



AMJ LAND DEVELOPERS



TO THE

**Green's**  
EXPERIENCE

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4, 3.5 & 3 BHK Luxury Apartments  
On Aditya Birla Hospital Road, Thergaon  
PUNE



# UPSIZE UPSCALE UPGRADE

It's a not-to-be-missed opportunity  
to own the Greens experience

**That too, bigger and  
better than ever!**

AMJ Land Developers present  
Towers O & P - the final phase of  
Greens.

The tallest buildings in the project,  
Towers O & P offer spacious  
4, 3.5 & 3 BHK homes enhanced with  
the finest specifications and enriched  
by lavish amenities.

So you upsize your spaces,  
upscale your living, and  
upgrade your future.

Miss this...  
& you'll  
miss out

Towers O & P are  
the final phase of Greens.

The last and final chance to own a piece of  
this landmark project.

A coveted address and highly sought-after  
residential enclave, Greens holds the promise  
of an enviable lifestyle.

Of living in a refreshing green campus,  
with ready amenities to enrich your lifestyle...

Of spacious homes that expand  
the joy of living...

Of connectivity that reduces commutes  
so there's more 'me' time...

Of being part of a community that is  
warm and welcoming.

COME, UPGRADE TO  
THE GREENS EXPERIENCE



# UPSIZE to more space & luxury

Towers O & P  
stand tall - higher  
than the others in  
Greens.

It's not just the height of these towers  
that make them special.

The towers have 3 levels of parking  
plus 16 habitable floors.

It's the size of the apartments - larger  
and more spacious, in configurations  
of 4, 3.5 and 3 BHK.

All planned with design intelligence  
and executed with meticulous  
attention to detail.

Design, quality, craftsmanship and  
finish - all in a class above!





# UPSCALE to a privileged community

Greens is already  
a home to  
**700** families.

Spread across multiple towers, and acres of landscaped greenery, Greens is an exclusive enclave of comfort and lifestyle.

Here, tranquility nestles with recreation, convenience cohabits with class.

Prefer your privacy? Want a bustling neighbourhood? Like socialising? Love sports? Want space to commune with Nature?

Whatever your preference or mood, Greens offers it for you!



# UPGRADE

## to an enviable lifestyle

When you come home to Greens, you come home to a lifestyle of rare luxury.

A green, soothing neighbourhood, cut off from the noise, pollution and chaos of city life.

Where a plethora of ready-to-use amenities offer a world of fitness, recreation and rejuvenation.

So, from various sports facilities to soul-soothing gardens and a refreshing pool - there's something for everyone.

