



2 & 3 BHK
Hinjawadi-Marunji Link Road

WHY US?

Obsessive attention to detail

Future-centric homes

Innovation market leader

Tradition of setting benchmarks in every micromarket - from Hinjawadi to Charholi

In-depth understanding of the consumers and the changing lifestyle



**BUILDING THOUGHTFULLY.
BUILDING PASSIONATELY**

50+

residential and
commercial projects

30+

million sq. ft.
delivered

2

decades of
excellence

WE CARE



- ✓ *Smart Future Proof Homes*
- ✓ *Stress Free Homes*
- ✓ *Luxury*
- ✓ *Convenience*
- ✓ *Holistic Development*
- ✓ *360 Degree Lifestyle*
- ✓ *Career Oriented Homes*

YOUR JOURNEY TO BECOME A TITAN STARTS FROM HERE



- ✓ *Ground + 23 Floors, 18 Towers*
- ✓ *Spread Over 17 Acres*
- ✓ *Approx. 7 Acres Of Podium With 70% Open Space*
- ✓ *Homes With Bay Windows (1st Time In Hinjawadi)*
- ✓ *Perfect Space Utilization And Zero Wastage Floor Plan*
- ✓ *40 + International Standard Amenities*
- ✓ *Multi Storey Club House*



ACHIEVERS SUCCEED EFFORTLESSLY
WHEN THEY ARE SURROUNDED BY PEOPLE
WHO CARE.



SUCCESS STANDS ON THE PYRAMID OF



Safety/ Security



*Comfort &
Well Being*

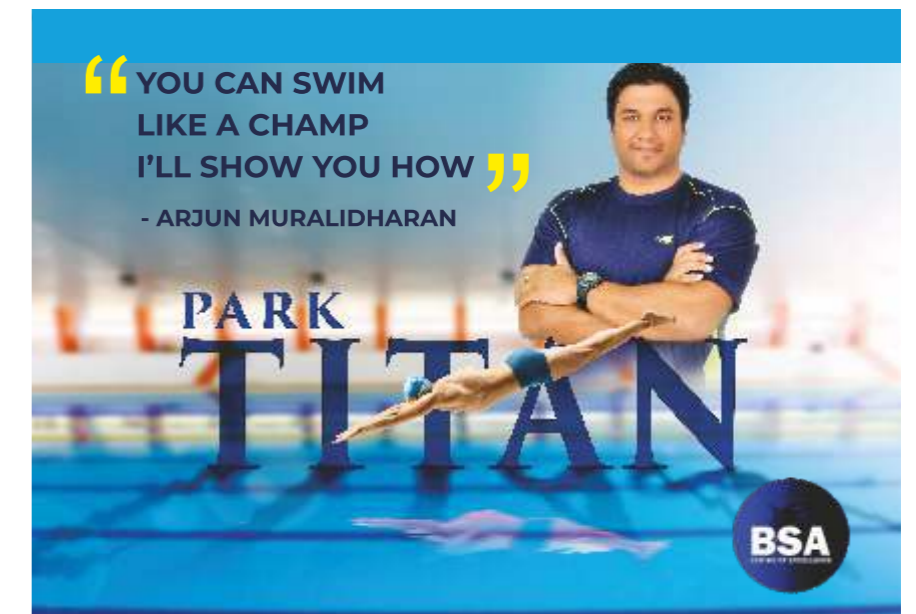
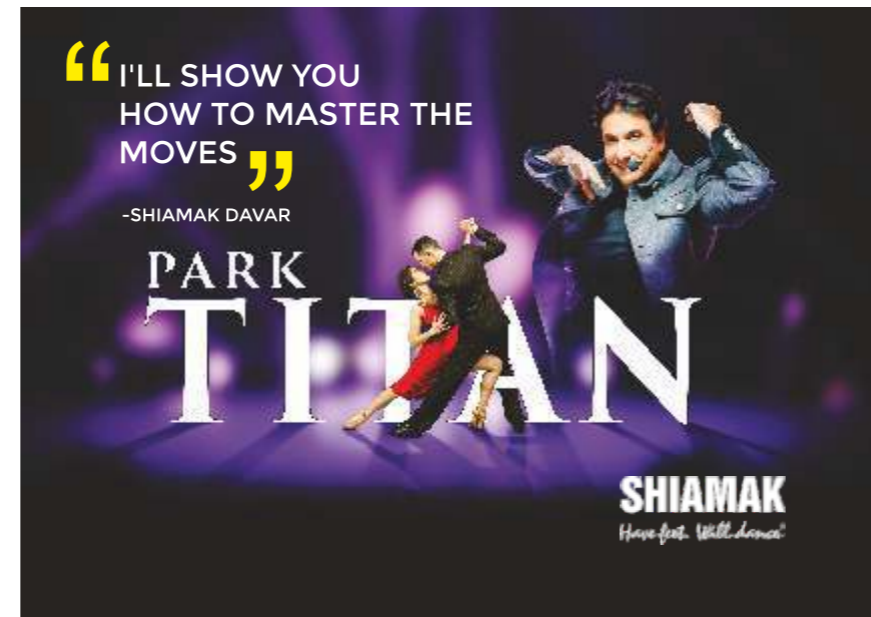


*Day To Day
Convenience*



Excellence

ALL ACADEMY





BUSINESS CENTRE

To Get Business Centre In Residential Project In 2019

Co-working Space

Meeting Pod

Cafeteria

24 X 7 Generator Backup

Hi-speed WIFI



FUTURE PROOF HOMES

Operate Your Home Appliances From Anywhere

Control Your Kid's Mischief From Anywhere

One-of-its-kind Premium Home Automation In Pune

Electrical Fault Detection

Automatic Temperature Control

Physical Switch Access Control



SPORTS ZONE

Futsal/ Box Cricket

Multi-play Court (Lawn Tennis/ Basketball)

Indoor Badminton Court

Padle Tennis

And many more...



NATURE ZONE

Hammock Garden

Fruit Orchard

Lawn Mounds

Aroma Garden

Palm Court

Butterfly Garden

Tree Plaza

Herbal Garden



KID'S ZONE

Kid's Play Area

Tot Lot

Labyrinth

Parent's Sitout with Trellis

And many more...



FITNESS ZONE

Jogging / Walking Track

Open Air Gym

Adventure Mounds

Meditation Zone

Lavish Gymnasium

And many more...



REJUVENATION ZONE

Semi Olympic Size Swimming Pool

2 Kid's Pool

Leisure Pool

Pool Deck

And many more...



COMMUNITY ZONE

Clubhouse

Community Hall

2 Multipurpose Lawn

Chitchat Plaza

Amphitheatre/ Open Air Cinema

Party Lawn

Picnic Zone



PEACEFUL ZONE

Senior Citizen's Plaza

Reading Nook

Seating Court

And many more...



