



LUXURIES FOR YOUR SOUL

3 & 4 BHK Residences



*Artistic Impression



*Artistic Impression

PODIUM LEVEL AMENITIES



*Artistic Impression

SWIMMING POOL WITH KIDS POOL



KIDS PLAY AREA

*Artistic Impression



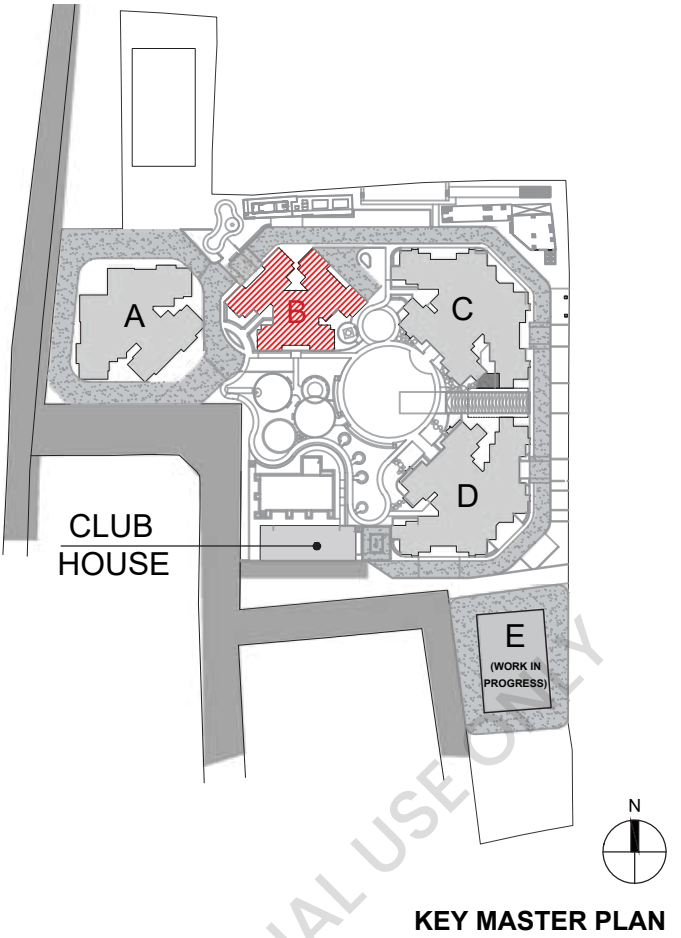
POOL SIDE CABANAS

*Artistic Impression



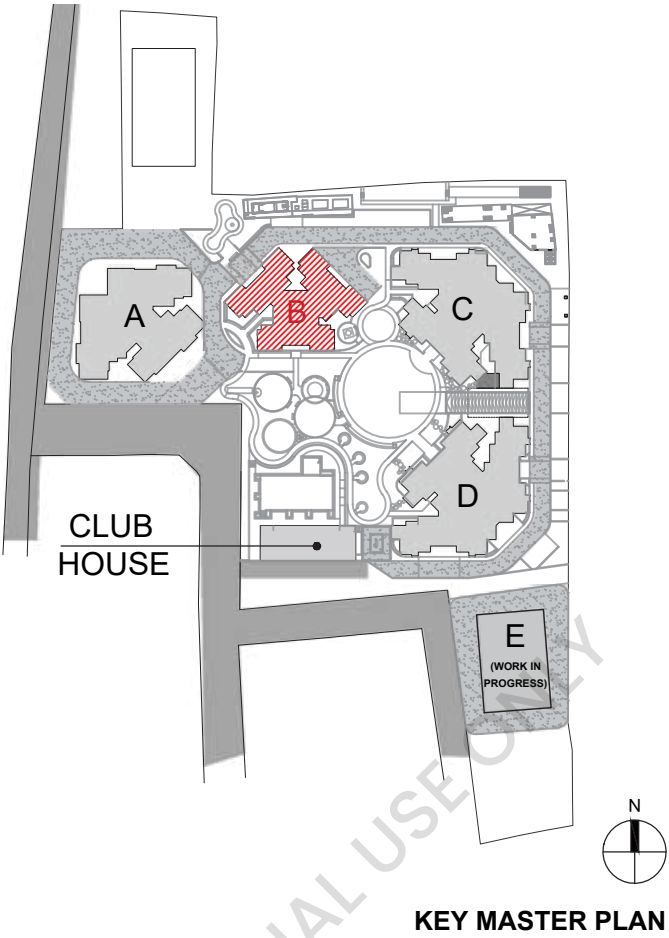
*Artistic Impression

TOWER - B TYPICAL FLOOR PLAN



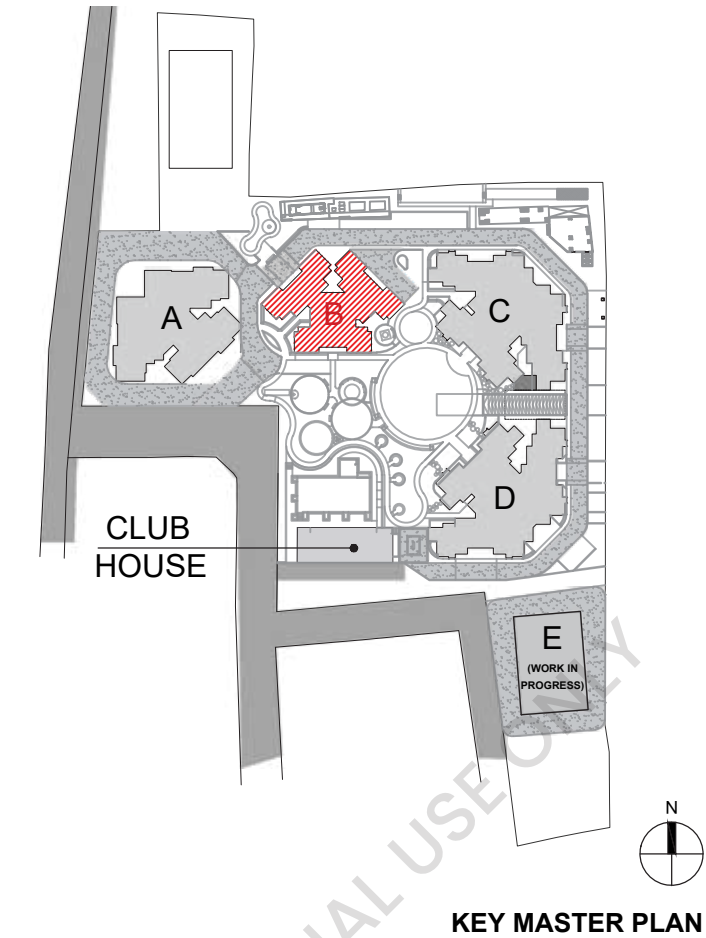
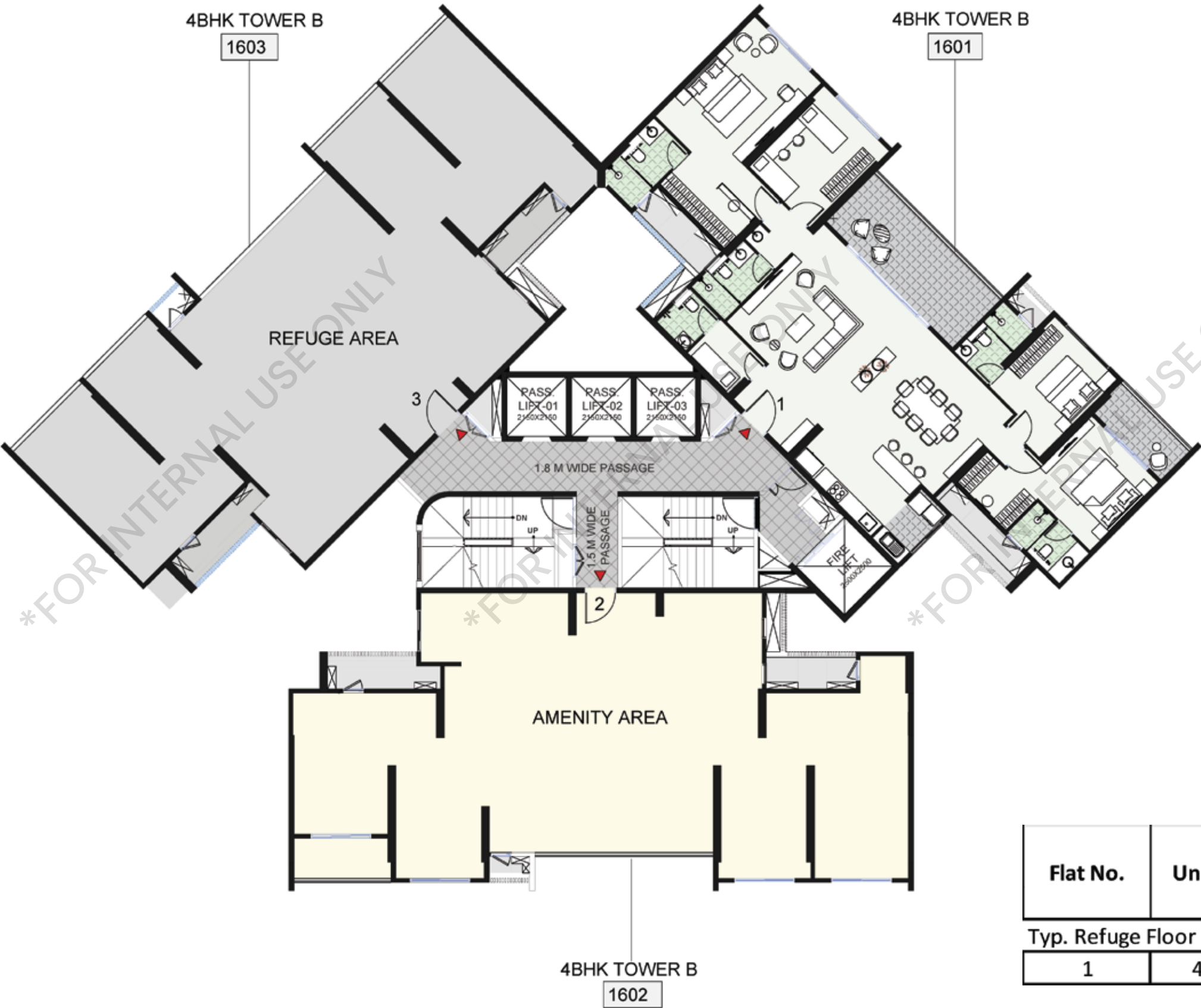
Flat No.	Unit Type	Unit Carpet Area	Balcony Carpet Area in FSI	Total Carpet Area
		sq.ft.	sq.ft.	sq.ft.
Typ. Floor 1st,2nd,3rd,4th,5th,6th,8th,9th,10th,12th 13th,14th,15th,17th				
1	4 BHK	1833.32	225.72	2059.04
2	4 BHK	1834.51	225.72	2060.23
3	4 BHK	1833.32	225.72	2059.04

