

‘BALWANTPURAM’

# SAMRAJYA

2 & 3 BHK SPACIOUS APARTMENTS  
**KOTHRUD**

Combining Tradition  
with Modernity



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KOTHRUD







PROMOTERS, BUILDERS & DEVELOPERS

We just don't build homes, We build neighbourhoods

An ISO 9001:2008 Certified Organisation

## A rising brand-name in Pune realty

At Pethkar Projects, we believe in offering not just homes but complete neighborhoods for you and your loved ones. Our growing reputation has been built through our niche projects that symbolize the highest standards of architecture.

Balwantpuram Samrajya at Kothrud, is a landmark in a class of its own. The ultra-modern project is placed in the backdrop of a strategic location and serene ambience to ensure a rich, complete lifestyle for its valued residents.

The expanding project Balwantpuram Samrajya is self-contained to completely satisfy the needs of its prestigious residents. If you thought Kothrud is getting congested, reserve your opinion till you see this. Arguably among the last of expansive projects to be undertaken in this prime suburb, Balwantpuram Samrajya surely has room for everyone.



## The New Empire On The Horizon

Enter Samrajya, your own kingdom. Widespread landscapes and serene open spaces await your presence. Situated in the backdrop of lush green hilltops, and well connected with the city downtowns, an address at Samrajya combines the best of locations and natural attributes.

Aesthetically designed, the towering structures of the construction would give you an elite view of the surrounding expanse. Every apartment has been meticulously crafted to offer all amenities for a contemporary modern style of living. With a well-equipped clubhouse, multipurpose hall for special events, a well equipped gymnasium and swimming pool, you can be assured that your leisure and amusement are well accounted for. All in all, Samrajya promises a self-contained sprawling campus and refined living.

specifications

## Apartment Specifications

### Brickwork:

Internal/ external 6" thick high quality fly ash / clay bricks.

### Plaster:

External - Sand faced finish.

Internal POP finish.

### Flooring:

Vitrified tiles in entire flat 24"× 24".

Anti-skid designer tiles in toilets and terraces.

### R.C.C.:

Earth quake resistant framed structure.

### Kitchen:

Modular kitchen platform with stainless steel trolleys & accessories.

Granite top kitchen platform with stainless steel sink.

Glazed / Ceramic tile dado above & below platform.

Bottle trap for sink outlet.

Gas leak detector.

Reticulated piped gas facility.

### Doors:

Safety door with milk and newspaper rack.

Decorative moulded main door with exclusive fittings & night latch.

Internal moulded doors.

FRP (Fibre Reinforced Plastic) door shutter for toilets.

Three track powder coated aluminum door for terraces with safety door.

### Windows:

Three track/two track powder coated aluminum window.

Windows with G.I. sub-frame & Mild Steel grills.

Granite window sills.

### Toilets:

Designer glazed dado tiles on walls upto ceiling.

Concealed plumbing with premium quality C.P. Fittings

Wall hung European water closet (commode) in all toilets.

Oval shaped wash basin.

RCC door frames with granite lining.

### Electrification:

Concealed copper wiring with main circuit breakers.

T.V. Cable points in living and master bedroom.

Telephone points in living room & all bedrooms with broadband compatibility.

Premium quality modular switches (ISI marked).

A/C points in bedrooms.

3-phase connection for all flats.

2-way switches in master bedroom.

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SAMRAJYA

The entire campus has been designed to be an eco-friendly zone with extensive tree plantations, mechanisms for rainwater harvesting, installation of solar water-heating systems and plants for recycling of wet garbage and sewage.



Living Room



Living Room



Dining



Kitchen

Sample Flat actual images

## — A plethora of — Amenities —

### Amenities:

- L.P.G. reticulated piped gas connection.
- Letterbox for each flat.
- Double level parking.
- Automatic lifts with intercom facility.
- Fire fighting equipments, fire system & refuge area.
- Hydro-pneumatic water pumping system.
- Internal asphalt roads with street lighting.
- Drinking water arrangement in landscaped garden area for playing children.
- Anti-termite treatment for building.
- Decorative Entrance gate with watchman's cabin and compound wall.
- Flood protection and water management for 0% water logging.

