



A PROJECT BY : **POONAM MEGA DEVELOPERS**

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Conculatants

Architect  
**AJAY WADE & ASSOCIATES**  
Vasai (W).

Structural Engineer  
**SHAH GATTANI CONSULTANTS**  
Vasai (W).

Elevation  
**ARCH VIEW**  
Bhayander (E).

Advocate  
**N. B. Deshmukh**  
Virar (W).

Note: All the plans, drawings, amenities, facilities etc. are subject to the approval of the respective authorities and would be changed if necessary. The decision remains with the developers



**POONAM HEIGHTS**  
made for your little one

# POONAM HEIGHTS



Customer value has been constant subject of review. Foresight, acumen and the search for perfection have driven us a long way since last 25 years in Virar.

Our ideology of nurturing dreams remains persistent as we redefine benchmarks in the industry. A conviction to deliver, Based on the precincts of ethical business model highlighting customer value proposition, Poonam Group has successfully merged aesthetics with the latest technology, forming structures that will define the cities landscapes. Every nuance is dealt with precision ensuring value that lasts a lifetime.

A dedicated team of engineers, architects and designers with specialized skill sets endeavour to build residential and commercial spaces that retain their core functionality in structures with subline elevations. Our testimony is our work and so far we have made our presence felt in prime locations in Virar.

## ABOUT VIRAR

Virar is the next destination of interest and a natural extension of the western suburbs of the city. Affordability has been one of the greatest strengths for Virar. Being the last station on the western line, the Virar railway station connects Mumbai to other northern suburbs like Palghar, Dahanu, Boisar and even distant southern cities of Gujrat like Vapi, Surat and others.

Virar is blessed with some wonderful leisure places for both residents and outsiders for a quick gateway over the weekend. While the Arnala beach is very well-known, the Arnala fort is located on a small island off the Arnala port. The Vasai fort also known as the Bassein fort is located near by. Virar is famous throughout the country for its only temple of goddess Jivdani which is located around 1375 steps above the ground level, atop a hill in the eastern part of the city. A Jain temple at Agashi in the vicinity is an important religious landmark among the community. Virar is also home to many churches like the St Peter's Church and the St. James Church to name a few.

Quadrupling of railway lines between Borivali & Virar completed. 101 new train services from Virar already completed. increase in infrastructures, health care Civic amenities and educational institutions like schools, Colleges. Many such up gradation are in the pipeline. With the Vasai-Virar Municipal Corporation now in place, in the next three to five years, Virar is expected to see a similar development like Mumbai.



# POONAM HEIGHTS



## 1 & 2 BHK APARTMENTS

### Living & Bedroom

Vitrified 2x2 flooring  
Entrance door with ultra-modern lock  
Additional security door  
Anodized aluminium sliding windows  
One fixed mosquito net shutter in all rooms

### Bathroom

Anti-skid rustic tiles  
Designer tiles up to full height  
Jaguar C.P. fitting or equivalent  
Branded sanitary wares

### Electrical

Concealed copper wiring with modular switches  
Sufficient inverter points in all rooms  
AC point in living & bedroom  
Washing Machine point & outlet provision  
Safety features like MCB & ELCB  
TV point in living & bedroom

### Kitchen

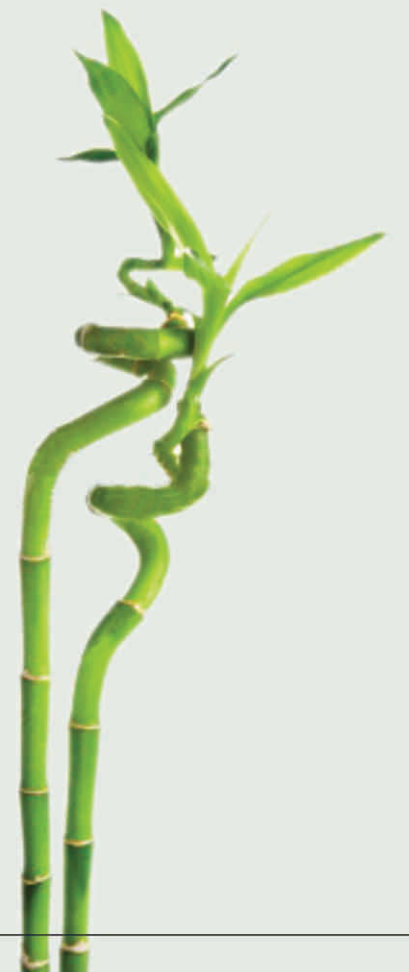
Modular kitchen  
Granite kitchen platform with stainless steel sink  
Loft for the storage  
Drying yard in kitchen