EV CHARGING STATION

FOR YOU AND YOUR GUESTS



CLUB CONCIERGE SERVICE



THE DIFFERENCE BETWEEN ORDINARY AND EXTRA-ORDINARY IS JUST THAT LITTLE "EXTRA"



HEALTH CARE



LUXURY SERVICES











CLUBHOUSE AMENITIES AND FACILITIES

GROUND FLOOR

- *Mini Olympic Size Pool*
- *Children's Pool*
- *Cafeteria*
- *Salon & Spa*
- *Beauty Station*
- *Indoor Games*
- *Children's Game Room*
- *Waiting Lobby & Reception*

FIRST FLOOR

- *Gymnasium*
- *Multipurpose Studio*
- *Dance Studio*
- *Terrace Garden*
- *Terrace*













SECOND FLOOR

- *Co-Studying & Co-Working Zone*
- *Conference Room*
- *Music Studio*
- *Outdoor Co-Working Area*
- *Video Gaming Zone*
- *Terrace*

LOCATION

Located on the Hinjawadi-Marunji Link Rd., Codename Park District is an integrated destination that is well connected to Pune's prime locations.



-  Petrol Pump
-  Mall
-  Restaurant
-  Hotel/Guest House
-  Hospital
-  Commercial
-  Landmarks
-  Educational Institute
-  Expressway
-  Flyover
-  Upcoming Metro Line
-  Roadway



MAP NOT TO SCALE.

ABOUT PARK TITAN

60 ACRE
INTEGRATED
DEVELOPMENT

17 ACRE
DEVELOPMENT

18
TOWERS

23
FLOORS

UP TO 7 ACRE
PODIUM

70 %
OPEN SPACES

INNOVATIVE
BAY
WINDOWS

40+
AMENITIES

MULTISTOREY
CLUBHOUSE

HOME
AUTOMATION

CLINIC &
PHARMACY

EV
CHARGING
STATION

PREMIUM
ACADEMY
MENTORSHIP

UPGRAD-
SKILL
DEVELOPMENT
COURSES

SMART KIDZ-
PLAY SCHOOL
& CRÉCHE

BUSINESS
CENTRE

CLUB
CONCIERGE
SERVICES

SPA, SALON,
CAFÉ, LAUNDRY

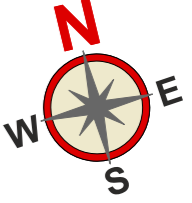
MASTER PLAN



LEGEND

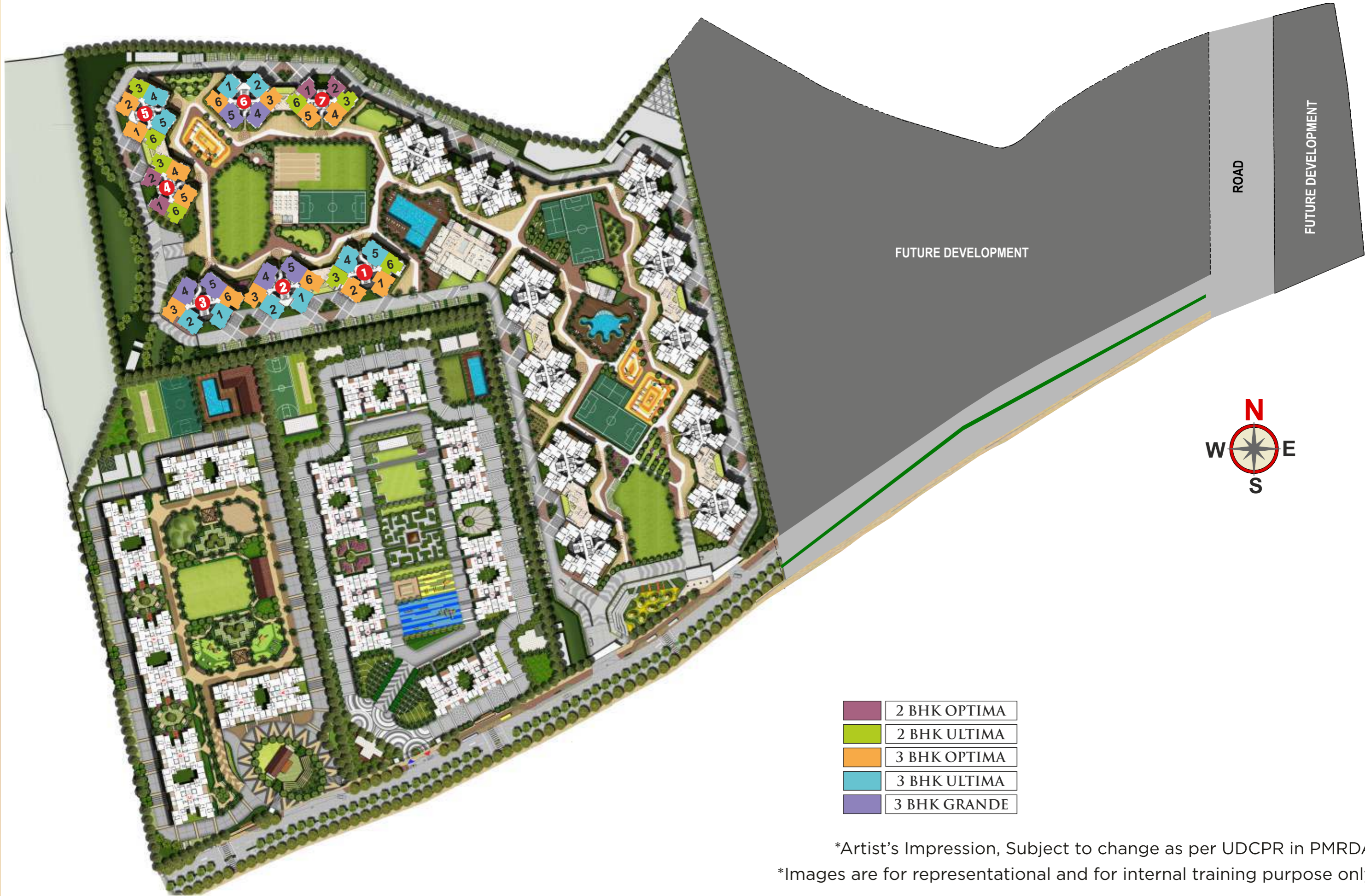
	2 BHK OPTIMA
	2 BHK ULTIMA
	3 BHK OPTIMA
	3 BHK ULTIMA
	3 BHK GRANDE






- | | | | |
|--------------------------|----------------------------|----------------------------|----------------------------|
| 1. FESTIVAL LAWN 1 | 11. OPEN GYM | 21. CHANGING ROOM | 31. FESTIVAL LAWN 2 |
| 2. KIDS PLAY AREA | 12. FUTSAL COURT | 22. LEISURE POOL | 32. TREE PLAZA |
| 3. SENIOR CITIZEN PLAZA | 13. LAWN TENNIS COURT | 23. TOT LOT | 33. SUPERMARKET |
| 4. MINI CLUB | 14. BUTTERFLY GARDEN | 24. PADEL COURT 2 | 34. BUS STOP |
| 5. FRUIT ORCHARD | 15. MINI OYLMPIC SIZE POOL | 25. MULTIPURPOSE COURT | 35. ADVENTURE MOUNDS |
| 6. PET PARK | 16. KID'S POOL | 26. KIDS PLAY AREA | 36. PARENT SIT OUT |
| 7. COMMUNITY HALL | 17. CLUB HOUSE | 27. URBAN FRAMING | 37. PALM COURT |
| 8. AMPHITHEATRE | 18. YOUNGSTER PLAZA | 28. CRECHE | 38. PET PARK 2 |
| 9. SPORTY BEANS INDOOR | 19. PADEL COURT 1 | 29. SENIOR CITIZEN PLAZA 2 | 39. SQUASH COURT 2 |
| 10. SPORTY BEANS OUTDOOR | 20. CRICKET GROUND | 30. COVERED AMPHITHEATER | 40. INDOOR BADMINTON COURT |



