

Discover a feeling of luxury and connected living



CLOUD 51

**2 & 3 BHK GOLD RATED HOMES
CENTRAL BAVDHAN**

Where Luxury Meets Location

Gold Standard is a Green Housing standard defined by Indian Green Building Council (IGBC)

The OREE Legacy

OREE stands for Outstanding Residences Economical & Eco-friendly. Oree Reality, formerly known as Windows Group, carries a legacy of 14 years of quality construction and timely deliverance. We have handed over 1.2 million sq.ft. of residential projects till date and around 1 million sq.ft. more is in the pipeline. Our iconic WINDOWS project in Sus, Pune, exclusively for IT professionals, is one of our most sought after projects. It is a 9 acre high end community with 400+ apartments. We have also been certified with ISO:10001 and ISO:14001 for complying with international standards in customer satisfaction and environmental management systems.



14 Years

of Creating Landmark
Residential Projects



1000+

Happy Families Served



10,00,000+

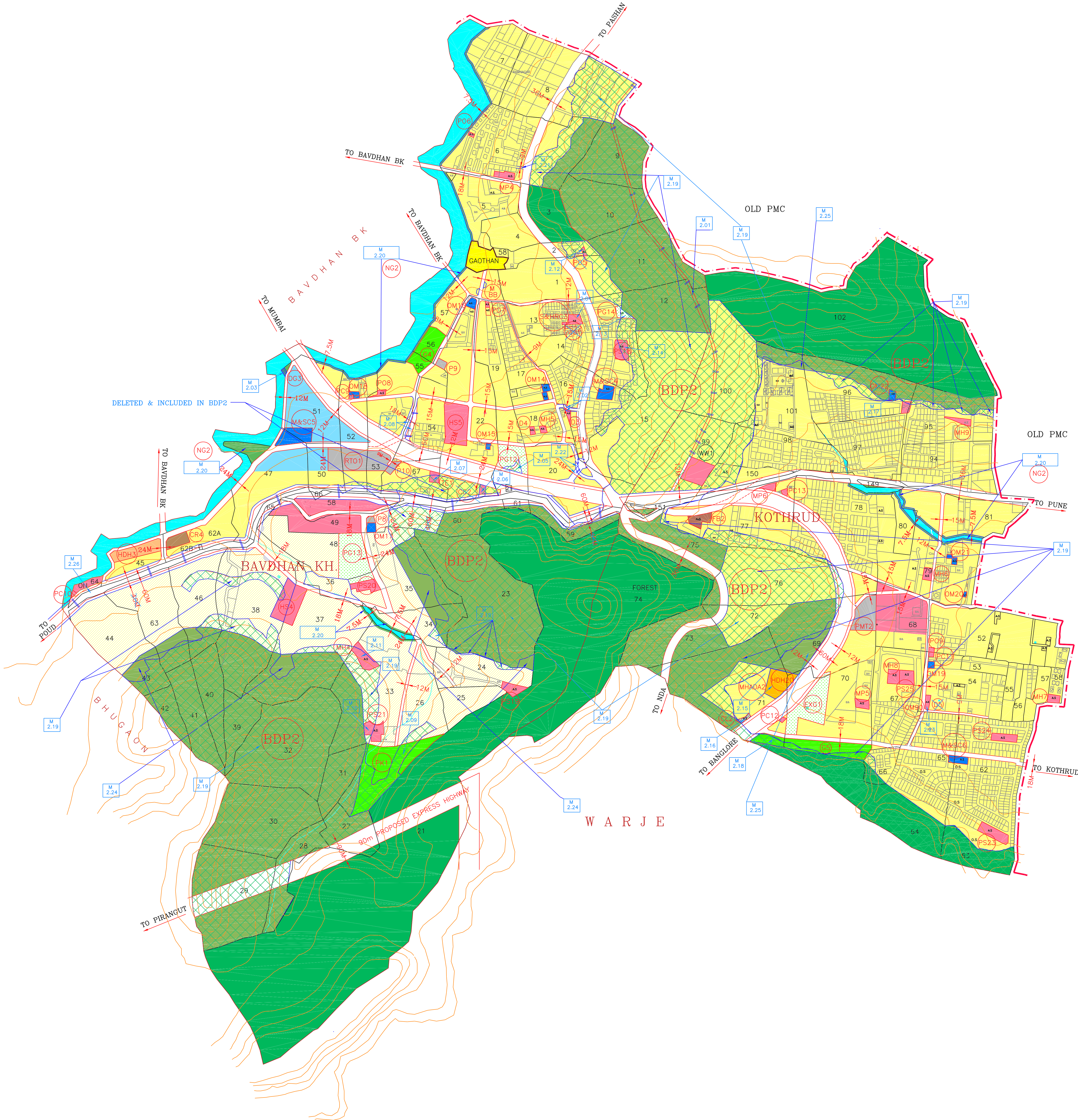
Square Feet of High Quality
Developments Delivered



Unobstructed Living Forever



Artistic Impression



- LEGEND
- EXISTING FEATURES

WATERBODIES

RAILWAY

DP_ROAD

VILLAGE BOUNDARY

SURVEY REVENUE BOUNDARY

OLD PMC LIMIT

GAOTHAN

ZONING PROPOSALS

RESIDENTIAL ZONE

LOW WATER AVAILABILITY ZONE

PUBLIC & SEMI-PUBLIC (PSP) ZONE

DEFENCE ZONE

FOREST ZONE

COMMERCIAL ZONE

BIO-TECHNOLOGY & AGRO-BUSINESS ZONE (BT&ABZ)

TOWN PLANNING SCHEME ZONE (TPS)

INDUSTRIAL ZONE

GREEN BELT

RESERVATION FOR GOVERNMENT & SEMI.GOVERNMENT ORGANIZATIONS

HOME GUARD (HG)

POLICE STATION (PSTN)

POLICE CHOWKY (PC)

POST OFFICE (PO)

TELEPHONE EXCHANGE (TE)

OCTROI NAKA (ON)

SEWAGE-WORKS (SW)

WATER-WORKS (WW)

HOT-MIX PLANT (HM)

MUNICIPAL PURPOSE (MP)

DHOBİ GHAT (DG)

RTO (RTO)

FIRE BRIGADE (FB)

HOUSING PROJECT

MHADA HOUSING PROJECTS (MHADA)

HIGH DENSITY HOUSING (HDH)

TRAFFIC & TRANSPORTATION

TRUCK TERMINUS (TT)

ST TERMINUS (ST)

BUS DEPOT (BD)

PMT TERMINUS (PMT)

PARKING (P)

LIGHT RAIL TRANSIT (LRT)

BUS BAY

OPEN SPACES

RIVER PROTECTION BELT (RPB), NALA GARDEN (NG)

BIO-DIVERSITY PARK (BDP)

GARDEN (G)

PARK (PK)

EXHIBITION GROUND (EXG)

PLAY GROUND (PG)

EDUCATIONAL

CITY LIBRARY (CL)

PRIMARY SCHOOL (PS)

HIGH SCHOOL (HS)

STUDENT REST HOUSE (SRH)

YOUTH GUIDANCE CENTER (YGC)

HEALTH

SPASTICS & HANDICAP REHABILITATION CENTER (S&HRC)

MATERNITY HOSPITAL (MH)

DISPENSARY (D)

HOSPITAL (H)

VETERINARY HOSPITAL (VH)

BURIAL GROUND HUMAN (BGH)

BURIAL GROUND ANIMAL (BGA)

CREMATORIUM (CR)

GARBAGE PROCESSING PLANT (GPP)

SLAUGHTER HOUSE (SH)

COMMERCIAL

COMMERCIAL (C2)

SOFTWARE PARK (SP)

CULTURAL CENTER (CC)

