



Commercial Cum Apartment Complex
2 & 3 BHK APARTMENTS

SHIVOM





Near Aditi Samruddhi Society, S.No.176,
Main Baner road, Baner, Pune-411045

SPECIFICATIONS FOR SHOPS

- Mechanized rolling shutters / Sliding MS shutters
- 600 MM x 600 MM vetrified tiles
- Provisions for AC point
- Concealed wiring & modular switches
- 3phase MSEB meter
- Provisions for dish tv cable

TOILET

- Attractive ceramic tiles to dado up to ceiling
- One cold water tap in the bathroom
- Wall hung commode with flush tank
- Wash basin in the bathroom

RESIDENTIAL FLOORS

RCC STRUCTURE

- Earthquake resistance RCC frame structure

WALLS & CEILINGS

- All internal & external walls in 4" to 6" thick fly ash bricks / red bricks / AAC blocks
- External walls finished in double coat sand face plaster
- POP / Gypsum plaster for all internal walls & ceilings

FLOORING

- 800 MM X 800MM laser cut vetrified polished tiles in all living, bedrooms & kitchen
- Anti-Skid ceramic tiles in bathrooms, terrace & dry balcony

TOILET

- Concealed plumbing with premium quality CP fittings & sanitary fixtures in all bathrooms
- Designer glazed tiles dado in all bathrooms up to ceilings
- Wall hung commode with flush valve
- Wash basin
- Provisions for hot & cold water with diverter in all bathrooms
- Granite door frames & windows frames in all bathrooms
- Provision for boiler point in all bathrooms
- Hot water from centralized solar system in one bathroom for each flat

KITCHEN

- Granite kitchen platform with S.S.Sink
- Glazed tiles / ceramic tiles to dado above kitchen platform up to Lintel Level
- Dry balcony dado tiles up to 4 feet & Anti skid tiles for flooring.

DOORS & WINDOWS

- Laminated main Entrance door.
- Laminated Internal doors including toilet & dry balcony
- Sliding or Fold able door for Terrace
- Aluminium powder coated / Anodized Window with mosquito net in rooms Excluding Toilets
- Granite window frame
- M.S. Safety grills for all Windows

BALCONY

- Railing of toughened glass with SS fittings (on RCC Pardi)

ELECTRICAL SPECIFICATIONS

- Concealed electrification in copper wire with MCB (Branded ISI Mark)
- Master bedroom & living room Dish TV Point, Broadband / Net point
- Master bedroom & Child Bedroom Two way point 1 Fan & 1 WallLight point
- Provision for Intercom point for each Flat
- Premium modular switches with adequate number of points
- Video door phone
- Exhaust fan point in all bathrooms & kitchen
- Provisions for inverter all 6 Amp. Point for each flat
- Provision for AC point in all bedrooms & living room
- Electrical point for washing machine
- 3 Phase meter

PAINT

- Oil bond distemper paint for internal walls
- Acrylic paint for external walls

ULTRA MODERN AMENITIES

- Decorative Main entrance gate
- Security cabin
- Designer entrance lobby with name boards
- Tremix concrete or paving blocks / tiles for driveways
- Street lights on driveway in common areas
- CCTV in entrance lobby
- Elevators of branded make with 8 passengers capacity
- Common toilet at 2 wheeler parking floor
- Mechanical car parking
- Generator backup for common passage, elevators, water pumps & fire fighting system
- Intercom facility connected with main gate security cabin
- Firefighting system with U.G. water tank & overhead water tank
- U.G. water tank for drinking water & utility water
- Biosanitizer for wet garbage
- Solar system
- Rainwater harvesting

|| SHIVOM ||
—R·E·G·E·N·C·Y—



The Legacy

We, the Space Builders & Developers are catering to the real estate fraternity for over last three decades. We have cemented our relationship with our customers by earning their trust through quality construction, dedication, honesty, and transparency.

We are a reliable name in real estate sector. To name some of the projects successfully executed by our group are Alankar @ Shivajinagar, Madhav Baug @ Hadapsar, Marigold @ Sinhgad Road, West Wind Park @ Hinjewadi, SBM Mystique and SBM Myra @ Bombay Sappers colony Wadgoansheri.

We believe in creating fine SPACES for Home seekers and Commercial SPACES for Entrepreneurs to grow their business 'SHIVOM REGENCY' is our latest creation manifesting this exemplary concept.

