

ELEGANT HOMES THAT EMBRACE YOU.

tango







Tango, the name was rhythmically chosen for this immaculate property that portrays the essence of the great dance form in every detail.

Tango is a work of art that echoes its spirit by blending together residential and commercial spaces. Tango poses design elements like sculptures that depict tango's movements and it is here that the art comes alive with an interesting interplay of colors across the property.

Tango brings world-class amenities and comforts closer to you, for an embrace. So, let the connection begin!

# THE NEAT EMBRACE



Welcome to a home that shares your emotions. Welcome to Tango! Sitting gracefully at Thoraipakkam on Old Mahabalipuram Road, spread over 3.87 acres of beautiful greens is Tango, with 250 precious 2, 3 & 4 BHK homes ranging from 1222 to 2355 Sq.ft.

Tango is a unique blend of residential and commercial spaces and fuses together a Retail space, Office space, Serviced apartments, Cafeteria and a state-of-the-art Club house that sits modestly in the commercial block.

S.No.	Home type	Home size (Sq.Ft)
1.	2BHK	1222 – 1227
2.	2BHK + Study	1493 – 1547
3.	3BHK	1611 – 1629
4.	3BHK + Study	1912 – 1915
5.	4BHK	2153 – 2355





# THE CLOSED SPACE



Tango has been positioned in a way that it is the only project within city limits that enjoys world-class amenities. Tango connects well with eminent educational institutions, renowned hospitals, luxurious hotels and a thriving information technology hub. Tango also lies in close proximity with Madhya Kailash, Adyar, Tidel Park, Thiruvanmiyur and Airport. Come explore the space around you and your home.





## LOCATION MAP



Map not to scale

# THE INTIMATE CONNECTION



Tango is not just another home. It is a connection. Plentiful amenities have been woven into the project to help you connect with the world's best amenities and comforts.

## CLUB HOUSE

The state-of-the-art club house consumes the 9th & 10th floor of the commercial block at Tango and brings you nothing but the world's most lavish comforts.



# THE DYNAMIC REPUTATION



## CRISIL STAR RATINGS

Akshaya, guided by its founding principles of Trust, Transparency & Uncompromise, has procured India's leading credit ratings for all its projects from CRISIL (India's leading Ratings and Risk Assessment Company and a subsidiary of Standard & Poor's).

This means that Tango is truly a credible property that will prove to be your most valuable asset for many years to come.

S.No.	Projects	Rating
1.	Adena, OMR	7 Star
2.	36 Carat, PH Road	7 Star
3.	January, OMR	6 Star
4.	The Belvedere, GST Road	6 Star
5.	Abov, OMR	5 Star
6.	Today, OMR	5 Star
7.	Orbit 11, Coimbatore	4 Star
8.	Metropolis, GST Road	3 Star
9.	Republic, Kovur	Awaited
10.	Tango, OMR	Awaited
11.	Trichy Rich, Trichy	Awaited
12.	Private, Sterling Road	Awaited

**CRISIL Star ratings for all projects**



# RICHNESS OF TANGO



## IGBC PRE-CERTIFIED GREEN HOME

With its commitment to build only green buildings, Akshaya has acquired the much coveted IGBC certifications for all its projects. Tango is an IGBC pre-certified SILVER green home that has been meticulously designed to meet the following steep standards: waste segregation at source for a cleaner more sustainable environment; optimal day lighting design that significantly brings natural light into the home, thereby cutting down electricity costs; rainwater harvesting that regulates and preserves water; Sewage Treatment Plant (STP) to process and recycle used water for flushing and landscape irrigation; decreased lighting power density to reduce power consumption; socket points for electrically driven vehicles to redefine the future of mobility; use of high recycled content to preserve the natural resources; locally sourced materials to encourage regional vendors/market; low VOC paints to build healthier indoor air quality; and above all, vigilant waste management to protect buyers' health and enable well-being.

True to its commitment, Akshaya has 15 IGBC pre-certified Green homes with 4 Platinum, 6 Gold, 3 Silver & 2 Green.

S.No.	Projects	Pre-Certification	S.No.	Projects	Pre-Certification
1.	Abov, OMR (R)	PLATINUM	9.	Orbit 11, Coimbatore (C)	GOLDLEED
2.	Private, Sterling Road (R)	PLATINUM	10.	Vibgyor, Nungambakkam (C)	GOLDLEED
3.	Domaine, OMR (C)	PLATINUMLEED	11.	Today, OMR (R)	SILVER
4.	Rubics Square, OMR (C)	PLATINUMLEED	12.	Tango, OMR (R)	SILVER
5.	January, OMR (R)	GOLD	13.	Oceano, Besant Nagar (R)	SILVER
6.	Orbit 11, Coimbatore (R)	GOLD	14.	Republic, Kovur (R)	GREEN
7.	36 Carat, PH Road (R)	GOLD	15.	Trichy Rich, Trichy (R)	GREEN
8.	The Belvedere, GST Road (R)	GOLD			

GREEN ratings for all projects

(R)-Residential (C)-Commercial



# RESPECT EVERY STEP



## DISABLED/ELDER-FRIENDLY HOME

Caring touches with smoothened corners & railings in common areas have been specifically designed bearing in mind the needs of the elderly and disabled. Truly, Tango embraces you and the elders in your family by bringing together a thoughtfully designed home.

