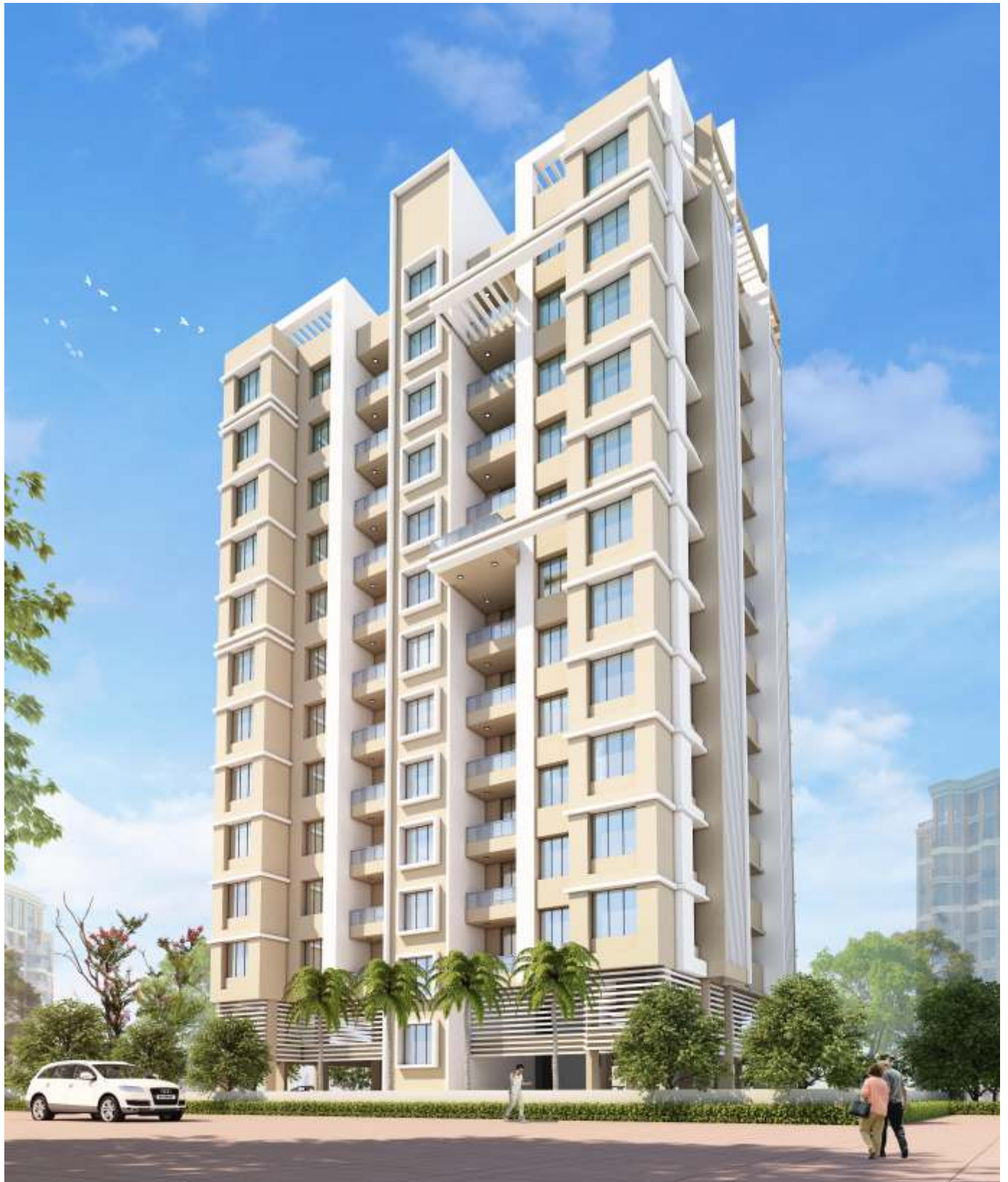


PHASE - III



FINEST ADDRESS

2 BHK VALUE HOMES
@ **BANER PASHAN LINK ROAD**



BUILDING - J

TYPICAL FLOOR PLAN 1ST TO 11TH

PHASE - III



102, 202, 302, 402, 502, 602,
702, 802, 902, 1002, 1102

103, 203, 303, 403, 503,
603, 803, 903, 1003, 1103



101, 201, 301, 401, 501, 601,
701, 801, 901, 1001, 1101

104, 204, 304, 404, 504,
604, 804, 904, 1004, 1104

AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	DRY BALCONY	BALCONY AREA	TOTAL CARPET	TOTAL CARPET
		(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.FT.)
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102 103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103 104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104	2 BHK	58.85	02.60	04.13	65.58	706



AMENITIES & SPECIFICATIONS

STRUCTURE

All the framed structure including foundations, columns, beams, slabs, will be as per RCC-design considering the earthquake forces as per IS-1893 (Part-I), 2002; All the material and grade shall be as per RCC-consultants' specifications.

