



TOWN SQUARE

Shops, Office, 2BHK & 3BHK

Charholi

**Luxury Beyond Measure,
Elegance Beyond Time Unveiled**



Front Side View



Back Side View



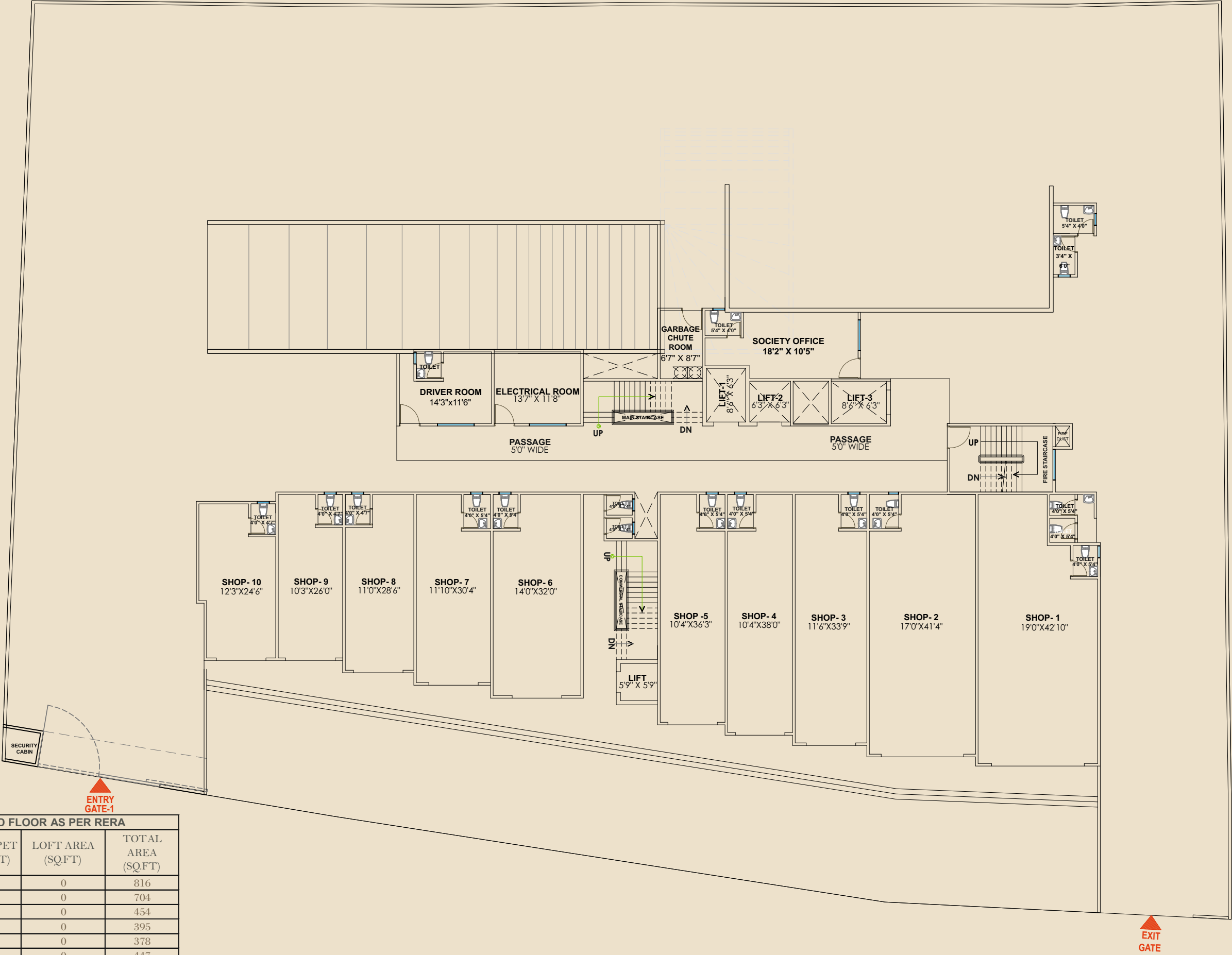
PREMIUM SHOPS



