



Clover Hills Plaza: N.I.B.M. Road, adjacent to Clover Hills, Pune.

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EXPECT  
EVERYTHING



throughtrains.com

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CLOVER HILLS  
PLAZA

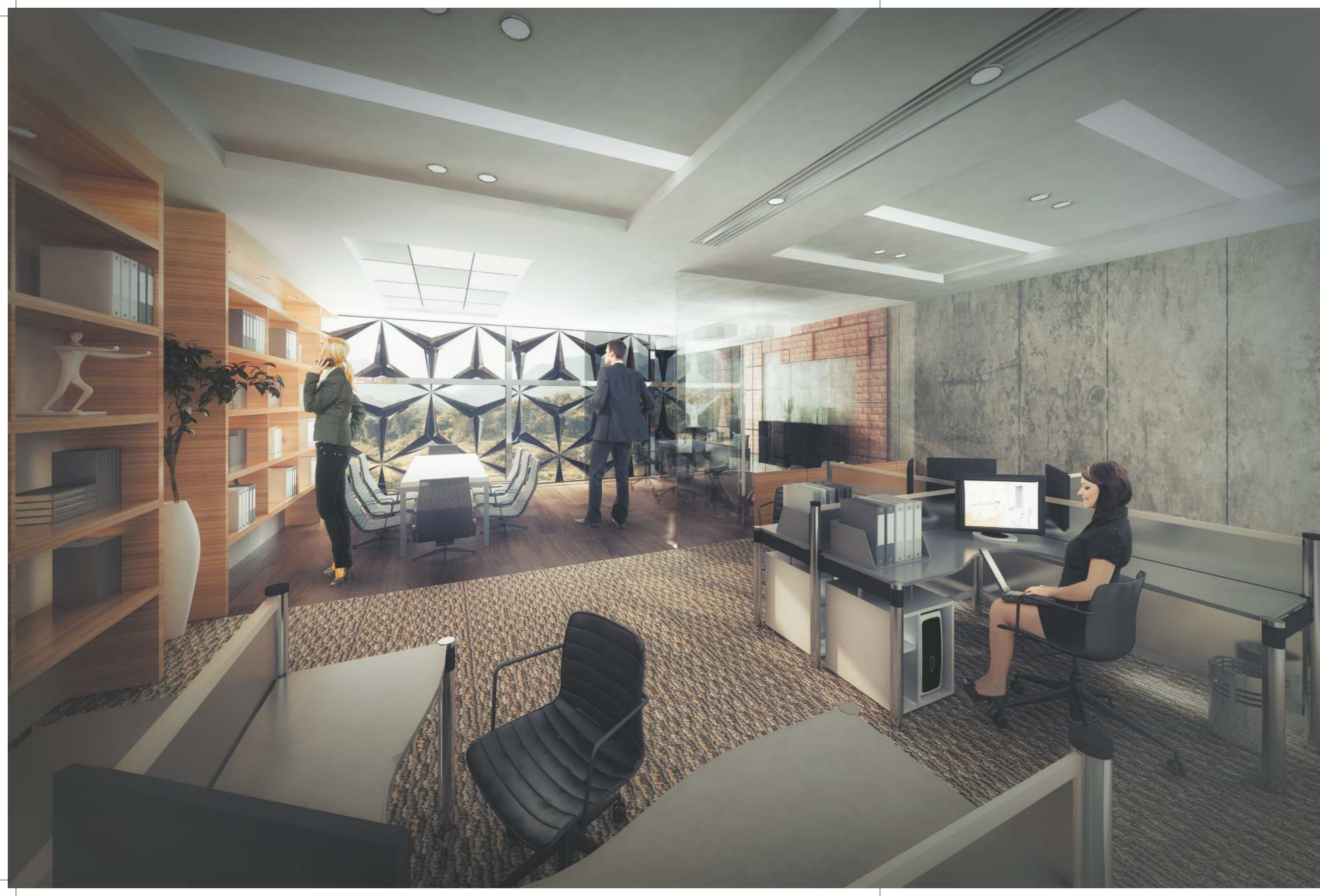
# A DESTINATION THAT MEETS YOUR EXPECTATIONS

