



ICC Product Brief

30-11-2023

A world-renowned name, spreading smiles across the globe

Taking forward Godrej Group's philosophy of innovation, sustainability, and excellence, Godrej Properties has been defining the real estate industry for the last 126 years. Every space we build brings together our legacy of excellence and trust with a commitment to cutting-edge design and technology.

THE NAME THAT HAS
SOLD OVER
86 MILLION SQ. FT. AREA,
DELIVERED
73,000+ HOMES,
& WELCOMED
12,600+ FAMILIES
LAST YEAR,
*IS NOW COMING TO **PIMPRI***
WITH A GRAND SURPRISE.

ARE YOU READY TO BE A PART
OF OUR GLORIOUS LEGACY?

STAY TUNED

Godrej | PROPERTIES

The sale is subject to terms of application form and agreement of sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. T&C Apply. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.

Building a legacy the world admires

Giving you the best makes us the best. Thanks to your unwavering love and trust, Godrej Properties Limited has won over 400 awards and recognitions in recent years.

 **Integrated Township Project of the Year** 
Realty+ Excellence Awards,
2023

 **Best Design Project** 
Realty+, 2022

 **Best Interior Design** 
Realty+, 2022

 **Plotted Development of the Year** 
Realty+ Conclave Award,
2022

 **Lopez Design for Energizing - Central Park** 
India's Best
Design Awards, 2021

 **Architectural Design of the Year** 
Realty+ Conclave Award,
2021

 **Best Interior Design** 
Realty+ Conclave Award,
2021

 **National Brand Leaders** 
Track2Realty BrandXReport,
2019-20

 **Porter Prize: For Leveraging Unique Activities** 
Porter Prize, 2019

 **Real Estate Company of the Year** 
Construction Week
Awards, 2019

 **India's Top Builders Award** 
Construction World Architect
and Builder (CWAB) Awards,
2018

 **Wealth Creator Among The Next 500 Companies** 
Fortune India

 **Ranked #1 Globally for a third consecutive year** 
GRESB (Global Real Estate
Sustainability Benchmark)

OUR LANDMARK PROJECTS IN PUNE

UNDRI

- GODREJ PRANA
- GODREJ GREENS
- GODREJ HORIZON

HINJEWADI

- GODREJ WOODSVILLE
- GODREJ ELEMENTS
- GODREJ 24

MAMURDI

- GODREJ FOREST GROVE
- GODREJ PARK GREENS
- GODREJ NURTURE
- GODREJ WOOD PARK
- GODREJ CARNIVAL

PIMPRI

- GODREJ EMERALD WATERS

KESHAV NAGAR

- GODREJ INFINITY
- GODREJ REJUVE

MANJARI


- GODREJ SKY GREENS
- GODREJ PARKRIDGE
- GODREJ BOULEVARD
- GODREJ URBAN RETREAT


MAHALUNGE

- GODREJ HILLSIDE, GODREJ HILLSIDE 2 & GODREJ HILLSIDE 3
- GODREJ MEADOWS & GODREJ MEADOWS 2
- GODREJ GREEN COVE
- GODREJ GREEN VISTAS
- GODREJ HILL RETREAT & GODREJ HILL RETREAT 2
- GODREJ RIVER ROYALE



PRESENCE IN PUNE

 **14,80,000**
m² SOLD

 **15,000+**
HAPPY FAMILIES

Why Pune?

- Pune is one of India's fastest-developing smart cities.
- Abundance of mountains and greenery surrounding Pune.
- Education hub - Oxford of the East with 1000+ schools and 1400+ colleges
- Rapidly growing IT, Manufacturing & Logistics Industry



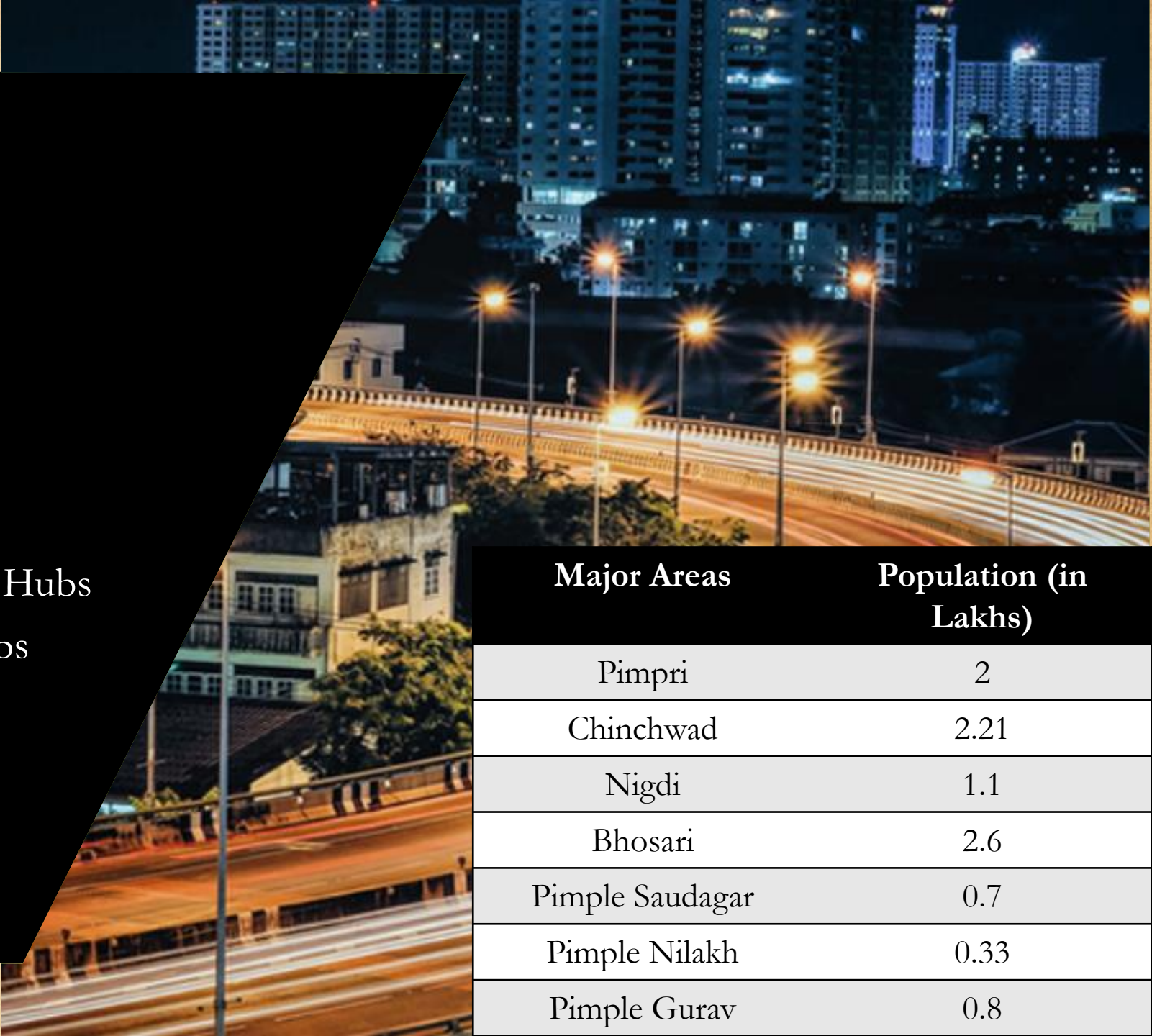
Why PCMC?

