



**SITE ADDRESS:** PINNACLE NEELANCHAL, NEXT TO VIBGYOR SCHOOL, BANER ANNEXE, SURVEY NO 21, SUS, PUNE.

**CORPORATE OFFICE:** PINNACLE HOUSE, 884/9, NAL STOP, ERANDWANE, PUNE- 411004.

[www.pinnaclegroup.in](http://www.pinnaclegroup.in)



PROJECT BY GP REALTY



THOUGHTFULLY MADE FROM RECYCLED PAPER



PINNACLE  
**NEELANCHAL**  
— BUILT WITH THOUGHT —

2 & 3 BHK Flats at SUS, Baner Annexe

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ABOUT  
NEELANCHAL

"A home is not just four walls and a roof.

It is much more.

It's a place far from the madding crowd.

Where relationships don't get left behind  
in the rush to get ahead.

Where children grow nourished by love and sunshine.

A home is where the elderly never feel the chill of loneliness.

Where the lap of nature is just hop, skip and jump away.

A home is where the loved ones are safe and happy;

Their every need taken care of.

Homes are not built with just brick and mortar.

They are built with thought and attention too."

*Gajendra Pawar*

Chairman & MD

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**FOREST  
AND  
CAMPSITE**

The daily grind in the concrete jungle can wear anyone down. Reason why we are creating a **50,000 sq. ft.** lush tropical forest, complete with campsites, tents and barbecue pits, at Neelanchal. It's designed to be your perfect getaway from the rat race.



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## DAY CARE CENTRE

Most modern families today have both spouses working. Reason why we have a fully operational day care centre at Neelanchal, equipped with trained staff and nannies. Working mothers can leave their children here and go about their jobs, confident that their children will be in good hands. Our day care centre will re-define convenience for working parents.

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## SENIOR CITIZEN'S HOUSING

Getting ahead in life doesn't have to mean leaving your parents behind. Reason why we're building specially equipped apartments for senior citizens within our premises. Now your parents can be right next-door, and you won't have to suffer the guilt of not being around them in their old age.

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## SPARE KITCHEN

There will be days when you will be too busy, unwell or just plain tired to do any cooking. But that doesn't mean you'll have to worry even for a minute about providing nutritious and healthy meals to your family. We will provide a spare kitchen within the premises itself with trained catering staff to serve you.

Now isn't that food for thought?



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## PLAYZONE FOR CHILDREN

'All work and no play makes Jack a dull boy' goes the saying.

At Neelanchal, we want children to be full of life and mischief. Reason why we have specially designed play areas where the kids can have a whale of a time while learning important social skills like friendship, teamwork and sharing.



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# HEALTH AND FITNESS

Health, it is often said, is wealth. If you are fit, you can enjoy both work and life to the fullest. And we at

Neelanchal have left no stone unturned to give you a fit and healthy life.

A fully-equipped gym, multiple swimming pool, a paved jogging track, cricket pitch and tennis court with coaching facilities will be made available to you. It's difficult to be a couch potato at Neelanchal.

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## ESSENTIALS SHOPPING

Running a household means needing a hundred things. And no one has the time to run to a supermarket daily for groceries. That's the reason we have provided for convenience stores within the premises itself. You'll get all your daily requirements right next door.

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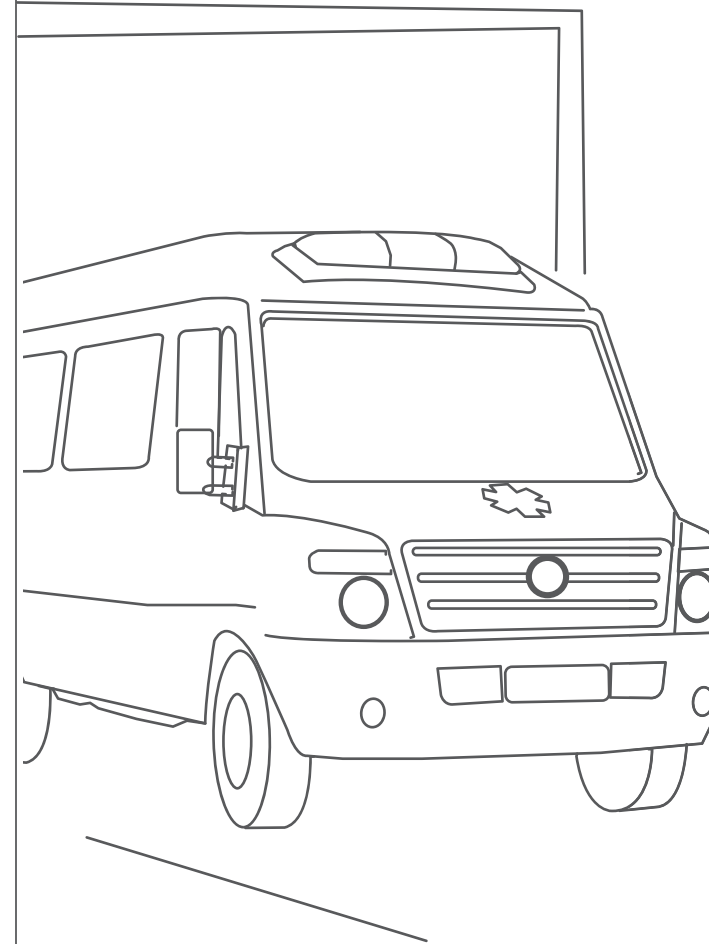