RETAIL | BOUTIQUE OFFICES | FINE-DINE



# EXPECT MORE FOOTFALLS

- EXCELLENT CONNECTIVITY
- PREMIUM BRANDS
- EXCLUSIVE SERVICES
- MORE BUSINESS



# EXPECT MORE THAN AN OFFICE

CONFERENCE ROOM  
VISITORS LOUNGE  
BY-ORDER CAFÉ  
CENTRAL BOULEVARD



## EXPECT MORE HOSPITALITY

SPECIALITY RESTAURANTS  
PREMIUM FOOD ZONES  
OPEN DECK CAFETERIAS  
WORLD-CLASS AMBIENCE

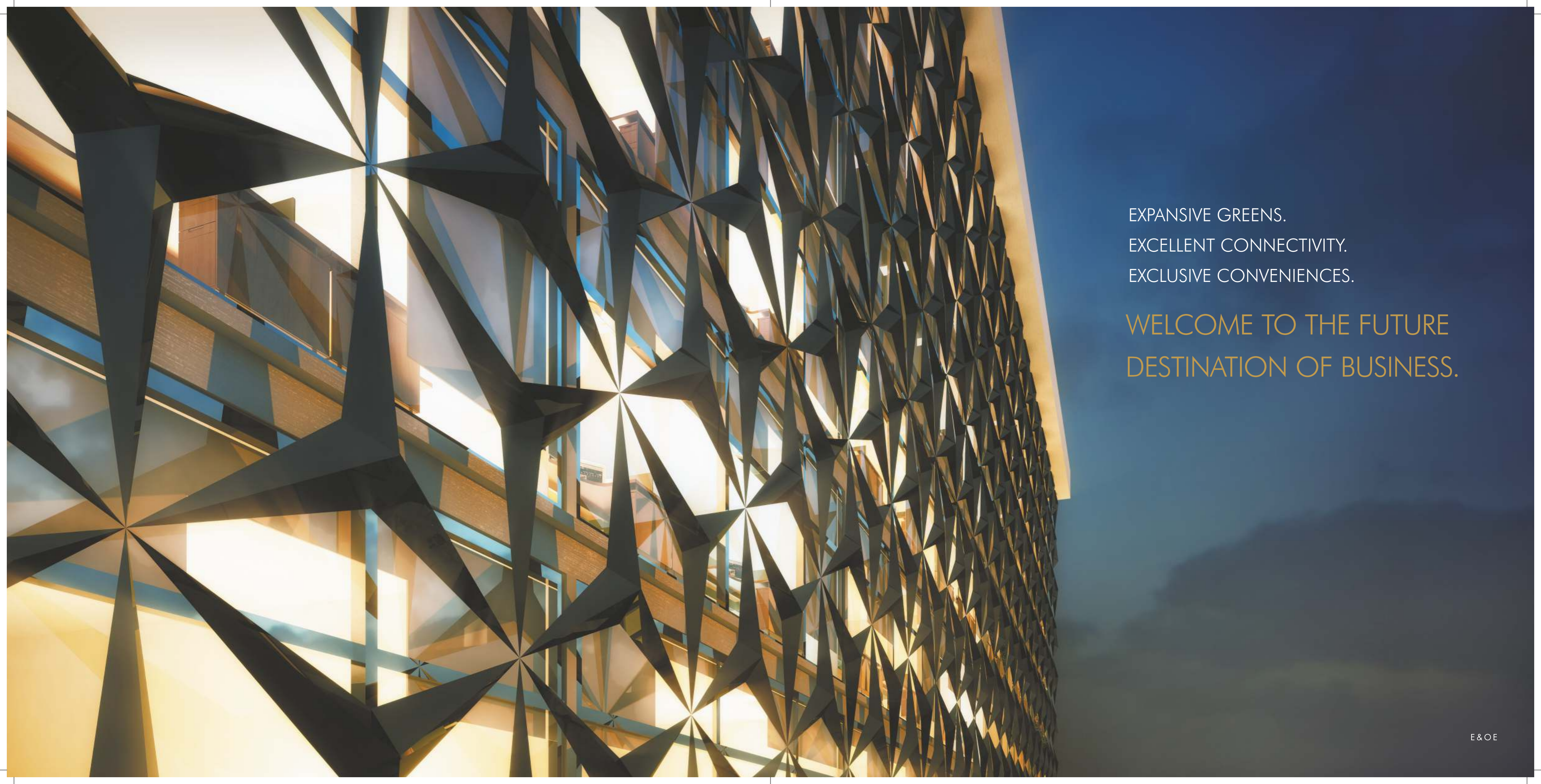


# EXPECT MORE RETURNS

ELITE COMMUNITY

VALUE FOR MONEY

SMART INVESTMENT OPPORTUNITY



EXPANSIVE GREENS.  
EXCELLENT CONNECTIVITY.  
EXCLUSIVE CONVENIENCES.

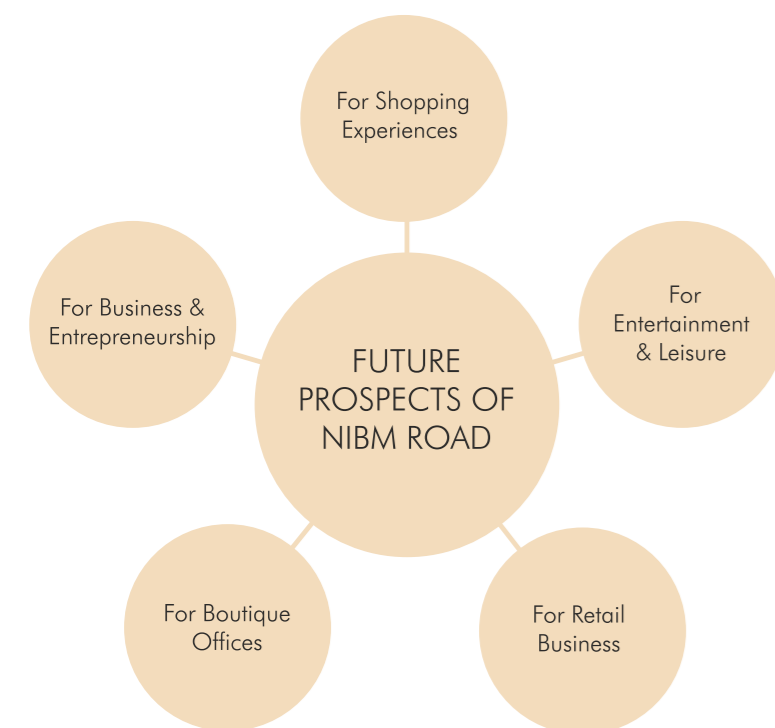
WELCOME TO THE FUTURE  
DESTINATION OF BUSINESS.

# NIBM ROAD - THE GREEN ADDRESS FOR FLOURISHING BUSINESSES

NIBM Road is a hub of multi-ethnic crowd which makes it ideal for residential and commercial growth. High literacy ratios, purchasing power and presence of business acumen create numerable advantages for the businesses to flourish. Being a preferred choice of NRIs, expatriates and HNIs for its convenient and peaceful life, the area is registering thoughtful residential planning and well-planned infrastructure. In other words, this area serves as a future destination of huge business opportunities for all.



