SHRIRAM

NYSA

2 & 3 BHK HOMES
AT DHANORI

HARMONY THAT TOUCHES
THE HEART

KINS



H I P

OF RELATIONS

The young one meets elders to chat on a coffee or crack a joke. The generations get together with spontaneity to feel the harmony of relations.



Artistic Impression



Artistic Impression

SHRIRAM

NYSA

2 & 3 BHK HOMES AT DHANORI

Welcome to **Shriram Nysa**, a luxurious residential project located in the thriving area of **Dhanori.** Designed with your comfort and convenience in mind, **Shriram Nysa** offers spacious and elegant **2 & 3-BHK homes** that are perfect for modern living. The project boasts modern amenities such as **Party Lawn, Club House, Swimming Pool with Deck** designed to provide a luxurious and comfortable living experience. Located in a prime location in Dhanori, Nysa offers easy access to major highways and is in close proximity to **schools, hospitals,** and **shopping centers.** Explore Nysa and discover an ideal place to call home.



Artistic Impression



Artistic Impression



Artistic Impression



YOUR ULTIMATE AQUATIC ADVENTURE

SWIMMING POOL

CHILDREN'S PLAY AREA

POOL DECK



Artistic Impression



WHERE EVERY OCCASION IS A SPECIAL OCCASION

CLUB HOUSE

PARTY HALL

PARTY LAWN



Artistic Impression

MASTER LAYOUT

1. CLUB HOUSE
   a) MULTIPURPOSE HALL
   b) INDOOR GAMES
2. STAGE
3. PARTY LAWN AREA
4. SEATING
5. PERGOLA
6. SWIMMING POOL
7. CHILDREN'S PLAY AREA
8. PATHWAY / TILE AREA
9. OUTDOOR GYM
10. CABANA

SPECIFICATIONS

RCC
- Structure Designed with Earthquake Resistant Frame

AAC

AAC Block work walls of 125mm

FLOORING
- Vitrified Tiles in rest of the Apartment
- Dado Tiles for Bathrooms and Kitchen
- Anti-skid Tiles for Bathrooms & Terraces

DOORS
- Modular/Laminated Doors with CP Fittings
- Digital Lock for main Door

KITCHEN
- L-Shape Black Granite Kitchen Platform
- Stainless Steel Sink
- Dodo Tiles up to 2'0" Height
- Provision for Exhaust Fan
- Provision for Water Purifier

WINDOWS
- Granite Window Sill
- Window Grills
- Aluminium Windows with Mosquito Net
- Aluminium Sliding Doors for Terraces

ELECTRIFICATION
- Concealed Electrical Piping
- Renowned Modular Switches
- Standard ISI Multi-strand Wires with MCB & ELCB
- Provision for 3 BHK - 3 AC point provided
- Provision for 2 BHK - 2 AC point provided
- TV and Telephone Points in Master Bedroom & Living Room





- **BATHROOMS/TOILETS**
- Concealed Plumbing
- Single Lever Diverter
- Health Faucet
- Bathroom Glazing up to 7' Height
- Granite Door Frames
- Solar Heated Water for Master Bathroom
- Provision for Electric Geyser
- Provision for Exhaust Fan

WALL FINISH / PAINT

- POP/ Gypsum Wall Finish
- OBD Paint for Interiors
- Acrylic Emulsion Paint for Exteriors

SECURITY

- Video Door Phone for each Apartment
- CCTV Cameras for Selected Areas
- Security Cabin

LIFT

- Automatic Elevators

UTILITIES

- Sewage Treatment Plant
- Organic Waste Converter
- Rainwater Harvesting
- Water Recycling for Garden and Flushing
- Generator Backup for Common Passages & Utilities
- Provision for Inverter in Each Apartment
- Underground and Overhead Tanks for Water Storage
- Firefighting System
- Tremix Concrete Roads
- Anti-termite Treatment for Building structure

