

Site Address: - SR.NO.78/4+5, PLOT NO. 152, PAUD ROAD, DAVI BHUSARI COLONY, KOTHRUD, PUNE.



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Luxurious 2 BHK flats

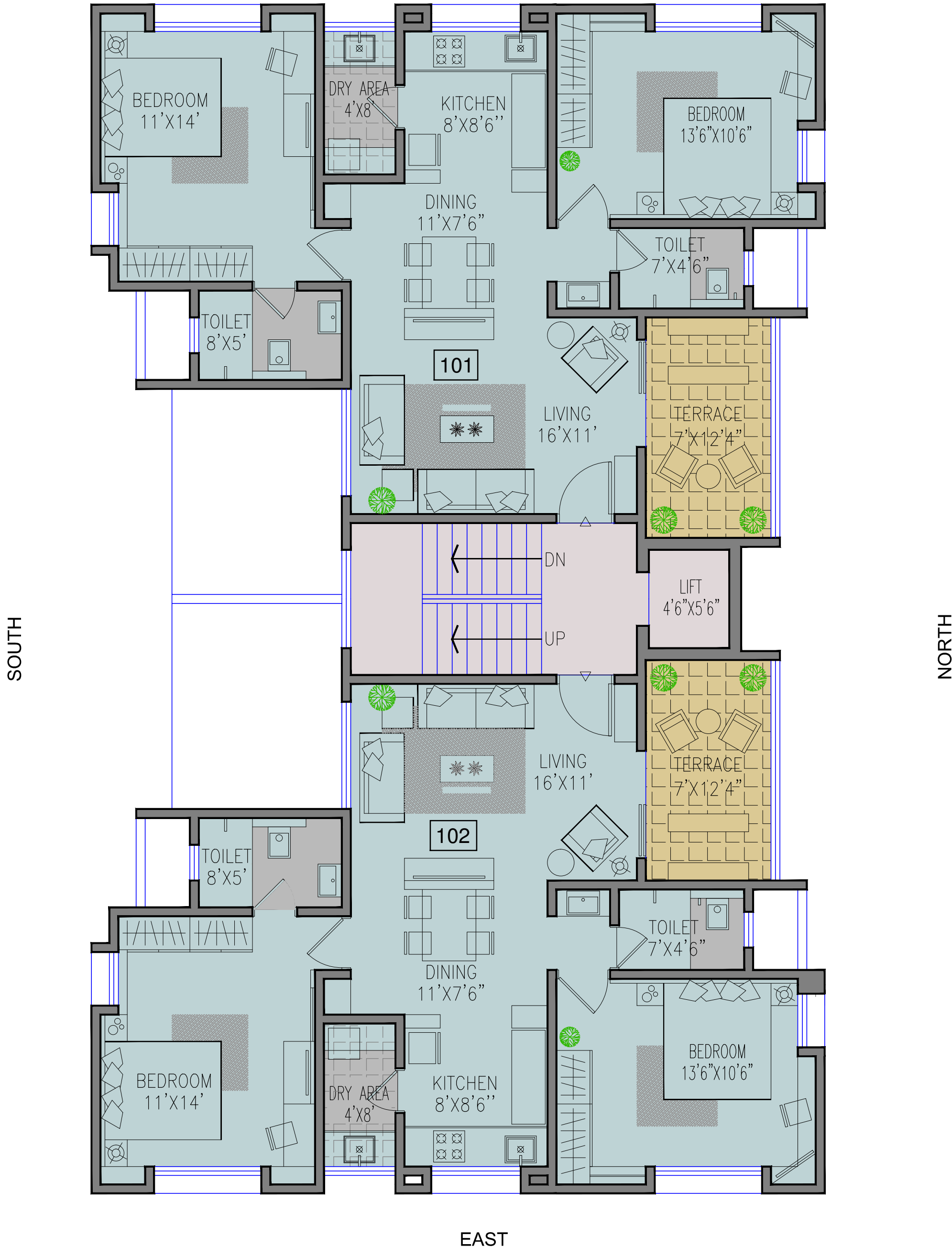
Kothrud

Folder : 9 x 12 Inch (Close)



WEST

HEMSHIP



EAST

PROPOSED BUILDING S.No 78/4+5, PLOT No 152, PAUD ROAD, BHUSARI COLONY, PUNE .