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## HEALTH CARE

Because we plan to have special housing for senior citizens within the premises, health care becomes critical. Health and medical aid is taken very seriously at Neelanchal. There will not only be a doctor-on-call but also 24-hour ambulance service and a pharmacy. We also plan to have a Vet on call for the pets of residents.

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## LIBRARY FOR CHILDREN

We know how important your child's education is to you. Which is why we've built a library for children who want to brush up and revise the lessons learnt at school. This space can also be used for tuition and group studies. Because every little counts when it comes to education.

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## LAUNDROMAT AND ATM

Here at Neelanchal, you'll be using lesser water and spending lesser time doing your laundry, thanks to the Laundromat facility we've conceived within the premises.

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Another handy amenity we've provided for is an ATM. So now all your cash needs are just a few footsteps from home.

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## SECURITY

We are extremely serious about the safety and security of our residents. That's why every home in Neelanchal is equipped with a video door phone and the entire premises are under CCTV surveillance. The well being and peace of mind of our residents is too important to be left to chance.

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## COMMON AMENITIES

- Gracefully designed attractive entrance lobby at road level
- Juliet balconies
- UG and OH R.C.C. water storage tanks with submersible standby pump set and automatic water level control system
- Bore-well with submersible pump at basement with separate UG water storage tank
- Rainwater harvesting
- Vermi culture pits
- 3-phase connection supply to the society
- Generator backup for elevators, water pumps, common lights in staircases and parking area
- Security guard cabin and toilet in parking area
- Fire fighting system
- Telephone distribution box in parking
- Letterbox and decorative name plates at entrance lobby



# INTERIOR SPECIFICATIONS



## R.C.C. Structure

- Earthquake resistant RCC Frame structure designed for seismic load as per IS codes.

## Plaster

- External Walls - Sand faced double coat sponge plaster.
- Internal Walls – Gypsum finish.
- Ceiling in Gypsum finish

## Kitchen

- One side 24" wide Jet-black Granite platform with SS sink (Nirali).
- Porcelain Matt finished Ceramic tiles dado up to lintel level.
- Provision for refrigerator.
- Attached dry balcony with provision for washing machine & dish washer.

## Walls

- External – 6" thick AEC block.
- Internal – 4" thick AEC block.

## Waterproofing

- Terrace - Membrane type with PVC rainwater down take pipes.
- Washrooms – Membrane type with PVC rainwater down take pipes.

## Flooring

- Living & other rooms – 600 x 600 Vitrified flooring with 3" same skirting (Kajaria/Nitco/Johnson or equivalent).
- Washrooms, Terrace & Dry Balcony - 12"x 12" Antiskid ceramic flooring (Euro).



### Windows

- UPVC sliding windows with mosquito net (LG Or equivalent).
- Provision for Exhaust Fan in Kitchen & Washrooms.
- Granite/Marble window sills in all rooms & washrooms.

### Doors

- Decorative main entrance door in Teak Wood with veneer finish as well as Halldrop, Handle, Night Latch, Tower bolt & Magic Eye for main entrance door.
- All flush doors with plywood frames.
- Granite/Marble frame for all washroom doors.
- Premium quality SS fixtures & fittings.

### Plumbing

- Internal - Concealed G.I. fittings & pipes with proper joints using chemicals.
- External - G.I. fittings & pipes.
- Provision for washing machine with small washing place in dry balcony.

### Painting

- Internal – O.B.D. Paint.
- External – Texture Paint.

### Elevators

- Two Elevators of attractive cabin with auto rescue V3F drive feature & generator back-up (Otis/Kone or equivalent).



