



anshul.

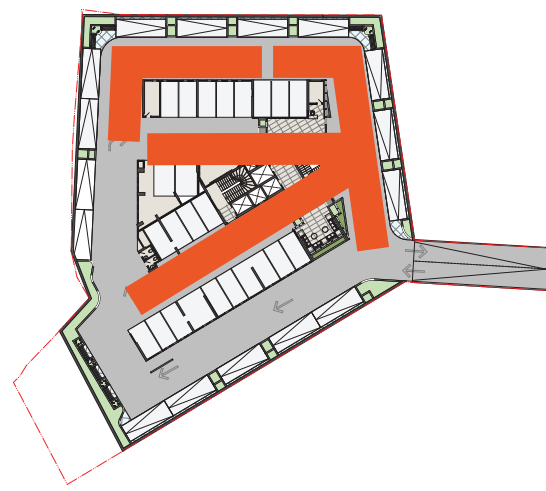
welcome to your home. a place that personifies you and your family. a
place for those who maximise **seven days of the week** to the fullest.
homes for those who have travelled across **seven seas & seven**
continents and value the balance of life and importance of a society.

we all are like **seven colours of the rainbow**, celebrating our individual diversity but also foster a sense of unity and community. **seven different home layouts** for you to choose from, only at **7 anshul**....where life is a 7th heaven.



7 anshul is a refreshing approach and departure from the **one-size-fits-all copy-paste typical floor plan** seen in residential buildings. By accommodating **7 different layouts on each floor**, we ensure that each flat is designed to accomodate the needs for different families across 16 floors*.

*plans would vary on refuge area and other common floor areas



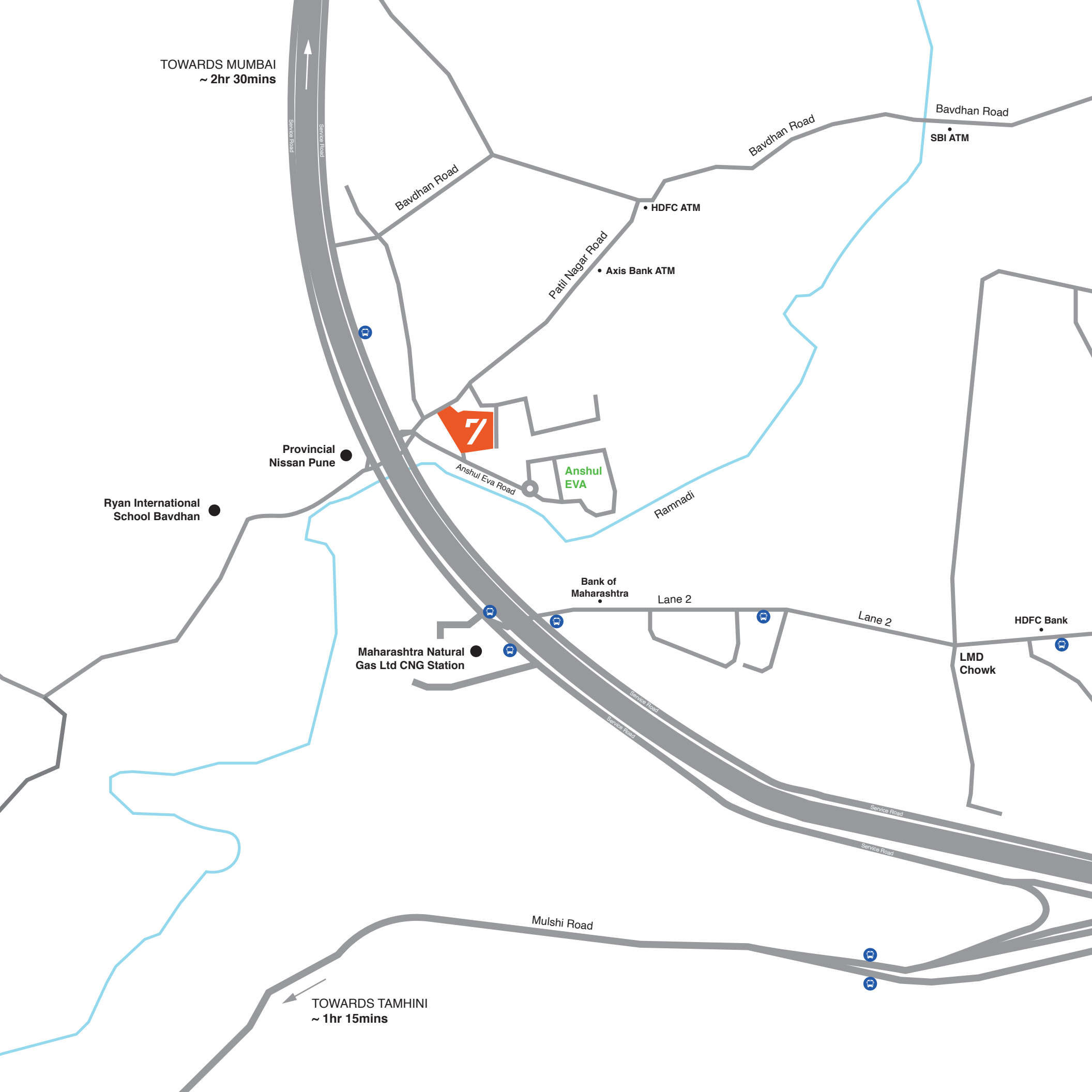
7 effective habits for highly happy living

rule nö 1 : **say goodbye to copy-paste homes**



In a world where **standardized box living** has become commonplace, 7 anshul's architecture, designed by an eminent architectural firm as per global living standards, follows the **“Build-to-Line”* Planning Principle**, shaping itself according to the plot's contours. This results in individual living units with distinct shapes and sizes, offering residents a range of personalized options.

