



# Austin

TOWER



**ADDRESS**  
YOU CAN'T  
SAY **NO** TO!

HIGH STREET  
**COMMERCIAL**  
SPACE

**2&3 BHK**  
COMFORT  
HOMES

**NO**

# *Exclusive*

— SHOPS & OFFICES —



## **Ground Floor**

Designed for high visibility and easy access, the ground floor offers premium double-height commercial spaces ideal for retail stores, showrooms, cafés, & daily-need outlets.

## **Second Floor**

The second floor is ideal for offices, doctor clinics, lawyer chambers, and small commercial spaces, offering a calm and professional work environment.



**WING - A**

**CARPET AREA (sq.ft.)**

**A-01 (263.2) | A-02 (315.5) | A-03 (451.1) | A-04 (241.7) | A-05 (377.8) | A-06 (244.2) | A-07 (244.2)**



**MEZZANINE FLOOR PLAN**

**CARPET AREA (sq.ft.)**

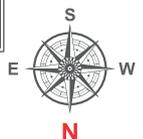
**A-01 (267.6) | A-02 (319.6) | A-03 (355.4) | A-04 (246.1) | A-05 (294.2) | A-06 (191.6) | A-07 (191.6)**



**GROUND FLOOR PLAN**

**CARPET AREA (sq.ft.)**

**A-201 (312.16) | A-202 (376.74) | A-203 (446.06) | A-204 (246.07) | A-205 (513.98) | A-206 (327.55) | A-207 (304.51)**



**SECOND FLOOR PLAN**

**WING - B**

**CARPET AREA (sq.ft.)**

**B-01 (243.8) | B-02 (222.1) | B-03 (222.1) | B-04 (320.6) | B-05 (259.3) | B-06 (204.7) | B-07 (263.5)**



**MEZZANINE FLOOR PLAN**

**CARPET AREA (sq.ft.)**

**B-01 (247.6) | B-02 (225.7) | B-03 (225.7) | B-04 (264.0) | B-05 (263.7) | B-06 (208.7) | B-07 (267.4)**



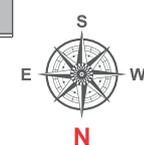
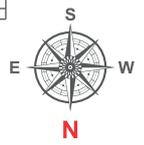
**GROUND FLOOR PLAN**

**CARPET AREA (sq.ft.)**

**B-201 (292.24) | B-202 (264.36) | B-203 (265.01) | B-204 (312.16) | B-205 (263.72) | B-206 (208.71) | B-207 (311.73)**



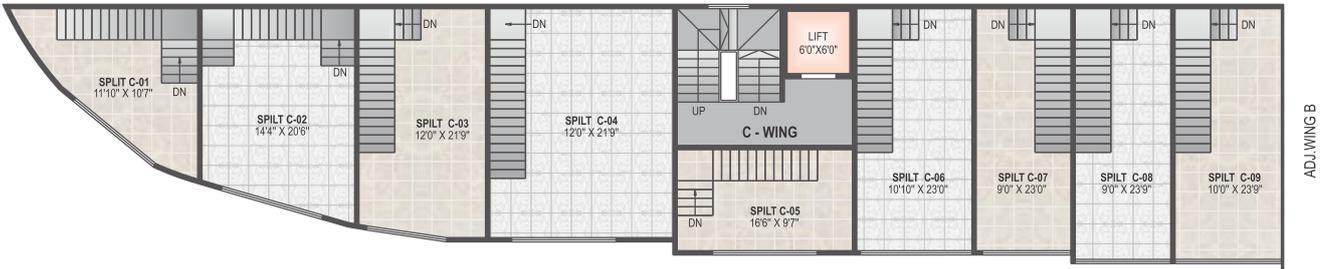
**SECOND FLOOR PLAN**



**WING - C**

**CARPET AREA (sq.ft.)**

**C-01 (178.3) | C-02 (263.5) | C-03 (253.3) | C-04 (373.5) | C-05 (157.8) | C-06 (248.3) | C-07 (204.2) | C-08 (213.3) | C-09 (237.8)**