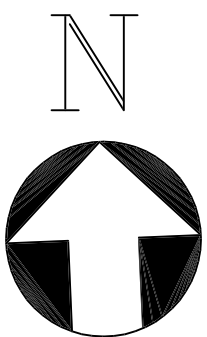
OPEN MARKET(OM)

MANDAI & SHOPPING CENTER (M&SC)

TIMBER MARKET (TM)

FOOD GODOWN MARKET (FGM)

CONSTRUCTION MATERIAL YARD (CMY)



STATEMENT OF MODIFICATIONS UNDER SEC.28(4) OF THE ACT

DETAILS OF MODIFICATIONS

Modi.No.	Description of Modifications
INDICATIVE VILLAGE-S.NO.)	
M.2.01 (BK-08,19)	DELETED & INCLUDED IN BDP2 RESERVATION
M.2.02 (BK-16)	RESERVATION AREA REDUCED DUE TO REALIGNMENT OF 15M WIDE ROAD
M.2.03 (BK-51)	NEW RESERVATION DG3 PROPOSED
M.2.04 (BK-13)	RESERVATION REDESIGNATED AS S&HRC3
M.2.05 (BK-19)	PG12 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.06 (BK-22)	RESERVATION CC2 DELETED & INCLUDED IN BDP2
M.2.07 (BK-67)	TE1 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.08 (BK-54)	ROAD ALIGNMENT SHIFTED & AREA UNDER DELETED ROAD INCLUDED IN RESIDENTIAL ZONE
M.2.09 (BK-26)	PK1 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.10 (BK-33)	PS21 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.11 (BK-33)	MH4 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.12 (BK-02)	PO5 DELETED & INCLUDED IN BDP2 RESERVATION
M.2.13 (BK-13)	PG14 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.14 (BK-14)	PS18 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING RESERVATION CONTINUED
M.2.15 (K-71)	RESERVATION MHADA2 REDDESIGNATED AS HDH20
M.2.16 (K-71)	NEW RESERVATION CL2 PROPOSED
M.2.17 (K-98)	DELETED & INCLUDED IN BDP2 RESERVATION
M.2.18 (K-71)	G5 PARTLY DELETED & INCLUDED IN BDP2 RESERVATION & REMAINING CONTINUED
M.2.19 (K-BK,K)	NEW RESERVATION BDP2 PROPOSED
M.2.20 (K-BK,K)	NEW RESERVATION NG2 PROPOSED
M.2.21 (BK-06)	NEW ROAD LINK PROPOSED
M.2.22 (BK-20)	NEW ROAD LINK PROPOSED
M.2.23 (K-54)	RESERVATION D5 REDESIGNATED AS OM90
M.2.24 (BK-23,39)	DELETED FROM HTHS & INCLUDED IN LOW WATER AVAILABILITY ZONE
M.2.25 (K-69,101)	DELETED FROM HTHS & INCLUDED IN RESIDENTIAL ZONE
M.2.26 (BK-59,64)	40M ROAD WIDTH MODIFIED TO 60M

1) BK-BAYVDHAN KHRUD VILLAGE, 2) K-KOTHRUD VILLAGE.

(PRASHANT M. WAGHMARE)
CITY ENGINEER
(TOWN PLANNING OFFICER)

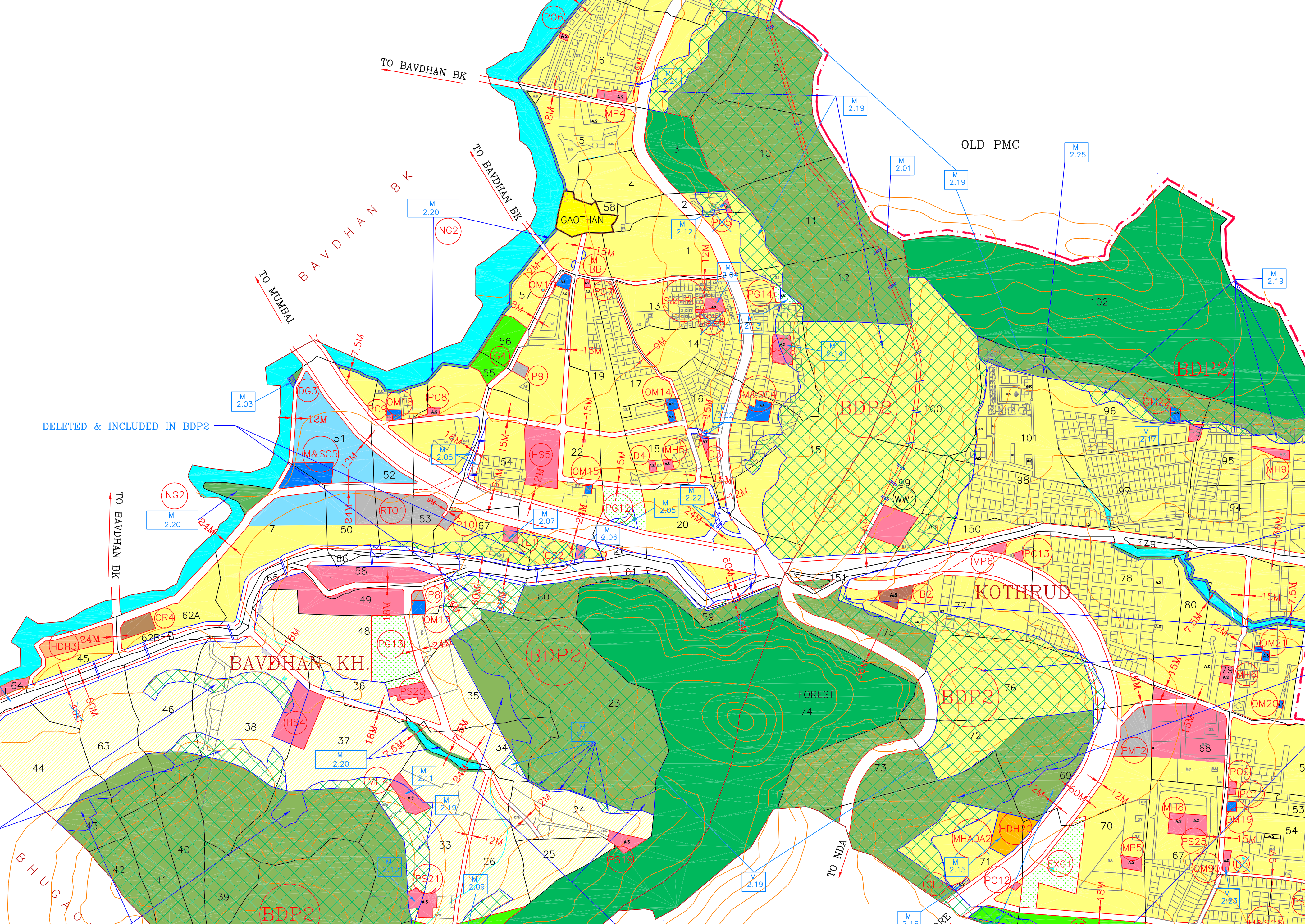
(NITIN KAREER)
MUNICIPAL COMMISSIONER
P.M.C, PUNE.

DRAFT DEVELOPMENT PLAN PUBLISHED U/S 28 (4) OF M.R&T.P ACT.1966 ON 30/11/2005 AND TO BE SUBMITTED TO THE STATE GOVERNMENT U/S 30 OF M.R.&T.P. ACT 1966 FOR SANCTION.

NOTE 1) ALL MODIFICATIONS CARRIED OUT EARLIER U/S 29 ARE SHOWN IN BLUE VERGE/BLUE HATCH/BLUE LINE.

2) THE AREA UNDER LOW WATER AVAILABILITY ZONE IS SHOWN BY HATCHING WITH THE RESPECTIVE COLOUR OF THAT ZONE.