Akshaya is the only developer in India to create Disabled/Elder-friendly homes in all its ongoing projects.





# TANGO, FOREVER



## 10 YEARS MAINTENANCE

With Tango, Akshaya doesn't just offer you a thoughtful home, but also a guarantee of 10 years maintenance. So when you buy a home at Tango, you're also buying a peaceful life.



# THE GLORIOUS HISTORY



Tango is a beautiful work of art brought to you by Akshaya, India's most awarded real estate developer and leader in innovation & design. In its journey of nearly two decades, Akshaya has built 153 prestigious projects, with over 140 projects completed and delivered on time and others under construction.

Akshaya has won several accolades including the most desirable CNBC/CRISIL 'Highest Transparency' Award in real estate for 2010, CNBC/CRISIL Award for 'Best Legal Systems' four times in a row in 2007, 2008, 2009 & 2010, and the most recent 'Most Transparent Developer in India' Award for 2013 from NDTV.

A CRISIL Da3+ Company, Akshaya is also an Integrated ISO 9001:2008, ISO 14001: 2004, OHSAS 18001:2007 Management System and SA 8000:2008 certified company in India.

# AWARDS & ACCOLADES



NDTV 'Most Transparent Developer in India' Award - 2013.



CNBC/CRISIL 'Highest Transparency' Award - 2010.



CNBC/CRISIL 'Best Legal Systems' Award - '07, '08, '09, '10.



CNBC Awaaz Award for 'Best Projects' for multiple projects in 2012.



CIDC 'Vishwakarma' Achievement Award - 2011 & 2012 for best projects.



CNBC/CRISIL 'Best Residential Property' Award - 2009 in South India.



'Outstanding Builder' Award - 2007 from the Builders' Association of India.



A CRISIL DA3+ rated company.



Integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 Management System & SA 8000:2008 Certified Company.



# THE ENDEARING FLOOR

FLOOR PLANS

1. ENTRY RESIDENTIAL & CLUB HOUSE
2. OSR
3. PARKING
4. TRANSFORMER YARD
5. DG YARD
6. GAS STORE
7. TENNIS COURT
8. BASKETBALL COURT
9. CHILDREN'S PLAY AREA
10. ENTRY/EXIT COMMERCIAL
11. EXIT RESIDENTIAL
12. RESIDENTIAL VISITOR'S PARKING
13. COMMERCIAL VISITOR'S PARKING
14. RAMP ENTRY
15. RAMP EXIT
16. CAFETARIA
17. CAR WASH
18. TANGO COURT YARD
19. WASTE MANAGEMENT YARD
20. TANGO WATER FEATURE
21. TOWER A - CLUB HOUSE /  
COMMERCIAL BLOCK  
TOWER B TO E -  
RESIDENTIAL BLOCK



SITE PLAN

# RESIDENTIAL TOWER



<b>B6</b> 3BHK+S+3T	1915 Sq.ft.	
	206	406
	806	1006

<b>B1</b> 3BHK+3T	1613 Sq.ft.	
	201	401
	801	1001

<b>B2</b> 3BHK+3T	1623 Sq.ft.	
	202	402
	802	1002

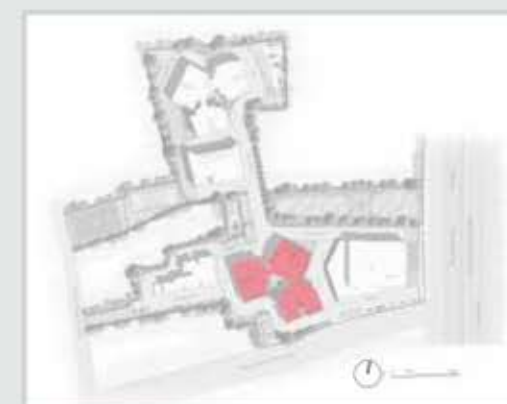
<b>B5</b> 2BHK+S+2T	1547 Sq.ft.	
	205	405
	805	1005

<b>B4</b> 2BHK+S+2T	1543 Sq.ft.	
	204	404
	804	1004

<b>B3</b> 3BHK+S+3T	1912 Sq.ft.	
	203	403
	803	1003



KEY PLAN



TOWER B 2<sup>ND</sup>, 4<sup>TH</sup>, 8<sup>ND</sup> & 10<sup>ND</sup> FLOOR PLAN



KEY PLAN



TOWER D 2<sup>ND</sup>, 4<sup>TH</sup>, 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR PLAN





