



Project Overview

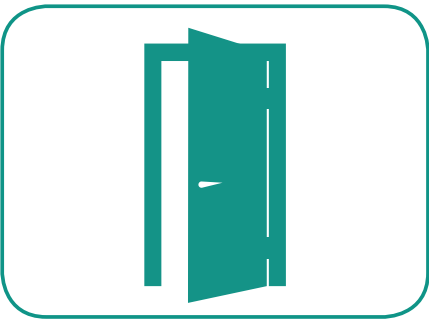


Ishwar Parmar Group was started nearly four decades ago, and much like its valued customers, has grown from humble beginnings to celebrating greatness.

Constantly pushing the boundaries of what it means to deliver high-quality engineering and design, we focus on the fundamentals to create long-lasting homes, that owners can be proud to call their own.

Ishwar Parmar Group has always been at the helm of innovative construction techniques and has a stronghold over several niche segments of the construction industry. The Group gave Pune its first industrial complex, the first mall concept and many more design efficient technology innovations which reflect in its projects. The Group's value engineering and innovation has won the company many accolades over the years.

SPECIFICATIONS



Description of the Specifications of the Apartment/Unit

Structure

- Reinforced cement concrete (RCC) framed structure design.
- Earthquake resistant design.

Eco-friendly work

- Aerated Autoclaved concrete blocks.
- Solar hot water for Master Toilet

Flooring and Dado

- 600x600 mm Vitrified Tiles for Living, Dining & All Bedrooms
- Anti Skid Tile for bathrooms and terraces
- Glazed tiles dado in bathrooms upto 7ft and above Kitchen Platform up to 3 feet

Railing for terraces

- Design M.S. railing for terraces

Doors & Windows

- Laminated doors
- Aluminum Sliding Window with Mosquito Net and Safety Grills

Plumbing

- Concealed plumbing by using CPVC/UPVC/PVC non corrosive pipes and fittings.
- Standard sanitaryware with chromium plated fittings

Window Glasses

- Reflective glasses in windows for low heat gain leading to energy efficient houses in all rooms, except kitchen

Kitchen & Bathroom

- Granite top cooking platform with Stainless Steel sink

Painting

- Internal-OBD paint
- External semi acrylic paint

Piped Gas Provision

- Charges & Rent as per MNGL Norms will apply

Electrical

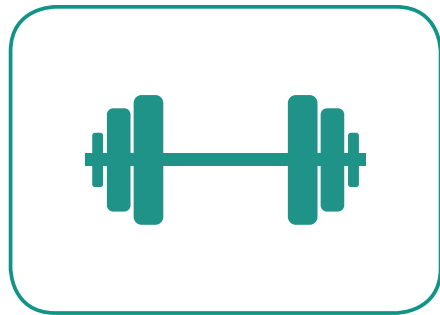
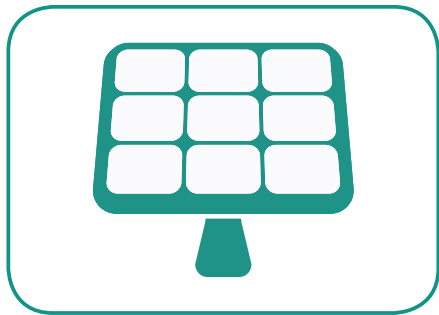
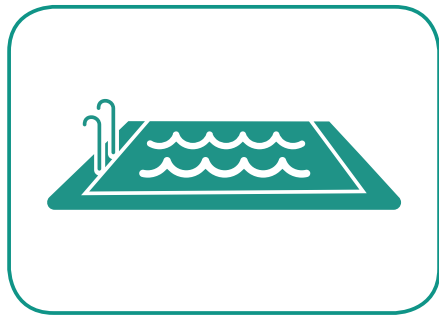
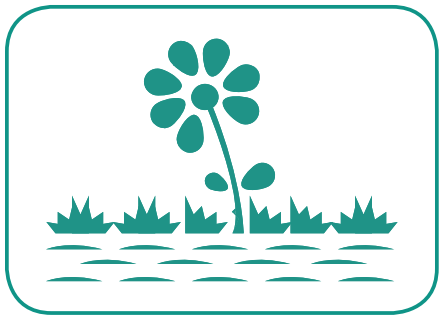
- Concealed ISI mark wiring with standard modular switches

