



IMPERIAL GOLD
"Lifestyle Homes"



ABOUT IMPERIAL GOLD

It is a luxury spread out in large measures, thus offering abundant space, along with extreme illumination & ample wind space. The high-rise living ensures optimization of space for absolute functionality & usability. Bold & flawless in its approach towards the surrounding, it is an exclusive project in an exclusive locale. All in all, this will be the most prestigious project of all times by us.



ABOUT IMPERIAL LANDMARKS

The Long standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings & exude vitality & aesthetic appeal, making the space present-perfect & future proof. The core values of the company honesty, innovation, excellence, eco-friendliness, technology, sustainability, value & commitment to time schedules, are perfectly aligned with the living & working spaces it builds.





About Kothrud

Schools

City International School.
New India School.
Paranjape School.
Bal Shikshan Mandir.
Millenium School.

Retails

More.
Reliance Fresh.
Big Bazar.
Croma

Hospitals

Sahyadri Hospital.
Krishna Hospital.
Dinanath Mangeshkar Hospital.

Garden

Pandit Bhimsen Joshi.
Thorat Udyan.

Club

Solaris Club.
Talvalkar Club.

Entertainment

City Pride.
Yashwantrao Natyagruha.

Convenience

Kothrud Depot.
Proposed Metro.

Hotels

Banjara Hills.
UP & Above
Garden Court.

Kothrud, is on the western part of Pune, Strategically located on Karve Road and Paud Road, the reason why Kothrud became one of the most coveted residential areas in the city are due to its convenient location, 3 Side hills, excellent connectivity and great leaps taken in infrastructural developments.

Kothrud, is situated relatively near the centre of City and easy access to industrial Zone and Hinjewadi IT Park, it has seen rapid growth in housing, making it one of the fastest developing suburbs in Asia in the 1980s. Kothrud is now one of the upmarket areas of Pune.

Kothrud is also known for culture & old landmarks which include the Dashabhuja temple, Mrityunjaya temple, Vandevi & Jaibhavani Temple with history dating back of the Peshwa times. Kothrud is where Maharshi Karve started Education Institutes.

Kothrud is also quite popular for its educational institutions. Good schools and reputed colleges like Cummins Engineering College, MIT, Garware College and Bharati Vidyapeeth and others are located in the vicinity of this locality, drawing students from all over India, & other Asian countries.

In addition to this, Kothrud offers superb basic amenities like sufficient water and electric supply and good social infrastructure facilities that are required for everyday living. A number of restaurants, clubs, banks and ATMs, shopping complexes, markets, retail brand stores, etc. cater to the requirements of its dwellers.





HAPPY FAMILY





Area Statement

Flat No.	Type	Carpet	Terrace	Saleable In Sq. Ft
101,301,501, 701,901	3 BHK	854.00	80.00	1261.00
102,302,502, 702,902	2 BHK	606.00	60.00	899.00
103,303,503, 703,903	2 BHK	637.00	63.00	945.00



Odd Floor

Area Statement

Flat No.	Type	Carpet	Terrace	Saleable In Sq. Ft
201,401,601, 1001	3 BHK	855.00	77.00	1258.00
202,402,602, 802,1002	2 BHK	605.00	81.00	926.00
203,403,603, 803,1003	2 BHK	635.00	71.00	953.00



Even Floor



Children play park with play equipments



Lawn & plants shall be provided as per project design



Sky park, Swimming pool
& Landscape area



Yoga & meditation area



Proper security gate & cabin with
24x7 monitoring devices & compound wall.



Indoor Games



Sky park shall have open
fitness studio & Yoga hall



Designer building entrance
lobby with marble finish



A Six passengers, SCHINDLER or equivalent
Automatic 2 lifts shall be provided

- Sky Park shall have open fitness studio, swimming pool, party/yoga Area, toilets, and landscape areas.
- Proper security gate and cabin with 24/7 monitoring devices and compound Wall.
- CCTV Security surveillance cameras for children park and main gate.
- Paving blocks /ceramic tile flooring for parking area shall be provided.
- Designer building entrance lobby with marble finish
- 100% power backup through D.G. will be provided for Common Areas and Lift.
- Lawn and plants shall be provided as per project design.
- Fire fighting system of reputed brand
- Provision for pipe gas system.
- LED lights in lobby & common Areas
- Indoor games
- Yoga & meditation area

SPECIFICATIONS

> General Structure

- The building shall be Ground + 10 Floors of R.C.C.
- Earthquake resistant framed structure conforming to IS codes.
- All external & internal walls shall be of 6", 4" Light Weight bricks & cement plaster / texture plaster with smooth gypsum/ POP finish for internal walls & sand faced plaster for exterior walls.
- Waterproofing will be done for terrace, toilets, retaining walls & balconies.