Concept to Creation

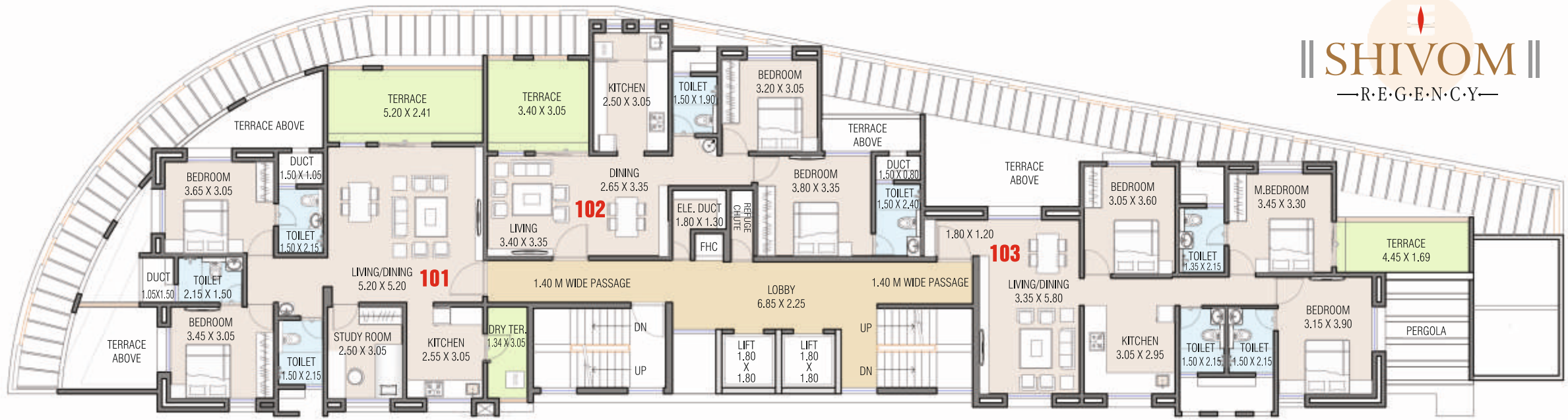
Creation is always a process that is appreciated only after its completion as it is blonde and raw in the constructive stage but the ultimate creation is always a finely composed picture. Shivom Regency by Space Builders & Developers follows all the creative rules to come up as a masterpiece on completion.



Location

Baner has emerged as one of the most prominent Residential and Commercial locality of this decade. It is truly upcoming central point of Pune, PCMC and Hinjewadi the IT hub. Baner has easy accessibility to Pune City, PCMC and is very near to Mumbai Bangalore Bypass. It is advantageously located close to Aundh, Wakad & Pimple Nilakh and it also has close proximity to Pune University, Shivajinagar Railway and Bus station. It tops the preferential list of residential and commercial buying by all type of professionals and business community. Baner has been accorded top development priority under "SMART CITY" initiative.

The highlight of our project SHIVOM REGENCY is that it is located at the convergence of Main Baner 100 feet road and the proposed 60 feet road that leads to Aundh Baner link road. It is also very near to school, colleges, hospital, malls, multiplex and day to day convenience stores. The adequate shopping facility within the premises of the project is another added advantage.



FIRST FLOOR PLAN

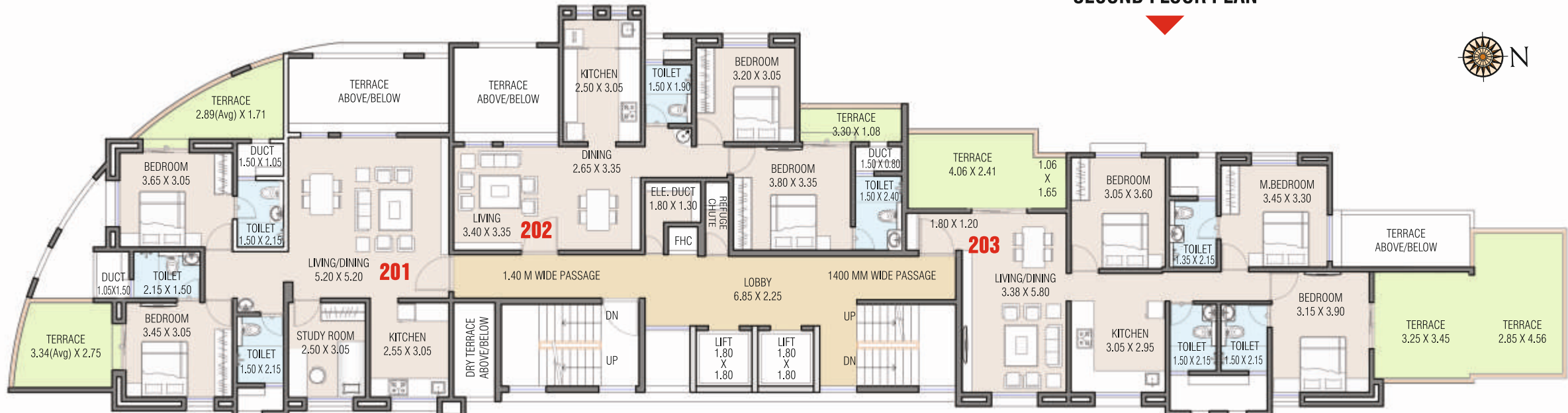
FLAT NO.	CARPET AREA	ENCLOSED BALCONY	TERRACE AREA	DRY TERRACE AREA
	A	B	C	D
101	65.69	16.73	12.3	3.96
102	55.25	9.62	10.18	0
103	67.46	17.06	7.34	0

