

**A SENSORIAL
JOURNEY
AWAITS.**

UNIT PLAN

3 BHK - SUITE - B(EVEN)



Names	ENT.LOBBY	LIVING/DINING	TERRACE	M.BEDROOM	M.TOILET	BEDROOM 1	TOILET 1	BEDROOM	TOILET	KITCHEN	DRY BAL	PASSAGE
DIMENSIONS	5'0"X4'8"	20'6"X11'6"	7'8"X9'0"	10'0"X13'0"	4'6"X8'0"	11'7"X10'0"	4'6"X7'6"	10'0"X11'0"	4'6"X6'0"	10'3"X7'3"	4'0"X6'0"	4'5"X7'1"

TPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
3BHK-SUITE	SQ.M	SQ.FT	SQ.FT	SQ.FT
	73.6	791.7	187.3	978.9

*Sum of Encl. balcony area, area of terrace and area of open balcony.

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

UNIT PLAN

2 BHK - ROYALE - B(EVEN)



Names	ENT.LOBBY	LIVING/DINING	TERRACE	M.BEDROOM	M.TOILET	BEDROOM	TOILET	KITCHEN	DRY BAL	PASSAGE
DIMENSIONS	5'0"X4'8"	19'0"X11'6"	7'8"X9'0"	10'0"X13'0"	8'0"X4'6"	10'0"X11'6"	4'6"X6'0"	9'0"X7'3"	3'8"X6'6"	4'5"X5'4"

TPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
2BHK-ROYALE B	SQ.M	SQ.FT	SQ.FT	SQ.FT
	56.1	603.8	185.7	789.4

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

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UNIT PLAN

2 BHK - LUXURY - B(EVEN)



Names	ENT.LOBBY	LIVING/DINING	TERRACE	M.BEDROOM	M.TOILET	BEDROOM	TOILET	KITCHEN	DRY BAL	PASSAGE
DIMENSIONS	4'11"X4'8"	17'0"X11'0"	8'0"X6'0"	10'0"X12'0"	7'6"X4'6"	10'0"X10'0"	4'6"X6'0"	7'8"X8'5"	3'1"X7'4"	4'6"X4'7"

TPOLOGY	RERA CARPET AREA		APPURTENANT AREA	TOTAL AREA
2BHK-LUXURY B	SQ.M	SQ.FT	SQ.FT	SQ.FT
	52.5	565.2	150.6	715.8

*Sum of Encl. balcony area, area of terrace and area of open balcony.

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alteted subject to applicable laws.

AREA STATEMENT

Typology	RERA Carpet Area		Appurtenant Area	Total Area
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2BHK Luxury B (Odd)	52.1	561.2	150.1	711.4
2BHK Luxury B (Even)	52.5	565.2	150.6	715.8
2BHK Royale B (Odd)	55.6	598.9	184.2	783.0
2BHK Royale B (Even)	56.1	603.8	185.7	789.4
2BHK Luxury B (Garden)	57.8	622.2	287.40	909.6
2BHK Royale B (Garden)	56.6	609.3	360.76	970.0
3BHK Suite (Odd)	73.1	787.2	185.4	973.0
3BHK Suite (Even)	73.6	791.7	187.3	978.9
3BHK Suite (Garden)	74.1	797.1	362.03	1159.1

FORGET
THE MAP.
LET YOUR MIND
WANDER.



Image for representation only.



The mind is always looking for its own secluded corner, help it find many. Take it on a journey that promises one blissful experience after another.



Meditation Cove



Tree House



Infinity Edge Pool

Disclaimer: A few of the common amenities and facilities mentioned, will be completed along with the completion of all phases in the project.

PAMPER YOUR SKIN
WITH A QUICK
GETAWAY.



Image for representation only.



Not every journey is about exploration. Some are all about relaxation and rejuvenation. Introduce your tired hands, feet and body to a world of calm.



Reflexology Path



Interactive Squash Court



5D Miniplex

Disclaimer: A few of the common amenities and facilities mentioned, will be completed along with the completion of all phases in the project.

SEND YOUR TONGUE
ON A ROUND TRIP
ACROSS THE WORLD.