SHEET NO	02	TITLE : DRAFT DEVELOPMENT PLAN PUBLISHED U/S 28 (4) OF M.R&T.P ACT.1966 ON 30/11/2005 AND TO BE SUBMITTED TO THE STATE GOVERNMENT U/S 30 OF M.R.&T.P. ACT 1966 FOR SANCTION.
SCALE	1:10000	PLANNING UNIT NO : 2 VILLAGE NAME : BAYVDHAN KH,KOTHRUD

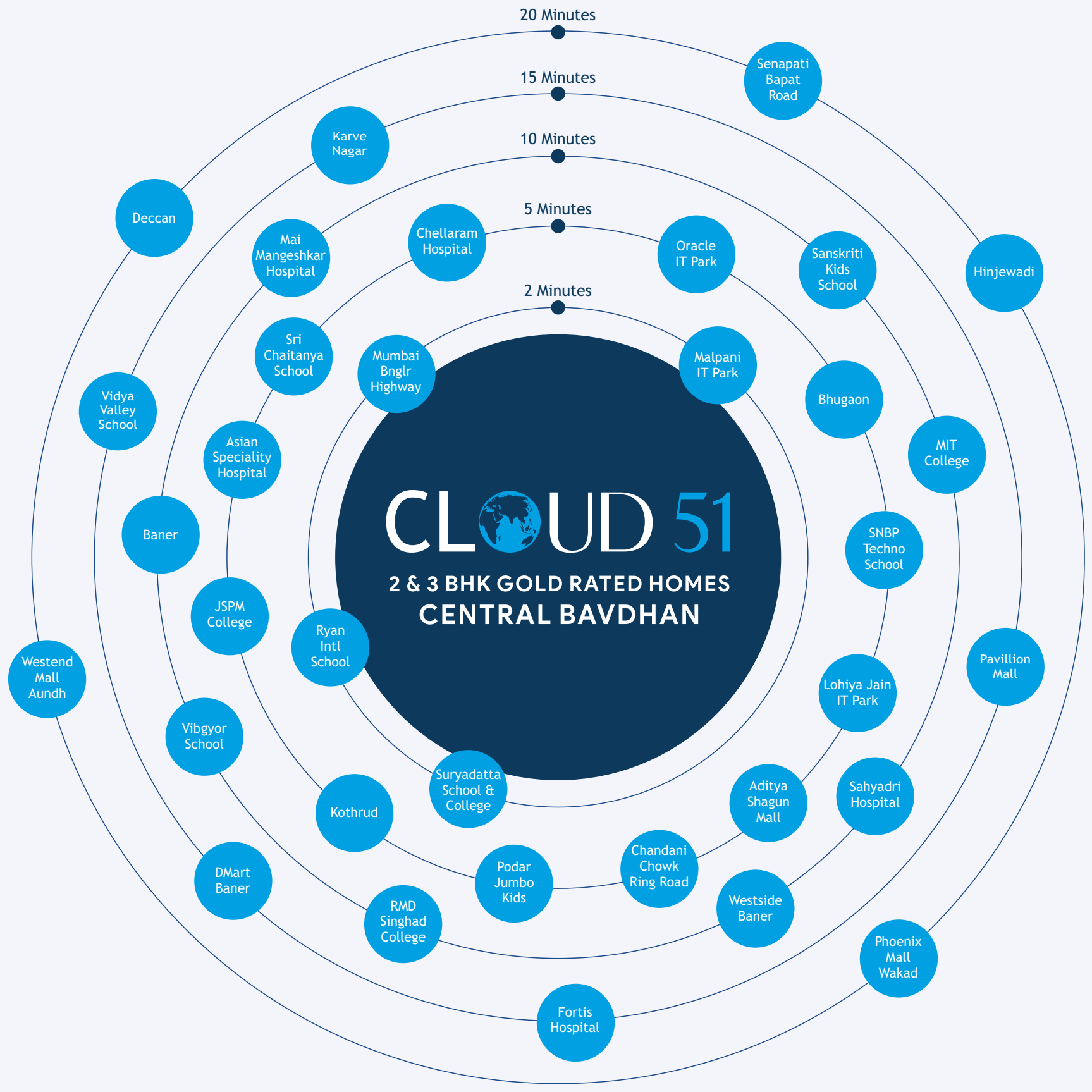




Reside at Central Bawdhan, one of Pune's most sought after locations

All major Banks, Schools, Colleges & Shopping Hubs are located within 5-10 minutes in the vicinity of the project.

Everything, just a few minutes away!



All distance timings are approximate and will be dependent on traffic conditions

Layout Plan



Legend

- | | | | |
|---------------------------------------|---|--|---------------------------------|
| 01. Semi-Covered Entrance | 08. Multi Sports Court | 15. Partially Covered Senior Citizen Seating | 22. Library (Clubhouse 1st Flr) |
| 02. Party Lawn | 09. Temple with Seating Area | 16. Open Chess & Hopscotch Floor Games | 23. Covered Zumba Hall |
| 03. Covered Pavilion | 10. Viewing Deck | 17. Yoga / Meditation Area | 24. Indoor Games Area |
| 04. Amphitheatre | 11. Toddler's Play Park with Seating Area | 18. Jogging Track | 25. Covered Gym Area |
| 05. Walking Path | 12. BBQ Pavilion Area | 19. Open Seating Cluster | 26. Covered Yoga Room |
| 06. Children's Play Area with Seating | 13. Open Gym with Seating Area | 20. Herb Garden | |
| 07. Swimming Pool with Kid's Pool | 14. Fire Place | 21. Multipurpose Hall (Clubhouse Gr. Flr.) | |

Rooftop Amenities



Recreation & Play Zone



Open Fitness Zone



Yoga & Meditation Zone



Children's Play Area



Zumba Hall



Indoor Gym

Top Notch Amenities



Clubhouse



Swimming Pool

3 BHK - Isometric View



3 BHK - Isometric View





Common Amenities

Landscaping in Open Spaces
Party Area
Gymnasium
Impressive Entrance
Branded Automatic Lifts
100% Power Backup for Common Areas and Amenities
Fire-fighting System
Multi-function Electronic Intercom 3-Tier Security System
Pressurized Water Supply System
Anti Termite Treatment
Seismic Resistant Building Design
Sand Face Plaster with Heat Reflective Wall Paints & Terrace Finish
Services Designed by Renowned Consultants
Maintenance of Common Facilities by Professional Agencies
Childrens Play Area
CCTV
Video Door Phone
Common D2H
Solar Water Heater
Temple
Rain Water Harvesting
Organic Waste Convertor
Library
BBQ / Fire Pit Area
Lawn, Herb Garden, Step Garden
Meditation Area
Multi Sports Court
Roof Top Amenities

Specifications

General Specifications

All Civil works to be executed as per Indian standards of various specifications (As per ISO codes).

All Materials to be used as per relevant Indian standards (as per ISO codes).

Internal Finish & Paint

Internal walls finished with smooth coating of Gypsum.

Plastic emulsion painting to walls.

Flooring

Anti skid ceramic tiles for toilet and terrace.

Vitrified tiles of 800x1600 for all rooms.
Wooden flooring type tiles for master bedroom.

Utility Area

Washing arrangement with water line and drain.

Glazed/ceramic tiling up to 4 ft. height.

Provision for washing machine or dishwashers.

Windows

Anodized aluminum sliding windows with mosquito net.

Marble window sill.

Kitchen

Platform with granite top.

S.S Kitchen sink with single bowl.

Glazed/ceramic tile dado up to 2 ft. height.

Provision for fixing of water purifier.

Doors

Elegant wooden main door with both side laminate with digital lock.

Internal door with decorative molded skin.

Anodized aluminum door to terrace (Sliding Door).

Premium quality fixtures & fittings.

Bathrooms

Selected glazed/ceramic tile dado up to 7 ft. height.

