

Location Map



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Site Office: Gat No-122,123,124, Mahalunge, Opposite Chakan MIDC,
Chakan-Talegaon Road, Pune - 410 501.

'Dwarka' - A project by ' Naiknavare Housing Developments Pvt. Ltd.'

Disclaimer: The visuals and information contained in this brochure is indicative of the kind of development that is proposed. Subject to approval of the authorities or in the interest of the continuing improvement, the Promoters/ Developers reserve the right to change plans, specifications, or features, without prior notice or obligation. This brochure is issued for guidance only and does not constitute part of an offer or contract.

NAIKNAVARE'S
DWARKA
130 Acres Bharat Pattern Township



An Island of Happiness and Prosperity

The Dwarka Township is inspired by Lord Krishna, who chose a rich natural landscape to establish his capital city, to create an island of opportunity, prosperity and happiness. The 130 acre township, already home to 2000 families is poised to recreate this holistic lifestyle. All the necessities of life, a plethora of recreational amenities and the promise of a rapidly growing industrial area at Chakan – Talegaon Road, beckons you.

The location of Dwarka is such, that Chakan is on one side and Talegaon is on the other. Both these suburbs have industrial estates, where Indian and international industrial giants have set up their world class manufacturing plants...opening up a gamut of opportunities. And due to this consistent growth, real estate prices here will only keep appreciating.

So choose Dwarka for your dream home and rest assured of eternal prosperity.

Salient Features

- Water supply from the Bhama-Askhed Dam
- Concretised motorway access
- PMPML Bus service
- Hospital
- The Dwarka School (CBSE Affiliated)
- Retail complex
- Commercial complex
- Seasons Executive Hotel
- Forest Park
- Sports Complex
- 700 seat open air auditorium

Bharat Pattern Housing

Everyone aspires to give a better quality of life to the family, and works tirelessly to achieve this. At Naiknavare Developers, it is our passion to create housing solutions that bring better quality of life within everyone's reach.

The core vision behind Naiknavare's Dwarka embodies a philosophy of inclusive urban living which is coined as 'Bharat Pattern Living'. This model has its roots deeply embedded in the understanding of the socio-economic conditions of a rapidly urbanizing 'Bharat'. The model works under the assumption that the effective integration of populations belonging to diverse socio-economic backgrounds is vital to the success of the community and its environment on micro and macro scales.





Features that define Quality of Life

- **Season's Executive Hotel**, which is very popular with the connoisseurs in Aundh and nearby areas is opening up in Dwarka – a great option for eating out with family.
- A full fledged **Hospital** is also coming up in Dwarka to provide quality medical care to the residents.
- Already renowned **The Dwarka School**, is an important feature of life in Dwarka. You can be assured of quality education and upbringing of your children, who grow up in a protected environment, enjoying the community life of friendship.
- The distributed **Convenience Stores** across every sector provide for local daily requirements of residents at Dwarka, however, a central retail and commercial complex is also planned to open up various career opportunities.
- Being in the close vicinity to PCMC, Bhosari, Chakan MIDC, Dwarka is an investment opportunity. You are assured of good return on investment through price appreciation over the period and also rental facility.

Relax, rejuvenate at the Forest Park!

An important feature of an iconic city like New York is its huge Central Park, that provides a green and serene contrast to the hustle-bustle of this mega metro. Inspired by this, right in the centre of Dwarka, we have set up a Forest Park over a sprawling area of 2.5 acres. Trees, water bodies, lawns, flower beds, small bridge, . . . this is a perfect place to relax, unwind and de-stress after a hard day's work.

- Jogging track,
- Walk ways
- Multipurpose sports court
- Basketball court
- Senior citizen's area
- Children's Play Area
- Lush Green Spaces



Internal Specifications

- Vitrified tiles for flooring with Epoxy Grout & 3" wide skirting in Adhesive.
- Green Marble kitchen platform with S.S. sink and 2'0" ht. coloured glazed dado.
- Coloured glazed tile dado – up to 7'0" ht. in bathroom, attached toilet. 4'0" ht in W.C.
- Matt finish tile for flooring in bathroom, attached toilet. & W.C.
- Aluminum powder coated sliding window with mosquito net and oil painted grill for living room, bedroom and kitchen.
- Aluminum powder coated openable adjustable louvered window with Bajri glass for bath and W.C.
- Both side laminated main door Shutter with night latch and Red Maranti door frame.
- Oil painted waterproof flush shutters for bathroom, W.C. and balcony with Red Maranti door frame & cylindrical lock.
- Oil painted commercial flush shutter for bedrooms with Red Maranti door frame & cylindrical lock.
- Concealed plumbing in C.P. V.C. with hot and cold arrangement in bathroom and attached toilet.
- Branded C.P. and sanitary fittings.
- Concealed electrification with modular switches.
- Conduit for cable T.V. and telephone points in living room.
- Intercom facility for each flat.
- Oil bound distemper to wall and ceiling.
- Oil paint for wall and ceiling of bathroom, W.C. and attached toilet.
- Cabling for DTH T.V. connection (without set top box, usage & installation charges.)
- Exhaust fan in bath & attached toilet.

