



TCG CLIFF GARDEN
HINJAWADI



MahaRERA No.: P52100028926
<https://maharera.mahaonline.gov.in>



TCG CLIFF GARDEN

VC HOMES WITH MORE...

**UPGRADE
TO HOMES THAT
LISTEN TO YOU**



IMAGES ARE COMPUTER GENERATED AND ARE INDICATIVE ONLY.

WELL-PLANNED GATED COMMUNITY, WITH LIFESTYLE COMFORTS

READY AMENITIES

- 01 Grand Entrance Gate
- 02 Bus Shelter
- 03 Arrival Plaza with Fountain
- 04 Cycling Track
- 05 Swimming Pool with Kids' Pool
- 06 Flora Clubhouse
- 07 Roof Top Celebration Zone
- 08 Party Lawn
- 09 Open-Air Amphitheatre
- 10 Pavilion
- 11 Children's Play Park
- 12 Multi-purpose Sports Court
- 13 Family Corner
- 14 Walking/Jogging Loop
- 15 Convenience Store
- 16 Polyclinic
- 17 Senior Citizens' Corner

PROPOSED AMENITIES

- 18 Outdoor Fitness Zone
- 19 Children's Play Park
- 20 Cricket Pitch
- 21 WiFi Zone
- 22 Senior Citizens' Corner
- 23 Meditation/Yoga Lawn
- 24 Skating Rink
- 25 Open Play Court
- 26 Open-Air Amphitheatre
- 27 Pet Zone
- 28 Seasonal Water Body
- 29 Water Deck
- 30 Multi-purpose Sports Court
- 31 Outdoor Sit-out
- 32 Sand Pit

PROPOSED AMENITIES ARE INDICATIVE AND MAY CHANGE IN FUTURE.



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**Acres of Lush Green
Hills Around**

Your home at TCG Cliff Garden comes loaded with a lot of delightful features. One of them is mesmerising view of lush green hills spread across whopping 400 acres. Enjoy natural bounty every day, every moment.



5 mins

Walking distance from upcoming
Metro Station

TCG Cliff Garden is located strategically so as to have all the daily needs nearby. 5 minutes from Metro Station. Get ready to luxuriate in the home surrounded by convenience.

