

PRATHAM YASH RESIDENCY

PHASE I & II

It takes hands to build a house,
but only hearts can build a home.



A project by

Pratham Yash Associates

Key Distances

1. Pune Airport - 4km
2. D. Y. patil knowledge city Lohegaon - 1km
3. Vishrantwadi - 5km
4. Pune Station - 10km
5. Shivajinagar- 9km



Bird's Eye View

Homes that define your way of living life





Phase I View





Swimming Pool



Club House



Phase II View



Phase I

2 BHK

1 BHK



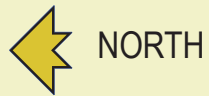
1st,3rd,5th,7th FLOOR PLAN



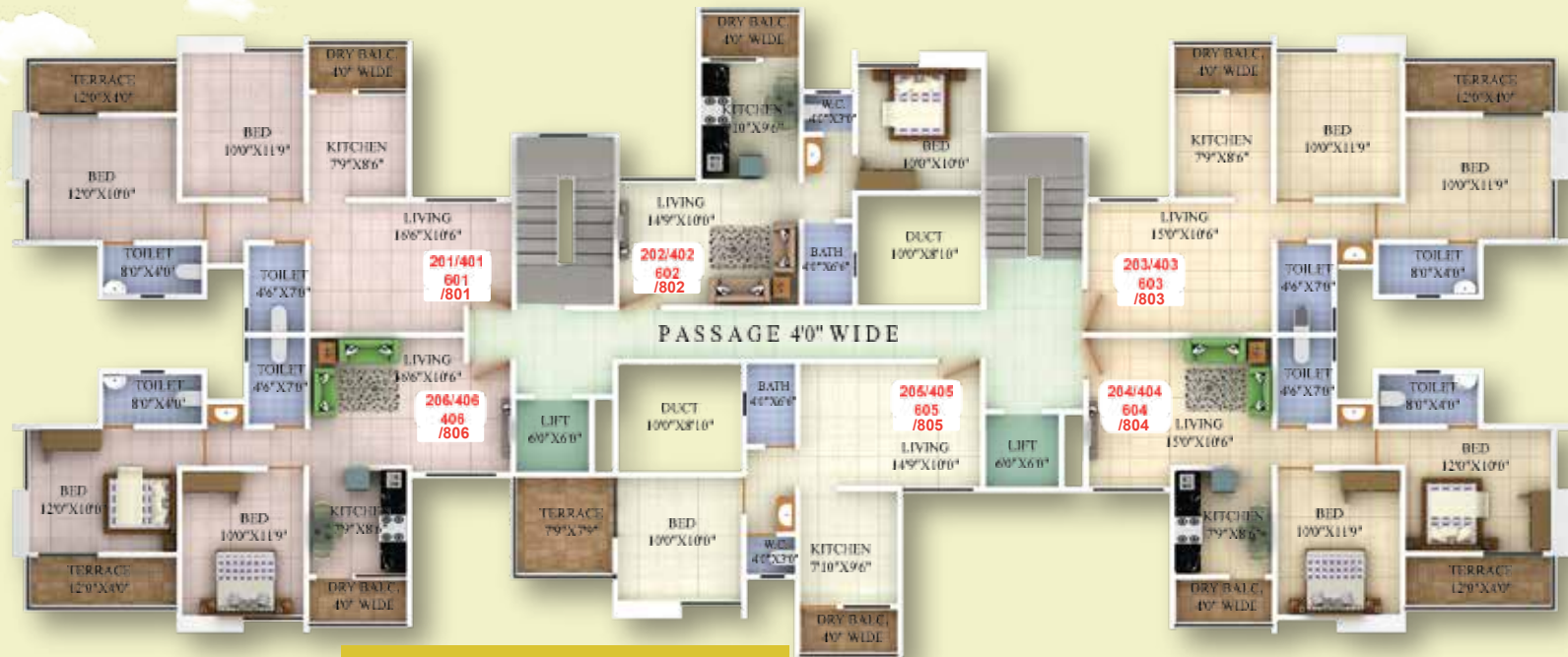
TYPICAL 1st,3rd,5th,7th FLOOR PLAN				
FLAT NO.	TYPE	BUILT-UP AREA	TERRACE AREA	SALEABLE AREA
101/301/501/701	2BHK	833.00	90.00	923.00
102/302/502/702	1BHK	567.00	56.00	623.00
103/303/503/703	2BHK	824.00	73.00	897.00
104/304/504/704	2BHK	839.00	94.00	933.00
105/305/505/705	1BHK	566.00	94.00	660.00
106/306/506/706	2BHK	839.00	83.00	992.00
TOTAL	6 NOS	4468.00	490.00	4958.00

