimum design loads which have to be assumed for dead loads, imposed loads, wind loads and other external loads.***

***The structure that'd be required to bear strict conformity to loading standards will not only ensure the structural safety of the buildings and structures, but will also reduce the risk to life and property caused by unsafe structures, and also reduce the wastage caused by assuming unnecessarily heavy loadings without proper assessment. We're proud to declare that Abov is being built in conformity with the following list of codes:***

***IS 456: 2000 – Code of practice for Plain and Reinforced Concrete  
IS 1786 – Specification for high strength deformed steel bars and wires for concrete reinforcement  
SP-16 – Design Aids for Reinforced Concrete  
SP-7 (part IV) – National Building Code of India***



“  
**PARK YOUR  
DREAMS  
WHERE  
YOU CAN  
GIVE IT  
WHEELS.**  
”

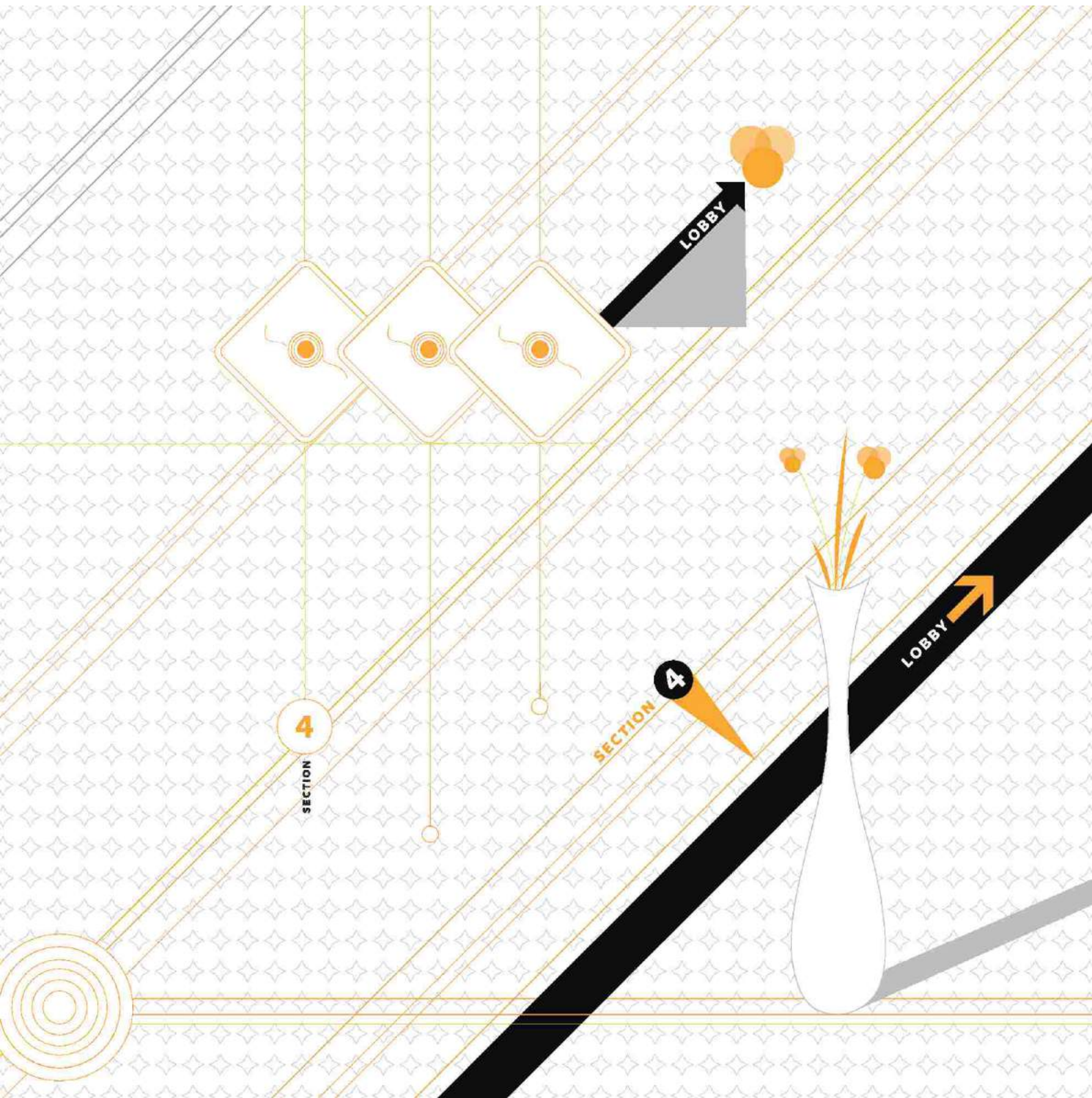
*At Abov, every member of your extended family gets a befittingly royal treatment. That includes your favourite SUV, hybrid car, luxury sedan and convertible. We've reserved two covered and one open car park for your wheeled toys in the car park area within our lush precincts. Apart from these privileges, we've also created changeover chambers and resting rooms for your chauffeurs in the stilt area. In addition, we have an exclusive zone for visitor's car park.*

*Landscaping used imaginatively for your cars.*

**3**

**CAR PARKS  
PER HOME.**





“  
**TO MAKE  
AN IMPRESSIVE  
FIRST IMPRESSION  
YOU NEED AN  
ELEGANT ENTRANCE  
ABOVE ALL.**  
”

**A GRAND LOBBY  
TO GREET YOUR  
HIGHNESS.**

*After you glide into the fountain-laden pleasurable landscape of Abov, a patterned concrete and brick driveway will greet your senses with a gleaming lobby entrance, embellished with the allure of suspended lights.*



## **A SECOND DOORWAY TO YOUR PRIVATE WORLD.**

*If you want to avoid the public glare or the paparazzi, there's a North side doorway to sneak into your cocoon. The second entrance has a dignified charm and an imposing ring of contemporariness about it.*



## **LOUNGE AROUND LIKE ROYALTY.**

*The enthralling backdrop of the lobby offers the perfect setting for catching up with visitors or simply lounging around, flipping pages on your iPad, to soothing tunes belted out by the piped music.*



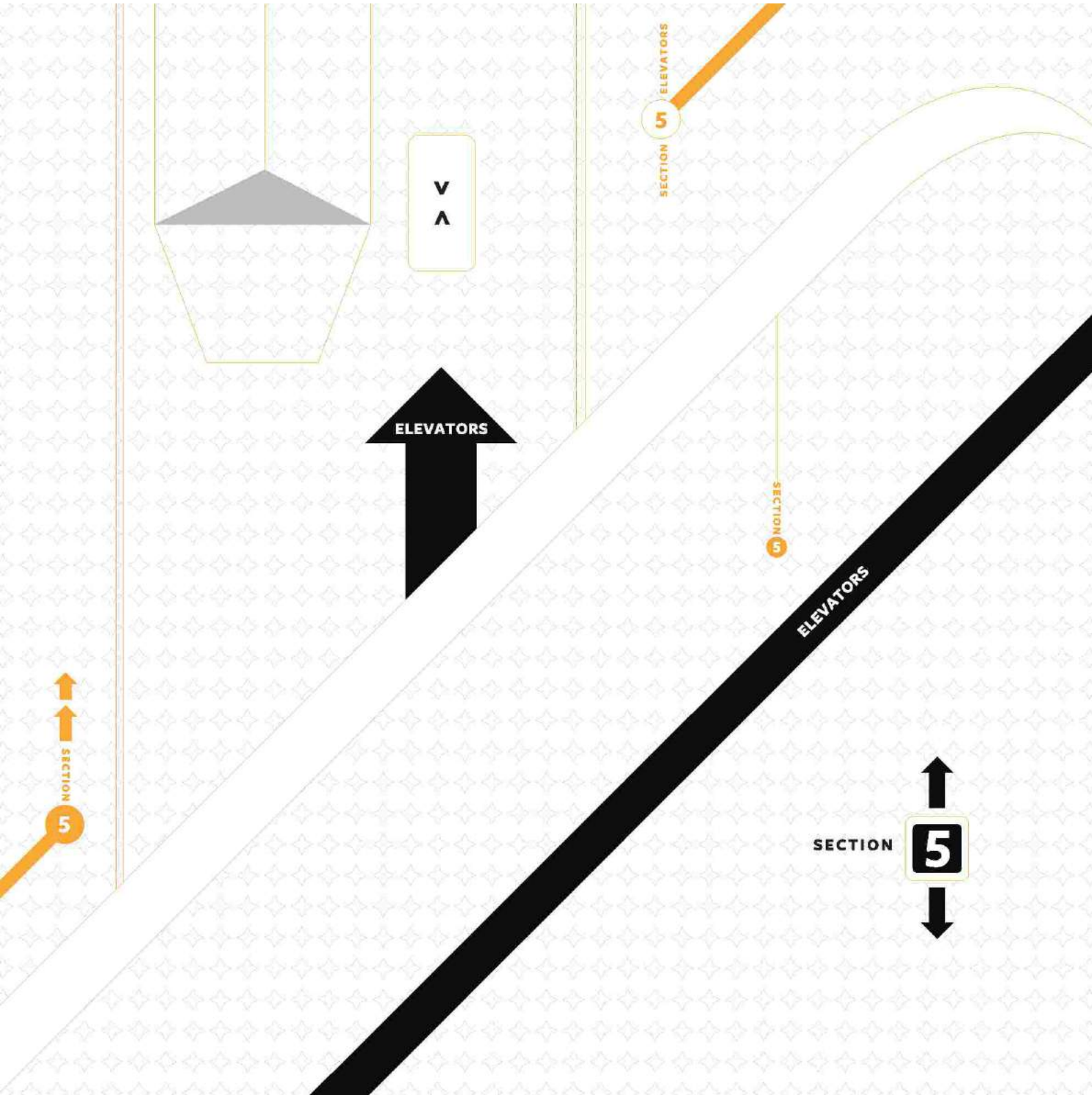
## **WHERE PLUSH IS AN UNDERSTATEMENT.**

*The Grand Lobby of Abov is a stylish interplay of glass, marble, concrete, steel and shimmering lights designed to stun your guests with its imaginative eloquence.*



## **FIVE WAYS TO ASCEND TO A NEW HIGH.**

*The lobby offers you a choice of five ways of upward mobility: A) Two passenger lifts that give you direct access to your residence. B) One lift that takes you to the business center, spa and restaurant on Levels 2 & 3. C) One extra spacious bed lift. D) One service lift. E) Staircase that gives you the good old joy of just walking it up.*



**IT'S NOT  
HOW HIGH  
YOU GO,  
IT'S HOW  
YOU REACH  
THERE THAT  
COUNTS.**

**VERTICAL  
MOVEMENT  
DESIGNED TO  
MEET THE  
VERTICAL  
LIMITS.**

*At Abov, we know how much you value your vertical movement. So we've installed not one or two, but five elevators for the towering complex. They include: two exclusive passenger lifts, one bed lift, one service lift and one retail lift that plies only up to the restaurant, spa and business center housed in the Levels 2 and 3.*

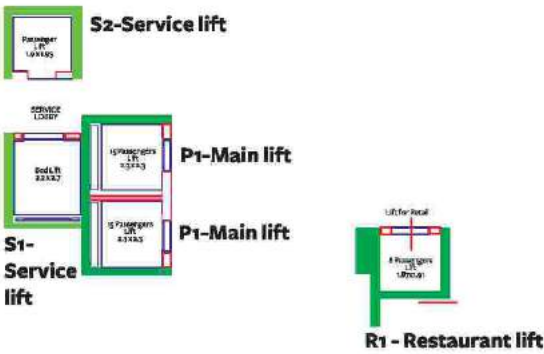
**4** SMOOTH  
ELEVATORS.  
JUST FOR  
**31**  
HOMES.