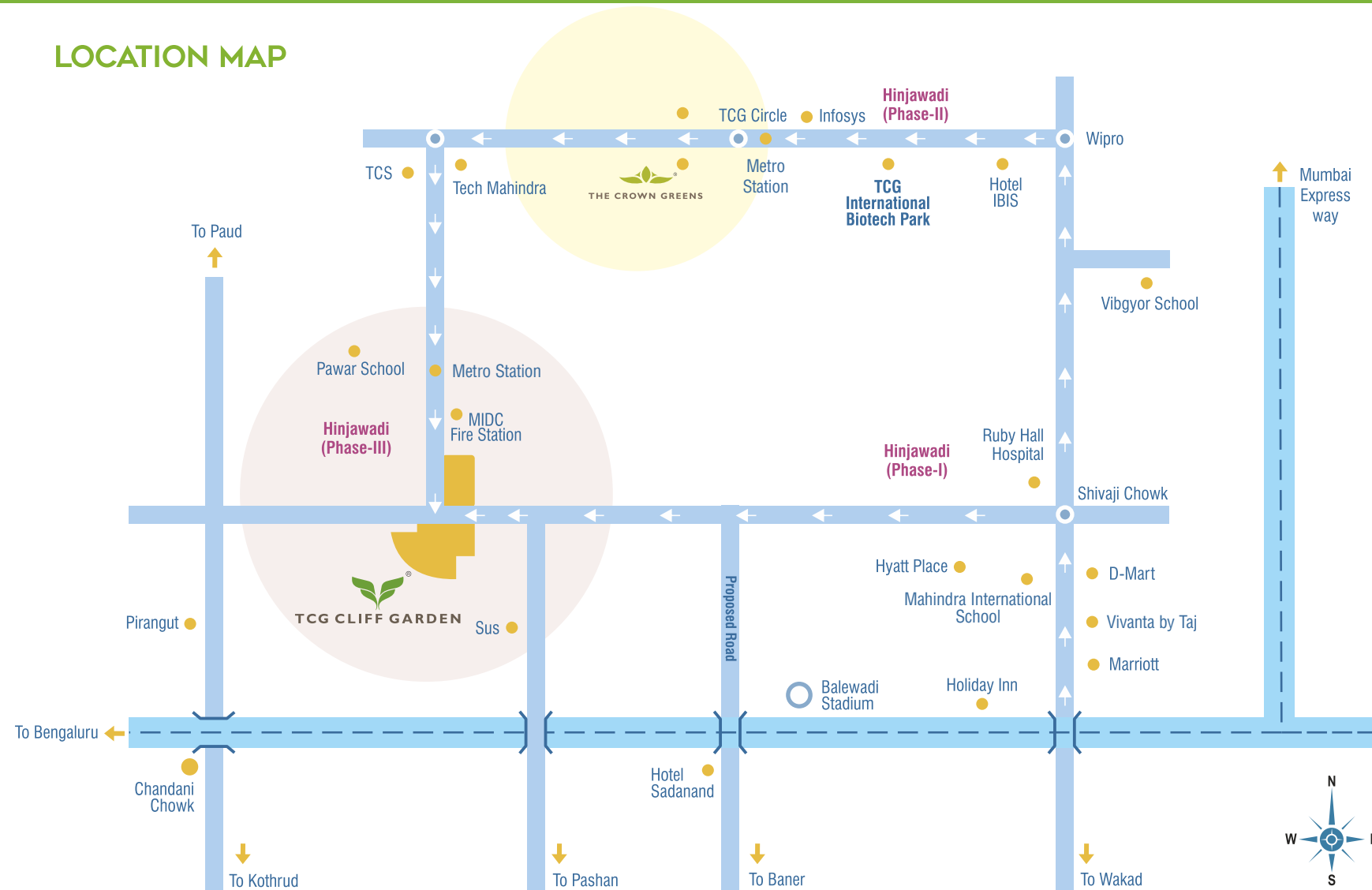
HINJAWADI

SURROUNDED BY MULTIPLE CONNECTIVITY AVENUES & CONVENIENCES

- UPCOMING METRO STATION – 0.7 KM
- MUMBAI-BENGALURU HIGHWAY – 7.5 KMS
- PUNE-MUMBAI EXPRESSWAY – 16 KMS

- SHIVAJINAGAR RAILWAY STATION – 19.5 KMS
- PUNE RAILWAY STATION – 23 KMS
- PUNE AIRPORT – 30 KMS

LOCATION MAP



SHOPPING & ENTERTAINMENT

- D MART – 7.3 KM
- XION MALL & MULTIPLEX – 7.5 KM
- VISION ONE MALL – 9 KM

FUEL STATIONS

- HP – 6.2 KM
- SHELL – 4 KM
- BP – 5.9 KM
- IOC – 3.5 KM

HOTELS

- GRAND TAMANNA – 4.3 KM
- HYATT PLACE – 5.6 KM
- IBIS – 5.5 KM
- LEMON TREE – 5.8 KM
- VIVANTA BY TAJ – 7.3 KM
- COURTYARD BY MARRIOTT – 7.7 KM
- SAYAJI – 9.5 KM
- RADISSON BLU – 6.2 KM

HOSPITALS

- RUBY HALL CLINIC – 4.7 KM
- HINJAWADI HOSPITAL – 5.2 KM
- MULSHI MILLENNIUM – 7 KM
- LIFE POINT – 9.3 KM
- SYMBIOSIS HOSPITAL – 11.5 KM

SCHOOLS / COLLEGES

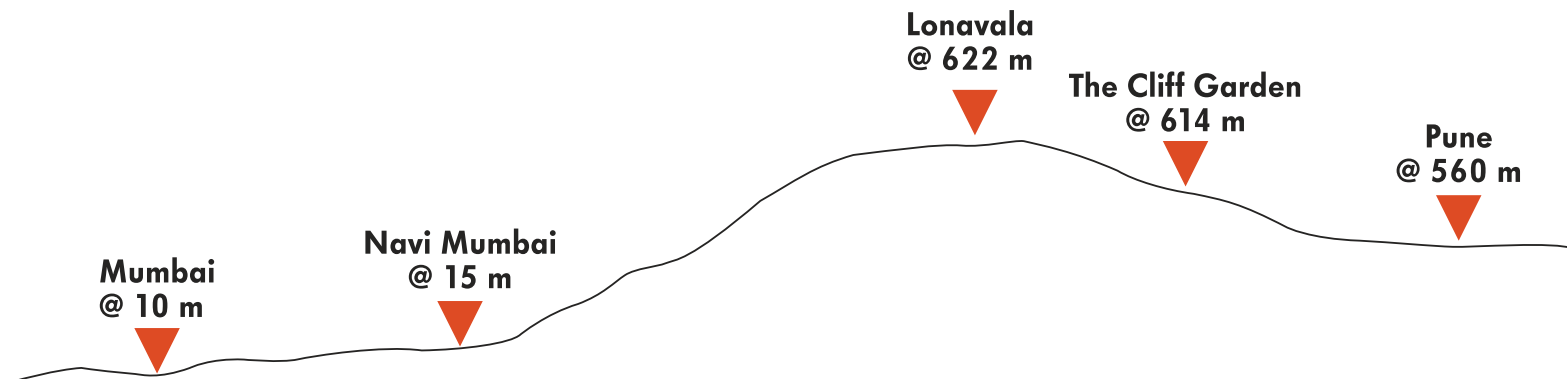
- MAHINDRA INTERNATIONAL SCHOOL – 5.8 KM
- VIBGYOR SCHOOL – 7.3 KM
- RYAN INTERNATIONAL SCHOOL – 3.2 KM
- PAWAR PUBLIC SCHOOL – 2.6 KM
- SYMBIOSIS COLLEGE – 6.3 KM