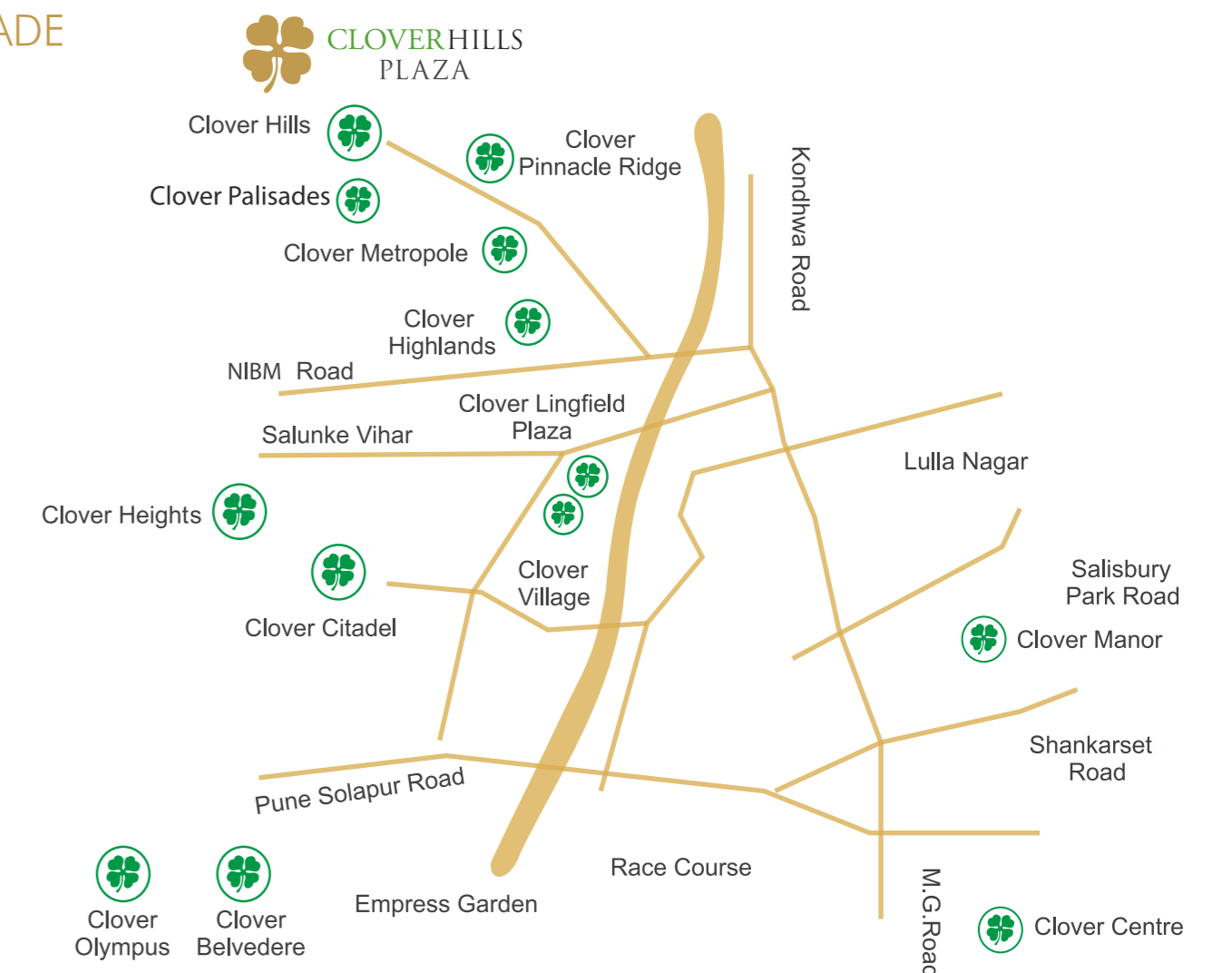
## CLOVER HILLS PLAZA - FULFILLING BUSINESS AND LIFESTYLE NEEDS



## REASONS THAT MAKE NIBM, THE FUTURE DESTINATION OF BUSINESS AND PLEASURE

- An area with natural open spaces and ample greenery
- A posh area with high-end villas and luxury residences
- Presence of international schools, hospitals and super markets in vicinity
- A location with an ardent need for fine-dine, shopping, entertainment and small or mid-size business spaces to cater local residents as well as other customers
- An area with a good potential for aspiring entrepreneurs who want to venture into new business in retail & commercial sector

## SPEARHEADING THE DEVELOPMENT OF NIBM COMMUNITY FOR OVER A DECADE



CLOVER HILLS PLAZA IS A ONE-STOP DESTINATION FOR BUSINESSES AND SELF-SUSTAINED URBAN COMMUNITY EXPERIENCE





## WHERE BUSINESSES DISCOVER A UNIQUE AMBIENCE

From its green and serene environment outside to its unique facilities inside, Clover Hills Plaza is a perfect destination to expect everything. Sprawled across 2,50,000 sq. ft., the project offers ideal spaces and services to various small & medium size businesses and retail that are beyond expectations. Come and discover the advantages that you have always expected for your business to flourish.

### EXCLUSIVE FEATURES

- Centralised air-conditioned retail, office and fine-dine spaces
- Central boulevard with ambient lighting
- Well-provisioned common conference room for offices
- On-call concierge services
- A variety of speciality restaurants
- Landscaped terrace garden cafés on the first floor
- Professional building management system
- Advanced automation and security systems

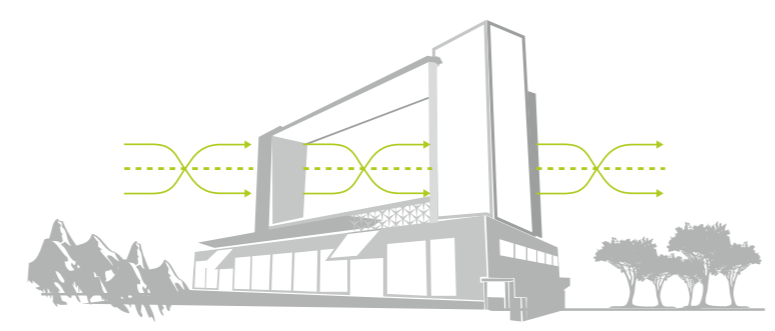
# THE FAÇADE ENGINEERING & INNOVATION

Clover Hills Plaza is an architectural magnificence of intelligent planning and design. The façade of the building displays a distinctive design with a number of innovative features which are manifestations of advanced engineering as well as the epitomes of environmental friendliness.



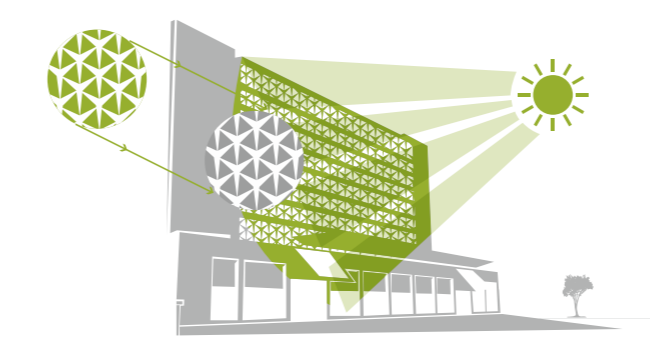
## SUN PATH ORIENTATION

Adhering to the Sun Path Technology, the engineered screens of the glass façade protect the building from direct sunlight and heat thus controlling the temperature of the building.



