



Kushal
SWARNALI
— खुशियोंकी जमापूँजी —



Swarnali, meaning a Gold Line and that contributes to sensitivity, creativity and idealistic qualities. Sixteenth project of the Kushal Group, Swarnali precisely lives up to its definition as well as its contribution. Conveniently located (Chakan-Talegaon road) this geography, not many years ago, was addressed as Swarna Mala a profoundly fertile topography that blessed its residents with prosperity and abundance.

Thoughtfully created, Swarnali is a 1 & 2 BHK project that incorporates about 1000 homes spread across eleven buildings and about 12 acres of land. Bearing in mind the locals and the industrial population demands, these budget homes have eight to ten options to choose from, thus catering to varied pocket sizes.

Budget homes that satisfy virtually every need of its occupants.... but with no compromise / sacrifice in Quality, a typical characteristic of a product from the Kushal Group.

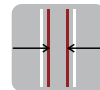


Why Swarnali

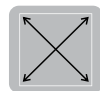
Each apartment at Swarnali has been designed keeping you, our discerning customer in mind. The following four principles form the fundamentals of our designing procedure.



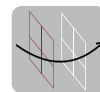
Optimum Natural Light: A well designed home maximizes the use of natural lighting without compromising energy efficiency. Good lighting begins with effective use of sunlight considering the size, location and primary function of the windows.



Reduced Passage Areas: Passage areas although can be used for varied applications but only with an element of compromise. Lesser passage areas improve space utilization and avoid unwanted clutter.



'0' Space Wastage: While designing a home wasting space is treated as a crime. Every nook and corner needs to be designed with a certain purpose and relevance in mind including the end-user.



Cross Ventilation: The cross ventilation principle is based on the requirement of ensuring a fresh and comfortable indoor climate, obtained mainly by having windows on both sides of a room, causing airflow across the available space.



Why Chakan

Poised to become an important destination in the very near future, Chakan is located about 34 kms. from Pune, on NH50 and between Pune & Nasik cities. It is also on the roads that connect the Pune-Mumbai Highway to the Pune-Nasik Highway and to the Pune-Ahmednagar-Aurangabad Highway. It is about 150 kms. from Mumbai, 120 kms. from Ahmednagar and 175 kms. from Nasik.

Historically, Chakan has been a wholesale agricultural produce trading hub. Its agricultural market is said to be a major onion trading center. Chakan is now home to Special Economic Zone (SEZ) promoted by the Maharashtra Industrial Development Corporation (MIDC). It has now evolved into a major automobile hub. It hosts major automobile production plants; Volkswagen, Daimler-Benz, Mahindra & Mahindra and Bajaj Auto to name a few. Over 750 large and small industries, including a number of automobile component manufacturers are based in this area.

Chakan is also on the Pune Junction - Nasik Road railway line. The nearest airport is the current Pune International Airport. The proposed site of a new, expanded Pune International Airport is at Shirol and Chandus villages, about 6 kilometers from Chakan. Phase III of the Pune Metro will connect Chakan to Moshi which hosts an International Convention and Exhibition Centre.

A next door industrial zone; Talawade, is home to major IT companies; Kanbay, Syntel, Xansa, Capgemini, Rapidigm, Fujitsu to name a few. From multinationals to Indian majors, BPO units are choc-a-bloc in Pune. The big bulls; EXL, Msource, Convergys, HSBC, Aviva etc., have all set up shop here. Its campus-style IT park is already home to giants like Syntel and Kanbay. The IT Tower is about 1,00,000 sq.ft. built up space and has a dedicated Telephone Exchange, VSNL earth stations as well as underground data cabling.



Amenities

- **Amphitheatre**

This is a place fashioned to practice, perform and judge ones presentation capabilities. A wonderful platform to organize your skit programs and present your personal and group skills.

- **Festive Lawn**

A huge area of open space exclusively dedicated for festive celebrations; Dussehra, Deepawali, Holi, Ganesh Chaturti, etc. This beautiful landscape garden, with an elegant Christmas Tree, is designed to accommodate large gatherings.