BANKS / ATMS

- ICICI BANK – 2.3 KM
- AXIS BANK – 4.8 KM
- CANARA BANK – 7.1 KM
- SBI – 6 KM

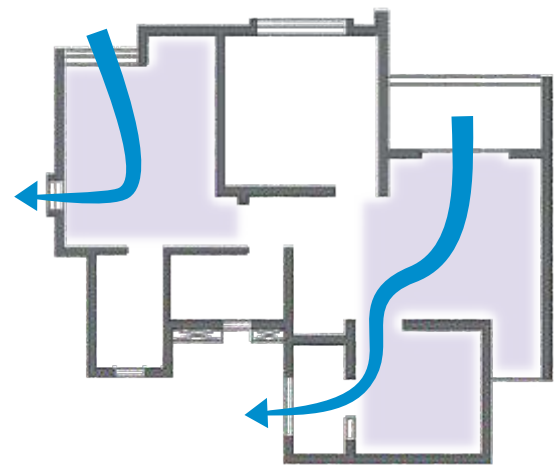
ELEVATED

Cliff Garden is elevated by 180 ft. / 54 mtrs. above Central Pune.

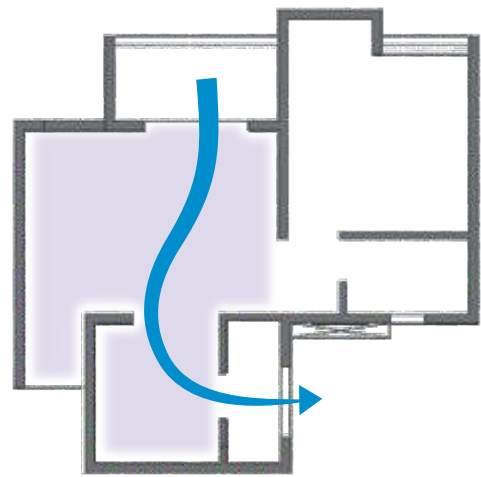


BETTER CROSS VENTILATION

On an average 68% of the regularly occupied spaces of homes have better cross ventilation.