One of the best planned **SMART** cities of the country



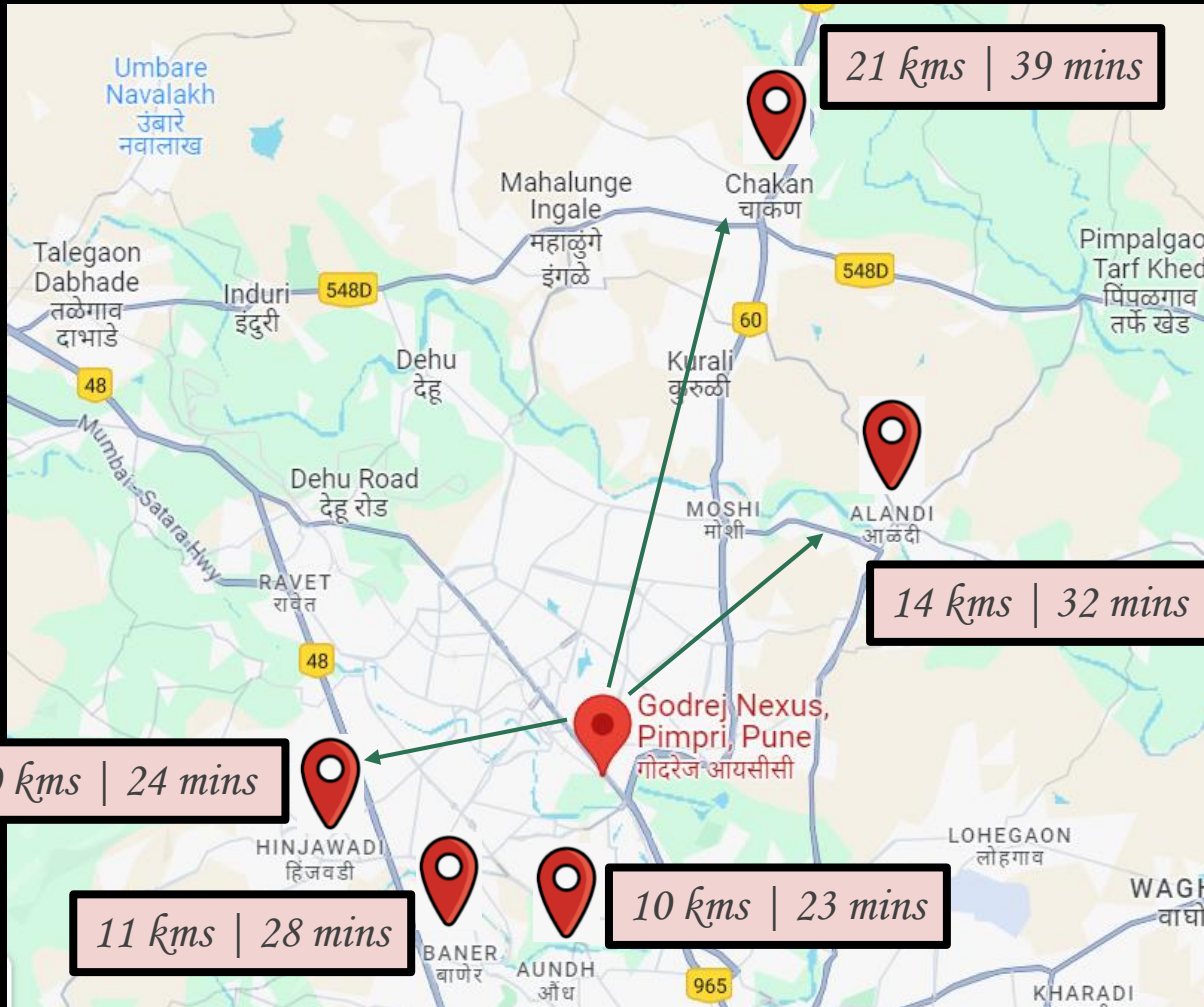
Great Planning

- Better Connectivity through rail/road/metro
- Wide Roads
- Appreciating Rates
- Access to Educational Hubs
- Thriving IT and Manufacturing Hubs
- Abundance of Recreational Hubs
- Reliable Healthcare
- Better air quality
- Smoother Water Supply

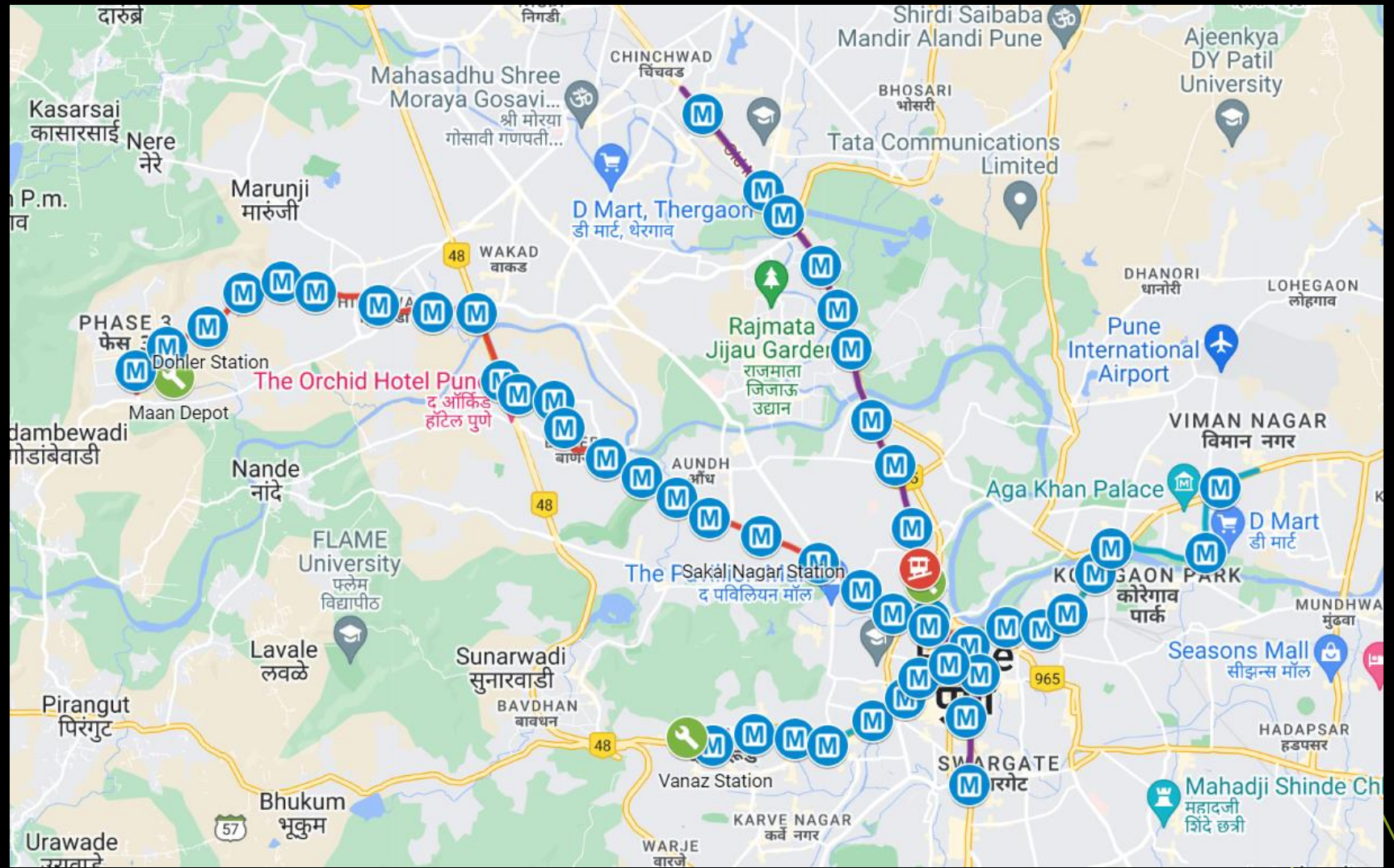


Major Areas	Population (in Lakhs)
Pimpri	2
Chinchwad	2.21
Nigdi	1.1
Bhosari	2.6
Pimple Saudagar	0.7
Pimple Nilakh	0.33
Pimple Gurav	0.8

Prime Location.. Easy Connectivity



Metro Hub of Pune



Smart Initiatives at PCMC

INTEGRATION OF KASARWADI METRO, BRTS, & SUBURBAN RAILWAY STATION

As part of the street design, emphasis would also be laid on enhancing access to public transit nodes, so as to encourage use of public transit. The 3 modes – suburban rail station, the BRTS station and the future Metro station at Kasarvadi are proposed to be integrated so as to facilitate smooth interchange between them. Organization of para-transit & private vehicles accessing this interchange would also be undertaken.



REVAMPING OF BUS STOPS

Similar focus would be given to the BRTS corridor and stations, whereby, the Bus stops would be revamped to make them more attractive and user-friendly.