- Provision of television & telephone points in living & master bedroom
- One Exhaust fan in kitchen
- Provision for Invertor in each flat
- Exhaust fan in kitchen and provision in Bathrooms

Intercom

- Intercom connectivity along with provision for phone connectivity [charges and Rent as per Government Charges payable by the purchaser/s]

AMENITIES



Common Areas and Amenities

Boat Club and Nature Park will be commonly used by all phases of River Residency Project.

Following amenities are common between River Residency Phase III and River Residency Phase IV

- Common areas – flooring and painting
- Party lawn
- Multipurpose court
- Amphitheatre
- Open gym equipment-outdoor
- Kidssplashpool
- Play wall and children play area
- Sitout
- Senior citizen area/tree court
- Sculpture at entrance gate
- Jogging area
- Floor Games
- Gymnasium

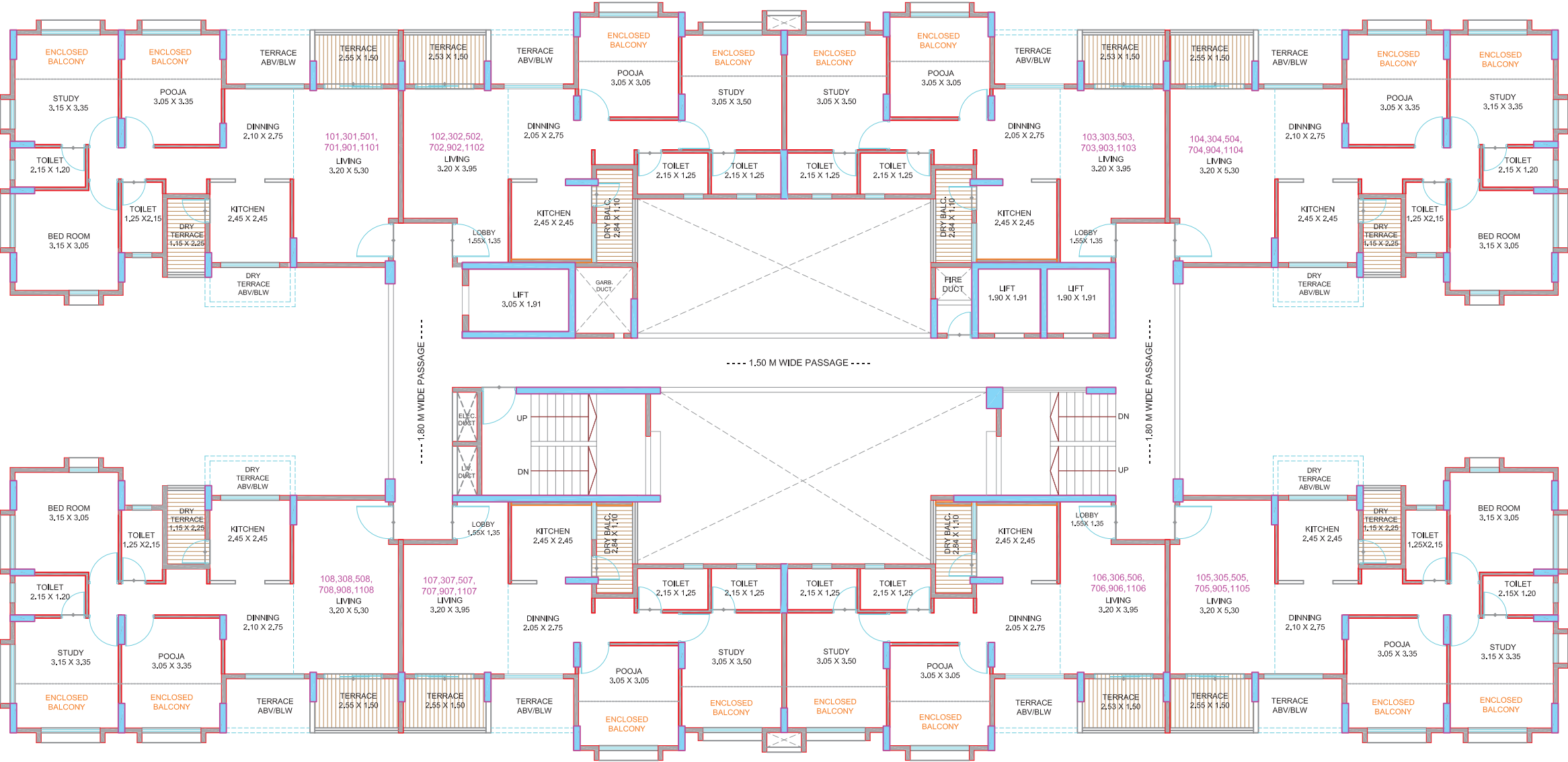
- Water treatment plant for drinking water
- OWC-Organic waste converter
- STP-Sewage treatment plant
- Firefighting system common
- Borewell/tubewell facility
- Club house with gymnasium
- 24hr generator backup for lift & common arealights
- Internal roads
- Storm water drains
- Street lights on internal road
- Nature park and boatclub

