



PRIMARY HOUSING CORPORATION

Presents

ग्राम

Talegaon Dhamdhere

# गोम



MAHARERA No. - P52100000382



## WHY PUNE?

A vibrant city with seventh largest economy amongst Indian cities, Pune is amongst the Top 5 most sought-after real estate destinations in the country. With its deep-rooted historical significance, Pune has transformed itself into a fun-loving cosmopolitan metropolis which attracts both industry and academia. Boasting some of the biggest academic institutions and industries, Pune is one of India's premier educational and industrial hub.

MUMBAI

PUNE

HYDERABAD

BANGALORE

CHENNAI



### KEY DRIVERS FOR GROWTH



**MANUFACTURING**



IT/ITeS



EDUCATION



R & D



DEFENSE

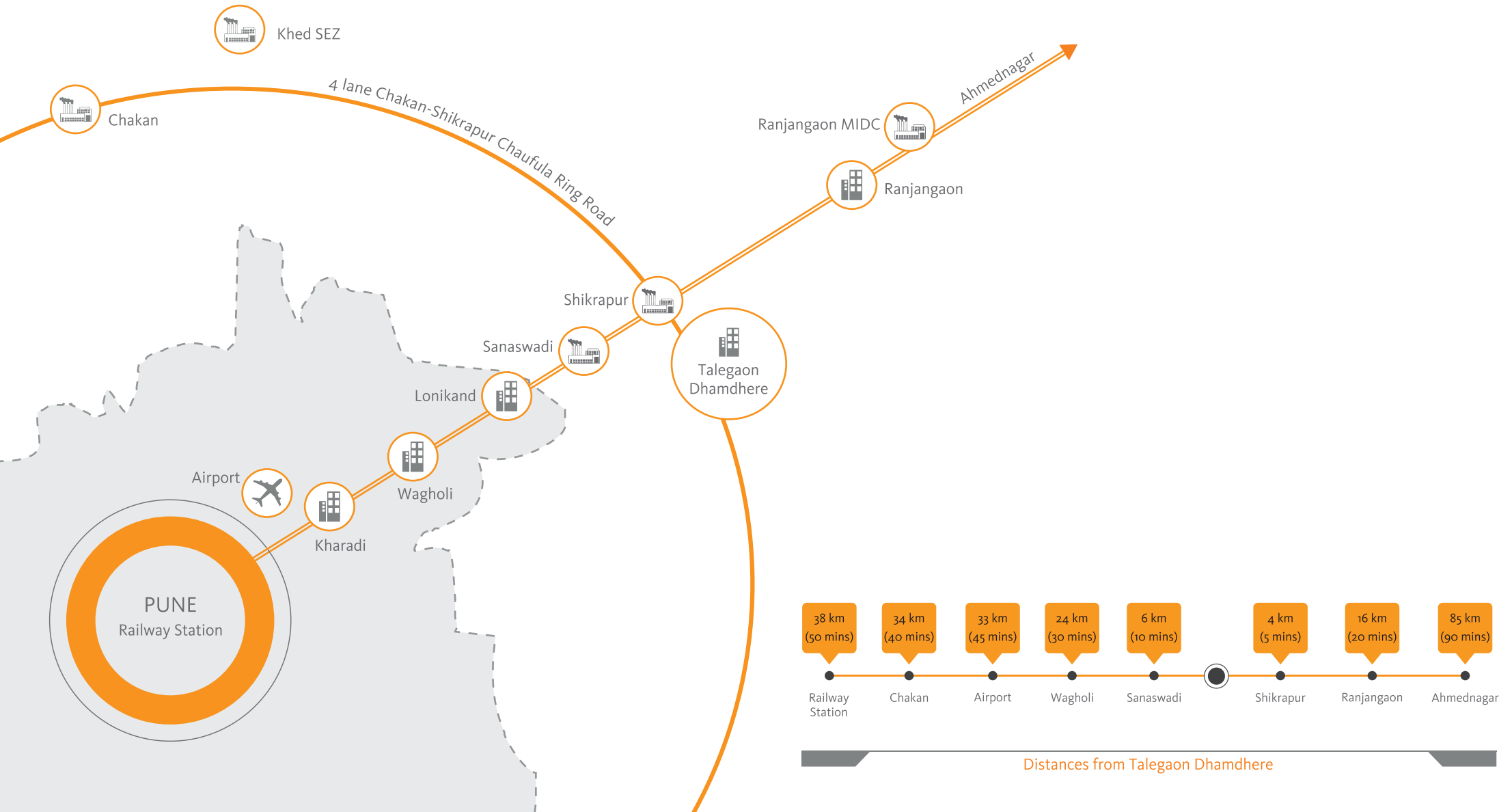
# MANUFACTURING: BIGGEST GROWTH DRIVER



Pune is hub of manufacturing sector in state of Maharashtra. In past 5 years **Chakan, Ranjangaon, Talegaon Dabhade & Shirwal** have emerged as biggest manufacturing developments in the state. All these are located at **50 to 60 mins driving distance from city** and therefore have given tremendous boost for housing demand in the areas around.