- **Sports Arena**

This brilliantly planned arena is created to accommodate varied sports activities; mini jogging track, skating rink, basketball ring, badminton / volley ball / tennis court & a practice cricket pitch with net.

- **Tree House & Play Area**

This is a place specially designed for your kids and is organized with a modern tree house along with attractive recreational equipments. A safe and comfortable place for your toddlers too.

NOTE: This earmarked open space area is specifically created for children for their undisturbed play and also keep them safe from traffic hindrance.



Amenities

- **Swimming Pool**

This State of the art swimming pool has an exclusive deck area and a sweet little mini pool. An elegant Rain Dance Fountain for fun filled activities.

- **Aroma Garden**

A calm and peaceful place for senior citizens; well crafted, selective fragrance plants with water body; a perfect ambience to boost ones moods. A thoughtfully designed acupressure walk, including a spacious garden for meditation & yoga.

- **Mini golf course**

This stylish Mini Golf Course with a barbeque area is a perfect destination to loosen up and while away your free time with family, friends or your club members.

- **Multipurpose club house**

A skillfully planned club house; the best place to spend your leisure time. A fully equipped gym & fitness centre for your regular workouts. Indoor games like chess, playing cards, table tennis and carrom. A mini theatre with projector and a library.

NOTE: This earmarked open space area is specifically created for adults and senior citizens, for their social gatherings and peaceful affairs.



Standard Features

- Covered parking
- Two hi-speed lifts
- Car washing area
- Rainwater harvesting
- Vermi-culture beans
- Drip irrigation system
- Fire fighting system
- Structured cabling
- Transformer room
- Pradhikaran water supply
- Seismic resistant design
- Thoughtful festive areas
- Toilets for drivers / servants
- Concrete / paved internal road
- Designer name plates & letter box
- Multi-tier watchman manager system
- Elegant designer gates with 24x7 security
- Electrical back-up for common areas & lifts
- Sewage treatment plant - gardening and W.C.
- Twelve mtrs. wide access road for entire project



1. Toddlers Play Area with Hopscotch
2. Tree House



1. Amphitheatre
2. Landscape Garden / Party Lawn



1. Basket Ball Ring
2. Badminton / Tennis / Volleyball
3. Cricket Pitch with Enclosed Net
4. Walking / Jogging Track
5. Skating Rink



1. Club House / Multipurpose Hall
2. Mini-Theatre / Projector Room
3. Indoor Games (Cards Room, Chess Room, Table Tennis, Carrom, Library)
4. Fully Equipped Gym