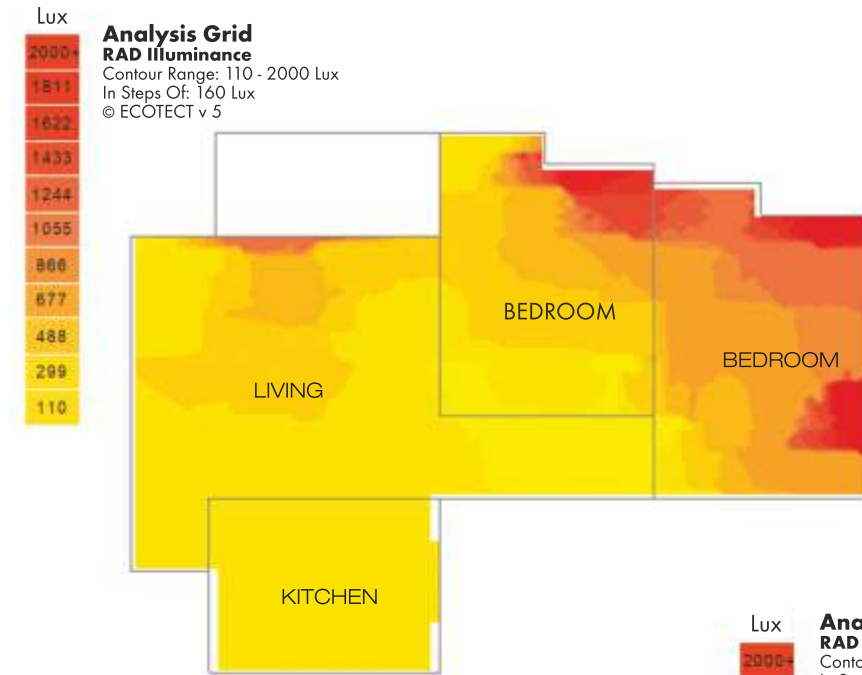
2 BHK



1 BHK

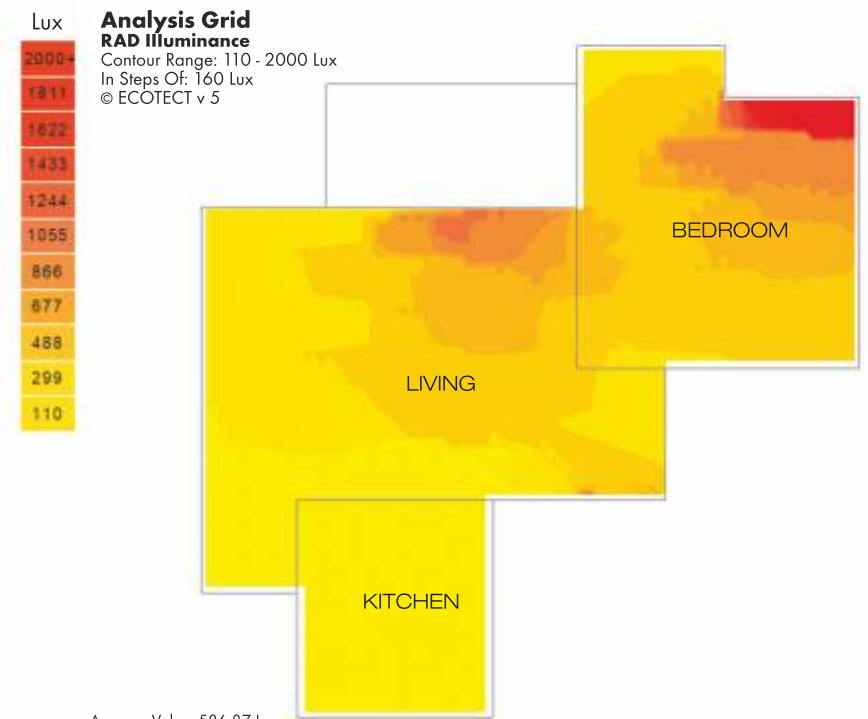
BETTER DAYLIGHT

75% to 80% of the homes receive good day light.



Average Value: 586.87 Lux
Above Clip Threshold: 100.0%
Visible Nodes: 4269

2 BHK



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Above Clip Threshold: 100.0%
Visible Nodes: 4269