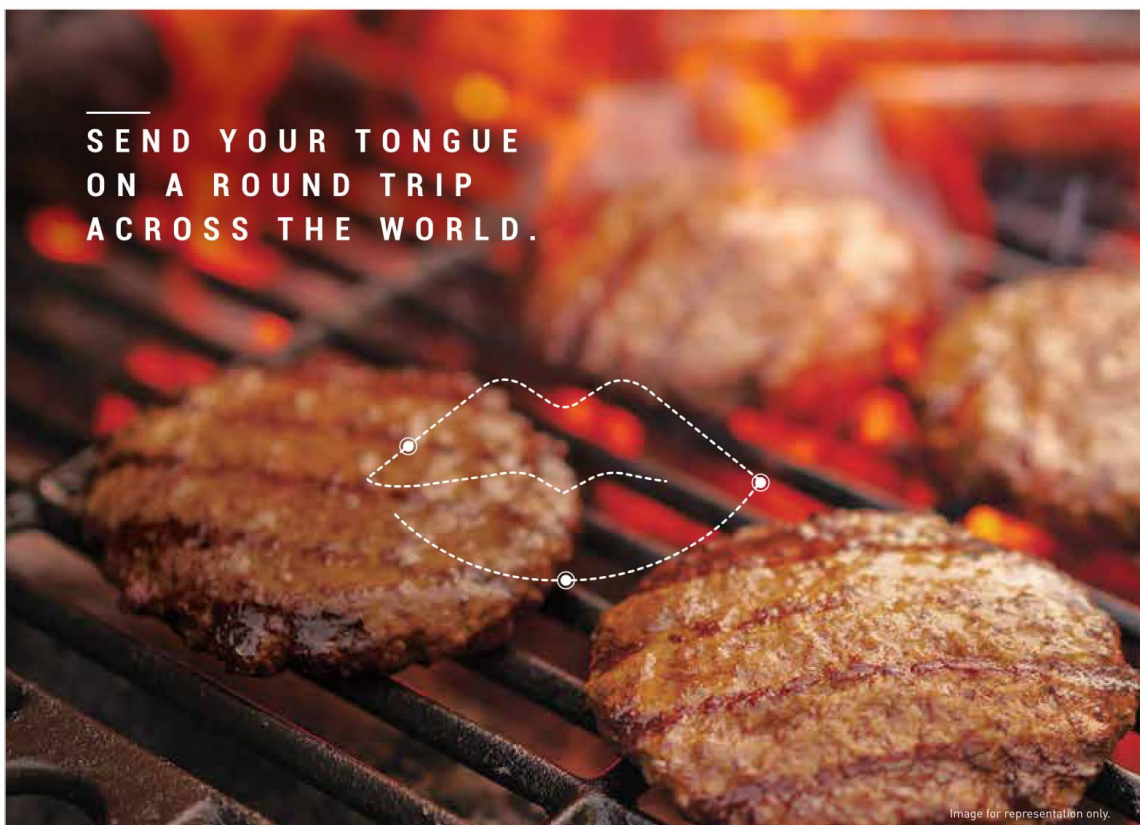


Image for representation only.



The world is filled with exotic and delightful tastes, unique in their own way. Help your tongue explore it all, one plate at a time.