OFFICE SPACE

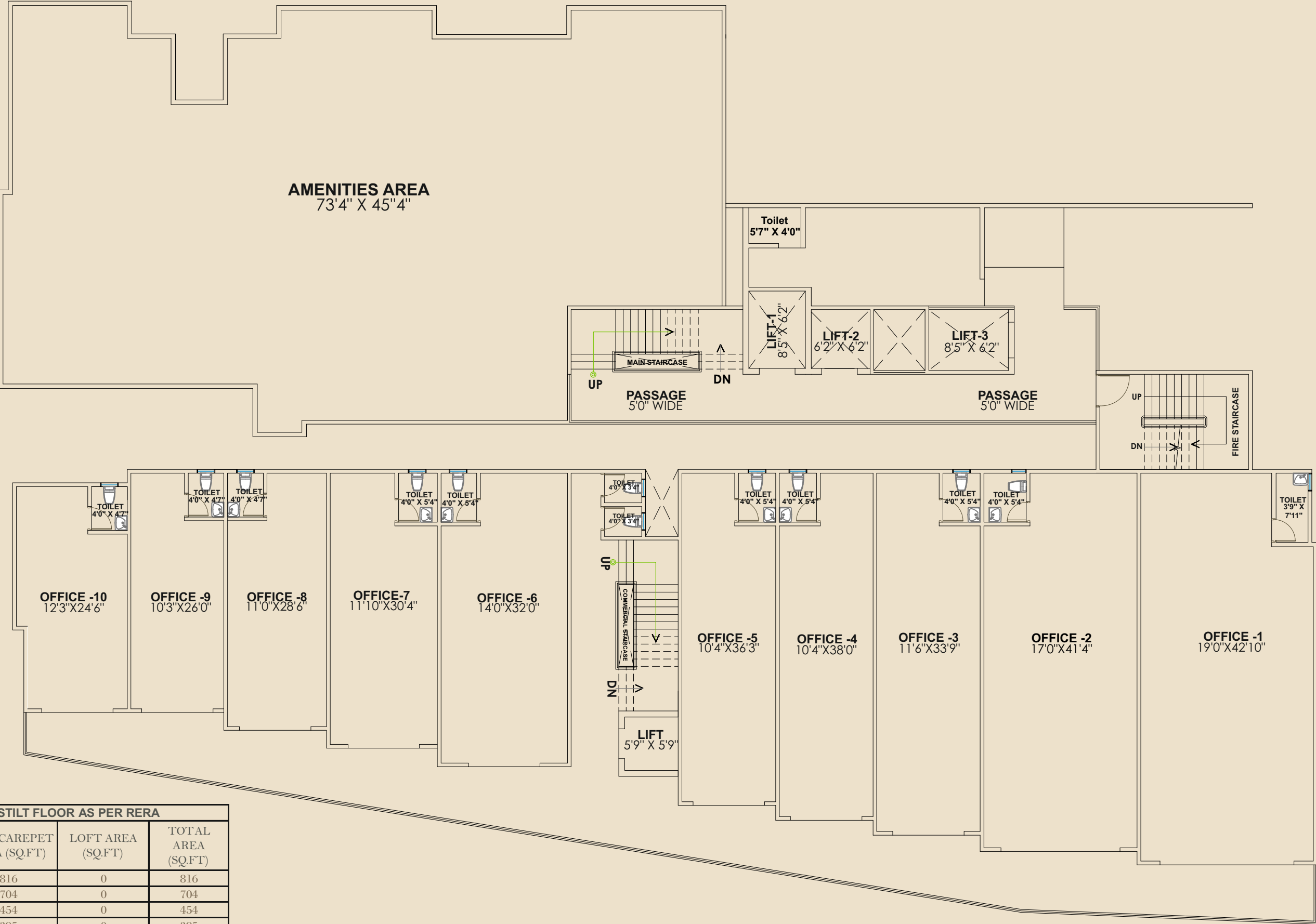


Ground Floor Plan



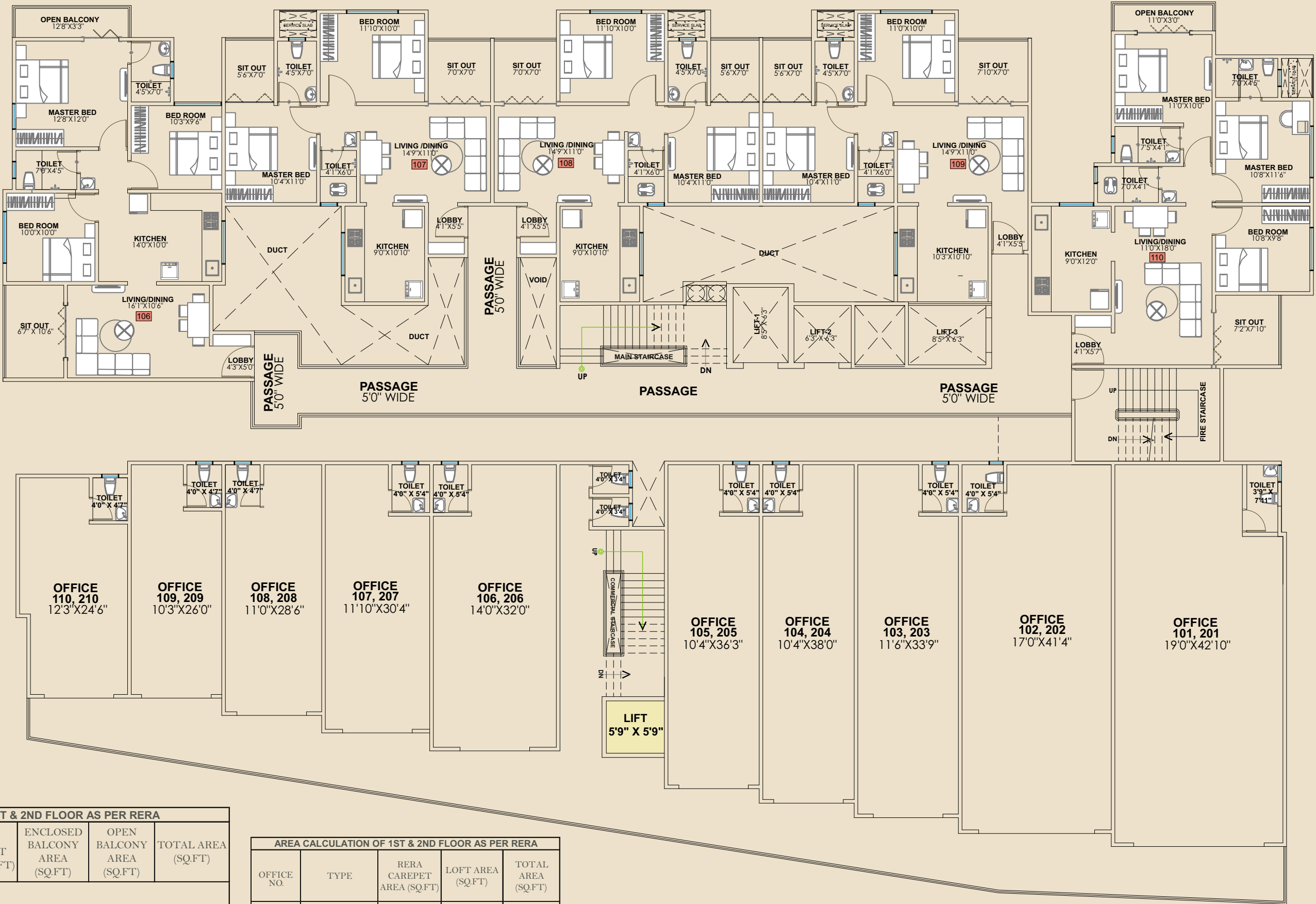
AREA CALCULATION OF GROUND FLOOR AS PER RERA				
NO	TYPE	RERA CAREPET AREA (SQ.FT)	LOFT AREA (SQ.FT)	TOTAL AREA (SQ.FT)
1	SHOP	816	0	816
2	SHOP	704	0	704
3	SHOP	454	0	454
4	SHOP	395	0	395
5	SHOP	378	0	378
6	SHOP	447	0	447
7	SHOP	365	0	365
8	SHOP	294	0	294
9	SHOP	270	0	270
10	SHOP	292	0	292