# PUNE NAGAR ROAD



# PUNE NAGAR ROAD - MANUFACTURING HUB



Ranjangaon

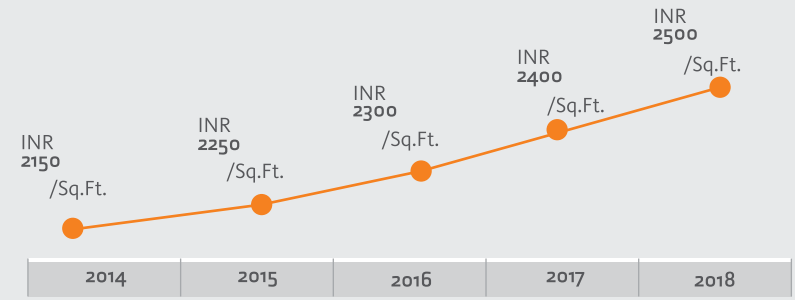
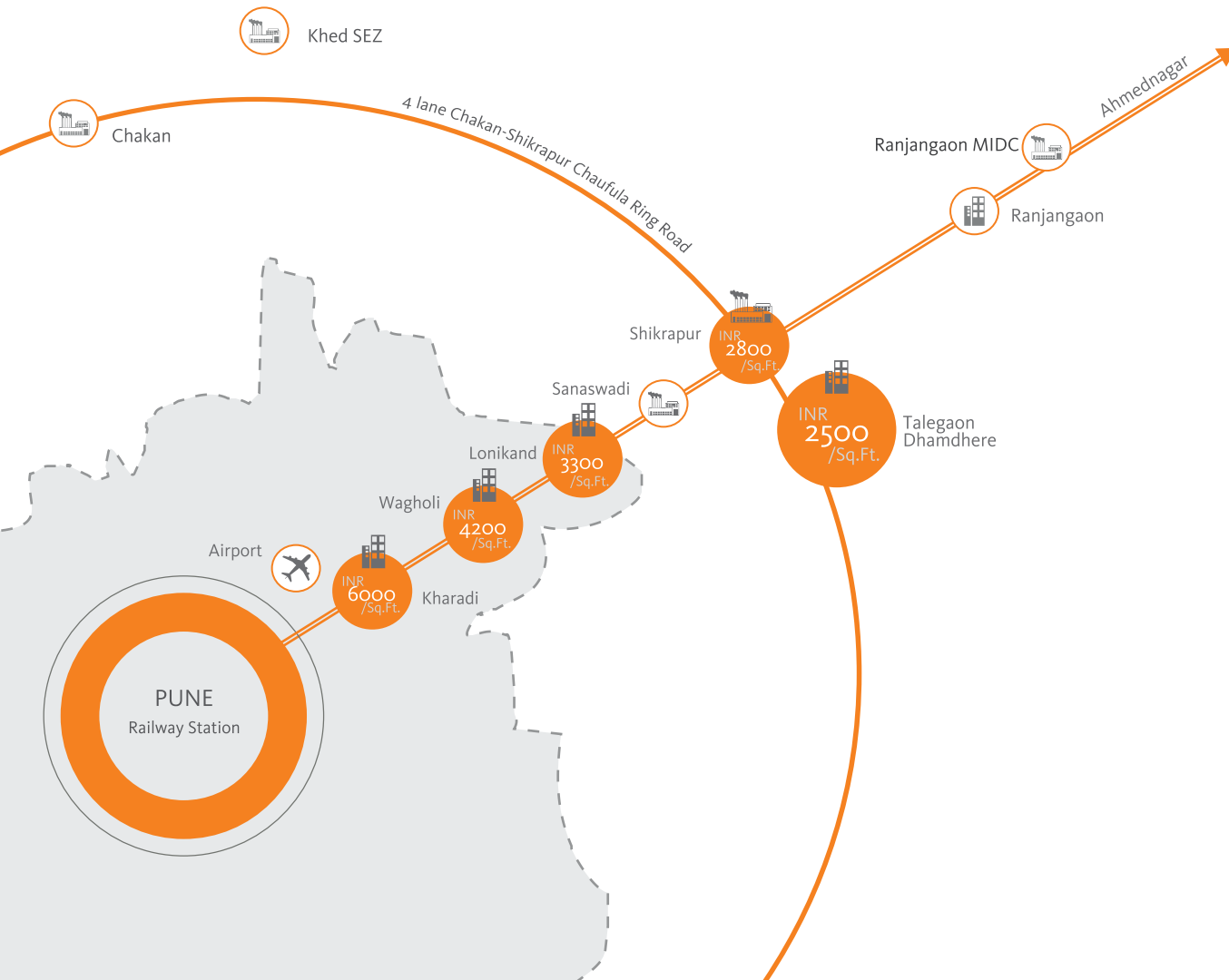


Sanaswadi/Shikrapur

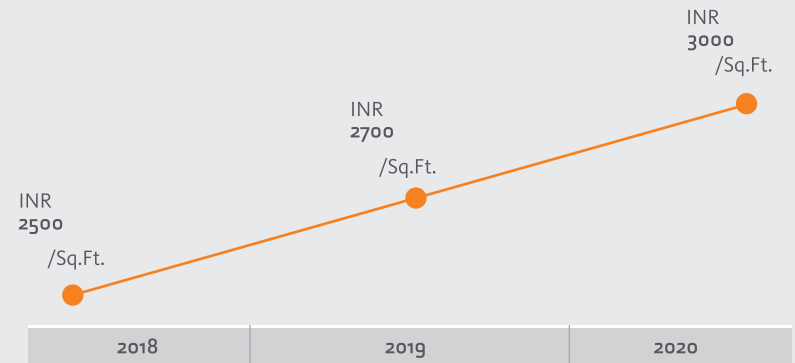


**Note:** All the industrial areas are fully occupied and operational. Other than these, there are private industrial parks as well. These industrial areas and parks employ around 1 lakh people. John Deere, for example, employs around 1500 people who all live in the towns of Talegaon Dhamdhare, Shikrapur and Sanaswadi.

# HOUSING MARKET

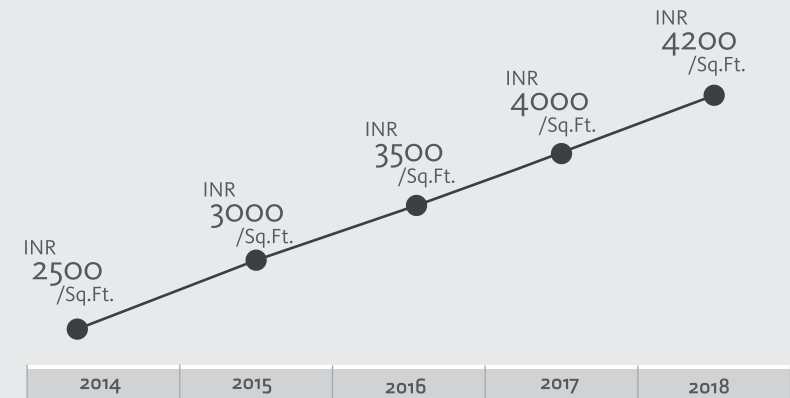


Talegaon Dhamdhare - Housing Price Index - Past 3 Years



Talegaon Dhamdhare (Future Growth Prediction)

