



E/-HOMES

***READY TO MOVE IN – 1 BHK LARGE, 1.5
BHK PREMIUM & 2BHK ON PANCARD CLUB ROAD IN BANER ,
PUNE***



MAHARERA REG No: P52100016546



R D Deshpanday
Developers Pvt Ltd



El-Homes are innovative lifestyle concept homes... luxury compact homes.

These homes can be customized internally.

El-Homes are intelligent, fully loaded luxury homes...as they can be fully equipped with all smart gadgets...

*These homes are with innovative concept of seamless floor; resulting flexible internal space...
and of course, they well designed for natural light, ventilation.*



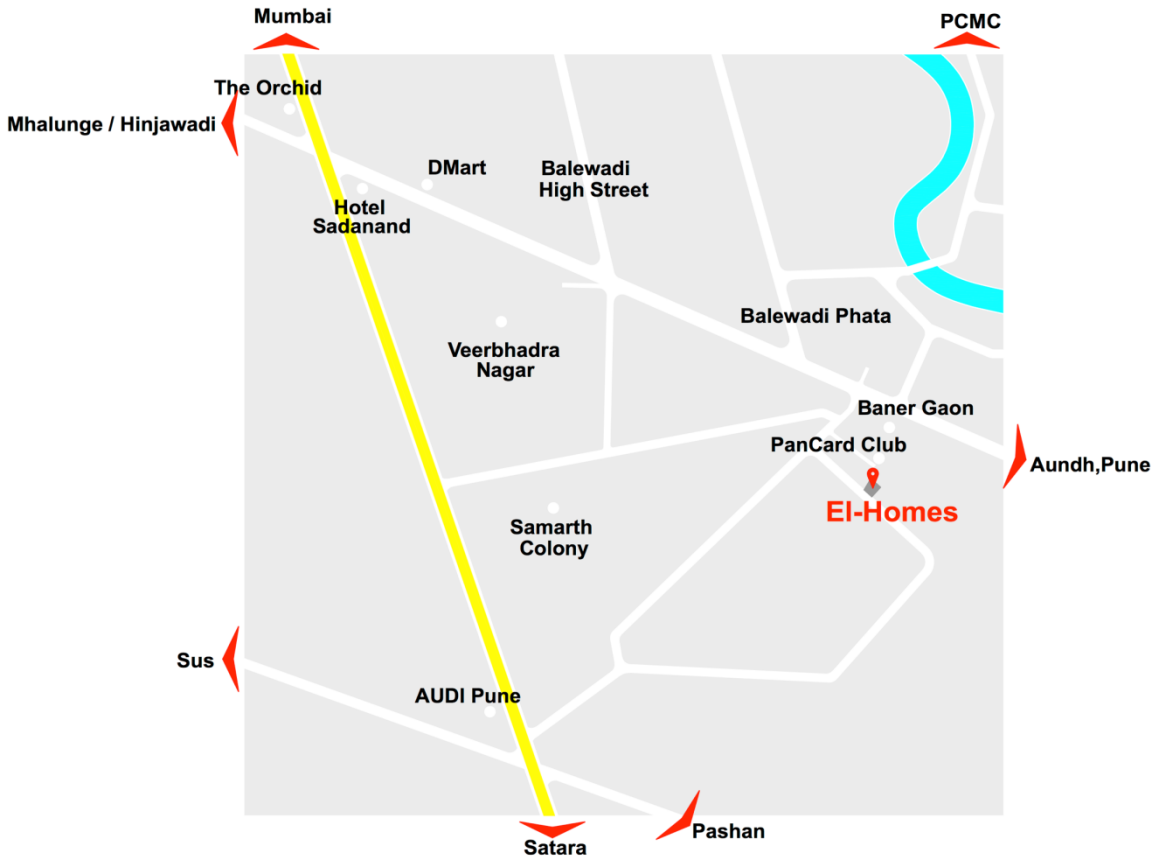
*El-homes are designed for low carbon emission...during & after construction...
e.g. the composter m/c to convert your cooked or raw waste food into Compost fertilizer everyday...
automatic ambient light sensors for common LED lighting...etc...etc...many more.*



*El-homes are ideal for today's work from home age.
a perfect 'First 1BHK and 1.5 BHK Home in CENTRE OF BANER' in a prime location.*