# SMOOTH LIFTS THAT ZIP AT 3.5 METERS PER SECOND.

Considerable amount of thought has gone into the lift design of Abov. Care has been taken to optimize speed, ride comfort, reliability, space, energy efficiency and more importantly, user safety. Computer logic control has been opted for to coordinate passenger calls and the hydraulic traction for all the lifts.



- ACCESS POINTS AT ABOV:**
- 2 exclusive elevators for residents
  - 1 elevator dedicated to the commercial space
  - 1 convenient bed lift
  - 1 service lift
  - 1 Fire safety staircase
  - 1 Passenger staircase

## EXCLUSIVE ELEVATOR FOR EMERGENCIES.

Passenger care and safety has been placed on utmost priority at Abov. That's why we have created an exclusive lift that is designed to evacuate people during any contingency. The system facilitates emergency entry of rescue workers as well as the exit of people from the building even in the absence of electric power.

### Vertical Transportation Study

Guiding					
Lift Designation	R1	R1	R2	P1	P2
<b>Basic Dimensions</b>					
1	Average Finish Floor Thickness (mm)	150	150	150	150
2	Minimum under internal height of entrance (mm)	2350	2350	2350	2350
3	Walkway width (mm)	1900	2200	1900	2200
4	Walkway Depth (mm)	1800	2100	1800	2200
5	Ft. depth available (mm)	1900	1900	1900	1900
6	Ft. depth required (mm)	1800	2050	2000	2000
7	Clearance (mm)	4000	5450	5450	5000
8	Lift travel height (mm) Approximate	10.48	12.14	12.14	114.56
9	Location of Machine Room	Machine Room Low	Machine Room High	Machine Room High	Machine Room High
10	Machine Room clear height (mm)		3000	3000	3000
<b>Basic Specifications</b>					
1	Number of stops / Opening	3	36	26	36
2	Car Internal Structure Height (mm)	2520	2800	2700	2900
3	Car Internal Height below false ceiling minimum (mm)	2350	2800	2020	2800
4	Car Capacity (mm)	544	1200	544	1000
5	Car Width (mm)	1100	1400	1300	1800
6	Car Depth (mm)	1900	2100	1900	1900
7	Door Width (mm)	800	1000	800	1000
8	Door Height (mm)	2100	2400	2400	2400
9	Type of Door	Center Opening	Through	Center Opening	Center Opening
10	Speed (m/min per section)	1	2.5	2.5	3.5
11	Grouping	1 Car group	2 Car group		2 Car group
<b>Basic Technical Requirements</b>					
1	Machine	Cordless			
2	Drive	ACVVVF (Corded loop)			
3	Microprocessor based Controller	Microprocessor based			
4	Design capacity per hour (minimum)	150			
5	Hall Call Buttons (Minimum 2 lifts or as confirmed by employer). If not possible to locate lift (s) into an entry group, call back and run then independent of the other lift(s).	1	1	1	1
6	Elevator Dispatch Control	Full Collective			
7	Alternate Control	Yes			
8	Anti-rundown feature	Yes			
9	Overload by-pass (at 80% car loading)	Yes			
10	Overload detector warning indicator and buzzer	Yes			
11	Car Ventilation (Minimum 15 air changes per hour)	Yes			
12	Door Detectors - light curtain (Minimum 100 beams) with misting operation	Yes			
13	Load for audio equipment (equipment by others)	Yes			
14	Load for closed circuit TV and audio equipment (equipment by others)	Yes			
15	Hall Larkam and Chime	Yes			
16	Battery operated emergency alarm, lighting & fan for 60 minutes	Yes			
17	Intercom (3 way - into room and security)	Yes			
18	Fireman Operation (As per BSQ 2005 - all lifts shall return to main lobby on operation after initial design for fireman reach group shall be available for fireman entrance)	F1 and F2 designated as fire lifts.			
19	Disability Access (All lifts shall be disabled freely and shall comply with BS5333:2003 pm reference)	Yes			
20	Automatic Return Device	One for each elevator			

**SECTION 6**

**SPA & RESTAURANT**

SECTION 6

6

6

SPA & RESTAURANT →



**“**  
**THE HIGH  
AND MIGHTY  
DESERVE  
NOTHING LESS  
THAN THE  
PINNACLE OF  
PLEASURE.**

**”**

**TWO FLOORS  
EXCLUSIVELY  
DEDICATED TO  
THE PURSUIT  
OF DELIGHTING  
YOUR GUESTS.**

*Privacy is precious for any Abov resident. That's why, we've figured out ingenious ways to entertain your guests without ever letting them into your inner circle. The challenge of maximizing pleasure with minimum intrusion has been surmounted by dedicating the first two floors for indulging your guests - Level 2 will house a delectable restaurant while Level 3 will pamper your senses with a world class spa.*



**A FINE PLACE TO REGALE YOUR FRIENDS BY SERVING YOUR COMPANY ON A PLATTER.**

*Level 2 has a themed restaurant for dining and dining with your intimate friends and pleasant acquaintances.*

**A SPA TO MASSAGE YOUR SENSES AND PAMPER YOUR PRINCELY PALS.**



**ACCOMMODATE YOUR FRIENDS IN TRUE BLUE BUSINESS CLASS STYLE.**

*At Level 2, there are also well appointed guest rooms best suited for overnight stay.*

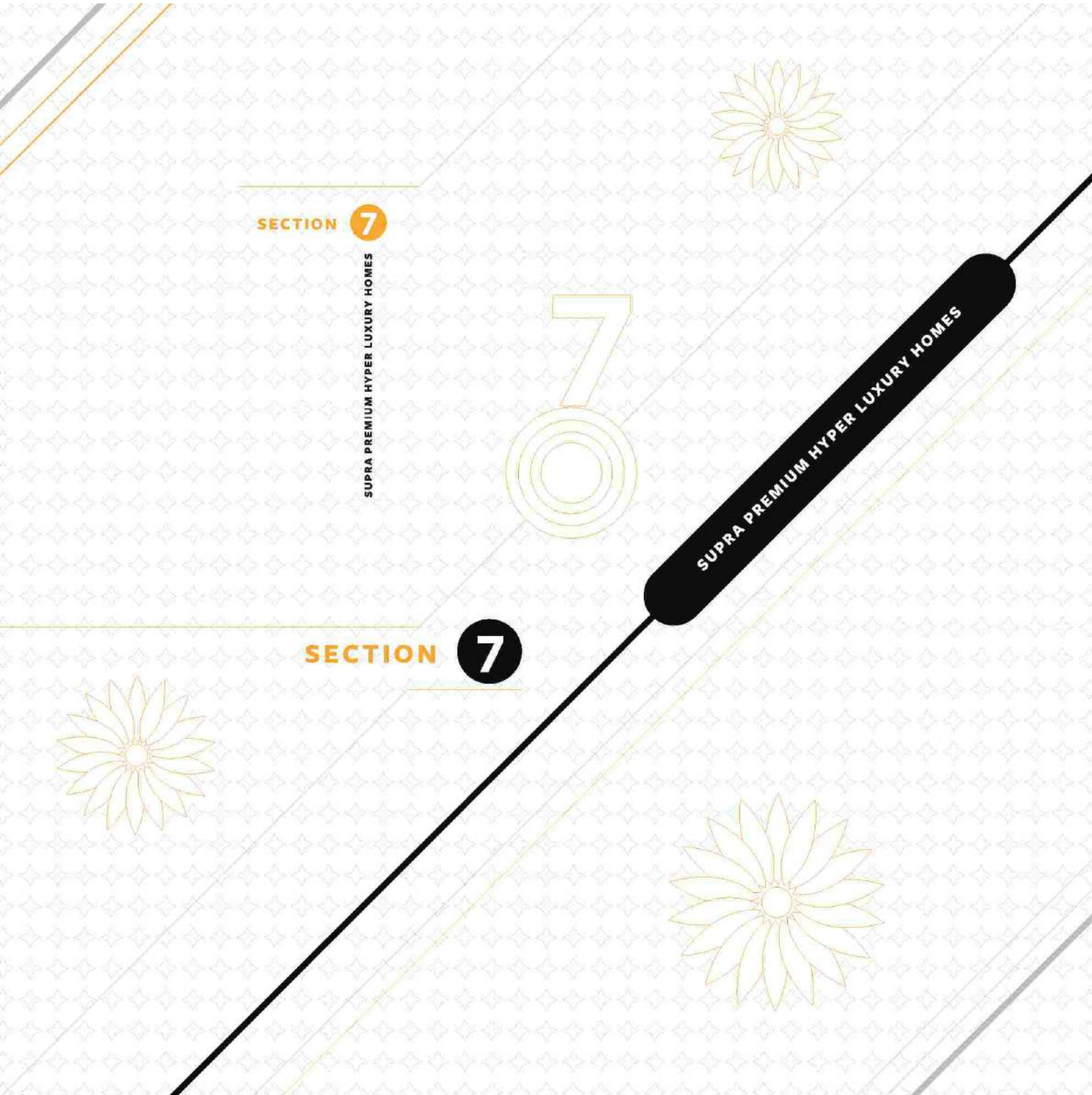


**A CONTROL ROOM TO RUN YOUR EMPIRE FROM YOUR HOME.**

*Equipped with fully wired up office cabins, the business center at Level 2 is your hub even while you're vacationing at home.*



*The luxurious spa spread over an entire floor offers exotic oil massages, exfoliating herbal scrubs, heat stimulating wraps, energizing oils, detoxifying steam releasing baths, a health club with an indoor whirlpool, treatment rooms, a private couples treatment suite, showers, and saunas.*



SECTION 7

SUPRA PREMIUM HYPER LUXURY HOMES

SECTION 7

7

SUPRA PREMIUM HYPER LUXURY HOMES

“  
**A  
LUXURY  
HOME IS ONE  
THAT GIVES  
THE OBSERVER  
THAT SOMEDAY  
I SHALL OWN  
A HOME LIKE  
THIS FEELING.**  
”

## **DISCOVER THE HIGH OF HYPER LUXURY.**

*Luxury is for the upper crust. While hyper luxury is meant for the upper crest. In real estate terms, the difference is night and day. Allow us to elaborate. Luxury alludes to building an aspirational home. It's about creating a space for those who've arrived. Abov is thankfully above luxury. It's an inspirational home for the rarefied few who've transcended the material milestones of glory. That's why we call it hyper luxury.*



*At Abov, home buyers don't have to break into beads of sweat over furnishing their apartments in style. No need for running around. No need for hiring interior decorators. No need for shopping for designer embellishments. No need for even lifting your finger. Because every little thing is in place here. Right from the washing machine, wardrobes, to even the washroom fittings. What's even better is the fact that all the apartment accoutrements have been handpicked from the classiest parts of Europe.*



*The expansive living room comes with thoughtfully crafted formal and informal seating areas, a magnificent viewing deck lending a panoramic view of the east coast and easy access to the dining and kitchen wing of the house.*

## **SUPRA PREMIUM**

**FULLY FURNISHED HOMES IS  
WHAT WE CALL HYPER LUXURY.**

*The plunge pool that adorns every home comes with anti current that generates just the right amount of under current that makes every dip in its cool waters an invigorating affair.*



*Every home at Abov comes bedecked with a verdant green lung that breathes freshness, complementing the rich wooden deck floor.*





*The palatial master bedroom comes with a breezy viewing gallery that looks out into the vast open space, an exclusive walk-in wardrobe and other thoughtful luxuries, so you wake up each day feeling like a king.*