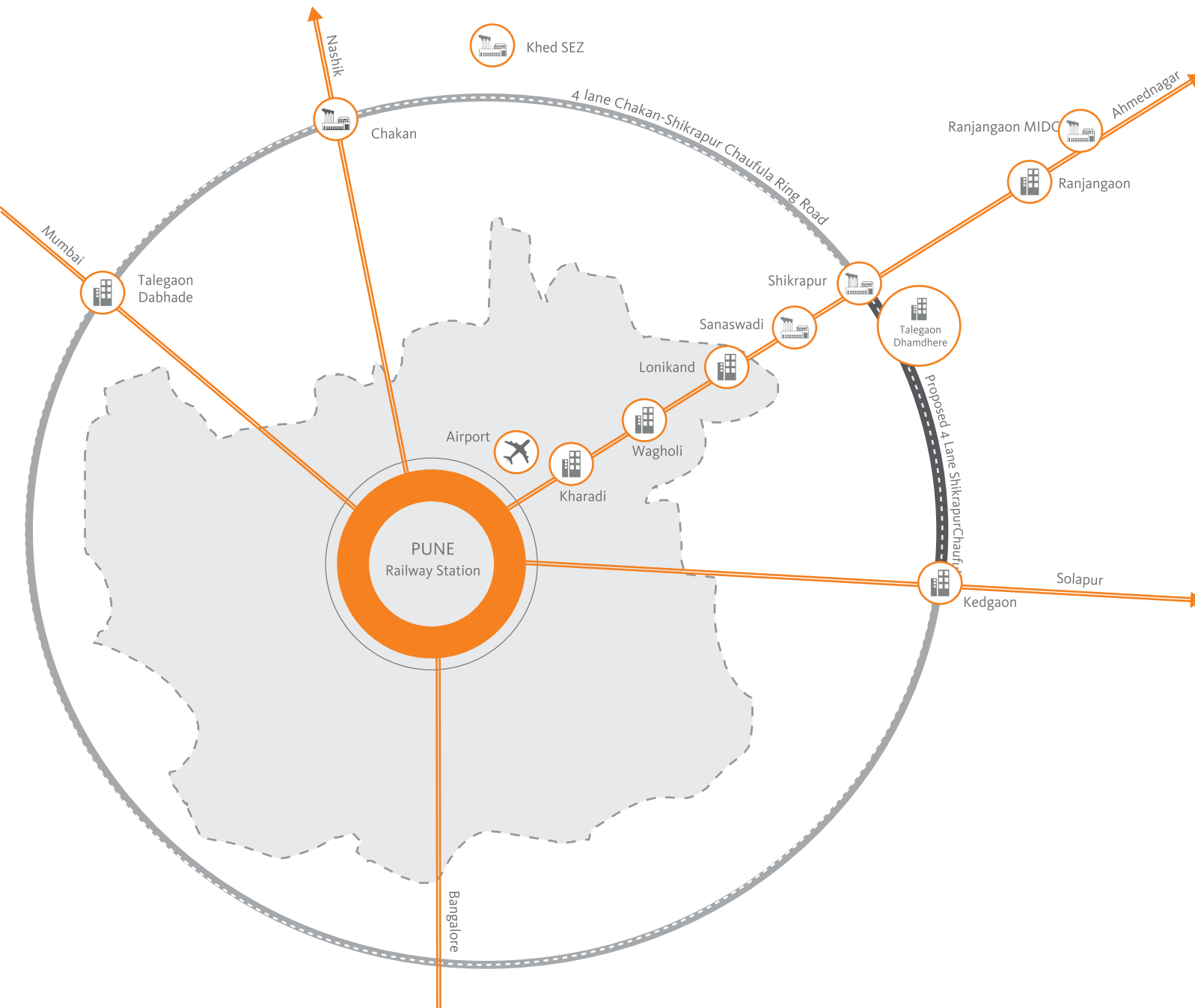
Just like Wagholi market in 2011; Talegaon today is poised to grow sporadically in coming 3 years due to the fast track **manufacturing sector growth** and **infrastructure development** that's happening rapidly in and around this area.



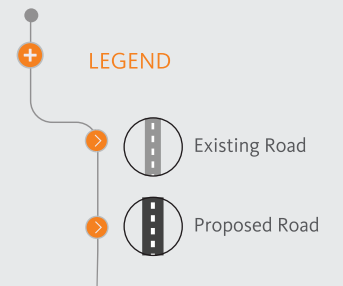
Wagholi - Housing Price Index - Past 3 Years



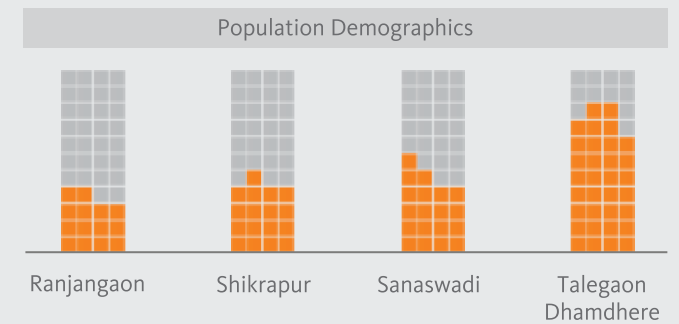
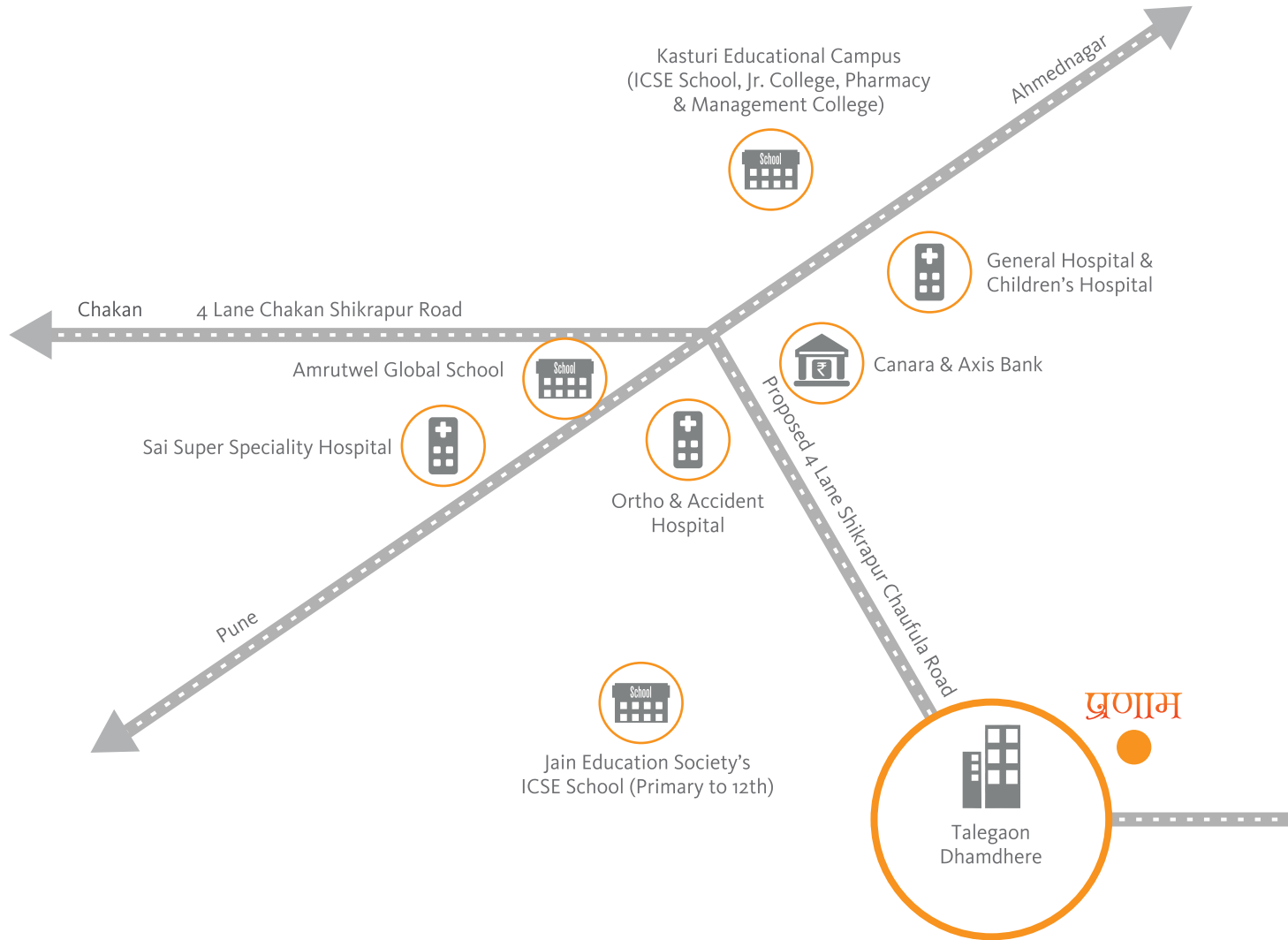
# RING ROAD



The ring road is already a major transport route for vehicles coming from Hyderabad and leading to Mumbai/Ahmednagar and vice versa. The traffic will increase substantially once 4 lane **'Shikrapur - TD - Chaufula'** belt will be completed.

