



MahaRERA Number:
P52100032631, P52100032017,
P52100032629, P52100031886
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VENKATESH ERANDWANE CENTRAL

4 & 3 BHK SUPERLATIVE HOMES

ERANDWANE, PUNE - 4

THE
ONE
AND
ONLY
ONE





MASTER LAYOUT PLAN



WING A PODIUM LEVEL AMENITY

- | | | | | |
|--|--------------------------|---------------------------|---|-------------------------|
| 1. Entrance Lobby | 7. Society Office | 13. Feature Wall | 19. Baby Pool | 24. Stepping Stones |
| 2. Pathway | 8. Tile Area | 14. Half Court Basketball | 20. Board Games | 25. Buffet Counter |
| 3. Gym/Fitness Center | 9. Cabana | 15. Open Gym | 21. Children's Play Area
(Rubber Flooring) | 26. Pergola |
| 4. Indoor Games | 10. Badminton Court | 16. Toilet/Changing Room | 22. Party Lawn | 27. Creche |
| 5. Home Theatre | 11. Bolders Seating Area | 17. Deck Area | 23. Stage | 28. Cafe & Library Area |
| 6. Co-working, Study Room &
Library | 12. Tricycle Track | 18. Swimming Pool | | 29. Multipurpose Hall |



WING B PODIUM LEVEL AMENITY

- | | | | | |
|------------------|--------------------------|-------------------------|--------------------|----------------------------|
| 1. Jogging Track | 7. Zhula Seating | 13. Gazebo | 19. Box Cricket | 25. Flower Sculpture in MS |
| 2. Trellis Arbor | 8. Multipurpose Court | 14. Multipurpose Hall | 20. Lounge Seating | 26. Gym |
| 3. Deck Area | 9. Badminton Court | 15. Seating Area | 21. Hot Foot Area | 27. Creche |
| 4. Swimming Pool | 10. Children's Play Area | 16. Senior Citizen Area | 22. Pergola | 28. Pool Table |
| 5. Baby Pool | 11. Climbing Wall | 17. Cycling Track | 23. Pathway | |
| 6. Feature Wall | 12. Party Lawn | 18. Table Tennis | 24. Open Gym | |

WING "A" AMENITIES



SWIMMING POOL



OPEN AIR GYM



INDOOR GAMES AREA

WING "A" AMENITIES



CO-WORKING SPACE



HOME THEATRE



PARTY LAWN AREA

WING "B" AMENITIES



OUTDOOR GAMES AREA



MULTIPURPOSE HALL



CRÉCHE

WING "B" AMENITIES



LOUNGE



JOGGING TRACK



CHILDREN'S PLAY AREA

SPECIFICATIONS

RCC CONSTRUCTION

- Design as per Earthquake Resistance norms
- External R.C.C. Non-Structural walls (Aluform Technology) - 150 mm
- Internal R.C.C. Non-Structural walls (Aluform Technology) - 100 mm

WALL FINISH

- Gypsum finishing to internal walls
- Texture paint to external walls

DOOR AND WINDOW

- Wooden/Plywood door frame with laminated shutter and quality hardware to all the doors
- Aluminium / UPVC sliding door with mosquito net for Deck Area/ sit-out / balcony
- Natural/Artificial Granite frame and wooden frame with laminated shutter to all bathrooms
- Aluminium/ UPVC sliding windows with mosquito net with Natural/Artificial Granite frame and M.S. safety grills
- Digital lock System to main door
- All other doors with mortised lock

FLOORING

- Wooden floor in master bedroom (1 bedroom for 2 BHK, 1 bedroom in 3 BHK and 2 bedrooms for 4 BHK (engg wood)
- Vitrified tiles 1m x 1m/0.8 m x 1.6 m for rest of the flat
- Ceramic/Vitrified tiles for terrace/balcony
- Vitrified tiles of 600mm X 600mm for common passage and lobby
- Tandoor/Kota trade/Tiles for the staircase
- Vitrified tiles for utility area

KITCHEN

- Artificial Granite otta with stainless steel sink of Nirali / Franky make
- Kitchen Dado – Up to 2’ height
- Provision for electrical and plumbing point for washing machine
- Good quality Modular kitchen provided with Chimney and Cooktop
- Provision for dishwasher in utility (3 BHK , 4 BHK and above)