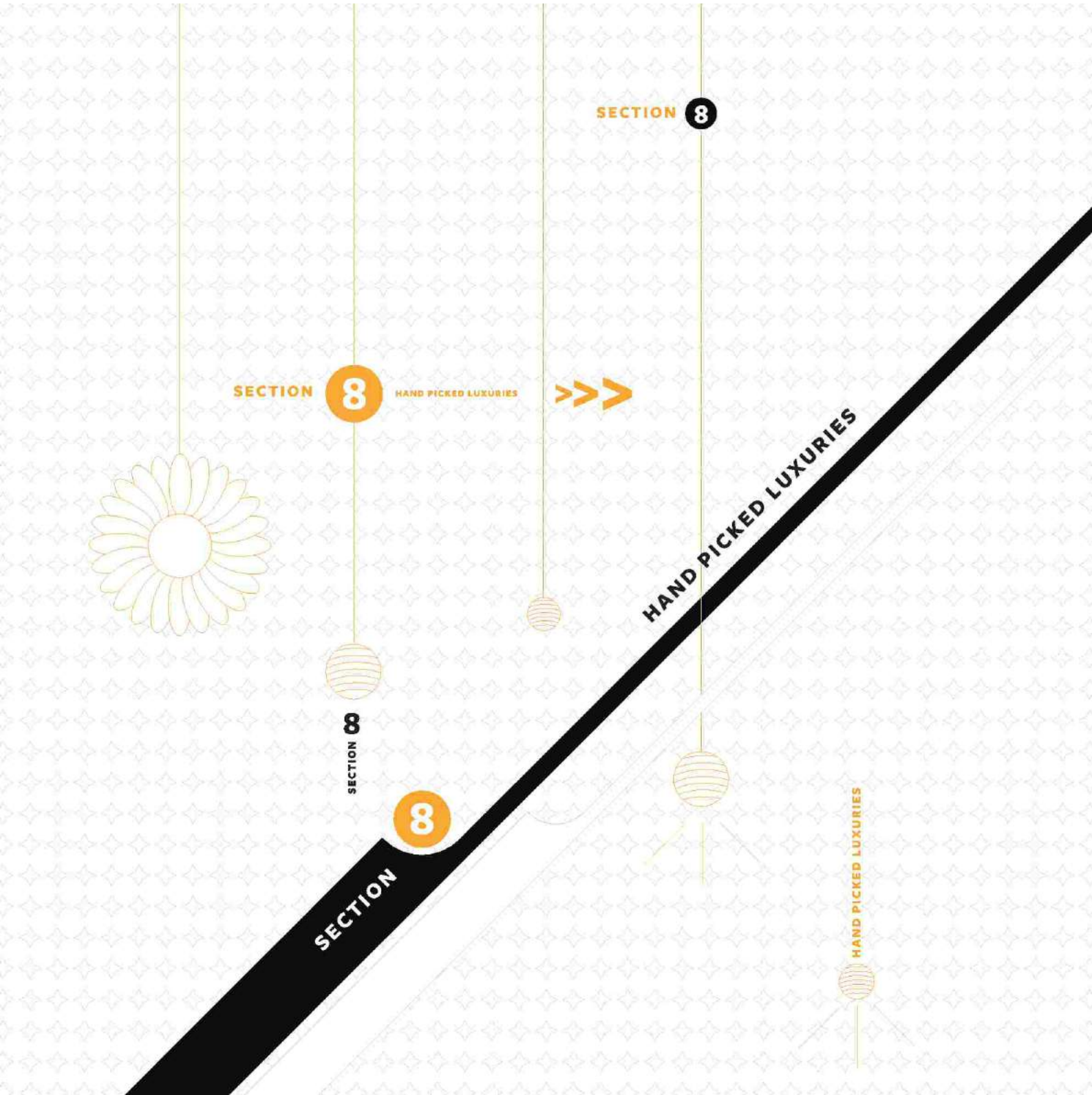


*World class kitchens at Abov come pre-fitted with a host of thoughtful storage solutions, cooking equipment and white goods from Europe's finest brands.*

*Bathrooms at Abov are a truly royal affair. From the bathtub to the water closet, from the shower consoles to the wash basins, every accessory and fitting is hand picked from the world's most renowned brands.*







“  
**GOOD**  
**TASTE IS ABOUT**  
**SURROUNDING**  
**YOURSELF WITH**  
**AWESOMENESS.**  
”

**HYPER**  
**LUXURY**  
**IS ABOUT**  
**HANDPICKING**  
**THE FINEST**  
**AND MAKING**  
**IT YOURS.**

*Connoisseurs of luxury prefer products that are rare, exclusive, of stunningly high quality, often painstakingly handmade and reassuringly expensive. The accent is always on the exceptional. At Abov, we can totally relate to that feeling. That's why we've decked up every single room in your amazingly spacious apartment with products that are works of art created by dexterously skilful hands from Italy, Germany and the parts of Europe with centuries of pedigree in exemplary craftsmanship.*

**“  
TO ILLUMINATE  
WITHOUT WASTING  
AN EXTRA SPARK  
OF LIGHT IS THE  
INTENT OF SMART  
LIGHTING.  
”**

## **A TASTEFUL FUSION OF AMBIENT LIGHT AND ACCENT LIGHTING.**

*The lighting designers of Abov, work in close conjunction with the landscaping artists, interior designers and architects to create a fully integrated lighting solution that heighten the glazed classiness of the iconic building. The four key goals of the LEED accredited lighting professionals are:*

- a) to provide lighting systems that enhances the architectural definition*
- b) create a comfortable environment for occupants*
- c) provide engaging visual stimulus*
- d) putting together an energy efficient sustainable design*

## **TOP OF THE LINE CONTEMPORARY LIGHTING PRODUCTS FROM ITALY.**

# FLOS

*Founded in 1962 by Don Gavina and Cesare Cassina, Flos has been at the forefront of innovation in the lighting space. By collaborating with the most lauded designers, Flos has earned a name for itself with its breathtaking collection of ingeniously conceived table lamps, contemporary chandeliers, pendant lights, multi-purpose floor and suspension lamps. Many of the numerous lamps designed for the company, first by Achille and Piergiacomo, are undoubtedly some of the best-known and most successful products of industrial design. They have won awards and historical critical accolades, and are included in all the most important collections and design museums around the world.*

# Artemide®

*Founded in the 1960's, the Artemide Group is one of the global leaders in the residential illumination sector. Situated at Pregnana Milanese, Artemide is one of the most known illumination brands in the world. Known for its "The Human Light" philosophy, Artemide is nowadays synonymous with design, innovation and Made in Italy. The Artemide lamps are considered on an international level as design icons of contemporary design; they are exhibited in most museums of modern art and design collections like the MoMA – Metropolitan Museum of Art – New York, Victoria and Albert Museum – London, Museo Nazionale della Scienza e della Tecnica – Milano, Galleria Nazionale d'Arte Moderna – Roma, Parigi and the Centre Georges Pompidou among others.*



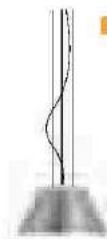
**A** Circular, fixed recessed lighting fitting for installation in ceilings and walls, suitable for a single circular fluorescent type T16-R lamp, rating 55 watts. The unit comprises clearly distinct components: a circular recess ring, a round base plate with the connecting terminal, the electronic ballast plus 2Gx13 type lamp holder and a circular opal diffuser which is secured with a round disc.



This series of built-in ceiling lights from Italian luminaire Flos draws inspiration from the shapes of some works by the great sculptor Anish Kapoor, and come with coloured reflectors. The position of the deeply fixed light source and the use of a large glass diffuser, create a pleasant diffused light that radiates uniformly with a low reverberation.



**B** Colored and transparent Swarovski - crystal pendants are in this pendant lamp Fabbian Class A03 the special eye-catcher. A cube of glass adorns the living room. The design by Francesco Lucchese is offered in two colors of glass and is harmoniously designed with the shiny metal structure. The pleasant room lighting makes your evening celebration truly memorable.



**C** The suspension luminaire is part of the lighting collection by Flos and was designed with a pendant lamp for diffused light. Hanging light, diffuser in transparent prismatic glass, green blown Murano glass, cone in "tom" pyrex, adjustable stem in chrome-plated brass.



**D** Featured above is the Zac Lamp. The design folds flat against the wall when not in use. When you want to read, swivel the rectilinear wand from the wall and angle the light as needed.

## THE MOST SOUGHT AFTER KITCHEN FURNITURE FROM ITALY'S MOST CELEBRATED BRAND.



The world leader in kitchen innovation - Aran Cucine, is Italy's largest kitchen exporter with a track record of wowing 60,000 elite families in over 120 countries. Aran offers 27 traditional, contemporary and designer style kitchen solutions in more than 300 colour options with materials like melamine, wood, PVC, HPL laminate and lacquered glass.

At Abov, Aran Cucine's Volare brand of boutique modular kitchens come equipped with one-touch collapsible cabinets, anti corrosive double bowl sinks (with a drain board) and a multi utility bar-counter-style extension.

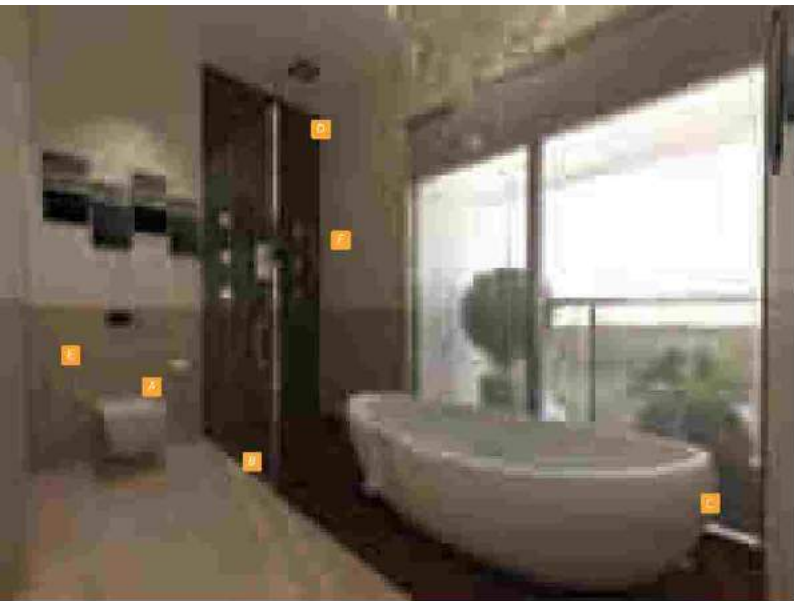


## WORLD CLASS WHITE GOODS FROM THE FINEST GERMAN BRAND.

### SIEMENS

The Siemens Group is a leading inventor, innovator and implementer of leading-edge technology enabled solutions developing state-of-the-art technology that adds value to customers through a combination of multiple high-end technologies for complete solutions in both home and commercial needs. Siemens provides every home at Abov with internationally acclaimed home appliances that include refrigerator, chimney & hob, wine chiller cabinet, microwave, oven, dishwasher and washing machine.





## SIGNATURE BATHROOM ACCESSORIES FROM ITALY'S MOST STUNNING DESIGNER.

treemme

Treemme Rubinetterie is an Italian company revered for fusing technology and art in the domain of designer bathroom accessories. Famed for its unconventional faucets, shower systems, sinks and amazing new fittings, Treemme has a cult following for its unending appetite for innovating through constant evolution in form and function.