SPACIOUS
2BHK



A. Entrance B. Living Room C. Terrace D. Dinning Area E. Kitchen F. Dry Balcony

G. Toilet H. Master Bedroom I. Toilet 2 J. Bedroom 2

SPACIOUS
3BHK



A. Entrance B. Living Room C. Terrace D. Dinning Area E. Kitchen F. Dry Balcony

G. Toilet H. Master Bedroom I. Balcony 2 J. Toilet 2 K. Bedroom 2 L. Toilet 3 M. Bedroom 3



WING A
1ST FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TERRACE (25%)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	3 BHK	86.98	11.98	–	98.96	1065
102	3 BHK	86.92	10.52	2.72	100.16	1078
103	2 BHK	64.48	7.65	2.48	74.61	803
104	2 BHK	65.24	7.65	3.91	76.80	827
105	2 BHK	62.13	7.37	4.98	74.48	802
106	2 BHK	62.13	7.37	–	69.50	748
107	2 BHK	65.25	7.65	–	72.90	785

N



WING A

TYPICAL FLOOR PLAN

2ND, 3RD, 4TH, 5TH & 6TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
201,301,401,501,601,701,901	3 BHK	86.98	11.98	98.96	1065
202,302,402,502,602,702,902	3 BHK	86.92	10.52	97.44	1049
203,303,403,503,603,703,903	2 BHK	64.48	7.65	72.13	776
204,304,404,504,604,704,904	2 BHK	65.24	7.65	72.89	785
205,305,405,505,605,705,905	2 BHK	62.13	7.37	69.50	748
206,306,406,506,606,706,906	2 BHK	62.13	7.37	69.50	748
207,307,407,507,607,707,907	2 BHK	65.25	7.65	72.90	785

N



WING A
8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	86.98	11.98	98.96	1065
802	3 BHK	86.92	10.52	97.44	1049
803	2 BHK	64.48	7.65	72.13	776
804	2.5 BHK	80.12	12.22	92.34	994
805	REFUGE AREA				
806	2 BHK	62.13	7.37	69.50	748
807	2 BHK	65.25	7.65	72.90	785

N

WING B
1ST FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TERRACE (25%)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	3 BHK	82.95	12.46	–	95.41	1027
102	3 BHK	82.95	12.46	2.69	98.10	1056
103	3 BHK	83.72	12.81	3.72	100.25	1079
104	3 BHK	85.89	10.94	13.99	110.82	1193
105	2 BHK	65.25	7.65	11.42	84.32	908
106	2 BHK	65.25	7.65	9.99	82.89	892
107	2 BHK	62.13	7.37	8.08	77.58	835
108	2 BHK	62.13	7.37	–	69.50	748
109	2 BHK	65.25	7.65	–	72.90	785



WING B

TYPICAL FLOOR PLAN

2ND, 3RD, 4TH, 5TH, 6TH, 7TH & 9TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
201,301,401,501,601,701,901	3 BHK	82.95	12.45	95.40	1027
202,302,402,502,602,702,902	3 BHK	82.95	12.45	95.40	1027
203,303,403,503,603,703,903	3 BHK	83.72	12.78	96.50	1039
204,304,404,504,604,704,904	3 BHK	85.89	10.94	96.83	1042
205,305,405,505,605,705,905	2 BHK	65.25	7.65	72.90	785
206,306,406,506,606,706,906	2 BHK	65.25	7.65	72.90	785
207,307,407,507,607,707,907	2 BHK	62.13	7.37	69.50	748
208,308,408,508,608,708,908	2 BHK	62.13	7.37	69.50	748
209,309,409,509,609,709,909	2 BHK	65.25	7.65	72.90	785



WING B
8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	82.95	12.45	95.40	1027
802	3 BHK	82.95	12.45	95.40	1027
803	3 BHK	83.72	12.78	96.50	1039
804	3 BHK	85.89	10.94	96.83	1042
805	2 BHK	65.25	7.65	72.90	785
806	2.5 BHK	80.12	12.22	92.34	994
807	REFUGE AREA				
808	2 BHK	62.13	7.37	69.50	748
809	2 BHK	65.25	7.65	72.90	785



