



Future India. Easy India.



Amanora Park Town - Future India. Easy India

Amanora is the light at the end of the urban tunnel. The long awaited escape for everyone trapped in the prison of congested, overpopulated cities. For everyone who is constantly plagued with perennially dug up potholed roads, choking drains, erratic water supply, traffic jams and frequent power cuts, Amanora holds out the hope of a 'Future India.Easy India'. The kind of well planned, secure neighbourhood that Indians have always longed for. A 400 acre uncrowded township just 5 kms. from Pune Cantonment and 6 kms. from Pune Race Course. Serene, pollution free and futuristic.



A Complete Life - Work. Live. Enjoy.



Amanora is built with the sole aim of taking the stress out of day to day living. The township offers a self-contained lifestyle in every sense of the term. A lifestyle that revolves around the three most vital needs of any community. Walk to work employment, modern comfortable homes and recreation & relaxation facilities for a fulfilling social life. Each within walking access of the others. Town Centre, the commercial zone of the

township consisting of offices, malls, retail, hotels, restaurants, and other businesses provides ample scope for employment for the citizens, minus the torture of commuting to the workplace on congested roads amidst chaotic traffic. Its safe, child friendly, walk-to-school pathways provide much needed peace of mind to harried, stressed out parents.

The Life You Always Wanted

Amanora is designed for people who seek a systematic, peaceful and orderly way of life. Where public convenience and security are top priority. Where trees will be protected. Where kids will walk to school in total safety. And elderly people will relax in a serene atmosphere. Where the promoters will maintain the township for the next 999 years. With digital infrastructure and public utilities that actually work. And a responsible team of professionals who will work to make life easy for every Amanora citizen.



Easy Maintenance

The promoters will maintain the township for a lifetime. The advantages are as follows:

- You become part of an accountable, well-managed neighbourhood
- Your rights are not affected
- You can still lease, mortgage and transfer property
- You can avail loan on your apartment. All in all the lease clause will make your life easier

Amanora will be privately managed. There will be a separate team of professionals to take care of the entire township.

21st Century Infrastructure

Amanora's most remarkable feature is its superb 21st century infrastructure including its own power and water distribution within the township, planned roads, service corridors, schools and health facilities. The planning is ecologically sound, yet with every imaginable technical, digital and modern facility.

At par with those of most advanced townships of the world it is sensitive to the needs of modern living with efficiency and accountability being the key words. The township is planned by some of the world's leading town planners, international architects and visionaries.



Amanora School 1 —
Up and running...

Meeting All Government Norms of a Township

The Government of Maharashtra has laid down a charter to qualify what defines a special township.

The charter would probably sound like a wish list to people living in most cities. The highlights themselves would be very attractive to citizens struggling daily with pollution, collapsing infrastructure and non-existent civic amenities.

Below are the Qualifications for a Special Township

- It must have a continuous land parcel of 100 acres, at the minimum
 - It must make available abundant, clean, water supply, 24/7
 - It must ensure a reliable power infrastructure
 - 60% of the area shall be used for the pure residential purposes, and at least 20% as parks, gardens and playgrounds
 - It must be well-knit by roads ranging from 30ft. to 80 ft.
 - Environmentally speaking, a special township ensures care of the existing ecological systems, rainwater harvesting systems and efficient waste management systems
 - It must have schools , colleges, hospital, fire station on the premises
 - It needs clearances from a multitude of Government bodies
 - It offers a 50% waiver benefit on stamp duty
- Needless to say, Amanora qualifies completely.



Actual photograph of the night view of Amanora Lake

Township Features

Amanora reflects the planned development of a new township with positive urban attributes taking care not to disturb key features of the existing landscape such as - the nalla ,tree clusters, slopes and natural drainage patterns. The objective is comfort and convenience for citizens without upsetting the ecosystem of the region.

1. Cultural Centre
2. Fire Station

A. Digital City

1. Multiple Use Smart Card
2. CCTV for Common Area
3. Centralized Payment & Monitoring Facility For Electricity, Gas, Water Bills, etc.

B. Communication

1. Wi-Fi & Wi-Max Connectivity
2. Broadband Connectivity
3. Video Conferencing
4. Information Kiosk

C. Power & Water

1. Use of Solar Energy
2. Adequate Water Supply
3. Water Treatment Plant
4. Water Recycling Plant
5. Rain Water Harvesting
6. Efficient Waste Management

D. Education & Sports

1. Schools & Colleges
2. Cycling Track
3. Sport Complex

E. Landscaping

1. Large Green Landscape Park
2. Artificial Lake & Water Bodies
3. Central Green Park
4. Amphitheatre

F. Health Care

1. Multi Speciality Hospital

G. Amanora Club

H. Transportation

1. Internal Eco-Friendly Buses
2. Public Transportation Terminus

I. Post Office

J. Police Station

K. Library

Town Centre, Amanora

1. Retail
2. Shopping
3. Entertainment
4. Food and Beverages
5. Business Hotel
6. Office space
7. White goods showroom

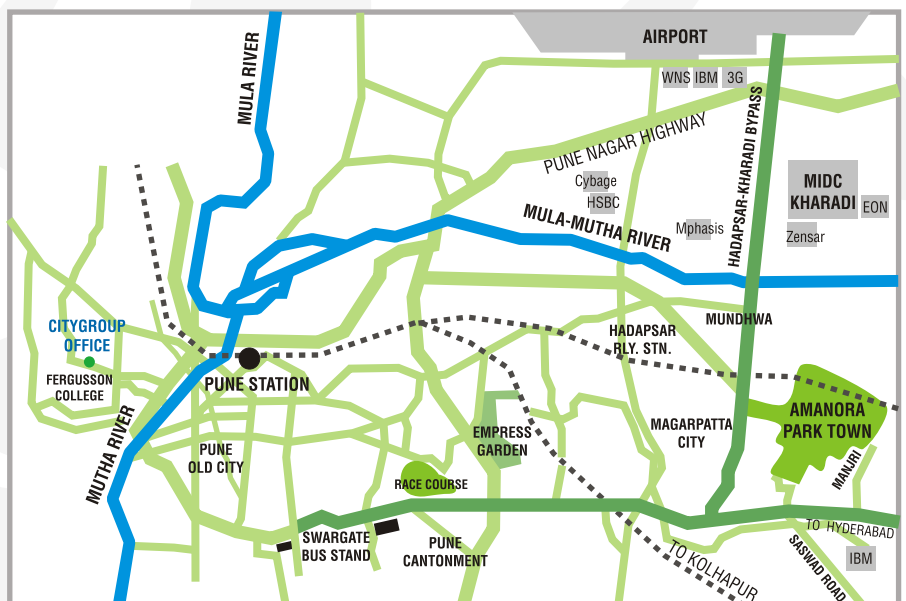


Town Centre - Your 'Day Destination'

Town Centre, measuring 30 lakh sq. ft. is the perfect 'Day Destination' for Amanora families. The indigo Enclave, Saffron Square and Amber Plaza, a glitzy mix of Indian western architecture open up endless entertainment possibilities. For movie buffs there is an 9 screen multiplex and for foodies, a roof top restaurant with fine dining options. Shoppers will have several national and international brands to choose from.

Buzzing Location

Amanora is located at Hadapsar, smack in the center of the IT hub and business nerve center of new age Pune. The airport is a short convenient drive from here. The zone has seen a mind boggling transformation in the last few years with major IT players setting up shop here. The Hadapsar Kharadi bypass area is mushrooming with walk to work, leisure homes ideal for Kharadi's ballooning man power reservoirs.





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