



Live More
Hinjawadi

A LIFE CLOSER TO LIFE





Welcome to a haven of peace and tranquillity. Where over 500 state-of-the-art living spaces benefit from a sense of privacy and privilege not usually experienced in large residential projects. Set into eight acres of planned greenery,

Tinsel Town offers the best of all worlds. Contemporary features on the inside; a pure and natural ambience on the outside. Iconic architecture in the heart of Hinjawadi loaded with amenities, it offers the modern professional working in Pune a privileged oasis of living infrastructure that infinitely scale up one's lifestyle, comfort and convenience quotient.

Tinsel Town is literally life within the circle. Where, in a fast paced world, everything is available within a personal radius. Minimising even the biggest bane of a professional's existence – commuting between home and work.

Tinsel Town. Don't just live... Live more!





Live More

5 Towers.

500+ Homes.

8 Acres.

Innumerable Delights.

Life is meant to be lived and lived to the fullest. It wasn't meant to be spent just working and commuting.

Work is a means to an end – it should never become an end unto itself. One life... so much to do; don't put off living anymore! You owe it to yourself and your family.

Tinsel Town has been planned with quality of life for the entire family as its core promise. It begins with you... the location – in close proximity to Pune's IT hub – ensures your commute time is shrunk to the minimum.

The property itself is a paradigm of self-actualised living. From carefully planned personal living spaces to a plethora of amenities for the entire family. Stay healthy with leisure, sports and recreational activity options. Socialise with those from your own strata of society.

With the emphasis of quality over quantity, you'll also share the amenities with fewer neighbours.

Tinsel Town is the epitome of an elevated lifestyle. From every perspective – geography, convenience, amenities and quality of life – the perfect opportunity to live more!

Tinsel Town. Don't just live... Live more!

Kohinoor Development Corporation for three decades, has been redefining the dynamics of property development. A vibrant and transparent developer, Kohinoor has expanded across segments of residential, commercial and retail... creating benchmarks in Pune, its landmark projects are transforming the city's skyline forever.

Driven by a team of passionate professionals, the core of Kohinoor's ethos is to deliver happiness to families. Being in the business of development, it's the development of smiles that drives Kohinoor the most.

*Kohinoor is ranked among the top three developers in Pune.

**As per PropTiger survey*

Over 625* families have trusted Kohinoor for their dream home in the last six months *(as on September 2016)*

Mr. Krishnakumar Goyal (Chairman & Managing Director)





KEY DISTANCES

- | | |
|---------------------------|-------|
| • Kothrud: | 30Min |
| • Chandani Chowk: | 25Min |
| • Baner: | 18Min |
| • Pashan: | 22Min |
| • Aundh: | 25Min |
| • Wakad: | 12Min |
| • Mumbai-Pune Expressway: | 10Min |



RESTAURANTS AND HOTELS

- Courtyard Marriott
- Lemon Tree
- Barbeque Nation
- 4 Seasons
- Sayaji Hotel
- Holiday Inn
- Mezza9
- Spice Nation



IT COMPANIES

- Infosys Technologies
- Wipro
- Persistent
- Tech Mahindra
- Cognizant
- TCS
- Capgemini



HOSPITALS

- Ruby Hall
- Aditya Birla
- Life Point





SHOPPING & ENTERTAINMENT

- Xion Mall
- Big Bazaar
- E-Square Multiplex
- Brand Factory
- D-Mart
- Reliance Digital
- Westend Mall
- Cinopolis
- Croma
- Spot 18
- X3 Gaming zone



SCHOOL

- Mercedes Benz International School
- Vibgyor
- Indira National School
- Vidya Valley International School
- Pawar Public School
- Kidzee
- EuroSchool
- Little Millennium
- The Good Samaritan School





- A Building A
- B Building B
- C Building C
- D Building D
- E Future Expansion
- F Swimming Pool
- G Party Lawn
- H Theme Landscape
- I Tennis Court
- J Cricket Pitch



- K Basket Ball
- L Lawn
- M Club House
- N Amenity Space
- O Shrub
- P Parking
- Q Entrance Gate
- R Internal Road

Master Plan

Location Map

Get Direction...



Key Distances

Hinjewadi to Deccan	16 km
Shivajinagar	16 km
Pune Railway Station	19 km
Pune Airport	27 km
Mumbai Airport	142 km

"In a sector where location is everything, we have deliberately chosen Hinjawadi since it presents everything a working professional would look for. With seamless access to Pune's IT hub, Tinsel Town completely blurs the distance between home and work.

The entire project is planned to enhance privacy and quality of life. The positioning of the five standalone towers ensures no apartment directly faces another, while also maximising ventilation and daylight access. Again, every apartment has an unhindered view of the various amenities around the project.

Such is our eye for detail that even vehicular movement has been so planned that it does not impede the activities of children, senior citizens and residents using the amenities. A safe pick-up point has also been created for school buses.

In the apartments and all around the property, excellent specifications have been maintained in fittings and fixtures. All in all, Tinsel Town is an oasis of privilege that will enhance the quality of life manifold."

Hrishikesh Kulkarni
Principal Architect
VK:a Architecture





Live More but Think Green.

Quality of life should never compromise the planet's resources. That is why each and every detail at Tinsel Town has been inspired by deeply researched thoughts. High-end technology and advanced construction science have been leveraged to help you live more while minimising your carbon footprint.

Daylight analysis showing illumination in unit plan

- Good Sunlight
- Average Sunlight

Scientific analysis shows that unit plans get optimum direct and indirect sunlight through large windows & light up your home with maximum natural light thus reducing the use of artificial light during day making the design more energy efficient.



Other Amenities



CCTV Surveillance

All common areas are equipped with CCTV to ensure your safety even when you are not at home



Security Guard System

Security on priority. Tinsel town is secured with top-of the line surveillance equipment & professional security team keeping your safety in mind as priority.



Ramp for disabled people

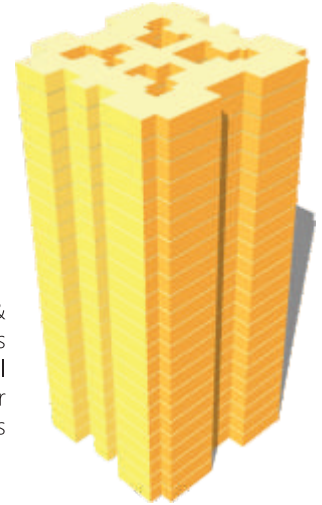
Why should other have all the fun. Special care is taken for disabled people at Tinsel Town by providing ramp in landscape area so that even they can enjoy their life being normal.