WING C
1ST FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TERRACE (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	3 BHK	82.95	12.45	–	95.40	1027
102	2 BHK	66.21	8.19	1.42	75.82	816
103	3 BHK	83.73	12.78	0.80	97.31	1047
104	3 BHK	85.89	10.94	10.41	107.24	1154
105	2 BHK	65.25	7.65	–	72.90	785
106	2 BHK	64.39	7.65	–	72.04	775
107	2 BHK	49.97	7.37	–	57.34	617
108	2 BHK	62.13	7.37	–	69.50	748
109	2 BHK	65.25	7.65	–	72.90	785



WING C

TYPICAL FLOOR PLAN 2ND, 3RD, 4TH, 5TH, 6TH, 7TH & 9TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
201,301,401,501,601,701,901	3 BHK	82.95	12.45	95.40	1027
202,302,402,502,602,702,902	2 BHK	66.20	8.19	74.39	801
203,303,403,503,603,703,903	3 BHK	83.72	12.78	96.50	1039
204,304,404,504,604,704,904	3 BHK	85.89	10.94	96.83	1042
205,305,405,505,605,705,905	2 BHK	65.24	7.65	72.89	785
206,306,406,506,606,706,906	2 BHK	64.39	7.65	72.04	775
207,307,407,507,607,707,907	2 BHK	49.97	6.78	56.75	611
208,308,408,508,608,708,908	2 BHK	62.13	7.37	69.50	748
209,309,409,509,609,709,909	2 BHK	65.25	7.65	72.90	785

WING C
8TH FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	82.95	12.45	95.40	1027
802	2 BHK	66.20	8.19	74.39	801
803	3 BHK	83.72	12.78	96.50	1039
804	3 BHK	85.89	10.94	96.83	1042
805	2 BHK	65.24	7.65	72.89	785
806	2.5 BHK	79.26	12.22	91.48	985
807	REFUGE AREA				
808	2 BHK	62.13	7.37	69.50	748
809	2 BHK	65.25	7.65	72.90	785

N

WING D

TYPICAL FLOOR PLAN
1ST, 2ND, 3RD & 4TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101,201,301,401	3 BHK	86.98	11.98	98.96	1065
102,202,302,402	3 BHK	86.92	10.52	97.44	1049
103,203,303,403	2 BHK	64.48	7.65	72.13	776
104,204,304,404	2 BHK	49.97	7.65	57.62	620
105,205,305,405	2 BHK	48.81	7.37	56.18	605
106,206,306,406	2 BHK	62.13	7.37	69.50	748
107,207,307,407	2 BHK	65.25	7.65	72.90	785

N



WING D

TYPICAL FLOOR PLAN
5TH, 6TH, 7TH & 9TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
501,601,701,901	3 BHK	86.98	11.98	98.96	1065
502,602,702,902	3 BHK	86.92	10.52	97.44	1049
503,603,703,903	2 BHK	64.48	7.65	72.13	776
504,604,704,904	2 BHK	64.39	7.65	72.04	775
505,605,705,905	2 BHK	49.97	7.37	57.34	617
506,606,706,906	2 BHK	62.13	7.37	69.50	748
507,607,707,907	2 BHK	65.25	7.65	72.90	785

N



WING D
8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	86.98	11.98	98.96	1065
802	3 BHK	86.92	10.52	97.44	1049
803	2 BHK	64.48	7.65	72.13	776
804	2.5 BHK	79.26	12.22	91.48	985
805	REFUGE AREA				
806	2 BHK	62.13	7.37	69.50	748
807	2 BHK	65.25	7.65	72.90	785

N



LOCATION MAP

LANDMARK:

- Poonawala Business Bay & Panchashil Tech Park: 7 Km
- Commerzone IT Park: 8 Km
- Viman Nagar: 8.2 Km
- Kalyani Nagar: 11.3 Km
- Kharadi: 12.7 Km
- World Trade Center: 12.9 Km
- Eon IT Park: 13.1 Km