*Artist's Impression, Subject to change as per UDCPR in PMRDA
 *Images are for representational and for internal training purpose only

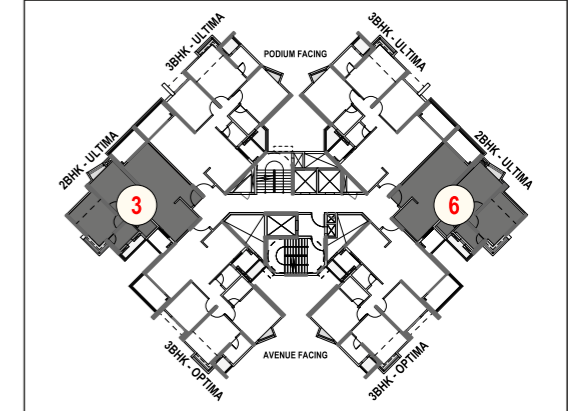
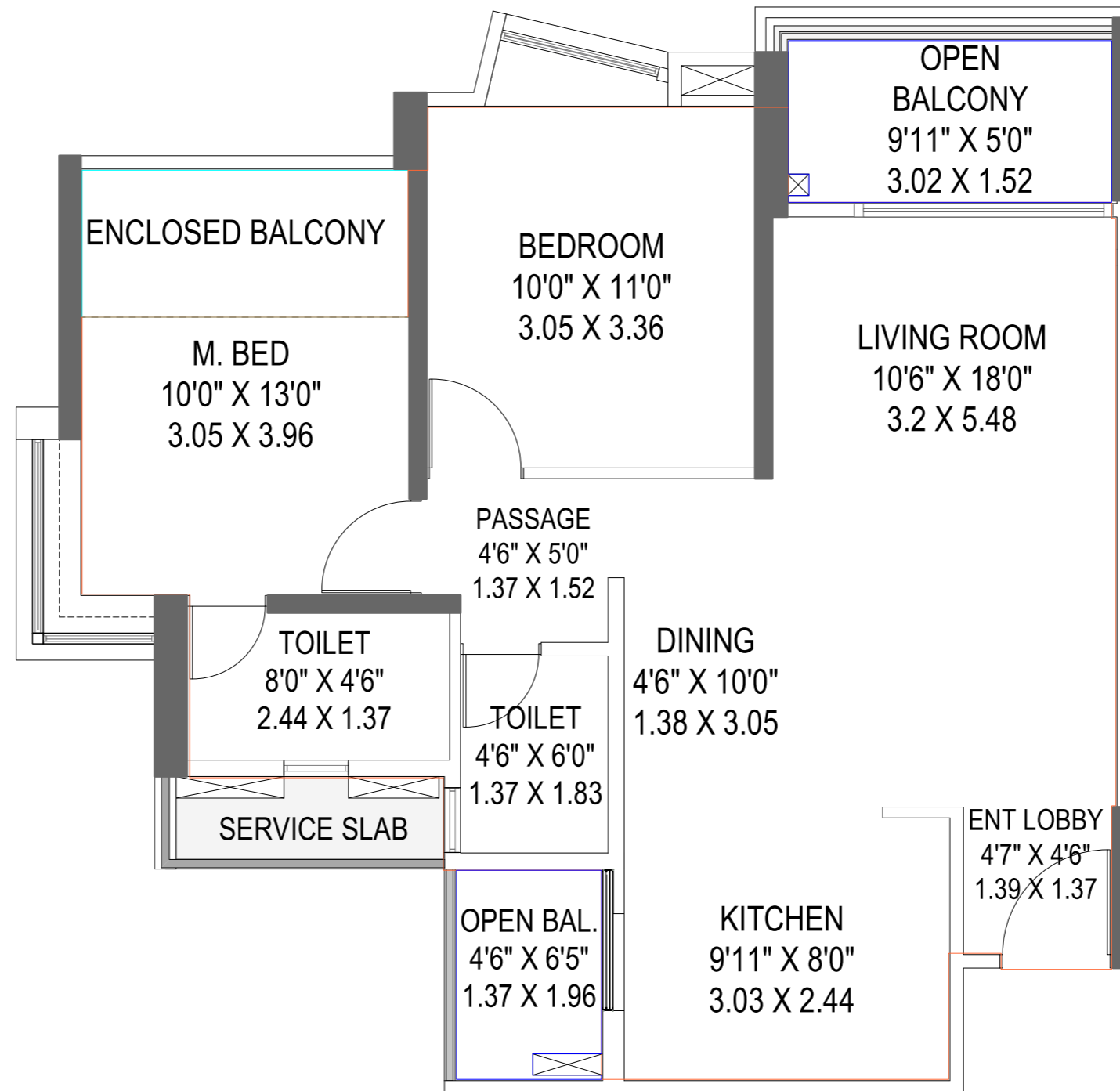
LAYOUT PLAN