Marble facia for door openings.

Basin on marble counter for master bedroom and common toilets.

Sanitary ware - Jaquar make / equivalent.

Jaquar / equivalent quality CP fittings.

Single lever hot & cold mixer with overhead shower.

Concealed plumbing with insulation for hot water lines.

Cockroach preventive trap with tiles finish.

Wall mount WC.

Electricals

Concealed, fire-resistant high-quality copper wiring.

Ample light points with Repute make modular switches.

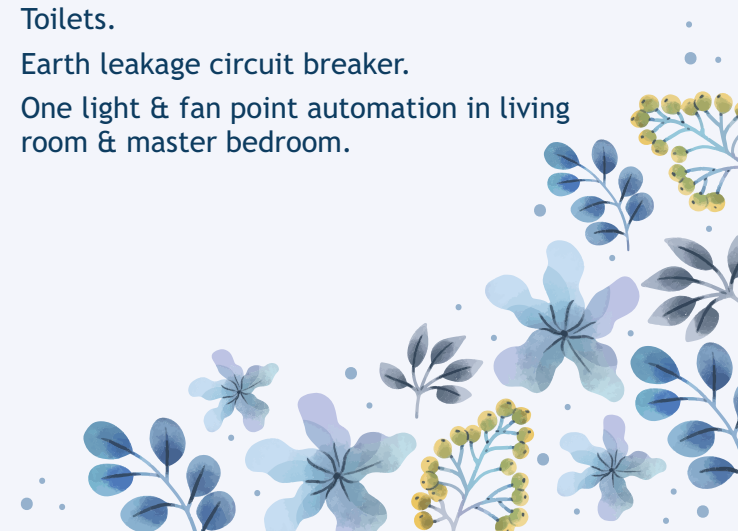
T.V. point in living and master bedroom.

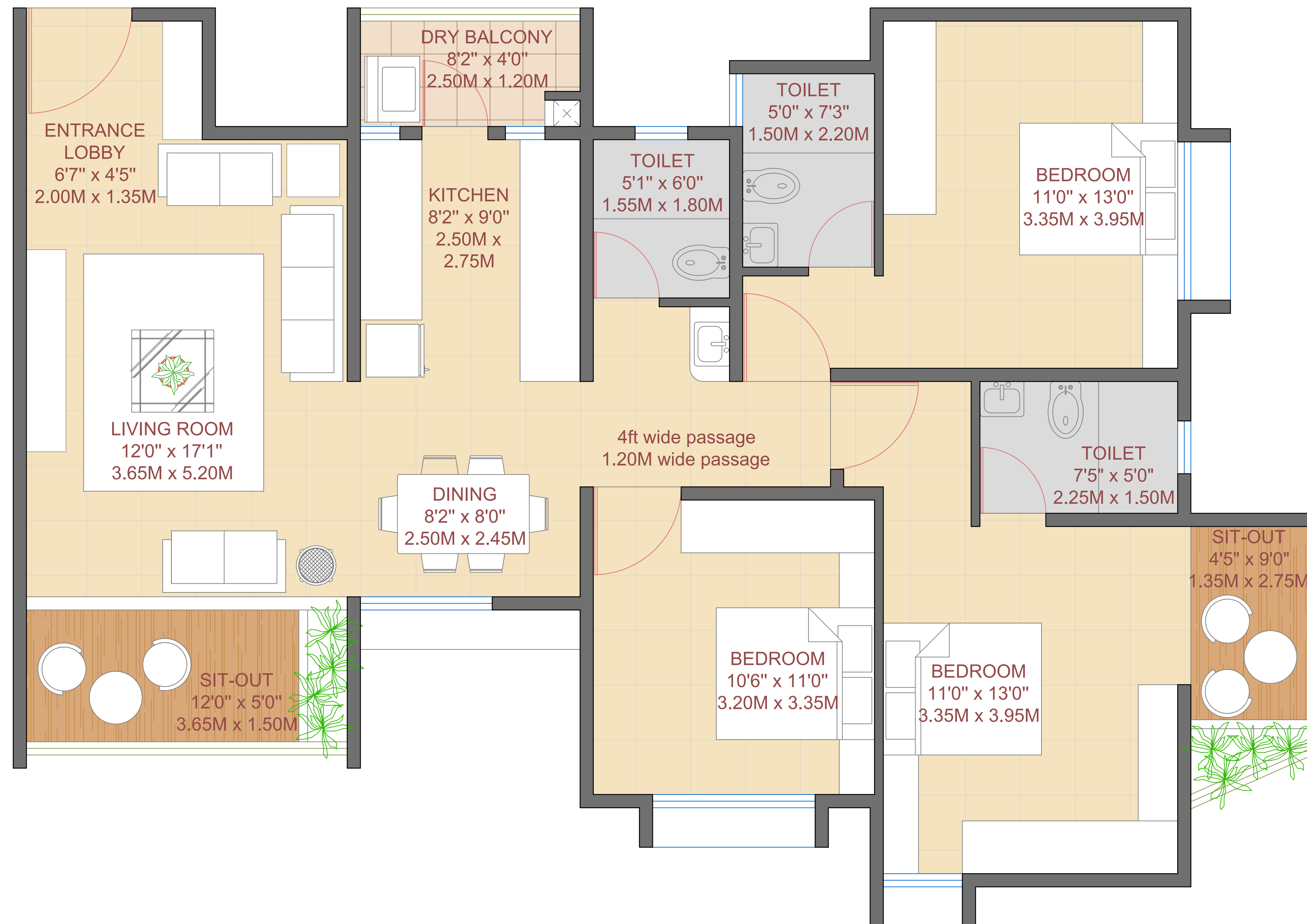
Telephone point in living and master bedroom.

Provision for exhaust fan in Kitchen & Toilets.

Earth leakage circuit breaker.

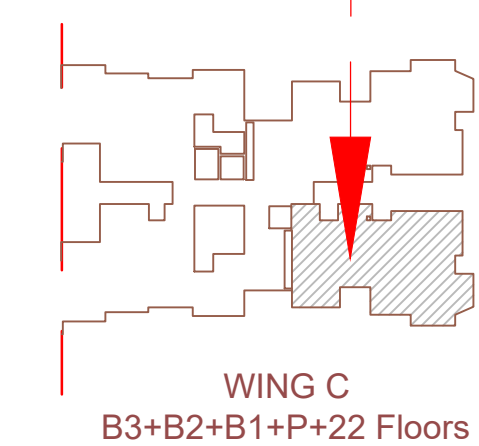
One light & fan point automation in living room & master bedroom.