> Flooring & Tiling

- Imported Italian marble flooring shall be provided for the living room in 3 BHK apartment.
- Superior quality Vitrified tiles (KAJARIA or equivalent) shall be provided for Living of 2 BHK apartments, Dining, Kitchen & other bedrooms.
- Laminated wooden flooring shall be provided for Master bedroom.
- Superior quality anti-skid designer tiles in toilets & terrace.

> Doors & Windows

- Designer main entrance door veneered / laminated with wooden frame.
- Internal flush doors with ply frame or ready made Pre Hung doors shall be provided.
- Superior quality heavy duty powder coated 3 track Aluminum windows & sliding doors for Terrace with Mosquito net.
- Granite door frames & waterproof door shutter for toilets.
- Mild steel safety grills for all windows.
- Granite / Marble window sill for all windows.

> Kitchen

- Modular kitchen of international brand shall be provided.
- Granite top platform 8 ft with stainless steel sink.
- Designer ceramic / glazed tiles dado up to lintel height.
- Jaquar / equivalent c.p. fittings.
- Provision for exhaust fan.
- Gas leak detector system.
- Water purifier

> Utility area outside the Kitchen

- Separate space for utility dry terrace in 3 BHK apartment.
- Electrical points for washing machine will be provided.
- Ample points for Washing Machine with inlet & outlet provision.

> Toilets

- Master Toilet shall have shower area separator with glass cubical single lever diverter, wall hung commode, counter top basins.
- All the other Toilets shall have shower with single level diverter, wall hung commode.
- Sanitary ware Duravit / roca or equivalent & CP fittings Kohler / Jaquar or equivalent brand shall be provided.
- Designer ceramic / glazed tiles dado up to ceiling with different highlighters.
- Granite door frames & waterproof door shutter for toilets.
- Hot solar water in all toilets.
- Provision for water heater & exhaust fan in all toilets.

> Electrical installation works

- The electrical wiring shall be concealed & with fire resistant wires.
- ELCB, MCB, Distribution boxes, etc shall be provided as per electrical consultant's design.
- Modular Switches of LEGRAND or equivalent.
- Cable & telephone points in living & master bedroom.
- Split AC Points in all bedroom & living room.
- Broadband provision in each apartment.
- Provision for inverter with wiring done in all rooms.
- 1 phase meter for 2 BHK & 3 phase meter for 3 BHK.
- For 2 BHK • 5 amp points: 30 Nos. • 15 amp points 8.Nos
- For 3 BHK • 5 amp points: 36 Nos. • 15 amp points: 10 Nos.

> Paint Finish

- Internal walls shall be painted in O.B.D.
- Water resistant paint for external walls. (apex / equivalent)
- Grills & railings shall be painted in Oil paint.

> Plumbing & Sanitation

- Sanitation shall be with suspended piping as per project drawings, for sanitation.
- Plumbing shall be done as per consultant's project drawings with natural gravity to maintain pressure with high technology.

> Automation & security system

- Video Door Phone
- Each Apartment will have a 3.5 inch colour screen for the Video Door Phone.
- Intercom
- The Intercom system brings together all the apartments in the building.
- Security
- Gas leak detector.
- Strategically located, panic switch in case of any emergency.

LOCATION MAP



Site Address

S. no 67, Bhujbal Township, behind Eklavya Polytechnic college, Kothrud, Pune. 411 038, Maharashtra.

Distance

• Paud Road	700 mt	• Deccan	5.5 km
• Karve Statue	2 km	• PMC	7 km
• Chandani Chowk	1.5 km	• Swargate	8 km
• Sahyadri Hospital	1.5 km	• Pune Station	10 km
• Nal Stop	4.5 km	• Hinjewadi IT Park	15 km
• Dinanath Mangeshkar	4.5 km	• Air Port	18 km

IMPERIAL LANDMARKS

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GL Architects



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Tangent Designer Concepts