## PLEASANT ENVIRONMENT WITH UNINTERRUPTED VIEWS

The project is surrounded by vast forest reserves in the west and premium villas in the east ensuring green open spaces and uninterrupted view on both sides.



## ENERGY EFFICIENCY THROUGH NATURAL LIGHTING

The façade ensures energy efficiency through its luminous glazed glass which gives adequate natural light to the workplaces thereby saving electricity by large.



## ECO-FRIENDLY DESIGN & FEATURES

The usage of technologically advanced yet eco-friendly material like perforated envelopes and screens reduces the heat exposures while ensuring adequate natural light and relatively cooler environment.



## RETAIL SPACES

1,05,000 SQ. FT. OF EXCLUSIVE  
RETAIL SPACES WITH TOP-NOTCH FACILITIES

TO GIVE YOUR TRADE,  
A CUTTING-EDGE OVER OTHERS.



BANK / ATMs



SUPERMARKET



BOUTIQUES



BOOKSTORES



LIFESTYLE BRANDS

## RETAIL SPACES THAT ENSURE FOOTFALLS

Clover Hills Plaza is the ultimate destination for your retail business. Embellished with customisable spaces and modern amenities, the retail arena of Clover Hills Plaza is perfectly suitable for showcasing the finest brands. Located in one of the prime and posh areas of Pune, this grand commercial landmark will attract affluent residents & visitors and ensure greater footfalls for your business.

Retail shops at upper ground floor, ground floor and lower ground floor

750 ft. approximately frontage on the main road giving excellent visibility to the brands

More than 1,05,000 sq. ft. of retail spaces starting from 250 sq. ft.

Ideal to cater top lifestyle brands, banks, ATMs, bookstores etc.

4 glass elevators and escalators

Ideal for local residents who want to venture into retail business

Provision of standard sized signages and boards for all retail outlets

A man in a white dress shirt and dark tie is sitting in a modern, dark-colored office chair. He is positioned in front of a large, curved window that offers a panoramic view of a city with numerous buildings. The interior has a light-colored wall and a wooden floor. The overall atmosphere is professional and sophisticated.

# BOUTIQUE OFFICE SPACES

1,22,000 SQ. FT. OF OFFICE SPACES  
WITH WORLD - CLASS FACILITIES

AND ALL THAT YOU EXPECT  
YOUR BUSINESS TO GROW WITH.



CENTRALLY AIR-CONDITIONED OFFICES



BY-ORDER CAFÉS



CONFERENCE ROOM



CONCIERGE SERVICES



WAITING LOUNGE

## BOUTIQUE OFFICE SPACES WITH STATE-OF-THE-ART FACILITIES

Meet your dream office at Clover Hills Plaza, where every nook and corner shows your elevated class. With exclusive office spaces starting from 700 sq. ft., Clover Hills Plaza is graced with top-of-the-line facilities. Apart from offering a favourable location, it also provides an ideal work environment adorned with special services for you and your clients.

**6 dedicated floors for boutique offices from 2nd to 7th floor**

**21 offices per floor (Total 126 offices) starting from 700 sq. ft.**

**Ideal for service oriented business**

**Embedded with special services like centralised air-conditioners, waiting lounge, common conference room, concierge services, by order cafes & restaurant facilities**

**A coveted business destination for entrepreneurs**



## FINE-DINE SPACES

35,000 SQ. FT. OF FINE-DINE SPACES  
FOR RESTAURANTS AND CAFÉS

JUST FOR YOUR FINE TASTE,  
JUST FOR YOUR FINEST PLEASURES.



TERRACE RESTAURANT



EATERIES



THEMED RESTAURANT



CAFETERIA



FINE DINE

## EXCLUSIVE FINE-DINE SPACES WITH TERRACE CAFÉS AND SPECIALITY RESTAURANTS

Adding more delight to your work and shopping experience, Clover Hills Plaza is coming up with spaces for speciality food zones. With an objective to give an ultimate culinary experience to in-house customers as well as the visitors, it offers multi-cuisine restaurants and terrace cafeterias. So for those who want to invest in fine-dine spaces or those who want to satiate their culinary desires, here is the space which is beyond their expectations.

