TCG gardenia

surroundings that mark **Happy Living**

Live Green

Live H

Happy

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An upcoming first-of-its kind premium residential project in Katraj-Pune, bustling with activity.

These immaculate homes are situated on a serene and gorgeous location offering **a beautiful and panoramic view of the lake and green mountains from all around your home.** When you enter the foyer of this lovely home you will be greeted with astonishing nature and green life.

Step into a green, serene and yet very active lifestyle, connectivity within minutes and bountiful nature !

Highway 1.5 Kms	**Rajiv Gandhi national Park 2 Kms**	**D Mart 2.5 Kms**
Bharti Vidyapeeth 3 Kms	**ISKCON Temple 2 Kms**	**Restaurant 2 Kms**
Hospital 2.5 Kms	**City Pride Multiplex 4 Kms**	

Connected to
SERENITY AND PEACE OF MIND

Enjoy the perfect combination of location and a premium residential project with superior connectivity advantage of being perfectly situated in lap of nature.

TCG Gardenia, where safety and security of the family is upmost priority. Where peace of mind is a metaphor of quality living within the complex.

The apartments have been designed for greater convenience: Spacious Rooms, Superior Construction Material and Better Quality Fixtures.

AMENITIES :

- Attractive Entrance Gate
- Designed Landscape Garden Area
- Children's play area
- Senior Citizen's Sitting Arrangement
- Club House
- Elegant elevation and aesthetic view
- MS with glass railing for attached terrace
- RCC with Brick or UCR masonry compound wall
- Individual Letter box in parking area
- Fire Fighting System as per guidelines of Fire Fighting Department, PMC
- Solar Water Heating System (as per PMC rules)
- Generator Power backup for common areas and lift
- Rain Water Harvesting System
- Energy efficient LED lighting in common areas and passages

F
E
D
C
G
M
B
A
SERVICE AREA

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'A' BUILDING

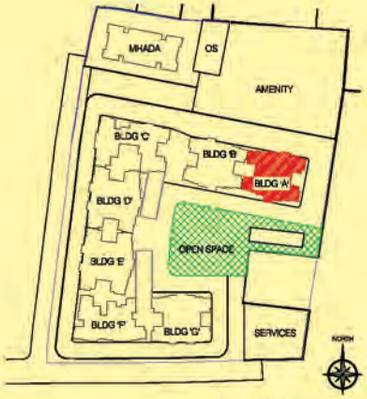
FLAT NOS.	TYPE
201, 301, 401, 501, 701, 801, 901, 1001	1.5 BHK

FLAT NOS.	TYPE
202, 302, 402, 502, 702, 802, 902, 1002	2 BHK

NORTH

FLAT NOS.	TYPE
204, 304, 404, 504, 704, 804, 904, 1004	1.5 BHK

FLAT NOS.	TYPE
203, 303, 403, 503, 703, 803, 903, 1003	2 BHK



KEY SITE PLAN

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FLAT NOS.	TYPE
201, 301, 401, 501, 701, 801, 901, 1001	2 BHK