Phase I

Floor Plan



TYPICAL 2nd, 4th, 6th & 8th FLOOR PLAN				
FLAT NO.	TYPE	BUILT-UP AREA	TERRACE AREA	SALEABLE AREA
201/401/601/801	2BHK	816.00	61.00	877.00
202/402/602/802	1BHK	564.00	0.00	564.00
203/403/603/803	2BHK	807.00	61.00	868.00
204/404/604/804	2BHK	822.00	61.00	883.00
205/405/605/805	1BHK	565.00	81.00	646.00
206/406/606/806	2BHK	822.00	61.00	883.00
TOTAL	6 NOS	4396.00	325.00	4721.00



2nd, 4th, 6th & 8th FLOOR PLAN

TYPICAL FLOOR PLAN (FIRST/THIRD/FIFTH/SEVENTH)



FIRST/THIRD/FIFTH/SEVENTH FLOOR PLAN				
FLAT NO.	TYPE	BUILT-UP AREA	TERRACE AREA(100%)	SALEABLE AREA
101/301 501/701	3BHK	1275.00	103.00	1378.00
102/302 502/702	2BHK	837.00	93.00	930.00
103/303 503/703	2BHK	882.00	116.00	998.00
104/304 504/704	2BHK	882.00	116.00	998.00
105/305 505/705	2BHK	845.00	84.00	929.00
106/306 506/706	3BHK	1275.00	103.00	1378.00
TOTAL	6 NOS	5996.00	615.00	6611.00

Phase II

Floor Plan



NORTH

SECOND/FOURTH/SIXTH/EIGHT FLOOR PLAN

FLAT NO.	TYPE	BUILT-UP AREA	TERRACE AREA(100%)	SALEABLE AREA
201/401 601/801	3BHK	1277.00	132.00	1409.00
202/402 602/802	2BHK	830.00	85.00	915.00
203/403 603/803	2BHK	879.00	93.00	972.00
204/404 604/804	2BHK	879.00	93.00	972.00
205/405 605/805	2BHK	846.00	86.00	932.00
206/406 606/806	3BHK	1277.00	132.00	1409.00
TOTAL	6 NOS	5988.00	621.00	6609.00



TYPICAL FLOOR PLAN (SECOND/FOURTH/SIXTH/EIGHT)



Decorative Entrance



Entrance Gate

Phase II



2 BHK





Children Play Area



Multipurpose Court

Phase II



3 BHK

Home that are your Vogue statment...





Key Legend

- 1) Phase I
- 2) Phase II
- 3) Main Entrance Gate
- 4) Internal Security Gate
- 5) Swimming Pool
- 6) Garden
- 7) Club House
- 8) Multipurpose Court
- 9) Mini Amphi Theater
- 10) Children Play Area
- 11) Amenity Space