1. Mini Pool
2. Swimming Pool
3. Rain Dancing
4. Deck Area
5. Palm Island

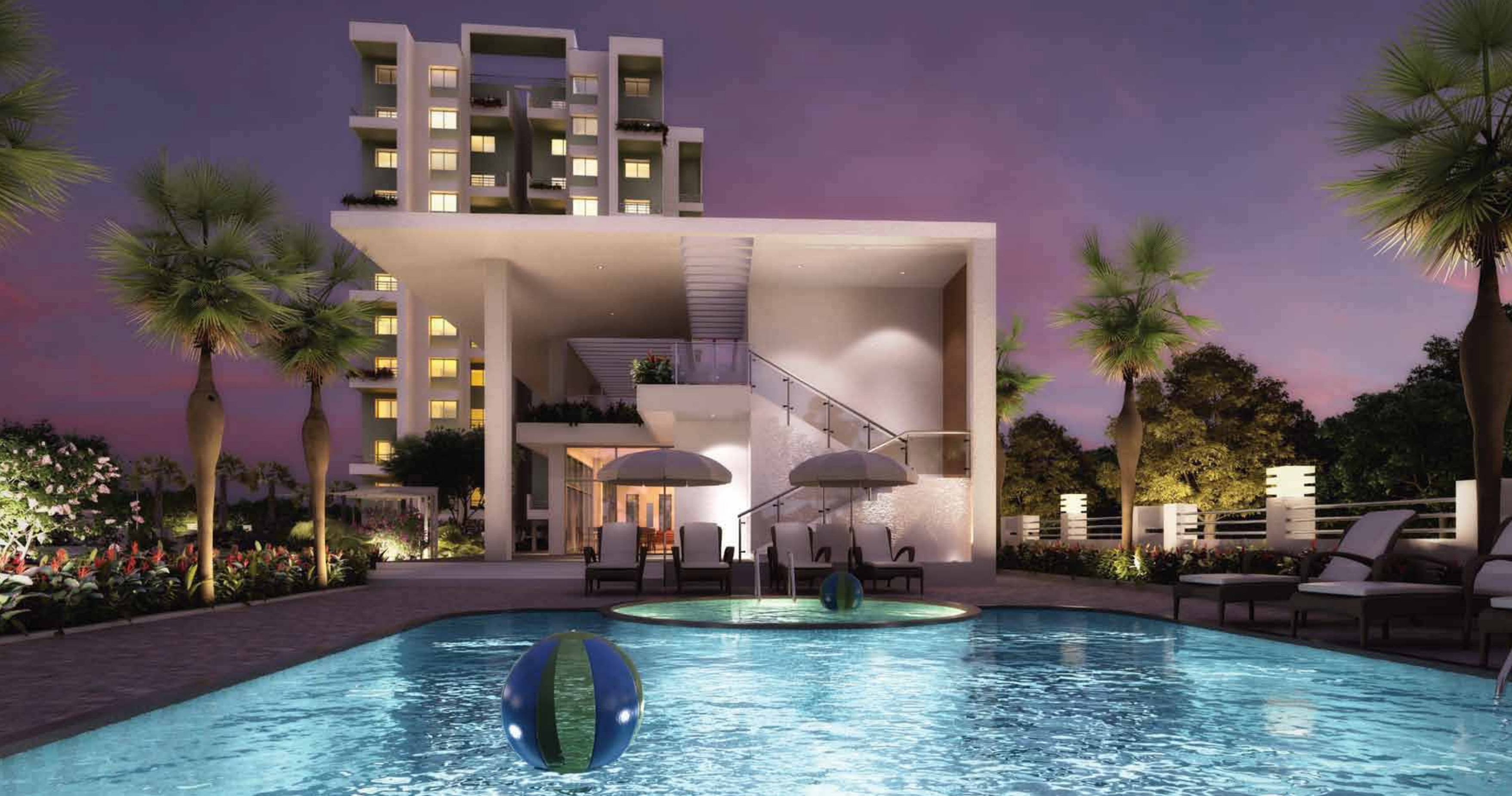


1. Mini Golf
2. Barbeque Area



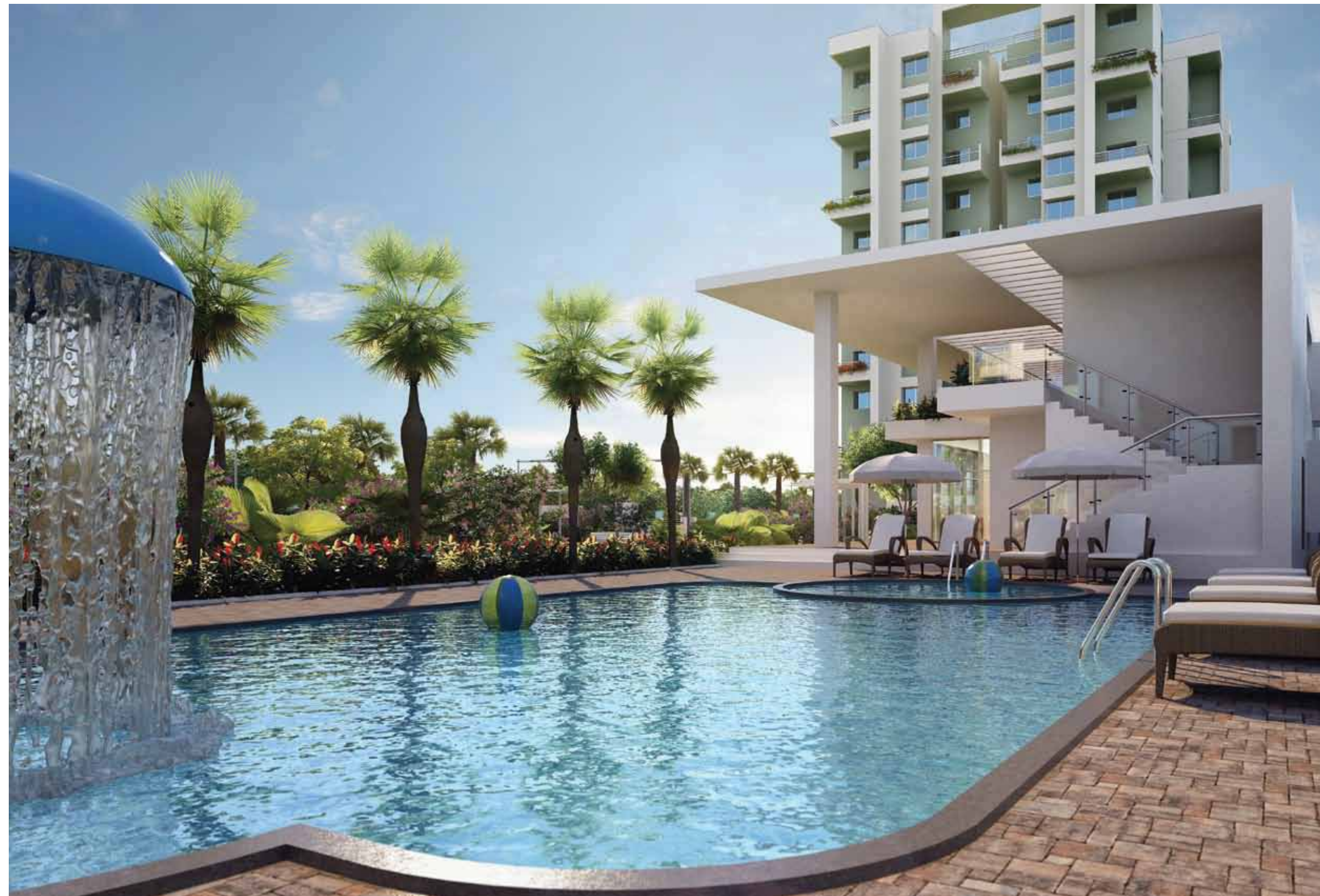
1. Aroma Garden with Water Body
2. Accupressure Walk
3. Senior Citizen Area
4. Meditation / Yoga Zone with Statue of Buddha





Essence

- A serene evening spent here, around the divine swimming pool; is a boon to peace of mind that presents you the most desired calm.
- Kushal Swarnali offers a graceful sunrise and a tranquil sunset; the mornings here are bountiful and the evening embraces you to settle down for the day.
- The beauty here is natural and pollution free that presents a cynic view; a thinly populated topography that offers abundance of fresh air.
- A convenient approach road from all three sides of the property including an exclusive twelve meter road that runs end-to-end across the entire project; this is a very unique feature of any residential project, seldom found in large scale projects and surely nowhere else in Chakan or its vicinity (as of now). The residents can enjoy a traffic free and pollution free stay as well as enhance the safety and security of its occupants.
- As you must all be aware, we Indians are globally recognized and respected for our religious diversities and the countless beliefs & practices that we follow; most of our festivals are religious in origin. Paying tribute to this wonderful Indianness, Swarnali offers a plethora of activities that can be performed within the property and promises to transform your house into a home.