Fruit Orchards



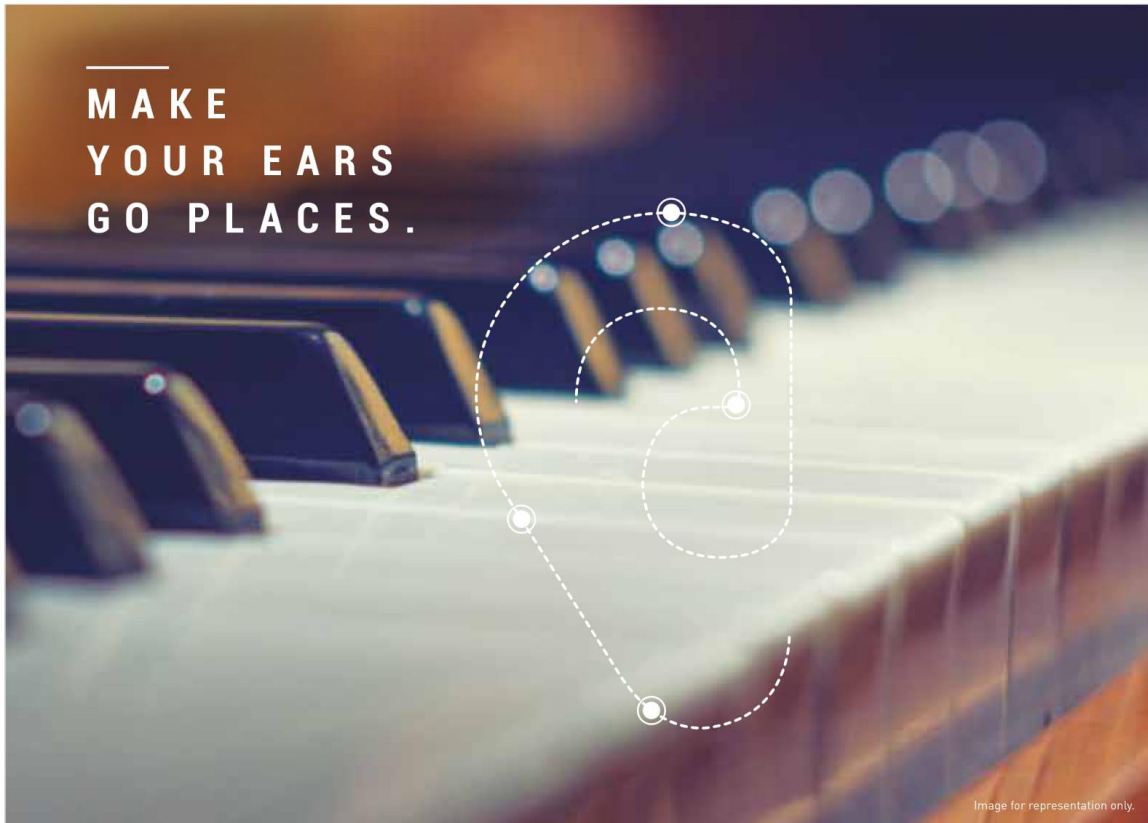
Herbal Cafe*



Barbeque Hangar

Disclaimer: A few of the common amenities and facilities mentioned, will be completed along with the completion of all phases in the project. *Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis.

MAKE
YOUR EARS
GO PLACES.



Give your ears the playground they deserve. Let them march to their own beat, running care-free from one melody to another.

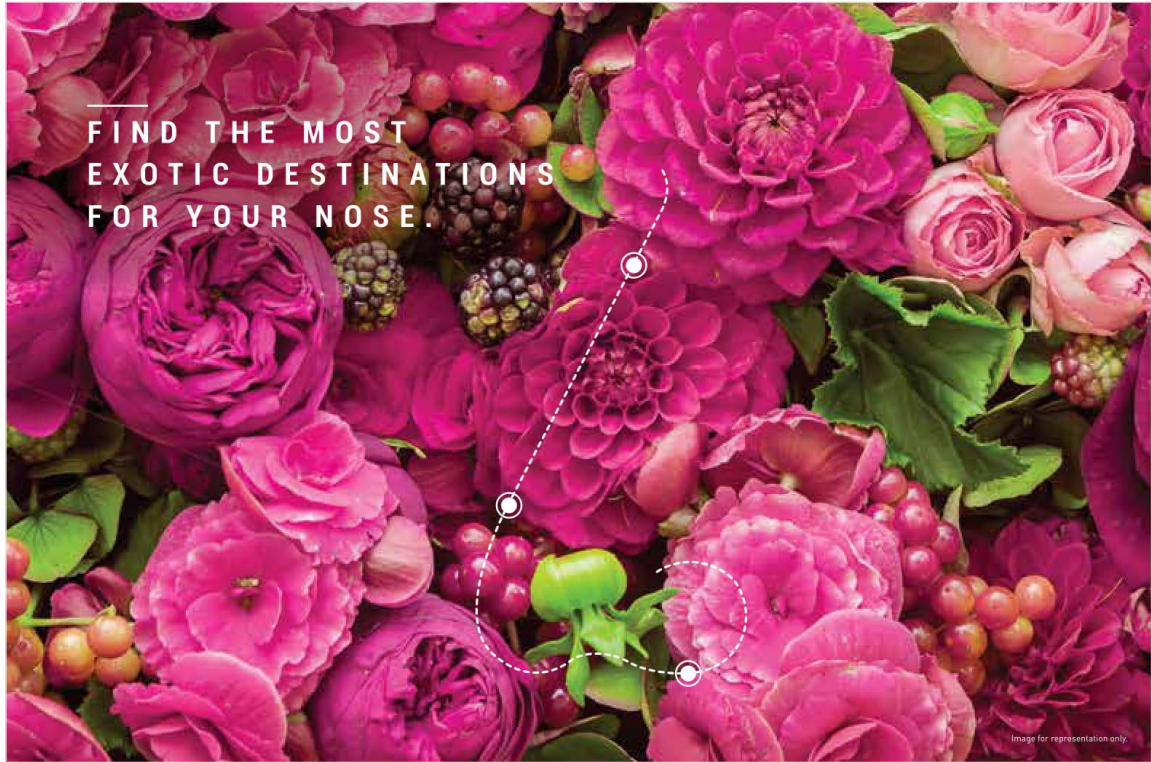


Sound Lounge*



Musical Play Court

Disclaimer: A few of the common amenities and facilities mentioned, will be completed along with the completion of all phases in the project.*Only speaker system will be provided in the lounge.