	2 BHK OPTIMA
	2 BHK ULTIMA
	3 BHK OPTIMA
	3 BHK ULTIMA
	3 BHK GRANDE

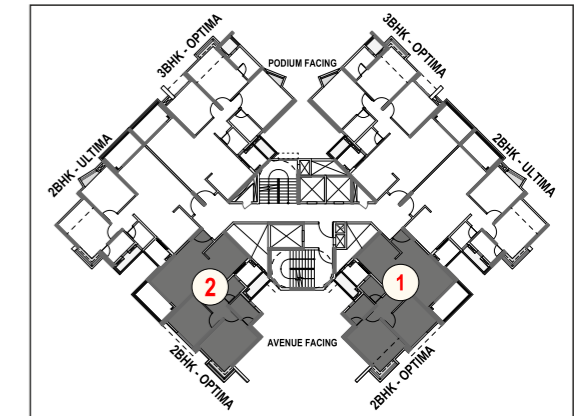
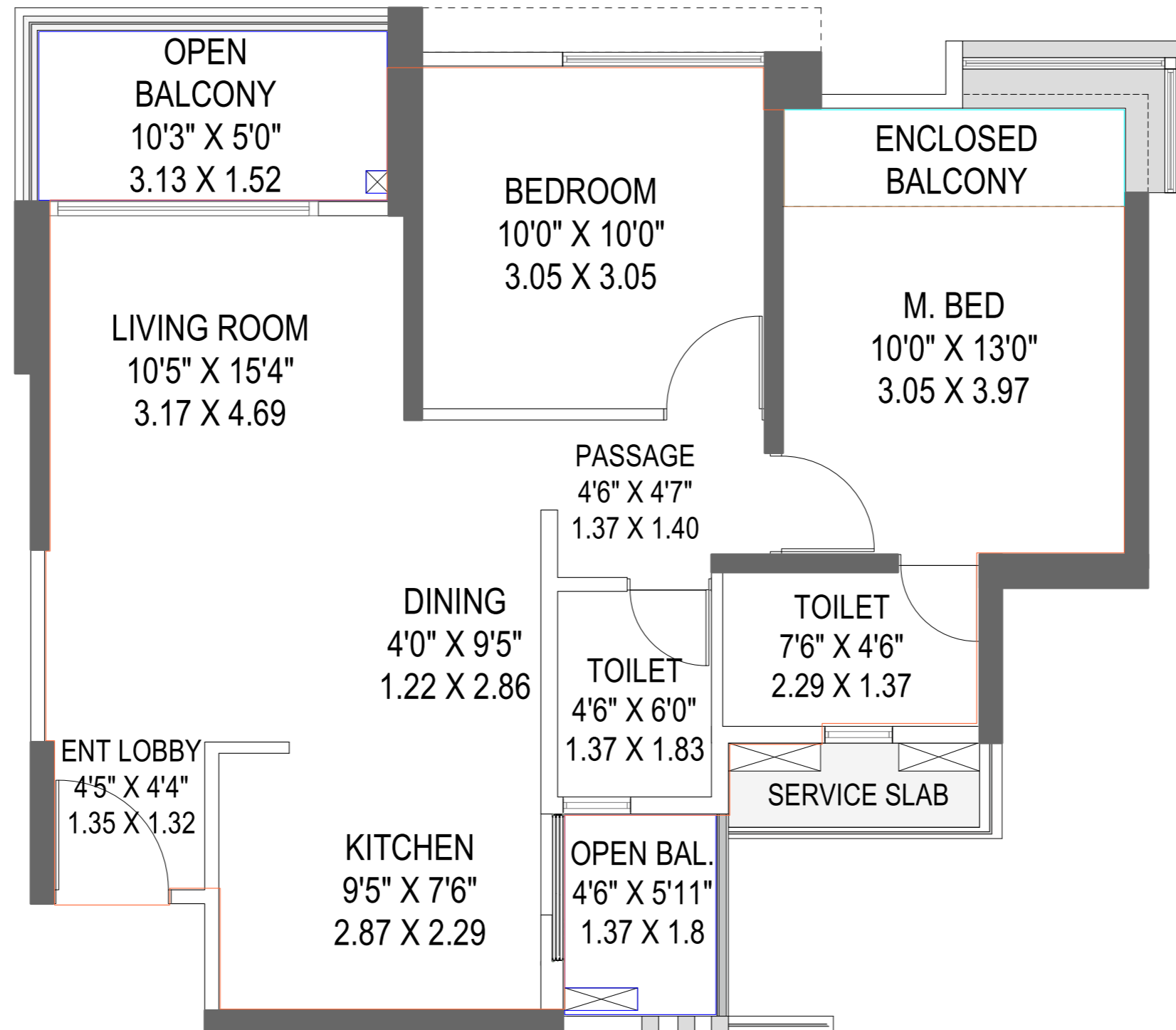
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TOWER 1 - 2 BHK (ULTIMA)



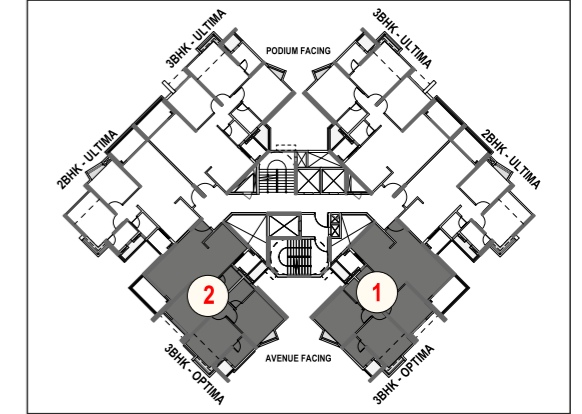
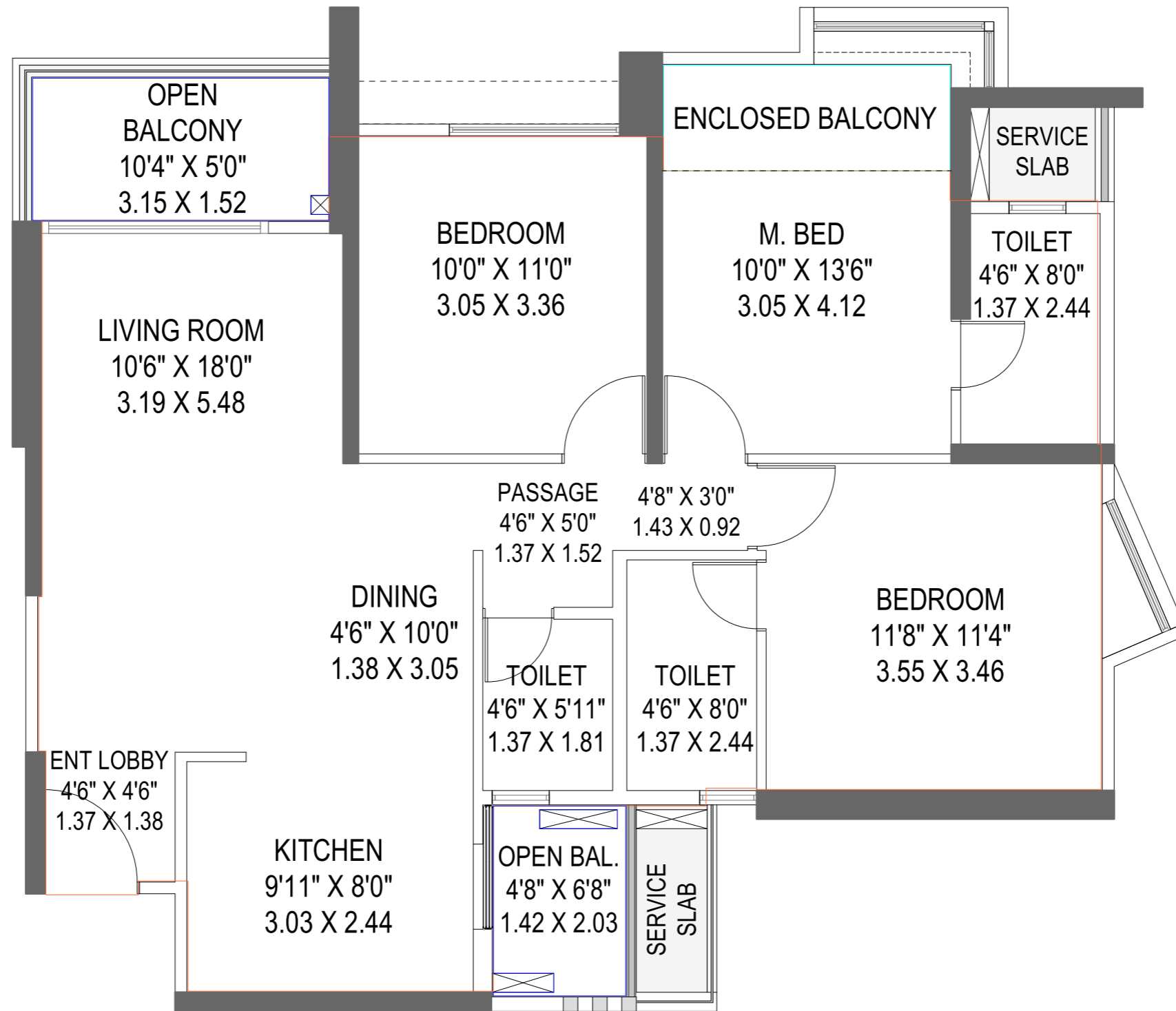
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
3,6	2BHK-ULTIMA	670.36	74.78	44.39	789.53