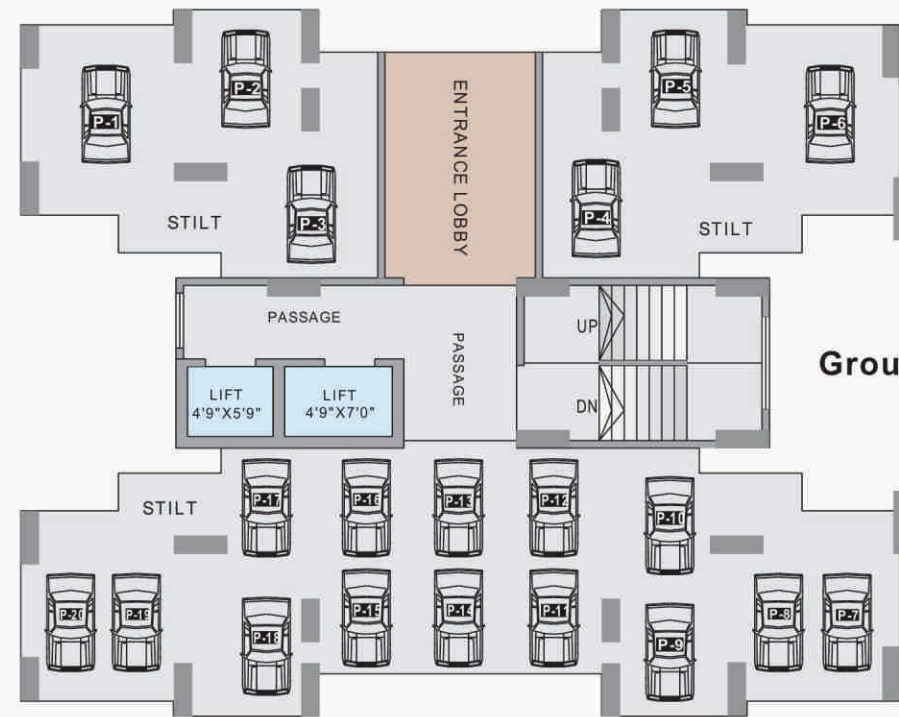
### Security

CCTV and intercom in entrance lobby connected to each flat  
Modern fire protection system  
Professionally managed 24-hour security

### Building

Aesthetically designed exclusive building elevation  
High speed lifts  
Beautifully designed entrance lobby  
Generator or Inverter backup for lift, water pump, staircase light  
Landscape garden with children's play area

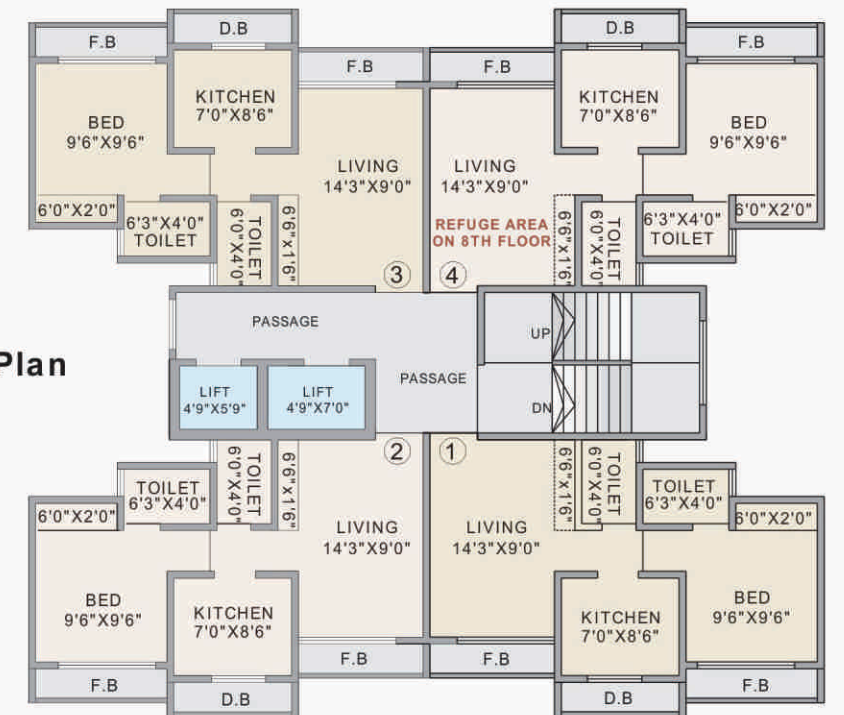




**WING**  
BLDG. NO. 5

**Ground Floor Plan**

**1st to 12th Floor Plan**





**Poonam Nagar**  
YK Nagar, Virar (W).



**Poonam Kalpavruksha**  
Virat Nagar, Virar (W).



**Poonam Aura**  
Padmavati Nagar, Bolinj, Virar (W).



**Poonam Prime**  
Poonam Nagar, Virar (W).



**Poonam Park**  
Palghar (E).



**Poonam Orchid**  
Yashwant Nagar, Virar (W).



LAYOUT PLAN



LOCATION PLAN