- Positive Illumination
- Average Illumination

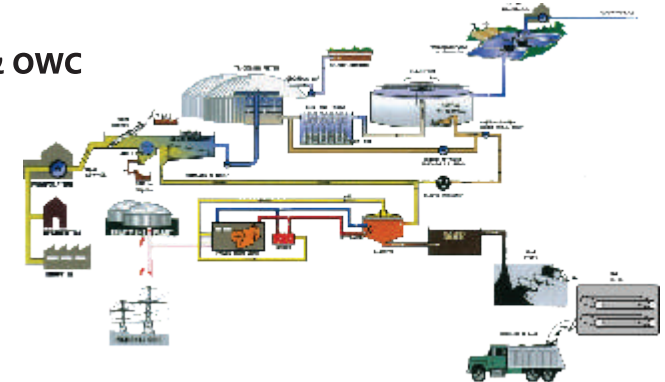
Daylight Illumination at Tinsel Town

Well planned design

Buildings are located in a manner to get maximum daylight & ventilation throughout the day & to have breathtaking views from your home to keep your mind at rest. Buildings at Tinsel town fulfils the requirements of daylight illumination as per standards to ensure more light ...less heat ...&more airy...less clumsy... surrounding



STP & OWC



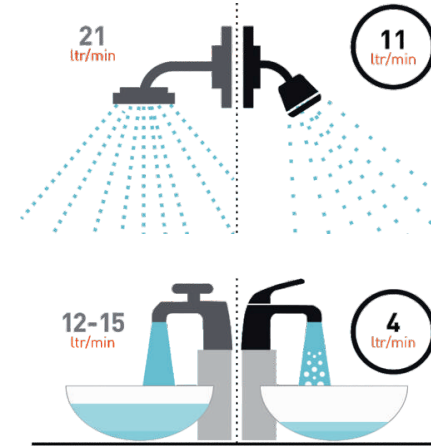
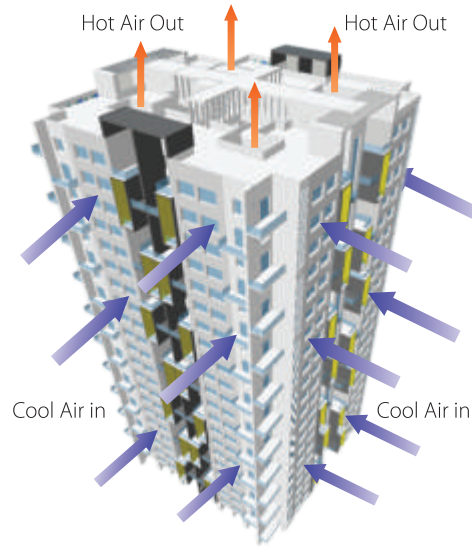
Eliminating waste before it eliminate us..

Tinsel town ensures that you live eco-friendly & responsible life by installation of an on-site waste water treatment system to treat 100% of waste water generated in the campus & reuse of treated waste water to meet the landscaping & flushing water requirement.

- Hot Air
- Cool Air

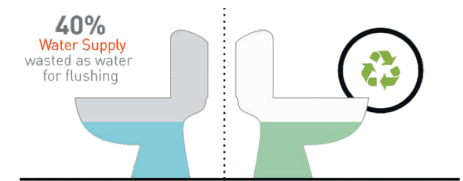
Green Building Features

Hot air is moved out of the building through the ducts due to stack effect & your home inhales cooler air to balance the pressure, henceforth this act enhances cross ventilation through your home.



Efficient Water Usage

Selection of water efficient plumbing fixtures with low flow rates to minimize the load on waste water systems.



Solar heater system

In a typical household, water heating is the third largest expense accounting for 12% of a utility bill thus, slash your water heating bills at tinsel town and get hot water free from sun.



Vastu Consideration



South west corner is made heavier & more open space is left on North and East side. All services are placed as per vastu. Tinsel Town assures you that you are emotionally and mentally relieved as you are staying in vastu compliant homes thus giving a ever green smiles on your face.



Water Matters...

Rain Water Harvesting

Rain Water Harvesting is provided at tinsel town to capture more than 100% of run water volumes to enhance ground water table & to ensure 24x7 water supply

Generator Back Up

Never be without electricity again. Thus, generator backup provisions are made for common lobby areas & LED light fixtures are used here making our town energy efficient.



Landscape & Irrigation System

Maximum plantation of drought tolerant species so as to conserve water installation of highly efficient irrigation systems & reuse of recycled water from on-site STP.



Smart Card Access

Safe Smart Secure

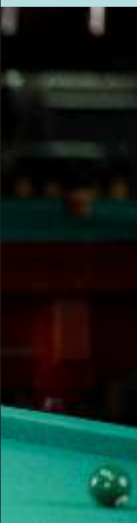


Amenities

A self-actualised life awaits you at Tinsel Town. Away from the traffic and chaos. An oasis of your own, complete with every possible amenity that the entire family can enjoy.

With your commute time drastically reduced, spend more quality time with your family doing the things that make you happy. What's more, unlike overcrowded properties, you share all the world-class amenities with fewer neighbours.





● Indoor Living Delights

- Clubhouse
- Fitness Center
- Recreation Room
- Multipurpose Hall
- Chess Room
- Squash Court
- Shower Area
- Card/Carrom Tables
- Toddlers' Room
- TV & Billiards Room

● Outdoor Sensations

- Themed Landscaping
- Party Lawn
- Sand Pit - Kids' Play Area
- Amphitheater
- Well-designed Swimming Pool with Kids Pool
- Courtyard
- Herbal Garden
- Senior Citizens' Garden
- Seating Area with Pergola
- Yoga Lawn surrounded by Royal Palms
- Jogging Track with thick plantation alongside
- Acupressure Pathway
- Play Court
- Hot Foot
- Tennis Court
- Cricket Pitch
- Basketball Half Court



● General Quality Enhancement Features

- CCTV Monitoring
- Controlled Security
- Smart Card Access
- Rain Water Harvesting
- Ramps for Handicapped People
- Complete Generator Back-up for Common Areas
- Inverter Provision in Flats
- Security Guard Touring System
- STP & Organic Waste Converter
- Well-designed Entrance Gate & Building Lobbies
- Solar Heater Connection Facility

Specifications

• Doors

- Laminated finish polish flush door shutter for main door, bedrooms and toilets
- Decorative fittings for doors
- Certified wood from IGBC (FSC)

• Windows

- Powder coated aluminum sliding windows with mosquito nets
- MS grills from inside for living room, bedrooms and kitchen
- Powder coated aluminum sliding windows with exhaust fan provision for toilets and kitchen
- Black granite window sill