*the built-to-line building maximises the carpet area and follows the shape of the boundary wall



TOWARDS MUMBAI
~ 2hr 30mins

Bawdhan Road
SBI ATM

Bawdhan Road

• HDFC ATM

Patil Nagar Road
• Axis Bank ATM

7

Anshul
EVA

Anshul Eva Road

Ramnadi

Provincial
Nissan Pune

Ryan International
School Bawdhan

Bank of
Maharashtra

Lane 2

Lane 2

HDFC Bank

Maharashtra Natural
Gas Ltd CNG Station

LMD
Chowk

Service Road

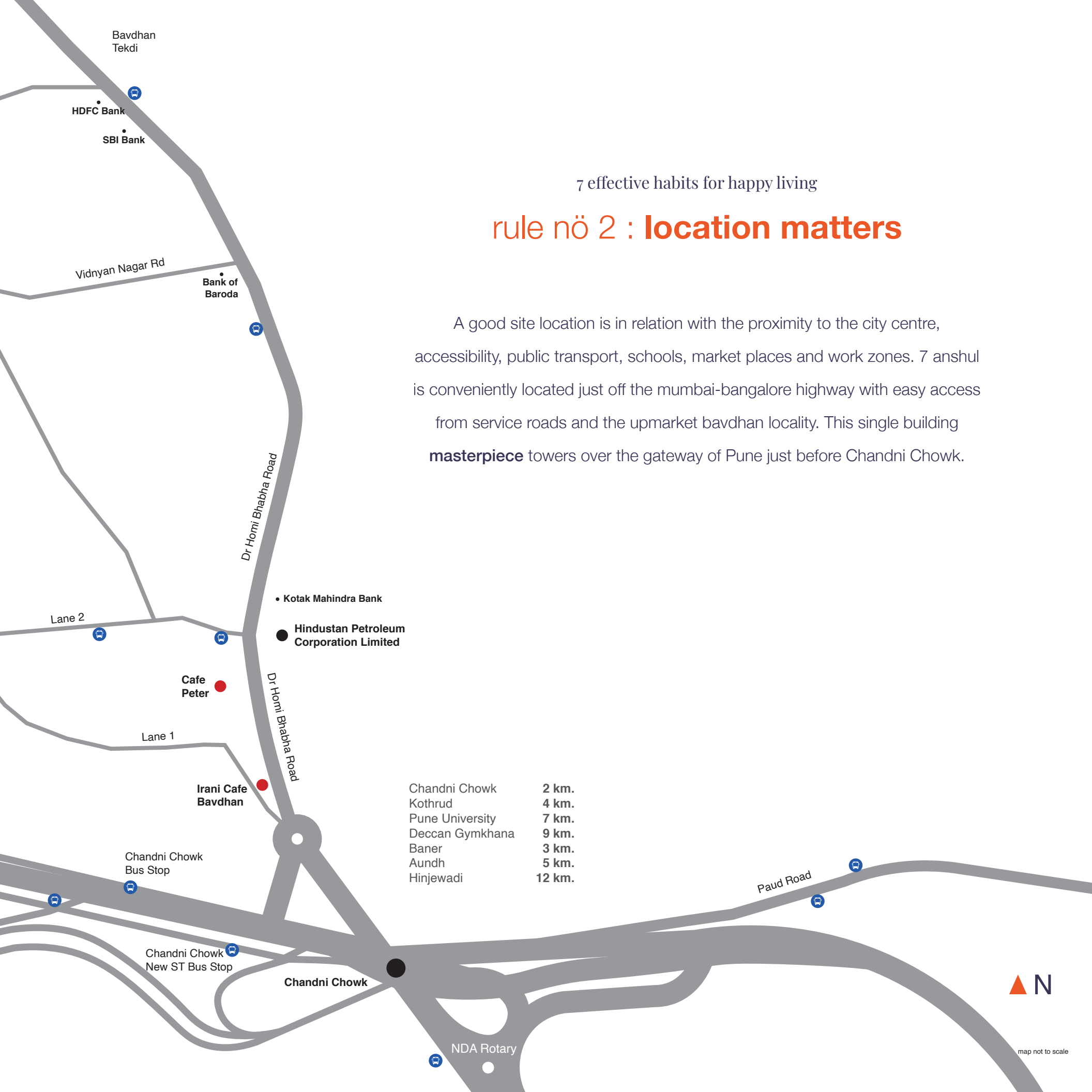
Service Road

Service Road

Service Road

Mulshi Road

TOWARDS TAMHINI
~ 1hr 15mins



7 effective habits for happy living

rule nö 2 : **location matters**

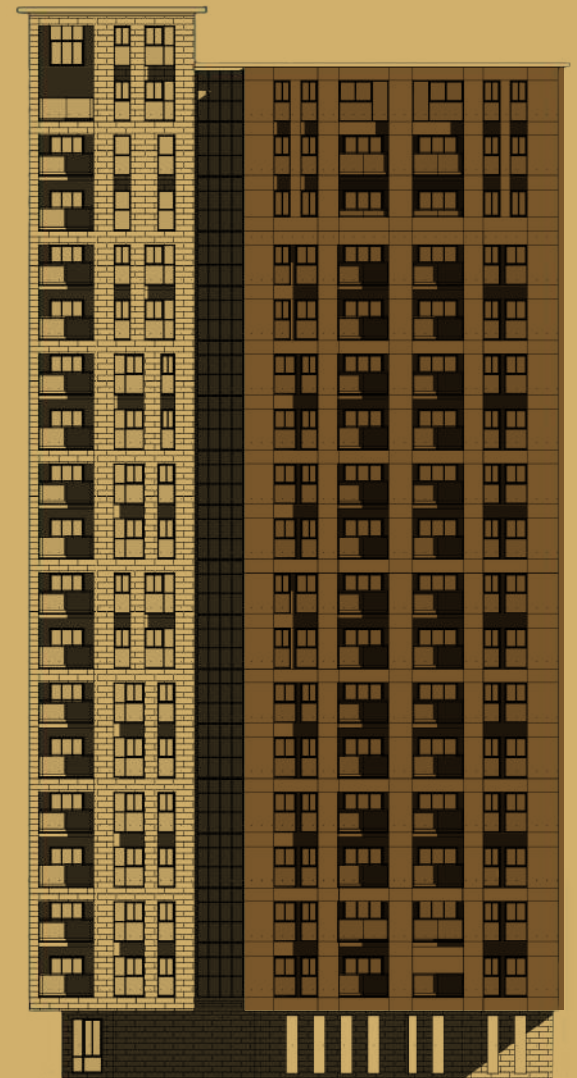
A good site location is in relation with the proximity to the city centre, accessibility, public transport, schools, market places and work zones. 7 anshul is conveniently located just off the mumbai-bangalore highway with easy access from service roads and the upmarket bavidhan locality. This single building **masterpiece** towers over the gateway of Pune just before Chandni Chowk.

Chandni Chowk	2 km.
Kothrud	4 km.
Pune University	7 km.
Deccan Gymkhana	9 km.
Baner	3 km.
Aundh	5 km.
Hinjewadi	12 km.