**MEZZANINE FLOOR PLAN**

**CARPET AREA (sq.ft.)**

**C-01 (182.8) | C-02 (267.6) | C-03 (256.1) | C-04 (261.9) | C-05 (161.8) | C-06 (252.4) | C-07 (207.7) | C-08 (216.9) | C-09 (241.8)**



**GROUND FLOOR PLAN**



**CARPET AREA (sq.ft.)**

**C-201 (369.85) | C-202 (340.57) | C-203 (313.56) | C-204 (393.64) | C-205 (161.78) | C-206 (302.25) | C-207 (245.42) | C-208 (256.08) | C-209 (286.43)**



**SECOND FLOOR PLAN**



# *Exclusive*

— APARTMENT —

- 7 Floor
- Ground & Second For Commercial
- 2 & 3 BHK Luxurious Apartments



**CARPET AREA (sq.ft.)**

**A-301, 401, 501, 601, 701 (672.32 sq.ft.) | A-302, 402, 502, 602, 702 (651.65 sq.ft.) |**

**A-303, 403, 503, 603, 703 (844.54 sq.ft.) | A-304, 404, 504, 604, 704 (659.62 sq.ft.)**

**WING - A**



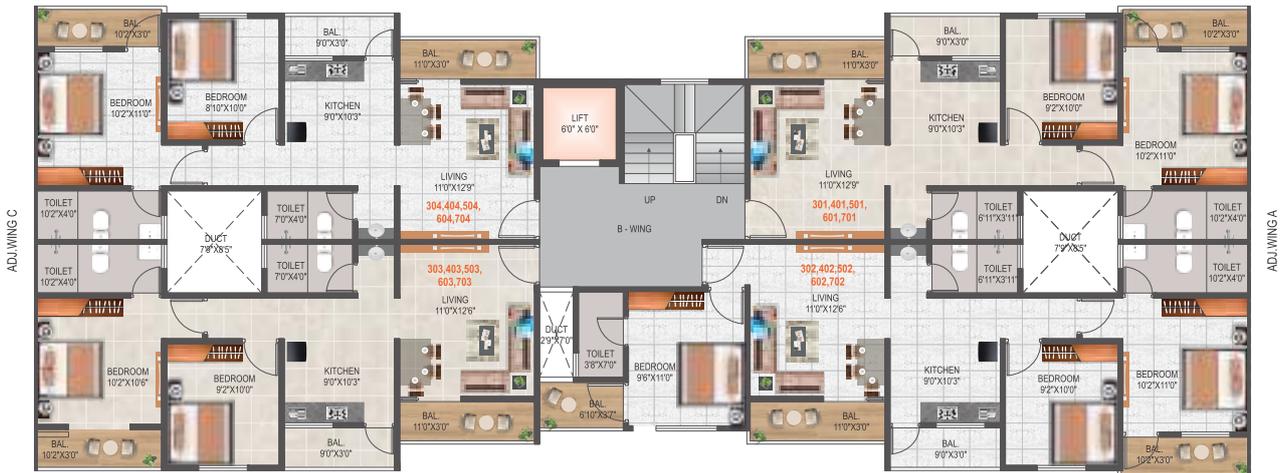
**TYPICAL 3RD,4TH,5TH,6TH & 7TH FLOOR PLAN**