Stilt Floor Plan



AREA CALCULATION OF STILT FLOOR AS PER RERA				
NO	TYPE	RERA CAREPET AREA (SQ.FT)	LOFT AREA (SQ.FT)	TOTAL AREA (SQ.FT)
1	OFFICE	816	0	816
2	OFFICE	704	0	704
3	OFFICE	454	0	454
4	OFFICE	395	0	395
5	OFFICE	378	0	378
6	OFFICE	447	0	447
7	OFFICE	365	0	365
8	OFFICE	294	0	294
9	OFFICE	270	0	270
10	OFFICE	292	0	292

1st & 2nd Floor Plan



AREA CALCULATION OF 1ST & 2ND FLOOR AS PER RERA					
FLAT NO	TYPE	RERA CAREPET AREA (SQ.FT)	ENCLOSED BALCONY AREA (SQ.FT)	OPEN BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
COMMERCIAL					
106, 206	3BHK	735	80	110	925
107, 207	2BHK	595	34	87	716
108, 208	2BHK	595	34	87	716
109, 209	2BHK	601	32	93	726
110, 210	3BHK	785	62	89	936

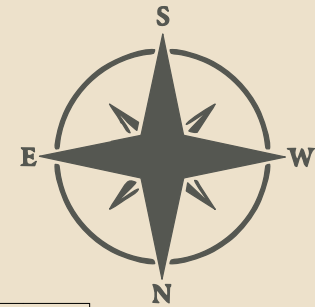
AREA CALCULATION OF 1ST & 2ND FLOOR AS PER RERA				
OFFICE NO.	TYPE	RERA CAREPET AREA (SQ.FT)	LOFT AREA (SQ.FT)	TOTAL AREA (SQ.FT)
101, 201	OFFICE	816	0	816
102, 202	OFFICE	704	0	704
103, 203	OFFICE	454	0	454
104, 204	OFFICE	395	0	395
105, 205	OFFICE	378	0	378
106, 206	OFFICE	447	0	447
107, 207	OFFICE	365	0	365
108, 208	OFFICE	294	0	294
109, 209	OFFICE	270	0	270
110, 210	OFFICE	292	0	292

3rd Floor Plan



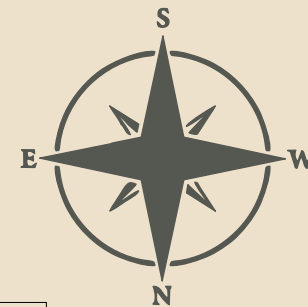
AREA CALCULATION OF 3RD FLOOR AS PER RERA					
FLAT NO	TYPE	RERA CAREPET AREA (SQ.FT)	ENCLOSED BALCONY AREA (SQ.FT)	OPEN BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
301	3BHK	845	0	87	932
302	2BHK	625	0	90	715
303	2BHK	618	0	90	709
304	2BHK	629	0	87	716
305	3BHK	813	0	117	930
306	3BHK	815	0	110	925
307	2BHK	629	0	87	716
308	2BHK	629	0	87	716
309	2BHK	632	0	93	725
310	3BHK	847	0	89	936

4,5,6,8,9,10,11,13 Floor Plan



AREA CALCULATION OF 4TH,5TH,6TH,8TH,9TH,10TH,11TH,13TH FLOOR AS PER RERA					
FLAT NO	TYPE	RERA CAREPET AREA (SQ.FT)	ENCLOSED BALCONY AREA (SQ.FT)	OPEN BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
401, 501, 601, 801, 901, 1001, 1101, 1301	3BHK	783	62	87	932
402, 502, 602, 802, 902, 1002, 1102, 1302	2BHK	625	0	90	715
403, 503, 603, 803, 903, 1003, 1103, 1303	2BHK	629	0	87	716
404, 504, 604, 804, 904, 1004, 1104, 1304	2BHK	629	0	87	716
405, 505, 605, 805, 905, 1005, 1105, 1305	3BHK	783	30	117	930
406, 506, 606, 806, 906, 1006, 1106, 1306	3BHK	735	80	110	925
407, 507, 607, 807, 907, 1007, 1107, 1307	2BHK	595	34	87	716
408, 508, 608, 808, 908, 1008, 1108, 1308	2BHK	595	34	87	716
409, 509, 609, 809, 909, 1009, 1109, 1309	2BHK	601	32	93	726
410, 510, 610, 810, 910, 1010, 1110, 1310	3BHK	785	62	89	936