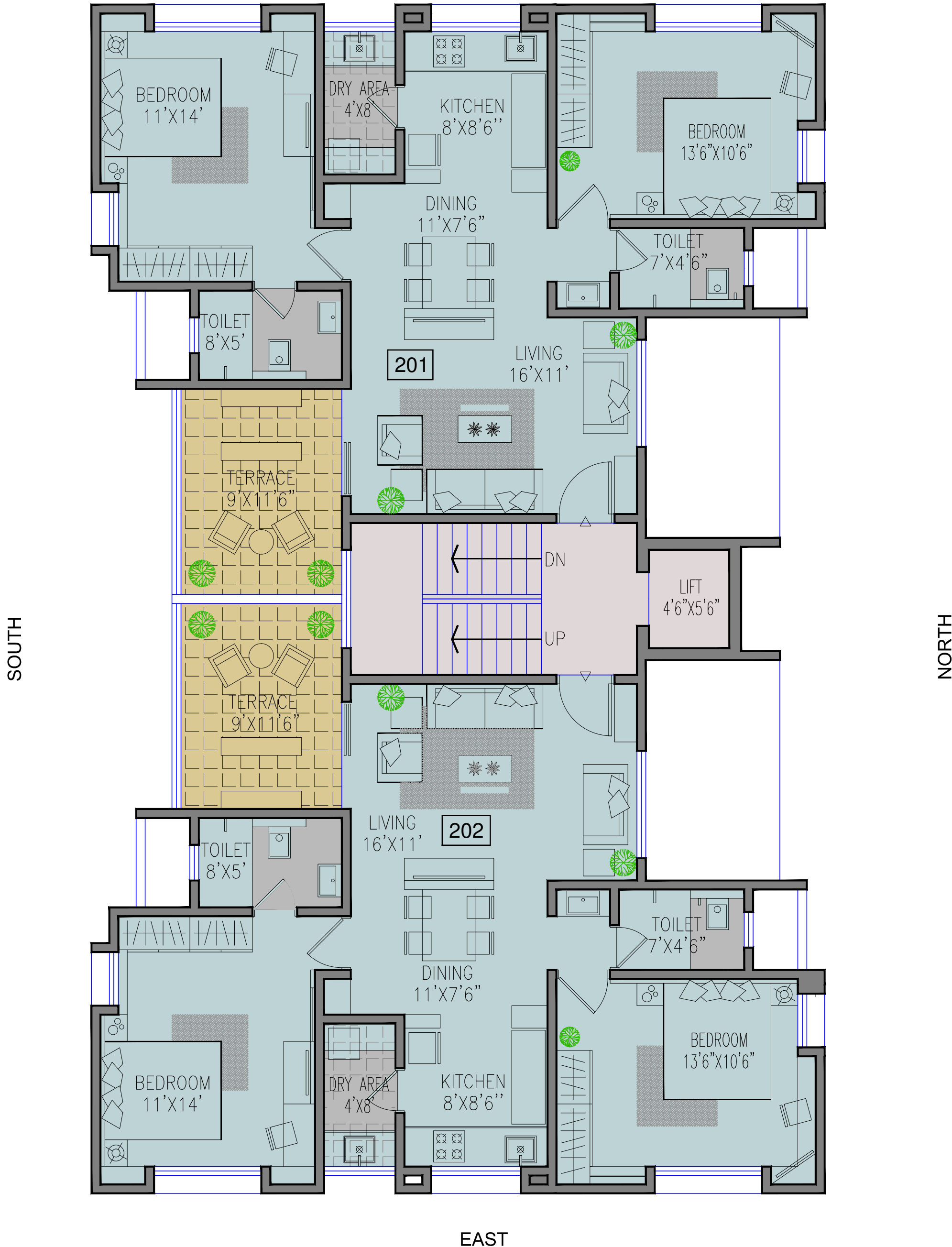
1st FLOOR PLAN

OWNER
SIGNET REALTIES

AREA STATEMENT		IN SQ.FT.		
Sr. No.	FLAT No.	CARPET AREA	TERRACE AREA	SALABLE AREA
1	101	787	86	1135
2	102	787	86	1135

WEST

HEMSHIP



EAST

PROPOSED BUILDING S.No 78/4+5, PLOT No 152, PAUD ROAD, BHUSARI COLONY, PUNE .