Water/Toilet Subway (Villeroy & Boch)



Bathtub Aveo (Villeroy & Boch)

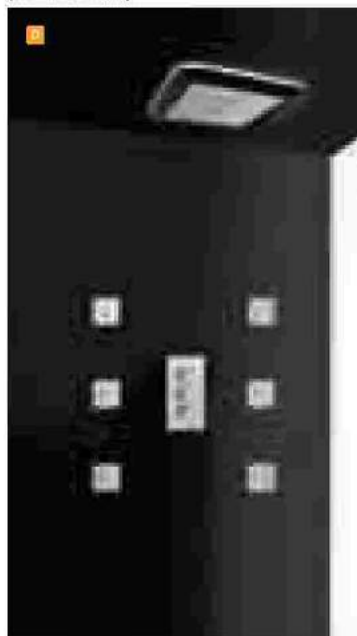


Shower Drain: Advantix (Viega)



Wash Basin: Shape (Villeroy & Boch)

MultiShower Light (Treemme Rubinetterie)



Bath Filler: Arche (Treemme Rubinetterie)

Shower Set: Termo M (Treemme Rubinetterie)



Tap: Arche (Treemme Rubinetterie)



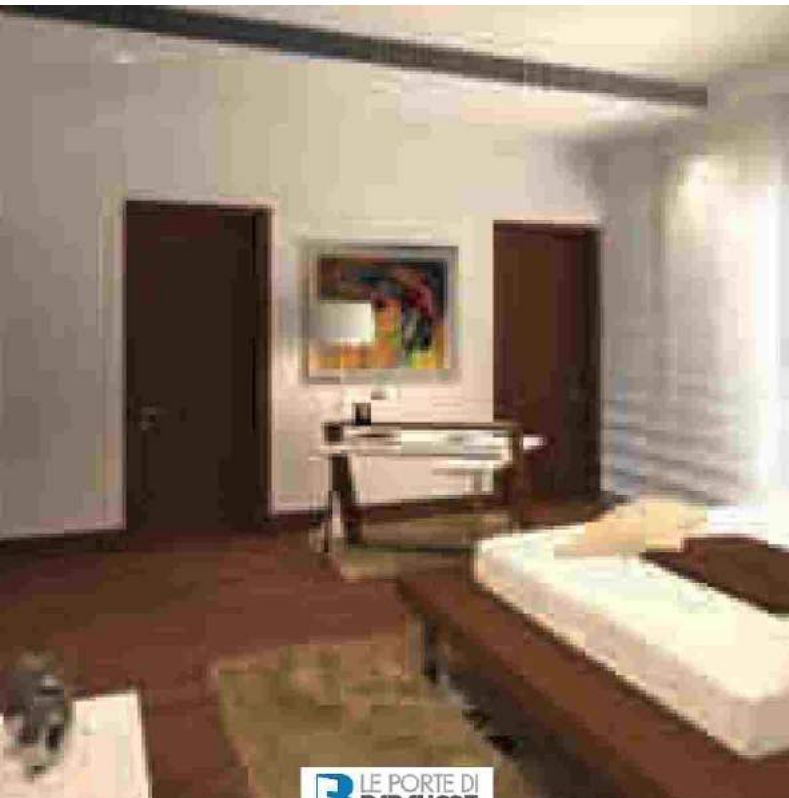
## CERAMICS FROM A LEGENDARY BRAND ACCLAIMED FOR ITS CRAFTSMANSHIP SINCE 1748.



Villeroy & Boch began as a quaint little company in the tiny French village of Auden le Tiche when Francois Boch set up a pottery outfit with his three sons in 1748. Founded with the vision to create exquisite ceramics of a priceless nature, the company served as Royal and Imperial Porcelain Manufacturer for royalty, rich nobility of the legendary Titanic and His Highness Pope Benedict XVI, due to the stellar quality of their artistic designs and extreme durability. After 260 odd years of pioneering in style and innovation, Villeroy & Boch are deservedly considered the masters of the art of bathroom hygiene. With its scintillating product variety, the brand offers users the finesse of precise craftsmanship, accomplished elegance and eloquent sensuality.



The name Viega stands for a family company which set high standards from the word go in the realms of plumbing, piping, heating and drainage technology for bathrooms. For over 100 years, Viega has innovated with over 16,000 beautifully designed products ranging from shower trays, drains, overflows, siphons, valves, odour traps to numerous other award winning creations. With sheer customer delight, Viega has earned the formidable reputation of being synonymous with remarkable German design and unique user comfort.



## DOORS FROM ITALY'S MOST VENERATED MAKER, FAMED FOR MINUTE DETAILING.

Barausse is an Italian company specialized in the design, production and distribution of interior doors for residential, business and hotel applications across the globe. Founded in 1967, the company owns over 17 patents for designing technologically the most advanced doors. Elevated manufacturing standards at Barausse are supported by the use of carefully selected raw materials and state-of-the-art machinery; collections are made of certified Real Wood, along with stainless steel, aluminium, leather, coconut, glass and Swarovski crystals. Fire-resistant and sound-insulating doors are some of the renowned products of Barausse.

All doors at Abov will have the renowned CACAO finish. A certified Real Wood veneer in cocoa brushed oak finish is applied on the solid wood structured frame and leaf, and finished with an eco-friendly transparent varnish.

### DOORS

- Home Entrance - Double leaf with a laminated safety glass (with satin effect film) framed in each shutter, completed by a boiserie (wooden paneling) with the same CACAO finish covering the entire entrance wall. Special AGB safety entrance lock in matt chrome finish.
- Bathroom - Wooden leaf mounted on a sleek aluminum frame (matt finish).
- OTHER DOORS - Latest wooden frame (leaf is flush with the architrave).
- Frame covers entire wall jam, with architraves on both sides.

### ADDITIONAL FEATURES

- A high-design Olivari magnetic doorstopper will be used to stop the shutters in their open position.
- The fire rated door will have self-closing hinges (no door closer required) and will be equipped with specific hardware.
- All door frames will have a special rubber gasket that will guarantee a sound insulation between 20 to 30 db.

### HANDLES, LOCKS & KEYS

- All doors will have a Zelda handle, in matt chrome finish (except the fire rated door).
- All keys will be in the AGB Scudo cylinder safety technology, and will have the name of the project engraved on one face.
- All internal doors will have a silent magnetic lock with a rectangular-section latch that will be invisible when the shutter is open.

All these features can transform the door perception taking it to the status of an important piece of furniture that is inserted into the abode, while bringing it to the ultimate level of performance in its function. These doors are virtually maintenance free, and they don't require any re-varnish even in the long run.



## **WARDROBES THAT MAKE AN ELEGANT ITALIAN STATEMENT.**

*The wardrobes and walk-in closets at Abov have a proud Italian pedigree and they will be from Aran World. We've handpicked Sintesi from Newform Notte, Aran's enviable collection of eye candy wardrobes. Sintesi, the Italian word for Synthesis, was born out of the need to piece together a combination of practical elements that form a more stylish system when viewed as a whole. Sintesi of Aran, is a system of wardrobes and walk-in closets available in different materials and colors: wood, satin or matt lacquered, melamine, glass. The elements are combined to achieve exceptional organizational structures relying on a variety of selection options. The wide range of aesthetic options confirms the versatility of Sintesi. From the functional to the most exclusive and personalized through the different finishes, materials and types: the ability to play every style and adapt to any new trend is the edge offered by this line.*



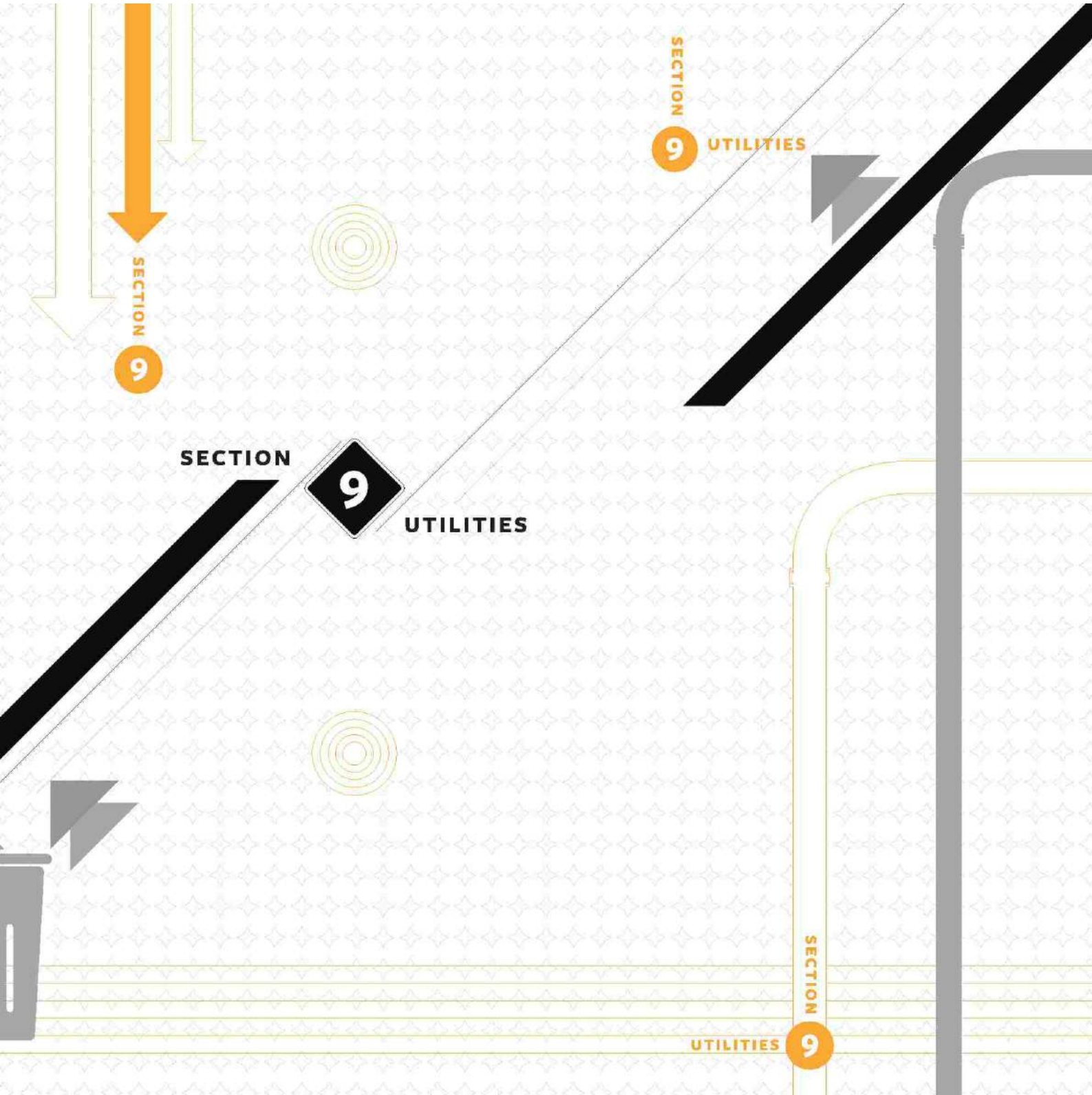
Wardrobes from the Sintesi range



Wardrobes from the NEWFORM Notte collection







**“  
BLESSED ARE  
THE RESIDENTS  
WHERE THE  
ESSENTIALS  
ARE RUNNING  
LIKE CLOCKWORK.  
”**

**WHEN  
WE SAY  
EVERYTHING  
HAS BEEN  
TAKEN  
CARE OF,  
WE MEAN  
EVERYTHING.**

*At Abov, we leave nothing to chance. From the garbage disposal to the garden lights, all the comfort-creating amenities have been crafted to perfection. So you'll never have to lose sleep over your cable connection, LPG supply or home security.*



Your home at Abov is a smart home, in every sense of the word. Be it in monitoring your home through the external closed circuit surveillance system & the additional indoor IR camera, controlling your high security access panel, climate-controlling your air conditioning, adjusting your music and entertainment consoles, soft maneuvering your curtains or even detecting gas leakages in the kitchen that enable you to shut off the flow of gas, the intelligent use of technology takes home automation to a whole new level. And, the most incredible part is, all these systems come pre-configured on a customized Touchpad, bringing the entire world at your command at the touch of a finger.

## GADGETS FOR A GEE WHIZ HOME.

### Multifunction switch



LCD Multifunction wall switch and built in IR (shall be used as switching device for Fans, Lights, AC control & Music system control, etc).

### Outdoor surveillance



Outdoor IR CCTV camera shall act as a security surveillance to monitor and access the outside common areas. And IR (Infra Red) shall be used to make vision clearer in the darkness of the night.