7th & 12th Floor Plan

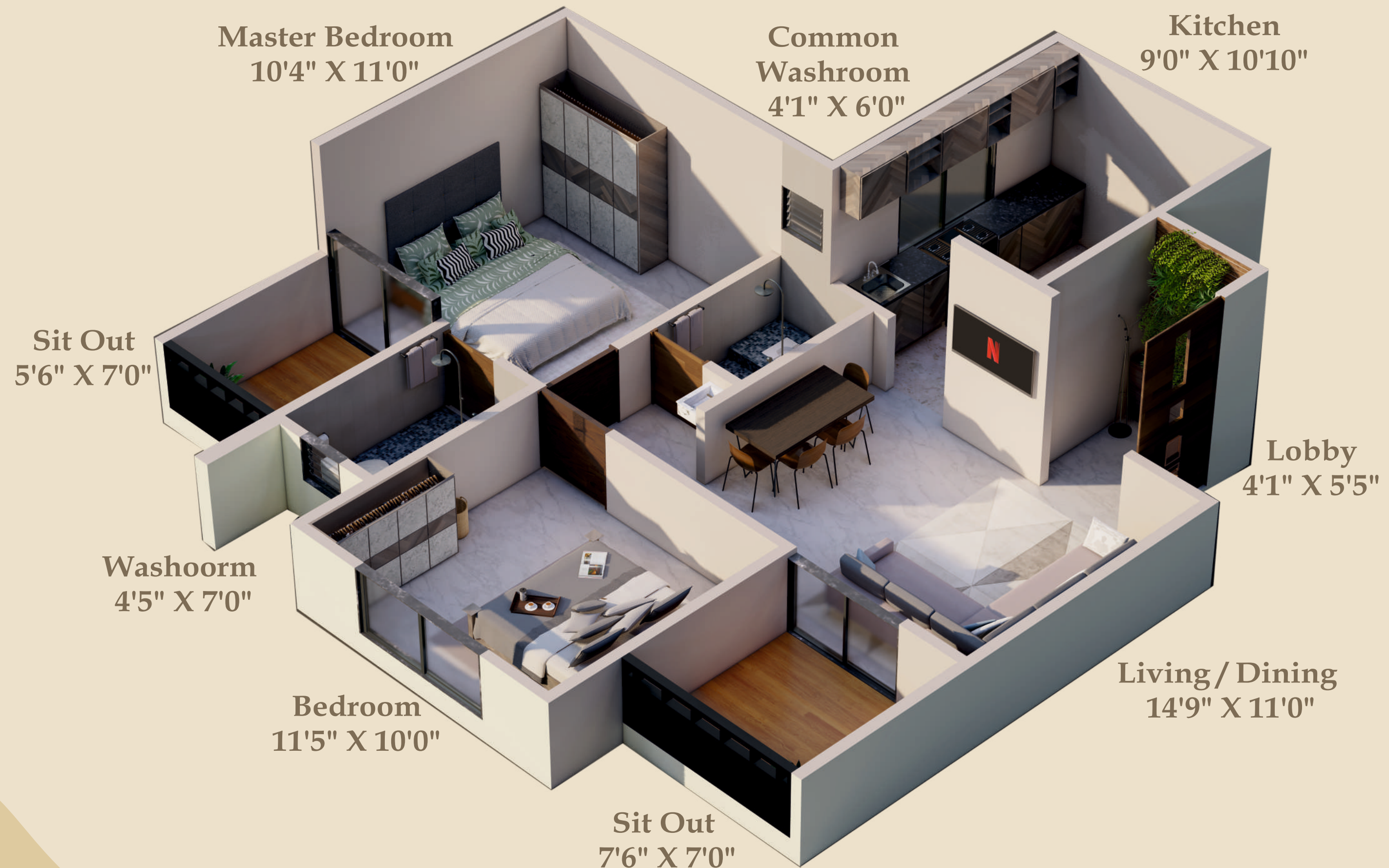


AREA CALCULATION OF 7TH & 12TH FLOOR AS PER RERA					
FLAT NO	TYPE	RERA CAREPET AREA (SQ.FT)	ENCLOSED BALCONY AREA (SQ.FT)	OPEN BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
701, 1201	3BHK	783	62	87	932
702, 1202	2BHK	625	0	90	715
703, 1203	2BHK	629	0	87	716
704, 1204	2BHK	REFUGE AREA			
705, 1205	3BHK	783	30	117	930
706, 1206	3BHK	735	80	110	925
707, 1207	2BHK	595	34	87	716
708, 1208	2BHK	595	34	87	716
709, 1209	2BHK	601	32	93	726
710, 1210	3BHK	785	62	89	936

3BHK CUT SECTION



2BHK CUT SECTION



AMENITIES

LIST OF AMENITIES

- Entrance Gate
- 24 X 7 Security
- C.C. TV Camera
- Children's Play Area
- GYM
- Yoga Space
- Ample Open & Covered Parking Space
- Well Paved / Concrete Internal Road
- High Speed Elevators Lift - (Kone, Otis, Schindler)
- Rain Water Harvesting System
- Power Backup For Lift & Common Area
- Well Maintained Lighting System in Common Area
- Exclusive Elevation
- Solar Water Heating System for Master Bedroom
- Firefighting System



SPECIFICATION

STRUCTURE

RCC Frame Structure
Earthquake Resistance Structure