1 BHK

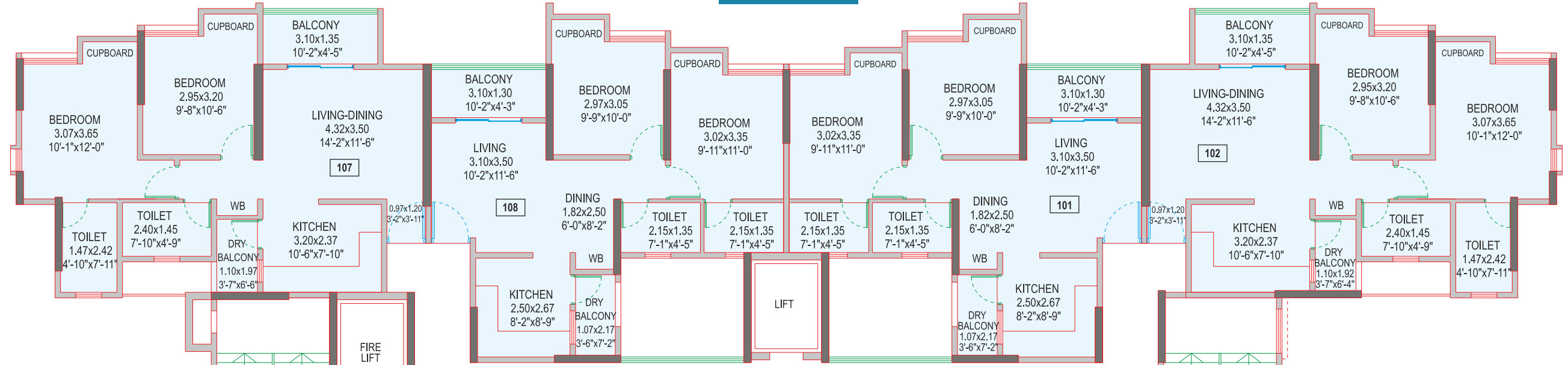


Iris

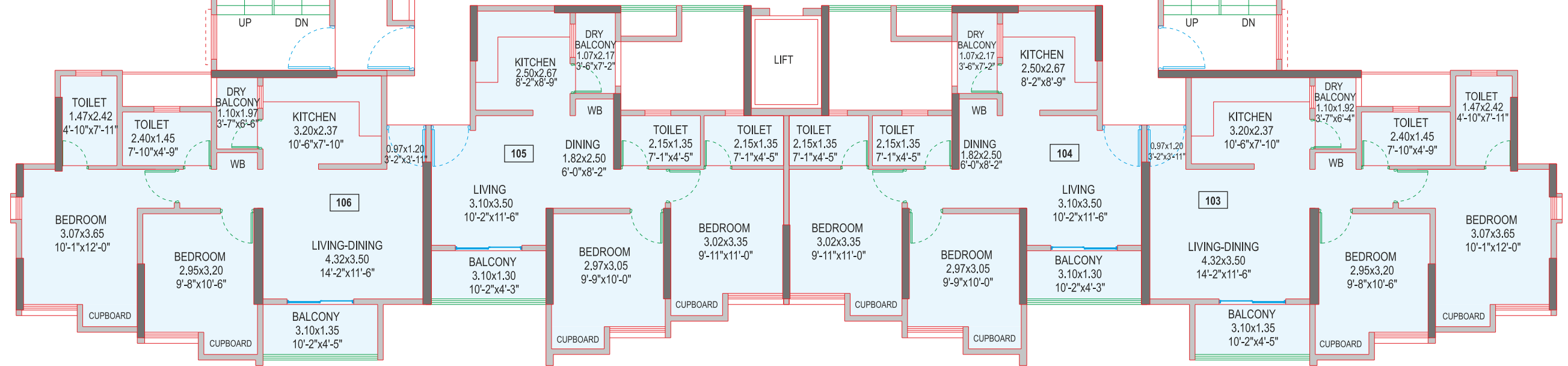
FLOOR PLANS



GARDEN VIEW



AMENITY VIEW



NOTE:

Dimensions in meters are as per MIDC sanctioned plans, before all finishing work (like plaster, gypsum plaster, paint, skirting, dado, etc). Dimensions in feet are calculated at 1 mt. = 3.28 ft. Dimensions of the finished flats may vary/change as per actual site conditions and finishes. The size and location of structural columns and beams may change as per design requirements. Carpet areas are calculated as per MahaRERA circular. Refuge Area is only on the 19th floor. Floor plans are indicative and subject to change.

2BHK LUXURY			
CARPET AREA			
Area	62.59	(sq.mt.)	
Balconies	6.36	(sq.mt.)	
Total	68.95	(sq.mt.)	

2BHK DELUXE			
CARPET AREA			
Area	54.70	(sq.mt.)	
Balconies	6.42	(sq.mt.)	
Total	61.12	(sq.mt.)	