***El-* HOMES** stands for Elevated homes
and of course; in *Spanish* it means 'The House'... **My Home.**





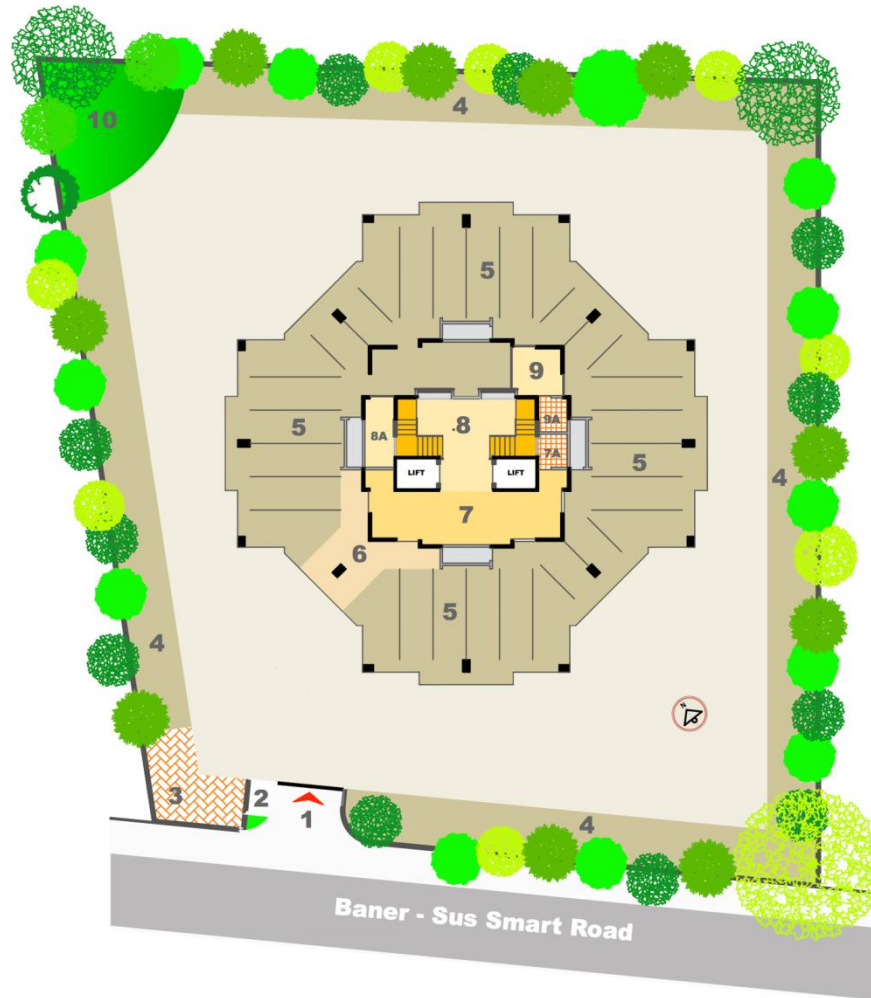
Located in well-developed area of Baner, Pune. Having excellent connectivity to business, work, leisure, entertainment, health-care, bye-pass highway & education facilities of Pune.

The Project is located opposite to PanCard Club, Baner, with one side surrounded by Baner Hills.

The project is on new Smart-City's 18 meter wide 'smart' Baner-Sus road.

The project address is 'El-Homes', S. No. 8/1C, Baner-Sus Smart road, Baner, Pune 411 045.

El-HOMES Location...



1. Entrance Gate
2. Security Cabin
3. Transformer + DG Set area
4. Open to Sky (OTS) Parking
5. Covered Parking
6. Building Entrance
7. Building Entrance Lobby + Reception
- 7A. Guest Toilet.
8. Stair-case + Lift lobby + Panel room
- 8A. Composter
9. Store + UG tank pump room
- 9A. Servant Toilet
10. Children Play area

El-HOMES Master Plan...



Prime Location



Youth Friendly



Smart Home



3 layer
Safety & Security



Great Connectivity



Usable Carpet area



Children
Play-area



Top-Terrace
Garden



Technically crafted high-end
product with Flexible space



Eco-friendly



Cost effective

El-HOMES at a Glance...