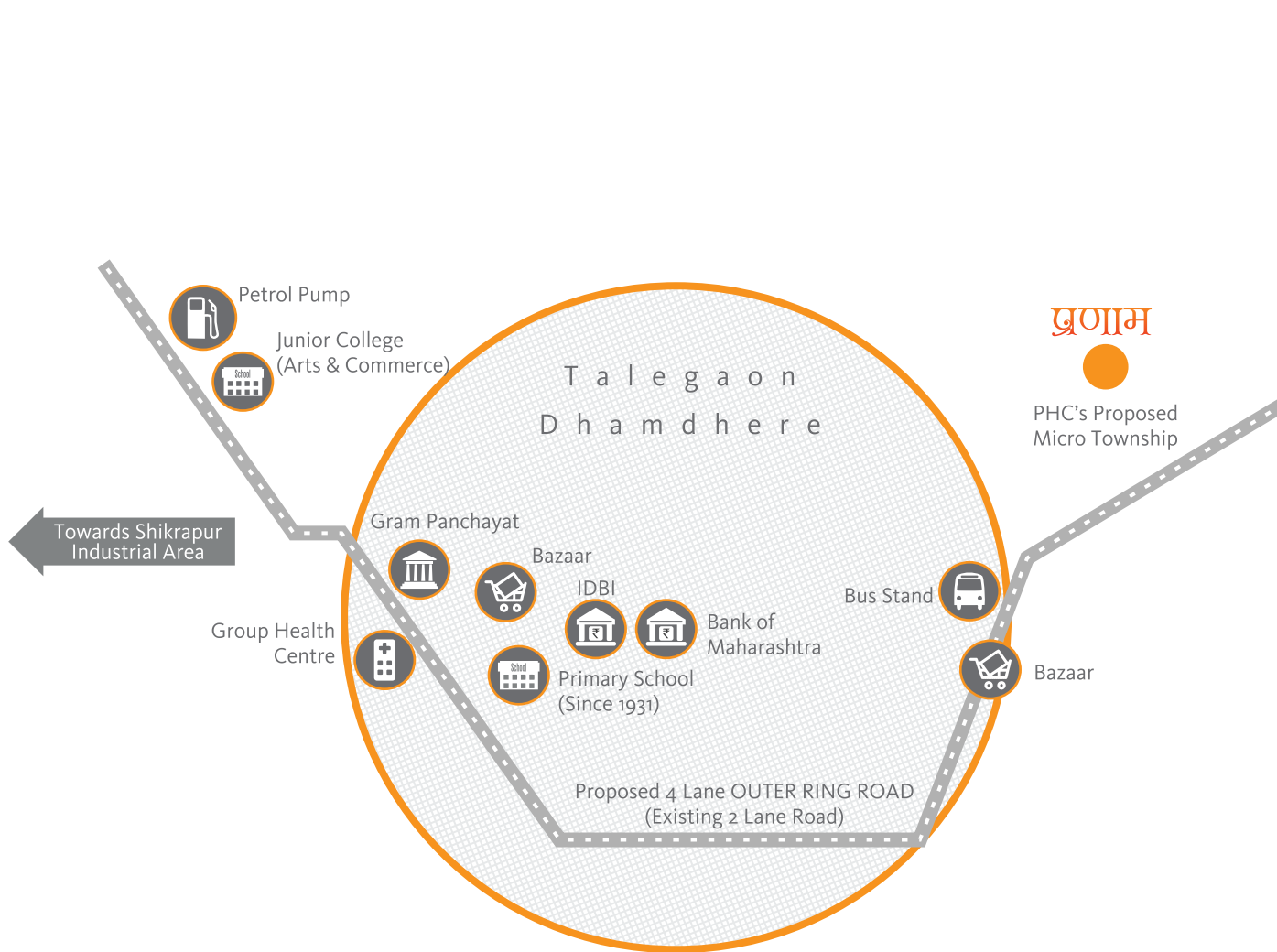


# AROUND TALEGAON DHAMDHERE



Talegaon Dhamdhere is the **biggest town** in shirur taluka and has **largest population** among the towns in this area.

# TALEGAON DHAMDHERE



- TD BAZAAR HAS FOLLOWING SHOPS**
- Grocery
  - Barber
  - Photocopy
  - Medical
  - Dry Cleaners
  - Cyber Café
  - Mobile & DishTv (Recharge)
  - Auto Servicing & Parts
  - Stationery
  - Photo Studio



The PMPML (city bus) stand is at **5 mins walk** from 'Pranam' and in a day has **60 buses** (from 5 am till 10 pm) that connect Talegaon Dhamdhere to various parts of Pune city.

# WHY 'TALEGAON DHAMDHERE' IS GREAT LOCATION?

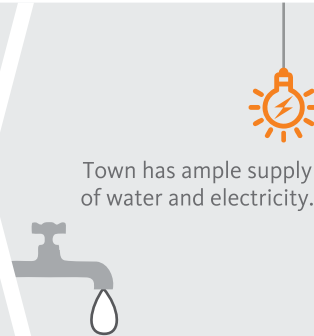
Pranam is located in town of Talegaon Dhamdhere.  
Following points make it a Perfect Investment Destination



Located in the middle of Ranjangaon MIDC, Shikrapur and Sanaswadi Industrial Development Zones which houses more than 150 industries. (LG, John Deere, Fiat, Whirlpool etc.). There is huge inherent demand for good and affordable housing.



Talegaon Dhamdhere has all necessary social amenities like schools (ICSE english medium & SSC Marathi medium), hospitals (Speciality, Eye, Ortho, Children etc.) and Banks (Bank of Maharashtra, IDBI Bank etc.) all of which are within 1 KM from Pranam.



Town has ample supply of water and electricity.