External Sand Faces Plaster
POP/neeru Finish to all Internal Walls

FLOORING

24"X48" Vitrified Tiles for Hall and Kitchen
24"X24" Vitrified Tiles in all other Rooms with Skirting
Anti-skid Floor Tiles for Bathroom / Toilet
Decorative Anti-skid Ceramic Tiles for Terrace

KITCHEN

Granite Kitchen Platform with Stainless Steel Sink
Designer Glazed Tiles Dado up Lintel Level Above Platform
Provision for Water Purifier
Provision for Exhaust Fan

ELECTRICAL

Concealed High Quality Copper Wiring
Ample Light Point with Excellent
Quality Modular Switches
T.V. Point in Living Room
Provision for Inverter
MCB Circuit Breaker
A.C. Point for Master Bedroom

WINDOW

Three Track Powder Coated Aluminum Windowa With Mosquito Net
Aluminum Adjustable Louvered Ventilators for Toilets
Marble Sill for All Windows

PAINTING

Distemper Shade for internal Finish
Semi Acrylic and Cement Paint to External Walls
Oil Paint to Staircase & Balcony Railing

DOORS

Main Door – Decorative Waterproof Both Side Laminated Flush Doors
Internal Doors – Waterproof Flush Doors
Bathroom & Toilet – Fiber Reinforced Plastic Flush Door