Dewatering during foundation-work is developers responsibility.

Anti-termite treatment shall be given to all footing and plinth-work.

Floor-height (slab to slab top) shall be 9'6" as far as possible.

WALLS

External walls 6" AAC block / fly ash masonry & internal walls of 4" AAC block / fly ash masonry.

PLASTER

External walls in sand cement mortar.

ELECTRICAL

Concealed copper wiring, Anchor/Roma modular switches & circuit breaker.

Adequate electrical points will be provided in each room.

FLOORING

Good quality 600*1200mm (2*4) vitrified tile flooring with skirting in all room.

TOILETS

1'x1' antiskid designer reputed make and 12"x18" wall-tiles reputed make up to ceiling height with design for all toilets, exhaust fan.

The doors fitted with laminated sheets.

Stopcock for each flat.

PLUMBING & SANITATION

Concealed plumbing good quality Jaquar or equivalent bath-fittings with flush-valves for commode, wash basin, hot & cold mixer arrangement in all toilets.

WASH BASIN

Wash basin of reputed make in each toilet.

INTERNAL FINISHING AND PAINTING.

Oil-bond distemper for internal walls, exterior grade acrylic paint from outside the building.

WINDOWS

Minimum 3-track, powder coated aluminum sliding windows with mosquito net and M.S. safety-railing. Granite window sill for all windows.

KITCHEN

Kitchen-platform with Black-Granite on top with stainless steel sink and wall-tile up to window height above the kitchen-platform.

One exhaust fan shall be fitted in the kitchen.

Water purifier provision.

DOORS

Both sides laminated flush door with eye piece, latch, safety chain, good quality SS fittings, name plate.

Both side laminated flush doors with cylindrical lock and necessary fittings for internal doors.

For toilets granite frames.

VIDEO DOOR PHONE

At the entrance of the building.

MCB & ELCB

In each flat for safety of electrical appliances.

LETTER BOX

One for each flat with name plate in parking area.

ELEVATION

Exclusive building elevation with decorative entrance lobby, external walls painted durable acrylic paint.

ENTIRE OVERHEAD TERRACE

One wash basin to be provided on top of the terrace.

Parapet wall height of terrace should be 4'6".

WATER SUPPLY

Underground and overhead RCC storage tanks (as per existing PMC norms) fitted with submersible pump & auto-level controller unit.

BORE-WELL

With submersible pump.

CCTV

At the main entrance and all around the building.

BATTERY BACKUP

For lift, pump, common lights in parking & staircase area.

COMMON LIGHTING

Sufficient lighting all around the project/building.

ANTI-TERMITE

Treatment at foundation stage.

LIFT

Omega / Kone / Otis - make automatic lift with battery back-up.

FIRE

Fire-fighting system for the building as per PMC norms.

RAIN

Water harvesting facility.

VERMICULTURE

Will be provided to the Society.

LOCATION ADVANTAGE

HOSPITALS

- Let's heal polyclinic - 350 m.
- Prashant Hospital - 1.2 km
- Apurva Multi-speciality Clinic - 450 m.
- Kulkarni Hospital - 850 m.

HOTELS & RESTAURANT

- Saffron Multicuisine - 1 km.
- Hotel Shivanjali - 850 m.
- Hotel Mahabaleshwar - 1.6 km
- Tipzo - 950 m.
- KFC - 900 m.
- The Tenth Floor - 1.5 km.

MALL & SHOPPING COMPLEX

- Westend Mall - 5.8 km.
- The Pavillion - 8 km.
- Star Bazaar - 900 m.
- D-mart (Baner) - 5 km.

PROMINENT AREAS & ATTRACTION

- Gram Sanskruti Udyan - 2.4 km.
- Pashan Hill Lake Arch - 1.8 km.
- Manas Lake - 10 km.
- Sai Chowk - 1.2 km
- Chaturshringi Temple - 8.3 km
- Sunny's World - 7 km.

SCHOOLS & COLLEGES

- Symbiosis International University - 9.7 km
- Flame University - 10 km.
- Sahyadri International School - 1 km.
- St. Joseph High School - 6 km.
- Loyola High School - 6 km.
- Little Kingdom Nursery School - 2.4 km.
- Kidzee Pre-school - 700 m.
- Blue Swimming School - 900 m.



Sane Vyas Associates

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LET'S CONNECT TO KNOW MORE



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