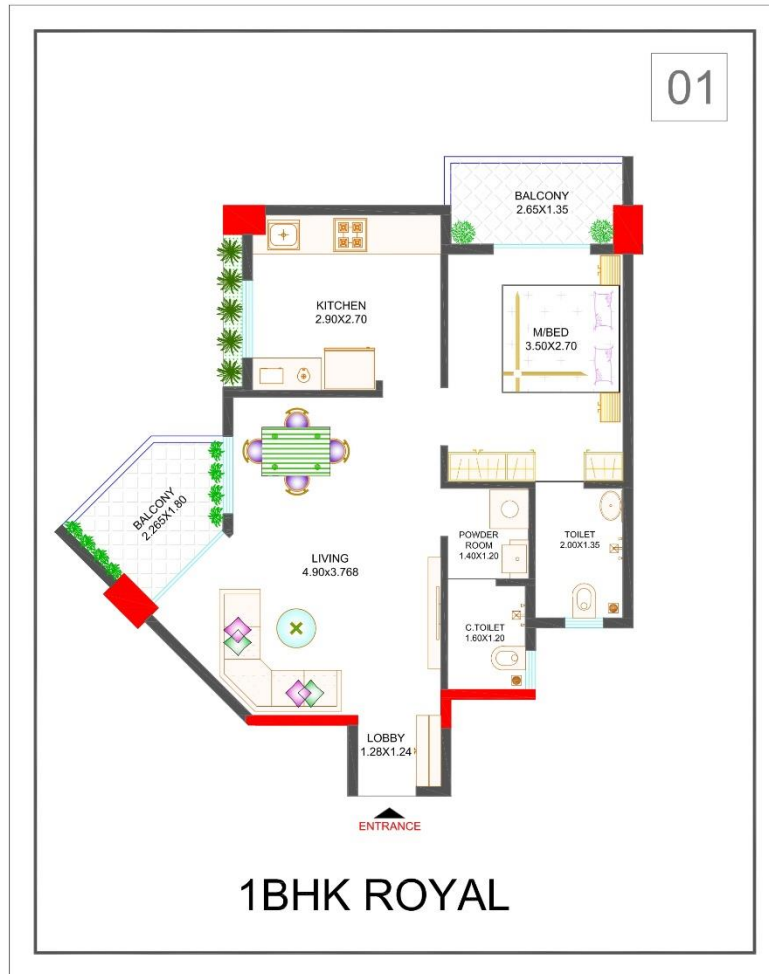
TYPICAL FLOOR PLAN



Planning Highlights...

- 1. Symmetrical building profile with central circulation shafts, not only makes circulation from stairs / lift easy but also makes structure earthquake resistance.*
- 2. All flats / condos are facing outside in 'L' pattern makes cross ventilation & ample natural light to all rooms.*
- 3. Both Lifts are 'Stretcher' lift size (XL).*
- 4. Service ducts for every 2 flats / condos... makes uniform distribution and makes easy for maintenance of electric / cable TV / internet / water supply & drainage.*
- 5. Fire Fighting system & refuge area for emergency. Surveillance cameras at ground entrance lobby area and at every floor and at building entrance with monitoring at security guard cabin reception, thus making 3 layer security.*

1BHK ROYAL - TYPICAL UNIT PLAN



Unique planning concept...

1. *Efficient space utilization with almost 90% carpet area is usable for functional purpose. This results in 'house' with same functions with less area & maintenance.*

