



Pirangut

Pirangut - Tomorrow's Kothrud

Pirangut, Pune's fastest growing suburb, has witnessed consistent development in the last two decades. It has been the preferred destination of many multinational corporates for setting up manufacturing plants. And now its proximity to Hinjewadi, the most prominent IT hub, has helped put Pirangut on the map for housing development as well. It is Pune's most promising mix of natural beauty and urban development. It is well and truly the **Kothrud of tomorrow.**

Distances from Palash Boulevard

Shopping complex	1Km
Vegetable market	1.5Km
Ghotawade phata	3Km
Sanskriti school	3Km
Bharati Vidyapeeth	3Km



Overview of Project

We take great pleasure in introducing Palash Boulevard, a one of its kind residential development at arguably the best location in Pirangut area. Bounded by hills on one side and lush green fields on the other, Palash Boulevard sits pretty in Pirangut Valley, located 2 km before Pirangut. Abundant existing green canopy and a vibrant natural Boulevard are the highlights of this address.

The project comprises of 1 and 2 BHK valley view homes, arranged in a unique architectural layout. At Palash Boulevard we combine industry leading construction practices with sustainable environmental engineering to ensure a superior living experience.

Welcome to Palash Boulevard, your home in "Tomorrow's Kothrud" !



1BHK | Cut Section View

Kitchen

Granite kitchen platform with SS sink

Main Door

Elegant both side laminated main door

Toilet

Concealed plumbing and branded sanitary ware

Terrace

12 x 12 inch ceramic anti skid tiles in terraces

Flooring

24 x 24 inch vitrified tiles with matching 3" skirting in entire apartment

Carpet Area	Terrace	Total Area
410 sq.ft	63.18 sq.ft	630 sq.ft
433.9 sq.ft	61.18 sq.ft	659 sq.ft