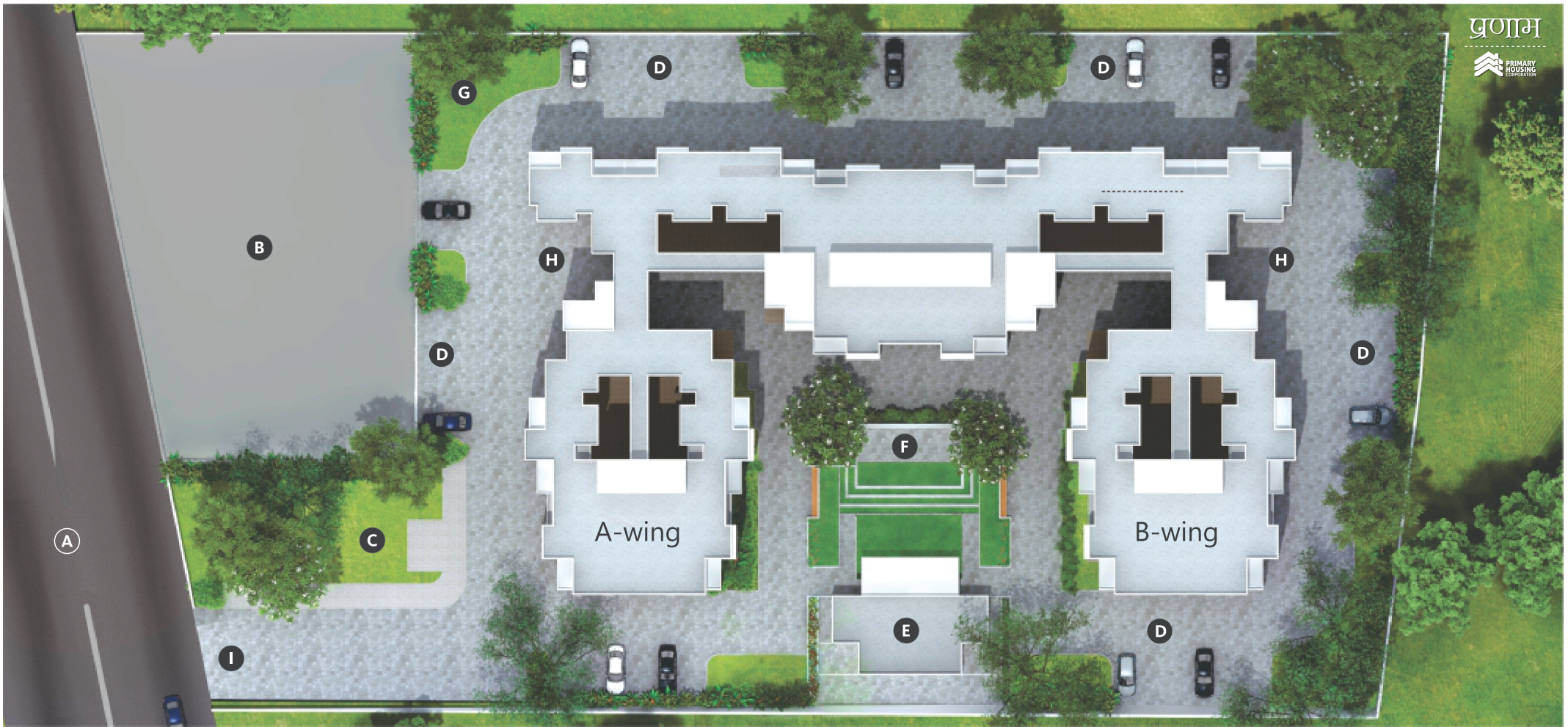
Talegaon Dhamdhere is the biggest town in the area in terms of population, social amenities, development etc. in this area.

Talegaon Dhamdhere has biggest PMPML (city bus) stand in Shirur taluka and is connected to various parts of Pune by 60 no. of buses every day from 5 am to 10 pm. This is at 5 mins walk from Pranam.



Bazar peth (Market) of Talegaon Dhamdhere for all daily needs (grocery, stationary, dry cleaning, auto repairing etc.) is at walking distance from Pratham. Shirur Taluka Krushi Utpanna Bajar Samiti (Agro Produce Trading Center) is also in Talegaon Dhamdhere.





## SITE PLAN

### Amenities & Features

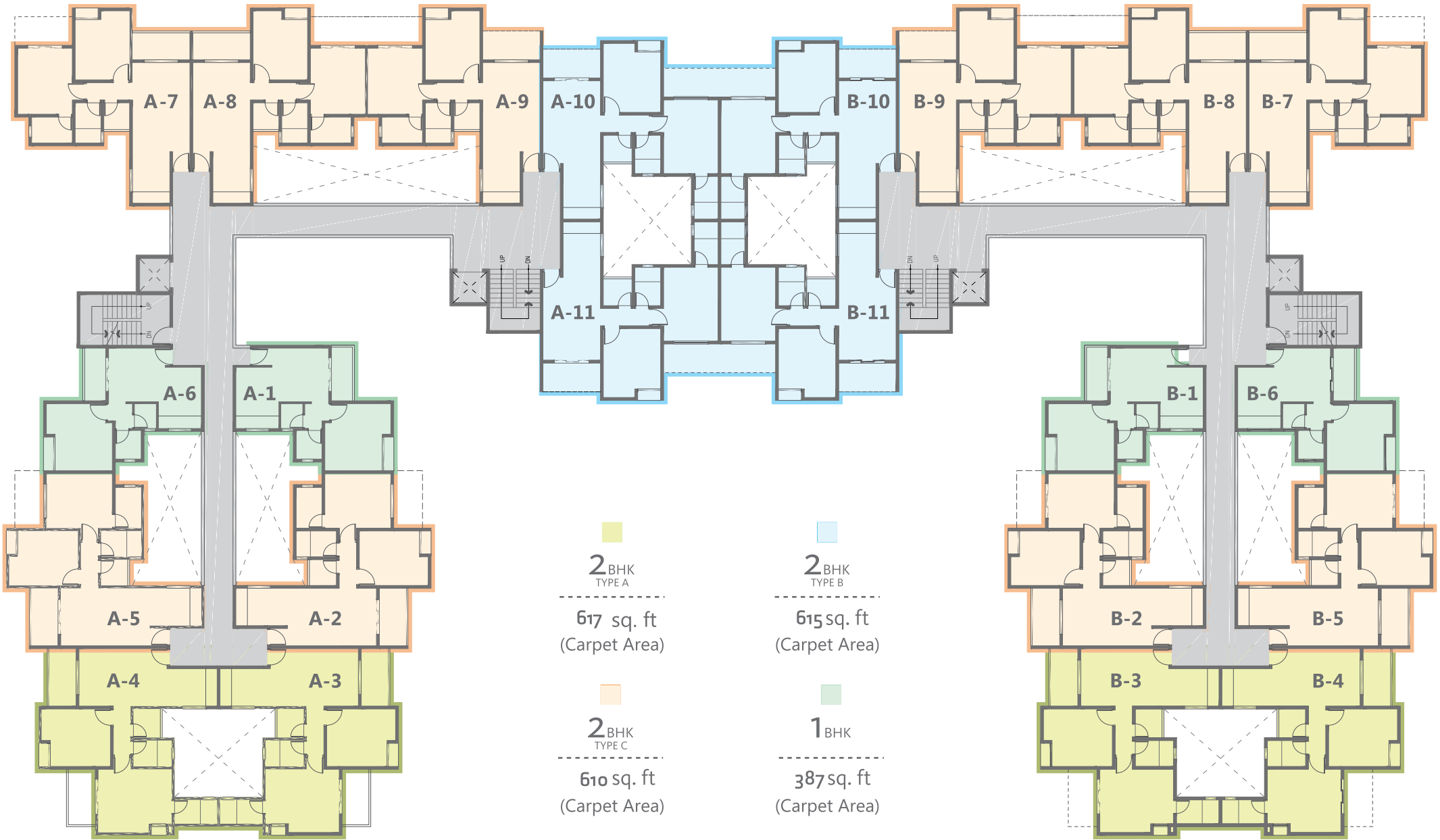
- |                               |   |                                      |
|-------------------------------|---|--------------------------------------|
| (A) Approach Road             | (D) Car Parking   | (G) Services (STP, transformer etc.) |
| (B) Mandatory Amenity Space   | (E) Community Hall                                      | (H) Building entrance lobby          |
| (C) Children's Play Equipment | (F) Central Park, Amphitheatre & seating/gathering area | (I) Entrance Gate                    |