SCHOOLS AND COLLEGES

- Dr. Mar Theophilus School: 1.8 Km
- Dr. DY Patil Technical Campus: 2 Km
- Kendriya Vidyalaya: 4 Km
- Symbiosis School For Liberal Arts: 6.4 Km
- Symbiosis Centre For Management Studies: 7.9 Km
- Vikhe Patil Memorial School: 8 Km

HEALTHCARE

- Orchid Hospital: 1.6 Km
- CT Nursing Home: 3.1 Km
- Sahyadri Hospital: 9.5 Km

SHOPPING AND ENTERTAINMENT

- Goodwill Square: 2.6 Km
- Phoenix Marketcity: 9.4 Km

TRANSPORTATION

- Pune International Airport: 6 Km
- Ramwadi Metro Station (upcoming): 8.9 Km
- Pune Railway Station: 13.2 Km

SCAN FOR LOCATION

SHRIRAM SKY PARK

DIGHI

VIJAY NAGAR

Army Institute
of Technology

SHRIRAM
NYSA

SAI SHANTI PARK

80 ft Road

Apple Medico

Porwal Road

PATHARE WASTI

Khandoba Mandir

Diamond Parks

SANT NAGAR

KUTWAL COLONY

L SQUARE

MOJE CHAL

DHANORI

VIVAAN PARK

Kalwad

Lohegaon
Bus Stop

Dhanori Road

State Bank of India

LOHEGAON

KHESE WASTI

MUNJABA VASTI

Lohegaon Road

PUNE INTERNATIONAL
AIRPORT

KALAS

MHADA COLONY

VISHRANTWADI
CHOWK

Serene Hospital

Airport Road

Airport Road

VIMAN NAGAR

PHOENIX
MARKETCITY

MALL

KHADKI

INDIRA NAGAR

RTO

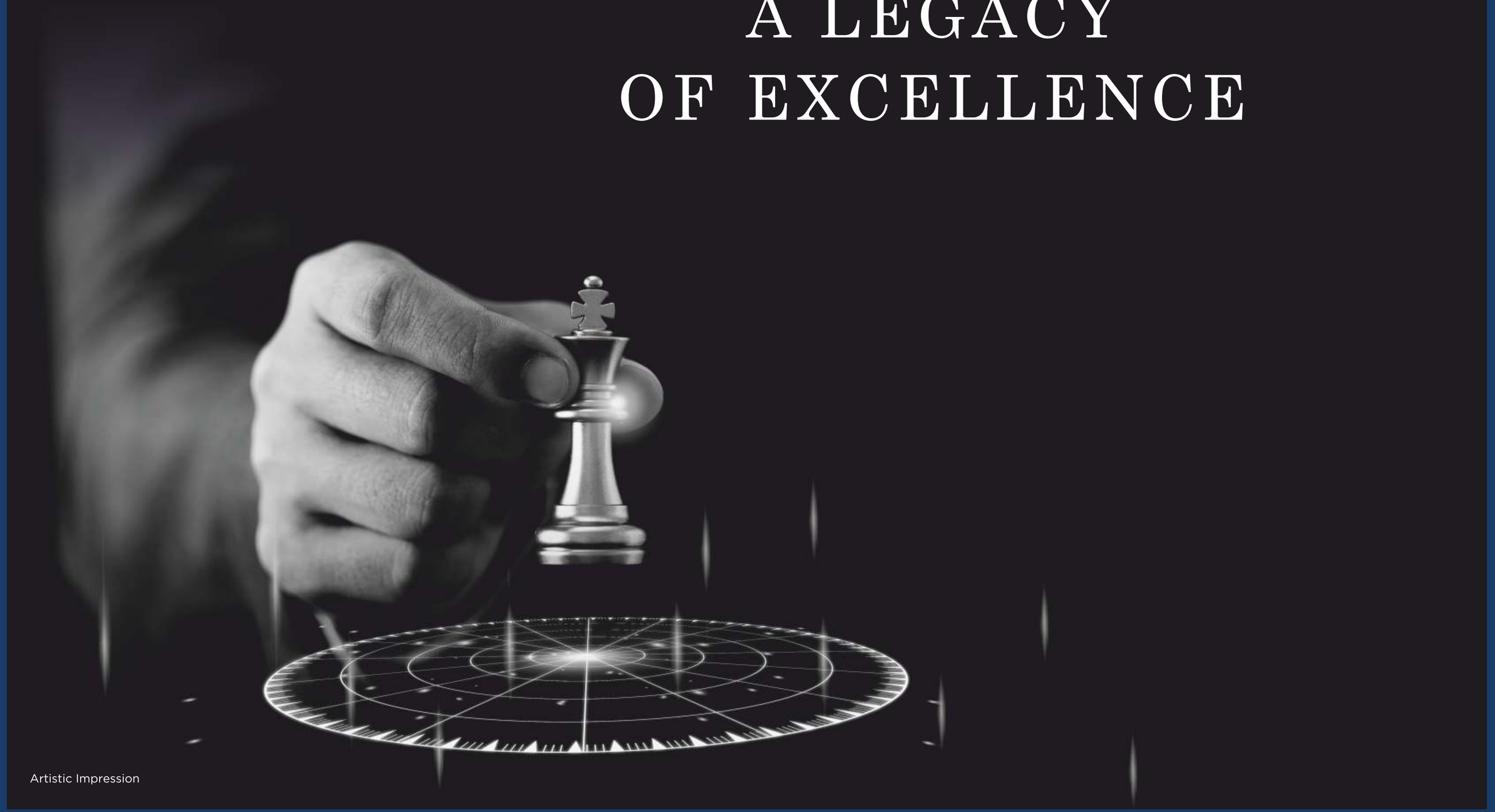
YERAWADA

KALYANI NAGAR

KHARADI

Map not to scale

A LEGACY OF EXCELLENCE



Artistic Impression

SHRIRAM
GROUP

A monopoly in Dhanori, we are proud to have crafted some of the most coveted spaces in the region, earning us the trust and admiration of thousands of satisfied customers. We strive to create spaces that not only meet your practical needs but also inspire your senses and elevate your lifestyle.