TOWER – B REFUGE FLOOR PLAN



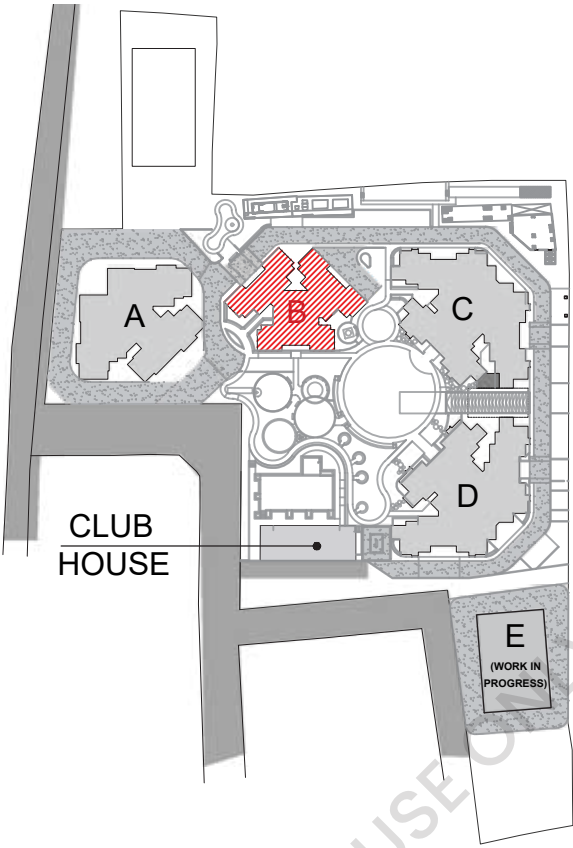
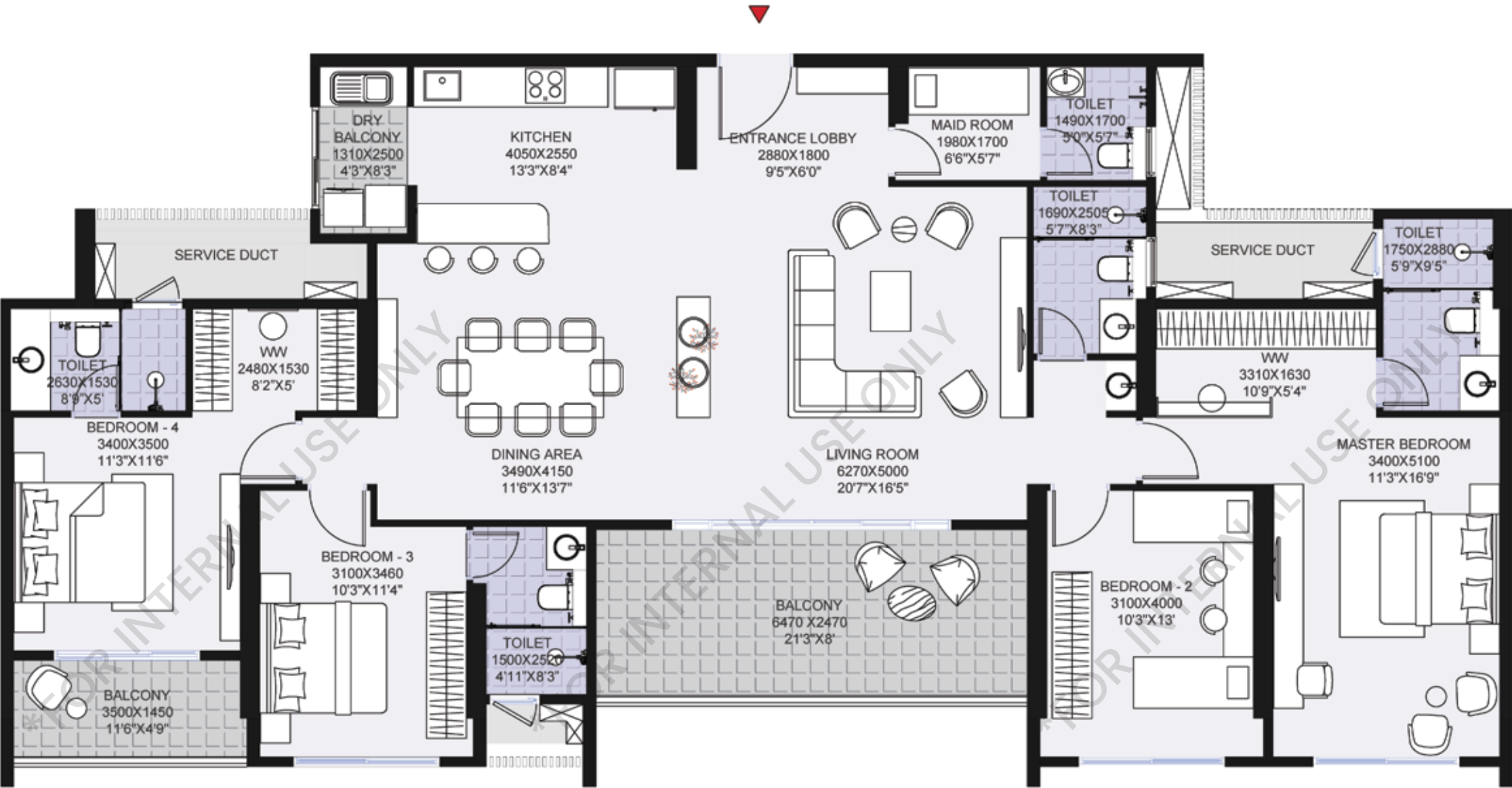
Flat No.	Unit Type	Unit Carpet Area	Balcony Carpet Area in FSI	Total Carpet Area
		sq.ft.	sq.ft.	sq.ft.
Typ. Refuge Floor 7th,11th				
1	4 BHK	1833.32	225.72	2059.04
2	4 BHK	1834.51	225.72	2060.23
Refuge				