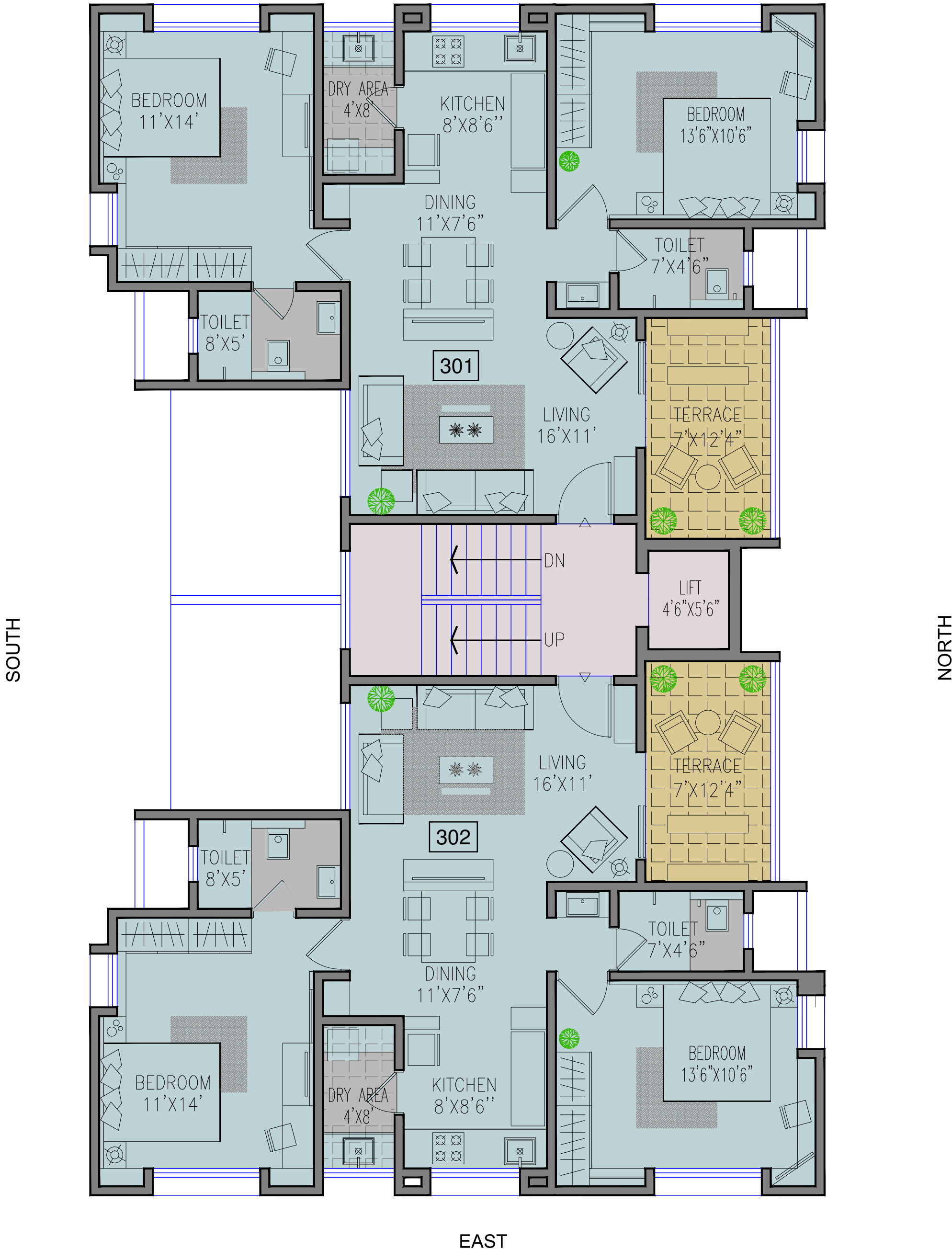
2nd FLOOR PLAN

OWNER
SIGNET REALTIES

		AREA STATEMENT		IN SQ.FT.
Sr. No.	FLAT No.	CARPET AREA	TERRACE AREA	SALABLE AREA
1	201	787	104	1158
2	202	787	104	1158

WEST

HEMSHIP



EAST

PROPOSED BUILDING S.No 78/4+5, PLOT No 152, PAUD ROAD, BHUSARI COLONY, PUNE .