TOILET

- Dado - Vitrified tiles of 2' x 4' up to Lintel level
- Water heater in all bathrooms
- Anti-skid tiles for flooring
- Exhaust fan in all bathrooms
- Aluminium/UPVC window
- Glass partition in master bathroom will be provided

ELECTRICAL

- Modular electrical switches (Legrand/Schneider make) with concealed copper wiring
- TV point in living and master bedroom
- Video door phone with Intercom facility
- Provision for common Dish Antenna for individual buildings
- Provision for AC point in living room
- Provision of Broadband connectivity in living & master bedroom
- Provision for inverter point
- Partial Smart home automation system
- 3-tier security system (IPMA) VDP – gate, lobby and flat
- Providing AC in all bedrooms

PLUMBING & SANITATION

- Internal concealed CPVC plumbing with C.P. fittings of Jaquar/ Grohe / equivalent make
- Sanitary ware - Jaquar/American standard / equivalent make

PAINTING

- Internal walls finishing with acrylic O.B.D. paint
- External walls finishing with texture paint (Apex weather-proof emulsion paint)
- M.S. grills for windows with oil paint

LIFT

- Automatic lift Kone/Otis/Schindler/Hyundai make with DG backup

GENERATOR BACKUPS

- 100% backups for common areas and parking

FIREFIGHTING SYSTEM

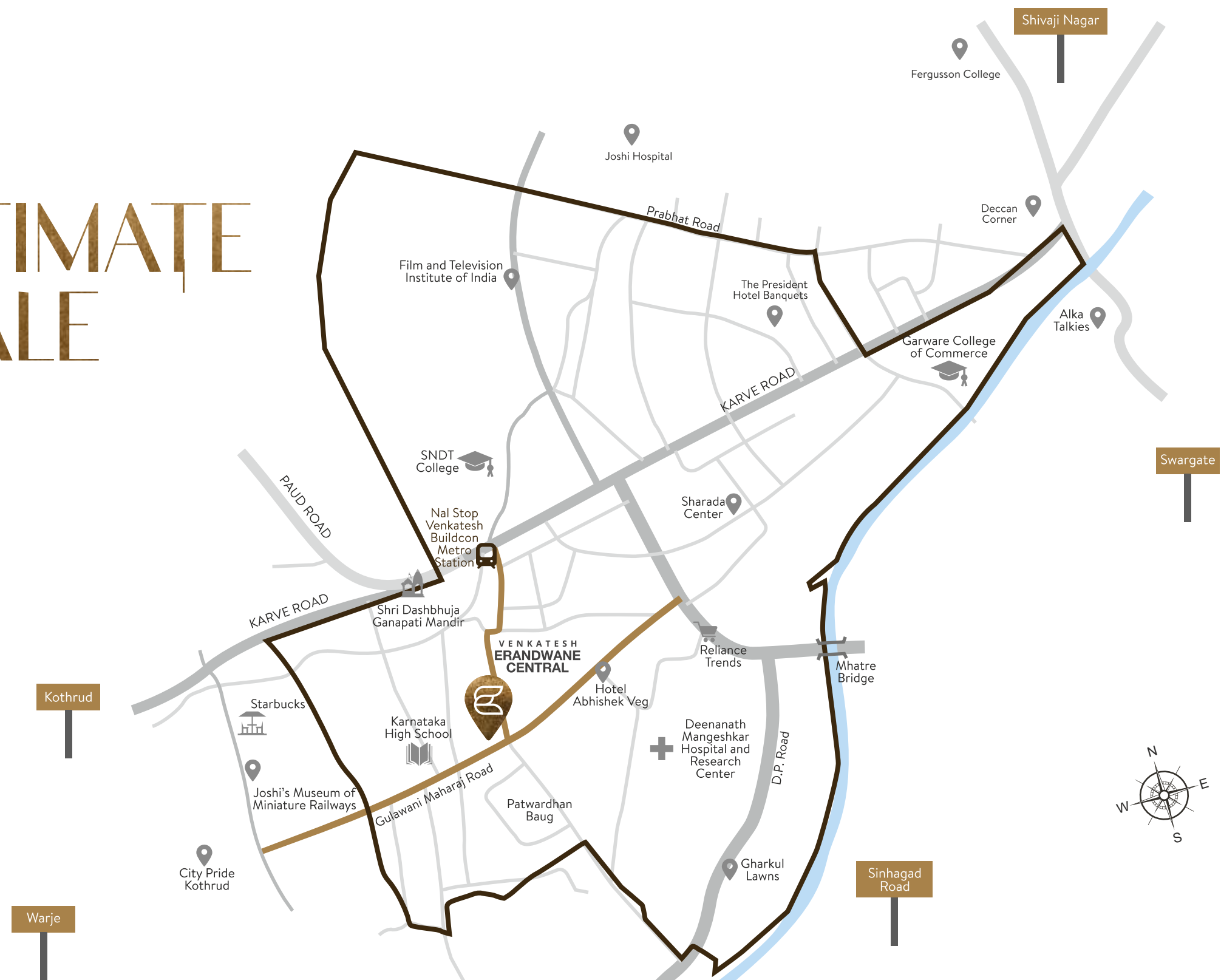
- Firefighting system with sprinkler, smoke detector and alarm in all rooms as approved by Fire Department of PMC (Honeywell/ JCI/ equivalent)
- Heat detector in kitchen