External Specifications

- For Staircase, pavit tile for tread and risers with 3" wide skirting.
- Matt Finish Vitrified flooring in Entrance & floor lobbies.
- Dabada plaster with acrylic paint for external walls.
- Directory board, Name plate, Letter box, Electrical meter panel.
- Chequered tile flooring in parking.
- Trimix concrete road for driveways.

Environmental Commitment

- Provision of recycled water for flushing and gardening.
- Wet garbage disposal with organic waste converter.
- LED fixtures for common areas.
- Solar water heating system.
- Decorative lobby for each building.
- Ample parking.
- Rain Water recharge bore wells.
- Plantation & green spaces.



For a celebration called life!

The 1 BHK sector comes fully loaded with meticulously designed spaces for celebrating all your life events.

- A looping walkway
- Central garden
- Children's play area
- Skating rink
- Convenience stores
- A club house with indoor games



1 BHK - Cluster Plan



- A MULTIPURPOSE HALL
- B GAMES ROOM
- C CONFERENCE ROOM
- D GYMNASIUM
- E SKATING RINK
- F KIDS PLAY AREA
- G CRICKET PITCH
- H JOGGING TRACK
- I SHOPPING ZONE
- J ENTRANCE TO PODIUM
- K LANDSCAPED AREA
- L ENTRY/EXIT FOR VEHICLES

- COMFORT
- SMART
- SHOP



SECTOR - I C
2ND TO 12TH FLOOR PLAN

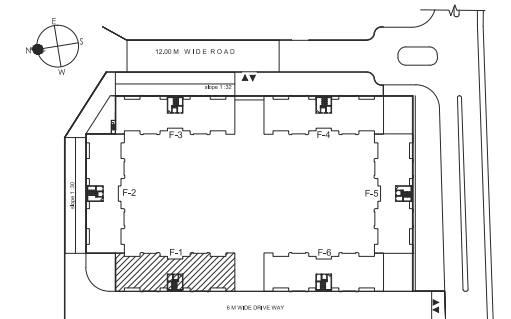
- COMFORT
- SMART

FLAT TYPE - 1 BHK COMFORT

FLAT NOS.	CARPET AREA (IN SQ.FT)	SALEABLE AREA (IN SQ.FT)
203, 303, 403, 503, 603, 702, 802, 902, 1002, 1103, 1203 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209 210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210	366.00 SQ. FT	512.00 SQ. FT

FLAT TYPE - 1 BHK SMART

FLAT NOS.	CARPET AREA (IN SQ.FT)	SALEABLE AREA (IN SQ.FT)
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208 211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211 212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 1212	310.00 SQ. FT	434.00 SQ. FT



1 BHK Comfort



Carpet Area - 366 SQ.FT.
Salable Area - 512 SQ.FT.

1 BHK Smart



Carpet Area- 310 SQ.FT.
Salable Area - 434 SQ.FT.

For a celebration called life!

The 2 BHK units in this cluster are not only designed with an ethos of providing maximum utility within your apartment but also a range of amenities, holistic common spaces and conveniences.

- Central garden
- Children's play area
- Open air gymnasium
- Cricket pitch
- Multi-purpose court
- Convenience stores
- Club house with indoor games



2 BHK - Cluster Plan



- A** PODIUM LANDSCAPE PLAZA
 - B** CRICKET PITCH
 - C** MULTI-PURPOSE COURT
 - D** CHILDREN'S PLAY AREA
 - E** TOT LOT AND SWING PLAZA
 - F** SHOPPING PLAZA
 - G** ENTRY/ EXIT FOR VEHICLES
- COMFORT
 - SMART
 - 1BHK
 - SHOP



SECTOR - III
2ND TO 12TH FLOOR PLAN

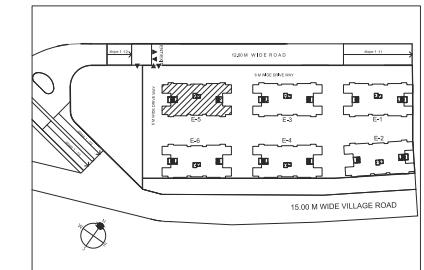
- COMFORT
- SMART

FLAT TYPE - 2 BHK COMFORT

FLAT NOS.	CARPET AREA (IN SQ.FT)	SALEABLE AREA (IN SQ.FT)
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207	541.00 SQ. FT	757.00 SQ. FT

FLAT TYPE - 2 BHK SMART

FLAT NOS.	CARPET AREA (IN SQ.FT)	SALEABLE AREA (IN SQ.FT)
SMART-A 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201 SMART- 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208	495.00 SQ. FT 480.00 SQ. FT	693.00 SQ. FT 672.00 SQ. FT



2 BHK Smart



Carpet Area - 480 SQ.FT.
Salable Area - 672 SQ.FT.