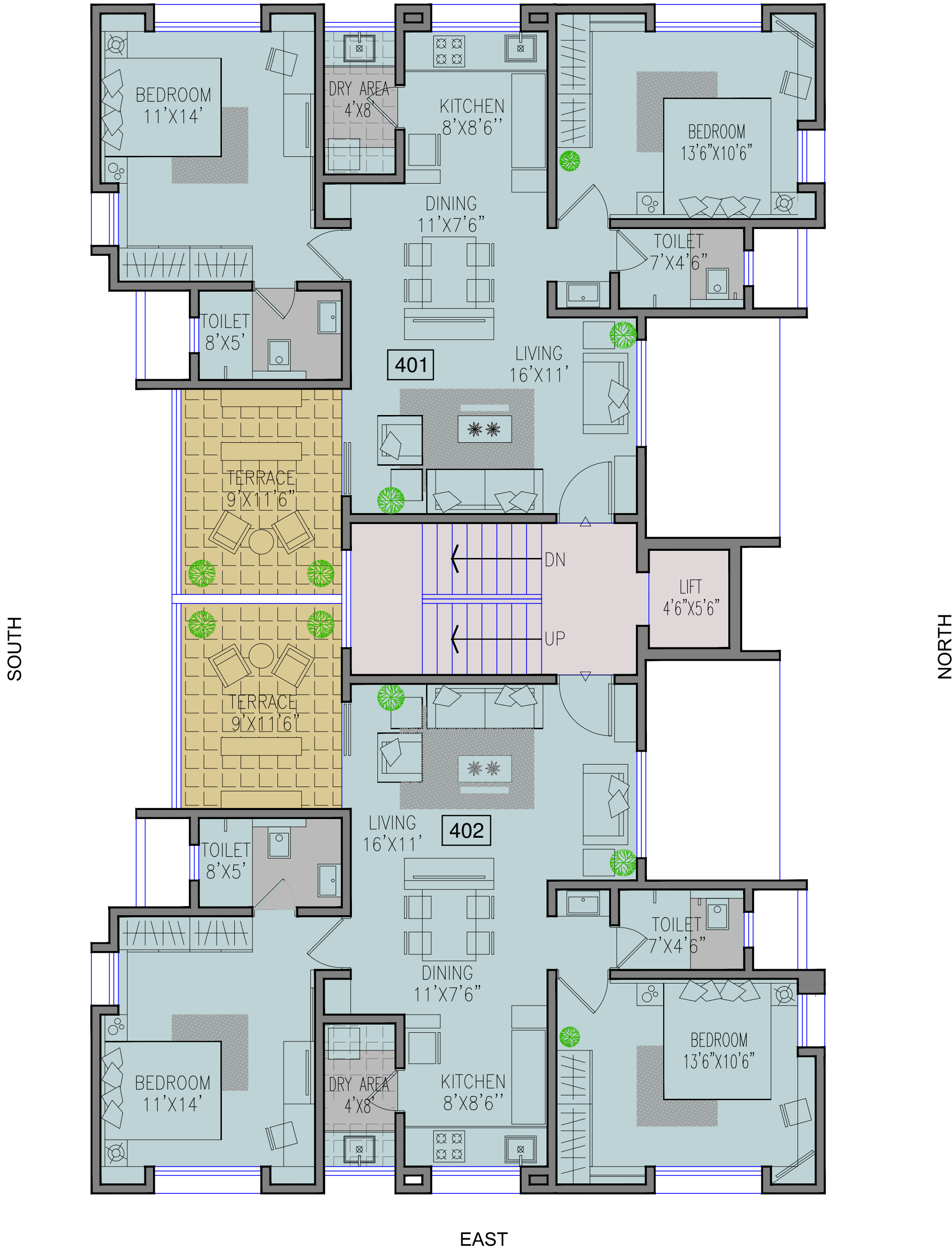
3rd FLOOR PLAN

OWNER
SIGNET REALTIES

		AREA STATEMENT		IN SQ.FT.
Sr. No.	FLAT No.	CARPET AREA	TERRACE AREA	SALABLE AREA
1	301	787	86	1135
2	302	787	86	1135

WEST

HEMSHIP



EAST

PROPOSED BUILDING S.No 78/4+5, PLOT No 152, PAUD ROAD, BHUSARI COLONY, PUNE .