PRIORITIZATION OF PAN CITY SOLUTIONS



28%
IMPROVED TRAFFIC
MANAGEMENT



20%
SMART
GOVERNANCE



19%
POLLUTION
MONITORING



17%
SMART PARKING



16%
PUBLIC WI-FI
HOTSPOTS

Recreational Development at PCMC

REFURBISHMENT OF SPORTS / EDUCATIONAL FACILITIES

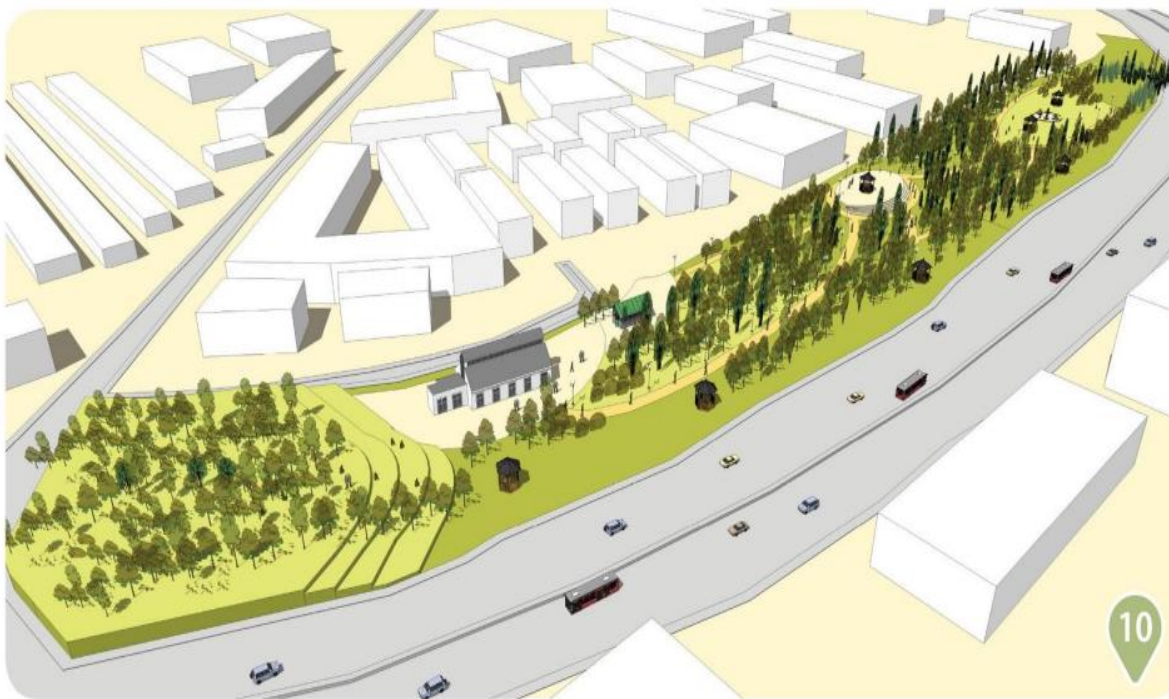
The reservation near Kate Puram chowk would be developed as a state-of-the-art sporting and active recreational facility.



Green Development at PCMC

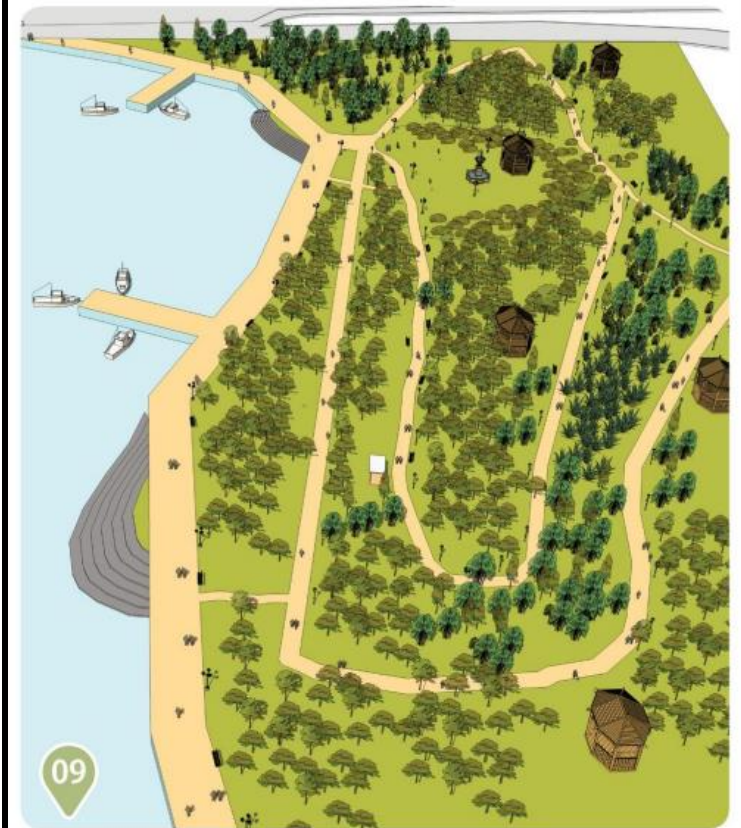
LINEAR PARK

The Nashik Phata Road is a key transportation corridor for this area, along which the BRTS corridor plys. The two green strips - 600 metre long and approximately 30 metre wide - immediately abutting this Road, are proposed to be developed as linear city parks, with several attractive fitness, leisure, educational, cultural and entertainment activities planned within it.



WATERFRONT PARK

The 3 acre reservation along Kate Pimple road, across the river from Pimple Saudagar is proposed to be developed as a waterfront park, with a lushly planted garden and offering information about the City's environmental systems.



Appreciation Rate



Top Companies in PCMC



Phase 1 – Godrej Nexus



4
DAYS
123
CRORE

Thank you for all your love and support!

“174 MTRS FRONTAGE ”

G+1 with 116 shops (80 retail, 30 F&B and 6 Restaurants)

Phase 2 – Godrej Emerald Waters (Optima)

397 Units sold

356 Crs Business Value achieved

70% inventory sold



Introducing Phase 3



GODREJ EMERALD WATERS

Premia

Forest View

City View

City View



SERVICE ROAD

MUMBAI-PANDHARPUR ROAD

PUNE METRO

LEGEND

- | | |
|----------------------------|-----------------------------------|
| 1. ENTRY/EXIT | 18. PODIUM ENTRY |
| 2. BRT PARKING RESERVATION | 19. ACTIVITY LAWN |
| 3. LOADING/UNLOADING AREA | 20. ENTRY TO CLUB HOUSE |
| 4. SHOP FRONT PLAZA | 21. AMPHITHEATER (TIERED SEATING) |
| 5. DRIVEWAY | 22. PARTY LAWN |
| 6. DROP-OFF | 23. MEDITATION AREA |
| 7. BARBEQUE AREA | 24. MULTIPURPOSE PLAYCOURT |
| 8. CAMPING DECKS | 25. SIT-OUT SPACE |
| 9. HERB GARDEN | 26. MULTIPURPOSE LAWN |
| 10. LANDSCAPED GREENS | 27. KIDS' PLAY AREA |
| 11. FRUIT ORCHARD | 28. SENIOR CITIZEN SEATING |
| 12. SIT-OUT | 29. OUTDOOR GYM |
| 13. FLOWER GARDEN | 30. LANDSCAPED PATHWAY |
| 14. MIST GARDEN | 31. WORK FROM GARDEN |
| 15. FLOWER TUNNEL | 32. NET CRICKET |
| 16. BONFIRE AREA | 33. SCULPTURE |
| 17. CYCLING TRACK | 34. GARDEN TRAIL WITH PATHWAY |

AMENITIES IN AQUA CLUB

35. READING AREA
36. TWO INDOOR BADMINTON COURTS
37. COMMUNITY HALL
38. SPACE FOR CAFÉ WITH OUTDOOR SEATING AREA
39. INDOOR GAMES ROOM WITH DIGITAL GAMING AREA & KIDS' PLAY AREA
40. CRÊCHE AREA
41. MINI THEATRE
42. BUSINESS CENTRE
43. HOBBY DECK
44. SWIMMING POOL
45. KIDS' POOL
46. AQUA TREADMILL
47. RESISTANCE POOL
48. JACUZZI
49. POOL SIDE CAFÉ AND LOUNGE AREA