• Flooring

- Vitrified flooring for entire flat
- Anti-skid ceramic flooring for terraces, dry balcony and toilets

• Railing

- Terrace railing - 12mm toughened glass with SS round pipe
- Dry balcony railing - Parapet wall with SS round pipe

• Kitchen

- Black granite for kitchen platform with SS sink and outlets for geyser/water purifier
- Designer dado up to lintel level





● Toilets

- Concealed plumbing with chromium-plated fittings of exclusive quality
- Hot and cold mixing unit in toilets
- Designer dado for toilets up to lintel level
- Glass partition between shower area and dry area
- Toilets with false ceiling

● Electrification and Cabling

- Concealed copper wiring and premium quality switches in all flats
- Telephone and TV points in living room and provision for master bedroom
- Generator backup for lift, staircase and parking
- Provision for inverter for each flat
- AC point provision in living room and bedrooms
- Centralized dish for entertainment

● Fire Fighting

- Sprinkler for fire fighting in each room

● Lifts

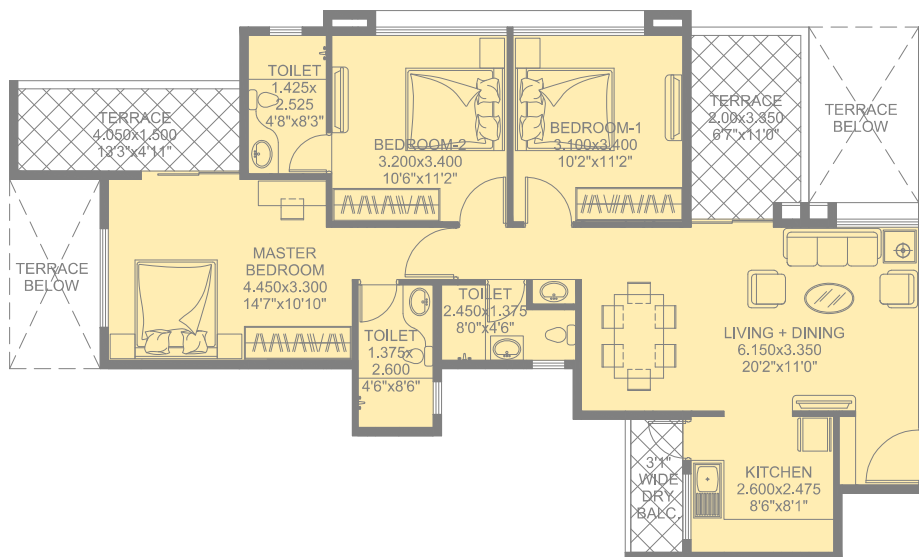
- Three lifts with auto floor rescue device

● Other

- Plastic emulsion paints on walls and ceilings internally, along with Apex/texture paint externally
- Water supply through overhead water tanks
- Draining piping (under slung)
- Well-designed entrance lobby with access cards
- Video door phone

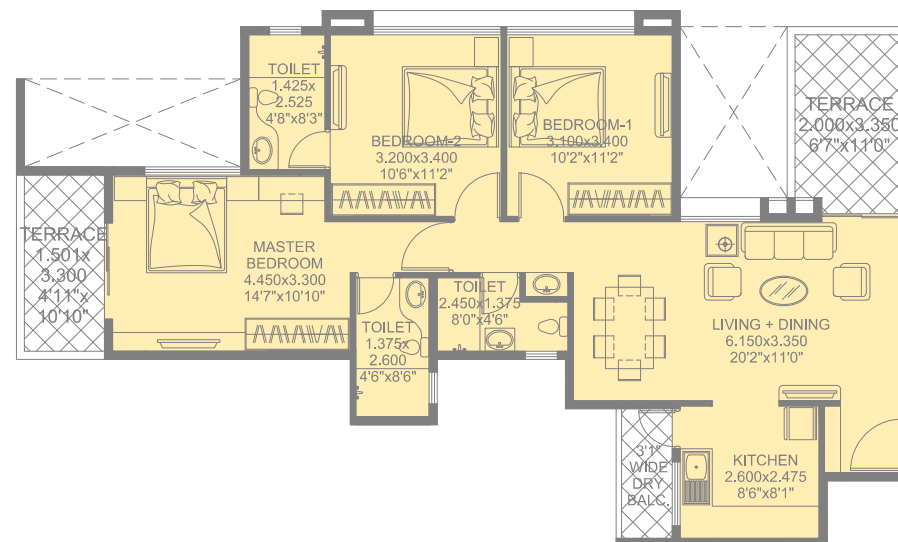
Live More

BUILDING - A 3BHK



ODD FLOOR

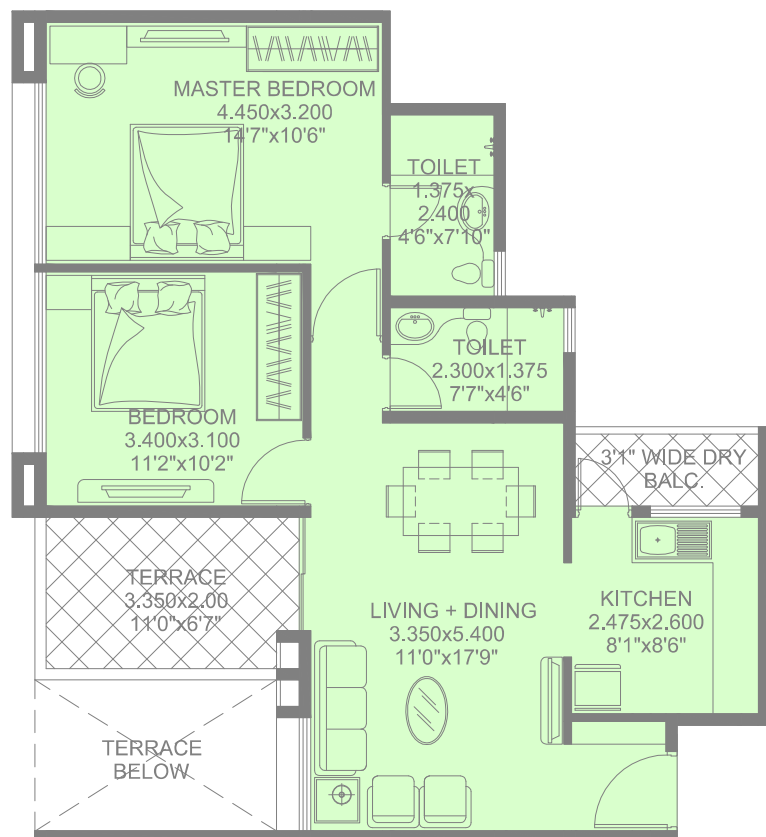
UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
3BHK	82.72	890.00	2.30	25.00	12.62	136.00	97.64	1051.00