4th FLOOR PLAN

OWNER
SIGNET REALTIES

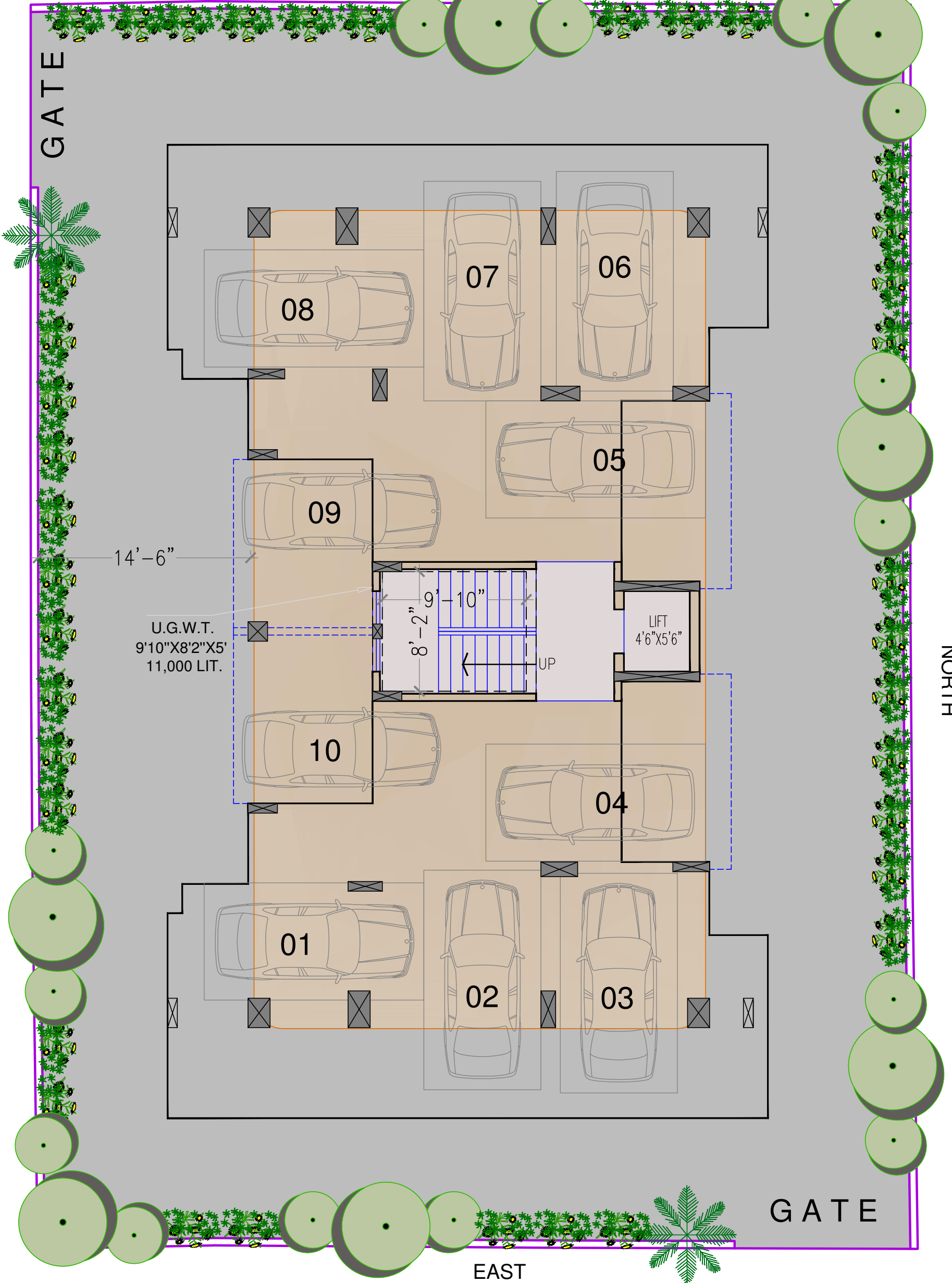
		AREA STATEMENT IN SQ.FT.		
Sr. No.	FLAT No.	CARPET AREA	TERRACE AREA	SALABLE AREA
1	401	787	104	1158
2	402	787	104	1158

WEST

HEMSHIP

GATE

SOUTH
9.0M. WIDE ROAD



NORTH

GATE

EAST

12.0M. WIDE ROAD

PROPOSED BUILDING S.No 78/4+5, PLOT No 152, PAUD ROAD, BHUSARI COLONY, PUNE .