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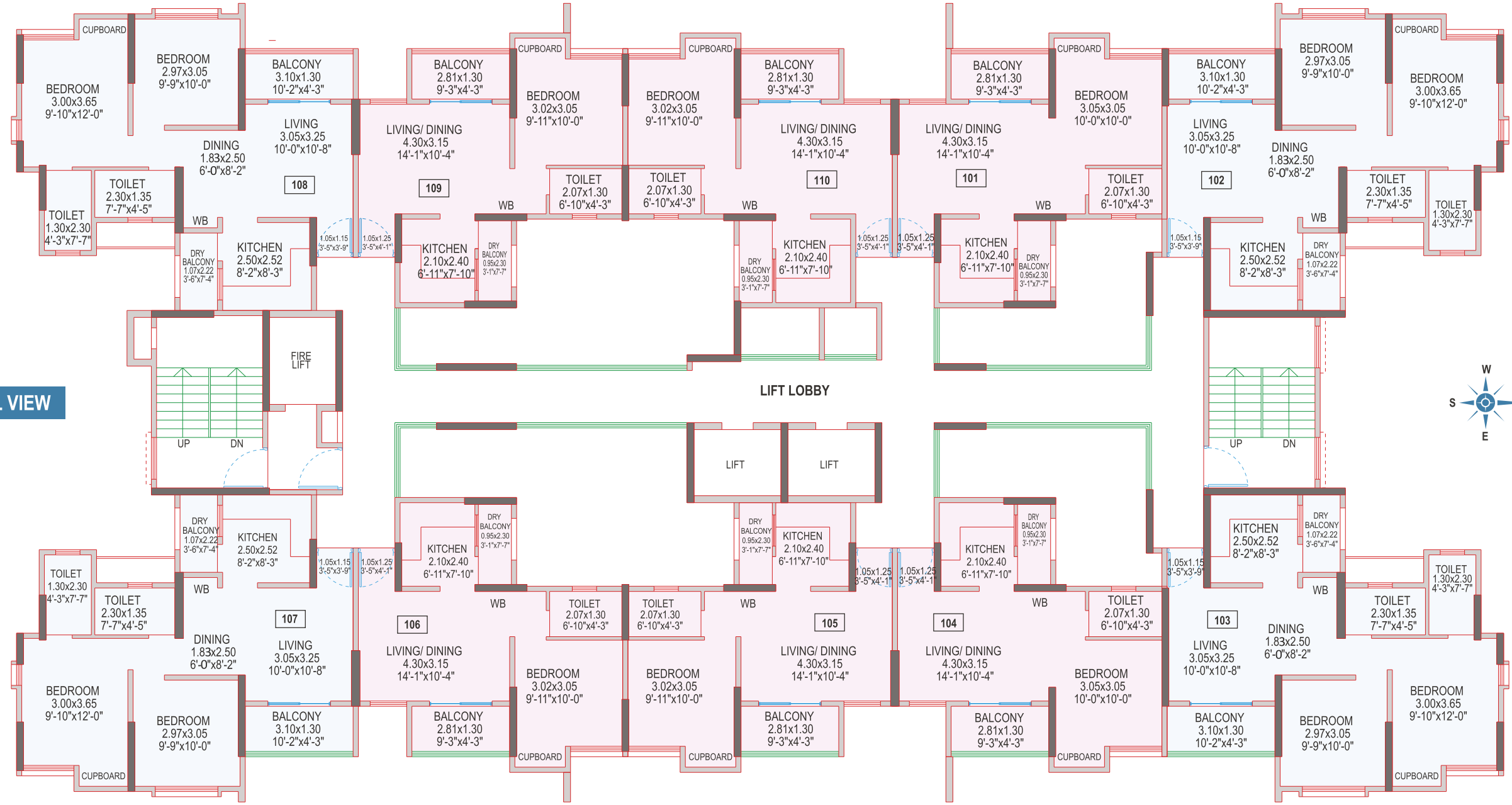
FLOOR PLANS



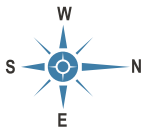
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GARDEN VIEW



HILL VIEW



CARPET AREA		
Area	55.45	(sq.mt.)
Balconies	6.42	(sq.mt.)
Total	61.87	(sq.mt.)



1BHK

CARPET AREA		
Area	36.91	(sq.mt.)
Balconies	5.88	(sq.mt.)
Total	42.79	(sq.mt.)

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STUDIO

CARPET AREA		
Area	55.37	(sq.mt.)
Balconies	6.42	(sq.mt.)
Total	61.79	(sq.mt.)



ISOMETRIC PLAN



2 BHK DELUXE

CARPET AREA	
Area	54.70 (sq.mt.)
Balconies	6.42 (sq.mt.)
Total	61.12 (sq.mt.)

2 BHK LUXURY

CARPET AREA	
Area	62.59 (sq.mt.)
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Total	68.95 (sq.mt.)