map not to scale

rule nö 3 : **iconic architecture**

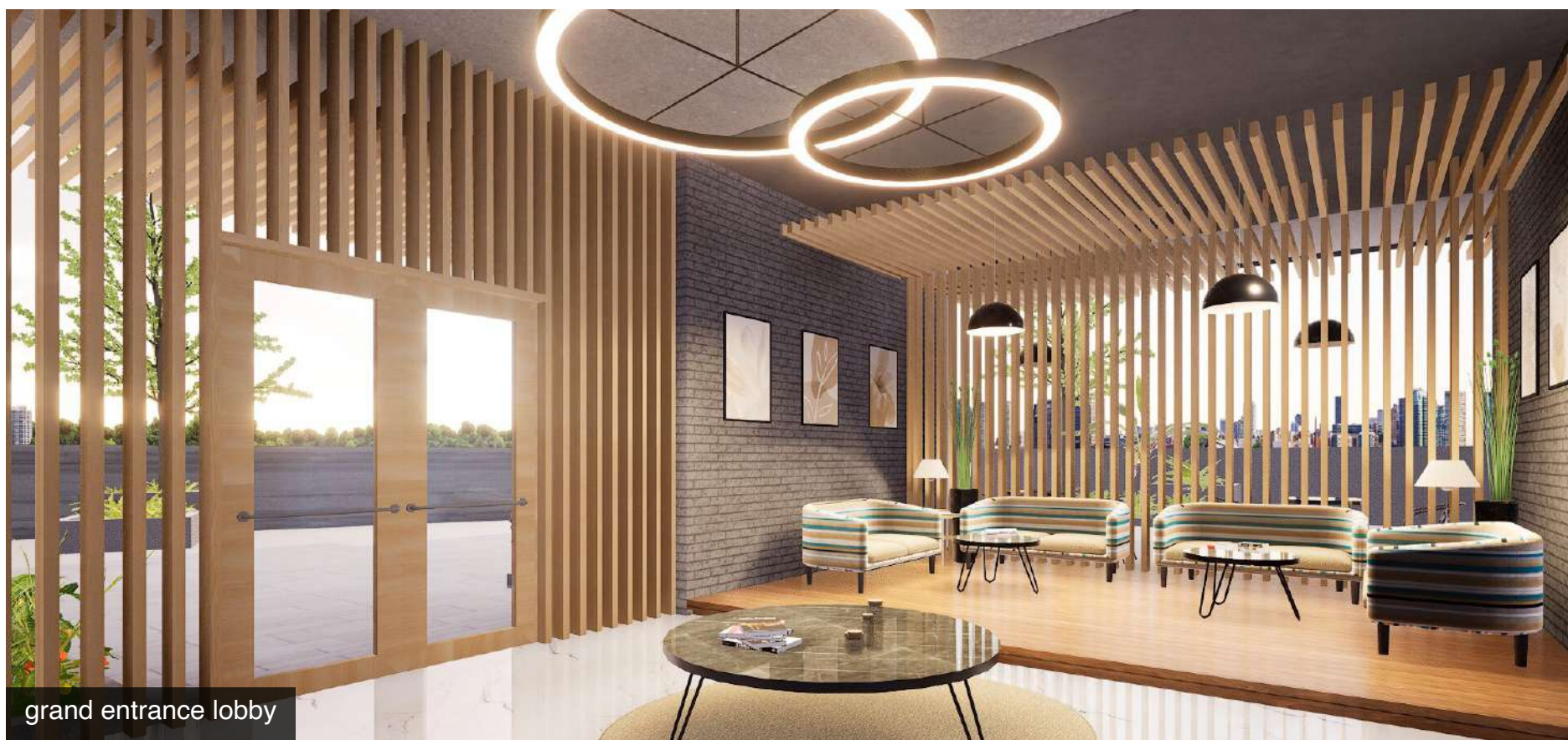




Nothing matters more than a well-planned building considering planning, services, natural light and ventilation. The architectural design of 7 anshul follows a classic approach called **“Base, Middle, and Top”** for its impressive facade. It’s all about balance and harmony. Each side of the building is carefully designed with windows, glass facades, and colourful elements in proportionate and geometrically pleasing arrangements. The base provides a solid foundation, the middle adds complexity, and the top adds a distinctive touch. This creates a visually appealing and cohesive look for the building.



elegant upper ground portal



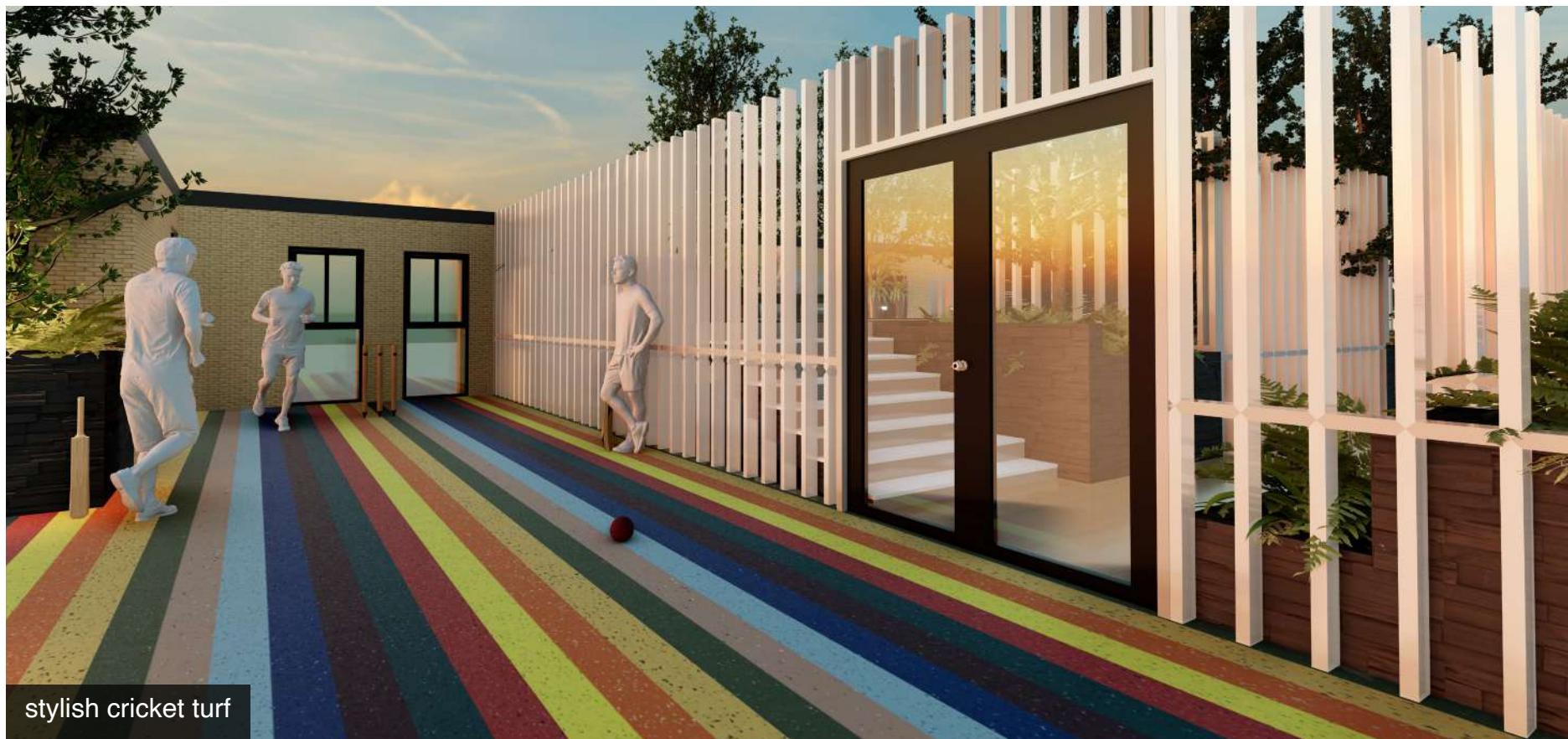
grand entrance lobby



majestic show stage



lux rooftop oasis



stylish cricket turf



kids playing area

for pasting

7 effective habits for highly happy living

rule nö 6 : **living out-of-the-box**

All the floor plans unfold with expansive balconies extending gracefully from each unit, providing panoramic views of the surroundings. The living rooms are characterized by their generous dimensions, featuring open layouts that maximise natural light and foster a sense of openness.

Adorned with bespoke details, the interiors create refined ambiance.

The bedrooms are designed as sanctuaries of relaxation, boasting ample space and offering you a peaceful haven at the end of the day. Each bedroom is carefully positioned to optimise privacy and views, ensuring maximum comfort. The french windows invite ample natural light into each apartment, creating a bright, airy atmosphere. Additionally, these windows offer unobstructed views of the city skyline, framing the urban landscape from every room.