### Indoor surveillance



Indoor IR CCTV camera shall act as a security surveillance to monitor and access the insides of the buildings or rooms. And IR (Infra Red) shall be used to make vision clearer in the darkness of the night.

### Security recorder



Digital Video Recorder is used when recording of surveillance camera is required for future references and analysis.

### 8-in-1 sensor



8-in-1 sensor acts to control media equipment, save energy, protect area, receive IR commands, and to connect auxiliary contacts.

## OTHER HOME AUTOMATION FEATURES

- Used to detect the gas leakages in the kitchen and will shut off the flow of gas using shutoff valve.
- Automation module shall be integrated to control Lighting, Fan, HVAC, monitoring & Energy control.
- Smart IR Transmitter with Current Sensor 2A to Judge if CD, DVD, or TV is On or Off status, (Can store up to 255 IR Codes), for HVAC, Media control (Home Appliances).
- Intelligent Access Reader With Room/Apt Number Back Lit, Built In Card Proximity Reader, and Door Release Relay Controller, Magnetic Contact input for door Status Monitoring.
- PIR Ceiling Mounted Dual Element Motion Detector which detects the motion and control of the lights.
- Curtain control module shall be used to control the action of curtain open and close function.

**IF OUR WALLS,  
FLOORS AND  
CEILING COULD  
SPEAK, THEY  
WOULD SOUND  
VERY ELOQUENT.**

*The interiors of a luxury home needs to be understated, elegant, and above all, it has to feel thoughtfully designed. At Abov, this has been our single minded approach. That's why we've chosen an extremely practical non-porous and non-absorbent false ceiling system that's water proof, termite proof, maintenance free and fire retardant. As the ceiling can incorporate easily installable flush fitting lighting, access hatches, air vents and sprinklers, it is infinitely a bigger boon than the fixed types. The engineered marble flooring that we've used at Abov is renowned for its natural stone appearance and durability with the added edge of looking cultured and being non-porous. Even the walls have a thoughtful touch of being painted with zero odour silken touch emulsion. The centralized vacuum cleaning provision is another delightful feature.*



#### **The Centralized Vacuum Cleaning System**

*The Central Vacuum System is a modern household appliance for a busy, modern family lifestyle, clinically proven to reduce allergy symptoms. It removes dirt, dust mites, pollen, animal dander and other allergens completely from living areas, creating a healthier environment. With up to five times the power of uprights and ability to remove 100% contacted dirt and dust, the cleaning system comes with the high efficiency 'Airwatt' motor, patented Quiet Pak sound insulation system and the whisper quiet electric power head that makes the vacuum the quietest system in the industry.*

##### **BENEFITS**

- High efficiency, commercial grade by-pass motor for high performance with low energy consumption.
- Self-cleaning filter made from Gore material.
- Patented Serenity Sound Reduction System.
- Highly durable steel body with scratch-resistant metallic alloy powder coat paint.
- Twist-lock dirt bucket with view window or optional see-through bucket infused with anti-microbial treatment.
- Anti-vibration wall mounting system.

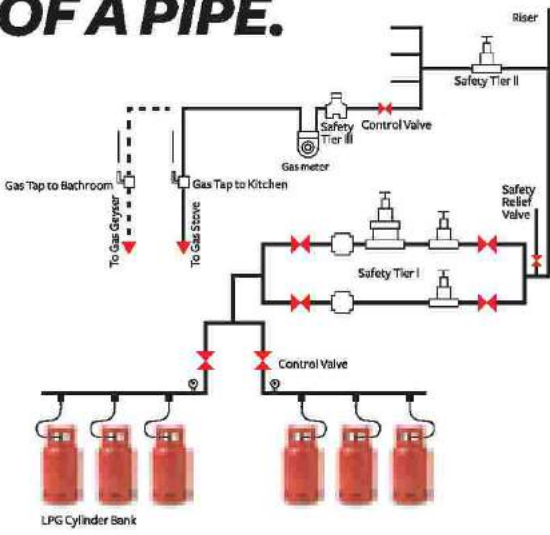


**5  
LAYERS OF  
SECURITY  
TO ENSURE  
YOUR  
DEAREST  
ONES STAY  
PROTECTED.**

*Cars that enter Abov have to wade through an electronically operated vehicle barrier bollards. Then the round-the-clock manned security filters the visitors. The Closed Circuit Television System keeps a close watch on what your guests are up to. And finally the access controlled entry and exit at the door level keeps a final check on whom to let in or let out. The burglar alarms and the vacation mode controls, further keep a hawk eye on home security.*



# WHERE GAS IS DELIVERED NON STOP TO YOUR KITCHEN BY THE FLICK OF A PIPE.



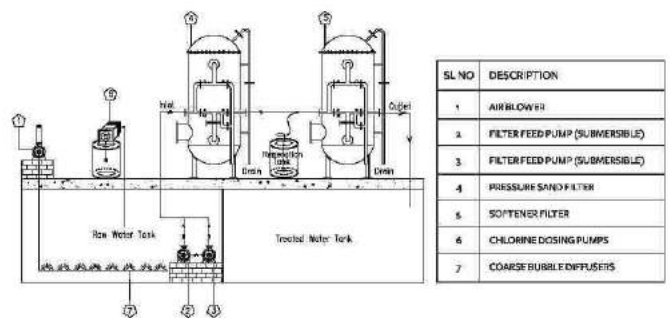
At Abov, we carry out a reticulated supply of LPG by drawing from a bank of cylinders and delivering it to the stove in your kitchen. The entire system is installed as per IS:6044 part 1, NFPA-58 and oil companies standards to ensure utmost safety. A flow meter, provided in the kitchen will determine the payment by the household after use. A set of standby cylinders is connected to the pipeline from which the supply will be automatically drawn once the first bank gets exhausted. To ensure complete safety, the system is pre-built with Auto Changeover Regulator, Over Pressure Shut Off valve and Under Pressure Shut Off valve.

# ARMED WITH ALL THE EQUIPMENT TO KEEP YOUR HOME FIREPROOF.

As fire safety is a concern in all high-rises, adequate care has been taken to neutralize any threat. Every critical zone in your home has been fitted with smoke detectors and flame quenching sprinklers. Provisions also have been made for fire extinguishers, water storage and fire doors. Exits have been designed as per fire safety norms. Emergency elevators and fire escape stair cases have been put in place to ensure that the residents are fire-ready even during the worst case scenario.

# A SELF CONTAINED WATER TREATMENT PLANT TO RETAIN AND RECYCLE PURITY.

The quality of water supplied to the building is ensured for safe usage in accordance with the requirements specified in IS-10500-1991. Waste water inside the premises will be put through pressure sand filter, activated carbon filter and softener followed either by chlorination or ozone treatment.



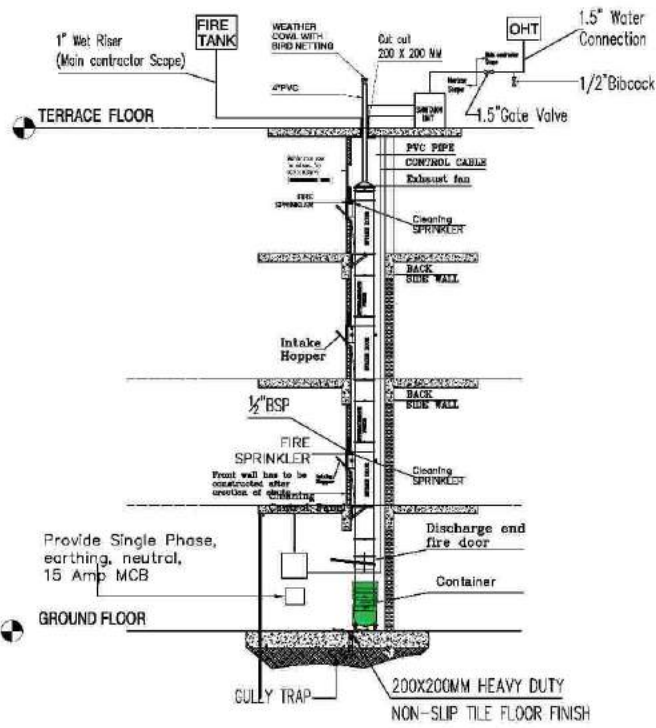
SCHEMATIC DRAWING OF WTP PLANT

# TEMPERATURE CONTROL, TOTALLY UNDER CONTROL.

The Heating, Ventilation, Air Conditioning & Refrigeration (HVACR) system at Abov is totally centralised and it runs on the revolutionary Variable Refrigerant Volume (VRV) technology. Unlike conventional air conditioning systems that cool a building as a whole, VRV manages the temperature individually according to each room. Thereby boosting energy efficiency dramatically and delivering ultimate reliability while providing superior design flexibility and space efficiency.

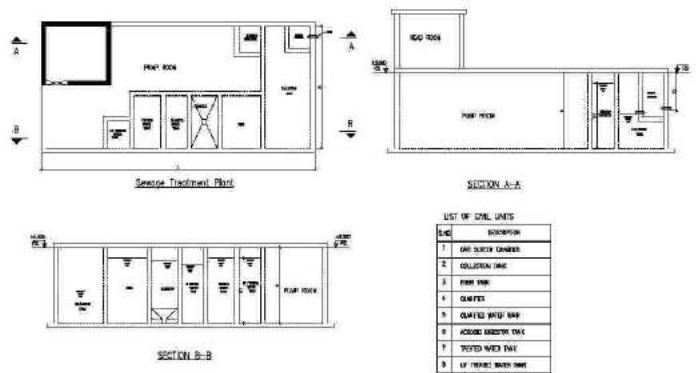
# A GARBAGE CHUTE THAT DISPOSES JUNK ALL BY ITSELF.

Garbage collection at Abov is done with maximum hygiene and total ease by installing weather-proof stainless steel world class garbage chutes in every apartment. The single biggest advantage of such an arrangement is it facilitates the entire building's garbage collection at one point. Another edge is dry and wet junk collection can be done separately. And the best part is the chute comes with self-cleaning sanitation system to ensure the entire process is spic and span.