ISOMETRIC PLAN

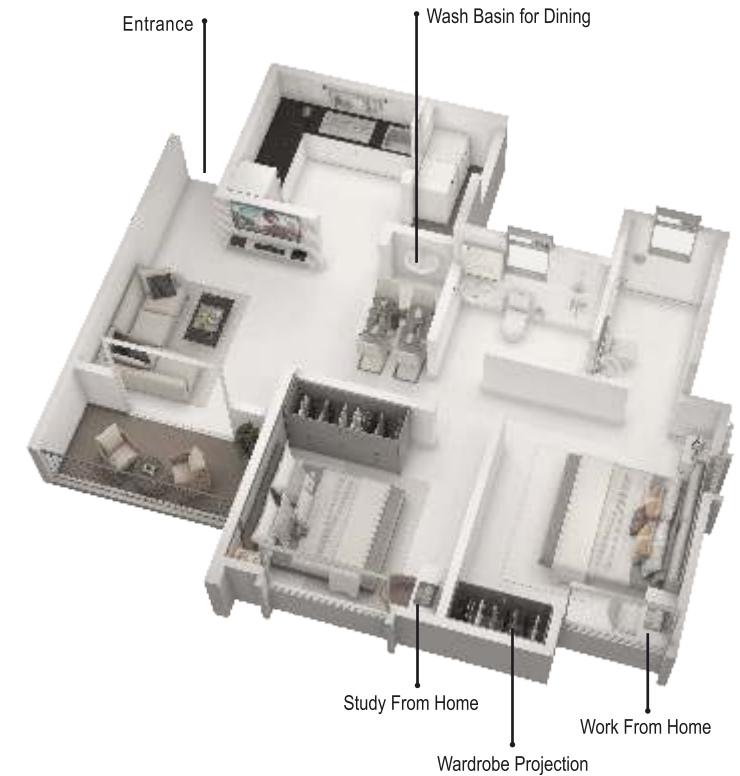


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2 BHK DELUXE

CARPET AREA	
Area	55.45 (sq.mt.)
Balconies	6.42 (sq.mt.)
Total	61.87 (sq.mt.)



NOTE: Lights, fans and air-conditioners, water purifier, exhaust fans, inverter, washing machine, dishwasher, internet, telephone, television, are not standard equipment and are not provided in the flat by the Promoter.

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VOICE CONTROLLED HOMES

WELL-PLANNED COMMUNITY

- Electric Vehicle Charging Points
- Polyclinic
- Convenience Store
- Stroller & Wheel Chair Friendly Pavements

FLORA CLUBHOUSE

- Swimming Pool with Kids Pool
- Well-equipped Air-conditioned Gymnasium
- Indoor Games Arcade
- Multi-purpose Banquet Hall
- Roof-top Celebration Zone

READY AMENITIES

- Central Pavilion
- Multi-purpose Court
- Children's Play Park with Sand Pit
- Walking/Jogging Loop
- Open-air Amphitheatre
- Senior Citizens' Corner
- Cycling Track
- Party Lawn

UPCOMING GREEN PARK

- Open-air Gymnasium
- Multi-purpose Sports Court & Cricket Pitch
- Children's Play Park with Sand Pit
- Skating Rink
- Walking/Jogging Loop
- Open-air Amphitheatre
- Meditation/Yoga Lawn
- Landscaped & Vertical Gardens
- Senior Citizens' Corner
- Seasonal Water Body & Water Deck

GREEN FEATURES

- Rainwater Harvesting
- Sewage Treatment Plant
- Drip & Sprinkler Irrigation
- Solar Powered Lights in Common Areas
- Solid Waste Management

SAFETY & SECURITY

- 24x7 Security
- CCTV Cameras
- Fire-fighting System
- Fire Staircase

OTHER SPECIFICATIONS

- Name Plate on the Main Door of each Flat
- Directory of Flat Owners at Ground Floor Lobby
- Notice Board for each Building Ground Floor Lobby
- Centralised LPG
- Centralised DTH & Broadband
- Generator Back-up for Common Areas
- Stretcher Lift
- Common Toilet at Stilt Level for each Building
- Heat Reflective Paint on Top Terrace
- Rodent Prevention Gurads on Pipes
- Anti-termite Treatment to Foundation

INTERNAL SPECIFICATIONS

DOORS & WINDOWS

- Pre-laminated Doors & Door Frames
- Powder Coated Aluminum Sliding Windows
- Powder Coated Aluminum Sliding Door for Balcony attached to Living Room
- MS Safety Grills for Windows (except Toilet Windows) shall be installed from the inside
- Mosquito Net for all Sliding Doors & Windows

KITCHEN

- Granite Kitchen Platform with Stainless Steel Sink
- Ceramic Tile Dado 2 Feet above the Kitchen Platform
- Provision for Piped Gas
- Gas Leak Detector
- Provision for Water Purifier
- Provision for Exhaust Fan
- Water Saving Aerator Tap for Sink

BALCONIES

- Provision for Washing Machine in Dry Balcony
- Provision for Dishwasher in Dry Balcony only for 2 BHK Flats
- MS Railing for balcony attached to Living Room

ELECTRICALS

- Provision for Inverter
- Touch Panel Switches in Living Room & Bedrooms
- USB Port in the Living Room & Bedrooms
- Provision for Internet in Living Room
- Television Point in Living & Bedrooms
- Provision for Split Air-conditioner in Living & Bedrooms
- Switch & Socket for Work From Home in Master Bedroom