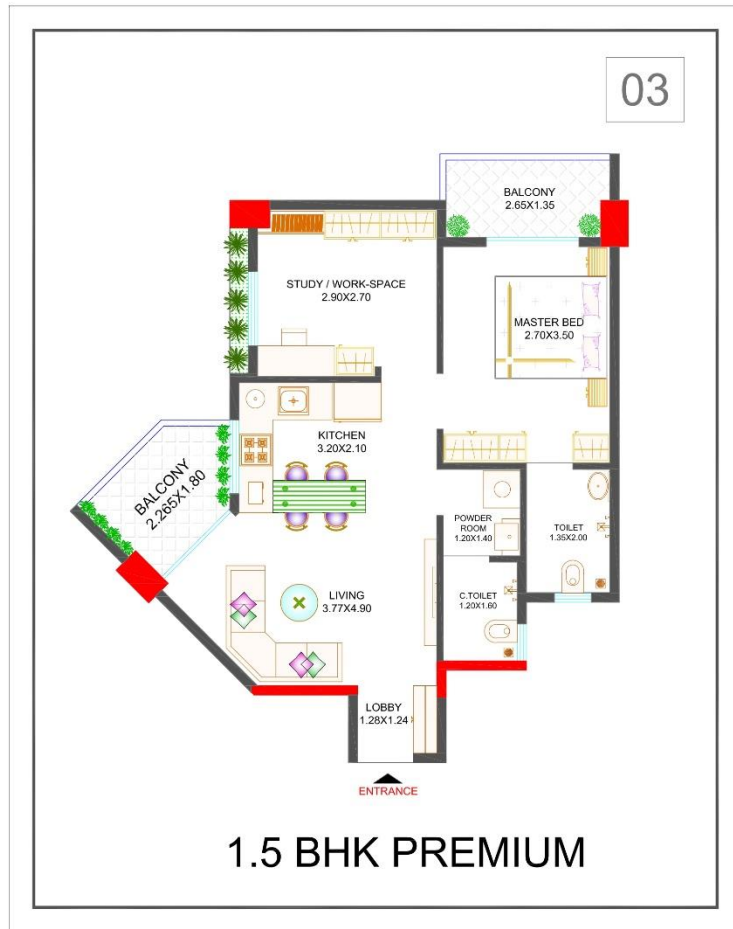
2. *All rooms facing exterior side, which gives cross ventilation, fresh air & Sunlight.*

3. *Seamless floors... means no columns & beams in the house, gives complete flexibility for alternation or modification of house in future or today.*

4. *Thoughtful detailing for small things... like place for shoe-rack, old newspapers, inverter, washing machine & dryer, extra storages, mops, dustbins etc..*

Note: All dimensions shown above are in meters & are from unfinished to unfinished surface.

1.5 BHK PREMIUM - TYPICAL UNIT PLAN



Unique planning concept...

1. Efficient space utilization with almost 90% carpet area is usable for functional purpose. This results in 'house' with same functions with less area & maintenance.

2. All rooms facing exterior side, which gives cross ventilation, fresh air & Sunlight.

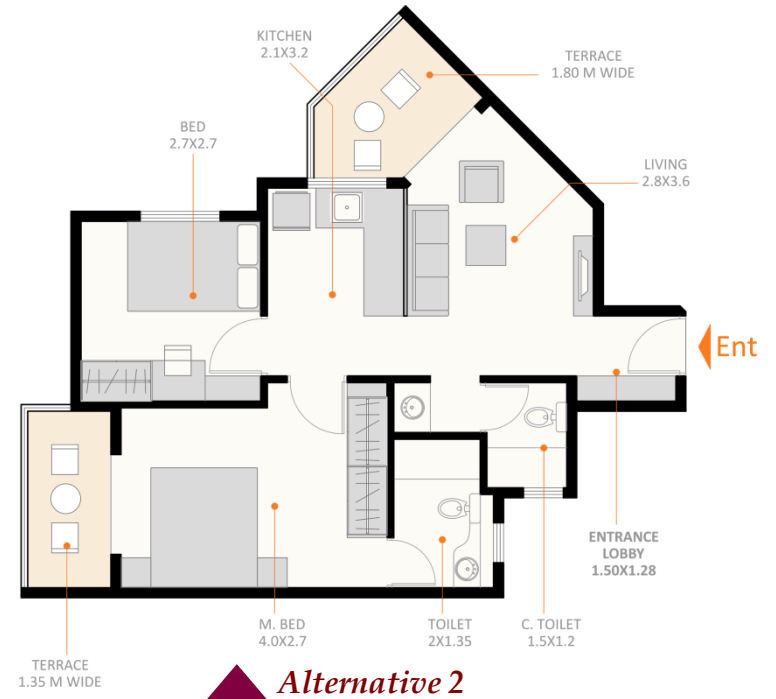
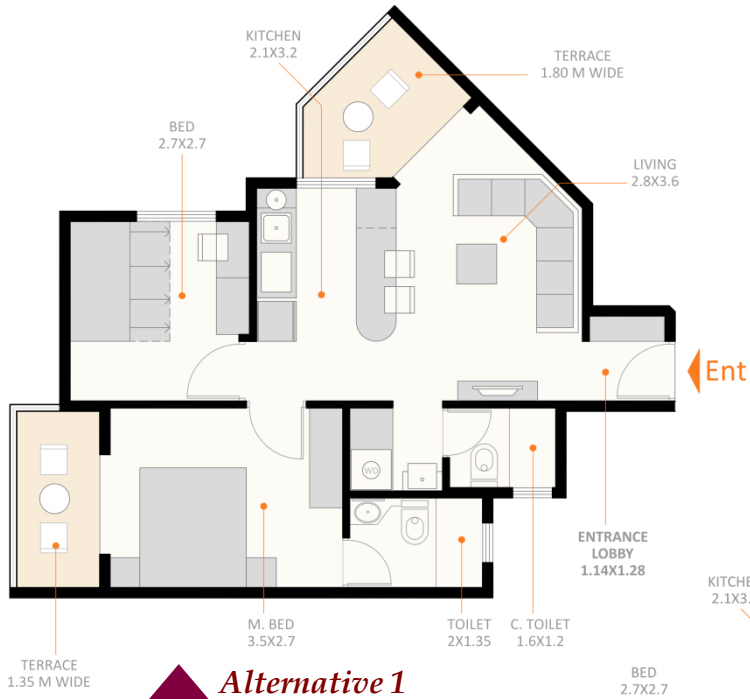
3. Seamless floors... means no columns & beams in the house, gives complete flexibility for alternation or modification of house in future or today.