### Multi security & safety with high-tech gadgets:

- Video door phone with telephone & intercom facility.
- Digital surveillance in common area, lifts & lobbies.
- Public addressing system.
- Gas leak alarms.
- Watchman's cabin with multiple security checks and intercom facility.

### Club house & Multipurpose Hall:

- Chess & Carrom Room.
- Table Tennis & Pool Table.
- Well Equipped Gym.
- Furnished guest rooms.
- Party lawn and cafeteria.
- Mini Theatre.
- Yoga and Meditation room.
- Widespread Landscaped area with ample open space.
- Exclusive children's play area & jogging track.
- Swimming pool with baby pool along with filtration plant.
- Special area for senior citizens.

### Environment friendly construction:

- Flats designed with due consideration to natural lighting and ventilation.
- Wet garbage recycling plant.
- Sewage recycling plant.
- Rainwater harvesting.
- Solar water heating system.
- Fly Ash Bricks.
- RCC door Frame.
- Plantation of trees.



Entrance



Gymnasium



Children's play area



Swimming pool





40 ft. wide road

← From Shivtirth Nagar



60 ft. wide road

'BALWANTPURAM'  
**SAMRAJYA**  
Layout

*Layout*

L-7

L-6

L-5

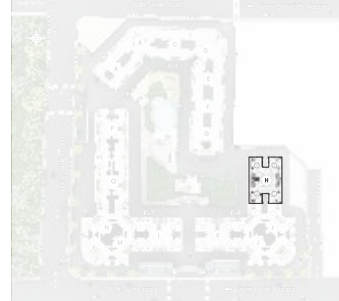
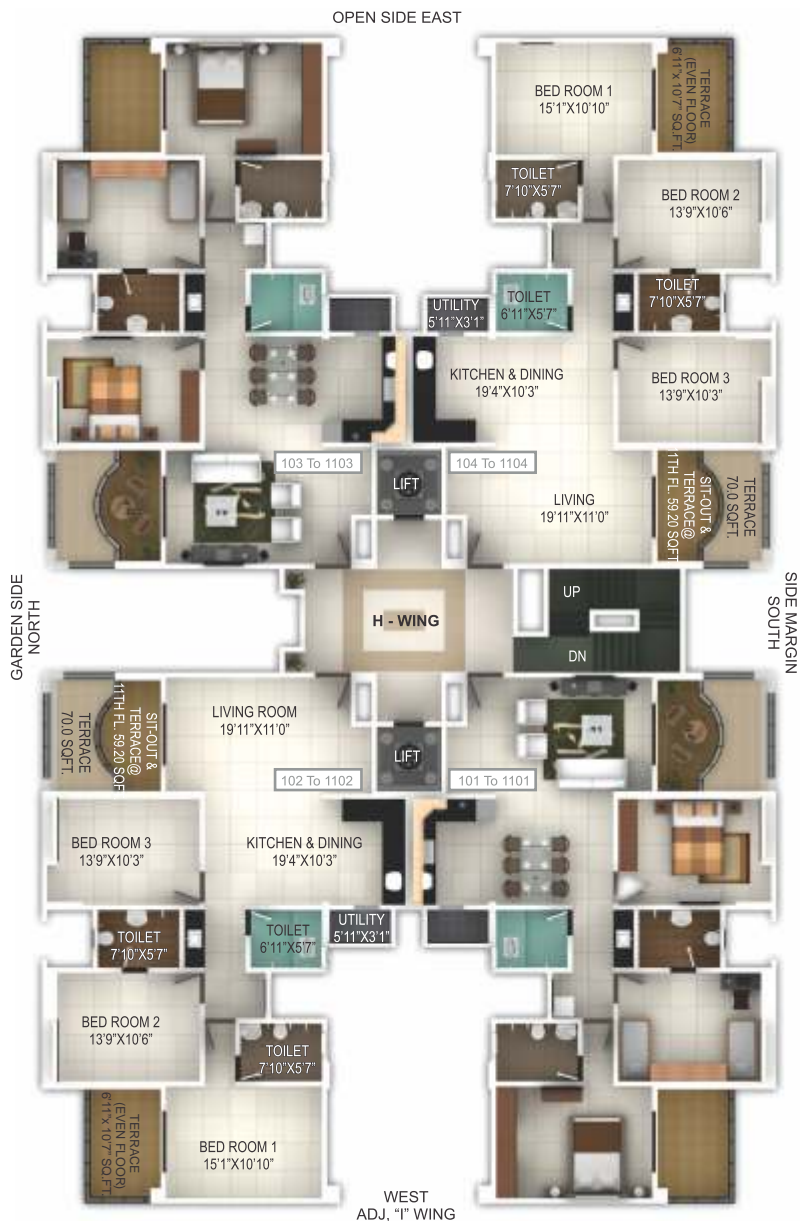
80 ft. wide road