Specifications

RCC & Brick Work

- Earthquake resistant RCC framed structures
- Fly ash brick masonry (150mm thick)
- Internal gypsum finish plaster
- External double coat sand faced plaster

Flooring

- 2' x 2' Vitrified tile flooring in living room, kitchens & bedrooms
- Antiskid floor tiles in toilets
- Decorative antiskid ceramic tiles for terraces

Kitchen

- L-Shaped Marble Kitchen platform with stainless steel sink
- Designer glazed tiles dado upto lintel above kitchen platform
- Provision for exhaust fan
- Water purifier unit

Toilets

- Designer glazed tiles dado upto 7'
- E.W.C with concealed flush valve
- Concealed Plumbing with diverter & Rain shower
- Superios quality C.P. & Sanitary Fittings
- Separate plumbing lines for flush valves - reuse treated water
- Cockroach Preventive trap

Utility Area

- Washing arrangement with waterline & drain
- Antiskid ceramic tiles flooring



Specifications

Doors

- Main door - Decorative water proof, both side laminated flush door with night latch
- Internal doors - Waterproof oil painted flush doors with cylindrical locks
- Bathroom & Toilets - Fibre Reinforced Plastic doors
- Door frames - Sal wood frames for main & internal doors
- Terrace - three track powder coated aluminum sliding door with mosquito net

Windows

- Three track powder coated aluminum windows with mosquito net
- M.S. Saftey grills
- Marble sill

Electrical Work

- Concealed fire resistant high quality copper wiring
- Ample light points with excellent quality modular switches
- TV & Telephone point in living room
- Provision for inverter
- Earth leakage circuit breaker

Painting

- Superior (OBD) paint for internal walls
- Good quality external paint
- Oil paint to staircase & balcony railings



Conceived by our beloved founder late Shri Bhimrajji Chhajed, the Chhajed Group is an augmentation of the Kushal Group of Industries. The humble journey of the conglomerate started with the trading and manufacturing of non-ferrous metals, way back in 1980. The group further diversified into verticals like design, development & exports of electromechanical components, soon graduating to construction & real estate. The Group has come a long way from its first project Indraprastha (1989). Over the last decade the Kushal Group has earned itself a commendable reputation in the industry. This has been achieved by its presence through various associate firms, joint ventures and partnerships. But most of all through dedication towards work, values and its focus on customer satisfaction.

Today the Group's reality projects are spread across 3 million sq. ft. and this is only the beginning. With over 15 construction projects – some completed and others underway – Kushal Landmarks is dotting Pune with its expertise in the field of real estate development.

The Kushal Group stands on the strength of its core values. While transparency is seen on all fronts of its operations, it incorporates innovation and technological up gradation throughout all its processes. Timely delivery, quality construction and fostering trust are some of the virtues that drive Kushal Landmarks to newer accomplishments, in the long run.

The Group sees a bright future of creating landmarks in the years to come



From the Director's desk

Welcome to Kushal Swarnali, a project by Kushal Adiraj Associates. A great deal of time, energy and efforts have been put into this project, primarily to design a house that suits the requirements of the masses. These budget homes have a very unique feature that can match varied pocket sizes, three options each (small, medium & large) for the available 1 and 2 BHK apartments. The top floors can also be converted into spacious pent houses.

Accepted that Chakan lacks infrastructure as of now, but by the time this project is completed, 3 to 4 years, and by the time you folks move in, things would be altogether different. Large scale industrial development along with schools, colleges, shopping complexes and medical infrastructure is in the making that would soon change the face of Chakan.

A warm welcome to you from the entire team of Kushal Swarnali.