EVEN FLOOR

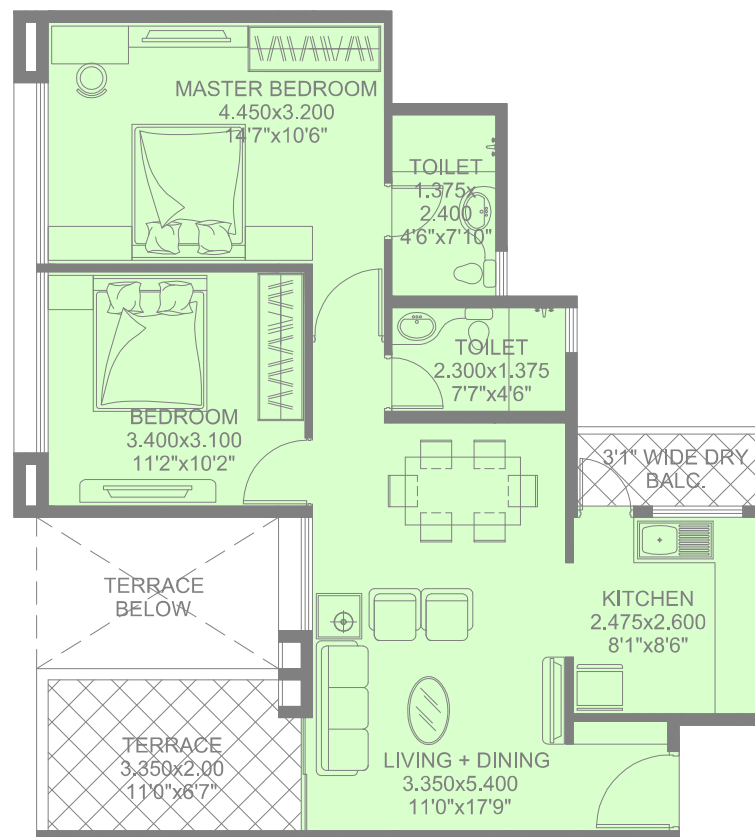
UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
3BHK	82.72	890.00	2.30	25.00	11.50	124.00	96.52	1039.00

BUILDING - A 2BHK



ODD FLOOR

UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 1	62.22	670.00	2.30	25.00	6.55	70.00	71.07	765.00

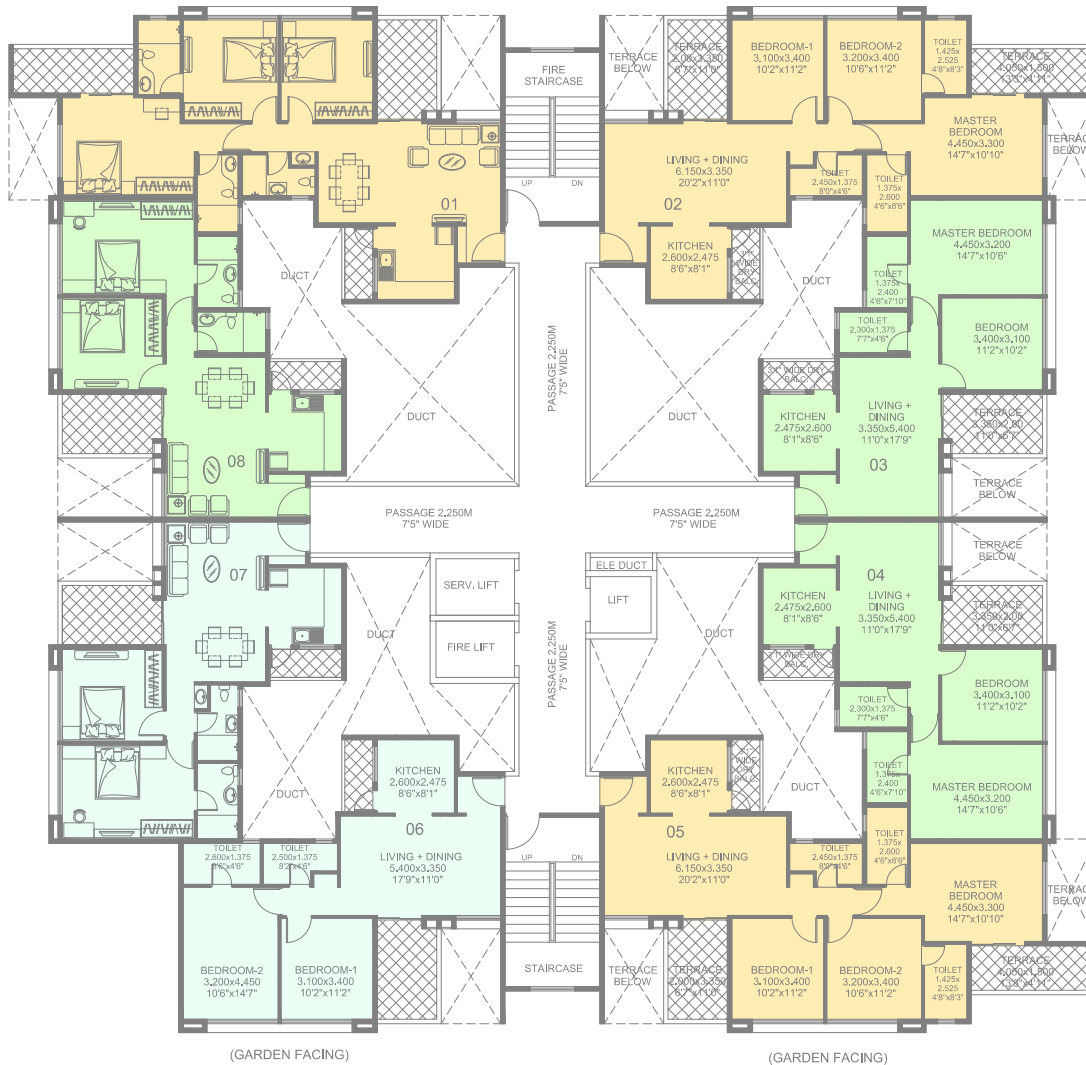


EVEN FLOOR

UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 1	62.22	670.00	2.30	25.00	6.55	70.00	71.07	765.00