TOWER 7 - 2 BHK (OPTIMA)



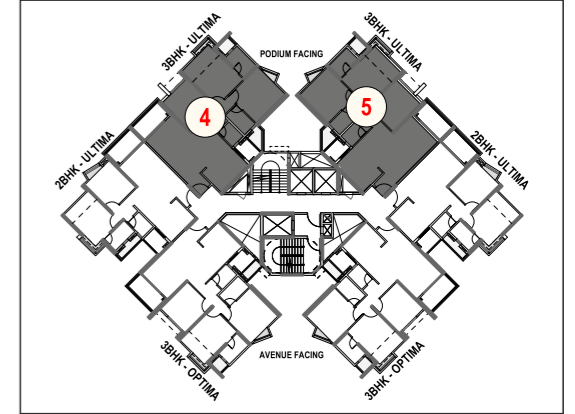
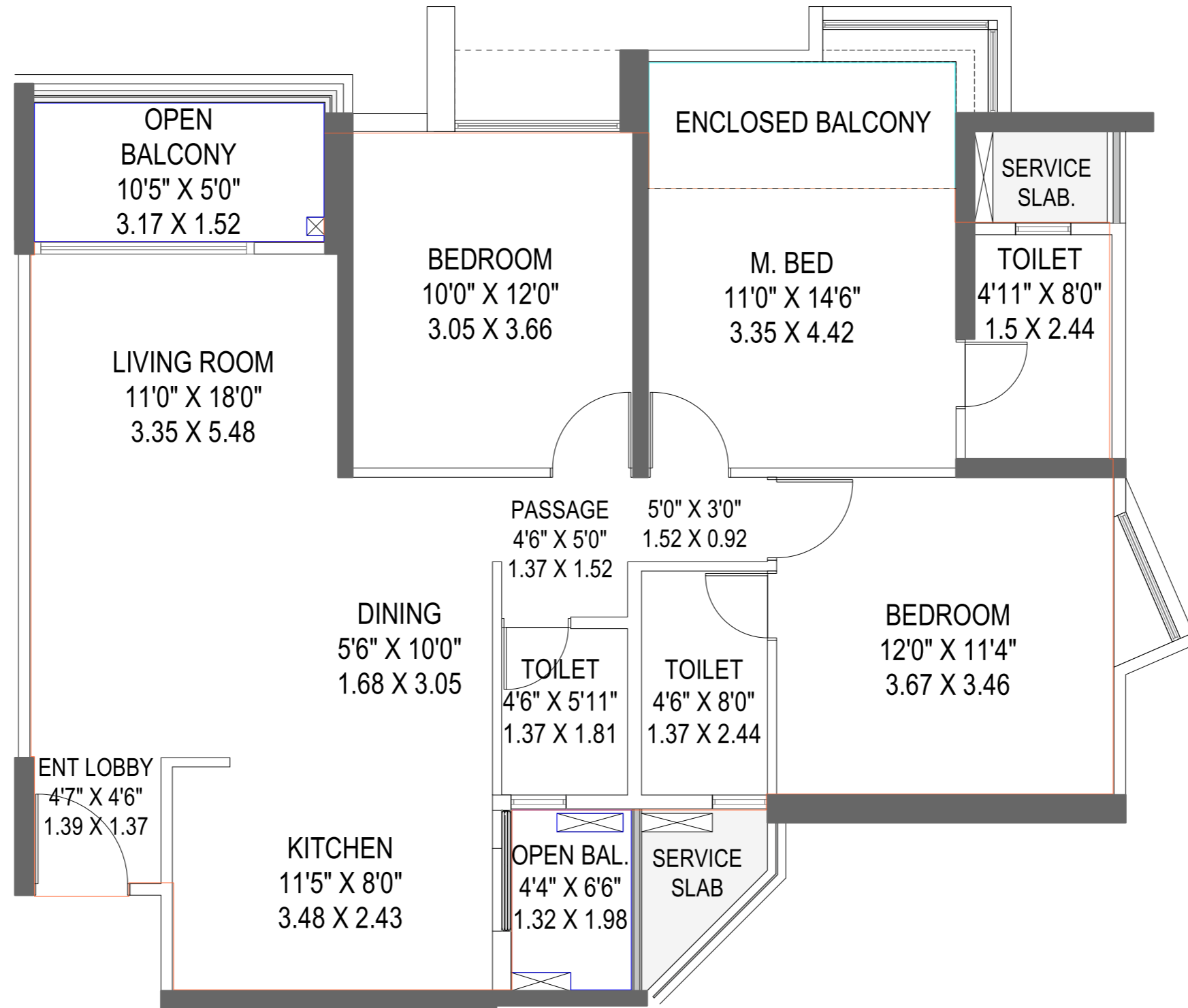
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
1	2BHK-OPTIMA	624.34	73.99	28.11	726.44
2	2BHK-OPTIMA	652.45	73.99	00.00	726.44

TOWER 1 - 3 BHK (OPTIMA)



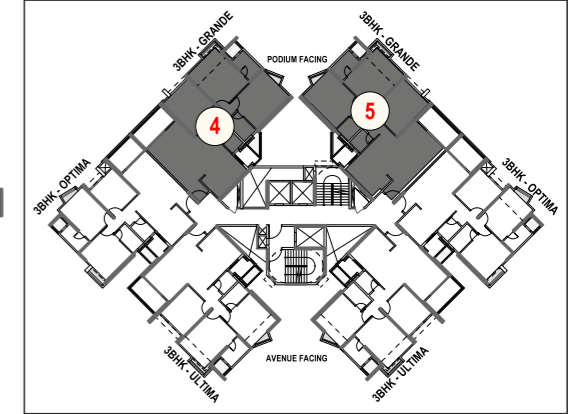
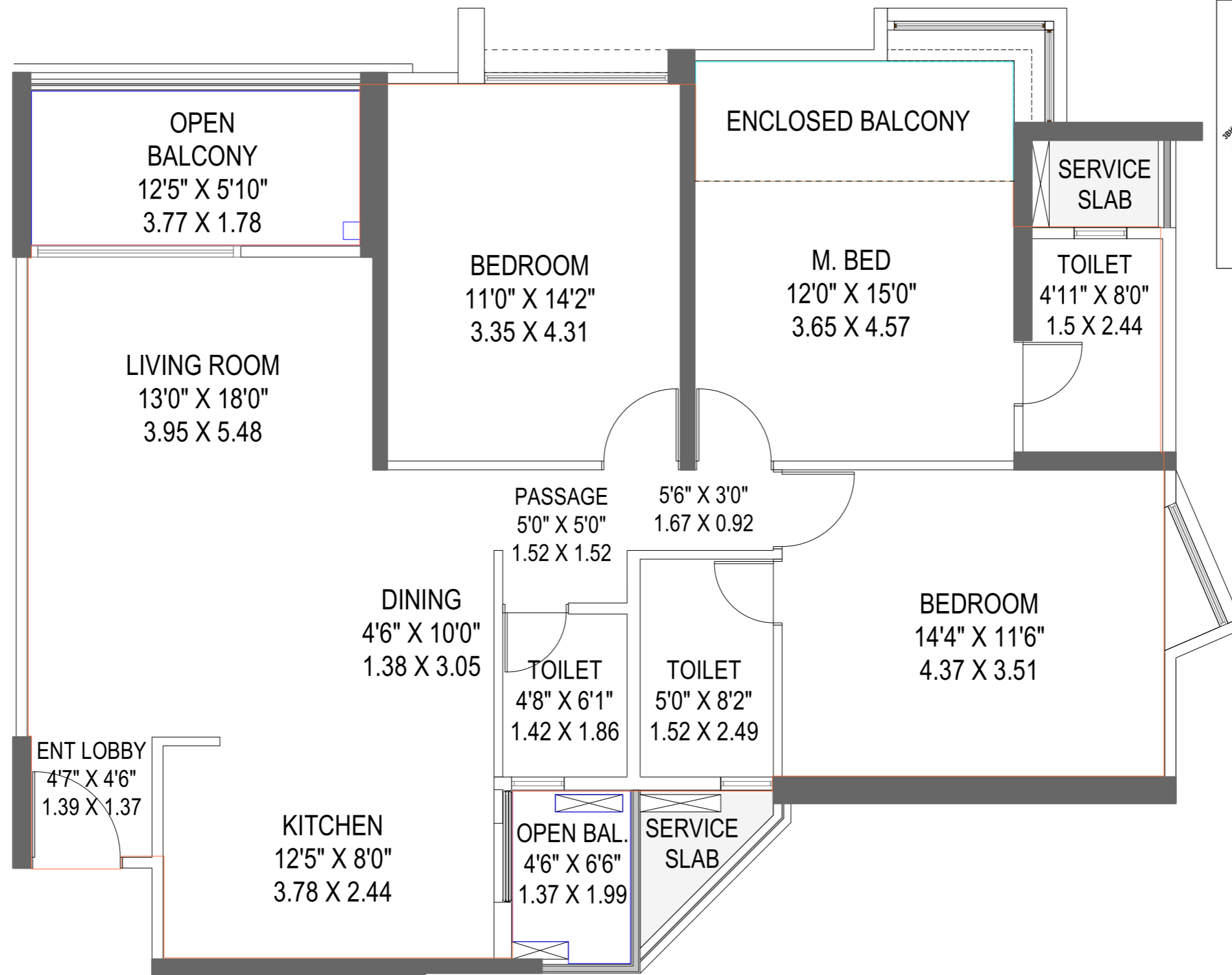
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
1,2	3BHK-OPTIMA	872.06	77.10	36.25	985.41