AMENITIES IN WELLNESS CLUB

50. AREA FOR SPA & SALON WITH STEAM
51. GYMNASIUM
52. GUEST ROOMS

West View



South View



North View

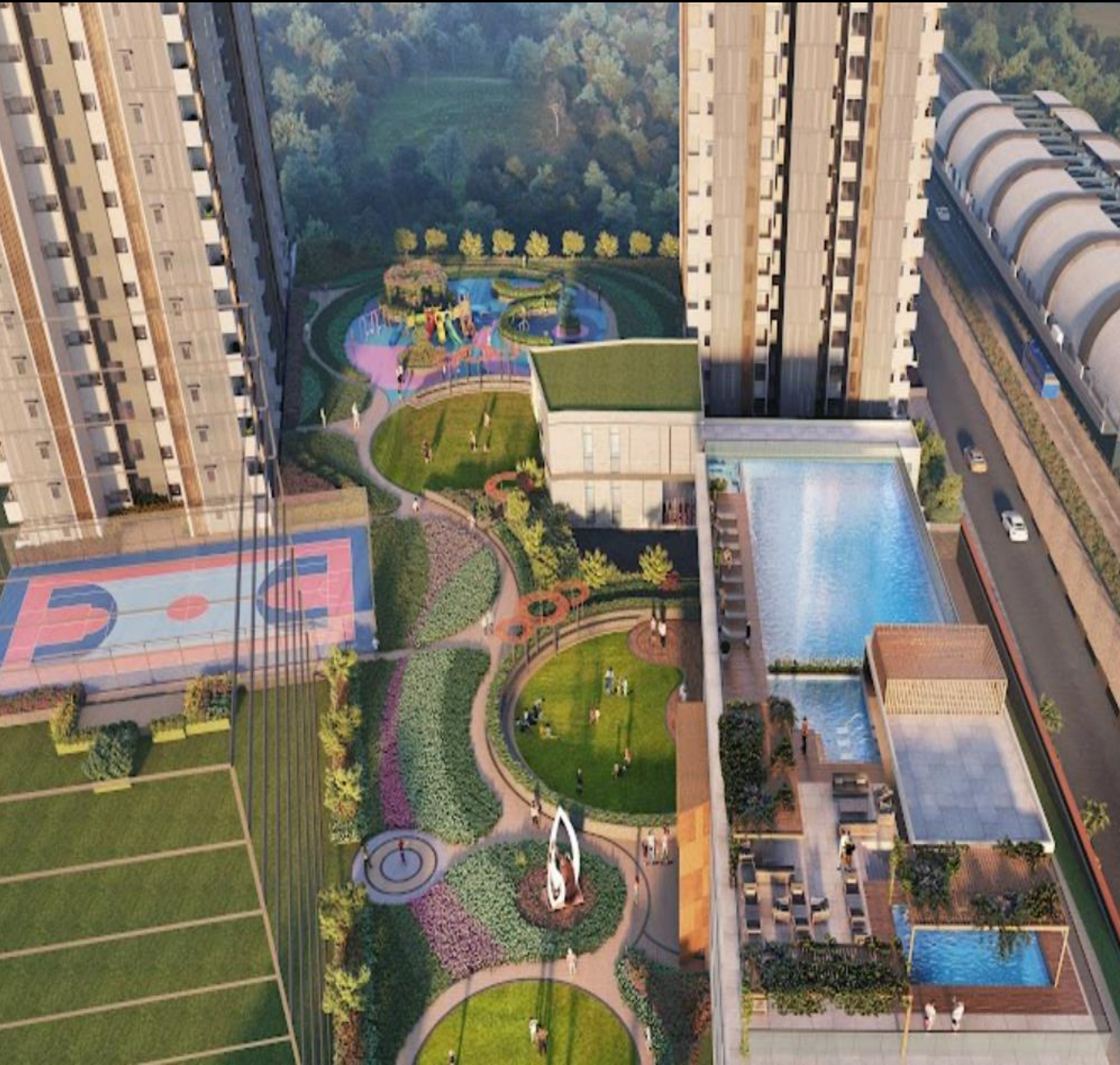


East View



Actual
Drone
Footage

2 acres of green space across ground (0.5 acre) and podium level (1.5 acre)





WELLNESS THEMED CLUB (9k sqft)

An aerial rendering of a modern residential complex. The image shows two tall apartment buildings flanking a central landscaped area. In the center, there is a large rectangular swimming pool with a smaller pool and a hot tub area. To the left of the pool is a basketball court and a playground. The grounds are filled with green lawns, winding paths, and various landscaping elements. A red arrow points from the 'WELLNESS THEMED CLUB' label to a small building near the playground. Another red arrow points from the 'ACTIVE+AQUA THEMED CLUB' label to a building with a rooftop pool. In the background, a train line with a purple train is visible, running parallel to a road with cars. The overall scene is bright and sunny, suggesting a high-quality, modern living environment.

2 Clubhouses
spread over
21000 sqft area

ACTIVE+AQUA
THEMED CLUB
(12k sqft)