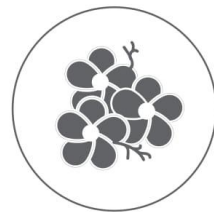
The nose demands an adventure of its own. Let it mingle with mesmerising fragrances that have been curated just for it.



Herbs Garden

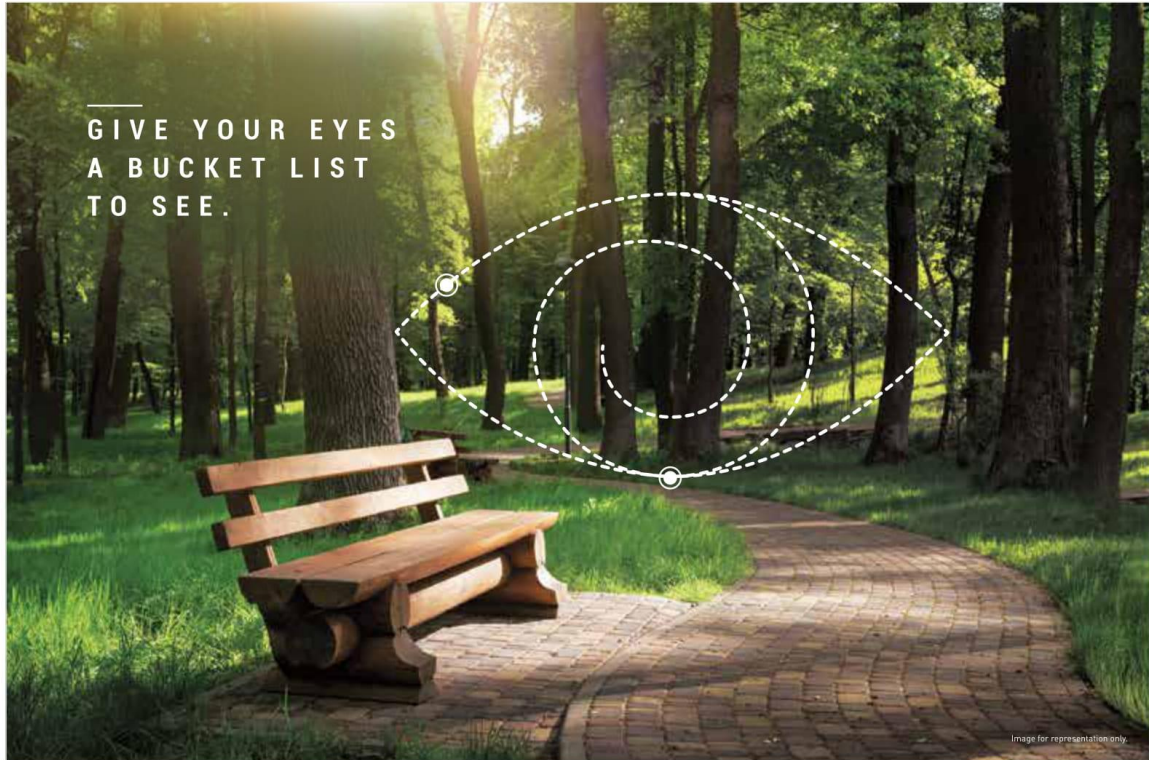


Floral Tunnels

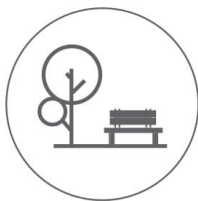


Aromatic Garden

Disclaimer: A few of the common amenities and facilities mentioned, will be completed along with the completion of all phases in the project.



The eyes weren't made to stay glued to screens. Help them rediscover their twinkle with breathtaking sights, wherever you look.