TOWER 1 - 3 BHK (ULTIMA)



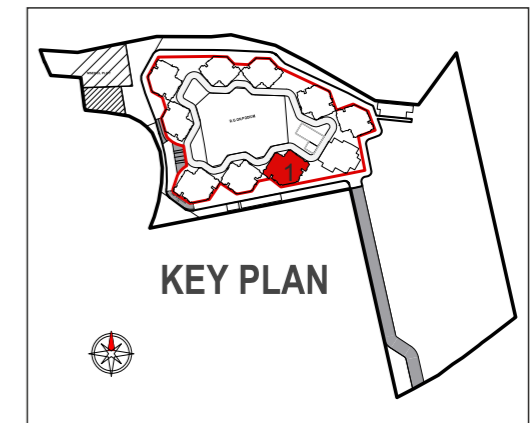
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D=(A+B+C)
4,5	3BHK-ULTIMA	936.17	74.90	48.80	1059.87

TOWER 6 - 3 BHK (GRANDE)

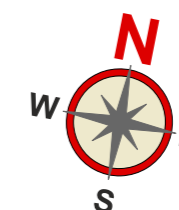


FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
4,5	3BHK-GRANDE	1063.46	95.56	53.20	1212.22

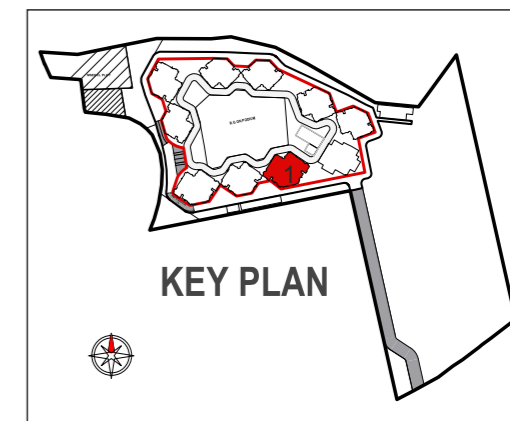
TOWER 1 - FIRST FLOOR PLAN



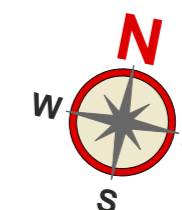
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1,2	3BHK-OPTIMA	863.92	77.10	44.39	985.41
4,5	3BHK-ULTIMA	935.48	74.90	48.80	1059.18
6	2BHK-ULTIMA	670.36	74.78	44.39	789.53



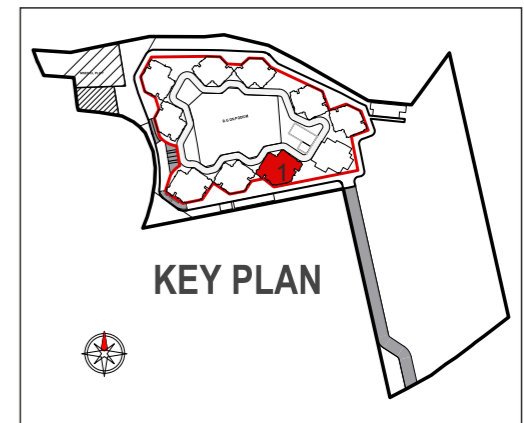
TOWER 1 - SECOND FLOOR PLAN



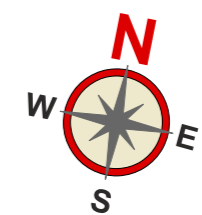
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1,2	3BHK-OPTIMA	872.06	77.10	36.25	985.41
3,6	2BHK-ULTIMA	670.36	74.78	44.39	789.53
4,5	3BHK-ULTIMA	936.17	74.90	48.80	1059.87



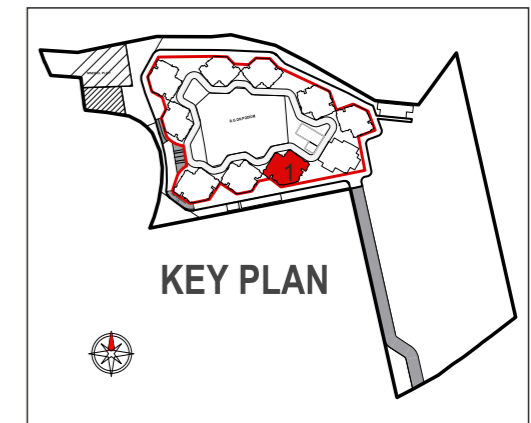
TOWER 1 - TYPICAL FLOOR PLAN



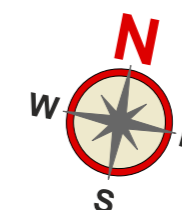
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1,2	3BHK-OPTIMA	872.06	77.10	36.25	985.41
3,6	2BHK-ULTIMA	670.36	74.78	44.39	789.53
4,5	3BHK-ULTIMA	936.17	74.90	48.80	1059.87