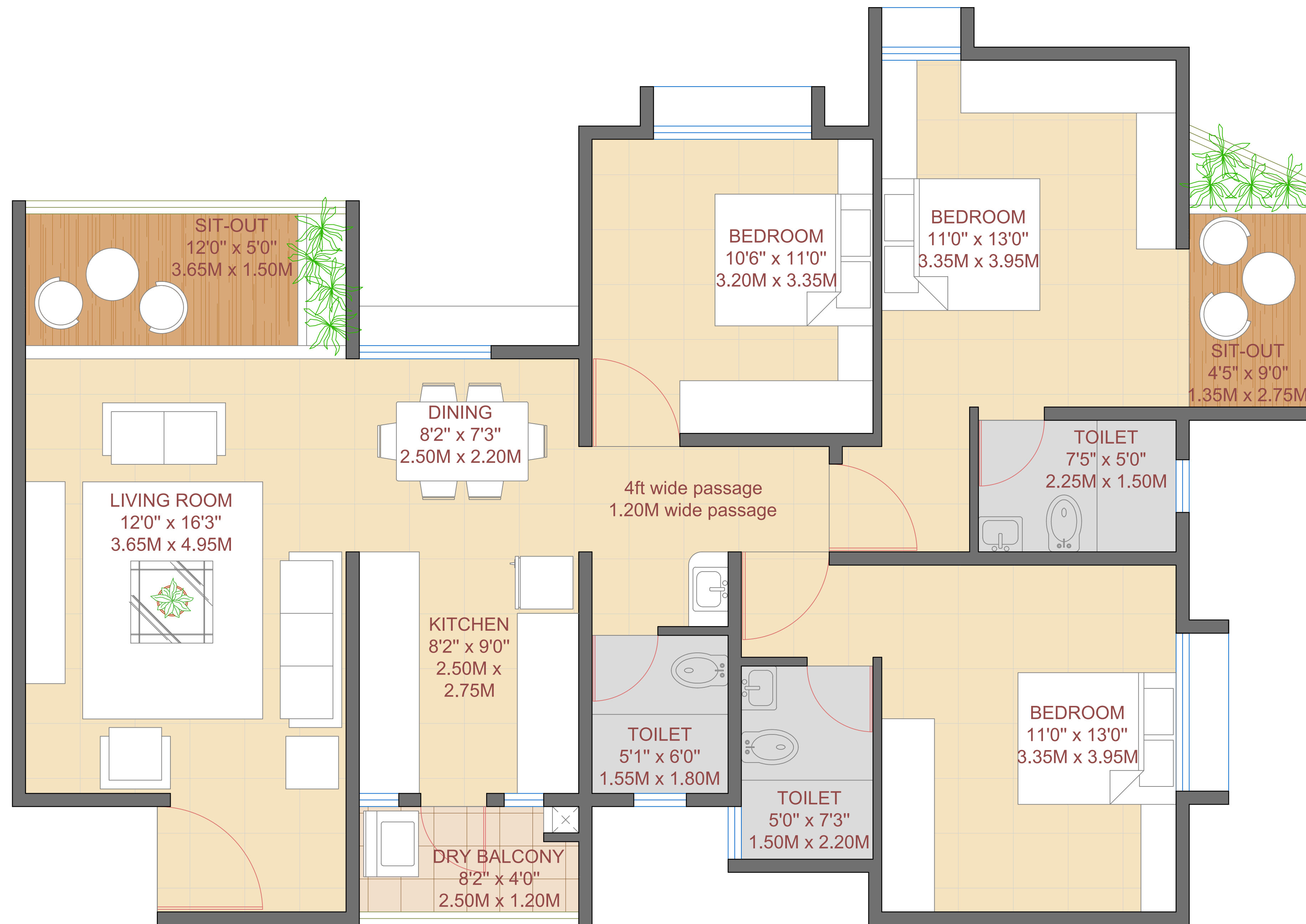




RERA CARPET AREA = 1165 SQ.FT

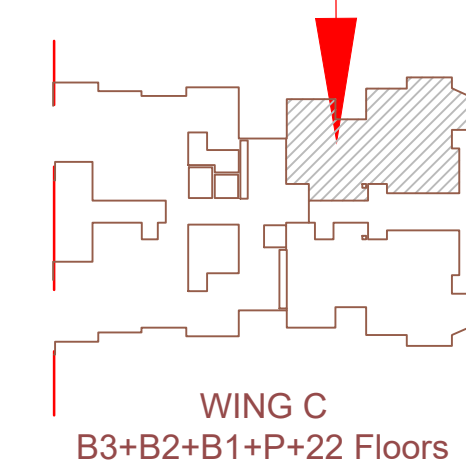
C-401	C-1001	C-1701
C-501	C-1201	C-1801
C-701	C-1301	C-1901
C-801	C-1401	C-2001
C-901	C-1501	

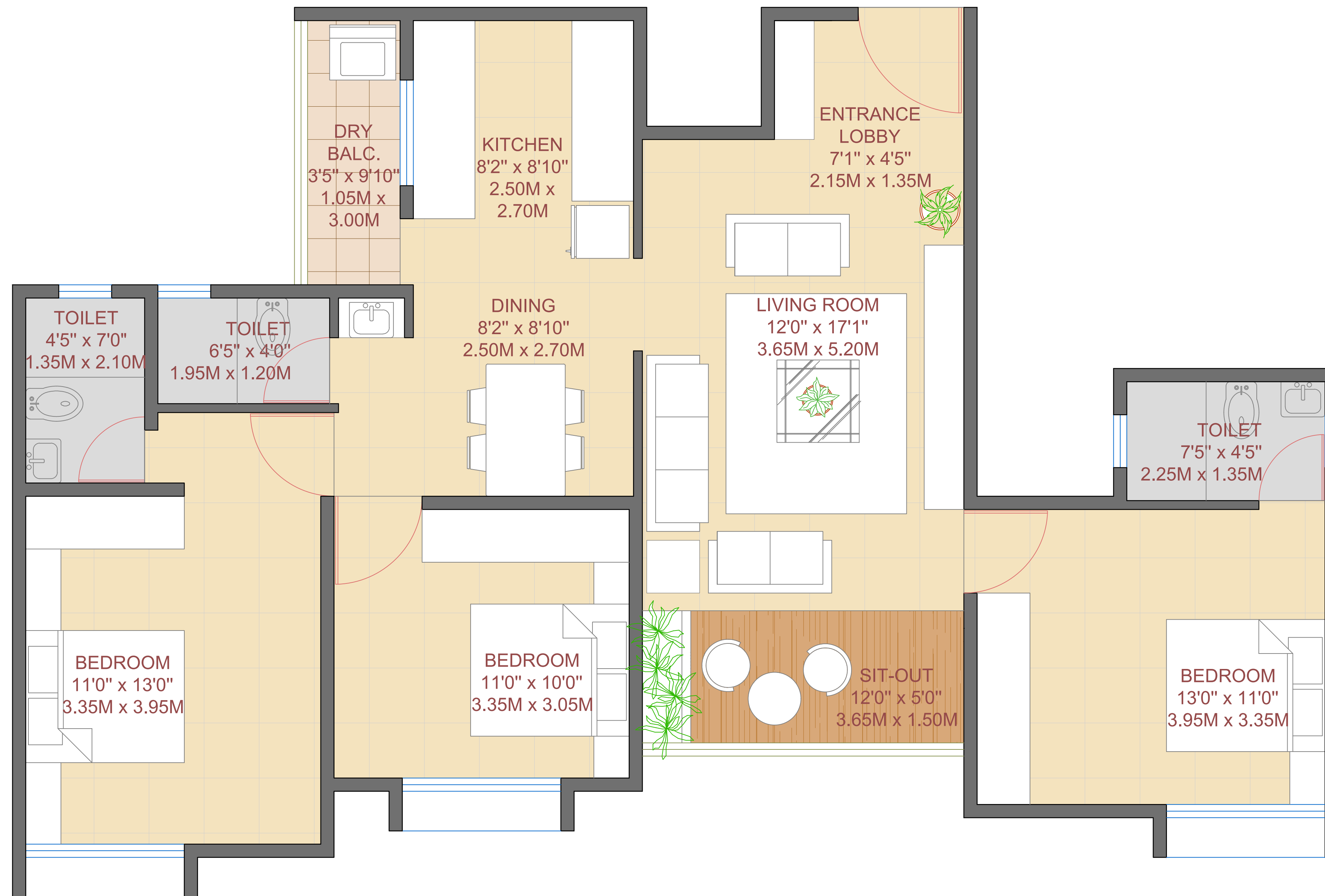




RERA CARPET AREA = 1150 SQ.FT

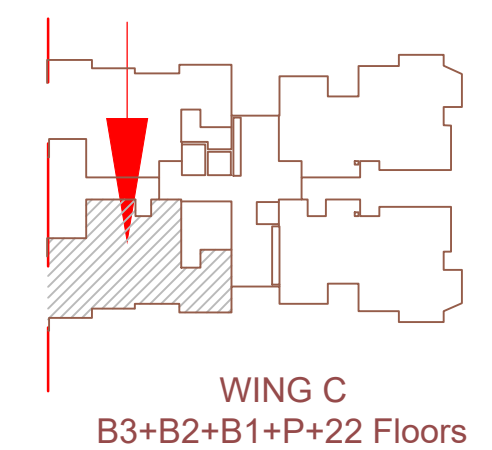
C-402	C-1002	C-1702
C-502	C-1202	C-1802
C-702	C-1302	C-1902
C-802	C-1402	C-2002
C-902	C-1502	