ODD FLOOR PLAN

A-wing

B-wing

FLOOR 1/3/5

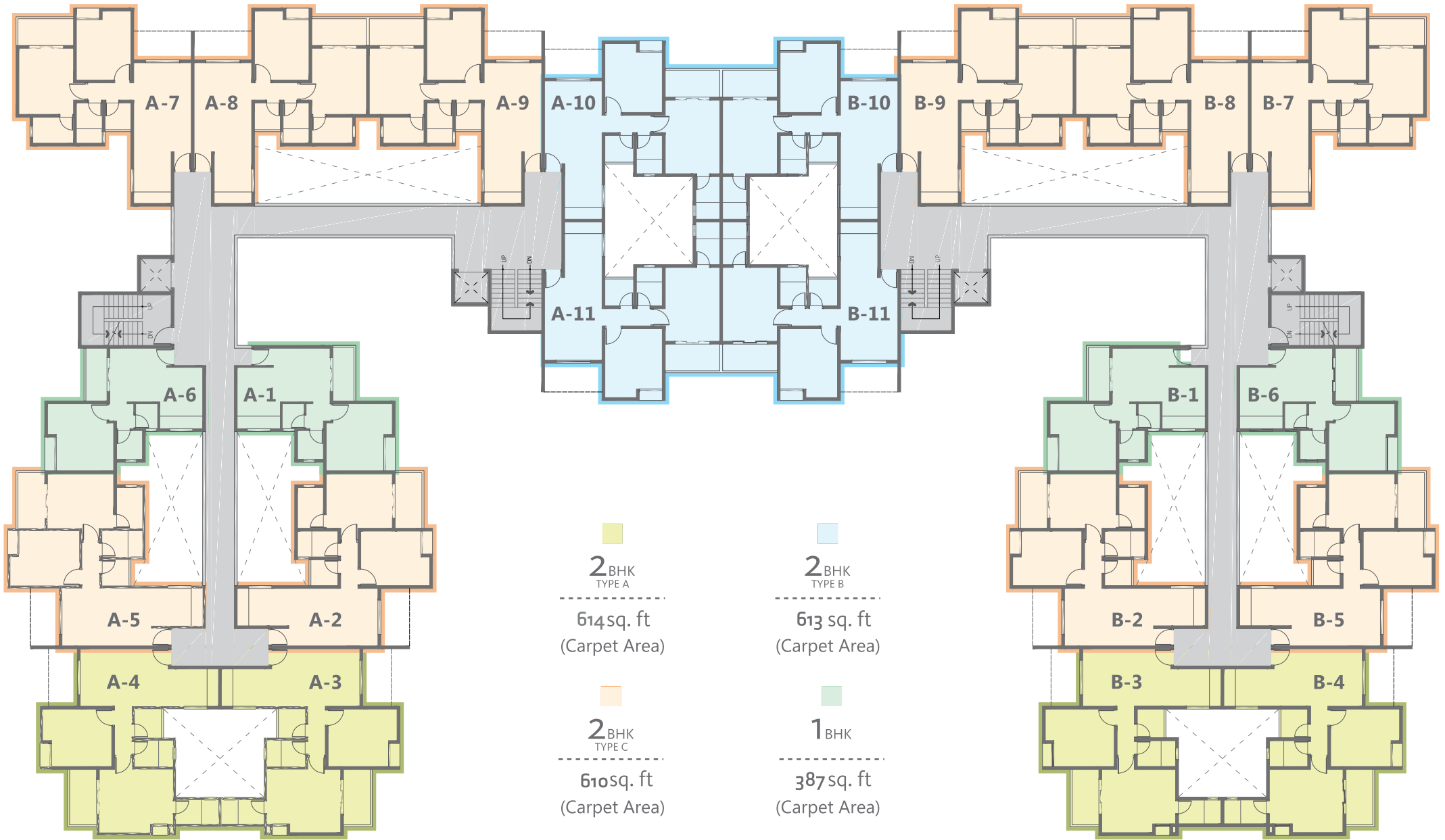


EVEN FLOOR PLAN

A-wing

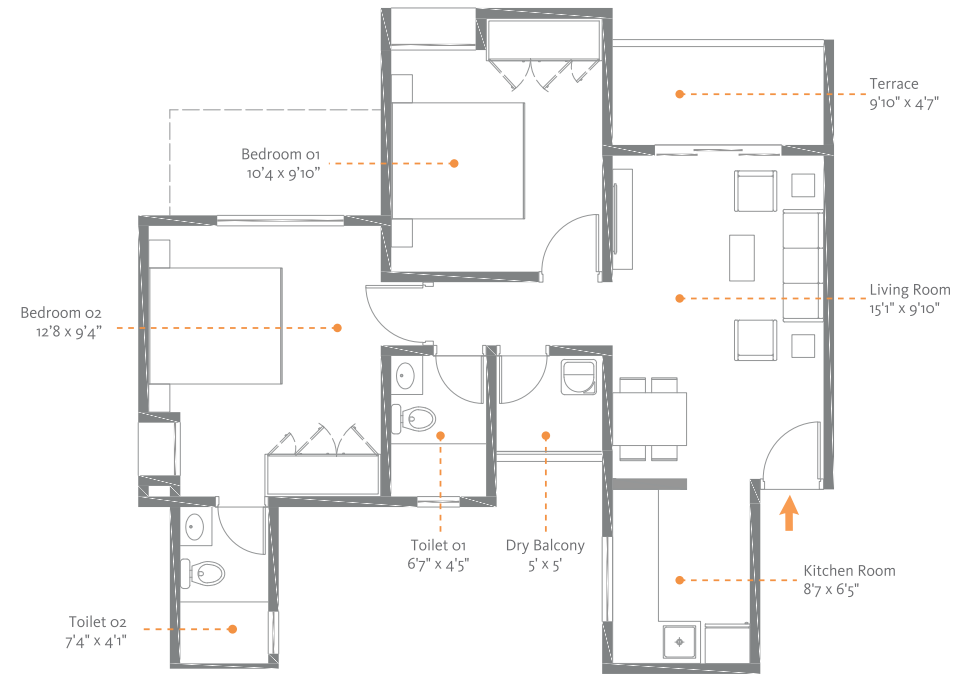
B-wing

FLOOR 2/4/6



**2**BHK  
TYPE A

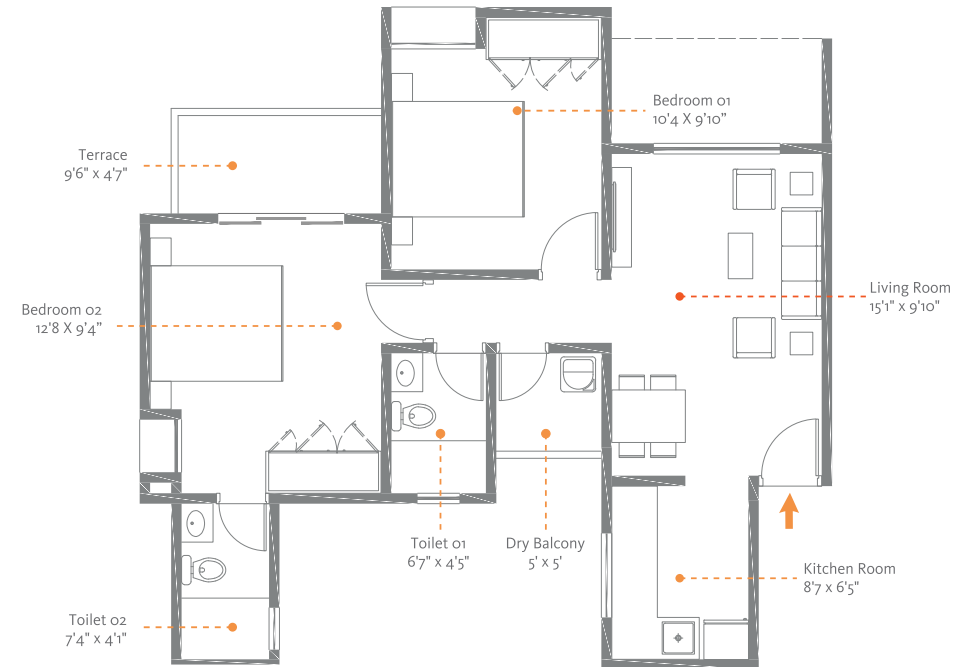
ODD FLOORS  