FLAT NOS.	TYPE
202, 302, 402, 502, 702, 802, 902, 1002	1.5 BHK

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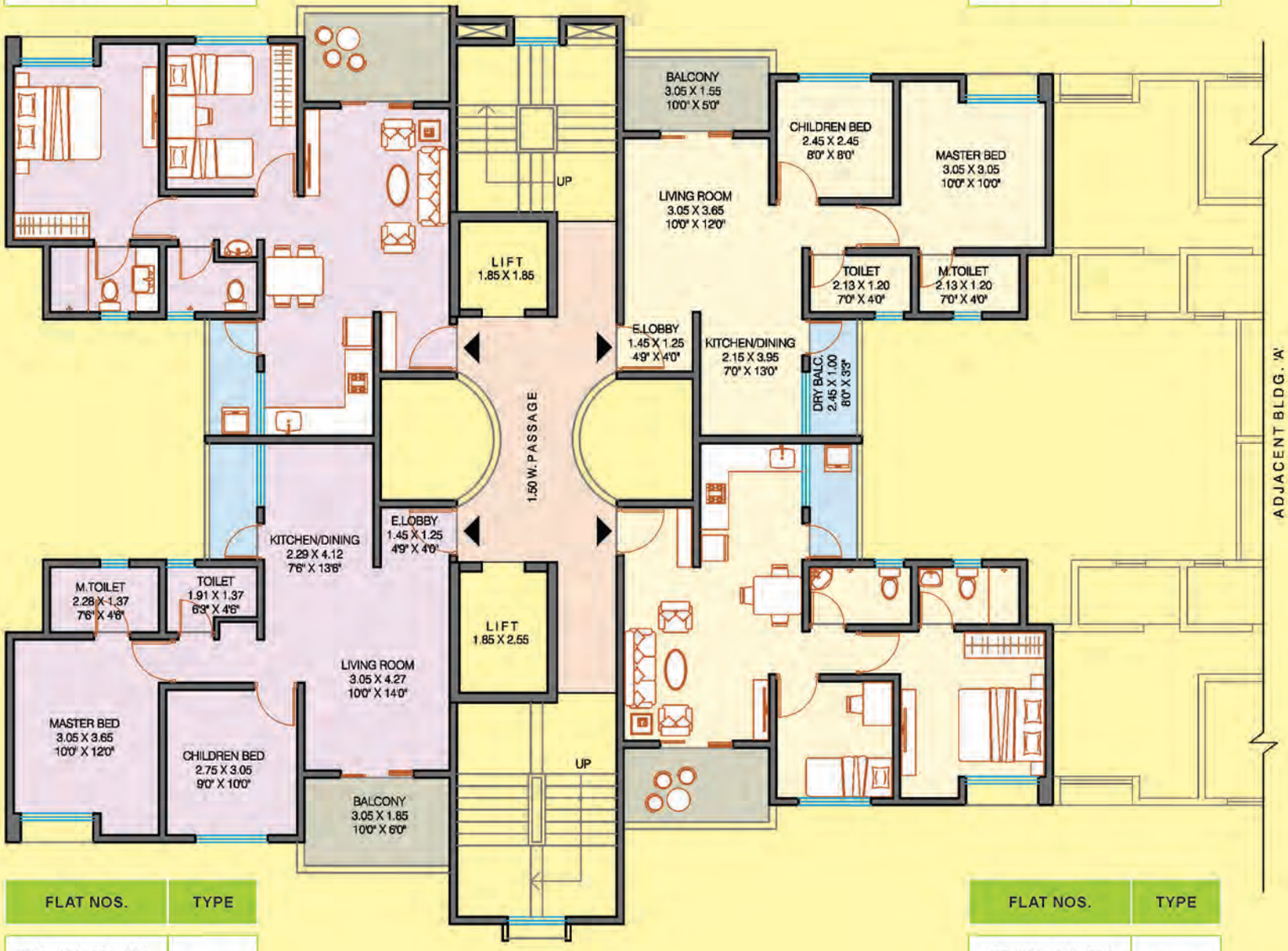
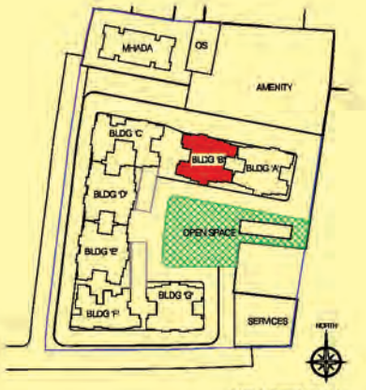
'B' BUILDING



NORTH

FLAT NOS.	TYPE
204, 304, 404, 504, 704, 804, 904, 1004	2 BHK

FLAT NOS.	TYPE
203, 303, 403, 503, 703, 803, 903, 1003	1.5 BHK



KEY SITE PLAN

1.5 BHK

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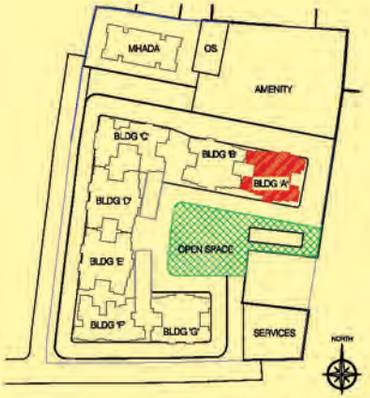
'A' BUILDING