All Measurements In Square Meters

FLAT NO.	CARPET AREA	ENCLOSED BALCONY	TERRACE AREA	DRY TERRACE AREA
	A	B	C	D
201	66.24	16.46	7.17	0
202	55.54	9.35	3.34	0
203	68.61	17.06	35.76	0

All Measurements In Square Meters

SECOND FLOOR PLAN





THIRD, FIFTH, SEVENTH & NINTH FLOOR PLAN

FLAT NO.	CARPET AREA	ENCLOSED BALCONY	TERRACE AREA	DRY TERRACE AREA
	A	B	C	D
301,501,701,901	65.69	16.73	12.3	3.96
302,502,702,902	55.25	9.62	10.18	0
303,503,703,903	67.46	17.06	7.34	0

NINTH FLOOR IS PROPOSED SUBJECT TO SANCTION BY AUTHORITY

All Measurements In Square Meters

FLAT NO.	CARPET AREA	ENCLOSED BALCONY	TERRACE AREA	DRY TERRACE AREA
	A	B	C	D
401,601,801	66.24	16.46	7.17	0
402,802	55.54	9.35	3.34	0
403,603,803	68.61	17.06	22.26	0

All Measurements In Square Meters

FOURTH & EIGHTH FLOOR PLAN



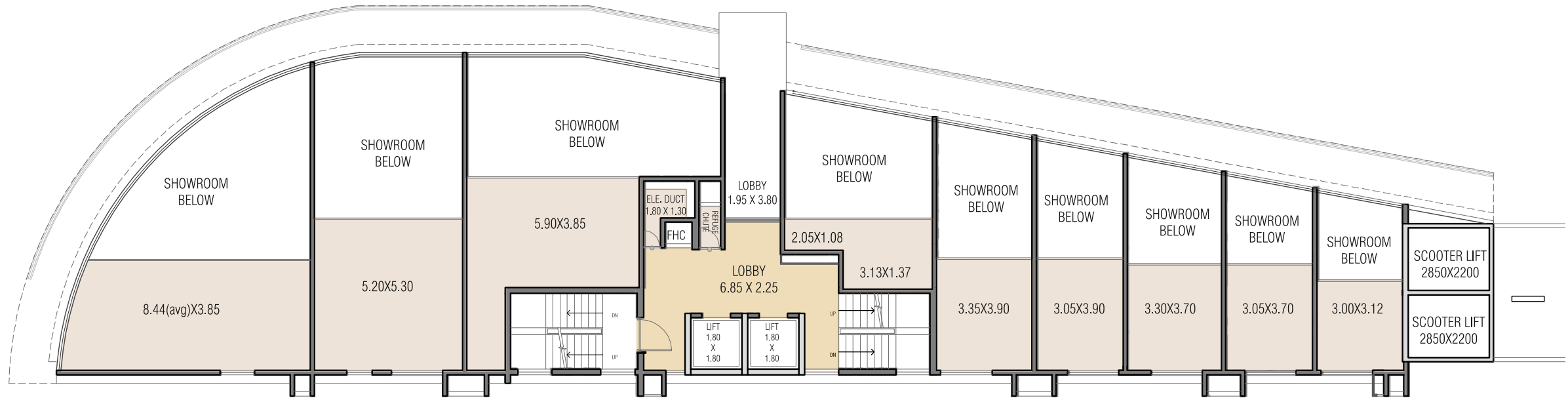


GROUND FLOOR PLAN

SHOWROOM NO.	FLOOR	GROUND FLOOR CARPET AREA A	MEZZANINE FLOOR CARPET AREA B
1	GR	18.39	9.54
2	GR	20.18	11.28
3	GR	23.86	12.21
4	GR	23.89	11.88
5	GR	28.32	13.06
6	GR	30.19	9.83
7	GR	62.79	27.18
8	GR	57.29	27.58
9	GR	67.57	33.05