WATER SOURCES

- PMC (Civil Authority), bore well & water tankers (Chargeable)



THE ULTIMATE LOCALE



Key Distances

Schools

Karnataka High School	0.1 Km
Abhinav School	0.5 Km
Bal Shikshan Mandir	1.8 Km
Symbiosis School	1.8 Km

Malls & Multiplex

City Pride Kothrud	1.0 Km
Centro Mall	1.8 Km
Abhiruchi Theatre	5.5 Km

Colleges

SNTD College	0.5 Km
Abasaheb Garware College	1.3 Km
MIT College	3.0 Km
Fergusson College	3.7 Km

Landmarks

Nal Stop	0.6 Km
Mhatre Bridge	1.0 Km
Shivaji Putala, Kothrud	2.0 Km
Deccan Gymkhana	2.5 Km

Hospitals

Deenanath Mangeshkar Hospital	0.8 Km
Sanjeevan Hospital	1.3 Km
Sahyadri Hospital	2.3 Km
MMF Joshi Hospital	2.5 Km

Transportation Hubs

Nal Stop Venkatesh Buildcon Metro Station	0.3 Km
Shivajinagar	5.0 Km

Garden

Patwardhan Baug	0.3 Km
Tathawade Garden	1.0 Km
PL Deshpande Garden	3.0 Km
Sarasbaug	3.5 Km

Connectivity

Swargate	5.2 Km
Pune Railway Station	7.5 Km
Airport, Lohegaon	14 Km

PRICING DETAILS			
Wing	Type	Carpet Sq.Ft.	Total Package
B2	4 BHK	1669	4.43 Cr
		1937	5.10 Cr
B3	3 BHK	1373	3.50 Cr
		1386	3.53 Cr
	4 BHK	1623	4.31 Cr
A1	2 BHK	988	2.48 Cr
	3 BHK	1157	2.88 Cr
		1165	2.89 Cr
		1232	3.05 Cr
		1237	3.06 Cr

TYPICAL FLOOR PLAN

2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 9TH,
10TH, 12TH, 13TH, 14TH, 15TH, 17TH,
18TH, 19TH, 21ST, 22ND, 23RD, 24TH

WING A1



CARPET AREA STATEMENT							
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet	Total Carpet (SQ. Ft.)
01	2BHK + P. Office	49.16	23.18	14.12	28.44	114.90	1237
02	3BHK	97.07	0	9.86	0	106.93	1151
03	3BHK	98.60	0	9.59	0	108.19	1165
04	2BHK + P. Office	56.54	22.89	14.06	20.93	114.42	1232

Note : All Dimensions are in Meter.



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REFUGE FLOOR PLAN

1ST, 6TH, 11TH, 16TH, 20TH, 25TH



WING A1

CARPET AREA STATEMENT							
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet	Total Carpet (SQ. Ft.)
01	2BHK	49.32	0	14.05	28.44	91.81	988
02	3BHK	97.07	0	9.86	0	106.93	1151
03	3BHK	98.60	0	9.59	0	108.19	1165
04	2BHK + P.Office	56.54	22.89	14.06	20.93	114.42	1232

Note : All Dimensions are in Meter.