TOWER – B AMENITY FLOOR PLAN

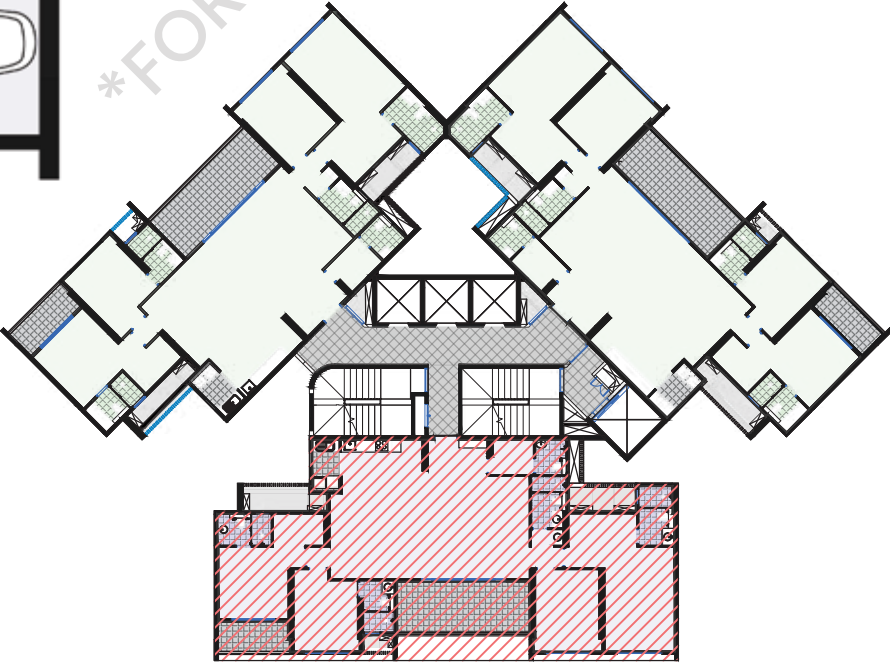


Flat No.	Unit Type	Unit Carpet Area	Balcony Carpet Area in FSI	Total Carpet Area
		sq.ft.	sq.ft.	sq.ft.
Typ. Refuge Floor 16TH-Amenity Floor				
1	4 BHK	1833.32	225.72	2059.04

TOWER - B 4 BHK UNIT PLAN



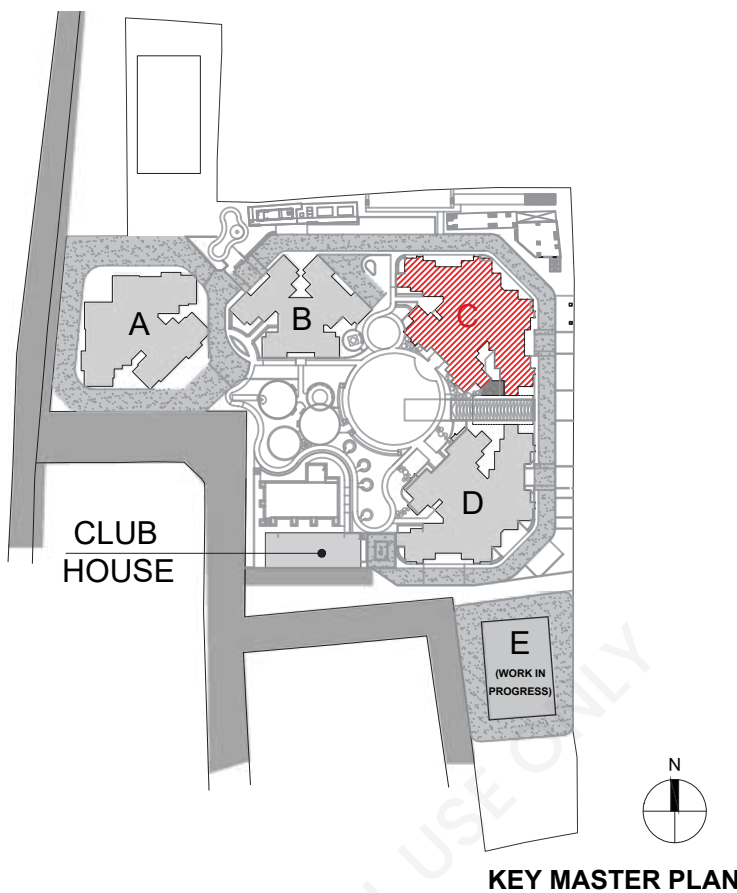
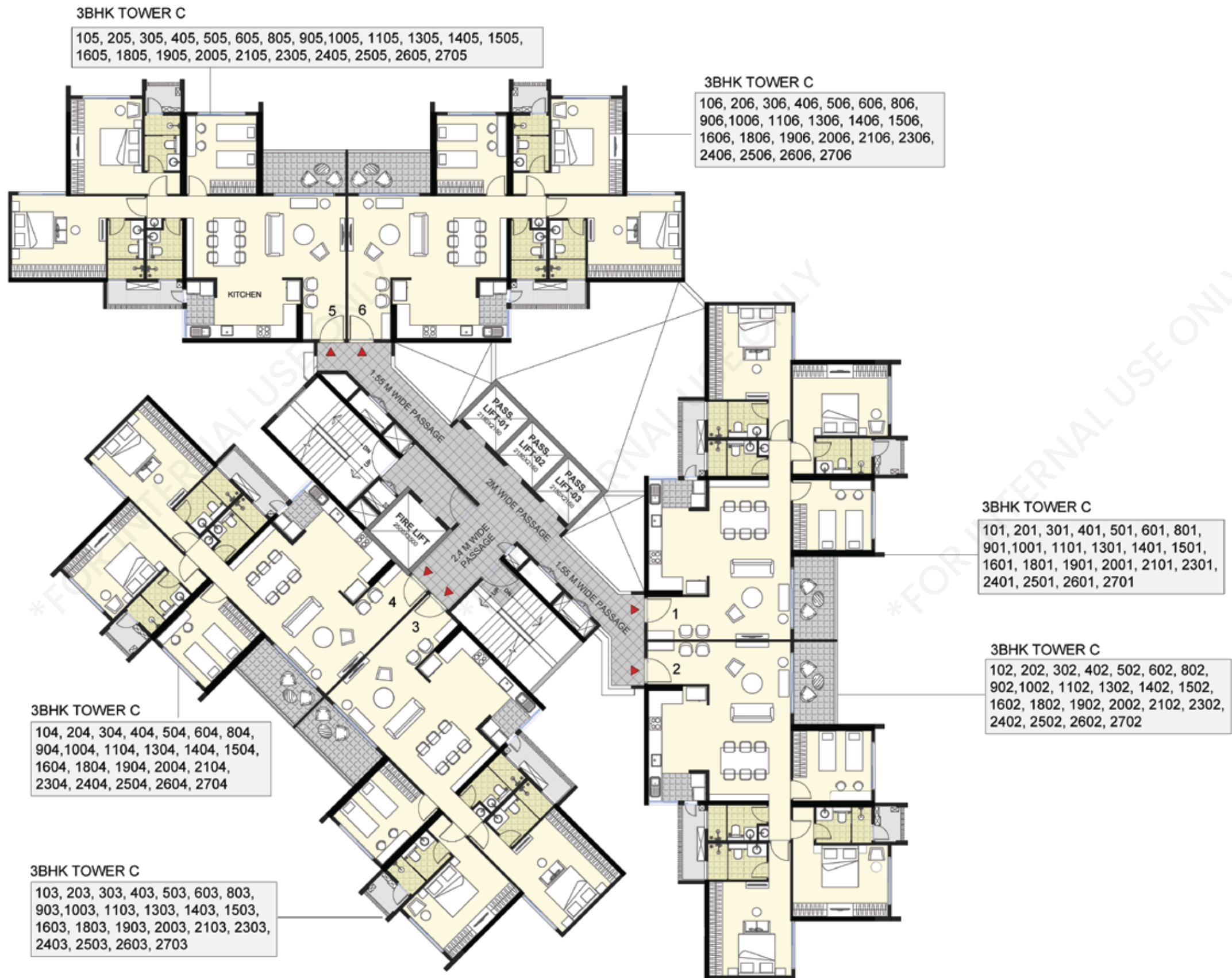
KEY MASTER PLAN