Live More

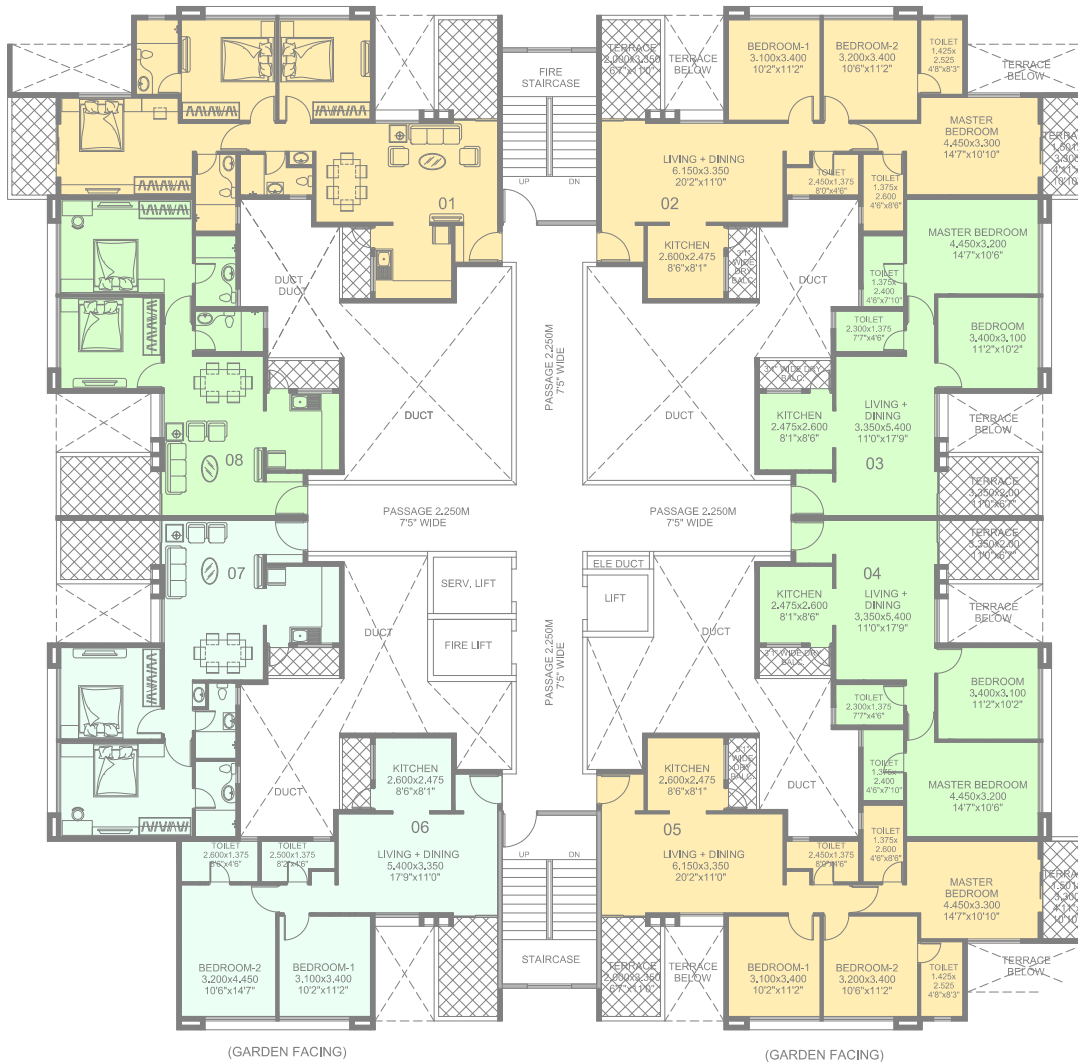
BUILDING -A (G+P+21 FLOORS) ODD FLOOR



	UNIT TYPE	FLAT NO.S
1	3BHK	301,501,,901,1101,1301,1501,1901,2101
2	3BHK	302,502,902,1102,1302,1502,1902,2102
3	2BHK-Type 1	303,503,903,1103,1303,1503,1903,2103
4	2BHK-Type 1	304,504,904,1104,1304,1504,1904,2104
5 (Garden Facing)	3BHK	305,505,905,1105,1305,1505,1905,2105
6 (Garden Facing)	2BHK-Type 2	306,506,906,1106,1306,1506,1906,2106
7	2BHK-Type 2	307,507,907,1107,1307,1507,1907,2107
8	2BHK-Type 1	308,508,,908,1108,1308,1508,1908,2108

UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 1	62.22	670.00	2.30	25.00	6.55	70.00	71.07	765.00
2BHK - TYPE 2	62.62	674.00	2.30	25.00	6.55	70.00	71.47	769.00
3BHK	82.72	890.00	2.30	25.00	12.62	136.00	97.64	1051.00

BUILDING -A (G+P+21 FLOORS) EVEN FLOOR

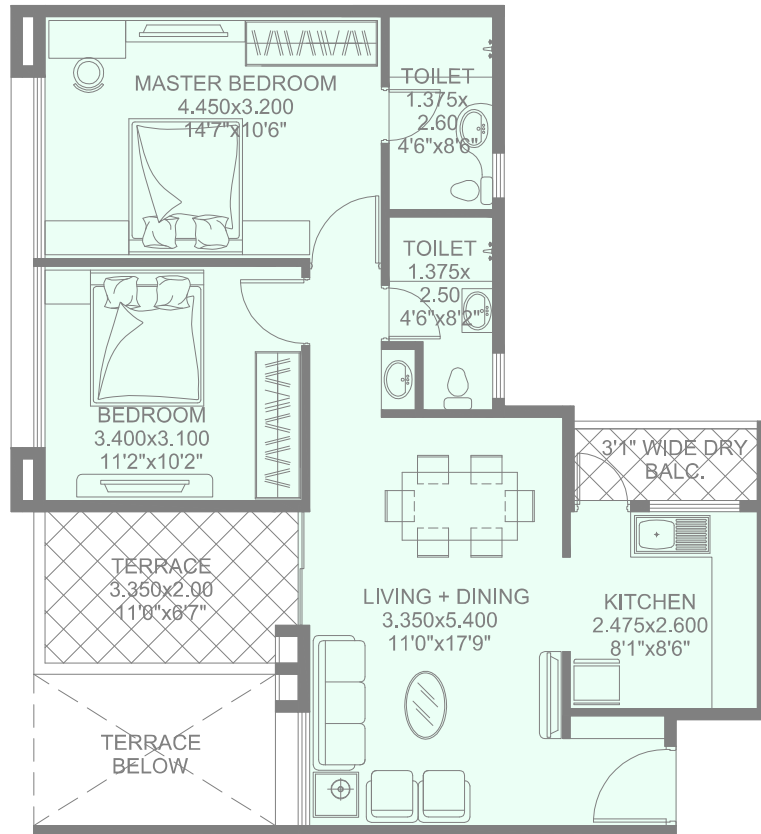


	UNIT TYPE	FLAT NO.S
1	3BHK	201,401,601,801,1001,1401,1601,1801,2001
2	3BHK	202,402,602,802,1002,1402,1602,1802,2002
3	2BHK-Type 1	203,403,603,803,1003,1403,1603,1803,2003
4	2BHK-Type 1	204,404,604,804,1004,1404,1604,1804,2004
5 (Garden Facing)	3BHK	205,405,605,805,1005,1405,1605,1805,2005
6 (Garden Facing)	2BHK-Type 2	206,406,606,806,1006,1406,1606,1806,2006
7	2BHK-Type 2	207,407,607,807,1007,1407,1607,1807,2007
8	2BHK-Type 1	208,408,608,808,1008,1408,1608,1808,2008