All Measurements In Square Meters





All Measurements In Square Meters

MEZZANINE FLOOR PLAN

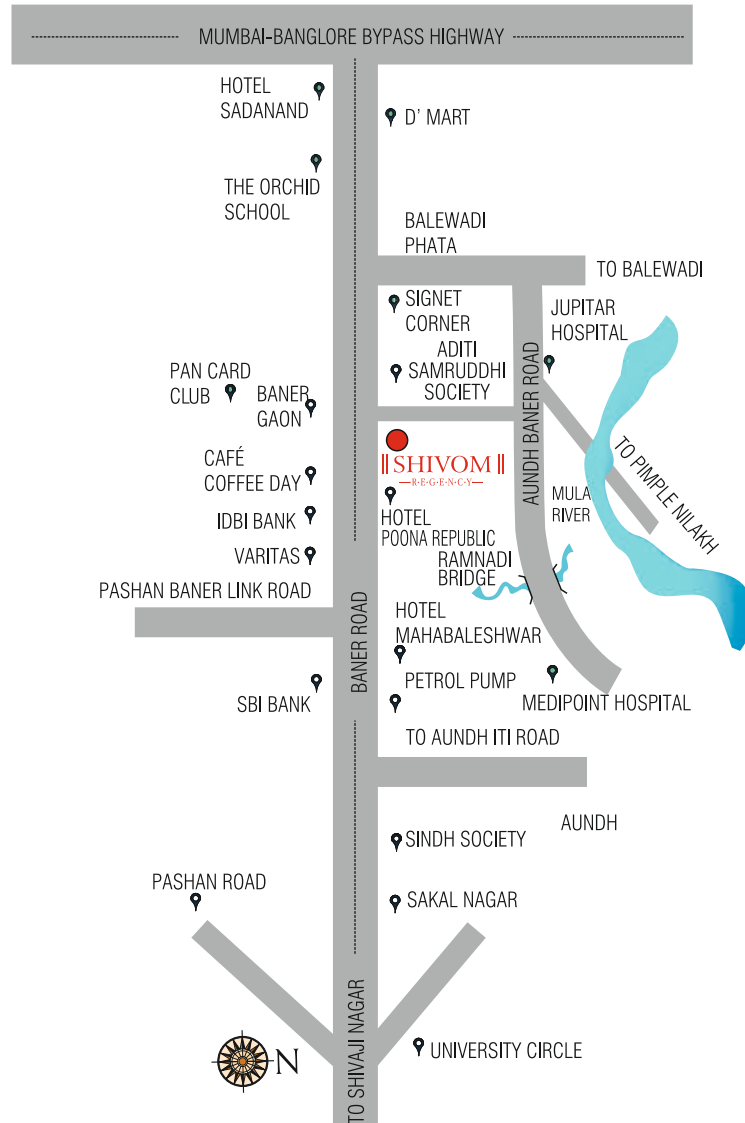






3 BHK

LOCATION MAP



KEY DISTANCES FROM LOCATION

HINJEWADI	9.6 KM	PANCARD CLUB	0.3 KM
AUNDH	3.9 KM	ORCHID SCHOOL	0.6 KM
MUMBAI BANGLORE HIGHWAY	2.1 KM	PUNE UNIVERSITY	5.0 KM
JUPITOR HOSPITAL	0.3 KM	MEDIPOINT HOSPITAL	2.4 KM
DOMINO'S	0.5 KM	D'MART	2.0 KM

SHIVOM REGENCY

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Main Baner Road, Baner,Pune- 411045

FOR BOOKING CALL : **9422 00 7805**



RERA Reg. No.
P52100014878

C R E D I T S

Architect	: Avinash Nawathe	Electrical Consultant	: Skyline MEP Consultant
Legal Advisor	: Adv. Sandeep Gujrathi	Plumbing Consultant	: Shilpa Bagade
R C C Designer	: G A Bhilare Consultants Pvt Ltd.	PMC	: M Tech Consultancy Services



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