3BHK - TYPE 3

2BHK - TYPE 2

2BHK - TYPE 4

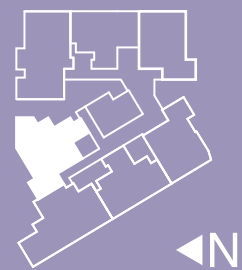


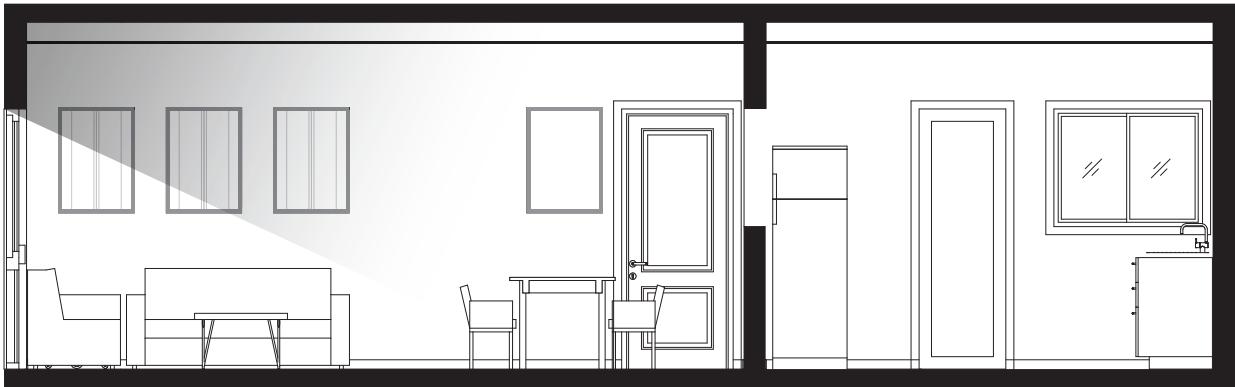
3BHK - TYPE 1

1BHK + REFUGE
(7th & 12th Floor)



3BHK - TYPE 1



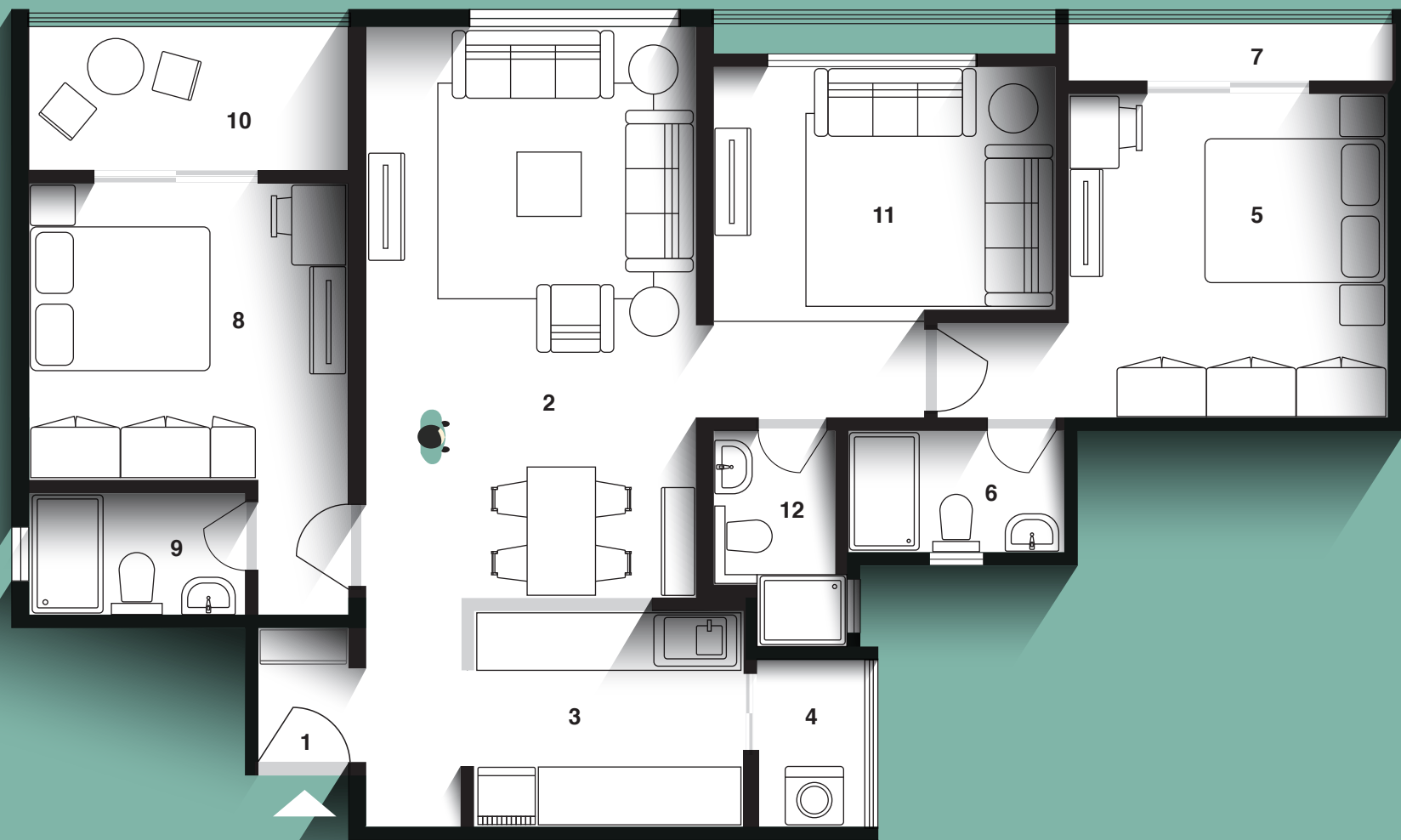


Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 6th	3BHK - TYPE 1	913.43 (Sq.Ft.)	192.46 (Sq.Ft.)	1106 (Sq.Ft.)
8th to 11th		84.86 (Sq.M.)	17.88 (Sq.M.)	102.74 (Sq.M.)
13th to 16th				