<b>E2</b> 2BHK+STUDY	1519 Sq.ft.	
	202	402
	802	1002

<b>E1</b> 2BHK+STUDY	1493 Sq.ft.	
	201	401
	801	1001

<b>E3</b> 3BHK+3T	1611 Sq.ft.	
	203	403
	803	1003

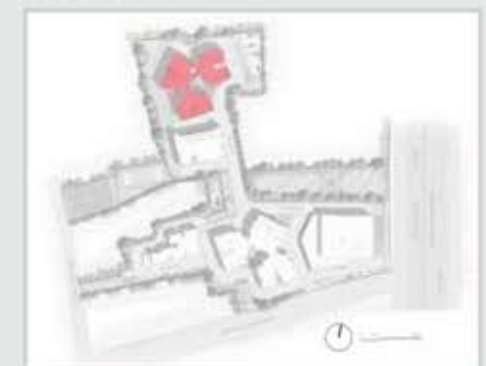
<b>E4</b> 3BHK+3T	1629 Sq.ft.	
	204	404
	804	1004

<b>E6</b> 2BHK+2T	1222 Sq.ft.	
	206	406
	806	1006

<b>E5</b> 2BHK+2T	1227 Sq.ft.	
	205	405
	805	1005



KEY PLAN



TOWER E 2<sup>ND</sup>, 4<sup>TH</sup>, 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR PLAN

CLUB HOUSE





KEY PLAN



TOWER A 9<sup>TH</sup> FLOOR PLAN





KEY PLAN



TOWER A 10<sup>TH</sup> FLOOR PLAN

# SPECIFICATIONS

THE DETAILS IN TANGO



## I. STRUCTURE:

1. RCC framed structure
2. Infill panel walls with AAC light weight blocks and plastering

## II. JOINERIES:

1. Main door - African teak wood / equivalent frame with ornamental solid door
2. Bedroom doors - Malaysian sal wood / equivalent frame with ornamental flush doors
3. Toilet doors - Malaysian sal wood / equivalent frame with water proof plastic coated flush doors
4. Balcony doors - UPVC doors
5. Windows - UPVC windows
6. Ventilators - UPVC
7. Grills - MS Grills

## III. FLOORING:

1. Living, Dining - Vitrified tiles
2. Kitchen - Anti skid porcelain tiles
3. Master bedrooms - Wooden flooring
4. Other bedrooms - Vitrified tiles
5. Balcony & Service - Anti skid tiles
  - a. Toilet floor - Anti skid tiles
  - b. Toilet dado - Glazed tiles
6. Common area - Vitrified tiles
7. Staircase - Kota / Granite flooring
8. Car park - Grano flooring

#### IV. STAIRCASE RAILING:

1. Railing – MS railing as per architect details

#### V. COUNTER TOP:

1. No kitchen platform
2. Stainless steel sink with single drain board & waste coupling

#### VI. PLUMBING AND SANITARY:


1. CPVC pipeline in bathrooms
2. CPVC for hot water lines
3. Separate motors for sump and bore wells
4. Florentine / equivalent CP fixtures
5. Roca / equivalent white sanitary fixtures

#### VII. ELECTRICAL:

1. Concealed wiring – Legrand / Finolex or equivalent
2. Switches – Anchoroma or equivalent switches
3. Adequate light, fan and power points

#### VIII. LIFT:

One stretcher lift and one passenger lift of adequate capacity in each tower



#### IX. PAINTING:

1. Internal ceiling - Acrylic putty with primer and emulsion
2. Internal walls - Acrylic putty with primer and emulsion
3. Basement/ Stilt floor - Oil bound distemper (OBD)
4. External walls - External putty with semi acrylic exterior emulsion with primer
5. Joineries - Enamel paint for all doors other than main door
6. Grills - Zinc chromite anti-corrosive primer with enamel paint

#### X. EXTERNAL:

1. Paving blocks around the building
2. Compound wall in outer periphery with gates
3. Landscaping as per architect details

#### XI. GENERAL:

1. Anti – termite treatment
  2. Generator power back-up – 1kw for all homes and 100% back-up for common areas
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## COMMON AMENITIES

- Swimming pool
- Kids pool
- Change room with locker facility
- Indoor games
- AV room
- Gymnasium & Fitness centre
- Ladies & Gents health club
- Library
- Multi-purpose hall
- Conference room
- Crèche
- Sauna, Steam & SPA
- Squash court
- Basket ball court
- Multi-purpose court
- Rubberized walkers'/jogging track
- Children's play area with play equipment
- Car wash facility
- Generator back-up
- WTP - Water treatment plant
- STP - Sewage treatment plant
- Video door phone
- Access control
- Garbage chute
- Piped gas
- Security cabin & CCTV
- Separate rest room / Change room for staff and drivers
- Association room
- Channel music in club and amenities area
- Water body & Fountains
- Sculptures
- Beautifully landscaped garden
- Visitors car park

## DISABLED/ELDER FRIENDLY FEATURES

- Ramp reach lobby area
- Railing in common areas
- Signages