Club Amenities



GET TOGETHER HALL



BADMINTON COURT



RECEPTION & READING LOUNGE



ALFRESCO DINING



CAFE



SPA SALON WITH STEAM

Club Amenities



CRECHE



25 SEATER MINI THEATRE



BUSINESS CENTER



DIGITAL GAMINGS ROOM



INDOOR GAMES ROOM



INDOOR GYM

Club Amenities



**HALF OLYMPIC SIZE INFINITY EDGE POOL
COMMUNITY ZONE**



AQUA TREADMILL



RESISTANCE POOL



KIDS AQUA PLAY



JACUZZI



KIDS POOL

Amenities at Podium Greens



KIDS PLAY AREA



WALL CLIMBING



OUTDOOR GYM



MULTI-PURPOSE LAWN WITH SEATING

Amenities at Podium Greens



MULTI-PURPOSE COURT



YOUTH CORNER



MEDITATION DECK



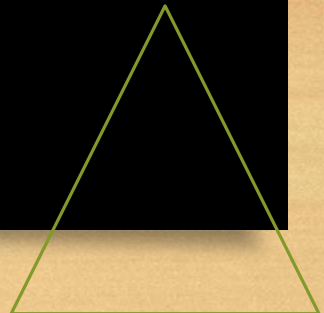
PERGOLA



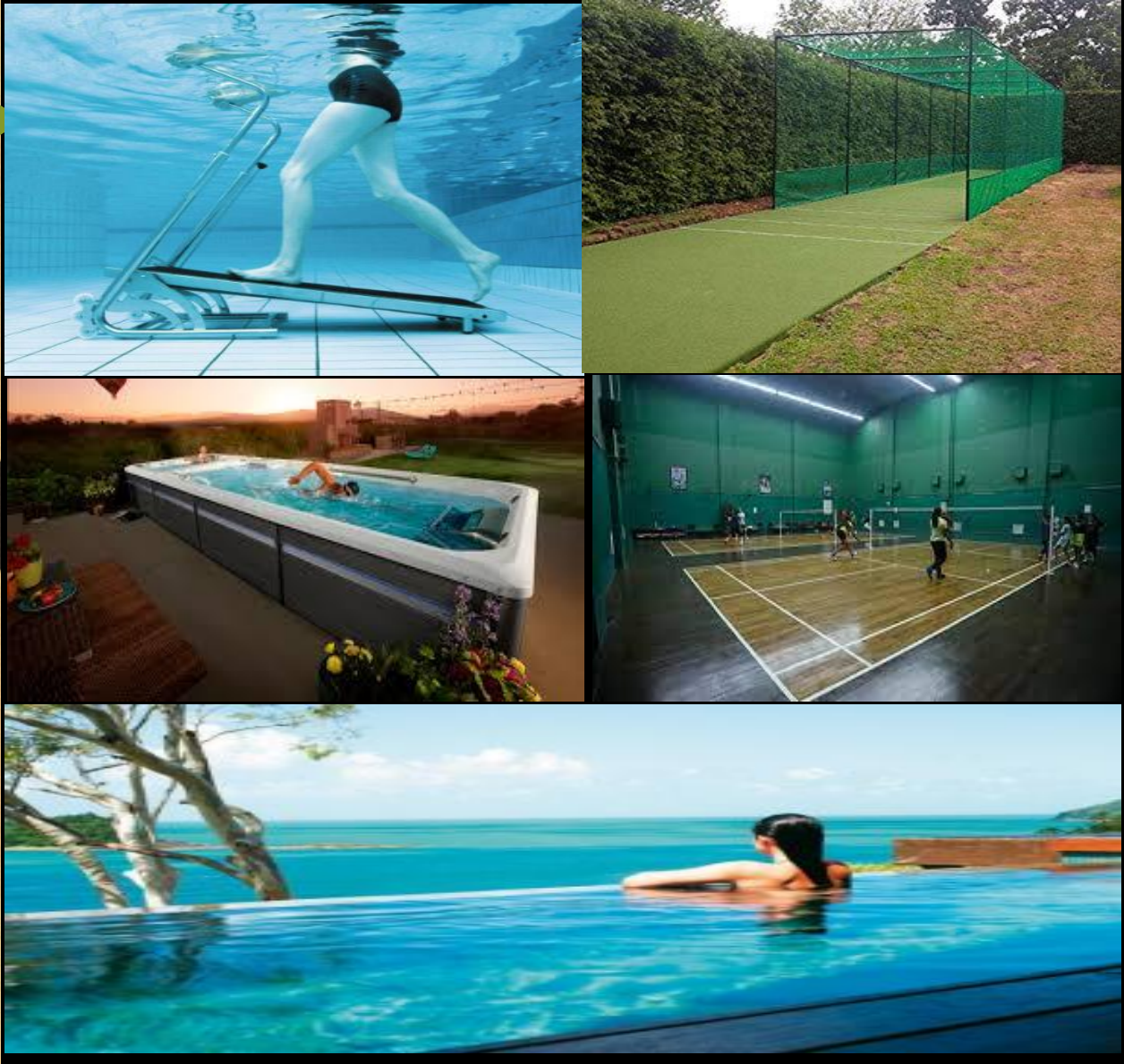
PATHWAY EXPERIENCE



TREE GROOVE



Unique Features



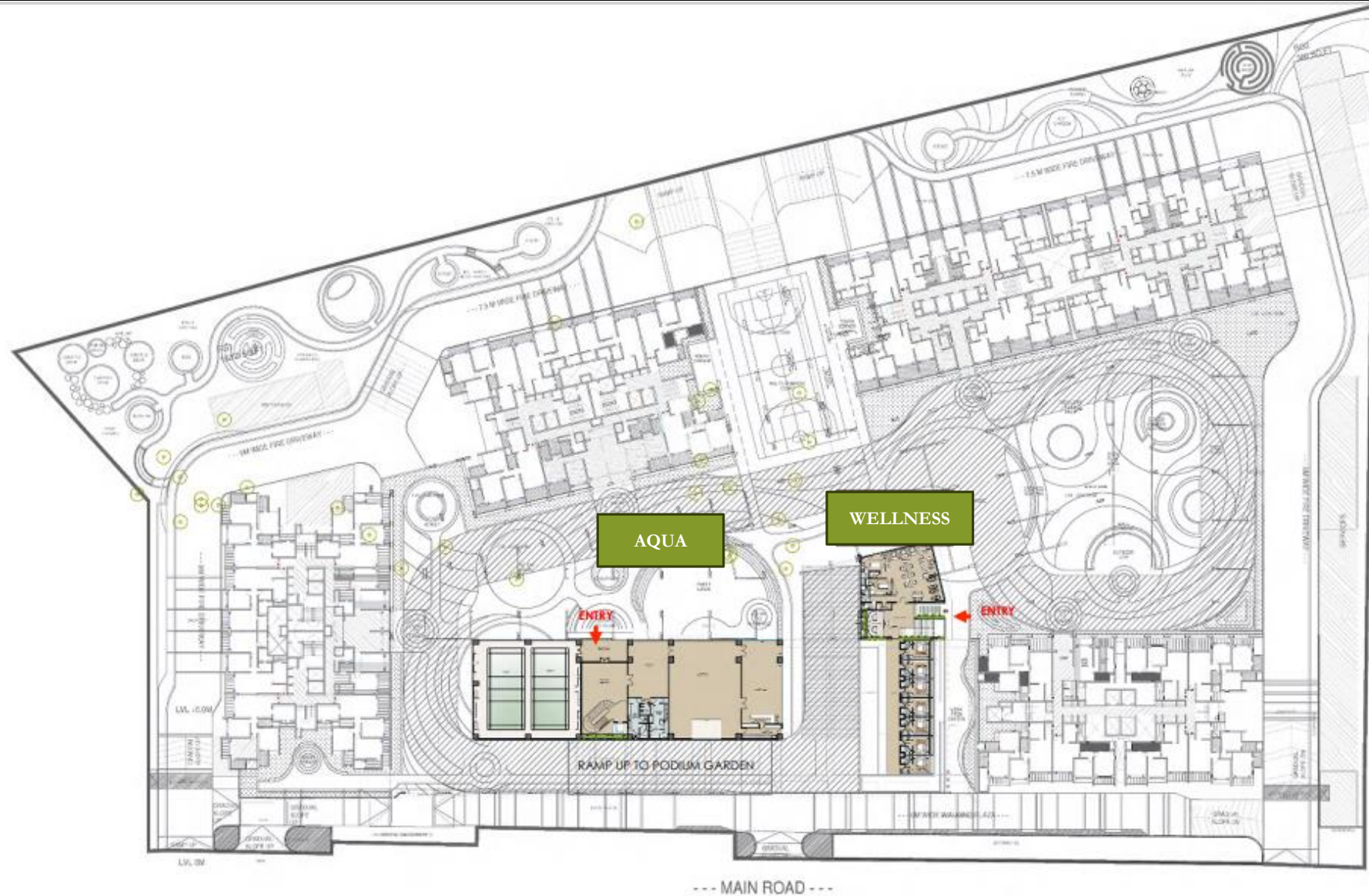
PREFERENCE	LOCATION	CODENAME GODREJ ICC
UNIQUE FEATURES	INDOOR	JACUZZI
		INFINITY EDGE SWIMMING POOL
		SPA, SALON WITH STEAM
		AQUA TREADMILL
		RESISTANCE POOL
		BADMINTON COURT
		BUSINESS CENTRE
	OUTDOOR	FLOWER TUNNEL WALK
		CAMPING SITES
		AQUA PLAY FOR KIDS
		WORK FROM GARDEN DESK
		PERGOLA
		WALL CLIMBING
		FRUIT ORCHARD
		TREE GROVE