#### Ready to use Amenities:

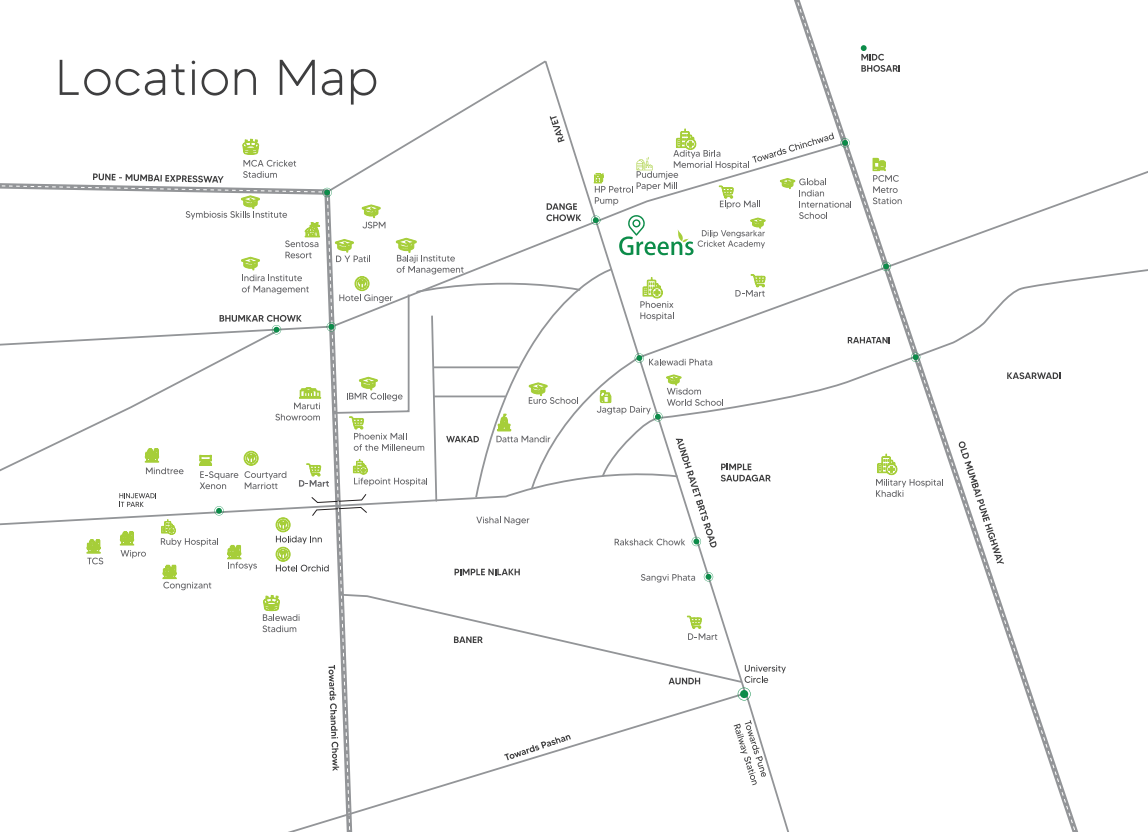
- Children's Play Area
- Jogging Track
- Well-equipped multi level Gymnasium I
- Swimming Pool
- Baby Pool
- Multi-purpose Hall
- Well Landscaped Podium Gardens
- Basketball Court

#### Brand new Amenities coming up with Greens-Oak-OP:

- Well-equipped Gymnasium II
- Multi-sports arena
- Senior citizen's area
- Club house with lounge
- Skating Rink



# Location Map



# The address will be your trump card

You really can't ask for a better location in PCMC!

Located close to Hinjawadi IT Park, the site offers proximity to major educational institutes, supermarkets, malls, hotels, hospitals and manufacturing hubs.

Chinchwad and the Mumbai-Pune Expressway are conveniently accessible, and thanks to a new 6-lane highway, Aundh, University Road and other areas are also within easy reach.

## SHOPPING & ENTERTAINMENT

- DMart
- City One Mall
- Xion Mall
- Premier Plaza Mall
- INOX Elpro City square
- Phoenix Mall of the Millennium

## RESTAURANTS & HOTELS

- Hotel Vivanta
- Hotel Sayaji
- Rosewood Restaurant
- Jumbo Belly Kitchen
- Spice Factory

## HOSPITALS

- Aditya Birla Hospital
- Phoenix Hospital
- New Life Child Care Hospital
- Lifepoint Multispecialty Hospital

## OFFICES

- Pimpri MIDC
- Hinjewadi IT Park
- Bhosari MIDC
- Tata Motors
- Bajaj Auto

## SCHOOLS & COLLEGES

- Savitribai Phule University
- Orchid International School
- Balaji Institute of Management
- D. Y. Patil Biotechnology & Bioinformatics Institute

## OTHERS

- Mumbai-Pune Bypass
- Mumbai Pune Expressway

# The finish makes the difference

A home is much more than four walls. And what use is extra space if the finishes are not inspiring? Greens believes in creating homes that delight you with their quality fittings, elegant fixtures and impeccable finish. Every element, every corner spells finesse, functionality and long-lasting quality. So your Greens home will be your pride and joy, every day, for years.