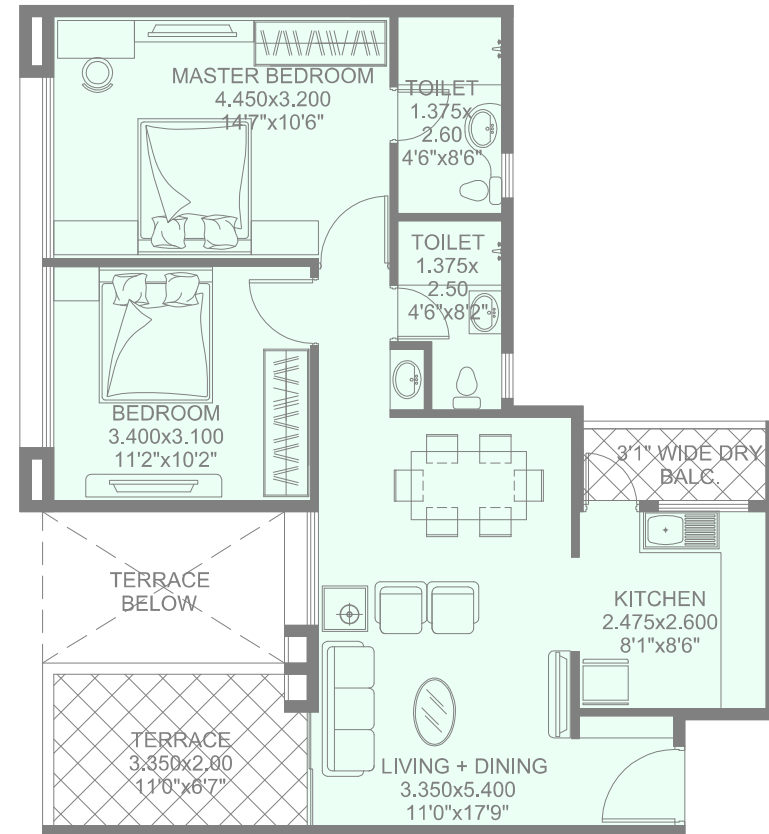
UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 1	62.22	670.00	2.30	25.00	6.55	70.00	71.07	765.00
2BHK - TYPE 2	62.62	674.00	2.30	25.00	6.55	70.00	71.47	769.00
3BHK	82.72	890.00	2.30	25.00	11.50	124.00	96.52	1039.00

Live More

BUILDING - B 2BHK



ODD FLOOR

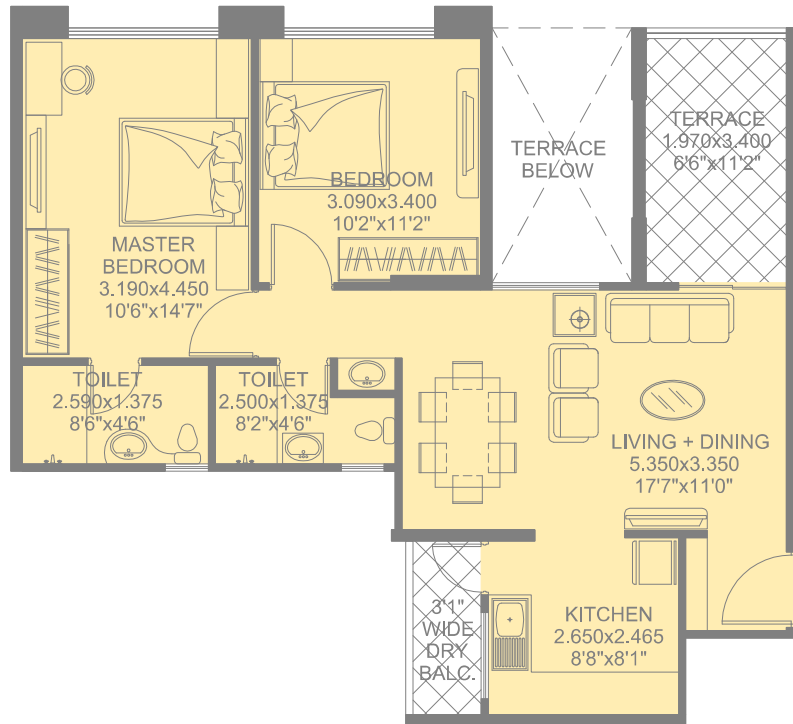


EVEN FLOOR

UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 1	62.62	674.00	2.30	25.00	6.55	70.00	71.47	769.00

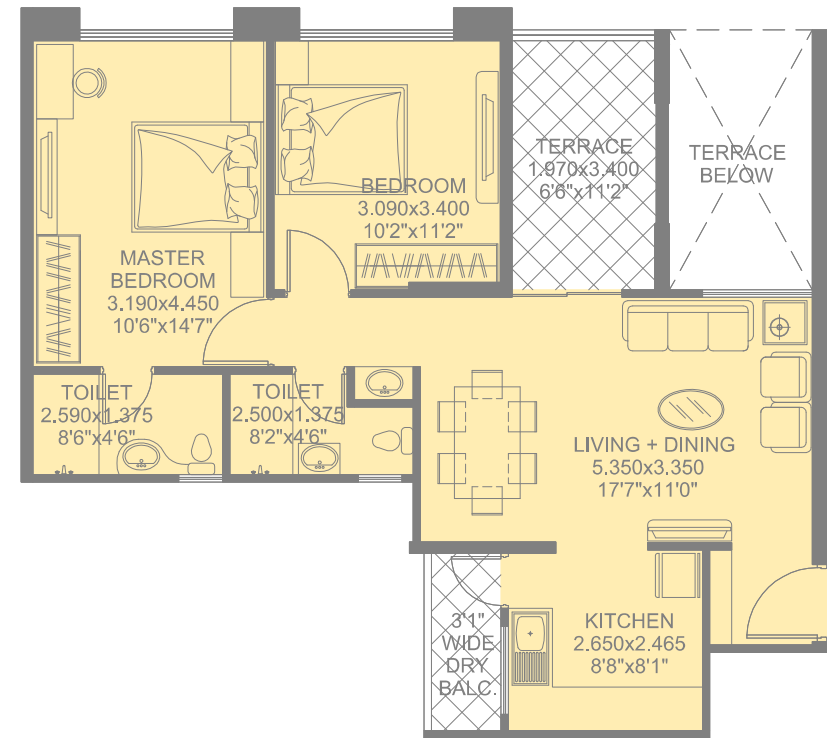
UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 1	62.62	674.00	2.30	25.00	6.55	70.00	71.47	769.00