Clubhouse

21,000 SQFT SPREAD ACROSS 2 UNITS



CLUBHOUSE DETAILS



CLUBHOUSE AQUA DETAILS - GF



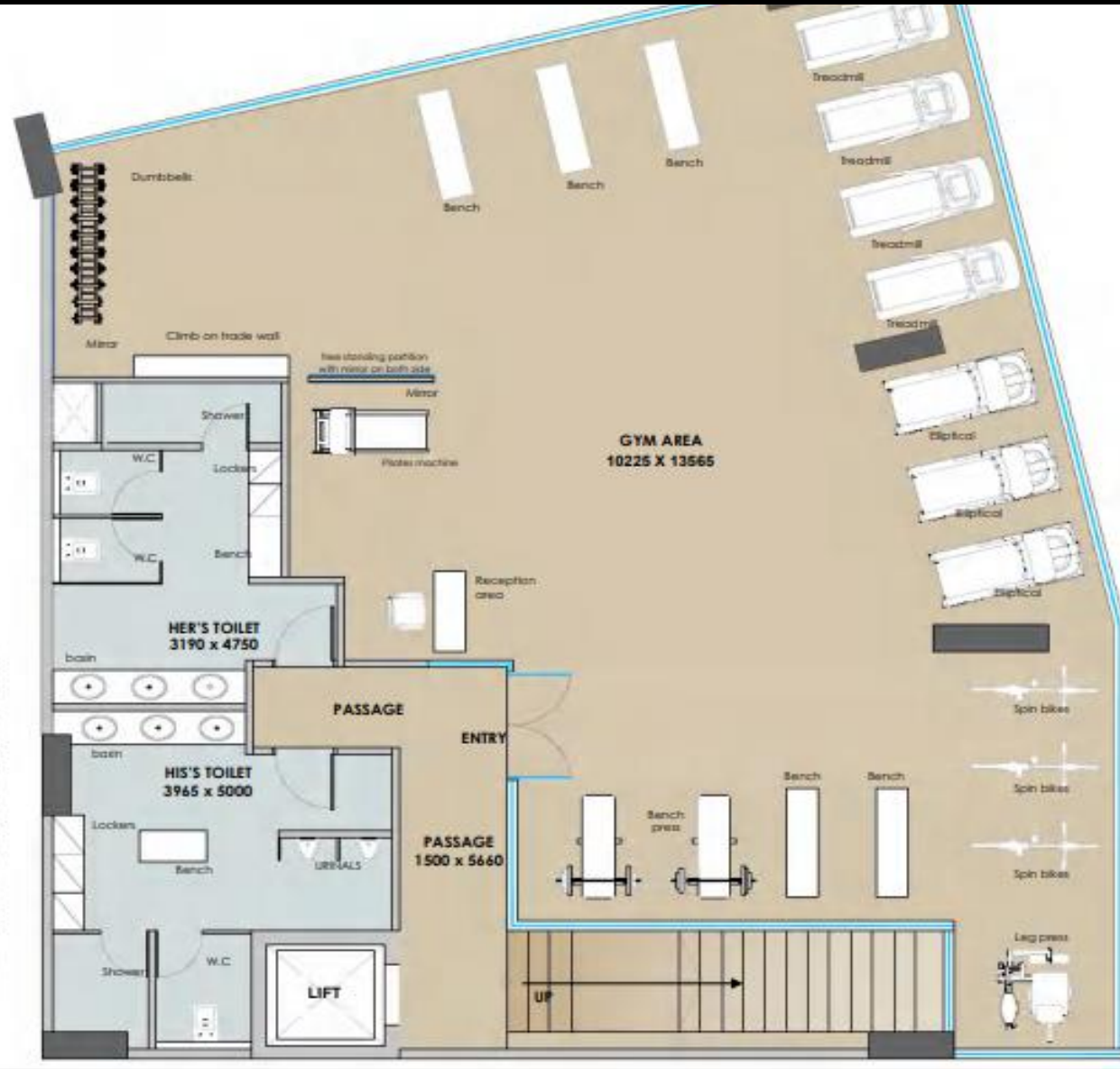
CLUBHOUSE AQUA DETAILS - FF



CLUBHOUSE WELLNESS DETAILS - GF



CLUBHOUSE WELLNESS DETAILS - FF



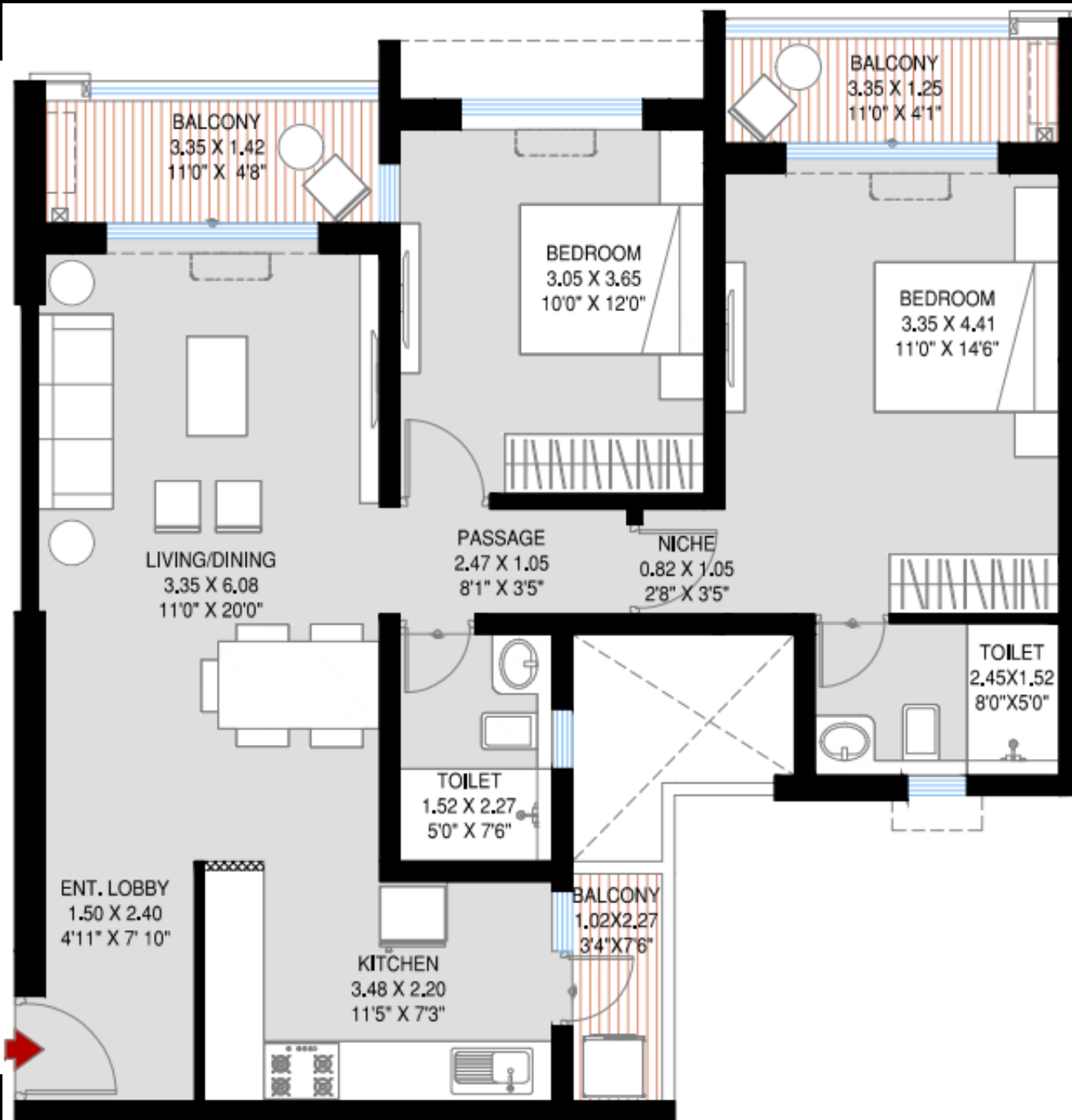
Floor Plans



T3
2&3 BHK

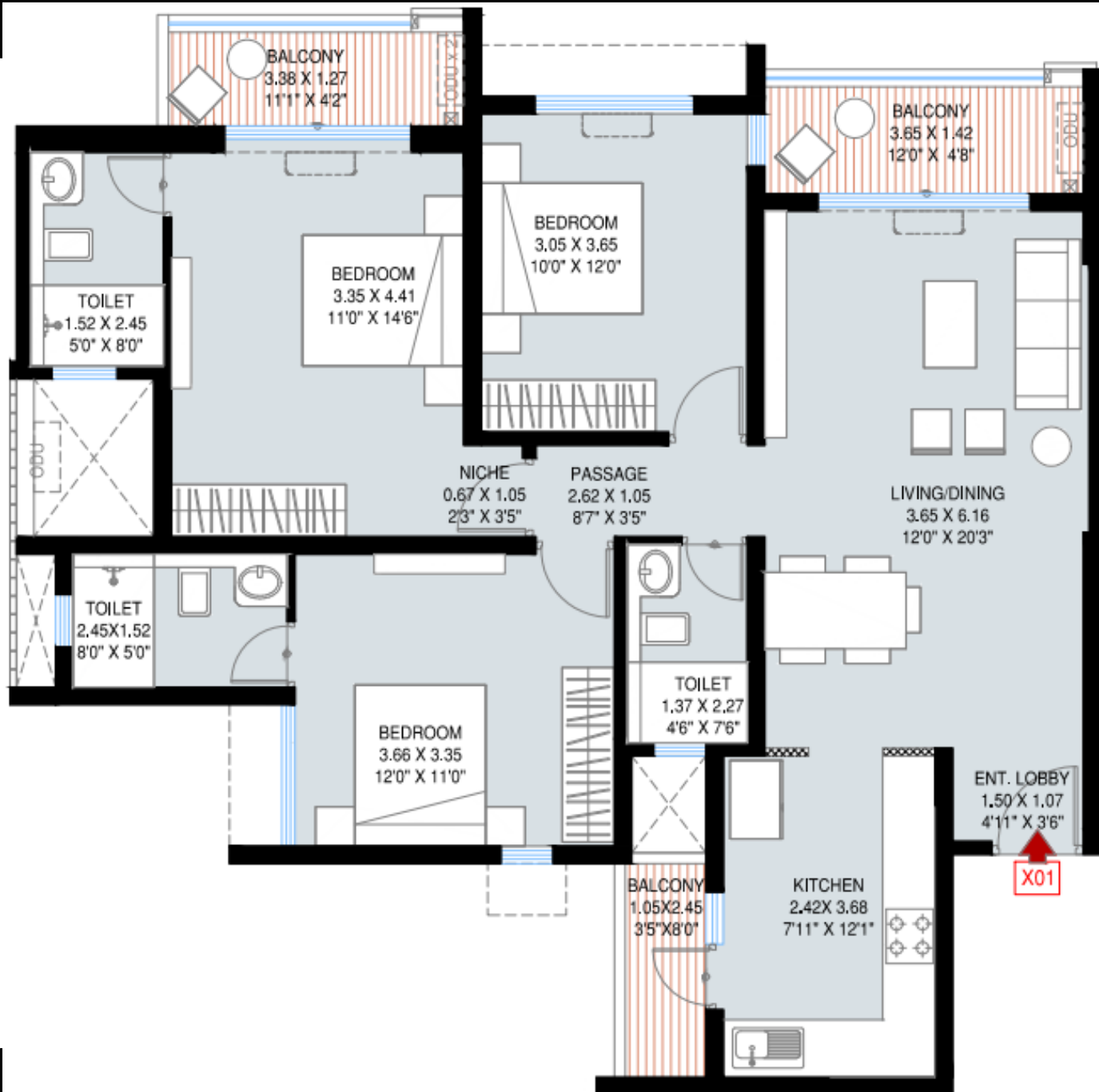
T4
2 BHK





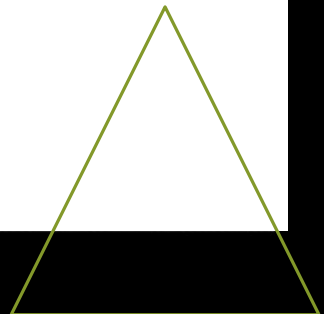
2 BHK – 914 sqft

- **Lavish Living Room**
- **Full width balconies**
- **Lavish Master Bedroom**



3 BHK – 1110 sqft

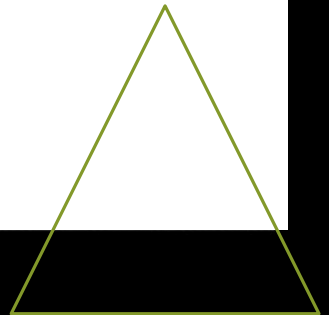
- Lavish Living Room
- Full width balconies
- Lavish Master Bedroom
- 11' wide second bedroom