2BHK | Cut Section View

Dry Terrace

Washing machine plumbing and electrical point in dry terrace

Flooring

24 x 24 inch vitrified tiles with matching 3" skirting in entire apartment

Living Room

Common dish TV provision to all apartments

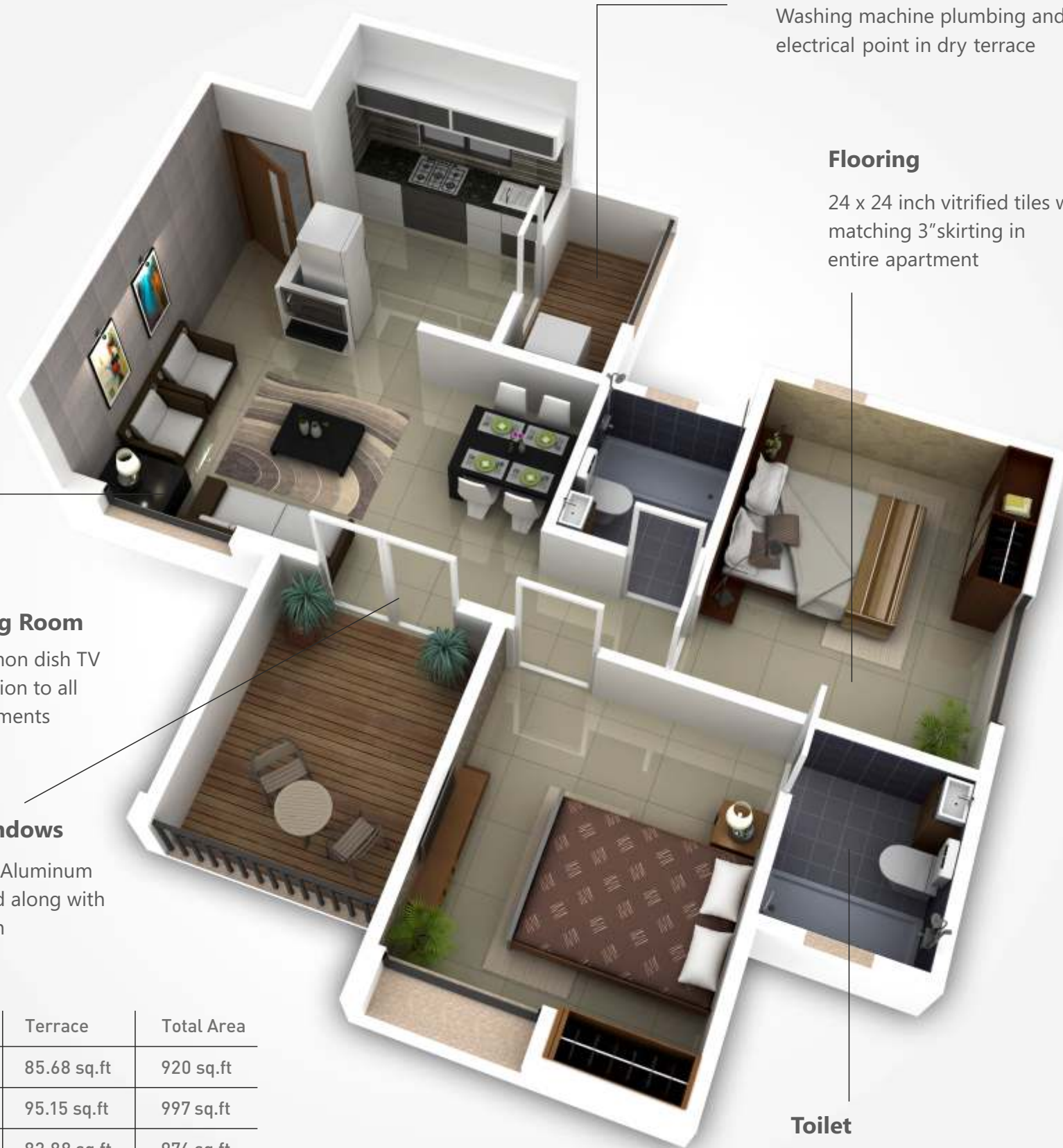
Doors & Windows

Sliding 3 track Aluminum powder coated along with mosquito mesh

Carpet Area	Terrace	Total Area
606.12 sq.ft	85.68 sq.ft	920 sq.ft
654.24 sq.ft	95.15 sq.ft	997 sq.ft
650.9 sq.ft	82.88 sq.ft	976 sq.ft
653.37 sq.ft	135 sq.ft	1049 sq.ft
656.82 sq.ft	168.78 sq.ft	1098 sq.ft

Toilet

Concealed plumbing and branded sanitary ware





VJ



Specifications

- **Structure**

Strong earthquake resistant RCC structure with anti termite treatment to foundations

- **Walls and ceilings**

- 6" / 5 " external / internal AAC blocks
- Gypsum finish surface to inner walls in the entire apartment
- All ceilings finished in POP in the apartment
- Oil Bound Distemper (OBD) to all inside walls
- External acrylic paint for long life

- **Flooring**

- 24 x 24 inch vitrified tiles with matching 3" skirting in entire apartment
- 12 x 12 inch ceramic anti skid tiles in dry balcony, terraces and toilets

- **Kitchen**

- Granite kitchen platform with SS sink
- Glazed tiles up to 3 feet from platform
- Adequate electrical points for microwave, fridge, induction cooker and exhaust fan
- Washing machine plumbing and electrical point in dry terrace

- **Toilets**

- Concealed plumbing and branded sanitary ware
- Chemical/Membrane Water proofing with underslung drainage.
- Good quality electrical sockets and switches
- Glazed tiles up to 7 feet ht with Premium CP fittings
- Cockroach preventive traps
- Exhaust fan and electrical boiler point.
- Solar heated water in master toilet.

- **Windows**

- Sliding 3 track Aluminum powder coated along with mosquito mesh
- MS safety grills with oil paint to all windows
- Good quality granite window sills from inside

- **Doors**

- Elegant both side laminated main door
- All inside flush doors with two coats of oil paint, door frames in seasoned hard wood.
- All door fittings in brass/ chrome plated cylindrical locks

- **Electrical**

- Concealed ISI branded copper wiring in the apartment
- Branded fire retardant copper wiring with ELCB
- Modular sockets and switches of reputed brand
- TV and Tel point in living and M bed
- High speed broadband internet connection provision
- DG back up for common area