Completed Projects



Sadguru heights



Kundan Kushal nagar



Indraprastha Complex



Panecea Lights



Rohan Ishita

On Going Projects



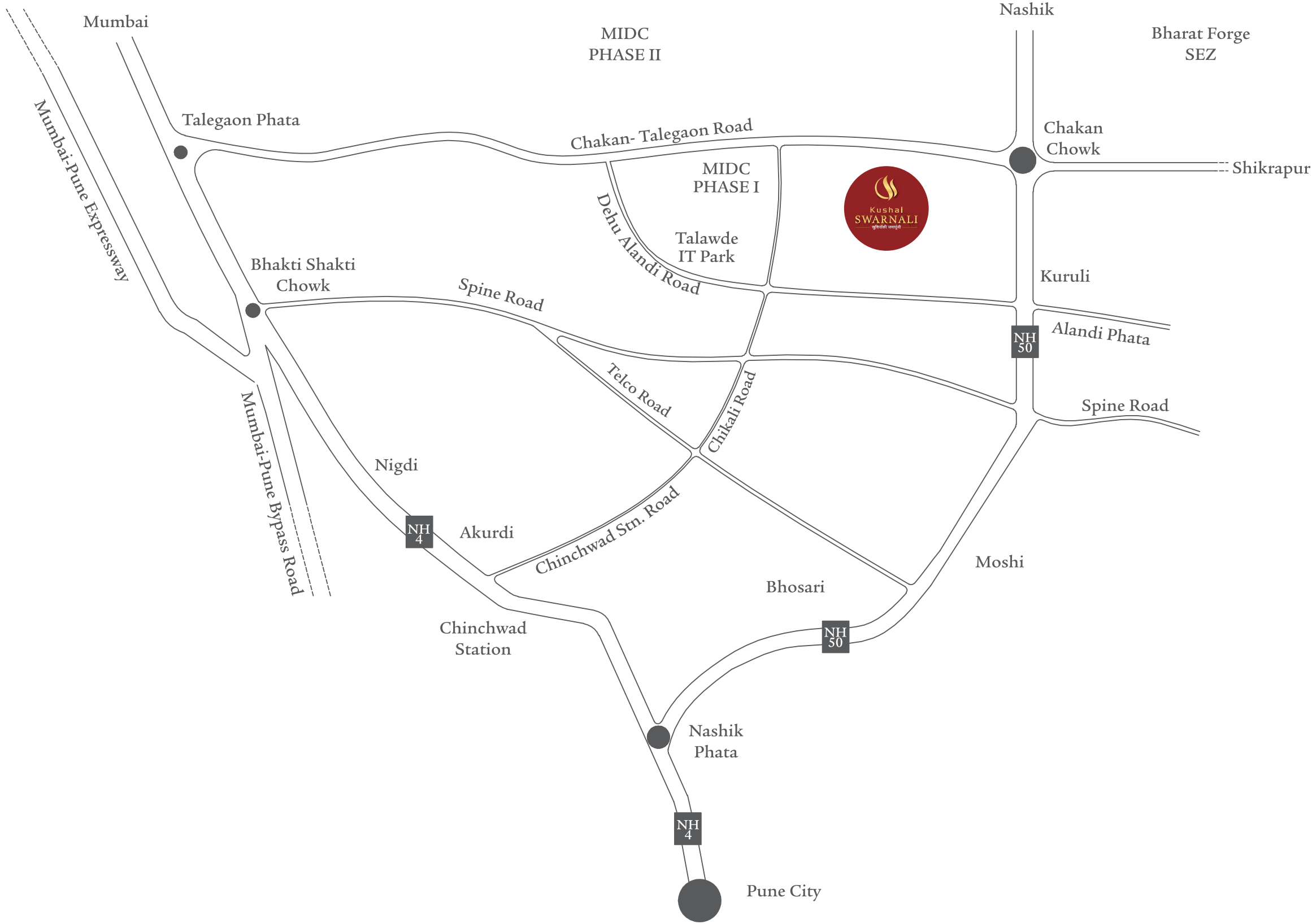
Rohan Mithila



Kushal Nivriti

Location Map

Approx. Distances from Kushal Swarnali	
Chakan Chowk	02 Kms.
Chakan MIDC-Phase I	05 Kms
Chakan MIDC-Phase II	06 Kms
Proposed Airport	08 Kms
Talawde IT Park	11 Kms
Bharat Forge SEZ	15 Kms
Nashik Phata	16 Kms
Pune-Mumbai Express Way	24 Kms
Pune City	35 Kms
Mumbai	140 Kms





A Project by



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