Multi-level Sunken Garden

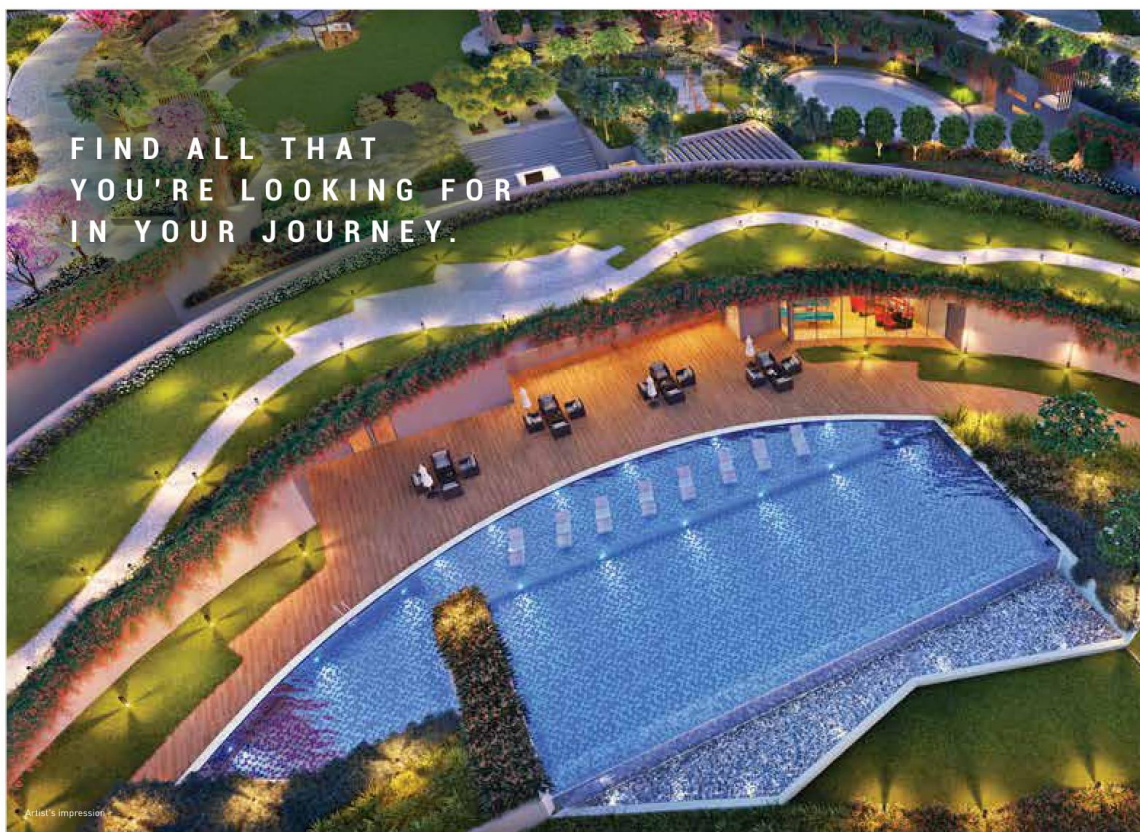


Swing Garden



Outdoor Snakes & Ladder*

Disclaimer: The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. A few of the common amenities and facilities mentioned, will be completed along with the completion of all phases in the project. *Only flooring will be provided.



Before the beginning of any journey, you need a checklist. A things-to-do. Find it all, riverside, in a clubhouse that offers the best amenities to awaken your senses.

Infinity edge pool | 5D - Miniplex | Kids' pool | Sound lounge* | Leisure pool

Gymnasium with steam room | Interactive squash court | Multipurpose hall

Herbal café* | Indoor games with table tennis & pool | Crèche*

Disclaimer: Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project. Products, features, etc., shown, are illustrations for reference only. The façade, colour, shades of walls, etc. shown in the image is for the purpose of representation only and may vary upon actual construction. *Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. *Only speaker system will be provided in the lounge.



MASTER LAYOUT PLAN

GROUND LEVEL

1. FUTSAL COURT
2. PERIPHERY WALK WITH TREE AVENUES
3. MULTI UTILITY GAME ARENA
4. FRUIT ORCHARDS/FRUIT AVENUE
5. NETTED CRICKET PITCH

PODIUM LEVEL

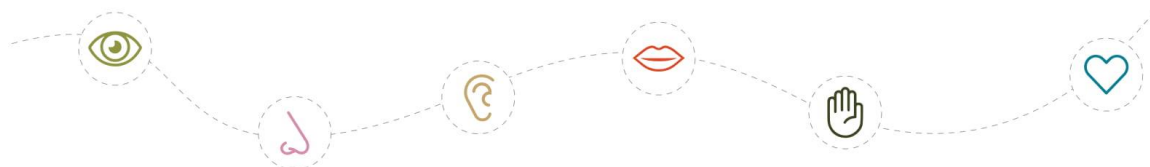
6. JOGGING/CYCLING TRACK
7. CANTILEVER PAVILIONS
8. TREE HOUSE
9. TODDLER'S PLAY AREA
10. MOUND KIDS PLAY
11. SR. CITIZEN PLAZA
12. PAVILION