KEY CLUSTER PLAN

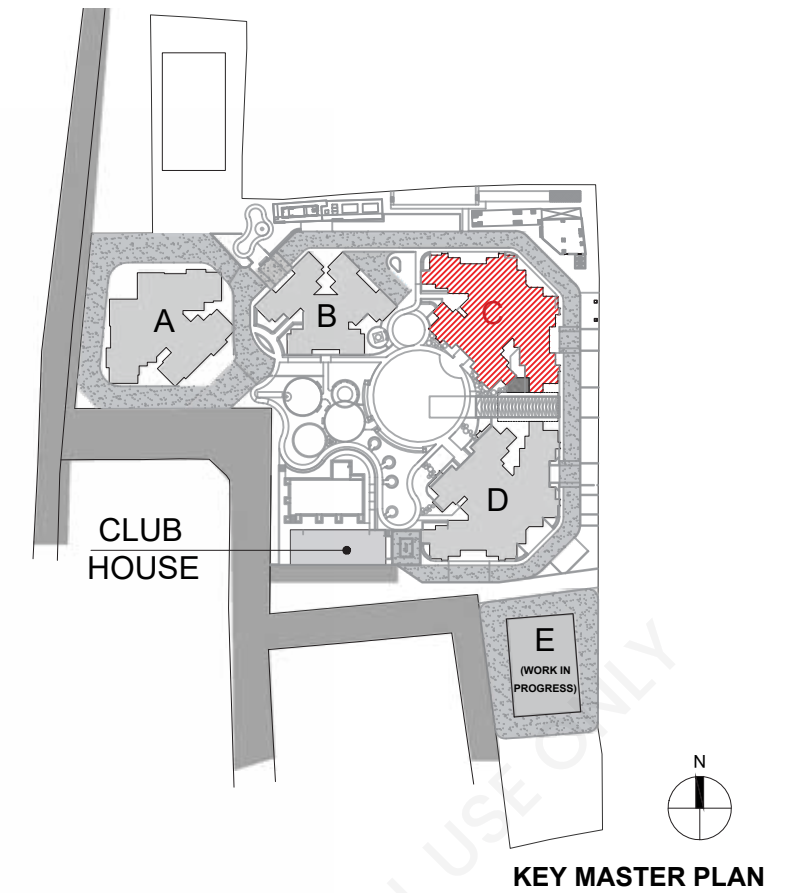
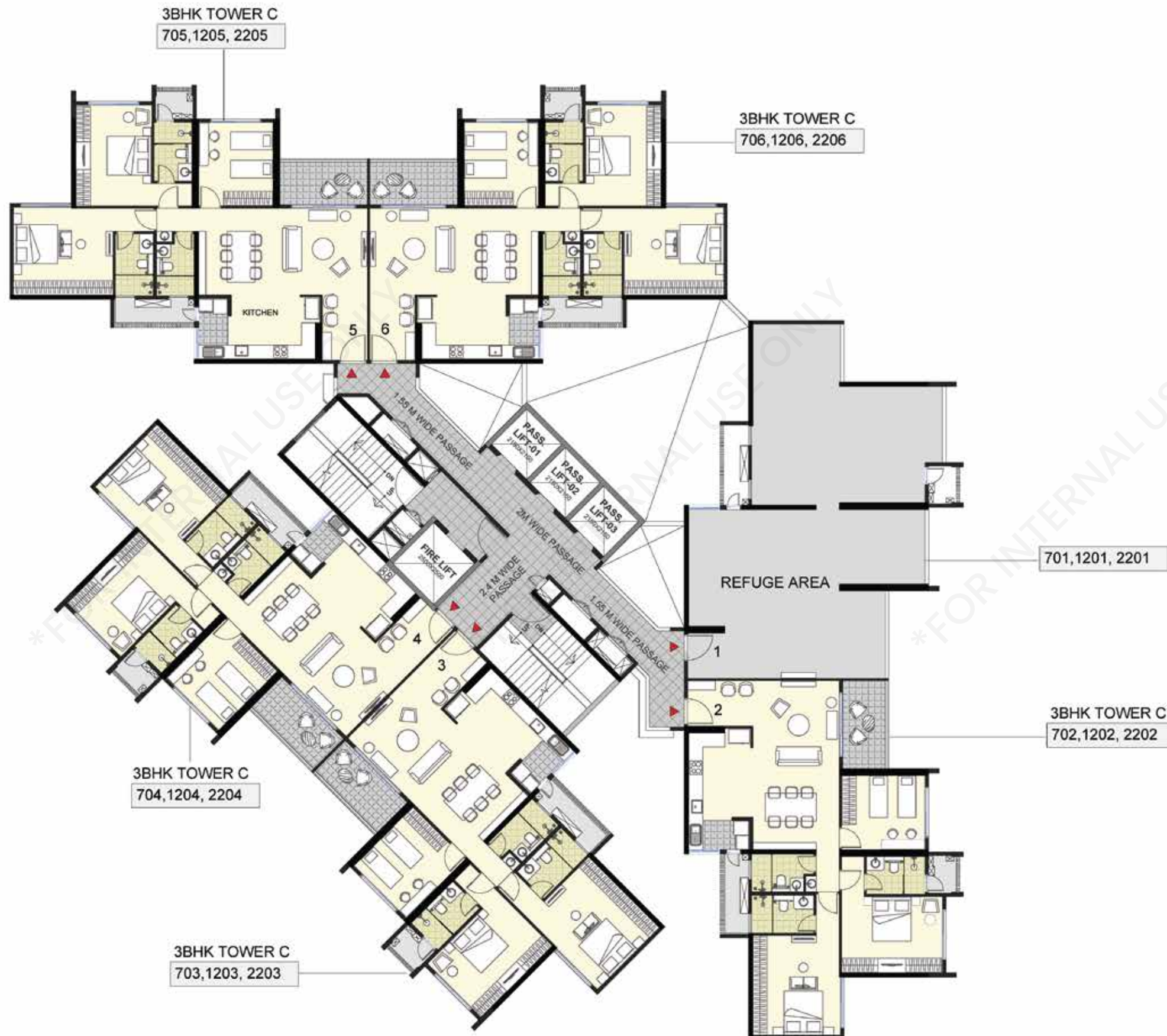
FLAT TYPE	FLAT NO'S	CARPET AREA	TOTAL BALCONY AREA	TOTAL CARPET AREA (CARPET + BALCONT)
4BHK	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1202, 1302, 1402, 1502, 1702	1834.51	225.72	2060.23