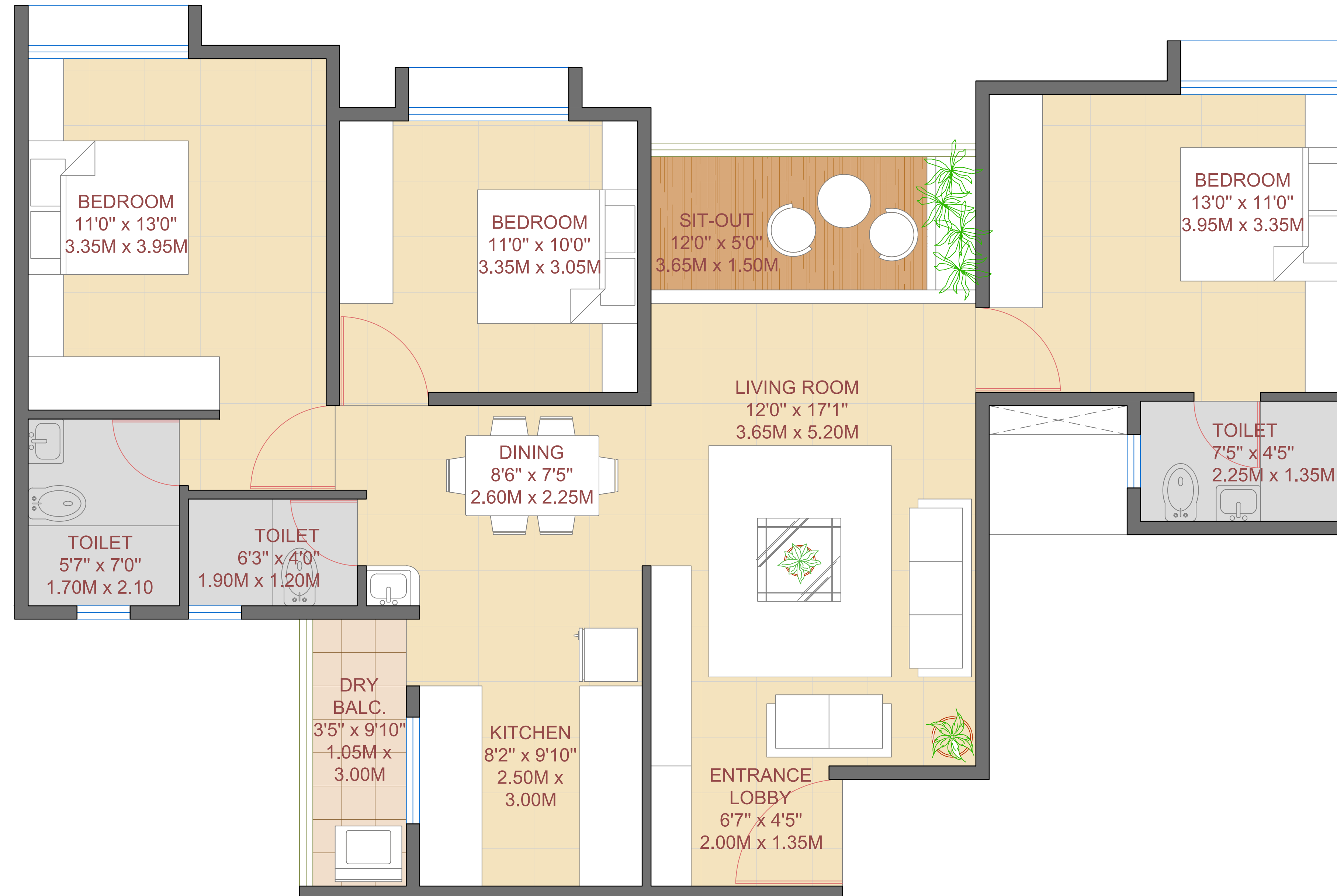




RERA CARPET AREA = 1049 SQ.FT

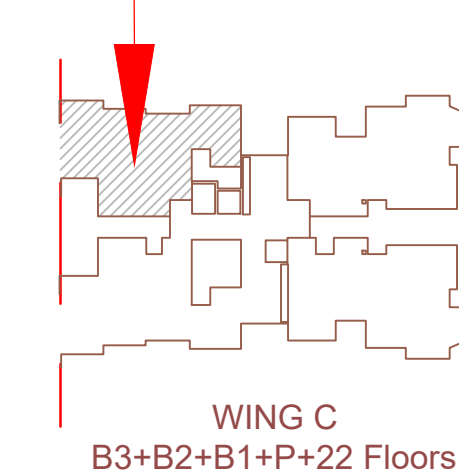
C-404	C-1004	C-1704
C-504	C-1204	C-1804
C-704	C-1304	C-1904
C-804	C-1404	C-2004
C-904	C-1504	





RERA CARPET AREA = 1046 SQ.FT

C-403	C-1003	C-1703
C-503	C-1203	C-1803
C-703	C-1303	C-1903
C-803	C-1403	C-2003
C-903	C-1503	



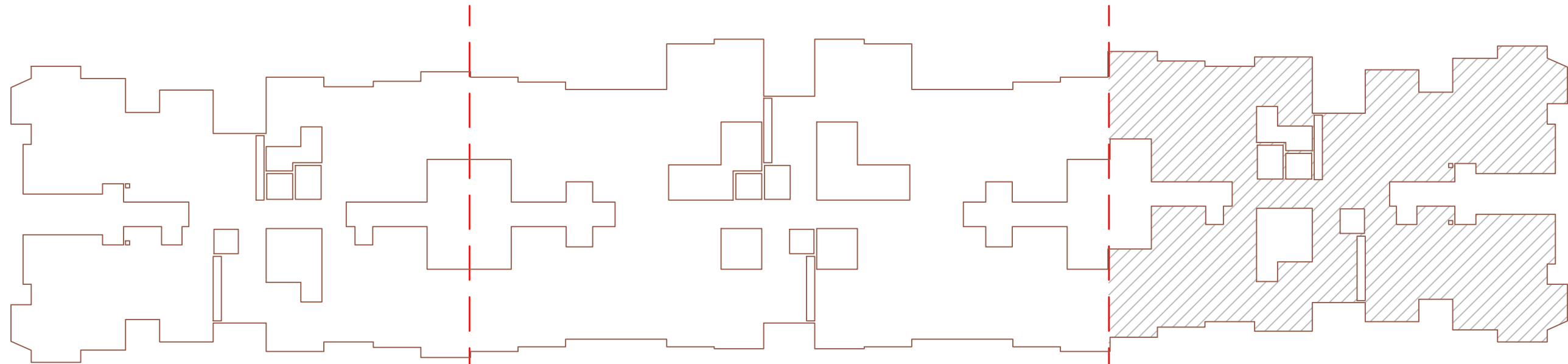
WING C

TYPICAL FLOOR PLAN (RESIDENTIAL)