Garbage Chute Section

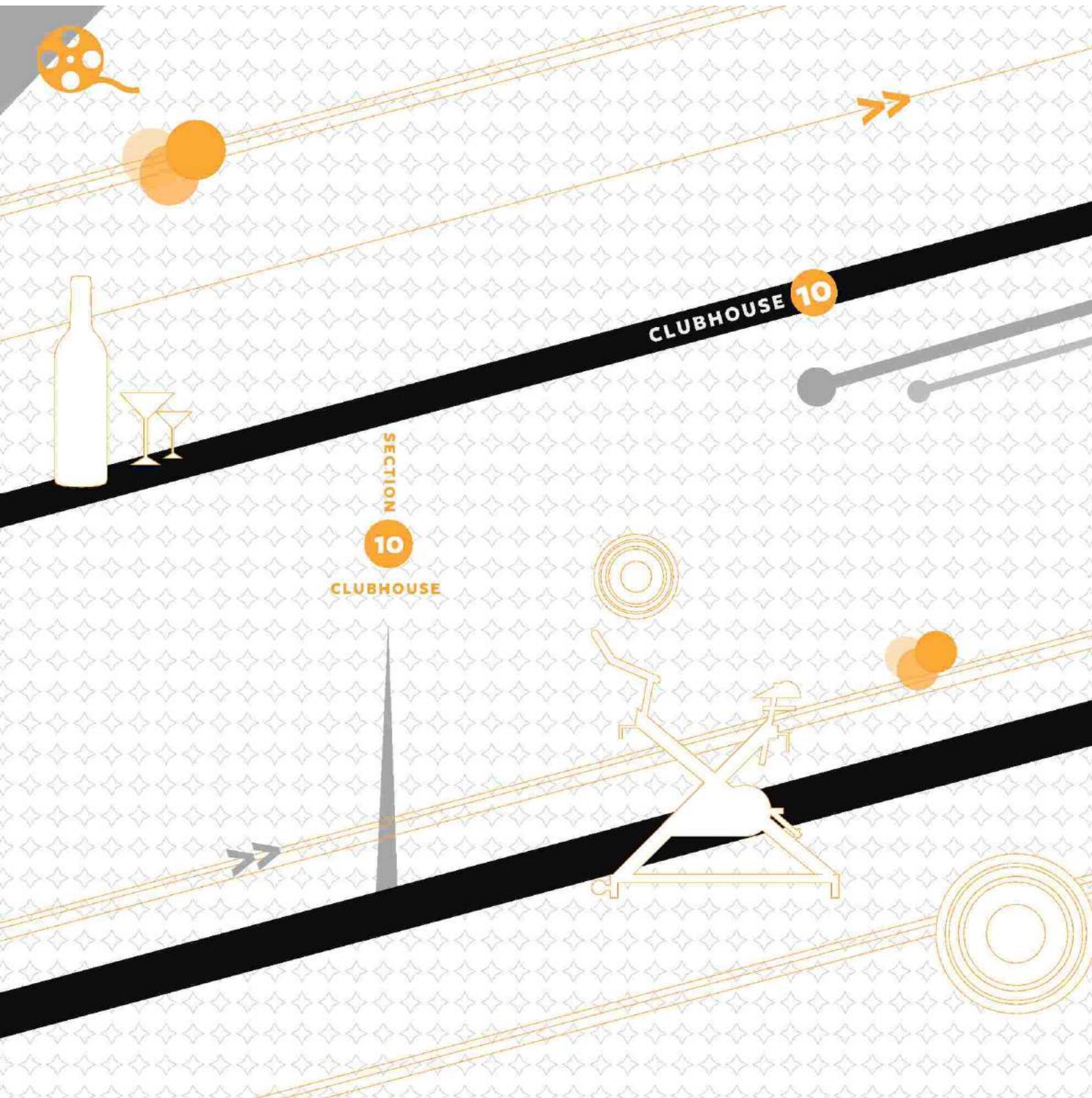
# A WASTE TREATMENT PLANT TO KEEP YOUR HOME CLEAN & GREEN.



The objective of the sewerage treatment plant is to produce an environmentally-safe fluid waste stream and solid waste suitable for disposal or reuse. Also the treated water should be good enough for flushing and irrigation. The treatment plant at Abov is the cutting edge Aerobic STP, a factory-fitted prepiped and prewired packaged system designed for sequential biodegradation, clarification and storage of treated water for further pumping.

# ADDITIONAL SURPRISES TO SHIELD YOU FROM ALL POSSIBLE SHOCKS.

At Abov, we've lined up a host of surprises to help you lead a cocooned existence. There's a facility management service to ensure the glass stays squeaky clean and your plants are watered. There's 100% generator back up for each and every apartment. There's a servant room in each home. There's an automatic water level controller in the sump. Rain water harvesting and anti-termite treatment is in place. 24/7 web access with cloud servers is available at the business center. There's a HDTV Cable TV connection, a single-floor Spa and even an ATM inside the complex.



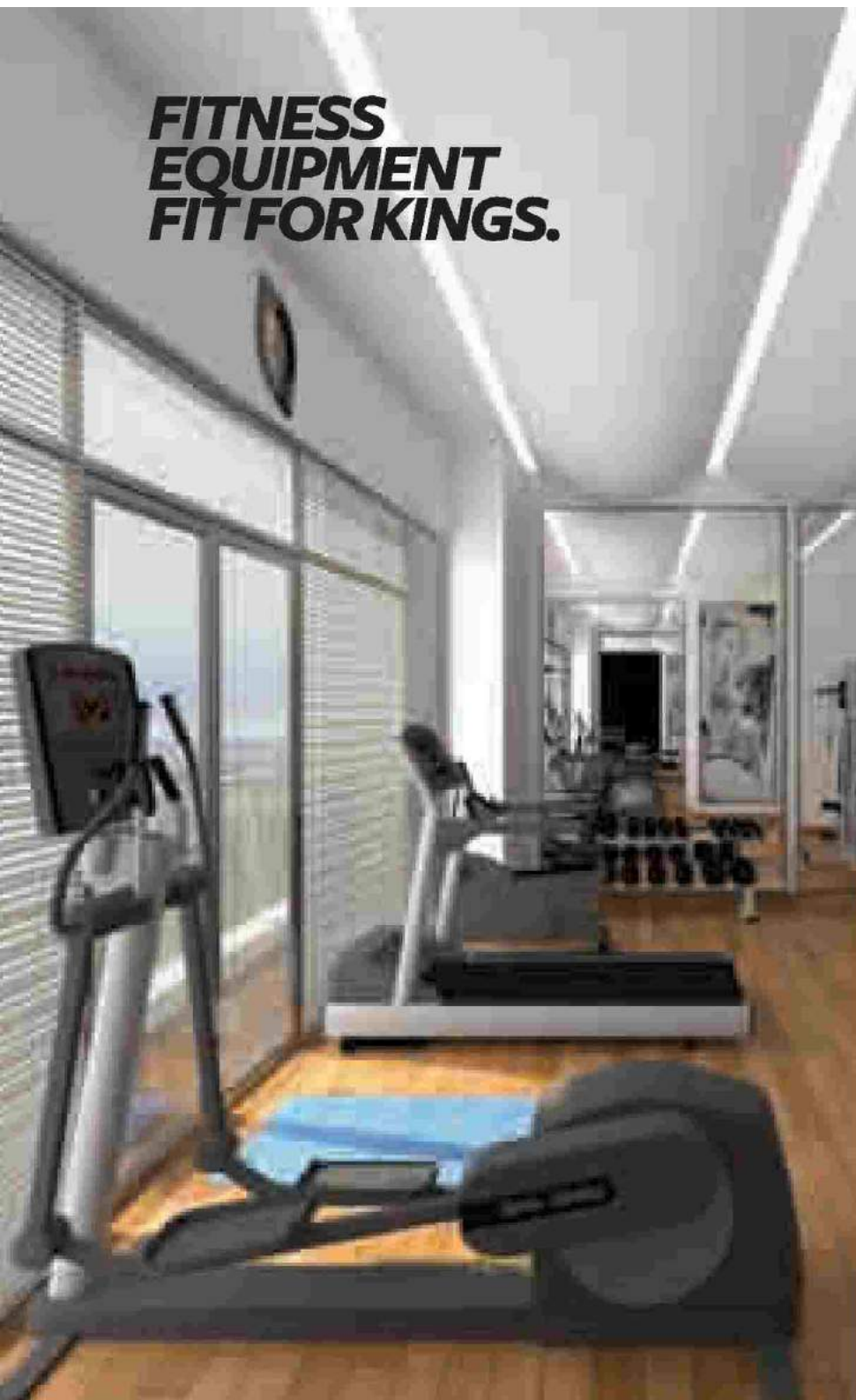
“  
**BELONGING  
TO A CLUB  
WITH ELITE  
PRIVILEGES IS  
THE ULTIMATE  
PLEASURE.**

”

**AN IMPERIAL  
CLUBHOUSE  
FOR HEADY  
ENTERTAINMENT  
UP ABOVE  
IN THE SKY.**

*Level 34 at Abov has been exclusively earmarked for the unimaginably opulent 'Club 34' that comes attached with: an Elite Bar for hosting your famed cocktail parties; Splendid Skywalk for that sensational view from above; Private Movie Hall for catching the blockbusters with your starry friends; Gaming Arcade for wowing the kids; Sports Zone for honing the athlete in you and Gymnasium for sculpting the elusive six-pack.*





**FITNESS  
EQUIPMENT  
FIT FOR KINGS.**

**POWERED BY PROPEL.**



**Treadmill**  
Fully programmable with 0.1-16km/hr speed, 20 programs speed, distance, calories, heart rate program and 0 to 10% incline ramp. 2 HP continuous motor. Hand pulse, cool down, fan, custom design aluminium post, Mp3 speaker.



**Elliptical Cross Trainer**  
LED display with 24 Programs, Speed, Distance, Calories, Time, Manual control system.



**Commercial Multi Gym**  
Full body workout - Chest Press / Seated Mid Row / Leg Extension / Leg Curl / Lat Pull Down / Tricep Pushdown / Pectoral Crossover / Ab Crunch / Triceps Extension / Upright Row / Arm Curl / Outer Thigh / Inner Thigh / Deltoid Raise / Back Kick / Side Bend.