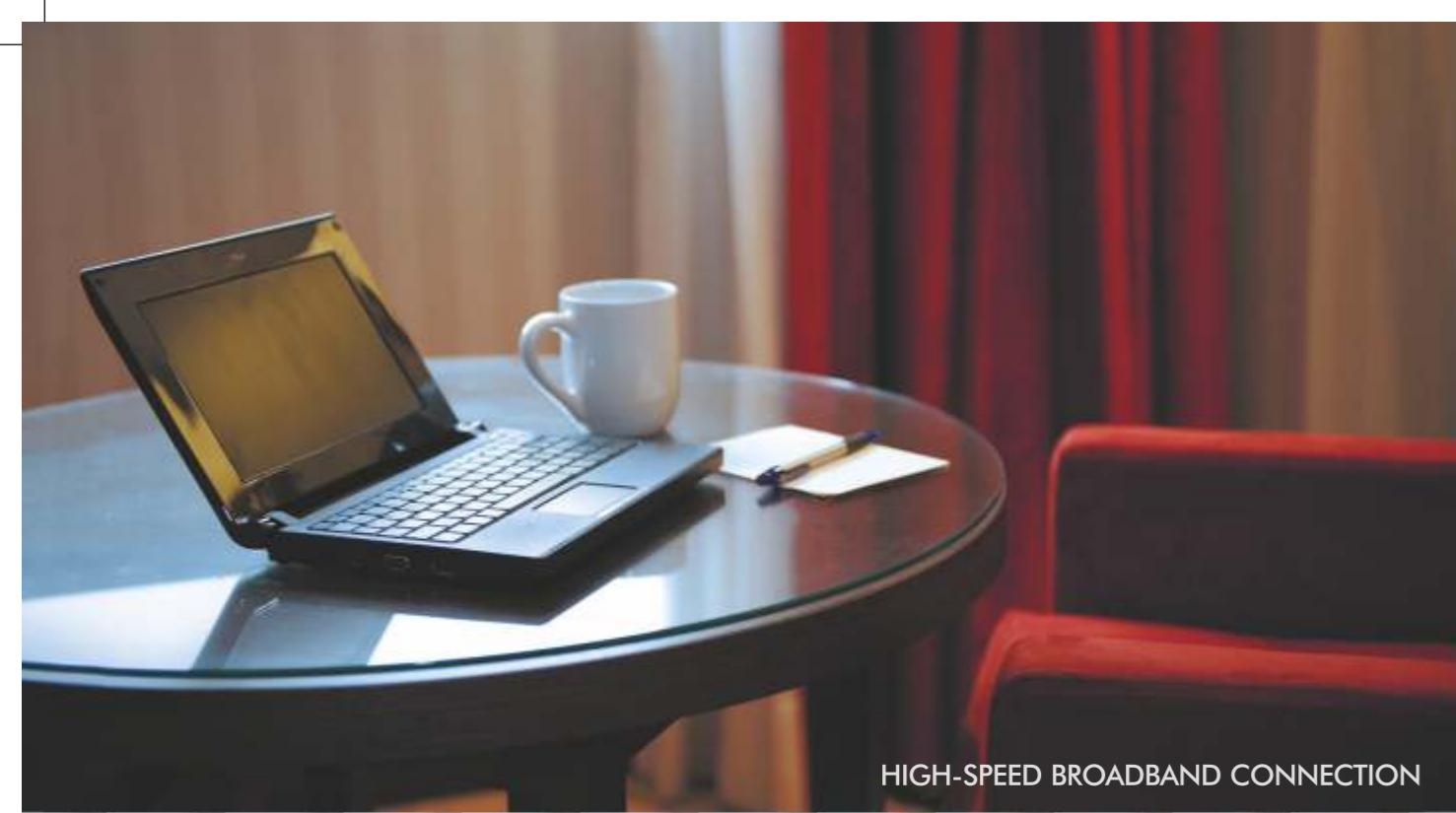
Exclusive fine-dine spaces on 1st floor

Offering spaces for restaurants, cafés , eateries and food zones

Themed ambience in terrace garden cafés and restaurants

Ideal to cater to in-house retailers, office personnel, shoppers, visitors and clients





HIGH-SPEED BROADBAND CONNECTION



BUILDING SECURITY AND ACCESS



GLASS ELEVATORS



CCTV SURVEILLANCE



3 LEVELS OF CAR PARKING SPACE

# EXTRAORDINARY FACILITIES FOR YOUR WORK, SHOPPING AND LEISURE EXPERIENCE

## PROJECT AMENITIES & SPECIFICATIONS

### Environmental Friendly Building

- Rain water harvesting
- Green landscaping
- Cross ventilation

### Fire Safety

- Fire resistant doors
- Wet risers
- Hose reel
- Sprinklers
- Hydrants

### Earthquake Resistance

- R.C.C building designed as per norms for Seismic resistance

### Security Systems

- Building security and access
- Basement parking monitoring
- CCTV surveillance in all common areas

### Power Backup

100% generator backup

Well provisioned with professional management system

### Telecommunications & Broadcast

- Fiber and HTL Lines provided within the building alongwith broadband internet connection
- Provision of Cable TV connection

### Parking

- 3 levels of car parking with wash rooms for drivers
- Ample 2 wheeler parking

### HVAC Systems

- Provision for AHU Rooms
- VRV systems
- Humidity and temperature control systems

### Finishes

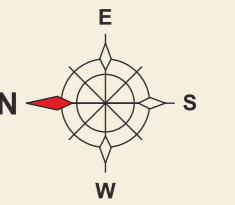
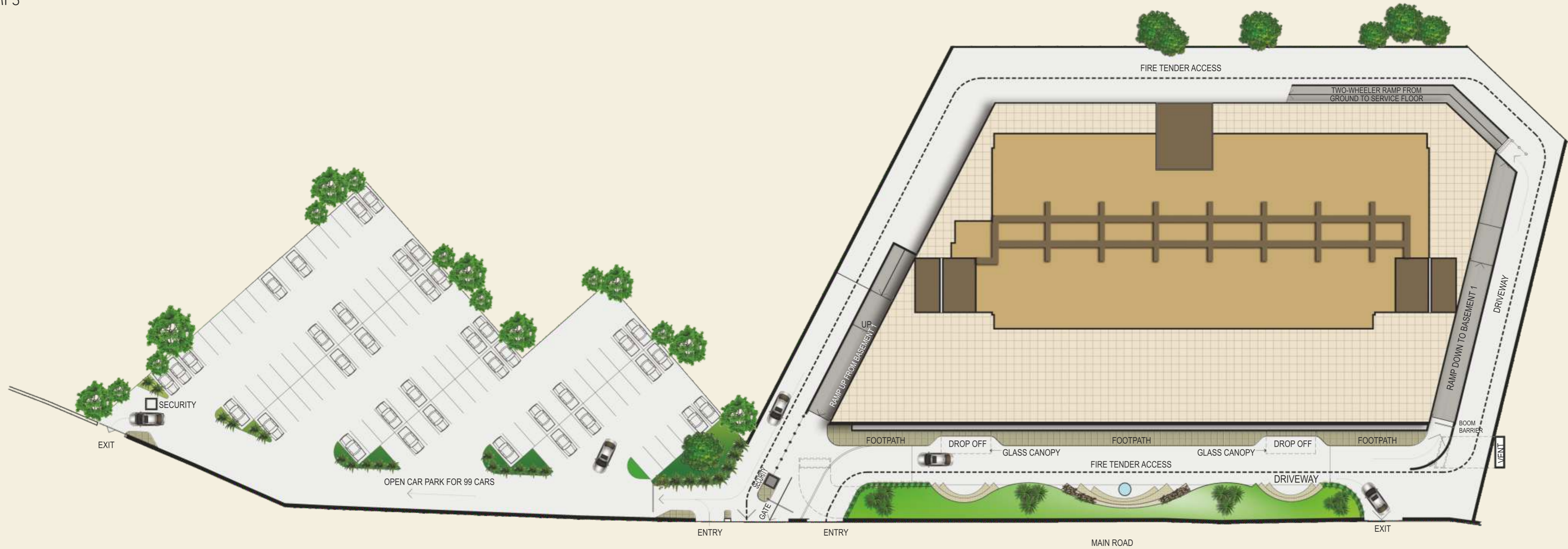
- Glazed glass façade
- Marble / Vitrified flooring in lobby
- Vitrified / Marble / Granite flooring in common areas