AREA STATEMENT-

RESIDENTIAL_4TH, 5TH, 7TH TO 10TH, 12TH TO 15TH, 17TH TO 20TH FLOOR				
FLAT	TYPE OF FLAT	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	TOTAL AREA (SQ.FT)
WING C-				
C-401, C-501, C-701, C-801, C-901, C-1001, C-1201, C-1301, C-1401, C-1501, C-1701, C-1801, C-1901, C-2001	3BHK	1034	131	1165
C-402, C-502, C-702, A-802, C-902, C-1002, C-1202, C-1302, C-1402, C-1502, C-1702, C-1802, C-1902, C-2002	3BHK	1019	131	1150
C-403, C-503, C-703, C-803, C-903, C-1003, C-1203, C-1303, C-1403, C-1503, C-1703, C-1803, C-1903, C-2003	3BHK	953	93	1046
C-404, C-504, C-704, C-804, C-904, C-1004, C-1204, C-1304, C-1404, C-1504, C-1704, C-1804, C-1904, C-2004	3BHK	956	93	1049



KEY PLAN



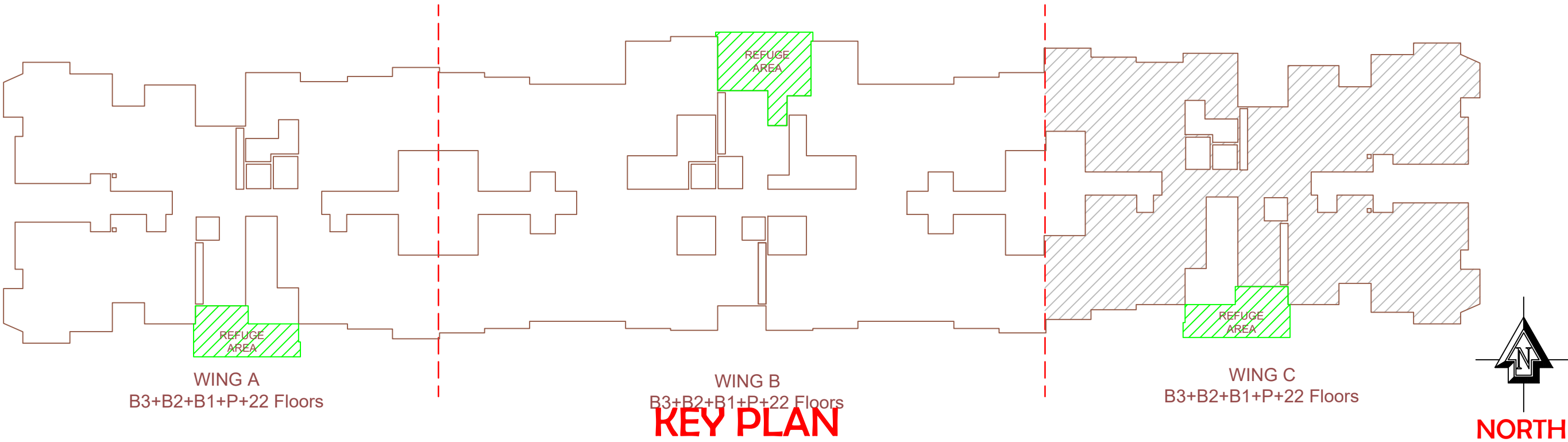
WING C

REFUGE FLOOR PLAN_(6th,11th,16th & 21st Floor)



AREA STATEMENT-

RESIDENTIAL_6TH, 11TH, 16TH & 21ST REFUGE FLOOR				
FLAT	TYPE OF FLAT	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	TOTAL AREA (SQ.FT)
WING C-				
C-601, C-1101, C-1601, C-2101	3BHK	1034	131	1165
C-602, C-1102, C-1602, C-2102	3BHK	1019	131	1150
C-603, C-1103, C-1603, C-2103	3BHK	953	93	1046
C-604, C-1104, C-1604, C-2104	3BHK	774	93	867



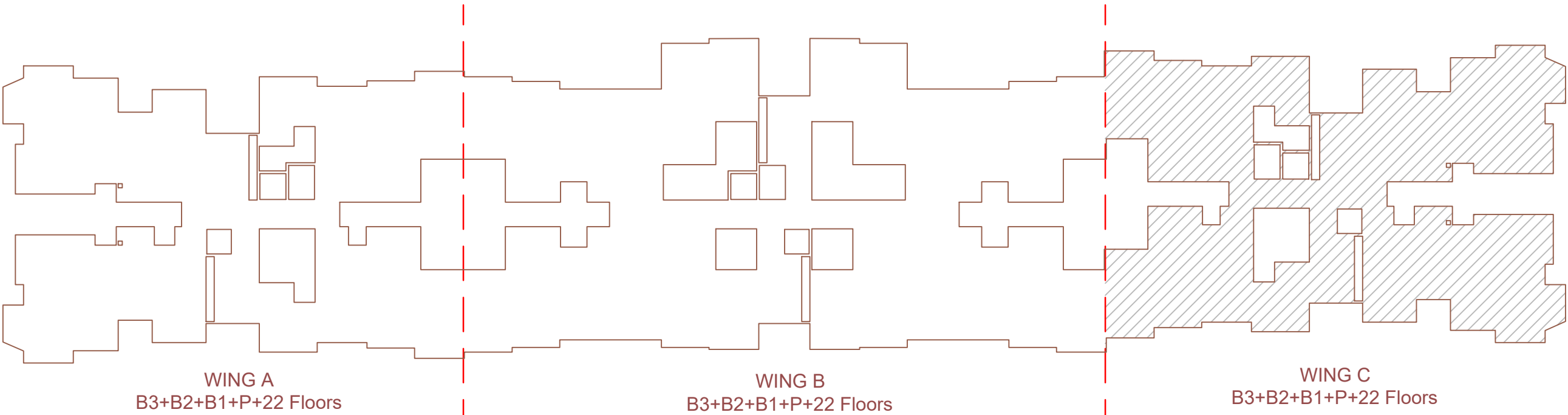
WING C

(22nd Residential Floor)