4. Thoughtful detailing for small things... like place for shoe-rack, old newspapers, inverter, washing machine & dryer, extra storages, mops, dustbins etc..

Note: All dimensions shown above are in meters & are from unfinished to unfinished surface.



FLEXIBLE / CUSTOMIZABLE PLAN OPTIONS



Note: All dimensions shown above are in meters & are from unfinished to unfinished surface.

BE THE 'ARCHITECT' OF YOUR HOME



Be the Architect of your 'El-home' with dimensions given... as no columns & beams in house... our Architects will help you for detailing... Please feel free to suggest option other than 3 options we suggested earlier, keeping in mind the water, drainage & power sources or exits as shown in map with legends as...

-----: Water line (Blue)

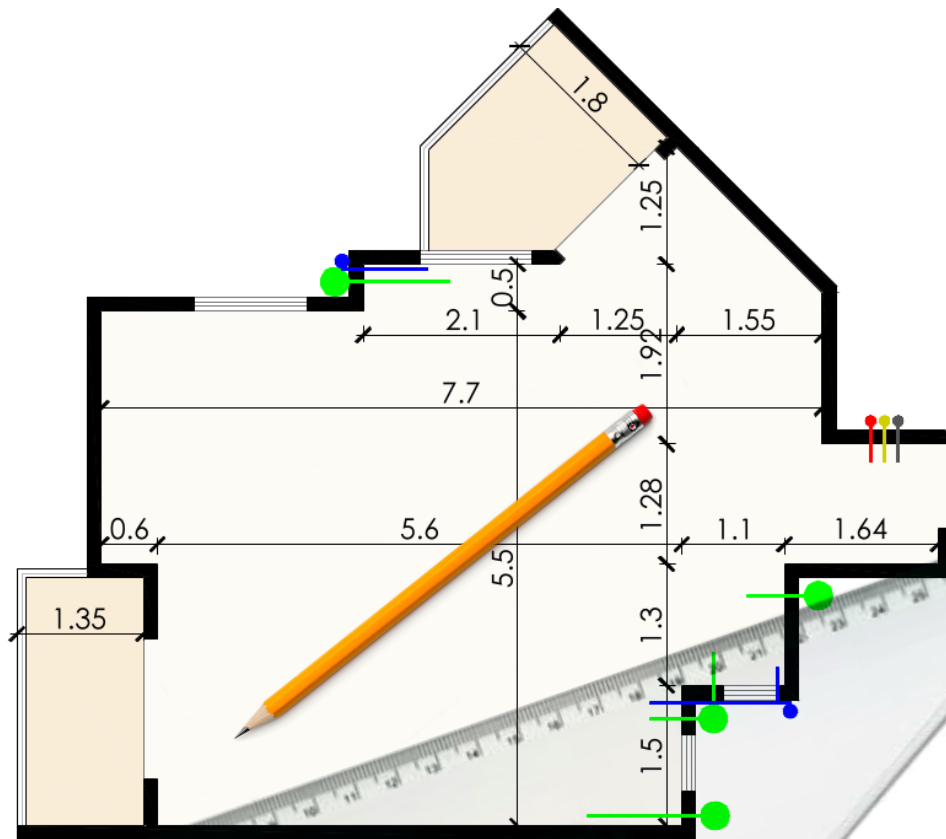
-----: Drainage line (Green)

-----: Electrical supply input (Red)

-----: Data cable / Internet / Dish TV supply cable (Yellow)

-----: Telephone cable (Black)

Ent



Note: All dimensions shown above are in meters & are from unfinished to unfinished surface.