Following amenities are building amenities

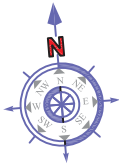
- Rainwater Harvesting
- Solar Water heating system for master toilet
- Garbage chute
- Fire Fighting System
- Provision for broadband connectivity [charges and rent as per usages will be applicable]
- Entrance Lobby
- 03 Automatic lifts

NOTE : * ENCLOSED BALCONY SHOWN IN PLAN ARE AS PER SANCTIONED MUNICIPAL DRAWINGS.
* ALL ROOM DIMENSIONS SHOWN ARE CLEAR UNFINISHED DIMENSIONS BEFORE PLASTERING.
* ALL DADO TILING IN TOILETS ARE 25MM THK INCLUDING PLASTER AND TILE THICKNESS.

N4 BLDG.
P + 12



AREA STATEMENT (AS PER MAHA R.E.R.A ACT)					
FLAT NO.	FLAT CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.M.)	DRY TERRACE CARPET AREA (SQ.M.)	DRY BALCONY CARPET AREA (SQ.M.)	ENCL.BALC. CARPET AREA (SQ.M.)
101,301,501,701,901,1101 104,304,504,704,904,1104 105,305,505,705,905,1105 108,308,508,708,908,1108	62.04	3.98	2.56	0.00	8.28
102,302,502,702,902,1102 103,303,503,703,903,1103	48.62	3.94	0.00	3.07	7.77
106,306,506,706,906,1106 107,307,507,707,907,1107	48.50	3.94	0.00	2.91	7.77