TOWER - C TYPICAL FLOOR PLAN



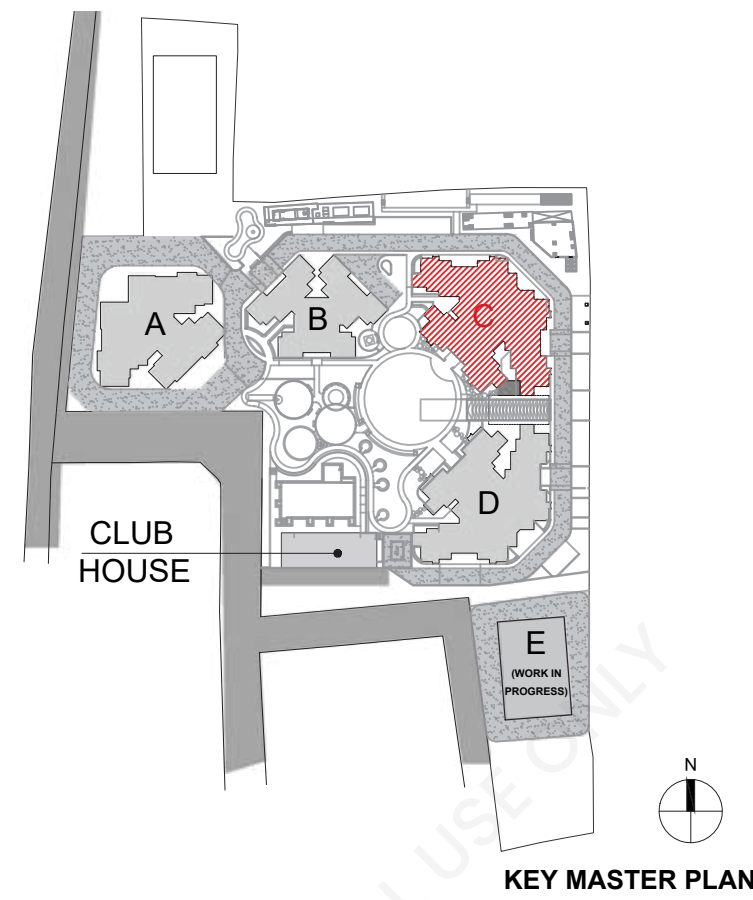
Flat No.	Unit Type	Unit Carpet Area	Total Balcony Carpet Area	Total Carpet Area
		sq.ft.	sq.ft.	sq.ft.
Typ. Floor				
1st,2nd,3rd,4th,5th,6th,8th,9th,10th,11th,13th,14th,15th,16th,18th,19th,20th,21st,23rd,24th,25th,26th,28th,29th.				
1	3 BHK	1227.85	74.49	1302.34
2	3 BHK	1227.85	74.49	1302.34
3	3 BHK	1227.85	74.49	1302.34
4	3 BHK	1227.85	74.49	1302.34
5	3 BHK	1227.85	74.49	1302.34
6	3 BHK	1227.85	74.49	1302.34

TOWER – C REFUGE FLOOR PLAN



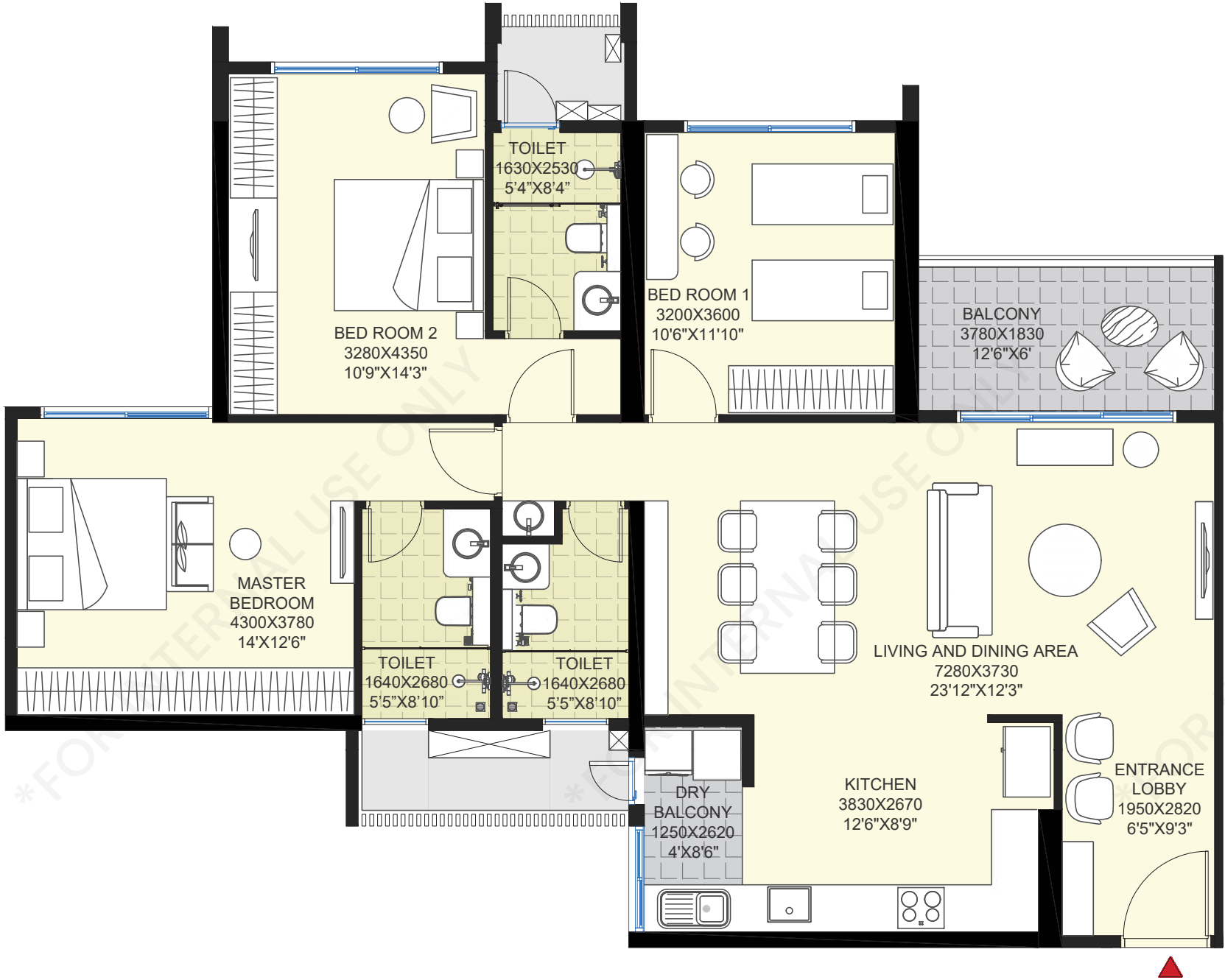
Flat No.	Unit Type	Unit Carpet Area	Total Balcony Carpet Area	Total Carpet Area
		sq.ft.	sq.ft.	sq.ft.
Typ. Refuge Floor 7th,12th,22nd & 27th.				
Refuge				
2	3 BHK	1227.85	74.49	1302.34
3	3 BHK	1227.85	74.49	1302.34
4	3 BHK	1227.85	74.49	1302.34
5	3 BHK	1227.85	74.49	1302.34
6	3 BHK	1227.85	74.49	1302.34

