



The beginning of new living...



Tulsi Angan is here! To transform lifestyles and raise living standards to a level of luxury never seen before in Dhayari. At Tulsi Angan, thoughtful planning and meticulous construction combine to create an oasis of charm and elegance. Where you can evolve and energise in tranquil surroundings and gain peace of mind with the finest quality of life. Where every home and every room in the project is of equal stature. Where the view from every window is equally great. Where the best of amenities requisite in a home are available along with a open space that is not too crowded. In short, your home in Tulsi Angan is certain to make your friends green with envy.



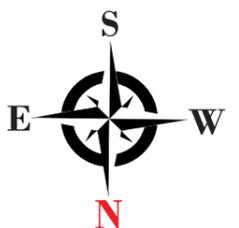


FIRST / SECOND / THIRD / FOURTH / FIFTH /  
SIXTH / SEVENTH FLOOR PLAN



AREA CHART

FLAT NO	FLAT TYPE	CARPET AREA In sq. m (A)	OPEN BAL. AREA In sq. m (B)	TOTAL AREA In sq. m (C) (A+B)	TOTAL AREA In sq. ft (C X 10.764)	SALABLE AREA In sq. ft (35%)
101, 201, 301, 401, 501, 601, 701	1 BHK	30.72	3.44	34.16	367.70	496.39
102, 202, 302, 402, 502, 602, 702	1 BHK	30.73	3.44	34.17	367.81	496.54
103, 203, 303, 403, 503, 603, 703	1 BHK	32.40	3.44	35.84	385.78	520.81
104, 204, 304, 404, 504, 604, 704	1 BHK	37.30	3.69	40.99	441.22	595.64
105, 205, 305, 405, 505, 605, 705	1 BHK	31.39	3.64	35.03	377.06	509.03
106, 206, 306, 406, 506, 606, 706	1 BHK	31.49	3.68	35.17	378.57	511.07



**A**  
TYPICAL  
1 BHK

1 - LIVING	-	2.75 X 3.94	(9'0"X12'11")
2 - KITCHEN	-	2.86 X 2.44	(9'5"X8'0")
3 - BED ROOM	-	2.86 X 2.75	(9'5"X9'0")
4 - W.C	-	1.06 X 1.20	(3'6"X3'11")
5- BATH	-	1.96 X 1.20	(6'5"X3'11")
6 - BALCONY	-	2.75 X 1.25	(9'0"X4'1")



**B**  
TYPICAL  
1 BHK

1 - LIVING	-	2.97 X 3.31	(9'9"X10'10")
2 - KITCHEN	-	2.44 X 1.99	(8'0"X6'6")
3 - BED ROOM	-	3.09 X 2.90	(10'1"X9'6")
4 - W.C	-	1.05 X 0.90	(3'5"X2'11")
5- BATH	-	2.10 X 1.20	(6'11"X3'11")
6 - BALCONY	-	1.98 X 1.84	(6'6"X6'0")

# SPECIFICATION



## Structure :

- Earthquake resistant RCC framed structure



## Masonry :

- External 6" thick brick/ Siporex Block walls
- External And Internal sand faced plaster



## Floor :

- 24" x24" Vitrified Tiles flooring in all rooms.
- Anti-skid tiles in toilet & Terraces



## Windows :

- 3 track powder coated aluminium sliding windows.
- M.S. safety grill for all windows.
- M.S. railing for balconies.



## Doors :

- Decorative moulded main entrance door
- UPVC doors for all toilet and Bathroom



## Kitchen :

- Marble kitchen platform with stainless steel sink.
- Loft in kitchen
- Designer tiles dado up to loft level



## Bathroom :

- Washbasin in every flat
- Designer glazed tiles dado up to 7' high in bathrooms
- 4' high glazed tiles dado in W.C.
- Concealed plumbing of standard make
- Orisa pan for common toilet.
- Hot & cold water unit in all bathrooms
- Branded C.P. fittings



## Electrical :

- Concealed copper wiring with adequate points
- Miniature Circuit Breaker in each flat for safety
- Modular switches of reputed brand
- Cable TV point in living room.
- Water heater point in all bathroom.



## Paint :

- Superior quality Oil bond paint for Internal Walls
- Superior quality Ace paint for external walls



## Lift :

- Lift with standard make



● IMAGES USED ARE ILLUSTRATIVE PURPOSE ONLY ●

# SPECIAL FEATURES



24/7 CCTV Camera



Battery Backup System for Lift



Letter Box & Name Board in parking



Spacious Parking



Rain Water Harvesting



Decorative Main Entrance Lobby

NEW STYLE. NEW LIFE

PREMIUM LIVING NOW IN

DHAYARI...

  
TULSI  
AANGAN





## KNOW YOUR NEIGHBORHOOD

### LANDMARK

- Mumbai - Bangalore Highway 2.0 Kms
- Pune Railway Station 14.0 Kms
- Pune Airport 20.0 Kms
- Shivajinagar 12.0 Kms
- Swargate 10.0 Kms
- Deccan 11.0 Kms

### EDUCATIONALS

- Sinhgad Springdale School 6.1 Kms
- DSK School 1.6 Kms
- Sinhgad College & Institute 5.5 Kms
- Kashibai Navale Medical College 3.6 Kms
- Asian College of Science & Commerce 2.4 Kms
- Zeal College 2.5 Kms

### HOSPITALS

- Silver Birch Mustispeciality Hospital 1.8 Kms
- Kashibai Navale Hospital 3.6 Kms
- Sihagad Hospital 2.1 Kms

### ENTERTAINMENTS

- Star Sports Cricket Academy 1.6 Kms
- Abhiruchi city pride 3.3 Kms
- Fun time multiplex 3.9 Kms
- Pune Central Mall 10.1 Kms

### TEMPLES

- Dhareshwar mandir 1.0 Kms
- Maruti Mandir 1.6 Kms
- Malai Devi Mandir 1.6 Kms

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PROJECT BY



SITE ADD: Tulsi Angan, Sr, No. 08, H. No. 32+33, Abasaheb Nagar, Near Gurukrupa Bangla,  
Opp- Sambhaji Nagar Colony, Benkar Nagar, Dhayari, Pune - 411 041

DISCLAIMER : The images and material contained in the Brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers), shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, lay out specification, flats/units, elevations, designs, and amenities that will be made available in the project.

  
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