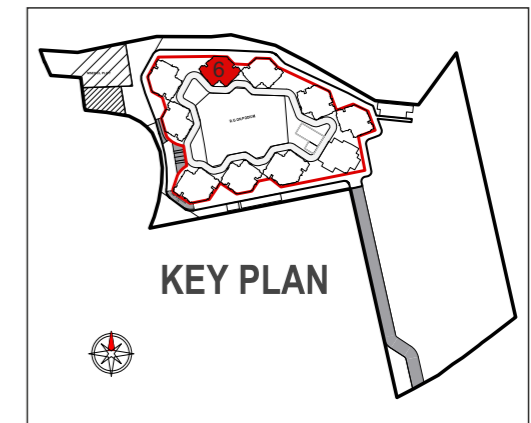
TOWER 1 - REFUGE FLOOR PLAN



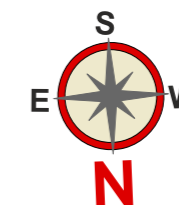
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
1,2	3BHK-OPTIMA	879.08	50.10	56.22	985.40
3,6	2BHK-ULTIMA	670.36	74.78	44.39	789.53
4,5	3BHK-ULTIMA	947.01	74.90	38.06	1059.97



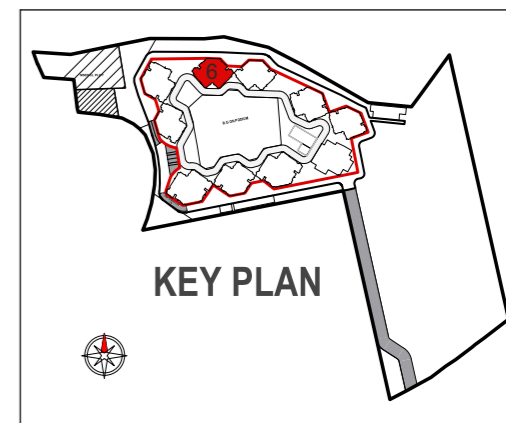
TOWER 6 - FIRST FLOOR PLAN



FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
1	3BHK-ULTIMA	921.14	77.67	61.64	1060.45
2	3BHK-ULTIMA	952.03	77.67	30.75	1060.45
4,5	3BHK-GRANDE	1062.52	95.56	53.20	1211.28
6	3BHK-OPTIMA	862.00	81.85	44.39	988.24



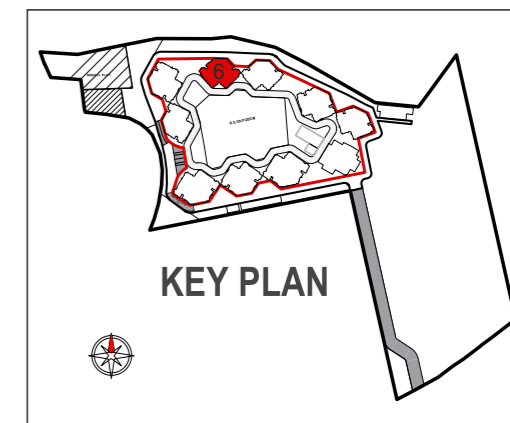
TOWER 6 - SECOND FLOOR PLAN



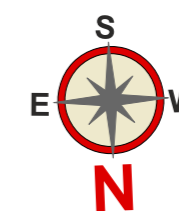
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1,2	3BHK-ULTIMA	921.14	77.67	61.64	1060.45
3	3BHK-OPTIMA	906.40	81.85	0.00	988.25
4,5	3BHK-GRANDE	1063.46	95.56	53.20	1212.22
6	3BHK-OPTIMA	862.00	81.85	44.39	988.24



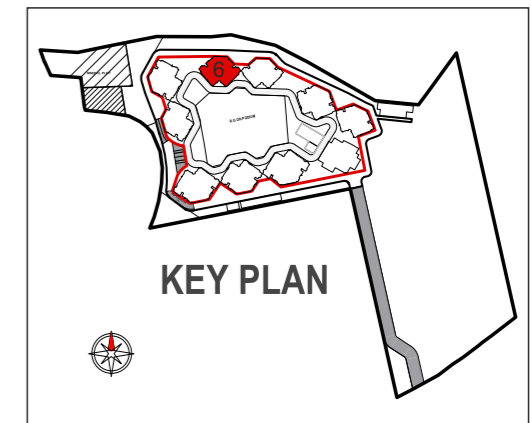
TOWER 6 - TYPICAL FLOOR PLAN



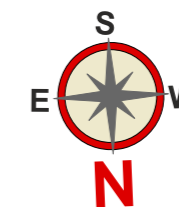
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1,2	3BHK-ULTIMA	921.14	77.67	61.64	1060.45
3	3BHK-OPTIMA	906.40	81.85	0.00	988.25
4,5	3BHK-GRANDE	1063.46	95.56	53.20	1212.22
6	3BHK-OPTIMA	862.00	81.85	44.39	988.24



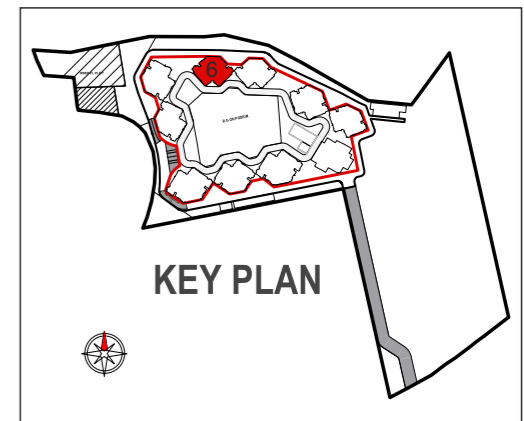
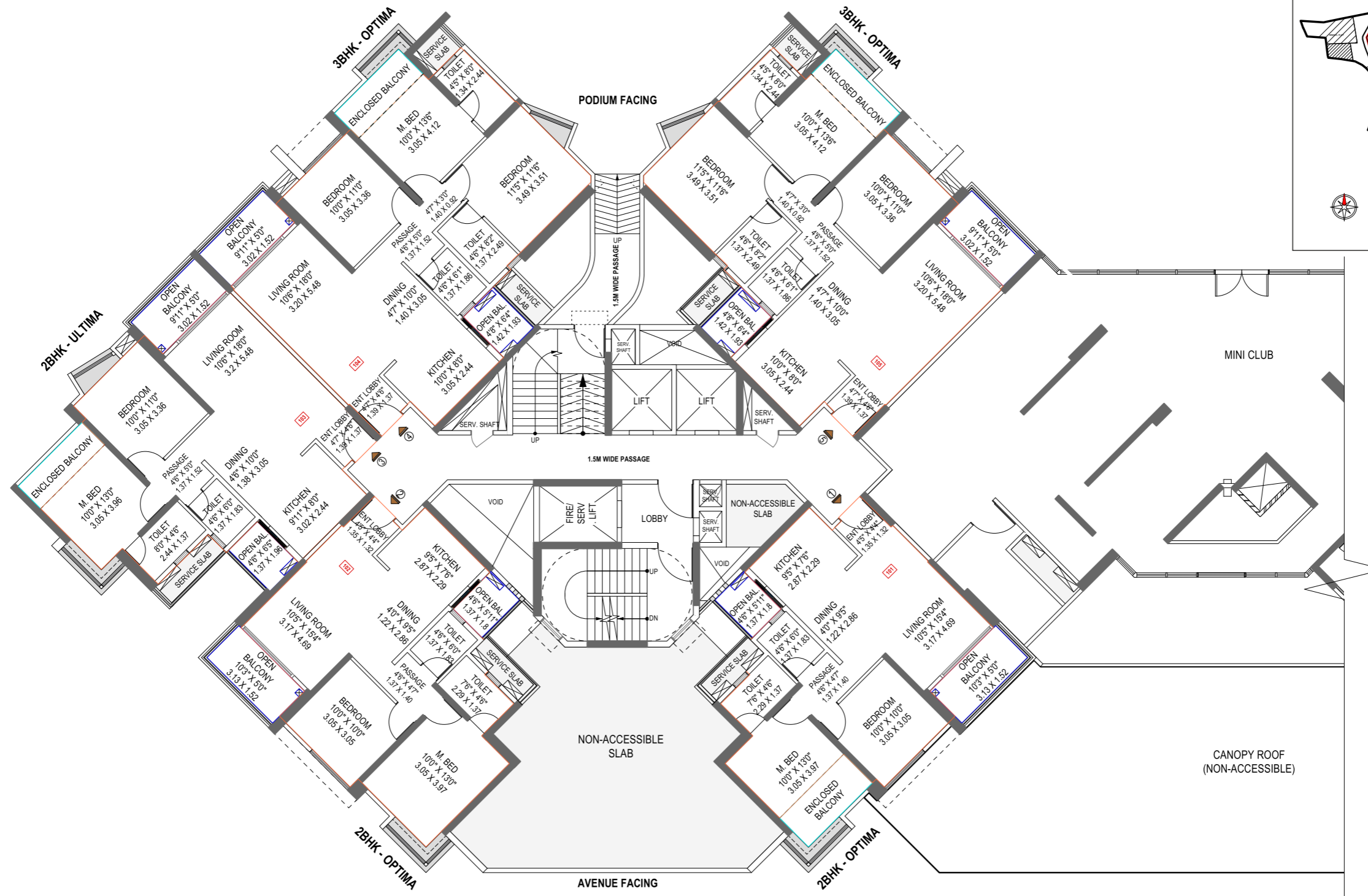
TOWER 6 - REFUGE FLOOR PLAN