TOWER - C AMENITY FLOOR PLAN

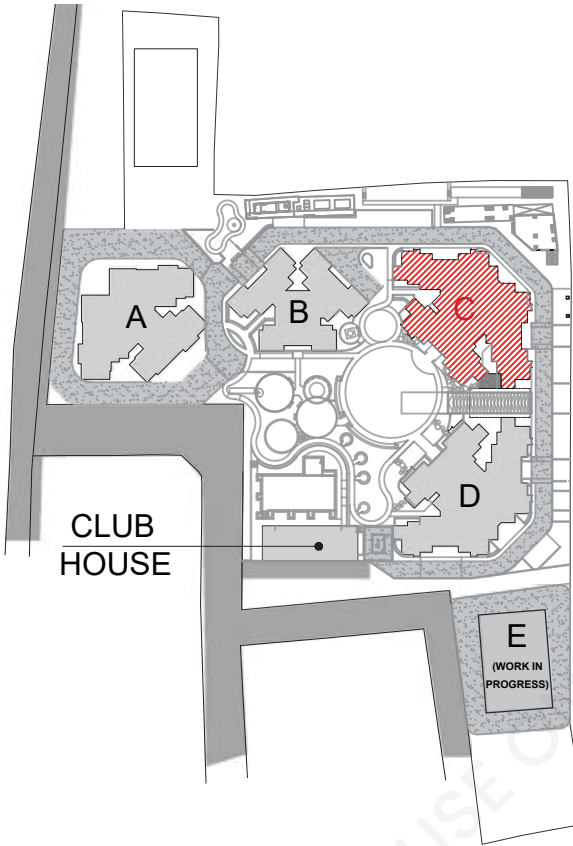


Flat No.	Unit Type	Unit Carpet Area	Total Balcony Carpet Area	Total Carpet Area
		sq.ft.	sq.ft.	sq.ft.
Amenity floor-17 Floor				
5	3 BHK	1227.85	74.49	1302.34
6	3 BHK	1227.85	74.49	1302.34

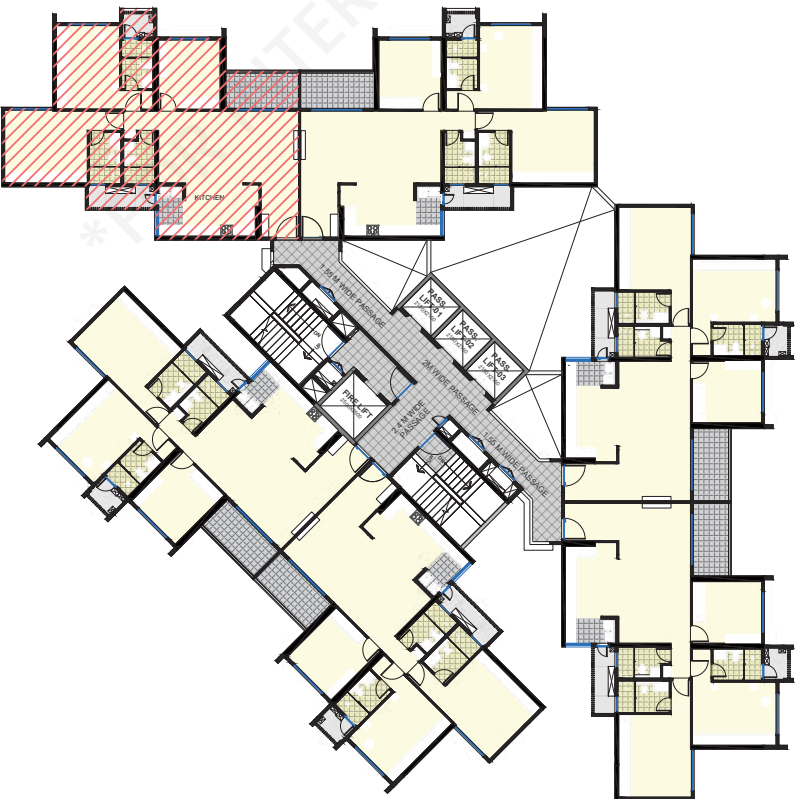
TOWER - C 3 BHK UNIT PLAN



FLAT TYPE	FLATNO'S	CARPET AREA	TOTAL BALCONY AREA	TOTAL CARPET AREA (CARPET + BALCONT)
3BHK	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2305, 2405, 2505, 2605, 2705	1227.85	74.49	1302.34

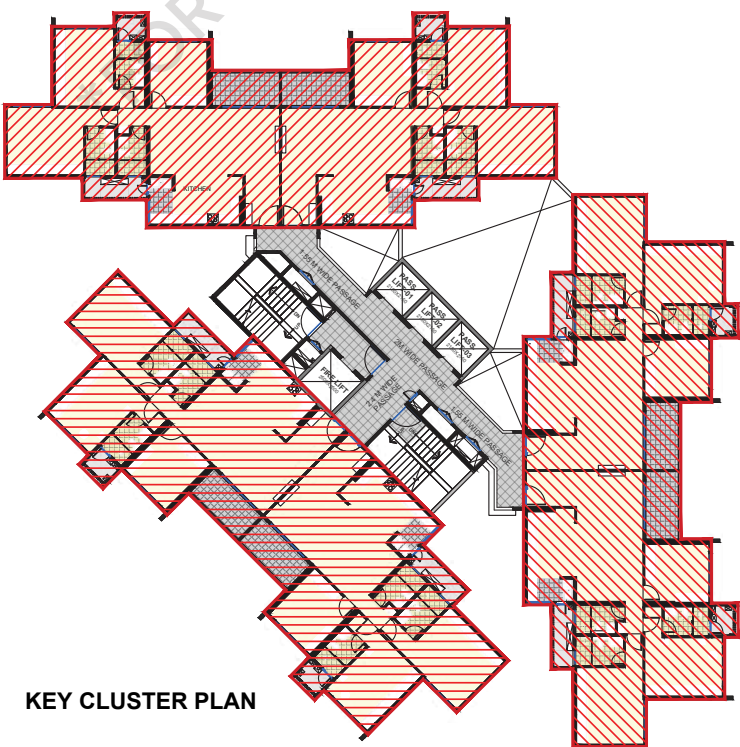
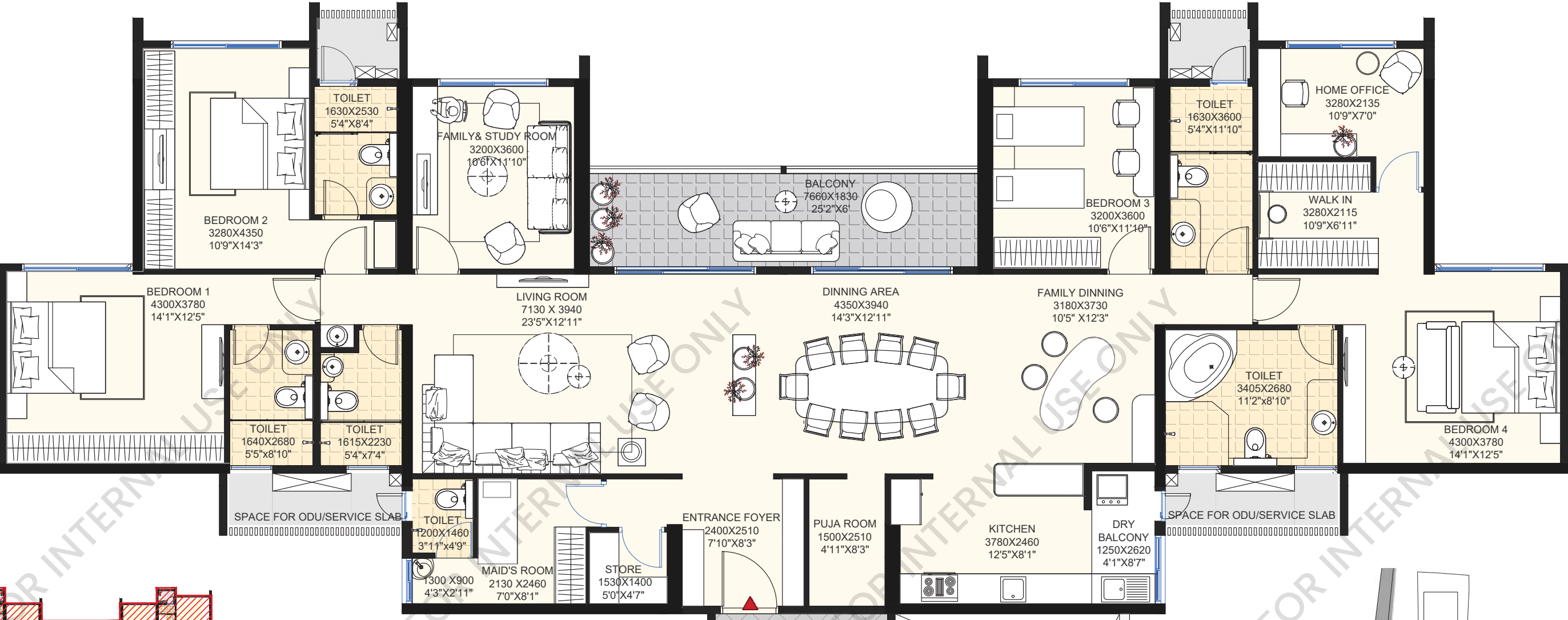