## FLOORING & DADO

- Anti - skid ceramic tiles in toilets & terraces
- Vitrified tiles in living dining, bedrooms & kitchen
- Full height glazed tiles dado up to false ceiling in toilets
- Glazed tile dado over kitchen platform

## KITCHEN

- Modular kitchen with cabinets, granite platform, hob & chimney

## ELECTRICAL

- Inverter backup for 1 light and 1 fan point in every room
- TV & telephone point in living and bedrooms
- Generator backup for common area lights & lifts
- One stretcher & two passenger lifts for each wing
- Modular switches

## BATHROOM

- Mixers for shower & basin
- Boiler in attached toilet
- Glass partition separating wet & dry area
- Solar water connection in common bathroom

## WINDOWS

- Anodized aluminum windows with mosquito mesh & MS grills

## PAINTING

- Internal walls & ceiling: acrylic OBD
- Main & internal doors: painted
- External walls: weather shield paint





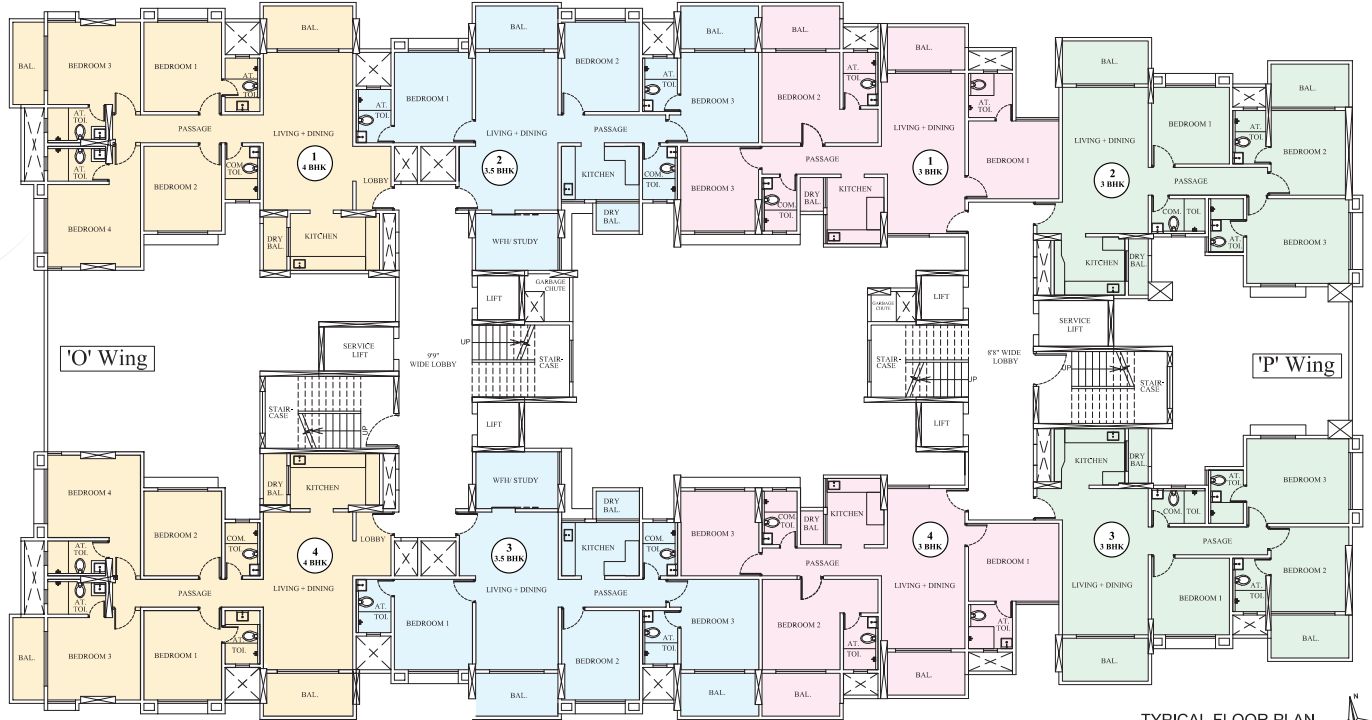
# Master Plan





# Typical Floor Plan

- 4 BHK
- 3.5 BHK
- 3 BHK Type 1
- 3 BHK Type 2



TYPICAL FLOOR PLAN



# 4 BHK



- A - Main Entry
- B - Lobby: 5'5" X 9'0"
- C - Living Dining: 12'8" X 22'4"
- D - Balcony-1: 11'2" X 6'0"
- E - Kitchen: 12'8" X 7'7"
- F - Dry Balcony: 7'7" X 3'4"
- G - Passage: 4'0" wide
- H - Bedroom-1: 11'0" X 12'8"
- I - Attached Toilet: 4'11" X 7'6"
- J - Bedroom-2: 11'0" X 12'0"
- K - Common Toilet: 4'11" X 7'6"
- L - Bedroom-3: 13'2" X 11'8"
- M - Balcony 2: 4'5" X 11'8"
- N - Attached Toilet: 8'3" X 4'11"
- O - Bedroom 4: 13'2" X 11'8"
- P - Passage: 4'5" X 5'5"
- Q - Attached Toilet: 8'3" X 4'11"

O wing

Flat No.	Unit	RERA Carpet Area	Dry Balcony Area	Open Balcony Area	Total Area
O - 101 - 1601	Sq. mtr.	127.19	2.39	12	141.58
O - 104 - 1604	Sq. ft.	1369	26	129	1524



## 3.5 BHK



A - Main Entry:	26" X 9'0"	B - Living Dining:	11'8" X 22'4"