**Recumbent Bike**  
LED display, Speed, Distance, Calories, Time, Manual control system.



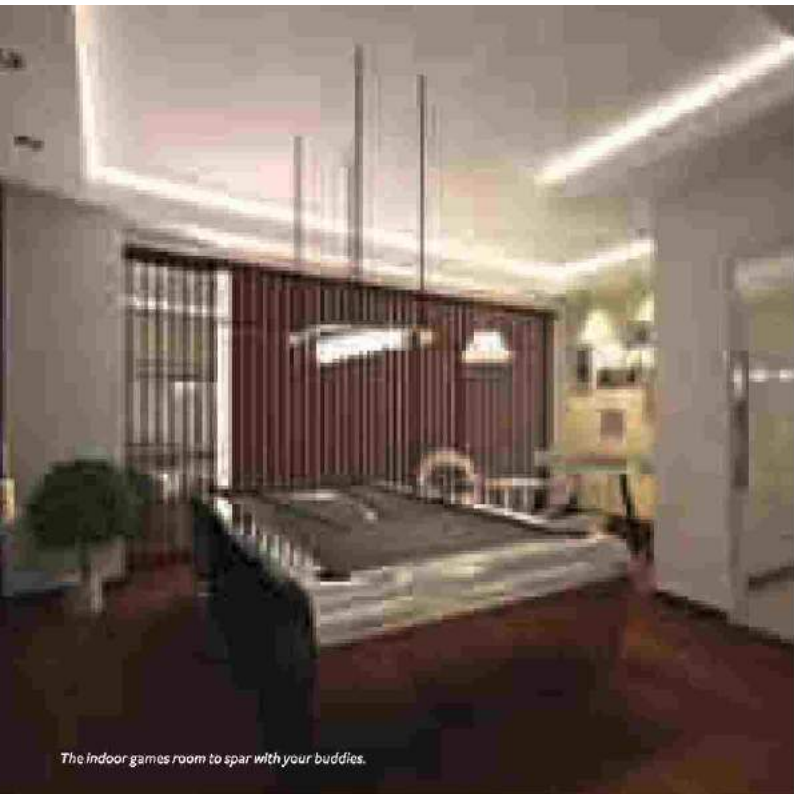
**Multi Purpose Bench**



**Dumbbell Rack**



**Hexagonal Dumbbells**  
4 Pairs (2.5 Kg X 1 pair, 5 Kg X 1 pair, 7.5 Kg X 1 pair, 10 Kg X 1 pair)



*The indoor games room to spar with your buddies.*



*The Ocean Bar to experience the high of Abov.*



*View of the plush lounge and library at the Ocean Bar.*



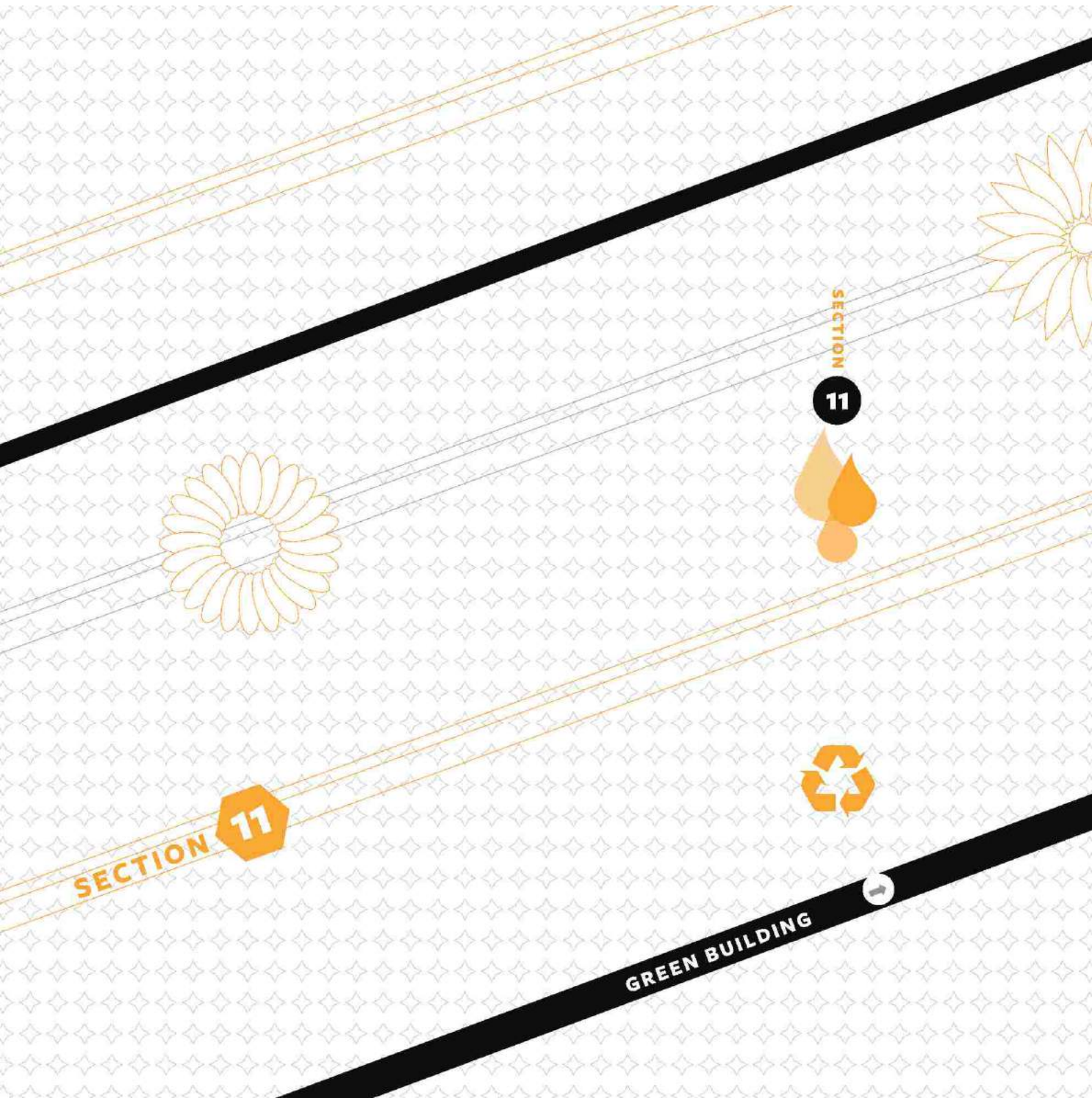
*The bar counter and the grand piano that lend to the exquisite ambience.*



*The mini theatre to catch your favorite blockbusters.*



*The spectacular arcade with gaming consoles to while away a lazy weekend.*



“

**A GREEN HOME ISN'T  
GREEN ENOUGH IF IT  
DOESN'T HAVE THE  
HIGHEST RATING.**

”

## **GOLD STANDARD LUXURY HOMES WITH THE IGBC PRE-CERTIFIED PLATINUM GREEN HOME RATING.**

*A green home by definition is one that is energy-efficient, resource-efficient and water-efficient. The Indian Green Building Council (IGBC) stipulates that green homes should save potable water to an extent of 30 – 50%, energy to an extent of 20 – 30%, should use fossil fuel minimally and deploy recyclable materials wherever possible. IGBC has evolved a rating system to grade the level of eco-friendliness of a project.*

*The 'Certified' rating cues best practices are being followed. 'Silver' means the performance on the green front is outstanding. 'Gold' implies excellence at a national level. While 'Platinum' is a recognition of global leadership in green standards.*

*We are proud to announce that Abov has been awarded the Pre-Certified PLATINUM Green Home Certification. What this means is, the design scores full marks on every required parameter that includes Energy Efficiency, Indoor Environmental Quality, Material Selection, Sustainable Development & Water Savings.*

**THE HIGHEST POSSIBLE GREEN RATING THAT DELIVERS THE HIGHEST POSSIBLE STANDARDS.**

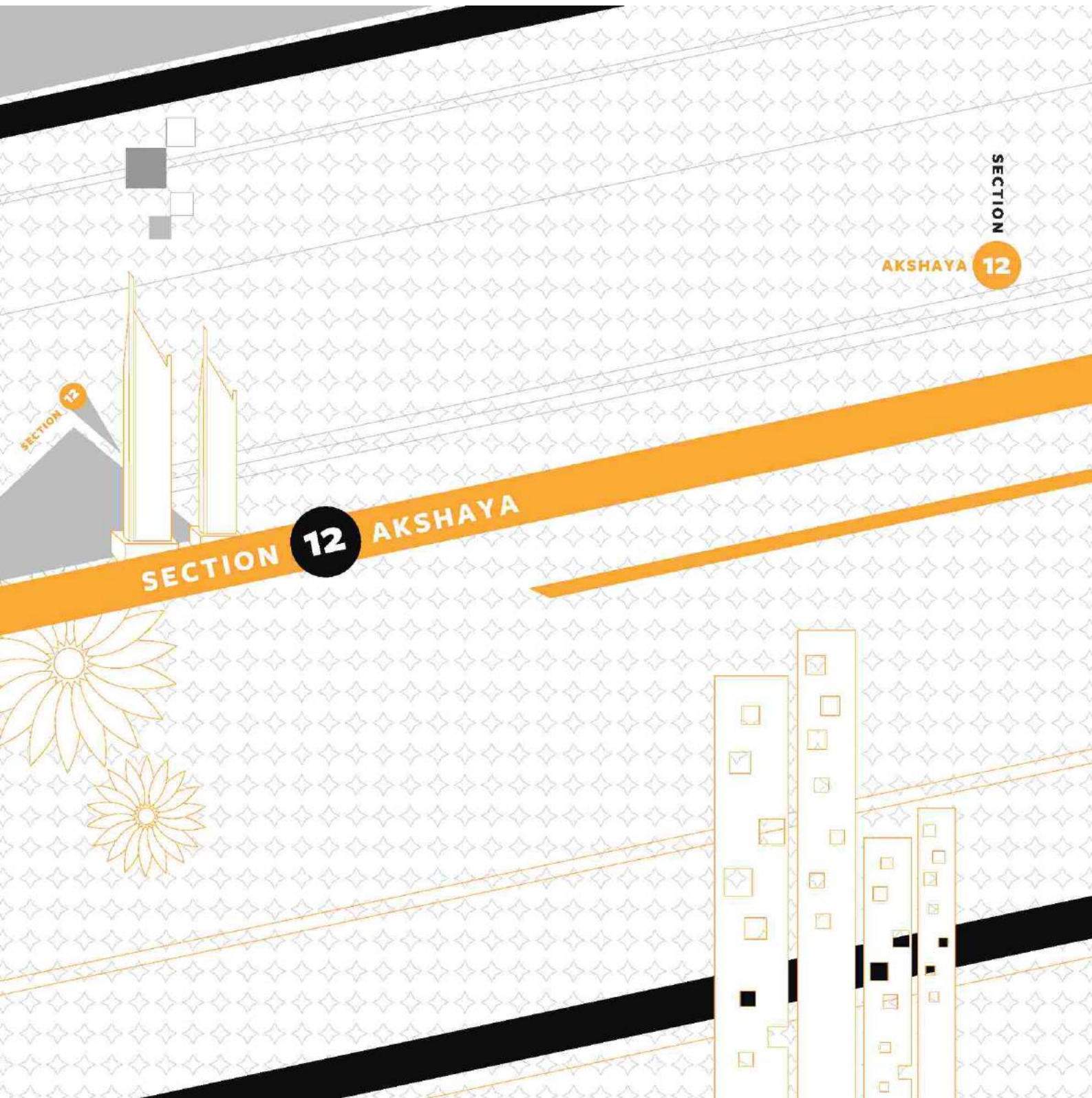
Abov has been designer-made with an intention to bag the IGBC Pre-Platinum Green Home Certification. As 'Platinum' is the highest rating possible for a high-rise, the benefits to the residents will be manifold. Just to name a few:

- a) All the air conditioning will be CFC free.
- b) 25% of total site area assigned as Vegetated Open Space.
- c) 30% enhanced fresh air ventilation.
- d) Solar reflective paint to cover 90% of roof.
- e) Organic waste treatment plant within premises.
- f) Minimize construction waste sent to landfills.
- g) Prohibit smoking in common areas of building.
- h) Facilitation of waste segregation at source.
- i) Use of drought tolerant plants in 25% of landscaping.
- j) Use of water saving measures in irrigation systems.
- k) Rain water harvesting & toilet waste water treatment.
- l) Use treated grey water for landscaping requirements.
- m) Use BEE (Bureau of Energy Efficiency) rated refrigerators.
- n) Use solar energy for water heating applications.
- o) Use paints with low VOC content.
- p) Use CRI certified carpets for 5% of the carpet area.
- q) Provide electrical charging for 10% of parked vehicles.