KEY MASTER PLAN



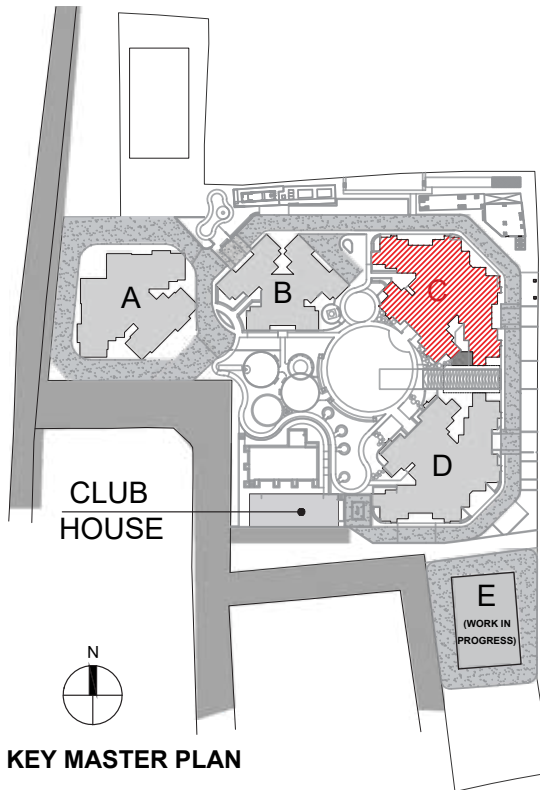
KEY CLUSTER PLAN

TOWER - C SIMPLEX PLAN 6 BHK



KEY CLUSTER PLAN

CARPET AREA	TOTAL BALCONY AREA	TOTAL CARPET AREA (CARPET + BALCONY)
2458.5	150.8	2609.3



KEY MASTER PLAN

SPECIFICATIONS

1. RCC

- Earthquake-resistant Structure & construction with system form work.
- Alu form Framework Is used.
 - Aluminum sheet grade- 6061T
 - Wall Thickness- 100 mm minimum

2. Plastering

- Internal: Gypsum plaster
- External: Texture on RCC

3. Painting

- Internal Flat – Acrylic Emulsion Paint
- External – Apex Paint

4. Door

a. Main Door

- Two Hrs. Fire Rated 45 mm Thick factory fabricated, both side laminated flush door with frame & branded hardware.

b. Internal Doors

- 35 mm Thick factory fabricated, both side laminated flush door with frame & branded hardware.

c. Toilet Doors

- 35 mm Thick factory fabricated, both side laminated flush door with frame & branded hardware.

d. Attached Balcony Door

- Aluminum powder coated Sliding Door with toughened glass and mosquito net (Make – Scheuco or equivalent)

5. Windows

- Aluminum powder-coated windows with toughened glass and mosquito net (Make – Scheuco or equivalent).

6. Flooring & Tiling

- Vitrified tiles for flat flooring of size 800 mm X 1200 mm
- Vitrified tiles for Balcony flooring of size 800 mm X 1200 mm
- Vitrified tiles for Toilet Dado & Flooring of size 800 mm X 1200 mm
- Brand – Asian or Equivalent

7. Toilets

- Wall Hung WC in all toilets of (Make-TOTO or Equivalent)
- Over-counter Wash basins in all toilets (Make -TOTO or Equivalent)
- C.P. fittings (Make – Grohe)
- Exhaust Fan & Provision for geyser
- False ceiling in all toilets
- Glass partition in common Toilet & Children's toilet.
- Glass partition with openable door in master toilet.
- Flush system- Pioneer Double flush system (2 & 4 liters' separate tanks provide by Gebrit)

8. Security System

- Round the clock security for the project with professional security agencies
- CCTV System at Ground Floor Entrance Lobbies of all Buildings and project's main entry gate
- Main Gate with Boom Barrier System
- Digital Lock with Video Door Phone & intercom in each flat

9. Solar Water Heating System

- Solar water connection in Master Toilet.

10. Generator Backup

- Standby generator for light in common areas, lifts & water pumps

11. Rain Water Harvesting

- Rain water harvesting with recharge pits.

12. Sewage Treatment Plant & OWC

- Sewage treatment plant as per the statutory requirements.
- Organic waste composter as per the statutory requirements.
- STP capacity & Specifications- system MBBR (moving bed biofilm reactor)
440 KLD = 230+210
50% water is for irrigation and 50% Water is for Flushing

13. Lifts

- Branded lifts:
- Three Passenger lifts for 8 person
- One service – stretcher lift
- Elegant lift lobbies

14. Fire Safety

- Firefighting systems as per the statutory requirements
- Public address and fire evacuation system
- Fire System in the Flat Sprinkler will be in every room and it will be on wall (Make-New Edge)

15. Kitchen

- Platform: 'L' Shape engineered marble platform.
- 2 Nos of S.S. Sinks 1 with drain board and other without drain board
- 2 feet Dado tiles above kitchen platform.
- Provision for exhaust fan and aqua guard.
- Washing machine water tap point in utility area

16. Electrical

- Branded electrical wires & Cables (Poly cab or equivalent)
- Electrical switches one miniature circuit breaker (MCB)
(Make – Legrand or Equivalent)
- LED energy efficient lights for common area
- TV point in living & all bedrooms.
- Earthing & Lightning arrester
- Electrical Power Riser system with Bus bar

Introducing Bus riser (Legrand) Concept in residential Project

Benefits of Bus riser

1. Reduced the shaft size
2. More durable (25 years)
3. Got metering of flat on respective floor of that flat
 - Earthlings System by Cape

Specialty of Earthlings System (Global Earthling System)

1. installed in foundation
2. no maintenance required
3. No chambers & Strip required
4. exothermic Welding & copper Bounding used
5. Cost effective

17. Plumbing

- Drainage – Vertical Single Stack System (Make – Geberit or Equivalent)
The concept of vertical Single Stack Drainage System of Geberit Also Known As Super Tube Concept Material Used For This System is HDP- (High Density Polyethylene Also Known As virgin Polymer)

Benefits of Single Stack/ Super Tube

1. Shaft area reduced
2. Hydraulically balance system
3. Functional guarantees for design and Installation by Geberit
4. Does not give any smell & noise
5. Engineered product & Chemical Resistant

- Water Supply – Composite piping system (Make – Mepla or Equivalent) Mepla Pipes are also made by Geberit