PARKING WITH LAYOUT

OWNER
SIGNET REALTIES

SPECIFICATIONS & AMENITIES

STRUCTURE : Earthquake resistant R.C.C. Frame Structure with tested steel and cement grade of approved manufacture. 100% waterproofing to Terrace/s, Toilet.

MASONRY : Externally & internally 6” Brick Walls using best quality Fly ash bricks.

PLASTERING : External Plaster double coat sand faced with chicken mesh to reduce cracks. & internally gypsum plaster to walls & P.O.P Finish to ceiling.

FLOORING : **2’ X 2’ Vitrified Tiles all over.**

DOOR : Main entrance door with C.P. Teak Door Frames and selected wood veneer finish externally and painted internally.

All internal door frames in waterproof ply & waterproof flush type and painted door along with. S. S. cylindrical locks Godrej /Europa or equivalent.

Marble frames for all toilets doors.

VIDEO DOOR PHONE : *Safety video door (audio visual) Phone system at Main Entrance Door.*

WINDOWS : Medium Gauge Powder Coated, three track aluminium sliding, along with plain glass panels & **mosquito mesh panel** windows with M.S. security Grills and **Marble Window Sills**. Adjustable aluminium glazed louvered type for the toilets with **provision for exhaust fan.**

KITCHEN : **Kitchen otta 2'3" wide and 8' long** in jet-black granite

with medium gauge stainless steel sink of approved manufacture. Designer colour Glazed tiles dado above kitchen platform up to ceiling. Provision to be made for fitting of Aquagurd, Exhaust Fan.

DRY BALCONY : Provision for washing machine inlet & outlet with electrical point.

TOILETS : Non-skid Ceramic flooring and Designer colour glazed tiles dado of 8" x 12" size for up to lintel level. All plumbing will be concealed with **hot and cold mixer unit with O. H. shower. 'Jaquar' make C. P. Continental range OR Equivalent.** Fittings to all toilets. Flush Valve or concealed Flush tank & Health faucet in all toilets.

TERRACE : Glass doors with 3 track medium gauge powder coated, aluminium sliding & 5mm plain glass panels & mosquito mesh panel, along with the security collapsible or sliding M S. Gates & **M.S.Railing's to attach terraces.**

ELECTRIFICATION : All electrical fittings shall be of approved manufacture. Concealed electrification with 2 Light points, 1 Fan point & 5 Amp plug point per room. TV Points & Telephone sockets in Living Room & Master bedroom. Additional 05 Amp. & 15 Amp. Points in Kitchen.

ANCHOR Roma or equivalent electrical switches.

Copper wiring of approved grade and manufacturer throughout.

Separate electrical meter from M.S.E.D. Co. Ltd. for each flat & separate meter for society for common lighting & water pumps / bore-well, Lift, etc.

PAINTING : Snowcem or other approved type cement paint externally & Oil Bound Distemper internally with putty primer sealer coats etc. oil paint (semi gloss) on door, doorframes, railings, grills, and colour as per Architect's Selection

WATER SUPPLY : Ground water reservoir and overhead reservoir tank as per requirement of the building & architect's specification with pump arrangement and automatic water level controller.

SOLAR SYSTEM : Solar system of adequate hot water capacity per flat.

PASSENGER LIFT : *One Passenger Lift with V3F system* of approved make with standby power back up.

COMMON AMENITIES

We design all common utilities for easy & economical maintenance.

01 Due attention with necessary arrangement for the requirement of Senior citizen & physically challenged inside the building & the premises.

02. Proper landscaping.

03. Attractive entrance lobby.

04. Well planed parking spaces as per our Architect's design.

05. Well laid out internal paved area with streetlight.

06. Attractive designed nameplates board & centrally located letter box.

07.Approved power backup system for lift, pump and staircase light.

08.Properly designed drainage system with rainwater consideration and easy maintainability.

09. Rain Water Harvesting.

10. Stand by Bore-Well with good quality submersible pump for common utility.

11.Building will have approve make pump arrangement and auto level controller with **one stand by pump system.**

12. Common toilet for servants with commode & bath in parking.

13.Compound Wall to all sides of the plot.

14. Vermiculture Tanks for Wet Garbage Disposal.

The furniture lay out shown in the plan is prepared by the professional interior Designer; it is just to give the conceptual idea about the best possible Furniture lay out inside the flat. (This furniture layout is not the content of the flat)

Note:-*The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the same without prior notice.*