MULTI LEVEL SUNKEN GARDEN

13. CLUB HOUSE WITH INFINITY
EDGE SWIMMING POOL
14. MUSICAL PLAY COURT
15. MEDITATION COVE
16. HERBS GARDEN
17. SKATING RINK
18. OPEN AIR GYM
19. FLORAL TUNNEL
20. RHYTHM WALK
21. AROMATIC GARDEN
22. REFLEXOLOGY PATH
23. BARBEQUE HANGAR
24. SWING GARDEN
25. AMPHITHEATRE
26. CENTRAL LAWN
27. KIDS PLAY COURTS
28. OUTDOOR CHESS*
29. OUTDOOR SNAKES & LADDER*
30. OUTDOOR LUDO*
31. HOPSCOTCH*

CLUBHOUSE AMENITIES

- A. INFINITY EDGE LAP POOL
- B. KIDS' POOL
- C. LEISURE POOL
- GYMNASIUM WITH STEAM ROOM
- MULTIPURPOSE HALL
- INDOOR GAMES WITH
TABLE TENNIS & POOL TABLE
- 5D - MINIPLEX
- SOUND LOUNGE[#]
- INTERACTIVE SQUASH COURT
- HERBAL CAFÉ^{*}
- CRÊCHE^{*}



Disclaimer: Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed/available when all the phases are developed. The promoter shall undertake development of the layout in a phased manner. *Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. *Only flooring will be provided. [#]Only speaker system will be provided in the lounge.

CONNECT FLAWLESSLY TO LIFE'S PREMIUM IMPERATIVES.

With major infrastructure developments nearing completion, Hinjawadi is all set to become even more well connected than before.



One of the Largest
IT Parks in India



Proposed Elevated Metro
Line III connecting
Hinjawadi to various
parts of Pune[#]



High Rental
Demand



Direct access to
110 metres wide
Ring Road[#]



Mahalunge-Hinjawadi
Bridge[#]



Proposed Maan
Mahalunge Hi Tech
City Park[#]

Source: Internet, [#]Upcoming developments are indicative and to be developed by appropriate authorities.

Healthcare and Education

Existing Healthcare Institutions	Approx. Distance (km)
• City Care Hospital	3.8
• Sanjeevani Hospital	3.9
• Sai Hospital	4.5
• Hinjawadi Hospital	4.3
• Gurukrupa Hospital	5.3
• Ruby Hall Clinic	3.9
• Lifepoint Multi-speciality Hospital	6.4

Education Institutions	Approx. Distance (km)
• Mercedes Benz International School	3.2
• Blue Ridge Public School	3.9
• Symbiosis Institute of International Business	2.9
• International Institute of Information Technology	3.2
• St. Timothy English Medium School	7.2
• Alard Public School	5.8
• Pawar Public School	5.5
• Symbiosis Centre for Management and Human Resource Development	3.1

Home to esteemed
educational institutions and
leading IT companies

IT Parks and SEZ

Key Commercial Developments (IT/ITeS & SEZ) – A Grade	Approx. Distance (km)
• Panchshil Tech Park	4.8
• Bluebridge SEZ	3.4
• Embassy Techzone	4.8
• The Quadron	4.3
• International Tech Park	5.9
• TCS Sahyadri Park	4.9
• Pesh Infotech SEZ	4.4
• Radius IT Park	3.2
• Ish Infotech	2.8

Bustling with multiple food,
entertainment and
lifestyle avenues

Retail and Hospitality

Key Retail Developments	Approx. Distance (km)
• Reliance Digital	4.7
• D Mart	4.4
• Xion	4.4
• Big Bazaar	4.4
• Baskin Robbins	7.1
• McDonalds	4.1
• Domino's	3.2
• Café Coffee Day	3.0

Hotels	Approx. Distance (km)
• Hyatt Place	3.2
• Courtyard by Marriot	4.7
• Radisson Blu	3.4

Well connected
to popular and significant
destinations

Connectivity

Major Transport Nodes	Approx. Distance (km)
• Lohegaon Airport	25.3
• Pune Railway Station	21.4

Road Connectivity	Approx. Distance (km)
• Mumbai-Pune Highway	7.5

Business Districts	Approx. Distance (km)
• Koregaon Park	23.9
• Camp	23.5
• Shivaji Nagar	18.3
• Aundh	13.8
• Viman Nagar	26.3
• NIBM	27.5

Major Junctions	Approx. Distance (km)
• Bhumkar Chowk	6.6
• Wakad Junction	7.2
• Hinjawadi Shivaji Chowk	4.1
• Infosys Circle	3.2
• Wipro Circle	5.4

Source: Distances mentioned above are as per Google Maps.