### Elevators

- 4 high-speed elevators
- Additional 4 glass elevators for retail zone
- 1 service lift
- Escalators in atrium area

# MASTERPLAN

- CLOVER HILLS PLAZA BUILDING
- LANDSCAPE
- FIRE TENDER ACCESS
- RAMPS



# RETAIL

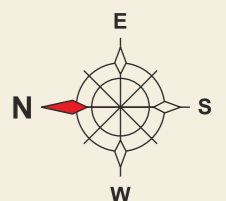
## LOWER GROUND FLOOR PLAN



CLOVER HILLS PLAZA - SALES AREA STATEMENT

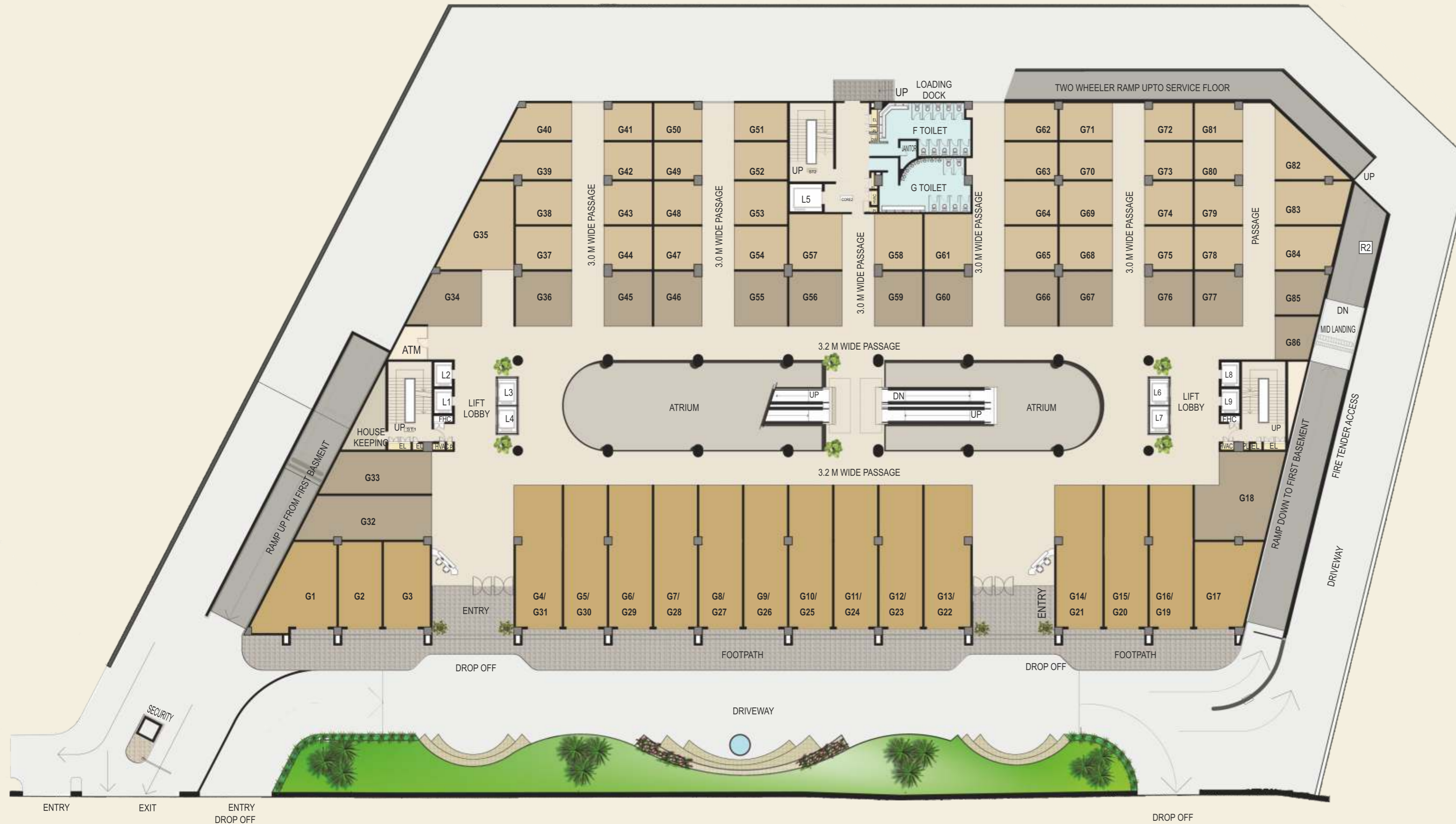
SHOP NO	S.A.* IN SQ.FT.	SHOP NO	S.A.* IN SQ.FT.
L1	560	L46	290
L2	520	L47	360
L3	710	L48	375
L4	550	L49	290
L5	515	L50	290
L6	425	L51	250
L7	440	L52	250
L8	445	L53	275
L9	515	L54	280
L10	550	L55	320
L11	310	L56	320
L12	290	L57	550
L13	495	L58	585
L14	530	L59	320
L15	290	L60	320
L16	310	L61	280
L17	345	L62	275
L18	325	L63	370
L19	585	L64	525
L20	585	L65	525
L21	325	L66	370
L22	345	L67	415
L23	310	L68	585
L24	290	L69	585
L25	530	L70	320
L26	530	L71	325
L27	290	L72	280
L28	310	L73	280
L29	345	L74	250
L30	325	L75	250
L31	585	L76	290
L32	550	L77	290
L33	325	L78	525
L34	345	L79	490
L35	660	L80	290
L36	690	L81	290
L37	380	L82	250
L38	890	L83	250
L39	480	L84	320
L40	370	L85	425
L41	435	L86	340
L42	380	L87	340
L43	250	L88	440
L44	250	L89	760
L45	290	L90	705