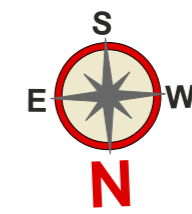
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1,2	3BHK-ULTIMA	931.92	52.60	75.97	1060.49
3	3BHK-OPTIMA	878.29	81.85	28.11	988.25
4,5	3BHK-GRANDE	1063.46	95.56	53.20	1212.22
6	3BHK-OPTIMA	862.00	81.85	44.39	988.24



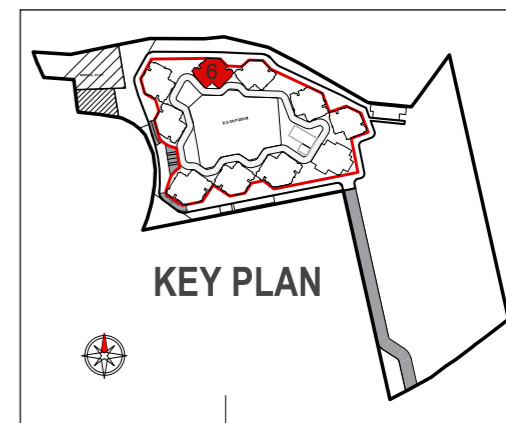
TOWER 7 - FIRST FLOOR PLAN



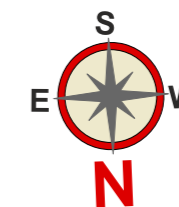
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1	2BHK-OPTIMA	608.05	73.99	44.39	726.44
2	2BHK-OPTIMA	652.45	73.99	0.00	726.44
3	2BHK-ULTIMA	680.14	74.78	34.62	789.54
4,5	3BHK-OPTIMA	872.27	73.62	37.88	983.64



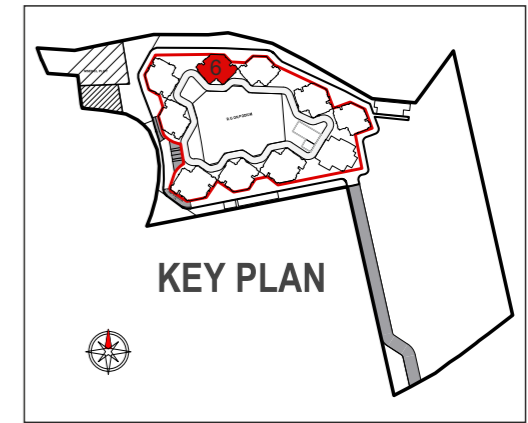
TOWER 7 - SECOND FLOOR PLAN



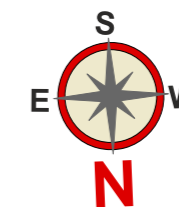
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1	2BHK-OPTIMA	624.34	73.99	28.11	726.44
2	2BHK-OPTIMA	652.45	73.99	0.00	726.44
3,6	2BHK-ULTIMA	680.14	74.78	34.62	789.54
4,5	3BHK-OPTIMA	872.27	73.62	37.88	983.77



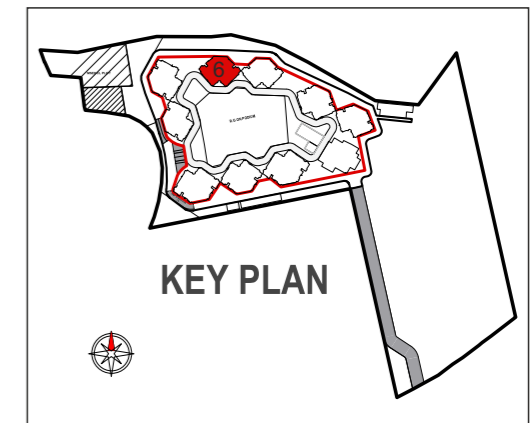
TOWER 7 - TYPICAL FLOOR PLAN



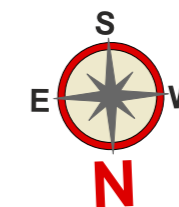
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1	2BHK-OPTIMA	624.34	73.99	28.11	726.44
2	2BHK-OPTIMA	652.45	73.99	0.00	726.44
3,6	2BHK-ULTIMA	680.14	74.78	34.62	789.54
4,5	3BHK-OPTIMA	872.27	73.62	37.88	983.77



TOWER 7 - REFUGE FLOOR PLAN



FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
1	2BHK-OPTIMA	635.61	49.69	41.14	726.44
2	2BHK-OPTIMA	638.87	49.69	37.88	726.44
3,6	2BHK-ULTIMA	680.14	74.78	34.62	789.54
4,5	3BHK-OPTIMA	872.27	73.62	37.88	983.77





Park Titan Phase III : P52100049631 is a part of Park District.

Park District is a 60-acre development and not the name of a scheme. | Codename Park District will be made with multiple projects in multiple phases.

All the renders used are an artist's impression. The images have been used for representation only. | *T&C apply

Disclaimer: The contents of this brochure are conceptual and have no legal binding on us. The developers reserves the right to amend the layout, plans, number of floors, elevation, color scheme, specifications and amenities etc.