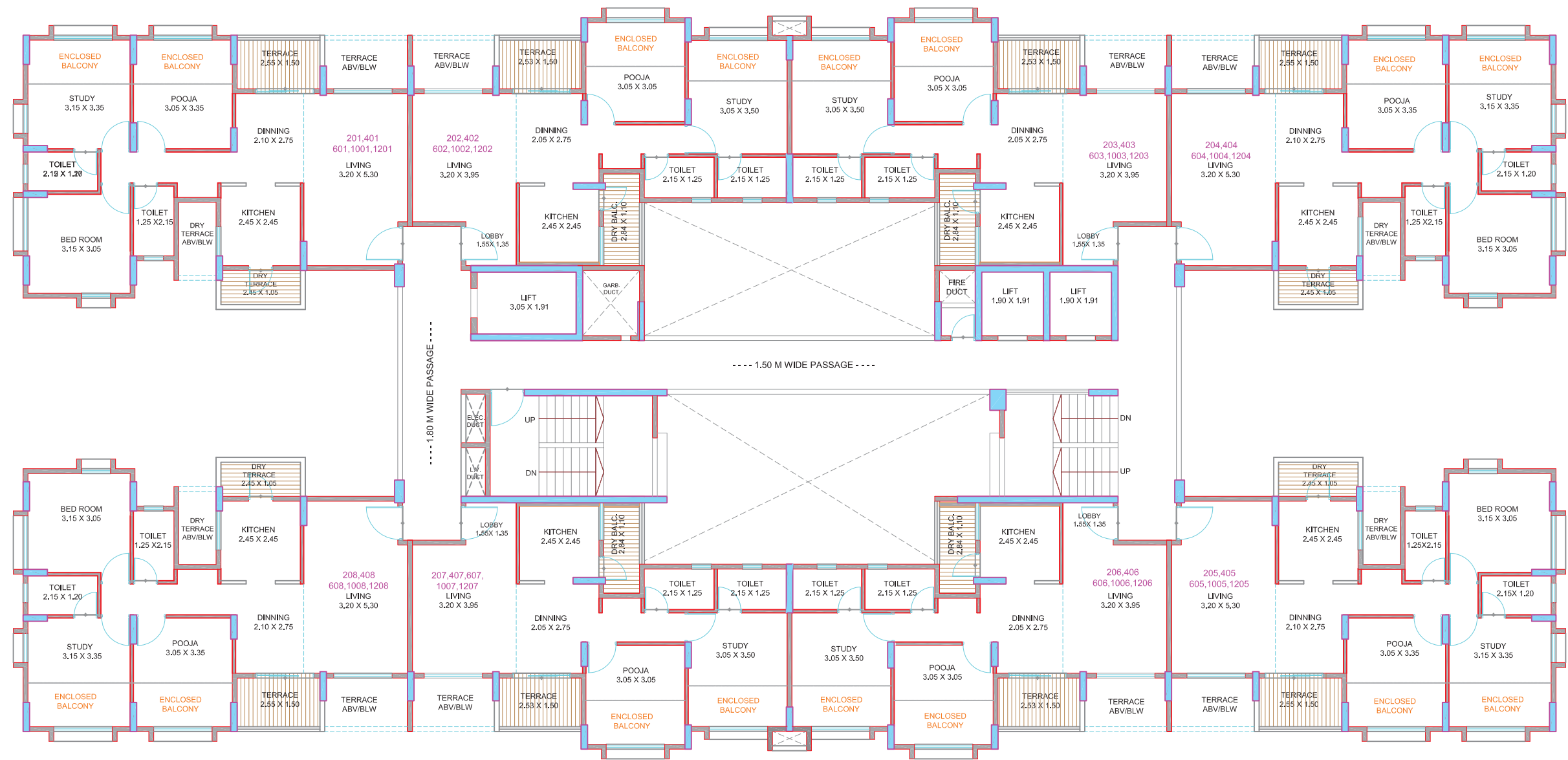
TYP. 1,3,5,7,9 &11TH FLOOR PLAN



KEY PLAN

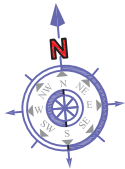
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201,401,601,1001,1201 204,404,604,1004,1204 205,405,605,1005,1205 208,408,608,1008,1208	62.04	3.98	2.54	0.00	8.28
202,402,602,1002,1202 203,403,603,1003,1203	48.62	3.94	0.00	3.07	7.77
206,406,606,1006,1206 207,407,607,1007,1207	48.50	3.94	0.00	2.91	7.77



TYP. 2,4,6 ,10 &12TH FLOOR PLAN

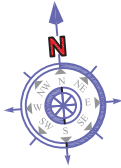


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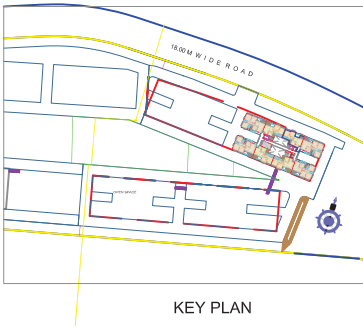
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801,804,808	62.04	3.98	2.54	0.00	8.28
802, 803	48.62	3.94	0.00	3.07	7.77
807	48.50	3.94	0.00	2.91	7.77