**617** sq. ft  
(Carpet Area)





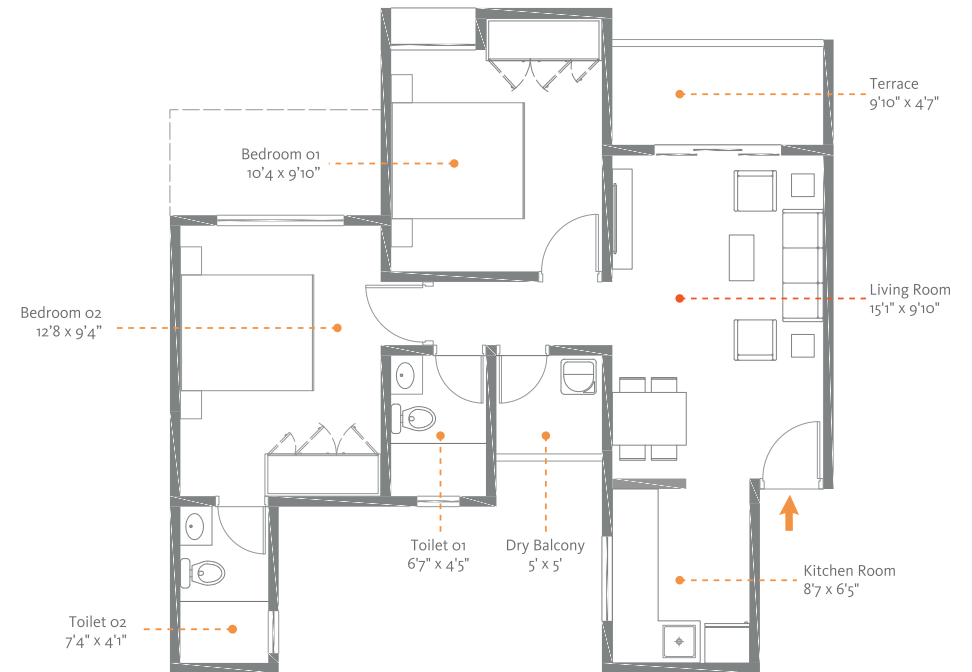
**2**BHK  
TYPE A

EVEN FLOORS  
**614**sq. ft  
(Carpet Area)



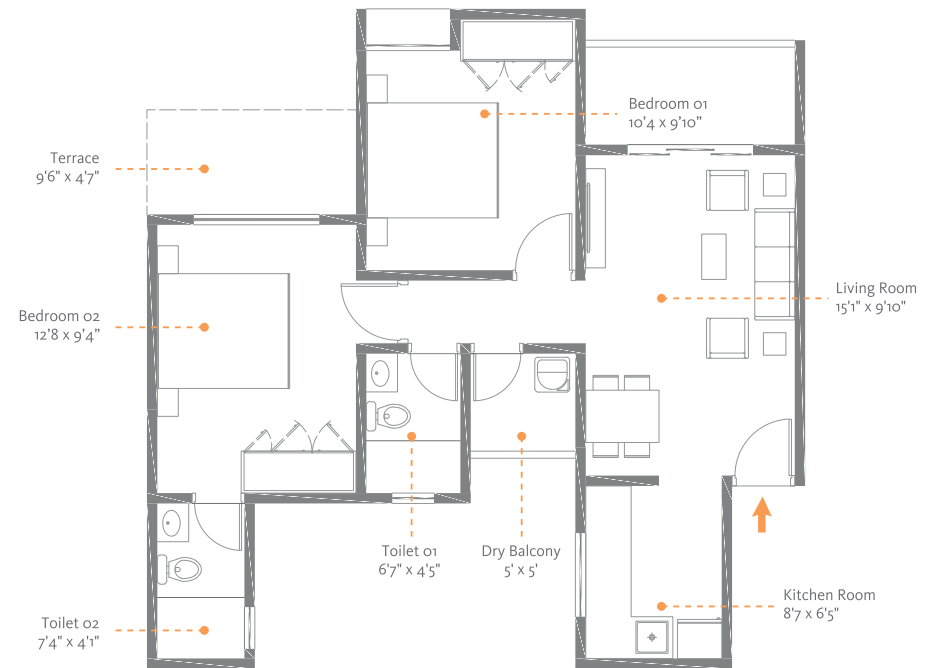
**2**BHK  
TYPE B

ODD FLOORS  
**615** sq. ft  
(Carpet Area)