Benefits

1. Composite pipes which contains three layers – PERT-Aluminum-PERT
2. PERT- POLYETHYLENE RAISED TEMPERATURE (PURE FORM OF PLASTIC)
3. STRENGTH- 10 Bar, sustainability 70-95 degree Celsius
4. Leak proof system

AMENITIES



Bus Pick up/Drop
Portal
Entry Court
Water Feature
Club House

Selfie Point
Chit-Chat corner
Drop Off
Reflexology Pathway
All Season flower garden
Swing park

Pets park
Net-Cricket
Leisure Lawn
Flag Hoisting
Grand Multipurpose court
Amphitheater

AMENITIES



Senior Citizen Corner

Social Island

Temple

Jogging Trail

Basketball court

Play park

Mound Room

Toddler Play Area

Sandpit

Forest Trail

Nature's corner

Orchard

Aromatic Garden

Pool Side Cabanas

Swimming Pool

Kids Pool

Outdoor Shower

Badminton court

TOWER – B AMENITIES

STILT FLOOR

ENTRANCE LOBBY

1. CHESS PLAY
2. CARROM PLAY
3. POOL TABLE
4. TABLE TENNIS
5. DART AREA
6. ARM-UP AREA
7. MULTIFITNESS AREA

16TH FLOOR

8. LOUNGE SEATING
9. OUTDOOR LOUNGE SEATING
10. HIGH TEA COUNTER
11. COFFEE LOUNGE
12. GROUP SEATING

TOWER – C AMENITIES

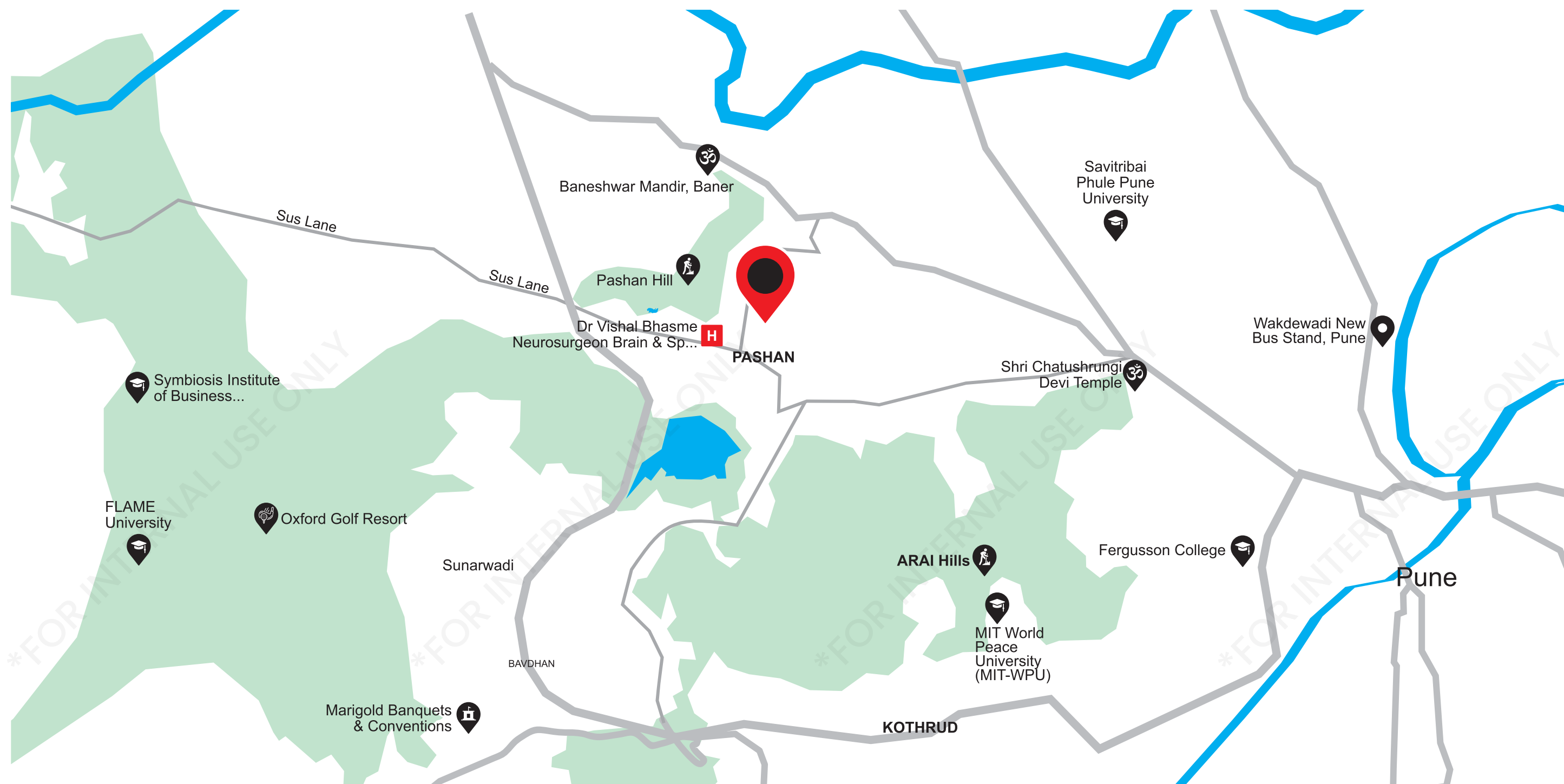
STILT FLOOR

ENTRANCE LOBBY

1. BASKETBALL PUTTING STAND
2. MUSIC ROOM
3. DANCE ROOM
4. KIDS CLUB
5. CODING ROOM
6. ART & CRAFT
7. KIDS PLAY AREA
8. SPA & SALON

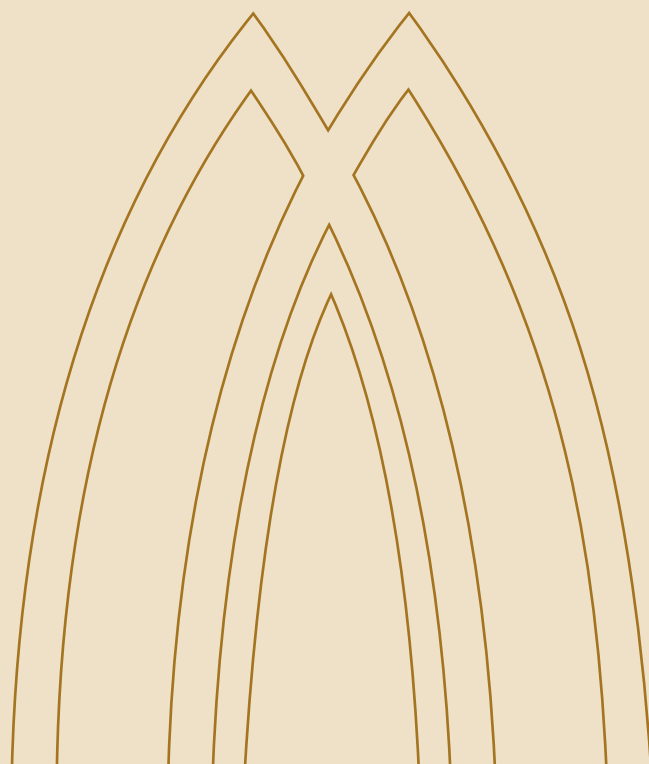
17TH FLOOR

GYM –
CARDIO TRAINING,
WEIGHT TRAINING



KEY DISTANCES

Pune University	- 10 Min.	Shivajinagar	- 20 Min.
Bavdhan	- 05 Min.	NH 4 Expressway	- 5 Min.
Star Bazaar	- 5 Min.	Upcoming Metro Stn.	- 5 Min.
Zudio	- 2 Min.	Railway Station	- 30 Min.
Hinjawadi	- 20 Min.	D-Mart	- 15 Min.



JV PARTNER



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