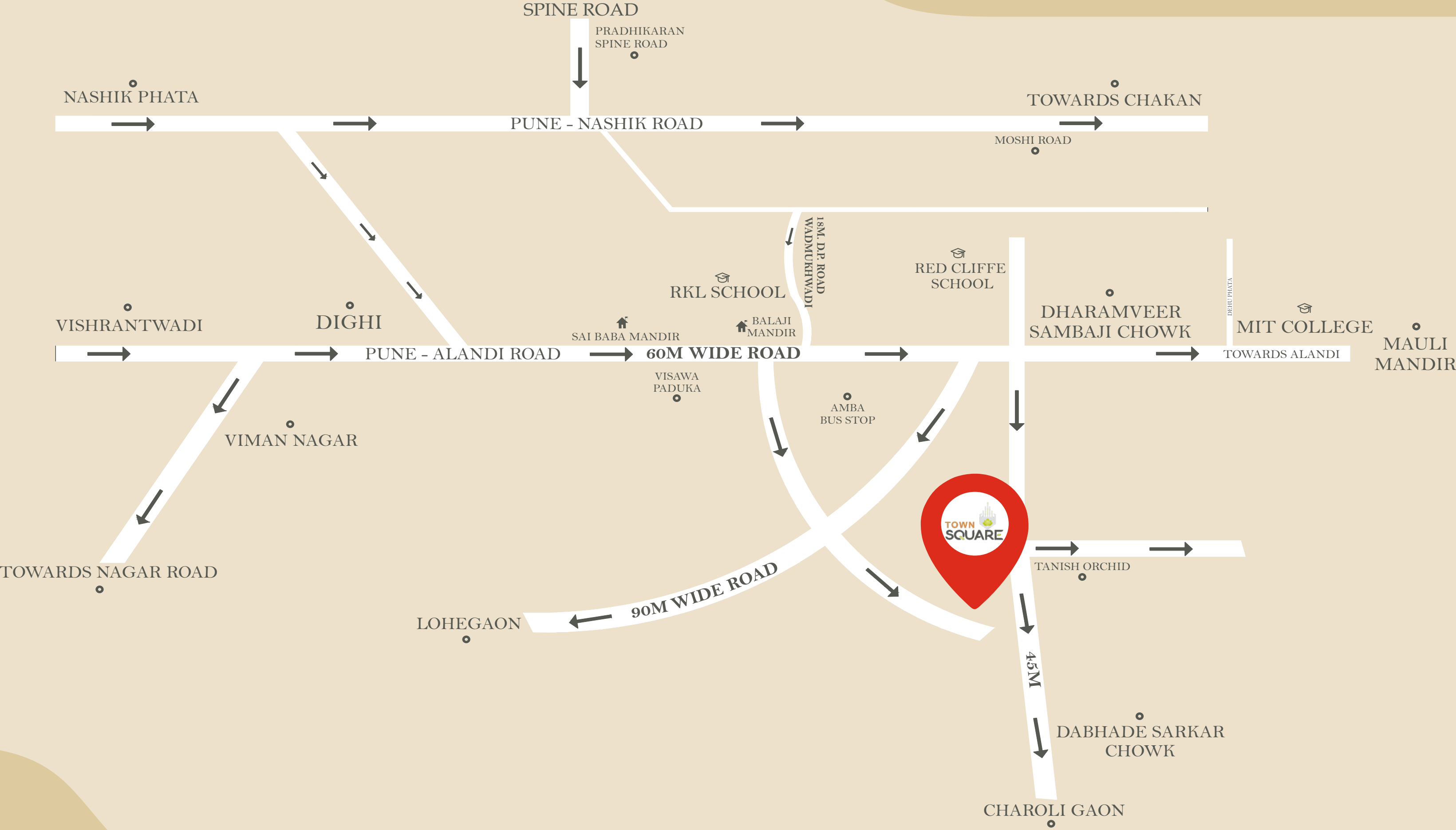
FLUSH DOOR

Door Frame – Wooden Frame for Main Door
Terrace – Three Track Power Coated Aluminum Sliding / Waterproof
Marble Door Frame for Toilet and Bath