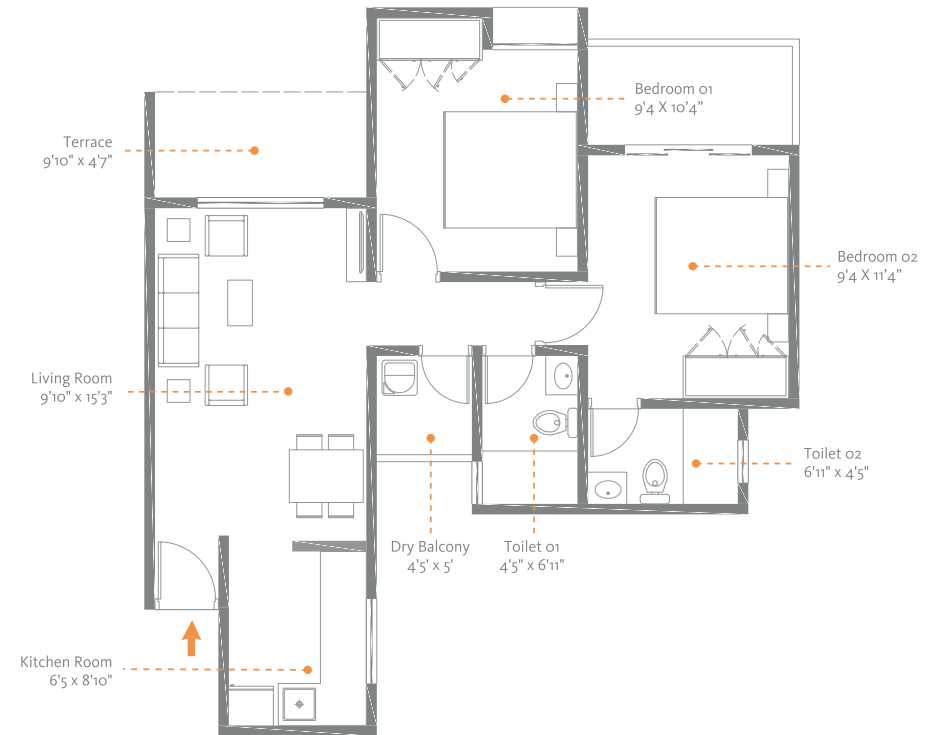
**2 BHK**  
TYPE B

EVEN FLOORS  
**613**sq. ft  
(Carpet Area)



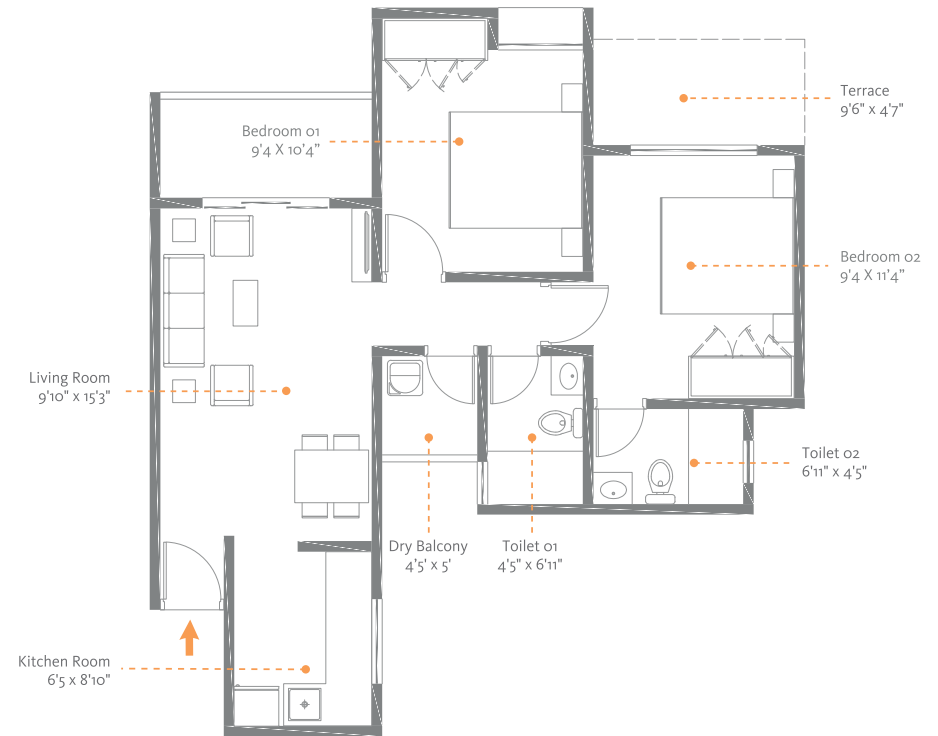
**2**BHK  
TYPE C

ODD FLOORS  
**610**sq. ft  
(Carpet Area)



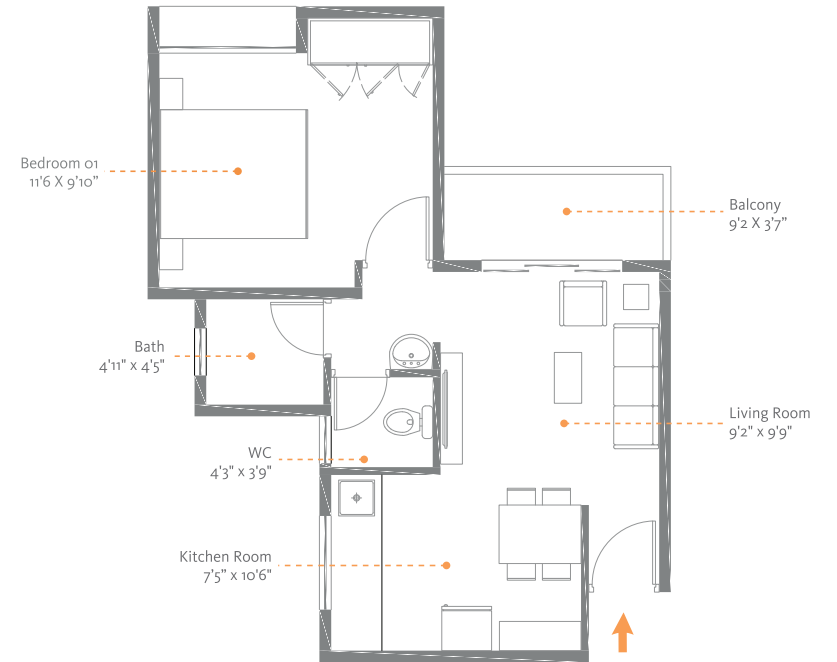
**2**BHK  
TYPE C

EVEN FLOORS  
**610** sq. ft  
(Carpet Area)



1 BHK

387sq. ft  
(Carpet Area)





Developed By



## Primary Housing Corporation

19, Siddharth Mansion, 5th Floor Opp. Aga Khan Palace, Nagar Road, Yerwada Pune - 411 006

**Call center no.: 7304772277**



**MAHARERA No. - P52100000382**

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