Structure

RCC frame structure is seamless (Flat) floor slabs i.e. No column & beam within Condo, which makes a big flexibility for internal wall shifting and/or adding or deletion of room and/or enhancing room dimension, as per requirement of family's own lifestyle and of-course of PMC.

Walling & Finishing

Internal & External walls are made of factory made fly-ash AAC blocks. These are like dry-walls...as blocks are bonded with high quality polymer/epoxy bonding material which is much more stronger than Cement. The El-homes owner can remove, modify. these wall & erect them at any place while renovation of home in later years easily.

External wall finishing is in Cement Plaster with waterproof Paint, Aluminum + Glass tall windows. Internal wall finishing in acrylic / polymer putty plaster and Oil bound distemper to wall & ceiling.

Flooring & Tiling

All houses, passages flooring are with joint-free vitrified tiles with skirting. Terrace & Toilet flooring is an anti-skid ceramic / vitrified tile. All Toilet dado are in joint free ceramic / vitrified tiles for 2.1-meter height.

All Toilets with wall-hung Commode, Wash-hand Basin & Shower area. All Taps / Showers etc.. bathroom hardware in brass CP finish of fine quality.

Electrical

Concealed electrical wiring (all wires are fire-retarded grade) & electrical switches / points, with provision in wiring for 1-3KVA inverter. A/C point provision in all bedrooms. Data & TV cable at house entrance lobby.

El-HOMES Element ...



Kitchen & Utility

All Kitchen platform top in Black granite with sink & washing tap, necessary plumbing &/or electrical facility for water purifier, Dish-washer, electrical appliances and for exhaust / chimney.

Utility area is equipped with provision of vertical stack washing machine & cloth-dryer with necessary plumbing & electrical facility, Cloth Ironing platform facility, chemicals; mops; dust / waste-bin storage & other material storage facility. Also, provision for 'Roomba' docking for moping & vacuuming of the floors.

Safety & Security

Fire fighting system with smoke detector & refuge area. Surveillance cameras at ground entrance lobby area and at every floor lobby with monitoring at security guard cabin, thus making 3 layer security...i.e. first at road entrance, second at building lobby & third at every floor.

Building Entrance Lobby

The entrance to El-Homes is through a well furnished lobby, which is equipped with reception cum security counter, guest sitting / meeting area, reading zone, post / parcel receiving / storing area etc... The lobby office takes care of building records, occupants complaints, security & privacy monitoring, water & power supply, garbage disposal, house-keeping, guest parking etc...

Other...

- ✧ 2 number; Stretcher size Lifts... each 8-10 passenger capacity.
- ✧ Generator backup for Lifts & Common area Lighting.
- ✧ More than 2,25,000 liters under-ground water tank & more than 75,000 liter overhead water tank.
- ✧ Grey water recycling for Garden.
- ✧ Roof top Garden. + more.

El-HOMES Element ...



Disclaimer:

This Marketing document contains selected information to assist the recipient in making an initial decision to proceed with further investigation & booking of Condo / Flat at El-Homes project @ 8-Baner, Pune, in consultation with his/her appointed legal, technical & financial advisors. The Company is only responsible to give appropriate documents demanded by recipient's advisor in portable digital format (pdf) by e-mail for validation of details.

Also, it is advised that the recipient can do verification of documents at 'mahaRERA' web portal at [https:// maharera . mahaonline . gov . in](https://maharera.mahaonline.gov.in). The Company & the recipient are bided by terms laid as per 'Real Estate (Regulation & Development) Act 2016' of Maharashtra state.

All the images other than building plans shown in this document are imaginary & indicative only for reference purpose and may not be the part of 'El-Homes' house package, please get clarified before going ahead for booking. Also, the building elevation is artistic rendering of future building product, actual may vary in architectural aesthetics, color and / or patterns.

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