WING A2 TYPICAL FLOOR PLAN

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
01	2 BHK + P. Office	49.16	22.90	14.57	28.44	115.07
02	3 BHK	96.67	0.00	10.72	0.00	107.39
03	3 BHK	98.73	0.00	9.75	0.00	108.48
04	2 BHK + P. Office	56.54	23.08	14.72	20.76	115.10

Note : All Dimensions are in Meter.



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WING A2 REFUGE FLOOR PLAN

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
01	2 BHK + P. Office	49.16	22.90	14.57	28.44	115.07
02	2 BHK	71.78	0.00	10.34	0.00	82.12
03	3 BHK	98.73	0.00	9.75	0.00	108.48
04	2 BHK + P. Office	56.54	23.08	14.72	20.76	115.10

Note : All Dimensions are in Meter.



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TYPICAL FLOOR PLAN

1ST, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH,
10TH, 11TH, 13TH, 14TH, 15TH, 16TH,
18TH, 19TH, 20TH, 21ST, 23RD,
24TH, 25TH, 26TH, 28TH, 29TH

WING B1

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
001, 006	2BHK+ P.Office	56.01	23.72	11.91	25.1	116.74
002, 005	2BHK	48.08	0	5.76	20.48	74.32
003, 004	3BHK	101.14	0	0	0	101.14

Note : All Dimensions are in Meter.



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REFUGE FLOOR PLAN

2ND, 7TH, 12TH, 17TH, 22ND & 27TH

WING B1

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
001, 006	2BHK+ P.Office	56.01	23.72	11.91	25.1	116.74
002, 005	2BHK	48.08	0	5.76	20.48	74.32
003, 004	3BHK	101.14	0	0	0	101.14

Note : All Dimensions are in Meter.



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TYPICAL FLOOR PLAN

1ST, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH,
11TH, 13TH, 14TH, 15TH, 16TH, 18TH,
19TH, 20TH, 21ST, 23RD, 24TH, 25TH, 26TH

WING B2

CARPET AREA STATEMENT							
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet	Total Carpet (SQ. Ft.)
01, 04	4BHK	118.27	0.00	31.79	29.86	179.92	1937
02, 03	4BHK	116.79	0.00	23.53	14.76	155.08	1669

Note : All Dimensions are in Meter.



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REFUGE FLOOR PLAN

2ND, 7TH, 12TH, 17TH, 22ND & 27TH

WING B2

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
01	4BHK	118.27	0.00	31.79	29.86	179.92
02, 03	4BHK	116.79	0.00	23.53	14.76	155.08
04	3BHK	99.12	0.00	24.84	15.78	139.74

Note : All Dimensions are in Meter.



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TYPICAL FLOOR PLAN

1ST, 3RD, 4TH, 5TH, 6TH, 8TH,
9TH, 10TH, 11TH, 13TH, 14TH,
15TH, 16TH, 18TH, 19TH, 20TH,
21ST, 23RD, 24TH, 25TH, 26TH

WING B3

CARPET AREA STATEMENT						
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet (SQ. Ft.)
01, 04	2BHK + P. Office	49.41	30.18	15.79	32.13	127.51
02, 03	3BHK + P. Office	59.09	35.93	19.73	36.04	150.79

Note : All Dimensions are in Meter.





REFUGE FLOOR PLAN

**2ND, 7TH, 12TH,
17TH, 22ND & 27TH**

WING B3

CARPET AREA STATEMENT							
FLAT NO.	FLAT TYPE	RERA CARPET (SQ.M.)	P. Office	Deck	Encl. Balc.	Total Carpet	Total Carpet (SQ. Ft.)
01, 04	2BHK + P.Office	49.41	30.18	15.79	32.13	127.51	1373
02	2BHK + P.Office	57.59	35.93	19.73	15.49	128.74	1386
03	3BHK + P.Office	59.09	35.93	19.73	36.04	150.79	1623

Note : All Dimensions are in Meter.



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A Project by

VENKATESH LUXE
BY ANKUSH ASABE

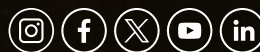
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