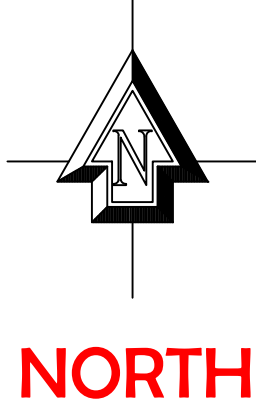


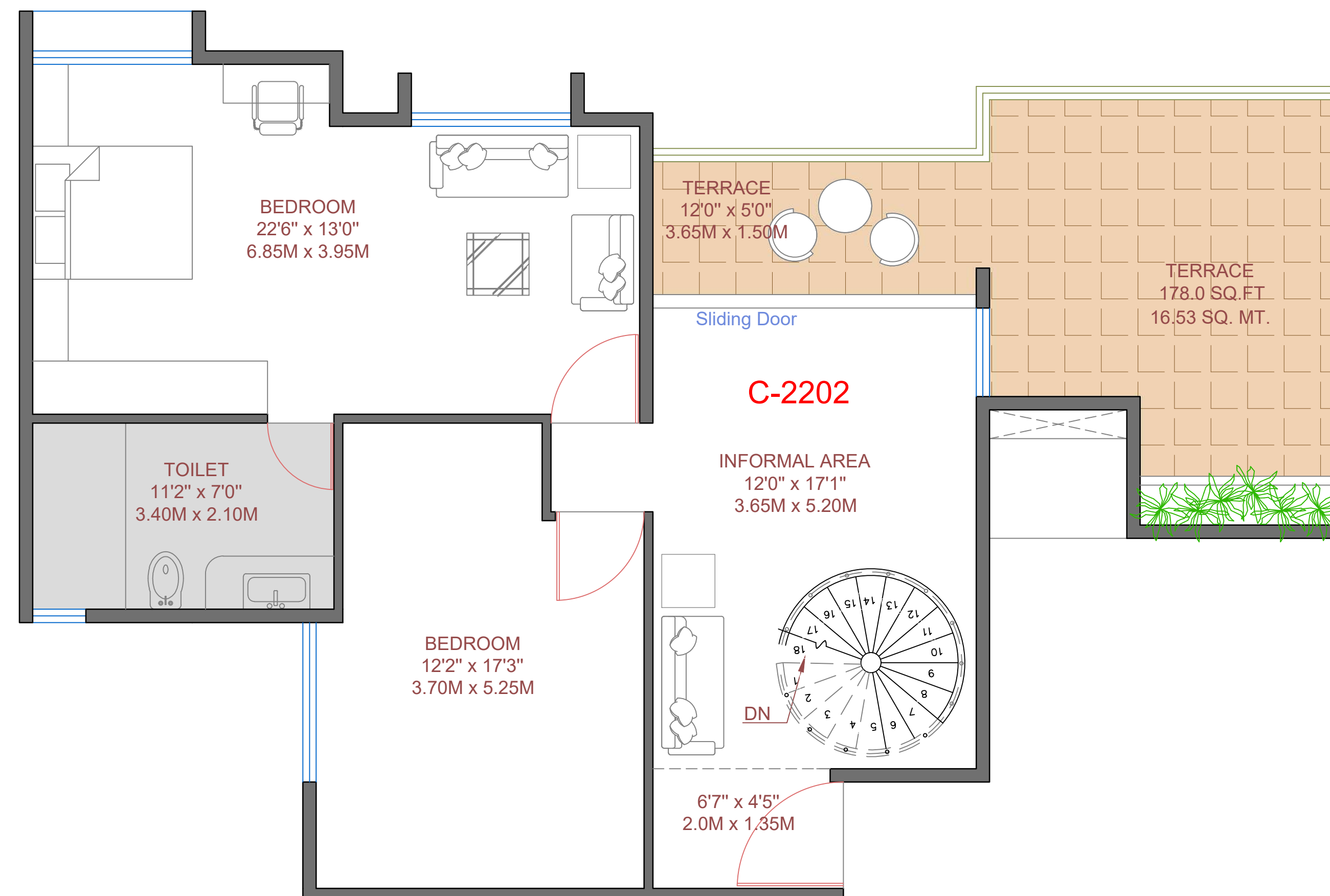
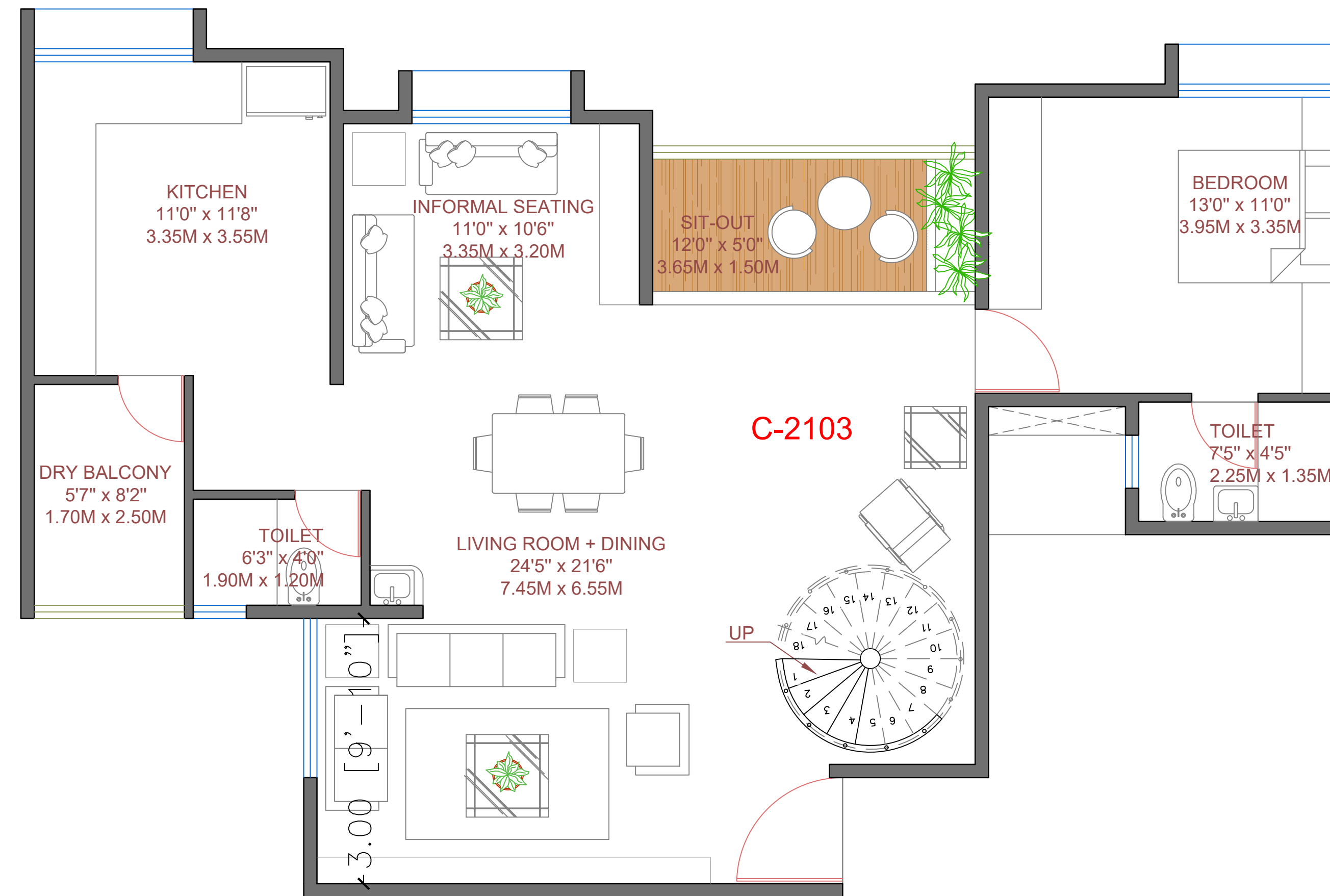
AREA STATEMENT-

RESIDENTIAL_22ND FLOOR						
FLAT	TYPE OF FLAT	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	TERRACE (SQ.FT)	FORMED TERRACE (SQ FT)	TOTAL AREA (SQ.FT)
WING C-						
C-2201	2BHK	834	59	72	200	1165
C-2202	2BHK	773	0	95	178	1046
C-2203	2BHK	776	0	95	178	1049



KEY PLAN





2103 and 2202 Duplex unit (21st and 22nd Floor Wing C)

CREDITS

Designing & Liasoning Architect:
PI ARCHITECTS

MEP Consultants:
SKYLINE MEP CONSULTANTS

3D Designer:
IRISSCOPE STUDIOS

Media Consultant:
POOJA COMMUNICATION (I) PVT LTD

RCC Consultants:
SAMISHTHI TECHNO SERVICES CONSULTANTS LLP. (STS)

Landscape Designer:
MALLIKARJUN BIRAJDAR

Legal Advisor:
ADV. PRATIK JAGTAP & ADV. MILIND BADADE

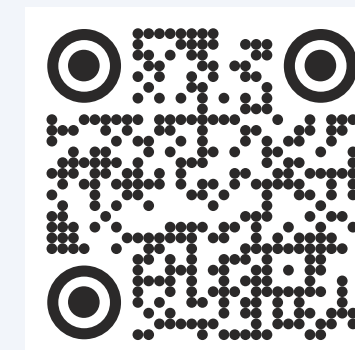
Environmental Consultant:
SHRIKRISHNA ENVIRONMENT CONSULTANT PVT LTD.

CORPORATE ADDRESSES

Corporate Office: 201, Vaman Ganesh Heights ,Bavdhan, Pune - 411 021
Registered Office: 10, Sai Siddhi Apartment, Survey 18/1 , Bavdhan, Pune - 411 021

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www.oreereality.com

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