**A LUSH PROJECT THAT MEETS THE MOST RIGOROUS OF PARAMETERS IN THE GREEN CHECKLIST.**

AKSHAYA ABOV, CHENNAI				
IGBC GREEN HOMES POINTS AWARDED IN PRE-CERTIFICATION				
Credit Detail	Awarded	Not Awarded	Credit Name	Responsible
<b>Site Selection and Planning</b>				
Mandatory Requirement 1	REQUIRED		Local Regulations	Required
Mandatory Requirement 2	REQUIRED		Soil Erosion	Required
SS Credit 2.0	1		SS Credit 2.0	Architect
SS Credit 2.0	2		Natural Topography or Landscape: 10%, 25%	Architect & Landscape
SS Credit 2.0	2		Heat Island Effect - Roof: 50%, 70%	Architect
SS Credit 4.0	1		Parking Facilities for Vehicles	Architect
SS Credit 5.0	1		Electric Charging Ready for Vehicles	Architect & Electrical
SS Credit 6.0	1		Design for Differently Abled	Architect
SS Credit 7.0	1		Green Home Guidelines - Design & Post-Occupancy	Driver
	9	0	<b>SUB-TOTAL</b>	9
<b>Water Efficiency</b>				
Mandatory Requirement 1	REQUIRED		Rainwater Harvesting 50%	Required
Mandatory Requirement 2	REQUIRED		Water Efficient Fixtures	Required
WF Credit 1.0	3		Turf Design: 20%, 40%	Landscape
WF Credit 2.0	1		Drought Tolerant Species: 20%	Landscape
WF Credit 3.0	1		Management of Irrigation Systems	Plumbing
WF Credit 4.0	2		Subwater Recycling: 75%, 85%	Plumbing
WF Credit 5.0	3		Grey Water - Treatment: 50%, 75%, 95%	Plumbing
WF Credit 6.0	3		Treated Grey Water for Landscaping: 80%, 75%, 95%	Plumbing
WF Credit 7.0	3		Treated Grey Water for Flushing: 50%, 75%, 95%	Plumbing
WF Credit 8.0	3		Water Efficient Fixtures: 20%, 30%	Plumbing
WF Credit 9.0	1		Water Metering	Plumbing
	20	1	<b>SUB-TOTAL</b>	20
<b>Energy &amp; Atmosphere</b>				
Mandatory Requirement 1	REQUIRED		CFC Free Equipment	Required
EA Credit 1.0	8		Energy Performance	TEAM
EA Credit 2.0	1		Energy Metering	Electrical
EA Credit 3.0	1		Refrigeration	NA
EA Credit 4.0	1		Solar Water Heating Systems: 50%, 75%, 95%	Plumbing & Electrical
EA Credit 5.0	1		Captive Power Generation	Electrical
EA Credit 6.0	1		On-site Renewable Energy: 2.5%, 5.0%, 7.5%, 10%	Electrical
EA Credit 7.0	1		Efficient Luminaires & Lighting Power Density: 20%	Electrical
EA Credit 8.0	1		Energy Saving Measures in Other Appliances & Equipment	Electrical
	22	0	<b>SUB-TOTAL</b>	22
<b>Materials &amp; Resources</b>				
Mandatory Requirement 1	REQUIRED		Separation of Waste	Required
MR Credit 1.0	1		Waste Reduction During Construction: 25%	PMC
MR Credit 2.0	2		Organic Waste Management, Post-Occupancy: 50%, 85%	Architect
MR Credit 3.0	2		Materials with Recycled Content: 10%, 20%	Architect & PMC
MR Credit 4.0	1		Rapidly Renewable Materials: 2.5%, 5%	Architect & PMC
MR Credit 5.0	2		Local Materials: 20%, 75%	Architect & PMC
MR Credit 6.0	3		Source of Salvaged Materials: 2.5%, 5%	Architect & PMC
MR Credit 7.0	2		Certified Wood Based Materials and Furniture: 50%, 75%	Architect & PMC
	9	0	<b>SUB-TOTAL</b>	12
<b>Indoor Environment Quality</b>				
Mandatory Requirement 1	REQUIRED		Tobacco Smoke Control	Required
Mandatory Requirement 2	REQUIRED		Day Lighting 50%	Required
Mandatory Requirement 3	REQUIRED		Fresh Air Ventilation	Required
EQ Credit 2.0	3		Exhaust Systems	NA
EQ Credit 3.0	2		Enhanced Fresh Air Ventilation: 30%	HVAC & Architect
EQ Credit 3.0	2		Low VOC Materials	Architect & PMC
EQ Credit 4.0	1		CO <sub>2</sub> < 5%	NA
EQ Credit 5.0	1		Building Fresh Air	NA
EQ Credit 6.0	2		Day Lighting: 75%, 85%, 95%	Architect
EQ Credit 7.0	1		Cross Ventilation	Architect
	8	0	<b>SUB-TOTAL</b>	9
<b>Innovation and Design Process</b>				
ID Credit 1.1			Innovation in design	1
ID Credit 1.2			Innovation in design	1
ID Credit 1.3			Innovation in design	1
ID Credit 2.0	1	2	LEED Accredited Professional	Driver
	1	2	<b>SUB-TOTAL</b>	4
	56	10	<b>TOTAL</b>	75

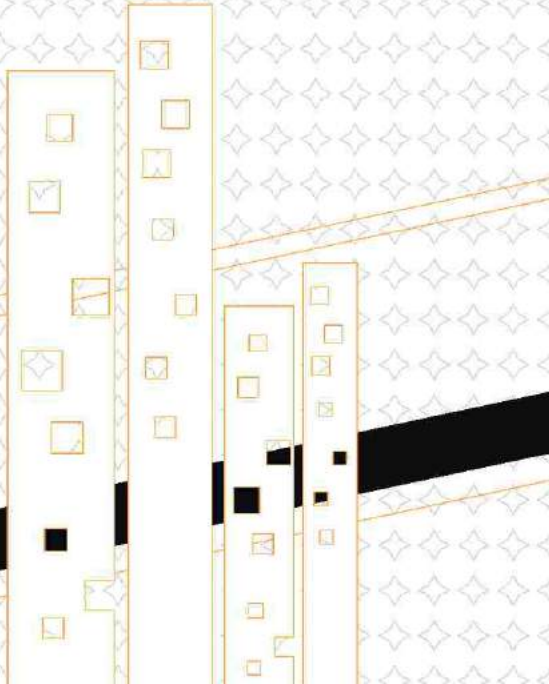
CERTIFIED: 99 - 36 Points SILVER: 87 - 44 Points GOLD: 45 - 53 Points PLATINUM: 56 - 75 Points



SECTION 12 AKSHAYA

SECTION 12  
AKSHAYA

SECTION 12



“  
**YOU CAN  
EXPECT  
NOTHING  
LESSER  
THAN A  
WORK  
OF ART  
FROM AN  
ARTIST.**  
”

## **THE MOST SOUGHT AFTER HOME FROM THE MOST AWARDED HOME MAKER.**

*Abov is an iconic high-rise from Akshaya, India's most awarded real estate developer with a trail blazing track record of building world class homes, malls, serviced apartments, gated communities, IT parks and commercial zones. Powered by the credo of 'passion, principles and performance', Akshaya has been relentlessly rewarded for its unflinching transparency, unwavering commitment to quality and unshakeable faith in uncompromise. In its nearly two-decade journey, the company has been embellished with an impressive bouquet of awards, accolades and certifications. The glories include:*

- **The 'Best Legal Systems' award from CNBC/CRISIL for an unprecedented four years in a row, in 2007, 2008, 2009 & 2010.**
- **The 'Highest Transparency' award for real estate business from CNBC/CRISIL in 2010.**
- **The CIDC Viswakarma Award for Best projects in 2011 & 2012.**
- **The 'Best Residential Property in South India' award in 2009 from CNBC/CRISIL.**
- **One of the only two realty players in India to get the SA 8000:2008 global standard for social accountability.**
- **One of 11 real estate companies to receive the Integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007, Management Systems certification.**
- **A CRISIL DA 3+ rating that has helped us to institutionalise systems and process across the organization.**
- **Only realty player to publicly announce that all their projects will be Green Buildings; all ongoing projects will be opened up for the CRISIL Real Estate Star Ratings and that all ratings are available in public domain.**

# THE UNCOMPROMISE PROJECT WITH THE PROMISE OF TEN YEAR MAINTENANCE.

Abov is a remarkable exemplification of Uncompromise. Being the grand 150th project of Akshaya, it's been accorded a 'privilege project' status by the company. As a result, the finest architects, the brightest engineers, the classiest vendors and the worthiest raw materials have been hand picked to create the dream called Abov. And just to make it even more special, Akshaya has decided to offer the unprecedented largesse of a 10-year maintenance that will ensure peace of mind for residents, year after year. Now if this is not Uncompromise, we don't know what else is!

## FEATURES WAY ABOV

- 1 150th project from Akshaya
- 2 Tallest residential tower in TN
- 3 38 floors / 132 meter high
- 4 6700 sq.ft. single floor plate homes
- 5 31 homes 32 pools
- 6 9% plot coverage and 91% landscaped area
- 7 IGBC Pre-Certified Platinum Green Home Rating
- 8 CRISIL Star Rating
- 9 1 home per floor
- 10 Touchpad controlled Smart Home
- 11 Deck around provides 360 degree view & Sea view
- 12 10 years' Maintenance by Akshaya
- 13 Aqua themed gardens
- 14 Pool within a pool
- 15 Seismic Zone III design
- 16 Exclusive fine dining restaurant
- 17 Themed spa
- 18 Zen-inspired landscaping
- 19 1.5 acres of landscaping
- 20 Floating sculptures
- 21 Exotic plants
- 22 Elegant driveway with 3 car parks
- 23 Plush grand lobby
- 24 4 elevators for residences
- 25 Business center
- 26 Exclusive guest suites
- 27 Direct lift entrance to home
- 28 World class home automation
- 29 Lighting solutions from Flos
- 30 Plunge pool with anti current
- 31 HVAC system with VRV technology
- 32 Kitchens from Aran Cucine, Italy
- 33 White goods from Siemens, Germany
- 34 Doors from Barausse, Italy
- 35 Wardrobes from Aran World
- 36 Bathrooms by Villeroy & Boch
- 37 Bath accessories by Treemme Rubinetterie
- 38 Drainage technology by Viega
- 39 Engineered marble flooring
- 40 Fire protection system
- 41 Multiple levels of security
- 42 Piped gas supply
- 43 Piped music
- 44 Sewerage treatment plant
- 45 Water treatment plant
- 46 Sub station
- 47 Garbage chute
- 48 100% power back-up
- 49 Clubhouse on the 34th Floor
- 50 Gymnasium equipped by Propel
- 51 Private movie hall
- 52 Gaming arcade
- 53 Sports zone
- 54 Ocean bar
- 55 Grand piano
- 56 Panoramic skywalk



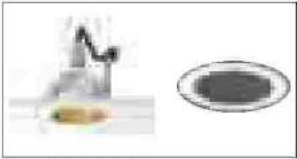
**THE WORLD CLASS ACCESSORIES  
THAT MAKE THE ABOVE EXPERIENCE,  
OUT OF THE WORLD.**



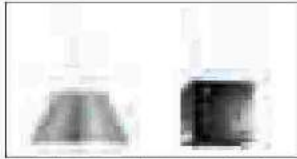
A green living in every home.  
Section 7 (Supra Premium Hyper Luxury Homes)



A private plunge pool with anti-current.  
Section 7 (Supra Premium Hyper Luxury Homes)



Bulk in ceiling lamps from Flos.  
Section 8 (Hand Picked Luxuries - Lighting)



Pendant lamps & Swarovski crystal Fabbian lamps from Flos.  
Section 8 (Hand Picked Luxuries - Lighting)



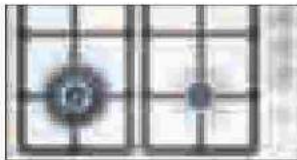
Fold type Zact lamps from Flos.  
Section 8 (Hand Picked Luxuries - Lighting)



Wine chiller in the kitchen.  
Section 8 (Hand Picked Luxuries - Kitchen)



Merit island chimney from Elica.  
Section 8 (Hand Picked Luxuries - Kitchen)



4 burner Hob from Siemens.  
Section 8 (Hand Picked Luxuries - Kitchen)



Microwave from Siemens.  
Section 8 (Hand Picked Luxuries - Kitchen)



Oven from Siemens.  
Section 8 (Hand Picked Luxuries - Kitchen)



Dishwasher from Siemens.  
Section 8 (Hand Picked Luxuries - Kitchen)



Sulway Water Closet from Villeroy & Boch.  
Section 8 (Hand Picked Luxuries - Washrooms)



Aveo bath tub from Villeroy & Boch.  
Section 8 (Hand Picked Luxuries - Washrooms)



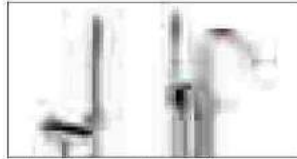
Advantik shower drain from Viega.  
Section 8 (Hand Picked Luxuries - Washrooms)



Shape wash basins from Villeroy & Boch.  
Section 8 (Hand Picked Luxuries - Washrooms)



Light multi shower from Treemme Rubinetterie.  
Section 8 (Hand Picked Luxuries - Washrooms)



Arche bath filler & Formo M shower set from  
Tremme Rubinetterie. Section 8 (Washrooms)



Arche tap from Treemme Rubinetterie.  
Section 8 (Hand Picked Luxuries - Washrooms)



Doors, frames, handles & hinges from Barausse.  
Section 8 (Hand Picked Luxuries - Doors)



Wardrobes from the Sincesi range of Aran World.  
Section 8 (Hand Picked Luxuries - Wardrobes)



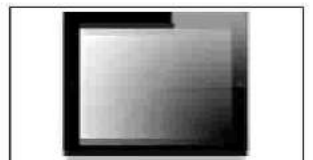
Centralized vacuum cleaning system.  
Section 9 (Utilities)



Centralized air conditioning for the entire home.  
Section 9 (Utilities)



Home automation - 84wi sensor.  
Section 9 (Utilities)



Touchpad controlled smart home.  
Section 9 (Utilities)



World class gymnasium with equipment from Propel.  
Section 10 (Clubhouse)



The grand piano at the clubhouse.  
Section 10 (Clubhouse)