1	Foyer	4'5" x 3'1"	5	Bedroom One	12'0" x 9'10"	9	Balcony	124 Sq.Ft.
2	Living & Dining	11'11" x 17'8"	6	Attached Toilet	7'10" x 3'11"	10	Bedroom Three	12'2" x 10'0"
3	Kitchen	7'7" x 9'10"	7	Bedroom Two	11'11" x 9'10"	11	Common Toilet	7'10" x 4'5"
4	Encl Dry Balcony	3'3" x 9'10"	8	Attached Toilet	7'10" x 4'5"	12	Bedroom Balcony	3'7" x 10'0"

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

3BHK - TYPE 2



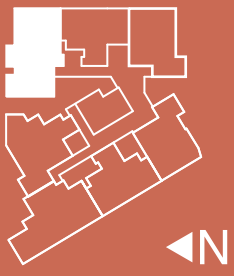


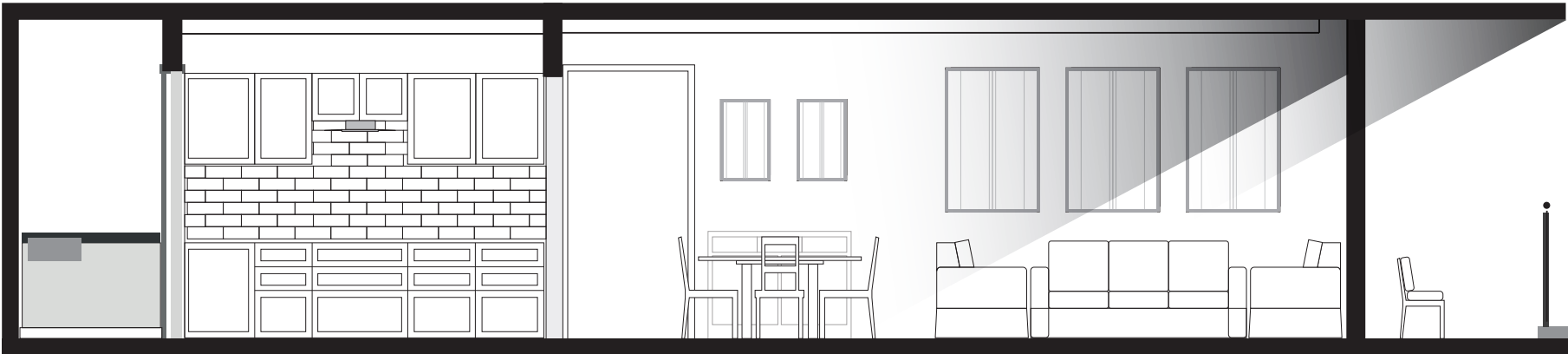
Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 16th	3BHK - TYPE 2	997.39 (Sq.Ft.)	111.29 (Sq.Ft.)	1109 (Sq.Ft.)
		92.66 (Sq.M.)	10.34 (Sq.M.)	103 (Sq.M.)

1	Foyer	3'3" x 4'11"	5	Bedroom One	11'8" x 11'10"	9	Attached Toilet	7'10" x 4'5"
2	Living & Dining	11'11" x 20'10"	6	Attached Toilet	7'10" x 4'5"	10	Bedroom Balcony	11'8" x 5'5"
3	Kitchen	9'10" x 7'10"	7	Standing Balcony	11'8" x 2'1"	11	Family Room	12'6" x 8'10"
4	Enc Dry Balcony	4'6" x 6'1"	8	Bedroom Two	11'8" x 10'10"	12	Common Toilet	4'5" x 7'11"

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

3BHK - TYPE 3





Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 16th	3BHK - TYPE 3	1013.0 (Sq.Ft.)	129.06 (Sq.Ft.)	1142 (Sq.Ft.)
		94.11 (Sq.M.)	11.99 (Sq.M.)	106.10 (Sq.M.)