BUILDING - C & D 2BHK



EVEN FLOOR

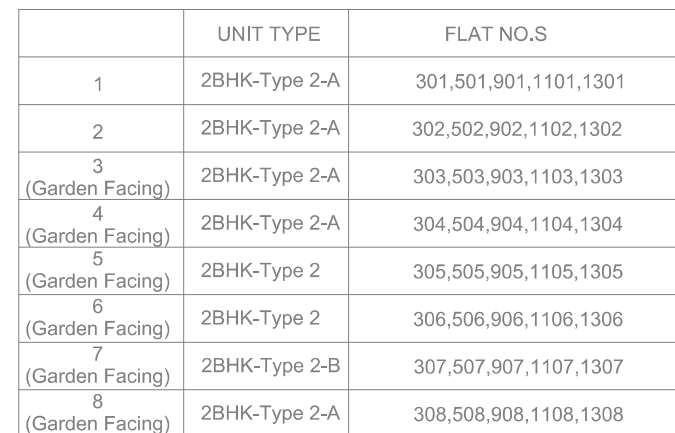
UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 3	62.40	672.00	2.29	25.00	6.70	72.00	71.39	769.00



ODD FLOOR

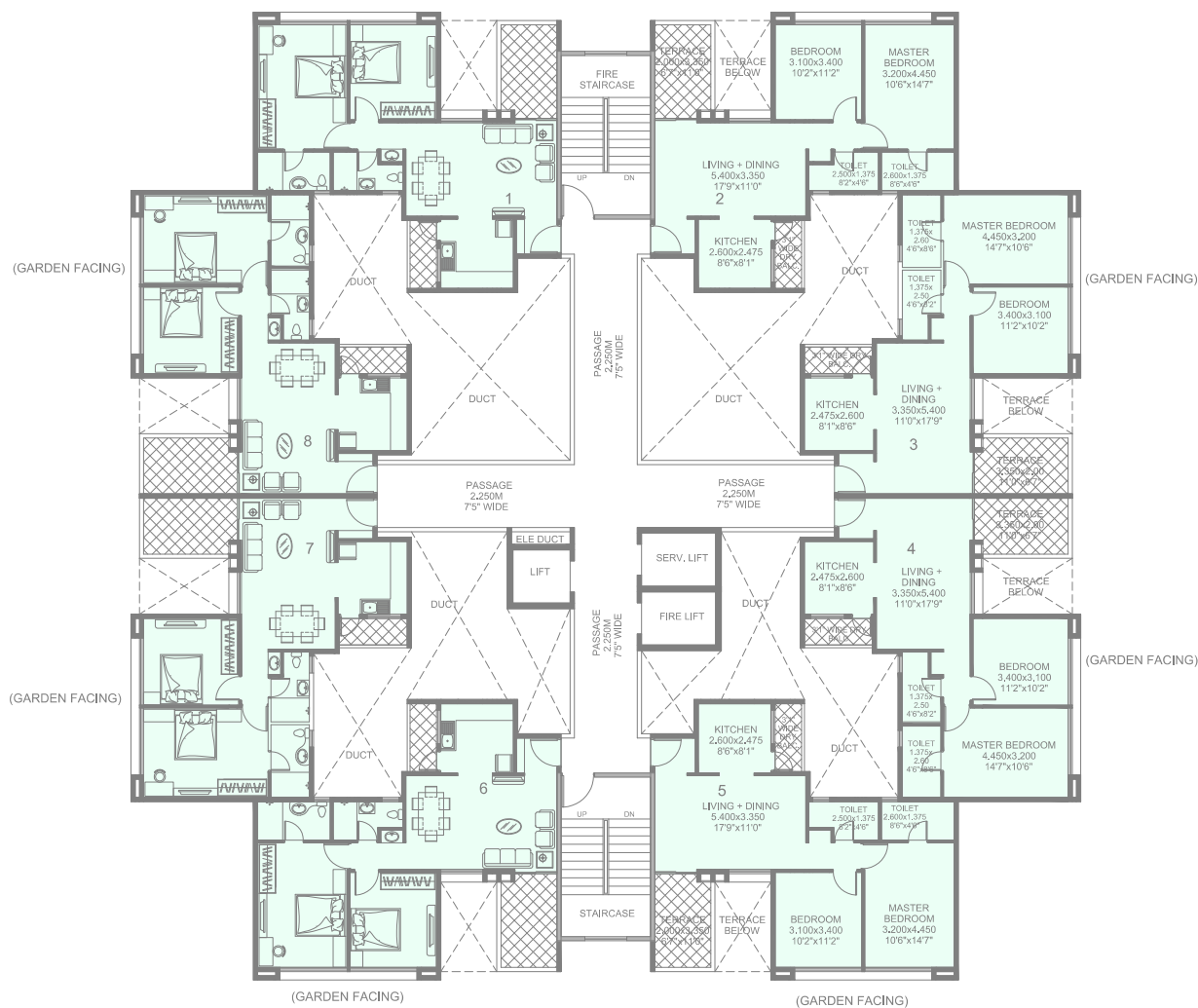
UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 3	62.40	672.00	2.29	25.00	6.70	72.00	71.39	769.00

BUILDING -B
(G+P+14 FLOORS)
ODD FLOOR



UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 2	62.62	674.00	2.30	25.00	6.55	70.00	71.47	769.00