← From Hotel Kinara



ENGINEERING OFFICE

SALES OFFICE



1st, 3rd, 5th, 7th, 9th, & 11th Floor Plan ( H - Wing )

FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE AREA	SALEABLE AREA (with ½ TERRACE AREA)
3BHK	101,102,103,104, 301,302,303,304, 501,502,503,504, 701,702,703,704, 901,902,903,904	1171	70	1498 SQ.FT.
3BHK	1101,1102,1103,1104	1112	129	1455 SQ.FT.

2nd, 4th, 6th, 8th & 10th Floor Plan ( H - Wing)

FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE AREA	SALEABLE AREA (with ½ TERRACE AREA)	UNIT
3BHK	201,202,203,204, 401,402,403,404, 601,602,603,604, 802,803,804 1001,1002,1003,1004	1166	82	1499	SQ.FT.

\* all dimensions are from unfinished to unfinished.





SAMRAJYA

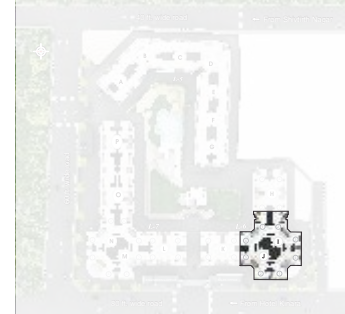
# Floor Plans

ADJ "K" WING  
NORTH

VOID

**SOUTH  
SIDE MARGIN**

\* All dimensions are from unfinished to unfinished.







3 BHK

Sectional View



2 BHK

1st, 3rd, 5th, 7th, 9th, & 11th Floor ( J - Wing )				
FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE	SALABLE AREA (with 1/2 TERRACE AREA)
3 BHK	101, 102, 301, 302, 501, 502, 701, 702, 901, 902	1165	82	1497 SQ. FT.
3 BHK	1101, 1102	1122	127	1465 SQ. FT.
2 BHK	103, 104, 303, 304, 503, 504, 703, 704, 903, 904	982	82	1269 SQ. FT.
2 BHK	1103, 1104	939	127	1238 SQ. FT.

1st, 3rd, 5th, 7th, 9th, & 11th Floor ( I - Wing )				
FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE	SALABLE AREA (with 1/2 TERRACE AREA)
2 BHK	101, 102, 301, 302, 501, 502, 701, 702, 901, 902	1039	82	1340 SQ. FT.
2 BHK	1101, 1102	996	127	1309 SQ. FT.
3 BHK	103, 104, 303, 304, 503, 504, 703, 704, 903, 904	1147	82	1475 SQ. FT.
3 BHK	1103, 1104	1103	127	1443 SQ. FT.

2nd, 4th, 6th, 8th, & 10th Floor ( I - Wing )				
FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE	SALABLE AREA (with 1/2 TERRACE AREA)
2 BHK	201, 202, 401, 402, 601, 602, 801, 802, 1001, 1002	1035	82	1335 SQ. FT.
3 BHK	203, 204, 403, 404, 603, 604, 803, 804, 1003, 1004	1143	40	1449 SQ. FT.