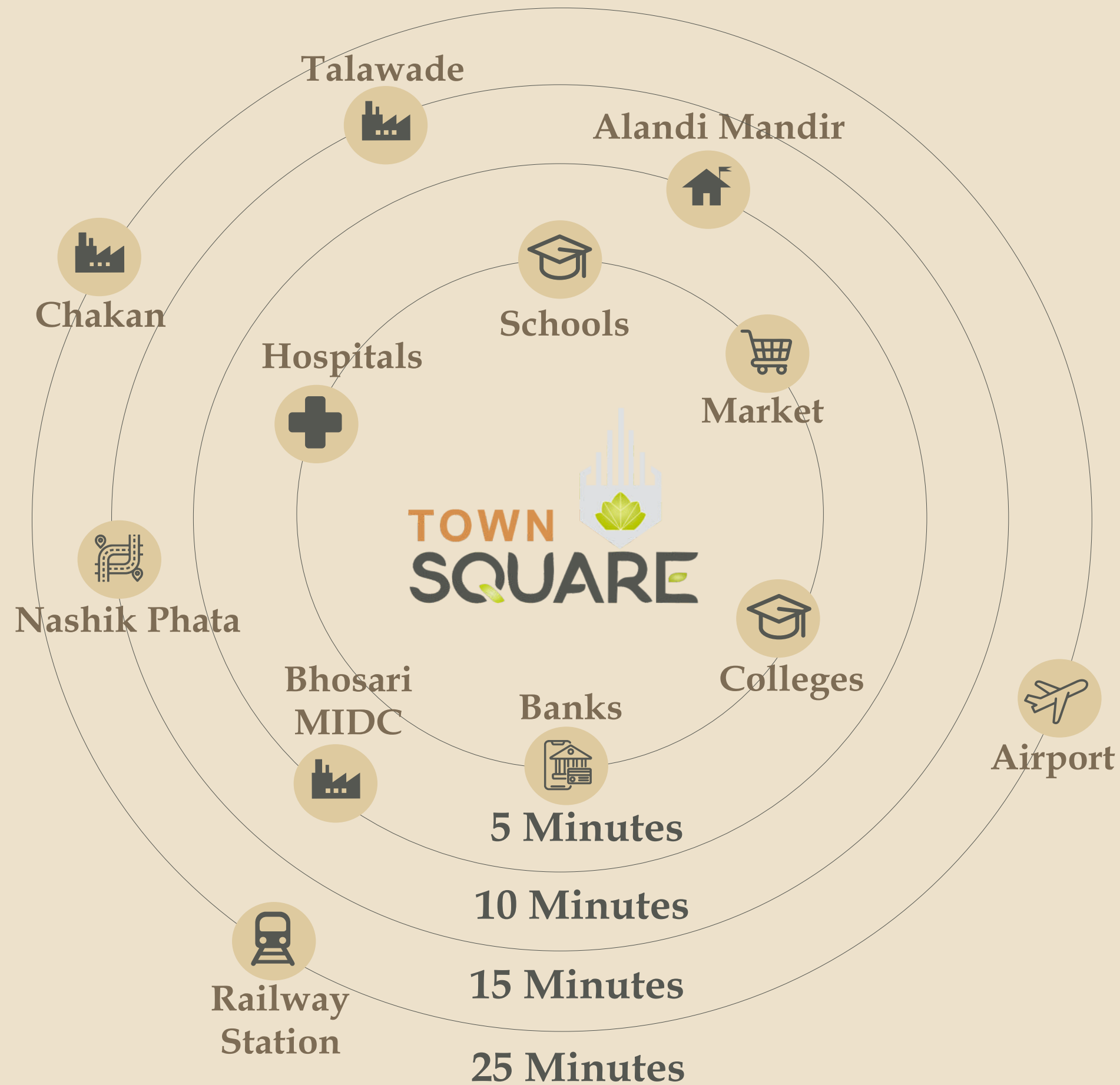
BATHROOM

Designer Glazed Tiles Dado up to Lintel Level
Concealed Plumbing
Hot and Cold Mixer Set with Shower
Superior Quality C.P. & Sanitary Fitting (Jaguar / Cera / Johnson)
Geyser Point in Bathroom

LOCATION MAP



PRIME HOTSPOTS





TOWN SQUARE

Premium Shops | Office Space | 2 BHK & 3 BHK

A PROJECT BY



Through Partners

Mr. Bajarang Tapkir | Mr. Pravin Tapkir | Mr. Ajinkya Tapkir | Mr. Manojkumar Surve

Architect
Dream Space

R.C.C. Consultant
Aadhar Engineers

Created By
Virtual Bridge

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Rera No.
52100052087



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Disclaimer: The images and material contained in the brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers) shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all the rights to make alteration, modifications and changes in the sanctioned plan, layout, specification, flats/units, elevations, designs, building colour and amenities that will be made available in the project. The flats are sold on the basis of carpet area.