8TH FLOOR PLAN



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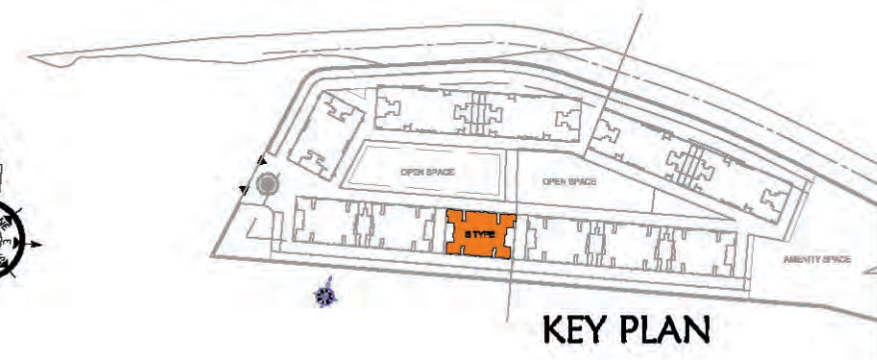
**S TYPE
P + 12**



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101,104,201,204,301,304,401,404,501,504,601,604 701,704,901,904,1001,1004,1101,1104,1201,1204	36.26	5.79	2.18	7.63
102,103,202,203,302,303,402,403,502,503,602,603 702,703,902,903,1002,1003,1102,1103,1202,1203	36.31	5.79	2.18	7.63
105,108,205,208,305,308,405,408,505,508,605,608 705,708,905,908,1005,1008,1105,1108,1205,1208	34.10	4.71	2.54	4.96
106,107,206,207,306,307,406,407,506,507,606,607 706,707,906,907,1006,1007,1106,1107,1206,1207	34.15	4.71	2.54	4.96