2 BHK Comfort



Carpet Area - 541 SQ.FT.
Salable Area - 757 SQ.FT.

Naiknavare Developers – A legacy of trust and transparency

With a legacy of almost 50 projects, Naiknavare Developers have been at the forefront of the Pune, Mumbai and Goa housing, commercial, hospitality, retail, slum rehabilitation and education . A fully integrated company with in-house support functions has proudly boasts of 12,000 apartments with almost 10 Million Sq.Ft (9.30 lakh Sq.Mt.) of completed construction over the last 3 decades.

The effective post-sale function in the company has leveraged software and technology based solutions to create a closed loop concern management process. The system allows us to ensure that each and every requirement of our citizens is tracked and recorded in a specialized customer relationship management center at our head office.

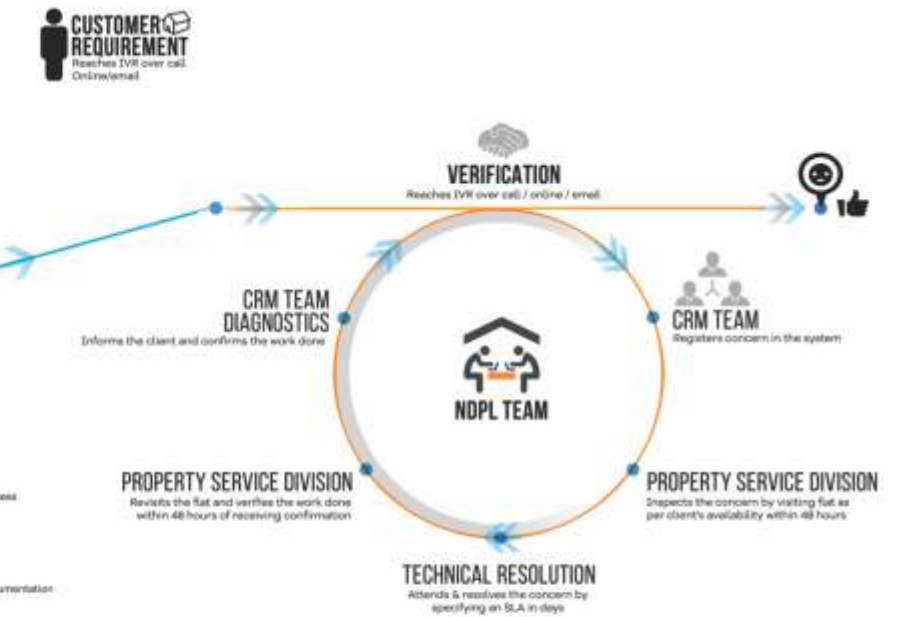
The company with its 16 expansive departments offers an end-to-end solution and beyond to its customers with attention to detail given towards the customers sales cycle, maintenance period, society formation, and conveyance deed processes.

ENTERPRISE RESOURCE PLANNING DEPARTMENTS

We at Naiknavare Developers take care of the customer's needs by providing and delivering professional help throughout your journey with us. We provide you quality service and assistance with our centralized IVR system which is automated to reduce human error with predefined timelines for every customer requirement.



CLOSED LOOP CUSTOMER CONCERN HANDLING PROCESS





LEGENDS

- | | |
|------------------------|-------------------------------------|
| 1 ENTRY & EXIT | 12 OUTDOOR PLAY AREA |
| 2 SECTOR- I- A | 13 THE DWARKA SCHOOL |
| 3 SECTOR- I- B | 14 PLAY GROUND |
| 4 SECTOR- II | 15 SPORTS COMPLEX |
| 5 SECTOR- I- C | 16 ELECTRICAL SUBSTATION |
| 6 SECTOR- III | 17 HOTEL BUILDING SEASONS EXECUTIVE |
| 7 CLUBHOUSE | 18 HOSPITAL BUILDING |
| 8 PROPOSED COMMERCIAL | 19 DG AND TRANSFORMER ROOM |
| 9 PROPOSED RESIDENTIAL | 20 FEDERATION OFFICE |
| 10 FOREST GARDEN | |
| 11 PHYTORID BED | |