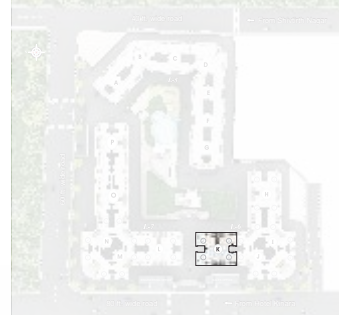
2nd, 4th, 6th, 8th, & 10th Floor ( J - Wing )				
FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE	SALABLE AREA (with 1/2 TERRACE AREA)
3 BHK	201, 202, 401, 402, 601, 602, 801, 802, 1001, 1002	1160	40	1471 SQ. FT.
2 BHK	203, 204, 403, 404, 603, 604, 803, 804, 1003, 1004	978	62	1254 SQ. FT.

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K - WING

Floor Plans



\* All dimensions are from unfinished to unfinished.



3 BHK



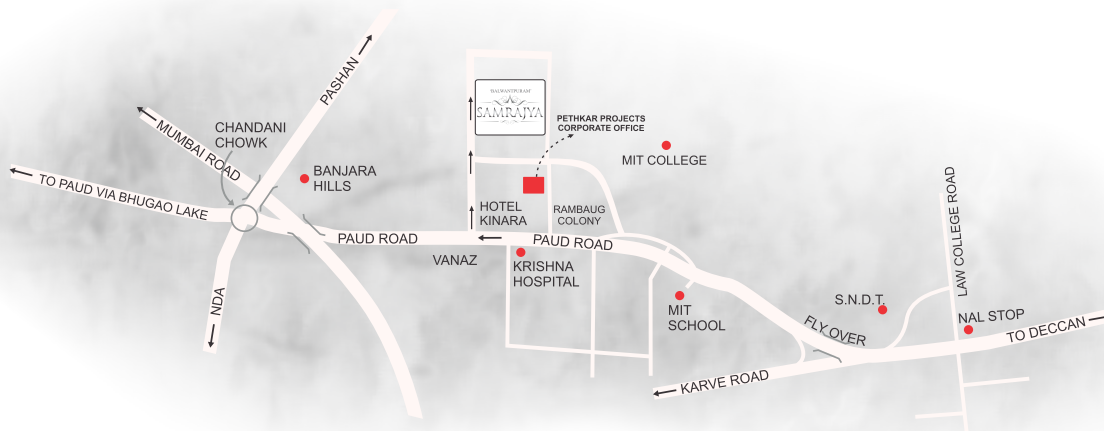
2 BHK

2nd, 4th, 6th, 8th & 10th Floor Plan ( K - Wing )					
FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE AREA	SALEABLE AREA (with ½ TERRACE AREA)	UNITS
3 BHK	201,202,401,402,601,602,801,802,1001,1002	1163	78	1493	SQ.FT.
2 BHK	203,204,403,404,603,604,803,1003,1004	951	65	1222	SQ.FT.

1st, 3rd, 5th, 7th, 9th, & 11th Floor ( K - Wing )				
FLAT TYPE	FLAT NO.	CARPET AREA + BALC.	TERRACE	SALABLE AREA (with 1/2 TERRACE AREA)
3 BHK	101, 102, 301, 302, 501, 502, 701, 702, 901, 902	1168	71	1495 SQ. FT.
3 BHK	1101, 1102	1109	130	1451 SQ. FT.
2 BHK	103, 104, 303, 304, 503, 504, 703, 704, 903, 904	956	71	1231 SQ. FT.
2 BHK	1103, 1104	898	130	1187 SQ. FT.



## Location Map



# PETHKAR PROJECTS

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### Credits

**Architectural Consultant:** Architects Indesign.  
**Structural Consultant:** D.M. Herlekar Associates.  
**Legal Advisor:** Mrs. Snehal Joshi.



ISO 9001:2008 CERTIFIED  
Certificate No. 43723



MEMBER

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