1ST,2ND,3RD,4TH,5TH,6TH,
7TH,9TH,10TH,11TH & 12TH FLOOR PLAN



KEY PLAN

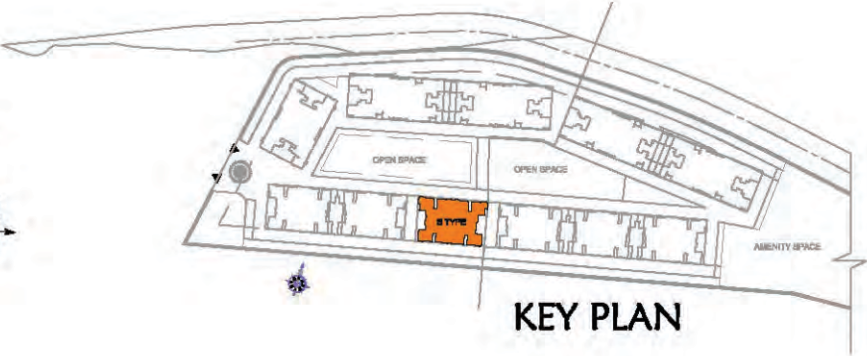
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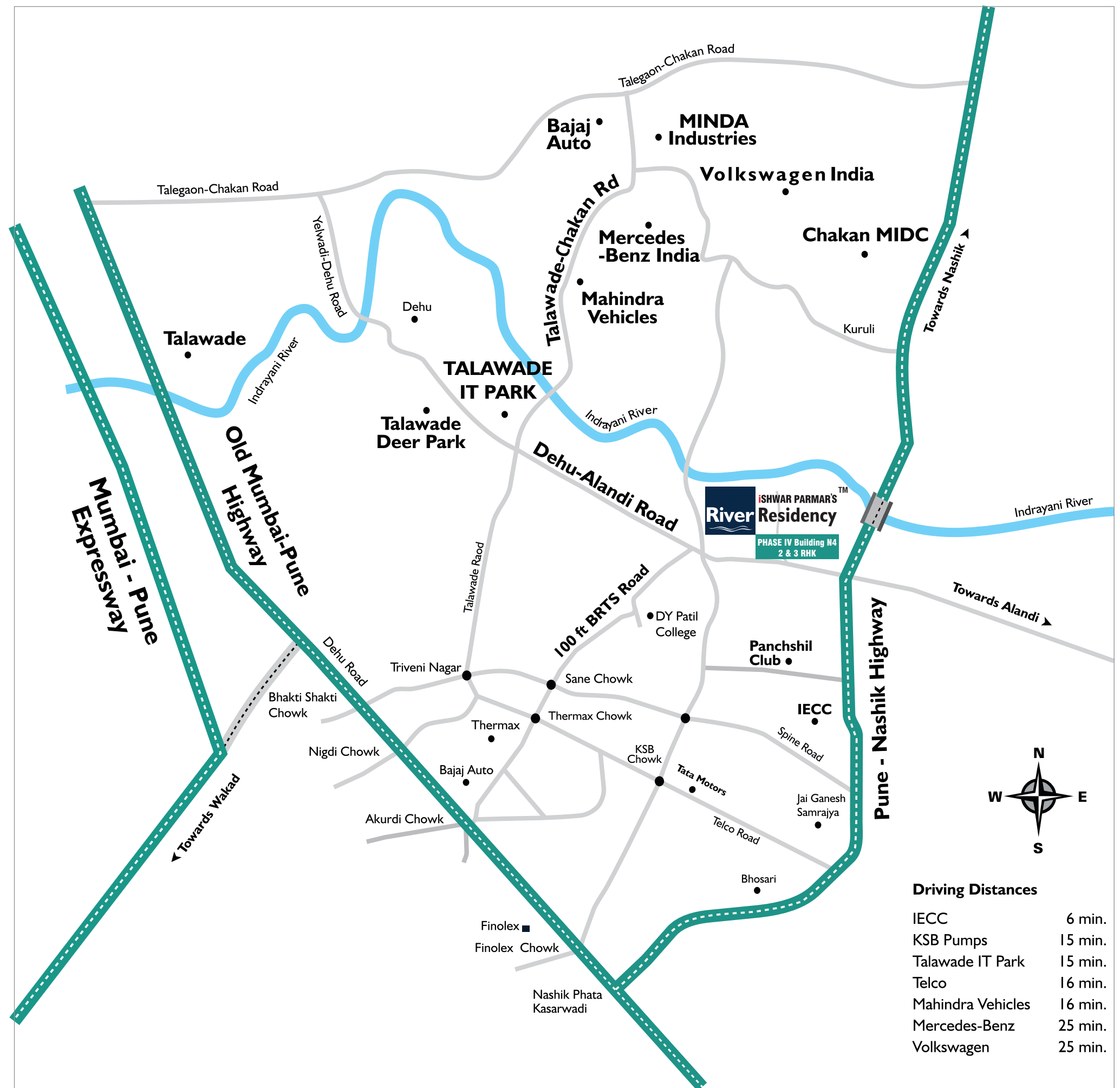
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801,804	36.26	5.79	2.18	7.63
802,803	36.31	5.79	2.18	7.63
808	34.10	4.71	2.54	4.96
807	34.76	4.71	2.54	4.35

8TH FLOOR PLAN



KEY PLAN

LOCATION MAP



A community of
like-minded people
awaits you!



Site Address:

Gat No. 90, Behind Fine Weigh Bridge,
Dehu-Alandi Road, Chikhali, Pune - 412114

Call : 88888 90908

Email: sales@ishwarparmargroup.com

Visit: www.ishwarparmargroup.com

Project by



The project has been registered under
MAHARERA

For more details visit:

<https://maharera.mahaonline.gov.in/>

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