1	Foyer	4'11" x 3'11"	5	Balcony	11'8" x 5'3"	9	Common toilet	7'10" x 4'5"
2	Living & Dining	11'8" x 21'7"	6	Bedroom One	11'9" x 13'9"	10	Bedroom Three	11'10" x 10'10"
3	Kitchen	7'10 x 9'10"	7	Attached Toilet	7'9" x 4'5"	11	Attached Toilet	7'10" x 4'5"
4	Enc Dry Balcony	7'10" x 3'11"	8	Bedroom Two	12'6" x 10'4"	12	Balcony	4'1" x 9'8"

2BHK - TYPE 1





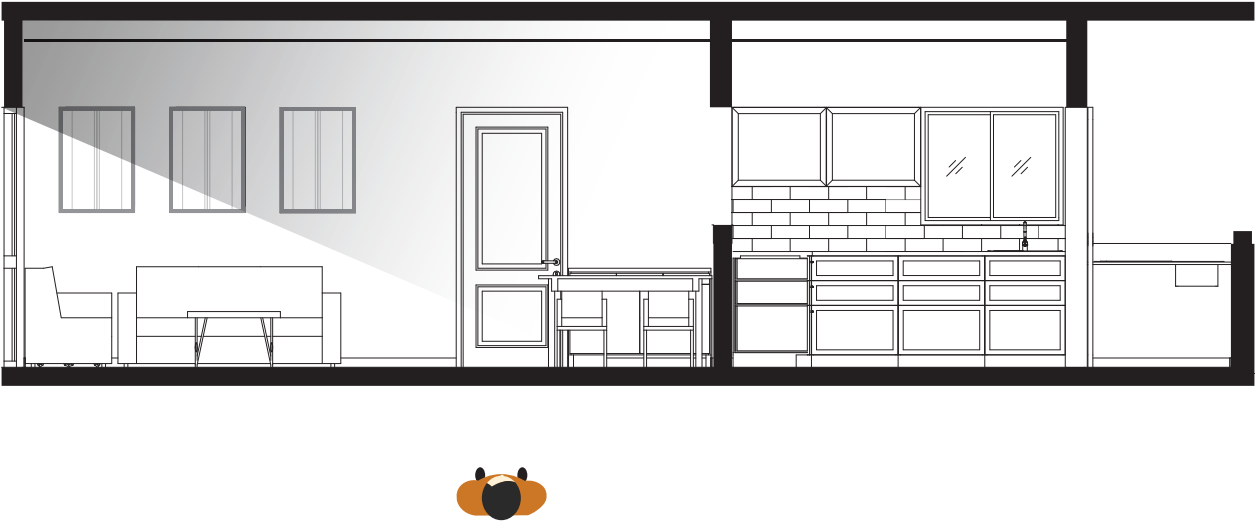
Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 16th	2BHK - TYPE 1	725.7 (Sq.Ft.)	95.04 (Sq.Ft.)	821 (Sq.Ft.)
		67.42 (Sq.M.)	8.83 (Sq.M.)	76.25 (Sq.M.)

1	Foyer4'11" x 3'11"	4	Enc Dry Balcony8'0" x 3'11"	7	Bedroom Two12'1" x 10'10"
2	Living & Dining11'9" x 16'7"	5	Bedroom One12'4" x 11'10"	8	Common Toilet5'7" x 4'5"
3	Kitchen7'10" x 8'10"	6	Attached Toilet7'10" x 4'5"	9	Bedroom Balcony12'1" x 5'3"

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

2BHK - TYPE 2





Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 16th	2BHK - TYPE 2	730.44 (Sq.Ft.)	96.23 (Sq.Ft.)	827 (Sq.Ft.)
		67.86 (Sq.M.)	8.94 (Sq.M.)	76.80 (Sq.M.)

1	Foyer	4'11" x 3'11"	4	Enc Dry Balcony	8'0" x 3'11"	7	Bedroom Two	12'4" x 10'10"
2	Living & Dining	11'9" x 16'7"	5	Bedroom One	12'3" x 12'4"	8	Common Toilet	5'7" x 4'5"
3	Kitchen	7'10" x 8'10"	6	Attached Toilet	7'10" x 4'5"	9	Bedroom Balcony	12'4" x 5'3"

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

2BHK - TYPE 3





Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 16th	2BHK - TYPE 3	723.66 (Sq.Ft.)	106.77 (Sq.Ft.)	830 (Sq.Ft.)
		67.23 (Sq.M.)	9.92 (Sq.M.)	77.15 (Sq.M.)

1	Foyer	4'7" x 3'11"	4	Enc Dry Balcony	6'7" x 3'11"	7	Bedroom Two	13'0" x 10'2"
2	Living & Dining	11'7" x 16'10"	5	Bedroom One	12'8" x 9'10"	8	Attached Toilet	7'10" x 4'2"
3	Kitchen	7'9" x 8'7"	6	Common Toilet	7'10" x 4'2"	9	Balcony	13'0" x 5'4"

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

2BHK - TYPE 4





Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
1st to 16th	2BHK - TYPE 4	707.19 (Sq.Ft.)	137.45 (Sq.Ft.)	845 (Sq.Ft.)
		65.7 (Sq.M.)	12.77 (Sq.M.)	78.47 (Sq.M.)

1	Foyer	4'6" x 3'9"	5	Bedroom One	12'0" x 10'5"	9	Attached Toilet	6'11" x 4'5"
2	Living & Dining	11'9" x 16'8"	6	Powder Room	5'11" x 4'5"	10	Bedroom Balcony	4'11" x 9'10"
3	Kitchen	7'10" x 8'11"	7	Bedroom Balcony	12'0" x 5'3"			
4	Enc Dry Balcony	6'9" x 3'9"	8	Bedroom Two	12'1" x 9'7"			

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

1BHK - TYPE 1





Floor	Unit Type	Unit Area	Balcony Area	Total Carpet
7th and 12th	1BHK - TYPE 1	519.79 (Sq.Ft.)	156.29 (Sq.Ft.)	676 (Sq.Ft.)
		48.29 (Sq.M.)	14.52 (Sq.M.)	62.81 (Sq.M.)