FIND THE RIGHT PLACE TO START YOUR JOURNEY.



Existing road connectivity from Bhumkar chowk, Hinjawadi flyover and Orchid hotel.

National Highway
 Major Road
 Proposed Metro line / station
 Hospital
 Shopping Centre
 Post Office
 Education Institute
 Hotel/Restaurant
 Landmarks
 Bridge
 Project's Entries

Disclaimer: Map not to scale. The information has been taken from the internet. The Map depicts only select landmarks and does not depict all the surroundings of the project. Upcoming developments are indicative and to be developed by appropriate authorities.



Only 9 towers
on 10.5 acres
(~42,400 Sq. m.)



2.8 acres
(~11,300 Sq. m.)
of multi-level
sunken garden

SENSORIUM

In Sensorium, you'll find not just state-of-the-art 2 & 3 BHK residences, but also a lifestyle that's designed to truly pamper your senses.



Over 75%
open space



An EDGE registered
project



River front clubhouse
with Infinity edge pool



Electric vehicle
charging station



1.8 km walking
boulevard



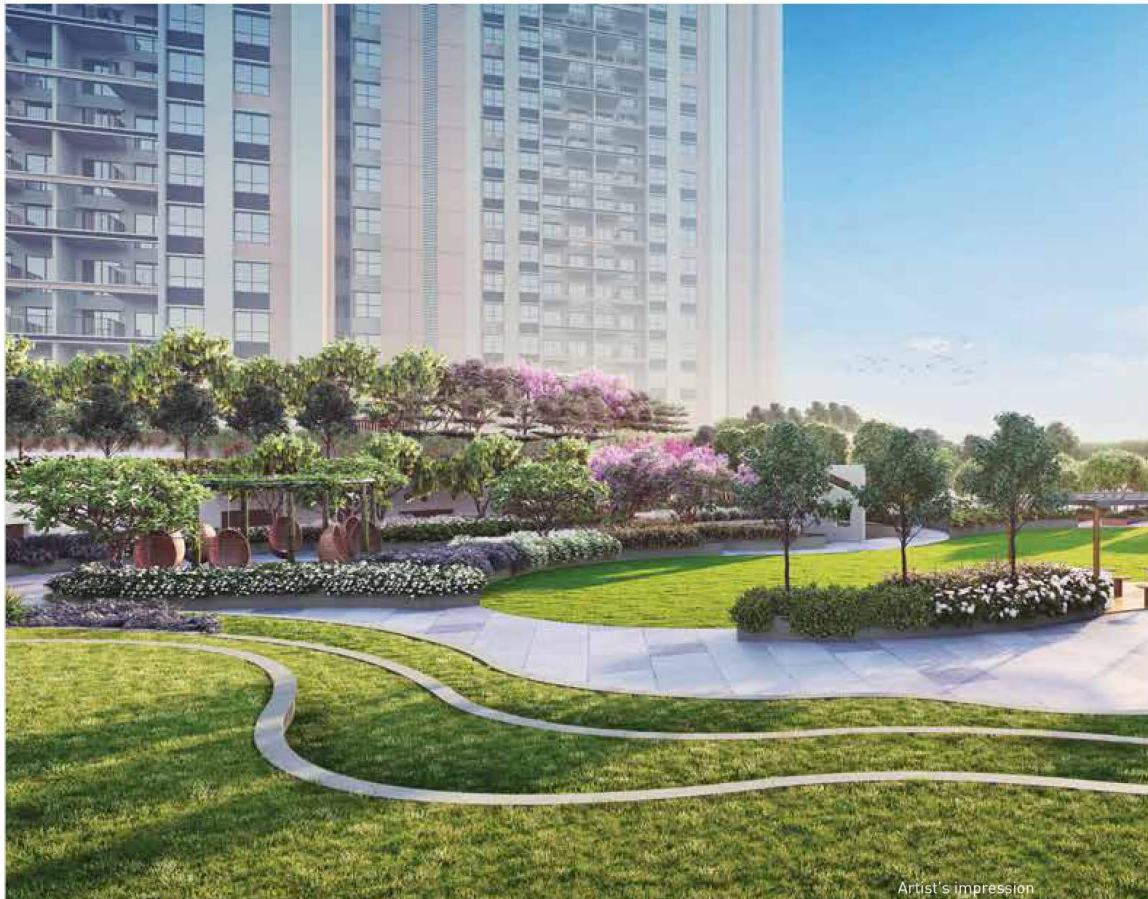
Vehicle-free
podium

Disclaimer: Images are digitally enhanced. No photos have been shot at site. Products, features, pictures, images, etc., shown, are illustrations for reference only. The promoter shall undertake development of the layout in a phased manner.