- Switch & Socket for Study From Home in Common Bedroom only for 2 BHK

TOILETS

- Pre-laminated Door with Granite Door Frame
- Ceramic Tiles for Flooring
- Glossy Ceramic Tiles Dado upto 7 Feet Height
- Single Lever Hot & Cold Mixer with Overhead Shower
- Provision for Exhaust Fan
- Provision for Geyser
- Water Saving Aerator Taps for Washbasins

FLOORING

- Glossy Vitrified Tile Flooring in Living Room, Bedrooms, Kitchen, Passages
- Matt Ceramic Tiles Flooring in the Balcony & Dry Balcony

INTERNAL PAINT

- Acrylic Distemper for all Internal Walls & Ceiling
- One Wall of the Living Room & Bedrooms will be in a Different Color Shade

SMART FEATURES

- Voice Controls On-Off for Lights, Fans & Air-conditioner in the Rooms (except Kitchen)
- One Smart Speaker in the Living Room
- Video Door Phone (Standalone)
- Provision for Washbasin near Dining area
- Smoke Detectors & Firefighting Sprinklers in all Rooms

Note: In all the above items, there could be variations in colors, finishes, designs, sizes, types, dimensions, features, etc. based on the availability of all material at the time of installation.

INTELLIGENT INFRASTRUCTURE

PAN-INDIA PRESENCE – 4.2 MILLION SQ. FT.



BENGALURU - First Technology Park



MUMBAI - TCG Financial Centre



NCR -
First India Place

World Trade Center (Proposed)



KOLKATA -
Bengal Intelligent Park

Bengal Eco Intelligent Park



CHENNAI - First Software Park



PUNE -
International
Biotech Park

The Crown Greens

TCG Cliff Garden
(Actual Photo)



TCG Real Estate, Sales Lounge, R2/1 Rajiv Gandhi Infotech Park, MIDC Phase 3, Maan, Hinjawadi, Pune 411057, India.

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Disclaimer: The proposed development mentioned in all printed, displayed, electronic, digital marketing collaterals including brochures, websites, models, sample flats, virtual tour, hoardings, displays, etc., is part of the proposed larger layout development and entire development will be carried out in a phase-wise manner by the Promoter. The Promoter is entitled to use the entire potential of the said entire layout as per its convenience, in one phase or in other phases or jointly in multiple phases. The information herein i.e. contents, pictures, images, renderings, maps, specifications, designs, dimensions, etc. are artist impressions and are digitally enhanced and are only indicative and may differ from actuals. Layout, roads, master plan, views, elevations, number of buildings/floors/apartments, features, specifications, amenities, floor plans, carpet areas, dimensions of rooms, toilets, balconies, doors, windows, kitchen platform, columns, beams, parkings, colour schemes, landscape, etc as shown in all marketing collaterals, mentioned above, may be revised from time to time as per onsite conditions and statutory/regulatory requirements. There could be variations in, but not limited to, colours, finishes, designs, sizes, types, features, materials, lighting, paints, parking, amenities, gardens, trees, shrubs, accessories, interiors, furniture, facilities, etc. based on the market conditions and availability of materials or reasons beyond control of the Promoter at the time of installation. All marketing collaterals shall not be treated as any representation, promise, invitation to offer or offer by the Promoter. Electrical and electronic gadgets/appliances, lights, fans, air conditioners, water purifiers, exhaust fans, inverter, washing machine, dishwasher, internet connection, telephone, television, furniture, curtains, interior design accessories are not provided by the Promoter. Prospective customers are therefore required to verify all the details, including area, amenities, services, terms of the allotment and payments and other relevant terms independently with the sales team/ Promoter prior to concluding any decision for acquiring any flats in the project. All marketing collaterals do not create any obligations or contract of any nature whatsoever. The Allottee and the Promoter shall be bound only by the terms of the Agreement executed and registered and these marketing collaterals shall not be deemed or construed to form a part of the aforesaid agreement or the transaction for allotment of any flat in the project. All marketing collaterals are to give only the possible glimpse of the project and same shall not be treated as document disclosing the nature of the project. All marketing collaterals are not the part of the disclosure. The information provided herein cannot be produced for any legal purpose and the Allottee is not called upon or invited to book the unit, enter into agreement or make any advance or deposit payment on the basis of these marketing collaterals and though all efforts have been made to ensure accuracy in no event shall the Promoter be liable for claim made by any Allottee seeking any cancellation for any inaccuracies in the information provided.