C - Study Room:	11'8" X 8'0"	D - Balcony-1:	11'8" X 6'0"
E - Bedroom-1:	11'0" X 12'9"	F - Attached Toilet:	4'11" X 7'6"
G - Kitchen:	11'0" X 7'6"	H - Dry Balcony:	6'0" X 3'11"
I - Bedroom-2:	12'8" X 11'0"	J - Passage:	4'0" wide
K - Common Toilet:	4'11" X 7'6"	L - Bedroom-3:	11'0" X 12'9"
M - Attached Toilet:	4'11" X 7'6"	N - Balcony-2:	10'6" X 6'0"

○ wing



Flat No.	Unit	RERA Carpet Area	Dry Balcony Area	Open Balcony Area	Total Area
O - 102 - 1602	Sq. mtr.	104.61	2.22	12.76	119.59
O - 103 - 1603 (except 603 & 1103)	Sq. ft.	1126	24	137	1287



# 3 BHK TYPE 1



- A - Main Entry
- C - Balcony-1: 11'0" X 6'0"
- E - Attached Toilet: 6'3" X 6'3"
- G - Dry Balcony: 3'3" X 5'3"
- I - Bedroom-2: 11'0" X 12'9"
- K - Attached Toilet: 4'11" X 7'6"
- M - Common Toilet: 4'11" X 7'6"
- B - Living Dining: 11'0" X 22'7" + 0'10" X 14'3"
- D - Bedroom-1: 12'9" X 11'0"
- F - Kitchen: 8'0" X 9'4"
- H - Passage: 4'0" wide
- J - Walkin Wardrobe: 5'5" X 4'9"
- L - Balcony-2: 11'0" X 6'0"
- N - Bedroom-3: 11'0" X 12'0"



P wing

Flat No.	Unit	RERA Carpet Area	Dry Balcony Area	Open Balcony Area	Total Area
P - 101 - 1601	Sq. mtr.	95.02	1.45	12.86	109.33
P - 104 - 1604 (except 604 & 1104)	Sq. ft.	1023	16	138	1177

## 3 BHK TYPE 2



A - Main Entry:	37" X 45"
C - Dry Balcony:	29" X 83"
E - Balcony-1:	122" X 60"
G - Passage:	40" wide
I - Attached Toilet:	411" X 76"
K - Bedroom-2:	11'0" X 12'0"
M - Attached Toilet:	411" X 76"

B - Kitchen:	10'0" X 8'3"
D - Living Dining:	122" X 20'8"
F - Bedroom-1:	11'0" X 10'10"
H - Common Toilet:	76" X 4'11"
J - Bedroom-3:	14'5" X 12'0"
L - Balcony-2:	11'0" X 6'0"



P wing

Flat No.	Unit	RERA Carpet Area	Dry Balcony Area	Open Balcony Area	Total Area
P - 102 - 1602	Sq. mtr.	94.78	2.07	13.11	109.96
P - 103 - 1604	Sq. ft.	1020	22	141	1184