BUILDING -B (G+P+14 FLOORS) EVEN FLOOR



	UNIT TYPE	FLAT NO.S
1	2BHK-Type 2-A	201,401,601,801,1001,1401
2	2BHK-Type 2-A	202,402,602,802,1002,1402
3 (Garden Facing)	2BHK-Type 2-A	203,403,603,803,1003,1403
4 (Garden Facing)	2BHK-Type 2-A	204,404,604,804,1004,1404
5 (Garden Facing)	2BHK-Type 2	205,405,605,805,1005,1405
6 (Garden Facing)	2BHK-Type 2	206,406,606,806,1006,1406
7 (Garden Facing)	2BHK-Type 2-B	207,407,607,807,1007,1407
8 (Garden Facing)	2BHK-Type 2-A	208,408,608,808,1008,1408

UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 2	62.62	674.00	2.30	25.00	6.55	70.00	71.47	769.00

BUILDING - C & D
(P+14 FLOORS)
ODD FLOOR

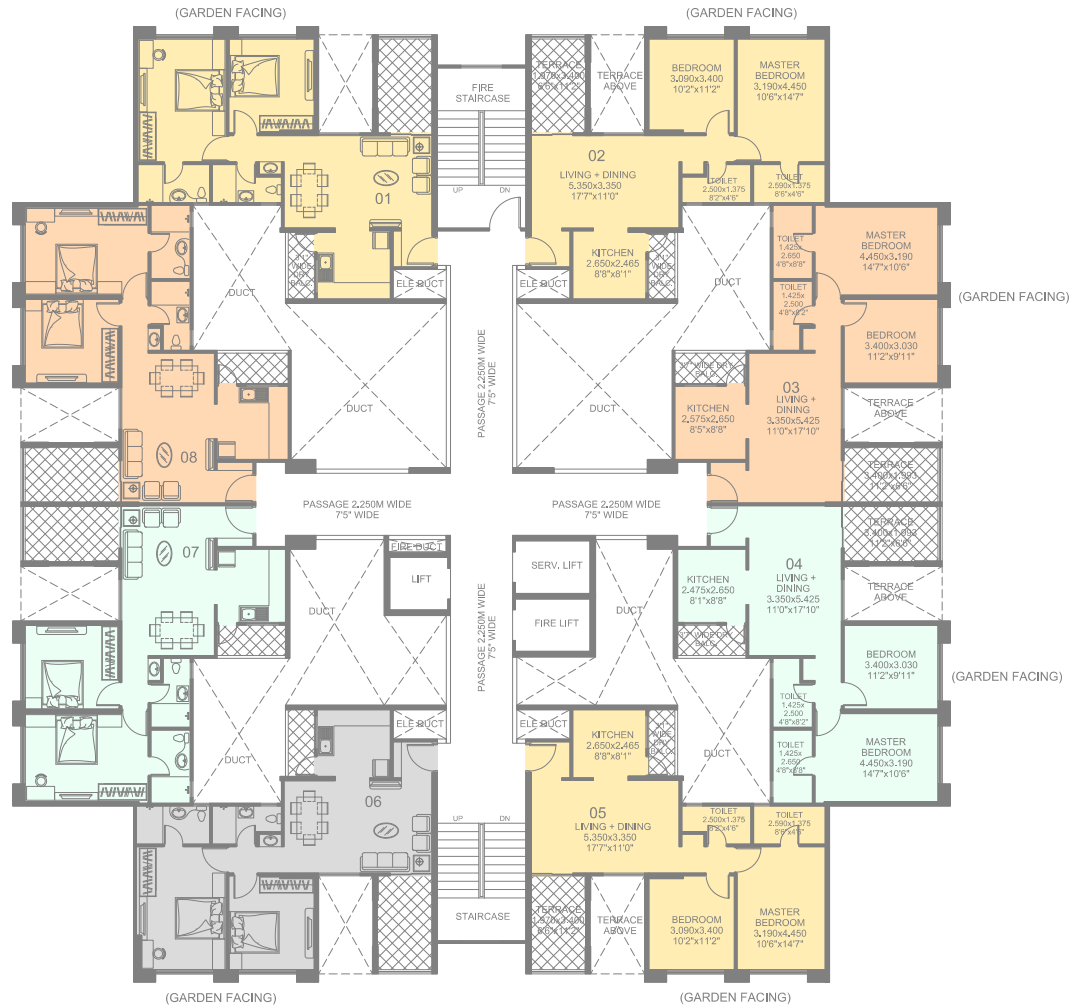


UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 3	62.40	672.00	2.29	25.00	6.70	72.00	71.39	769.00
2BHK - TYPE 3-C	62.75	675.00	2.29	25.00	6.70	72.00	71.74	772.00
2BHK - TYPE 4	63.33	682.00	2.83	30.00	6.77	73.00	72.93	785.00
2BHK - TYPE 5	63.06	679.00	2.72	29.00	6.77	73.00	72.55	781.00

BUILDING - C & D

(P+14 FLOORS)

EVEN FLOOR



	UNIT TYPE	FLAT NO.S
1 (Garden Facing)	2BHK-TYPE 3	201,401,601,1001,1201,1401
2 (Garden Facing)	2BHK-TYPE 3	202,402,602,1002,1202,1402
3 (Garden Facing)	2BHK-TYPE 4	203,403,603,1003,1203,1403
4 (Garden Facing)	2BHK-TYPE 5	204,404,604,1004,1204,1404
5 (Garden Facing)	2BHK-TYPE 3	205,405,605,1005,1205,1405
6 (Garden Facing)	2BHK-TYPE 3-C	206,406,606,1006,1206,1406
7	2BHK-TYPE 5	207,407,607,1007,1207,1407
8	2BHK-TYPE 4	208,408,608,1008,1208,1408

UNIT TYPE	CARPET		DRY BALCONY		TERRACE		TOTAL AREA (C+DB+T)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
2BHK - TYPE 3	62.40	672.00	2.29	25.00	6.70	72.00	71.39	769.00
2BHK - TYPE 3-C	62.75	675.00	2.29	25.00	6.70	72.00	71.74	772.00
2BHK - TYPE 4	63.33	682.00	2.83	30.00	6.77	73.00	72.93	785.00
2BHK - TYPE 5	63.06	679.00	2.72	29.00	6.77	73.00	72.55	781.00

Live More



2

Typical
BHK

Carpet area **62.62** +Terrace **6.55 Sq. mt.**

Carpet area **674** +Terrace **70 Sq.Ft**

3

**Typical
BHK**

Carpet area **82.72** +Terrace **11.50 Sq. mt.**

Carpet area **890** +Terrace **124 Sq.Ft**



Life at Tinsel Town

Over 4500 customers have trusted Kohinoor
Developers for their dream home.

You've arrived in life and you know it.
A career to be proud of, a family to love and
cherish. Life extends before you with its
endless possibilities. Why live less, when you
can live far, far more! Tinsel Town. The next
chapter of life unfolds.





NEW WORLD REALTY (LLP)

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