WELCOME TO

SENSORIUM

Spread across 10.5 acres (~42,400 Sq. m.), Sensorium is bound together by a seamlessly sculptured landscape. Fusing the elements from the lap of nature, we've crafted an ecosystem enveloped by the serenity of hills, expansive greens and the Mula River, that will give an ultimate multi-sensory experience, from sunrise to sunset.



Artist's impression

RECOGNITION WELL DESERVED



Shapoorji Pallonji E&C has been ranked No. 1 among top 50 Real Estate /Infrastructure Companies, by the Construction Week India magazine (Volume 10, Issue 3, 2018).

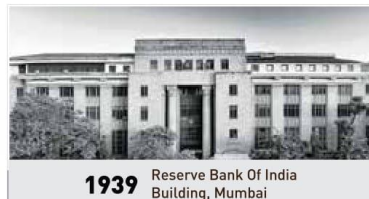
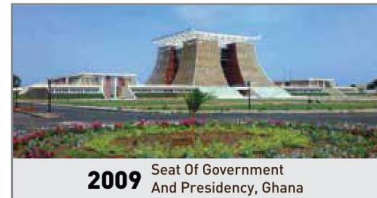
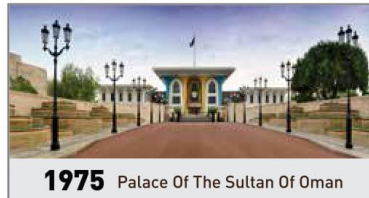
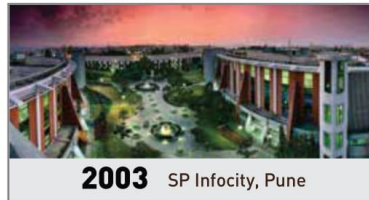
One of India's leading construction companies constructing residential projects under the brand Shapoorji Pallonji is symbolic of trust and quality.

GROUP LEGACY AND GLOBAL FOOTPRINT



A LEGACY BUILT FOR THE FUTURE

Making use of state-of-the-art technology, Shapoorji Pallonji has not only created engineering marvels and landmark destinations but has provided cutting-edge solutions for every project it has lent its name to. The group has maintained their leadership position in the industry for over 150 years and boasts of a clientele that's spread across 60 countries and 6 major businesses.



SHAPING A SUPREME AND
SENSATIONAL LEGACY
FOR 150+ YEARS.





Artist's impression

REQUISITES OF THE SENSORY BLISS.

PAINTING

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/weather shield paint

FLOORING

- Vitrified tiles of size 600 mm x 600 mm for living, dining, kitchen & bedrooms
- Rough textured and coarse ceramic tiles of size 600 mm x 600 mm in all bathrooms
- Wooden resembling ceramic tiles in terraces
- Rough textured ceramic tiles in utility area

DOORS

- Main door, bedroom doors – pre-engineered/ wooden flush door with laminates on both sides
- Toilet door – granite frame with pre-engineered/ wooden flush door
- Mortise lock with levers for all bedroom doors
- Branded tribolt lock for main door

WINDOWS

- Water tight and noise reducing anodized aluminium sliding windows made with Jindal sections or equivalent.

RAILING

- MS Railing with synthetic enamel paint finish

KITCHEN

- Kitchen counter: Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- Wall: Dado tiles up to 600 mm above counter top
- Adequate electrical points provided for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier

ELECTRICALS

- Electrical points – Modular switches and sockets from Legrand or equivalent
- Provision for inverter in passage area

BATHROOMS

- Counter top with under counter basin in master toilet
- Branded sanitary fittings from Kohler/Jaquar or equivalent
- Branded CP fittings from Kohler/Jaquar or equivalent
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms
- Solar water connection in master bedroom

BEDROOMS

- 2 way control switches in all bedrooms (selective points for fan and light)

AN EDGE REGISTERED PROJECT

- EDGE is part of a holistic strategy to steer construction in rapidly urbanizing economies onto a more low-carbon path, a green building standard and a certification system for over 140 countries
- EDGE certification ensures energy efficient homes, hence bringing down your utility bills

COMMON AMENITIES

- 24x7 DG backup in common areas
- CCTV at entrance gate and building entrance lobby

Disclaimer: All facilities/specifications of the flat shall be as per the final agreement between the promoter and the buyer.