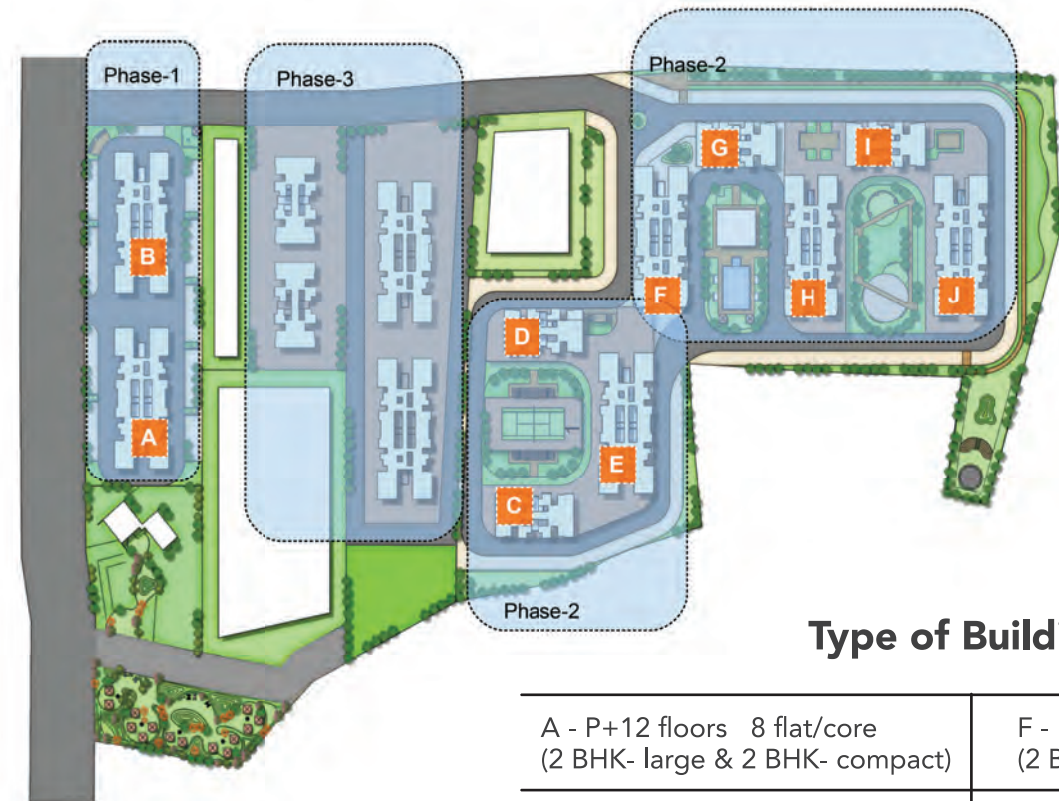
### Electricals

- Concealed fire resistant high quality copper wiring (Polycab/Finolex).
- Ample light points with branded modular switches (Legrand/Roma /Crabtree).
- T.V. point in living & master bedroom.
- Telephone point in living & all bedrooms.
- A.C. point in living & all bedrooms.
- Provision for Inverter point.
- Provision for Exhaust fan in Kitchen & Wash rooms.
- Earth leakage circuit breaker.

### Sanitary

- Dado in Glazed /Ceramic tiles upto lintel level.
- Branded sanitary fittings with provision of Hot and Cold water mixer (Jaguar/Gorhe or equivalent).
- Commode with jet sprays (Parryware/Hindware or equivalent).
- Colored Wash-basin of suitable size (Parryware/Hindware or equivalent).

# PHASING PLAN



**Type of Buildings**

A - P+12 floors 8 flat/core (2 BHK- large & 2 BHK- compact)	F - P+18 floors 8 flat/core (2 BHK- large & 2 BHK- compact)
B - P+12 floors 8 flat/core (2 BHK- large & 2 BHK- compact)	G - P+18 floors 4 flat/core (2 BHK- large)
C - 2P+14 floors 4 flat/core (2 BHK- large)	H - 2P+18 floors 8 flat/core (2 BHK- large & 2 BHK- compact)
D - 2P+14 floors 4 flat/core (2 BHK- large)	I - 2P+18 floors 4 flat/core (2 BHK- large)
E - 2P+14 floors 8 flat/core (2 BHK- large & 2 BHK- compact)	J - 2P+18 floors 8 flat/core (2 BHK- large & 2 BHK- compact)