FLAT NOS.	TYPE
602	2 BHK

NORTH

FLAT NOS.	TYPE
604	1.5 BHK

FLAT NOS.	TYPE
603	2 BHK



KEY SITE PLAN

SPECIFICATIONS

STRUCTURE & MASONARY :
- Earthquake Resistant RCC frame Structure confirming to IS Code.
- External walls 6" thickness & internal walls 4" or 6" Auto claved Aerated Concrete blocks.
- Ready Mix, Green Plaster, River Sand or Crushed Sand finish plaster to external walls and Gypsum or Neeru finishing plaster to internal walls.

FLOORING :
- Vitrified 600mm x 600mm flooring in the flat with 4" skirting.
- Anti-skid ceramic tile flooring for attached terraces & dry balcony.

DOORS :
- Laminated plywood door frame or Wooden door frames with both side
  laminated flush door for all rooms.
- Stainless Steel fittings for all doors.

WINDOWS :
- Aluminium powder coated sliding windows / UPVC windows system with
  mosquito net & safety grills.
- Granite or Marble window sill.
- Exhaust fan provision for toilets.

KITCHEN :
- Granite kitchen platform with stainless steel sink.
- Glazed dado tiles up to 4'0' height above kitchen platform level.
- Provision for exhaust fan and water purifier (Elect. point + Plumbing)

BATHROOM :
- Granite or stone finish door frames for all bathrooms and dry balcony.
- Concealed plumbing in CPVC with chromium plated fittings.
- Hot and Cold mixing unit with shower in all bathrooms.
- Wall hung commode with hand spray.
- Provision for water boiler.
- Provision for Exhaust Fan.
- Glazed dado tiles up to ceiling in bathroom.
- Anti-skid ceramic flooring

DRY TERRACE :
- Anti-skid ceramic flooring | Plain dado tiles 4' height.
- Washing machine provision (Elect. point + Plumbing)

SAFETY :
- Wooden Safety Door | Video Door Phone.

ELECTRICAL FITTINGS
- Concealed copper wiring in entire flat
- TV and Telephone points in living room and master bedroom
- Adequate electrical points with modular switches in all rooms
- Two way fan and light point in master bedroom
- A.C. point in master bedroom
- Earth Leakage Circuit Breaker (ELCB)
- Single phase meter for each flat

PAINTING :
- Oil bound distemper to internal walls.
- Acrylic emulsion paint for external walls.
- Oil paint to grills.

LIFT :
- Lift of standard make.

PARKING :
- Tre-mix concreting /paving blocks / Chequered tiles flooring.

WATER SUPPLY :
- Overhead and underground water tanks with submersible pumps and automated control panel for pumping water from underground tank to overhead water tank.
- Water supply from PMC.

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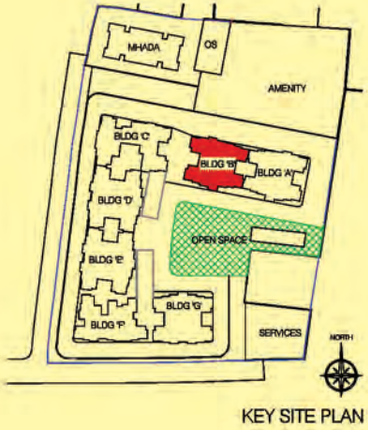
'B' BUILDING

FLAT NOS.	TYPE
601	2 BHK

NORTH



KEY SITE PLAN

FLAT NOS.	TYPE
604	2 BHK

FLAT NOS.	TYPE
603	1.5 BHK

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Site Address:
S.No. 24/5, 24/5/1
Near Rajas Society,
Katraj Kondhwa Road,
Pune - 411 046

Architect - Pandit Joshi Associates | RCC Consultant - Sunil Mutalik | Landscape Architect - Forethought Design Consultants

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CREDAI PUNE METRO MEMBER