**CARPET AREA (sq.ft.)**

**B-301, 401, 501, 601, 701 (671.89 sq.ft.) | B-302, 402, 502, 602, 702 (847.99 sq.ft.) |**

**B-303, 403, 503, 603, 703 (663.39 sq.ft.) | B-304, 404, 504, 604, 704 (671.89 sq.ft.)**

**WING - B**



**TYPICAL 3RD,4TH,5TH,6TH & 7TH FLOOR PLAN**

**CARPET AREA (sq.ft.)**

**C-301, 401, 501, 601, 701 (679.53 sq.ft.) | C-302, 402, 502, 602, 702 (843.04 sq.ft.) |**

**C-303, 403, 503, 603, 703 (655.53 sq.ft.) | C-304, 404, 504, 604, 704 (671.57 sq.ft.)**

**WING - C**



**TYPICAL 3RD,4TH,5TH,6TH & 7TH FLOOR PLAN**

# 3 BHK CUT SECTION

*ISO View*



*Top View*



1 : LIVING - 11'0"X12'6" | 2 : BALCONY - 11'0"X3'6" | 3 : KITCHEN - 9'0"X10'3" | 4 : BALCONY - 9'0"X3'6" | 5 : C.TOILET - 7'0"X4'0" | 6 : BEDROOM - 9'2"X10'0" | 7 : BEDROOM - 10'2"X11'0"  
8 : BALCONY - 10'2"X3'4" | 9 : A.TOILET - 10'2"X4'0" | 10 : BEDROOM - 9'6"X11'0" | 11 : BALCONY - 6'10"X4'0" | 12 : A.TOILET - 3'8"X7'0"

# 2 BHK CUT SECTION

*ISO View*



*Top View*



1 : LIVING - 11'0"X12'9" | 2 : BALCONY - 11'5"X3'6" | 3 : KITCHEN - 9'0"X10'3" | 4 : BALCONY - 9'0"X3'6" | 5 : C.TOILET - 7'0"X4'0" | 6 : BEDROOM - 8'10"X10'0"  
7 : BEDROOM - 10'2"X11'0" | 8 : BALCONY - 10'2"X3'4" | 9 : A.TOILET - 10'2"X4'0"

# AMENITIES

## ROOF TOP AMENITIES



YOGA AREA



GAZEBO



LUSH GREEN PARTY LAWN



CHILDREN PLAY AREA



SENIOR CITIZEN SIT OUT



ACUPRESSURE AREA

## SPECIAL AMENITIES



INTERCOM/ VIDEO DOOR PHONE



LIGHTNING ARRESTER SYSTEM



PROVISION FOR COMMON INTERNET & CABLE



EV CHARGING POINT

## COMMON AMENITIES



24\*7 SECURITY



CCTV SURVEILLANCE CAMERA IN COMMON AREA



Power Backup



INTERNAL CEMENT CONCRETE ROAD



RAIN WATER HARVESTING



PHOTOVOLTAIC SOLAR



FIRE FIGHTING SYSTEM

## THOUGHTFUL FEATURES

- GUDI PADWA HOISTING STAND
- SWING HOOK IN BALCONY
- LANTERN HOOK FOR DIWALI
- TULSI VRINDAVAN



# SPECIFICATIONS

<b>Structure Walls</b>	Earth quake resistant RCC framed structure	
<b>Flooring:</b>	Living / dining	Vitrified tiles of approved make
	Bedrooms	Vitrified tiles of approved make
	Balconies	Vitrified tiles of approved make
<b>Wall finish:</b>	Internal	Living / dining / bed rooms; Putty punning over RCC structure
	Lift lobbies	Cladding with painted wall
	External	Weatherproof exterior paints finish
<b>Kitchen:</b>	Flooring	Vitrified tiles of approved make
	Dado	Ceramic tiles upto 2' above working platform
	Others	Granite counter with stainless steel sink
<b>Toilets:</b>	Walls	Ceramic tiles up to full slab level
	Flooring	Anti skid Ceramic tiles
<b>Doors &amp; Windows:</b>	Main Door	Flush door with laminate Finish on outside and paint finish ftom inside
	Internal Door	Flush door with paint Finish on both sides Powder Coated Aluminium Windows/Doors



## C R E D I T S

ARCHITECT  
**NIYOJAN DESIGN STUDIO**

RCC DESIGNER  
**RAVINDRA KARNAWAT**

LEGAL ADVISOR  
**TONDE LEGAL ASSOCIATES**

### Site Address

Sr. No.495/6, Next To Tanish Orbit, Near Apex School,  
Charholi Bk., Tal. Haveli, Pune-412105.

### Site Address

Prathamayash Vrindavan, A-wing, Office No 204, Alandi Pune Road,  
Charholi-412105.

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MORE DETAILS

PROJECT BY