# TYPICAL FLOOR PLAN



# 2BHK COMPACT



TYPE	CARPET	TERRACE	SALEABLE (CARPET+ 100% TERRACE)
Compact 2BHK	610	47	887

# 2BHK LARGE



TYPE	CARPET	TERRACE	SALEABLE (CARPET+ 100% TERRACE)
Large 2BHK	722	67	1065

## LOCATION MAP Key Distances :

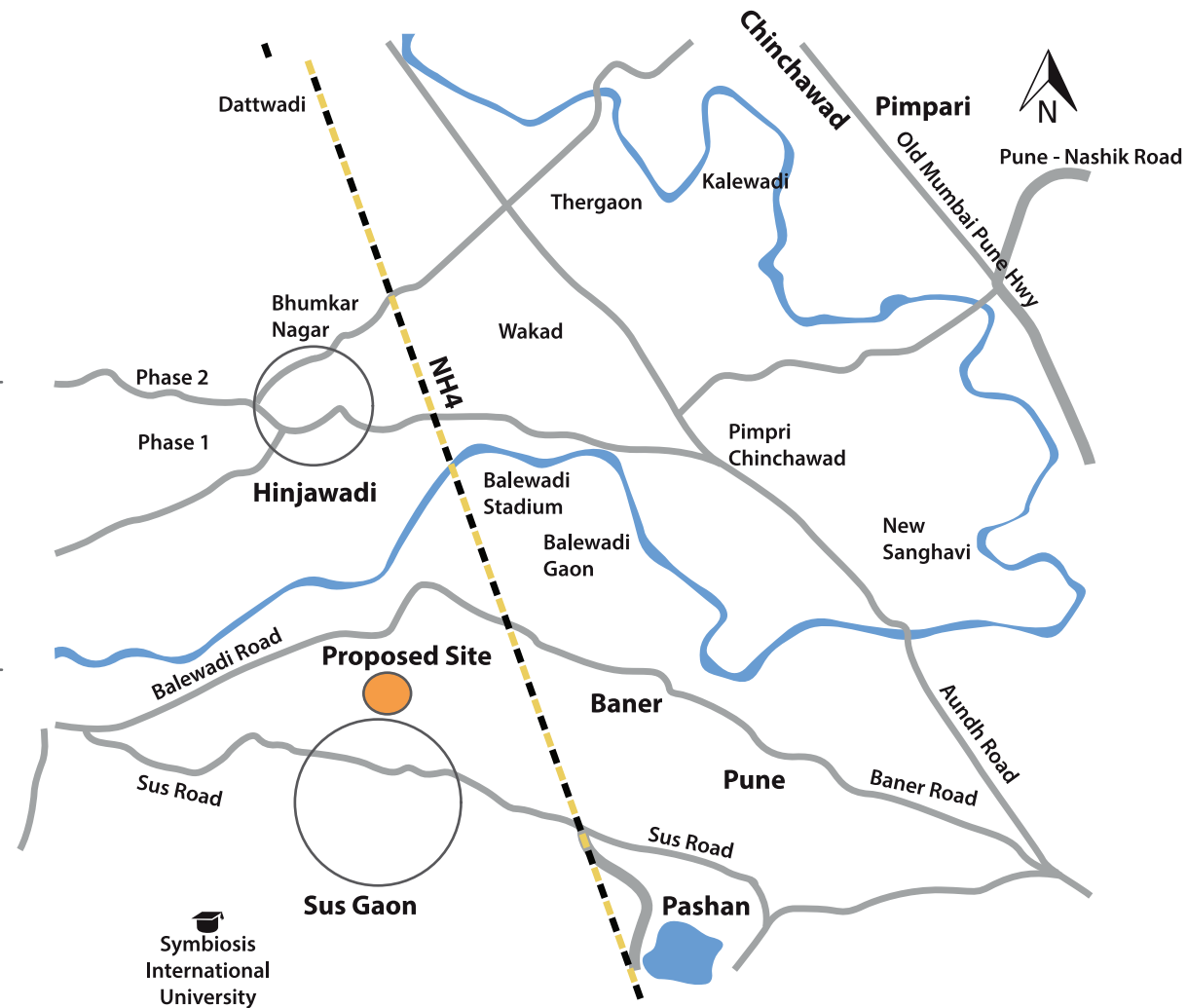
Sus to Deccan - 13 km  
Shivajinagar - 9.8 km  
Pune Railway Station - 12.5 km  
Pune Airport - 19.5 km  
Mumbai Airport - 146 km

## Site Address :

Next to Vibgyor School,  
Baner Annexe, Survey no 21,  
SUS, Pune.  
Tel: + 91 7775022111.

## Corporate Office:

Pinnacle House  
884/9 , Nal Stop, Erandwane  
Pune - 411004  
Tel Nos : +91 020 6623 35556  
/ 6623 3566



# ABOUT PINNACLE GROUP

Since its inception, the Pinnacle Group has always put people first. We pride ourselves on our understanding of the needs of our customers and revel in the value they derive out of our creations. We believe in long term associations and nurture warm bonds.

Our dedicated and professional team gives meticulous attention to every project, striving always at the twin goals of precision and perfection. Innovation is at the core of everything we do. We insist on being exclusive. Our homes are loved by those who reside in them. That's what delights us the most.

For us construction is a passion, not a profession. All our projects are built on a solid foundation of insight and thoughtfulness. Our relentless pursuit of perfection has made us one of the most respected players in the Pune real estate market. The innovation and exclusivity that we bring to each project translates into pride of ownership - making our customers feel like a privileged few.

We, at the Pinnacle Group, believe that we are in the business of delighting our customers. Allow us once again to delight you.

*Gajendra Pawar*  
Chairman & MD