- **Eco features**

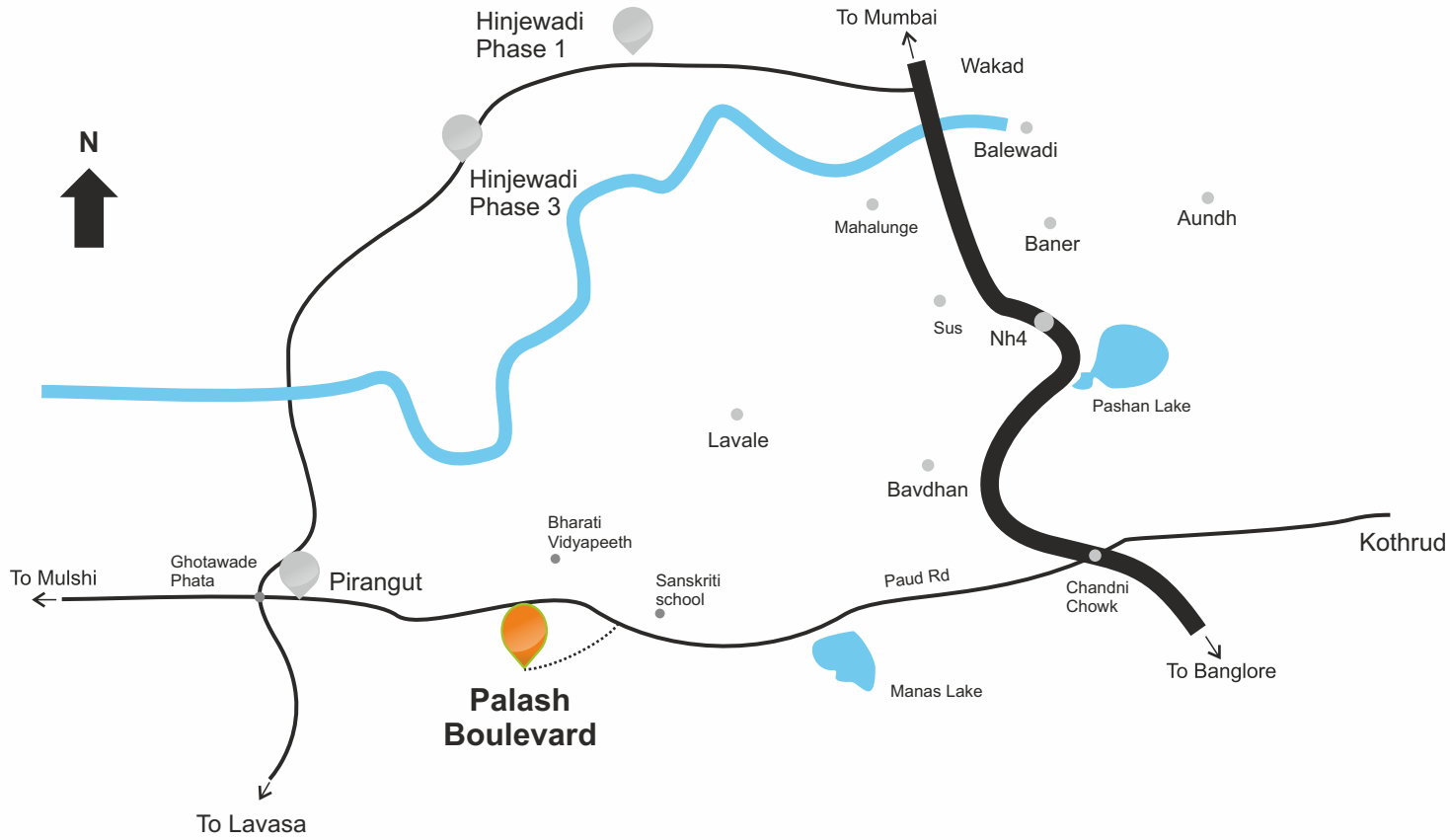
- AAC block walls for lower heat transmission; prevention of pollution and erosion of fertile soil by not using red bricks
- Rain water harvesting
- Two high speed MRL lifts
- Vermi culture pits or organic waste composter
- Intelligent plumbing for water usage
- Water saving flush valves in toilets for water conservation
- Water treatment plant

Amenities

- Club House
- Multi-Purpose Hall
- Gym
- Party Lawn
- Ganesh Temple
- Senior Citizen's Park
- Landscape Garden
- Jogging Track
- Kids Play Zone
- Indoor Games



Location Map



Distances

Chandni Chowk : 15min

Hinjewadi Phase 3 : 20min

Lavasa : 45min



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