Launching Towers

T3		Units	T4	
2 BHK		53	2 BHK	112
3 BHK		59		
Total		112	Total	112



Premium
Enough?



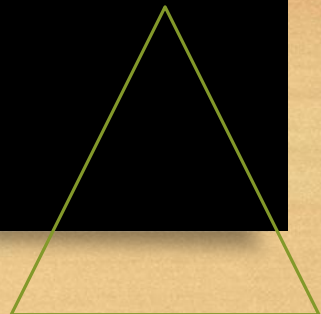


This is Premium!!!

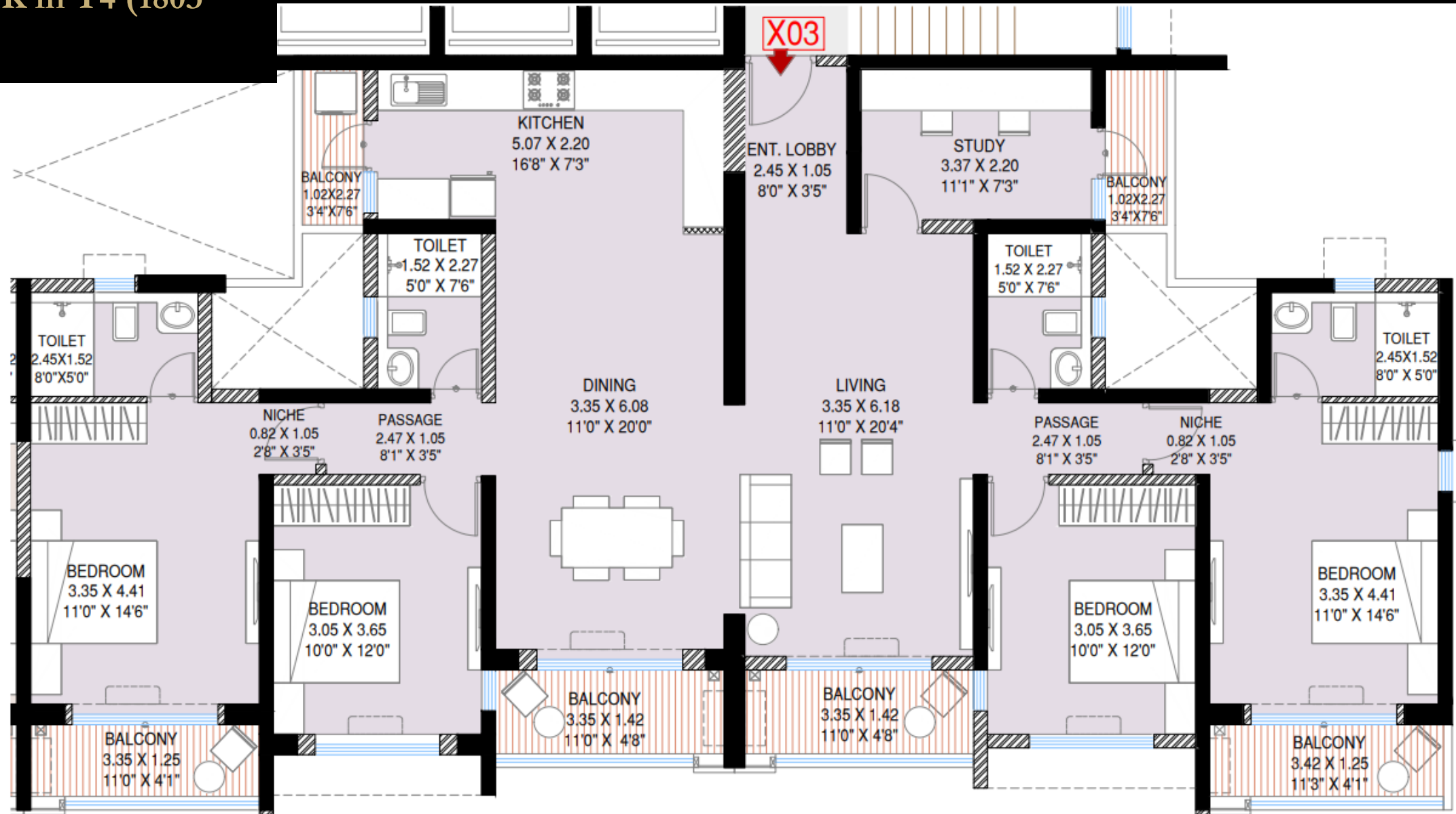
Spacious Pride worthy 2+2 BHKs

Only 2 units to a core

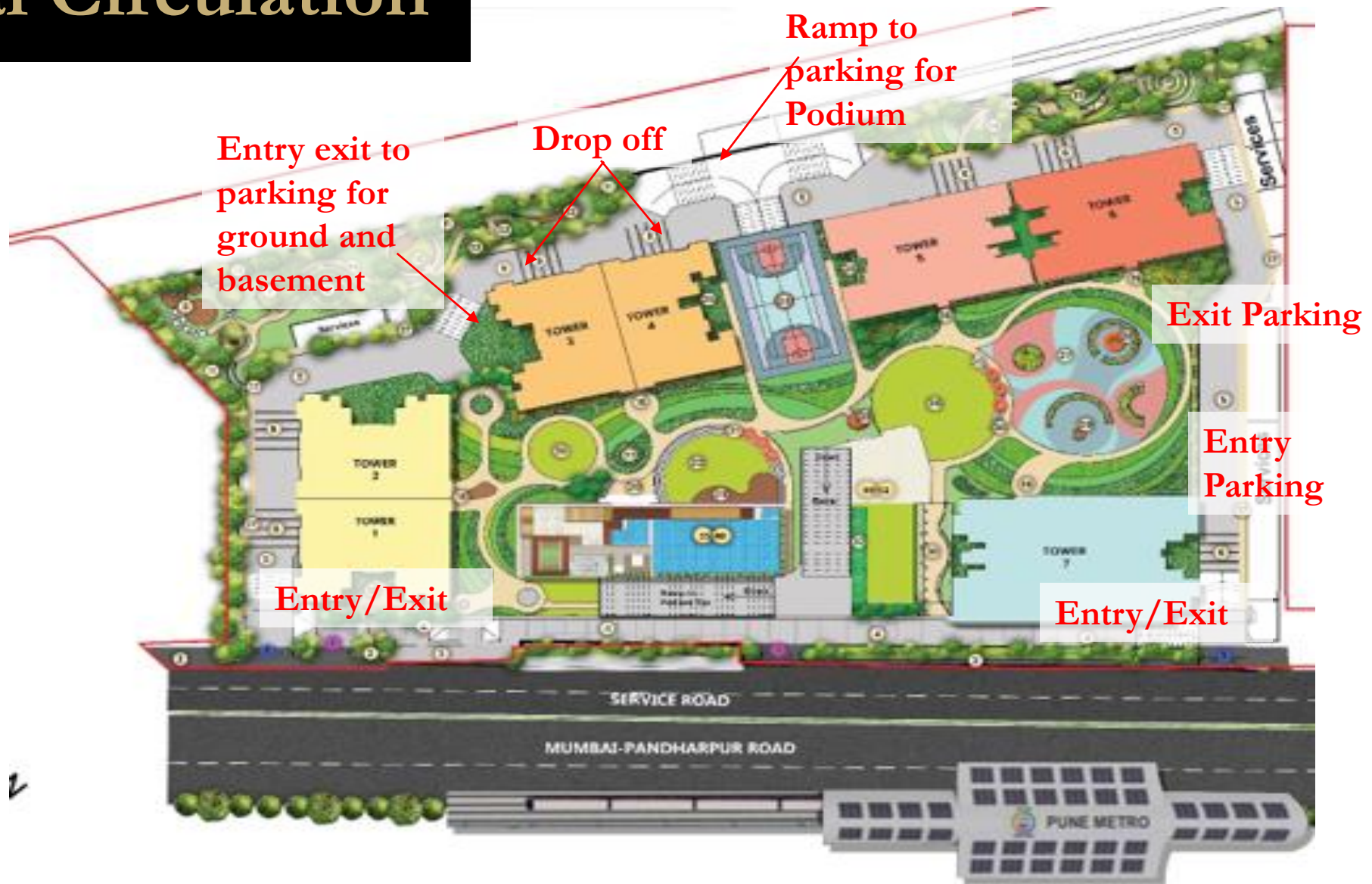
Exclusive Tower for Exclusive Customers



2+2 BHK in T4 (1803 sqft)