\* EFFICIENCY (CARPET AREA) IS APPROX 66 % OF ABOVE



# RETAIL

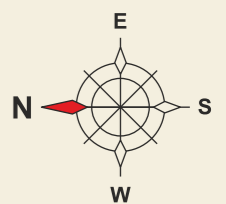
## GROUND FLOOR PLAN



CLOVER HILLS PLAZA - SALES AREA STATEMENT

SHOP NO	S.A.* IN SQ.FT.	SHOP NO	S.A.* IN SQ.FT.
G1	825	G51	280
G2	530	G52	280
G3	565	G53	325
G4/G31	945	G54	320
G5/G30	870	G55	410
G6/G29	870	G56	410
G7/G28	870	G57	415
G8/G27	870	G58	370
G9/G26	870	G59	365
G10/G25	870	G60	365
G11/G24	870	G61	370
G12/G23	870	G62	275
G13/G22	945	G63	280
G14/G21	945	G64	320
G15/G20	870	G65	320
G16/G19	870	G66	410
G17	715	G67	410
G18	885	G68	320
G32	780	G69	320
G33	610	G70	280
G34	475	G71	275
G35	705	G72	250
G36	430	G73	250
G37	340	G74	290
G38	340	G75	290
G39	425	G76	365
G40	320	G77	365
G41	250	G78	290
G42	250	G79	290
G43	290	G80	250
G44	290	G81	250
G45	365	G82	380
G46	365	G83	435
G47	290	G84	370
G48	290	G85	305
G49	250	G86	240
G50	250		

\* EFFICIENCY (CARPET AREA) IS APPROX 66 % OF ABOVE



# RETAIL

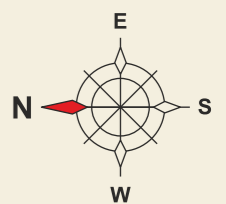
## UPPER GROUND FLOOR PLAN



CLOVER HILLS PLAZA - SALES AREA STATEMENT

SHOP NO	S.A.* IN SQ.FT.	SHOP NO	S.A.* IN SQ.FT.
U1/U2/U3	1625	U47	290
U4	425	U48	290
U5	325	U49	250
U6	410	U50	250
U7	605	U51	275
U8	605	U52	280
U9	410	U53	320
U10	325	U54	320
U11	425	U55	410
U12	455	U56	410
U13	365	U57	320
U14	465	U58	320
U15	465	U59	280
U16	365	U60	275
U17	455	U61	370
U18	455	U62	365
U19	365	U63	365
U20	465	U64	370
U21	465	U65	415
U22	365	U66	410
U23	455	U67	410
U24	425	U68	320
U25	325	U69	325
U26	410	U70	280
U27	605	U71	280
U28	605	U72	250
U29	410	U73	250
U30	325	U74	290
U31	425	U75	290
U32	760	U76	365
U33	690	U77	365
U34	370	U78	290
U35	885	U79	290
U36	240	U80	250
U37	305	U81	250
U38	370	U82	320
U39	435	U83	425
U40	385	U84	340
U41	250	U85	340
U42	250	U86	430
U43	290	U87	755
U44	290	U88	705
U45	365		
U46	365		

\* EFFICIENCY (CARPET AREA) IS APPROX 66 % OF ABOVE



# RESTAURANT

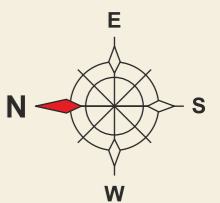
1<sup>ST</sup> FLOOR PLAN



CLOVER HILLS PLAZA - SALES AREA STATEMENT

REST NO	DETAILS FO TERRACE	CHARGEABLE REST. AREA SQ.FT.	TERR AREA SQ.FT.	CHARGEABLE TERR. AREA SQ.FT.	S.A.* TOTAL IN SQ.FT.
R1 / R2	FRONT+CORNER TERRACE	2490	9728	4860	7350
R3 /R4/R5	FRONT TERRACE	3760	6480	3240	7000
R6 / R7	FRONT+CORNER TERRACE	2490	6958	3480	5970
R8 / R9	FRONT+CORNER TERRACE	2490	4562	2280	4770
R10 / R11	FRONT TERRACE	2490	1709	855	3345
R12	FRONT TERRACE	1855	864	430	2285
R13/R14	FRONT+CORNER TERRACE	2470	3200	1600	4070