Layout Plan

SPECIFICATIONS

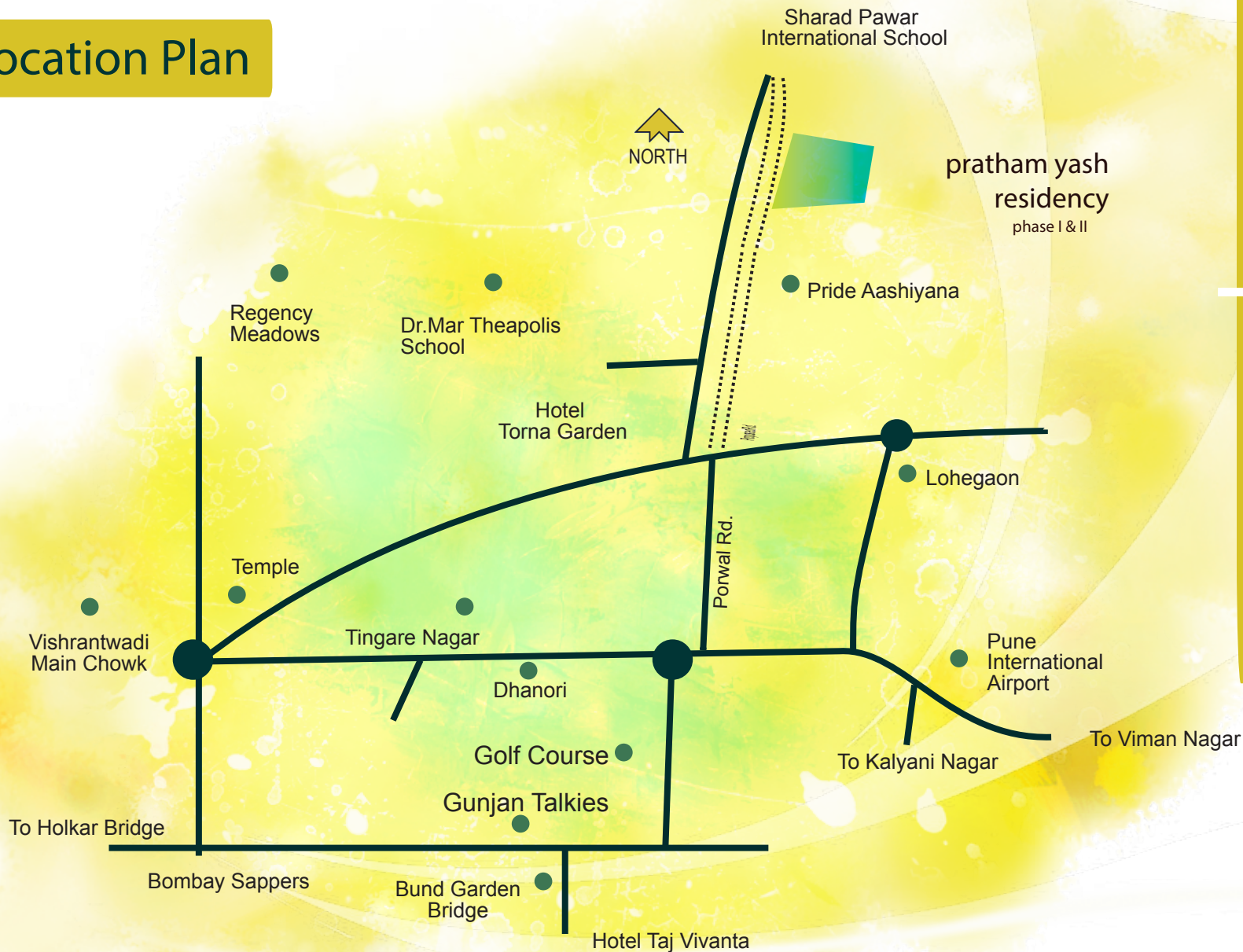
- 1) **Structure:** parking + 8 strayed earthquake Resistance rcc framed structure with 6" external walls and 4"/6" internal walls.
- 2) **DOOR and Windows:** decorative entrance main door with Laminated sheetts ,w.c. bath door frame in marble/granite, Jindal made alluminium window with mosquito net.
- 3) **Electric Fittings:** concealed copper polycab wires with legrand modular premium quality swiches and fan, tubes, CFL, exhaust fan.
- 4) **Plumbing:** concealed plumbing with Hindware mad C P fitting & sanitary wares.
- 5) **Wall finishes and paints:** sand faced external walls with apex paints, smooth POP finishes Internal wall with tractor emulsion paints with roller Finish.
- 6) **Flooring and wall tiles:** 2'x2' double charged vetrified flooring tiles in all Rooms,18"x12" full wall tiles in bathroom ,12"x12" antiskid flooring tiles In bathroom and terrace.
- 7) **Kichen:** telephone black granite kitchen Platform with S S sink & modular kichen with kichen chimney & two knobs burner.

Special Attraction

- Swimming pool.
- Club House
- Well Equipped Gymnasium
- Indoor Games / Multipurpose Hall
- Decorative Project Entrance
- Double Security Gate
- Decorative Entrance Lobby
- Children Play Area
- Mini Amphi Theater
- Outdoor Games/Multipurpose Court
- Modular Kitchen
- Fabar made Kitchen Chimney
- Gas Stove
- Intercom Facility
- Video Door Phone
- POP Ceiling in Living Room
- Fan, Tube, CFL & Exhaust Fan in WC / Bathroom
- Solar Water Heating System
- Rain Water Harvesting
- Fire Fighting System
- Vermiculture Plant (Machine)
- 24 Hrs. Gen-set back for Lift and Common area
- Concrete Internal Drive Ways
- Provision for Washing Maching in Dry Balcony
- Provision for Water Purifier in Kichen
- Provision for Invertor
- Provision for A.C. in Master Bedroom
- Gas Pipeline
- C.C. TV Campus
- TV Cabal & Internet Connection



Location Plan



Architects

S.K.Associates

R.C.C. Consultant

Subhash Manglori

Legal Advisor

Adv.S.R.Changire

For Booking Contact

Mr. Kishor Patil

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