Internal Circulation



Specifications



Category	Item	ICC - Premium	ICC - Optima
Flooring and DADO	Living and Dining	800 x 800 double charged marble finished vitrified tiles	800 x 800 vitrified tiles
	Master Bedroom	800 x 800 double charged marble finished vitrified tiles	800 x 800 vitrified tiles
	Other Bedrooms	800 x 800 double charged marble finished vitrified tiles	800 x 800 vitrified tiles
	Kitchen	800 x 800 double charged marble finished vitrified tiles	800 x 800 vitrified tiles
	Kitchen Dado	300 x 600 ceramic tiles	300 x 600 ceramic tiles
	Toilets	600 x 600 anti-skid vitrified tiles	600 x 600 anti-skid vitrified tiles
	Toilets Dado	600 x 1200 vitrified tiles	300 x 600 ceramic tiles
	Balcony	195 x 1000 stone finish tiles	600 x 600 wooden finish tiles
	Dry Balcony	400 x 400 vitrified	400 x 400 vitrified
	Lift lobby	800 x 800 vitrified tiles	600 x 1200 vitrified tiles
	Lift lobby Dado	800 x 800 vitrified tiles	600 x 1200 vitrified tiles
	Staircases, sill, ledges	Restile and Granite	Restile and Granite
Entrance Lobby Specs	AC	Yes	Yes
	Flooring	1200 x 600 vitrified tiles	1200 x 600 vitrified tiles
	Finish	Cladding, Lights, Furniture, Chandeliers	Cladding, Lights, Furniture, Chandeliers

Category	Item	ICC - Premium	ICC - Optima
Electrical Fittings	Brand	Legrand Mylink	Legrand Alzy
CP and Sanitary Fittings	Brand	Kohler	American Standard
Lift	Lift Cladding	Marble	Granite
	Door Jam	Marble	Granite
	No of Lifts	3 (4 to a core)	5 (8 to a core)
	Lift Speed	2.5 m/s	2.5 m/s
Doors and Windows	Main Door (Fire Rated)	Pre-hung with Laminate	Pre-hung with Laminate
	Bedroom Doors	Pre-hung with Laminate	Pre-hung with Laminate
	Toilet Doors	Pre-hung with Laminate	Pre-hung with Laminate
	Window Frame	UPVC	UPVC
	Window Glass	Double Glazed Window - Low Noise and Low energy Consumption	Double Glazed Window - Low Noise and Low energy Consumption

Category	Item	ICC - Premium	ICC - Optima
Kitchen	Fittings Brand	Jaquar	Jaquar
	Sink	SS Sink	SS Sink
	Counter Top	Granite	Granite
	Gas Pipeline Connection	Till Outside Kitchen	Till Outside Kitchen
Structure	Structure with 1 grade higher than usual (Chairman's mandate)	Yes	Yes
	Internal Walls	OBD	OBD
	External Walls	Texture Paint	Texture Paint
Add ons	Glass railing with sandwich Glass	Yes	Yes
	Digital Door Lock	Yes	Yes
	Video Door Phone	Yes	Yes
	Inverter with Battery	Yes	Yes
	Lower Kitchen Cabinets	Yes	Yes
	FTTH (Fibre to the Home Provision)	Yes	Yes
	Solar Heated Water in bathroom	in MBRs	in MBRs
	EV Charging	Yes (30%)	Yes (30%)
	Smart Features (Plug, Fans)	NA	NA

Specifications

RCC Earthquake Resistant structure



Area	Benefit
Definition	A framed structure is a structure having the combination of structural components i.e. beam, column and slab connected together to resist the gravity and different lateral loads.
Load Transfer Path	In a framed structure, vertical load transfer path is from slab/floor to beams, beams to columns and columns to load bearing footings and then to soil.
Earthquake resistant	Framed structure is more rigid and more resistant to Earthquake as entire frame made of column, beam and slabs act as one unit.
Wall thickness and carpet area	In these types of structures more carpet area is available, as walls are thinner.
Speed	Speed of construction is more than load bearing structures

Specifications Salient Features

Feature

Tiles in Living & Dining, Kitchen, Bedrooms :
800 x 800 Double Charged Vitrified Marble Finish Tiles

Toilet Flooring :
600 x 600 Anti Skid Ceramic Tiles

Balcony tiles :
195 x 1000 Stone Finish Tiles

Main door and all internal doors

Advantage

Fewer grout lines vs 600 x 600
Strong, durable, and resistant to stains and scratches

Anti-skid tiles are comparatively rough in texture

Strong, durable, will last for a lifetime and never go out of style

Pre hung doors with laminate finish

Benefit

Less dirt visible due to fewer grout lines
Easy to maintain
Elegant and luxurious

Prevents slip and fall accidents in wet areas

Luxurious look and easy to maintain

Aesthetic look
Main door both side veneer ensures luxury look of door
Both side laminated ensures easy and less maintenance

Specs

Feature	Advantage	Benefit
Windows	UPVC Double Glazed Window	Decrease the amount of noise that can pass into your homes UPVC is a low conductor of heat meaning when fitted correctly it will form a closed air system minimizing the heat loss
Kitchen	Granite counter top + SS sink Wall cladding with tiles above counter upto 2 ft Jaquar Fittings Modular Kitchen with 5 years warranty	Easy maintenance Aesthetic Look Long Lasting
CP & Sanitary Ware	Kohler Fittings	Super premium, Reliable and has an Elegant Look Western designing in the toilets gives rich look
Modular switches	Modular switches – Legrand Mylink	Aesthetic look Durable & shockproof

Specs

Feature	Advantage	Benefit
Provision	Provision for Cable TV, telephone, AC, WIFI Points	Prevent further drilling or breaking of any wall. Ready to move in.
Solar	Solar water (in master bed toilet)	Solar heating system will save on cost Eco-friendly Reduce carbonfootprint
Power Backup	Invertor in each flat DG backup for common areas	Backup avoids inconvenience to the residents in case of power failure
Security	Video door phones 4 in 1 Digital Lock	Safety of the customers given utmost priority throughout the complex

Payment Plan (CLP)

CLP Details	%tage
Booking Amount	5.5%
15 days from Booking	4.5%
60 days from Booking	10%
Completion of Excavation	10%
Completion of Plinth	15%
Completion of 5th Slab	5%
Completion of 10th Slab	10%
Completion of 15th Slab	5%
Completion of 20th Slab	5%
Completion of Walls	5%
completion of Lifts	10%
Completion of Staircases	5%
Application of OC	5%
Notice of Possession	5%

Booking Account Details


PIMPRI

Godrej | PROPERTIES

YOUR WORLD-CLASS
LIVING IS WITHIN REACH.

BANK DETAILS	
Account Title	Godrej PCMC Phase 1 Collection Account
Account Type	Escrow
Account Number	923020022072148
Bank	Axis Bank
Branch	Fort
IFSC Code	UTIB0000004
SWIFT Code	AXISINBB

SCAN THE QR CODE



Godrej Emerald Waters registered with MahaRERA Registration No P52100051200 available at website: <http://maharera.mahonline.gov.in>
Site address: Godrej Nexus, Pimpri Colony, Pimpri-Chinchwad, Maharashtra - 411018.
The sale is subject to the terms of the application form and agreement for sale. Customers are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. Please do not rely on the information provided on any other website.



Dates to remember

CP MEET – 1-12-2023

Booking Countdown – 2-12-2023



Thank You and
Happy Selling!!