Our experienced team works tirelessly to ensure that every aspect of your space is crafted to perfection - from the layout to the materials, from the fixtures to the finishes.

With Shriram Group, you can be assured of transparency, integrity, and customer satisfaction at every step of your journey. We understand that buying land is a significant investment, and we strive to make the process as smooth, stress-free, and rewarding as possible.

500+
APARTMENT DELIVERED TO HAPPY FAMILIES

20+
YEARS OF BUILDING HERITAGE AND TRUST

12+
COMPLETED PROJECTS

5+
LACS SQ. FT. AREA COMPLETE DEVELOPMENT

ONGOING PROJECTS



VIVAAN
PARK

1.5, 2 & 3 BHK SPACIOUS HOMES &
COMMERCIAL SPACES, LOHEGAON

SHRIRAM
SKYPARK

1 & 2 BHK HOMES,
DHANORI ANNEX





Highfield
Park Phase II

2 & 3 BHK APARTMENTS
RAHATANI

COMPLETED PROJECTS



Kanhaiya Majesty
BANER



Highfield Park Phase II
RAHATANI



Trimbakeshwar Heights
BHOSARI



L Square
LOHEGAON



Highfield Park
RAHATANI



Sai Shanti Park
LOHEGAON



Aditi Ambar
LOHEGAON



Ramsmruti
CHARHOLI



T-junction
WAKAD

CREDITS

ARCHITECT
CUBIX ARCHITECTS
ASSOCIATES

R.C.C. CONSULTANT
AJAY BHILARE &
ASSOCIATES

LEGAL ADVISOR
ADV. VISHAL JAGDALE &
ASSOCIATES

A PROJECT BY

SHRIRAM
GROUP

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MahaRERA Registration No.: P52100049622
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SHUBH ADVERTISING