

REFINED LUXURY AND CLASSIC

1 & 2 BHK TOWER

YOUR HOME @ KATRAJ




PANCHRATNA HHS
1 & 2 BHK Residential Project
PHASE II

A PROJECT BY- PANCHRATNA CONSTRUCTION



FUN

We didn't realize we were making memories,
we just knew we were having fun.
Come, let's create memories!



HOME

the only place where you can
embrace happiness and
experience the
utmost satisfaction!!

A residential project in the

METRO CITY

of PUNE.



2 BHK



1 BHK

MODERN DESIGN



SPECIFICATION

STRUCTURE:

- Earthquake resistance RCC frame Structure.

MASONARY

- 150mm thick internal wall with gypsum/ POP Plaster and 150mm thick external walls with double coat plaster in sand face finish.

DOORS

- Attractive Main Entrance door with both side laminate with standard fittings.
- All internal Flush doors with quality fittings and laminate on both sides.
- Plywood frames for all internal doors except toilet door.
- Granite Door frame for toilet & dry balcony.

FLOORING

- 800mm x 800mm Vitrified tile flooring to entire flat.
- 300mm x 300mm Antiskid tiles flooring for toilets.
- 600mm x 600mm Antiskid tiles flooring for terrace & dry balcony.
- Toilet dado Ceramic glazed tiles of size 600mm x 300mm up to window level.

KITCHEN

- Black granite kitchen platform with stainless steel sink.

WINDOWS

- Powder coated 3 Track aluminium sliding windows with safety grills and mosquito mesh.
- Granite frame for all windows.

TOILETS

- CP fittings of jaguar or equivalent make.
- Sanitaryware of Hindware or equivalent make.
- Concealed plumbing with hot & cold mixer for shower.

ELECTRICALS

- High quality concealed copper electrical wiring with branded modular switches.
- Electrical provision for AC in master bedroom.
- TV and Telephone point in Living room.
- Electrical provision for Water Purifier in Kitchen.
- Electrical provision for Washing Machine in dry balcony.
- Exhaust fan provision in Kitchen and toilets.

PLUMBING

- Good quality concealed Plumbing.

PAINTS

- Premium quality oil bound distemper to entire flat.
- Apex paint for external surfaces.

Indoor & Outdoor Amenities



- ★ Compound wall.
- ★ Party Lawn.
- ★ Children's play area.
- ★ Senior citizen sitting court.
- ★ Power backups for lifts, Pumps and Common areas lighting.

- ★ Fire fighting system for building as per National building code.
- ★ Solar water heater system.
- ★ Internal driveways in paver blocks / Tremix flooring.
- ★ Rain water harvesting system.

- ★ Automatic 2 Passenger Lifts and 2 Stretcher lifts for building.
- ★ CCTV security system for common areas at ground floor.
- ★ Decorative entrance lobby for building at ground floor.



BASEMENT PARKING FLOOR PLAN



GROUND PARKING FLOOR PLAN



PODIUM PARKING FLOOR PLAN



Master Plan

- 1 MAIN ROAD
- 2 ENTRY BASEMENT & GROUND PARKING
- 3 ENTRY PODIUM & GROUND PARKING
- 4 EXISTING BUILDING
- 5 RAMP TO PODIUM PARKING
- 6 RAMP TO BASEMENT PARKING
- 7 PODIUM PARKING DRIVEWAY
- 8 BUILDING TERRACE
- 9 A WING
- 10 B WING
- 11 TERRACE SOLAR PLANT
- 12 PATHWAY / JOGGING TRACK
- 13 OPEN SPACE GATE
- 14 SENIOR CITIZEN AREAS / PARTY LAWN
- 15 CHILDREN PLAY AREA
- 16 FUNCTION STAGE





2 BHK



PANCHRATNA HILLS
1 & 2 BHK Residential Project

1 BHK



TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH & 12TH FLOOR PLAN

AREA STATEMENT

SR NO	FLAT NO	TYPE	CARPET AREA SQ.M.	CARPET AREA SQ.FT.
01	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1201	2 BHK	62.62 SQ.M.	674.00 SQ.FT.
02	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1202	2 BHK	62.62 SQ.M.	674.00 SQ.FT.
03	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1203	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
04	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1204	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
05	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1205	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
06	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1206	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
07	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1207	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
08	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1208	1 BHK	39.30 SQ.M.	423.00 SQ.FT.



7TH FLOOR PLAN

AREA STATEMENT

SR NO	FLAT NO	TYPE	CARPET AREA SQ.M.	CARPET AREA SQ.FT.
01	701	2 BHK	62.62 SQ.M.	674.00 SQ.FT.
02	702	2 BHK	62.62 SQ.M.	674.00 SQ.FT.
03	703	1 BHK	29.55 SQ.M.	318.00 SQ.FT.
04	704	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
05	705	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
06	706	1 BHK	29.55 SQ.M.	318.00 SQ.FT.
07	707	1 BHK	39.30 SQ.M.	423.00 SQ.FT.
08	708	1 BHK	39.30 SQ.M.	423.00 SQ.FT.

Disclaimer:

- 1) The room dimension mentioned are from wall finish to wall finish
- 2) Column location, offsets and size will be as per working detail drawing and are subject to change as per site condition
- 3) Master bedroom size mentioned is inclusive of enclosed balcony
- 4) Variation in dimension may be observed as sanctioned drawings mention unfinished dimensions.
- 5) Internal block work and column offsets are included in RERA carpet area
- 6) Balconies, enclosed balcony, dry terrace and architectural projections are mentioned separately
- 7) Furniture is for indicative purpose. Electrical equipment / fixture location may vary as per site condition
- 8) Angon area is not counted in RERA or total carpet area

Location Map



Location Blessed With....

- Project Under PMC Limit.
- Proposed Metro Station.
- Proposed Ring Road.
- Bharli Vidyapith University.
- Rajiv Gandhi Zoological Park.
- Abhinav College Education.
- Padar International School.
- Anyans Public School.
- Sinhgad Institute Main Campus.
- Most Popular Katraj Lake.
- Easily Access to Pune, Mumbai, Satara & Solapur Rd.
- Iskon Temple.
- Swaminarayan Mandir & Agam Jain Mandir.
- Walking Distance from Vegetable & Food Market.
- Bharli Hospital.
- Navale Hospital.
- Naithe Industrial Estate & IT parks in Hinjewadi.
- D-Mart & Shopping Area.
- Reliance Digital & Croma.
- Abhiuchi City Pride & Mall.



RERA Reg. No. P52100027976

- Architects :- Dhare Associates (M) 9325 81 9171.
- R.C.C. Designer :- Santosh Patil (M) 9822 24 6490.
- Legal Advisor :- Adv. Rajesh Khaladkar (M) 9921 40 8282

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Disclaimer : The contents of this brochure are purely conceptual and have no legal binding on us.
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While every care has been taken in providing this information the owner or the agent cannot be held responsible for any inaccuracies.