\* EFFICIENCY OF RESTAURANT (CARPET AREA) IS APPROX 75 % OF ABOVE

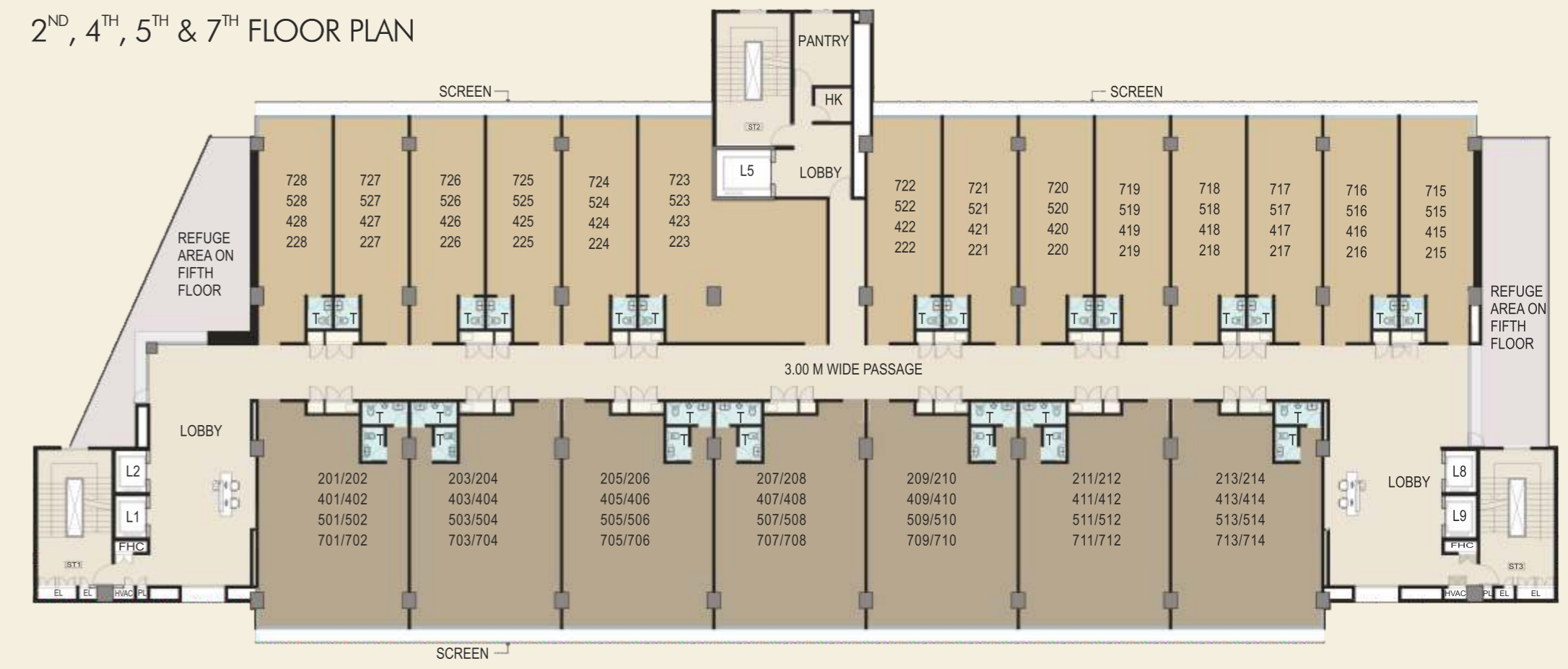


# OFFICE

## 3<sup>RD</sup> & 6<sup>TH</sup> FLOOR PLAN



## 2<sup>ND</sup>, 4<sup>TH</sup>, 5<sup>TH</sup> & 7<sup>TH</sup> FLOOR PLAN



CLOVER HILLS PLAZA - SALES AREA STATEMENT

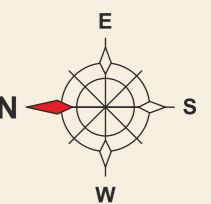
OFFICE NO	S.A.* IN SQ.FT.	OFFICE NO	S.A.* IN SQ.FT.
301/302	1420	601/602	1420
303/304	1420	603/604	1420
305/306	1420	605/606	1420
307/308	1420	607/608	1420
309/310	1420	609/610	1420
311/312	1420	611/612	1420
313/314	1420	613/614	1420
315/316	1330	615/616	1330
317	700	617	700
318	700	618	700
319	700	619	700
320	700	620	700
321	700	621	700
322	700	622	700
323	1430	623	1430
324	700	624	700
325	700	625	700
326	700	626	700
327	700	627	700
328	700	628	700

\* EFFICIENCY (CARPET AREA) IS APPROX 75 % OF ABOVE

CLOVER HILLS PLAZA - SALES AREA STATEMENT

OFFICE NO	S.A.* IN SQ.FT.	OFFICE NO	S.A.* IN SQ.FT.	OFFICE NO	S.A.* IN SQ.FT.	OFFICE NO	S.A.* IN SQ.FT.
201/202	1420	401/402	1420	501/502	1420	701/702	1420
203/204	1420	403/404	1420	503/504	1420	703/704	1420
205/206	1420	405/406	1420	505/506	1420	705/706	1420
207/208	1420	407/408	1420	507/508	1420	707/708	1420
209/210	1420	409/410	1420	509/510	1420	709/710	1420
211/212	1420	411/412	1420	511/512	1420	711/712	1420
213/214	1420	413/414	1420	513/514	1420	713/714	1420
215	700	415	700	515	700	715	700
216	700	416	700	516	700	716	700
217	700	417	700	517	700	717	700
218	700	418	700	518	700	718	700
219	700	419	700	519	700	719	700
220	700	420	700	520	700	720	700
221	700	421	700	521	700	721	700
222	700	422	700	522	700	722	700
223	1430	423	1430	523	1430	723	1430
224	700	424	700	524	700	724	700
225	700	425	700	525	700	725	700
226	700	426	700	526	700	726	700
227	700	427	700	527	700	727	700
228	700	428	700	528	700	728	700

\* EFFICIENCY (CARPET AREA) IS APPROX 75 % OF ABOVE





## CREATING A LEGACY OF EXCELLENCE AND CLASS

Since its inception, Clover Builders has incessantly endeavoured to make a mark in the world of real estate. Continuing the same with passion, precision and perfection and with over 9 million sq. ft. of noteworthy developments in Pune, today this 34 year old legacy of architectural brilliance is simply years ahead from others. With a vision to exceed and a passion to excel, Clover Builders has delivered more than 40 landmark projects that have stood ahead with the test of times. Our noteworthy creations of luxury villas, bungalows, high-end residences, townships, farmhouses and commercial spaces along with our presence in land plotting ventures have earned us a reputation of trust and dependability. With over 3 million sq. ft. of land that is under construction and a strong presence in Pune, our legacy of landmark construction will continue to reach new heights in real estate.

Today we are overwhelmed to introduce our new commercial project, Clover Hills Plaza at NIBM Road, Pune. Providing the office, retail and fine-dine spaces along with extraordinary facilities and features, this project will certainly give the people a lifestyle beyond expectations. Let's embark upon a journey of a commercial haven where you can expect everything you desire. Clover Builders welcomes you.

E & OE



CLOVER METROPOLE  
NIBM ROAD, PUNE



VERDE RESIDENCE COLLECTION  
KALYANI NAGAR, PUNE



FOREST COUNTY  
KHARADI, PUNE



CLOVER PALISADES  
NIBM ROAD, PUNE