1	Foyer	4'5" X 3'1"	5	Bedroom One	11'11" X 9'10"
2	Living & Dining	11'11" X 17'8"	6	Common Toilet	7'10" x 3'11"
3	Kitchen	7'7" X 9'10"	7	Balcony	124 Sq.ft
4	Enc Dry Balcony	3'3" X 9'10"			

Note : Room dimensions, window locations, furniture layout, and RCC column sizes are indicative and subject to variation.

7 effective habits for highly happy living

rule nö 7 : **understand the details**

The design is in the details, evident in our grand entrance lobby adorned with intricate wooden slats, fostering ventilation and a welcoming “sense of arrival”. External brick cladding tiles further delineate the entrance, accentuating the facade’s architectural elegance. The facade integrates solar heat reduction technology, promoting sustainability by minimising electricity usage.

Structure

- RCC framework structure of the building

Walls

- 6” Internal and external walls
- External double-coat plaster
- Internal gypsum plaster
- Dado tiles up to lintel level in all bathrooms
- Emulsion paint for internal walls

Flooring

- Vitrified tile flooring and skirting for all rooms
- Anti-skid tile flooring in toilets and attached terraces

Paint

- Internal emulsion paint
- Acrylic emulsion paint for external walls, balconies/ terraces

Electrification

- Concealed wiring and modular switches
- 3 Phase MSEB meter for all common spaces

Kitchen

- Marble/ granite kitchen platform with stainless steel sink
- Dado tiles above the platform up to lintel level
- Dry terrace with provision for washing machine

Windows/ Doors

- Laminated main entrance door and internal flush doors
- Parapet walls or glass railing for safety to terraces
- Sliding door or foldable door for terraces
- 2 or 3-track sliding windows with safety grills and mosquito net
- Marble or granite sill at the bottom for all windows

Sanitaryware and Fittings

- Provision for geyser in bathrooms
- Concealed CP fittings in bathrooms (Jaquar or equivalent)
- Commode with flush tank in bathrooms

Common Infrastructure

- Attractive entrance gate with security cabin
- Internal roads or side margins paved with trimix finished road and block pavement
- Genset backup for common areas
- Solar water heating system on top terrace for master bathroom
- Lift for the building
- Fire-fighting system
- Underground water tank for all the phases
- Overhead water tank
- STP or septic tank
- Street lights



anshul[®]
G R O U P
WORKING TOGETHER

27+
years

30+
projects

3500+
customers

We have embodied the tagline “working together” in our work, which reflects in our projects. Over 27 years, we have delivered homes to 3500+ customers. We have 30+ projects spread over more than 15 prime locations in Pune. We are dedicated to cater our clients spanning Pune’s wide range of localities, such as Bavdhan, Wakad, Balewadi, Baner, Tathawade, Wagholi, Wadgaon Sheri, Moshi, Kalyaninagar etc. Whether it be the affordable housing segment or the luxury residential segment, we are adhering to the highest standard of construction quality.

What began as a humble dream of an entrepreneurial return is now a 3-decade old business with an unwavering commitment to in-time delivery based on innovation driven by an experienced team that firmly stands by working together.

Anshul Group’s experts are highly focused on their responsibilities, devoted to their work, and trustworthy. Anshul Group is renowned for the innovation and experience developed over all these years by working together. Our teamwork and dedication have created brilliant, extraordinary, well-planned, and beautiful initiatives.

Philosophy

We like to keep it simple. Slow, steady and sustainable growth is the base of our philosophy. We embody the ever-successful strategy of the tortoise, the quintessential winner. We quietly challenge and triumph over the situation and outdo ourselves in our progress. The group comes from humble roots, and we plan to grow while keeping our feet firmly anchored in the foundation of trust and togetherness. We strive to create harmony for all our stakeholders.

Vision

We envision a future where Anshul Group is synonymous with respect, quality, design innovations, and timely delivery in the real estate industry.





On-Going Projects

Anshul **CASA**

2 & 3 BHK HOMES
WAKAD, PUNE

Anshul **ATLANTE**

3 BHK HOMES
TATHAWADE, PUNE

CROWN EIGHT

3 BHK HOMES
BALEWADI, PUNE

Anshul **ELA**

1 & 2 BHK HOMES
MOSHI, PUNE

Anshul **IRA**

2 & 1 BHK HOMES
WADGAON SHERI, PUNE

Anshul **MEDORA**

3 & 2 BHK HOMES
WAGHOLI, PUNE

Anshul **AARUSH**

1 & 2 BHK HOMES
SHRIRAMPUR, NAGAR



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RERA Reg. no.:
P52100077740



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7 effective habits for highly happy living

rule nö 4 : **your home... everyone's comfort**

At 7 anshul, we understand that your home is more than just a place to live—it's a reflection of you and your family's unique personality and aspirations. Explore the epitome of modern living with our meticulously designed distinct floor layouts to choose from, we invite you to explore our world of possibilities and find the perfect home that speaks to you.

Welcome home to luxury, comfort, and unparalleled living. With public areas thoughtfully designed to promote social interaction, with simple yet effective interventions such as a senior citizens' corner and planter benches and other incidental spaces of respite.



7 effective habits for highly happy living

rule nö 5 : **secure your spot in the 7th heaven**

7 anshul gives way for a high standard of living.... the 17th floor terrace is celebrated as a open to sky and stars community space, featuring an array of amenities such as a lap pool, a cricket net, a gathering space, an open-air banquet hall, and interaction spaces. These amenities, in conjunction with panoramic views of the city, encourage social activities and a deeper appreciation of the urban environment.

