



# KOHINOOR



INTEGRATED RESIDENTIAL COMPLEX





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# KOHINOOR

## GRANDEUR

INTEGRATED RESIDENTIAL COMPLEX



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Mumbai - Pune Express Way

Pune - Mumbai Express Way



INTEGRATED RESIDENTIAL COMPLEX





  
**KOHINOOR**  
**GRANDEUR**

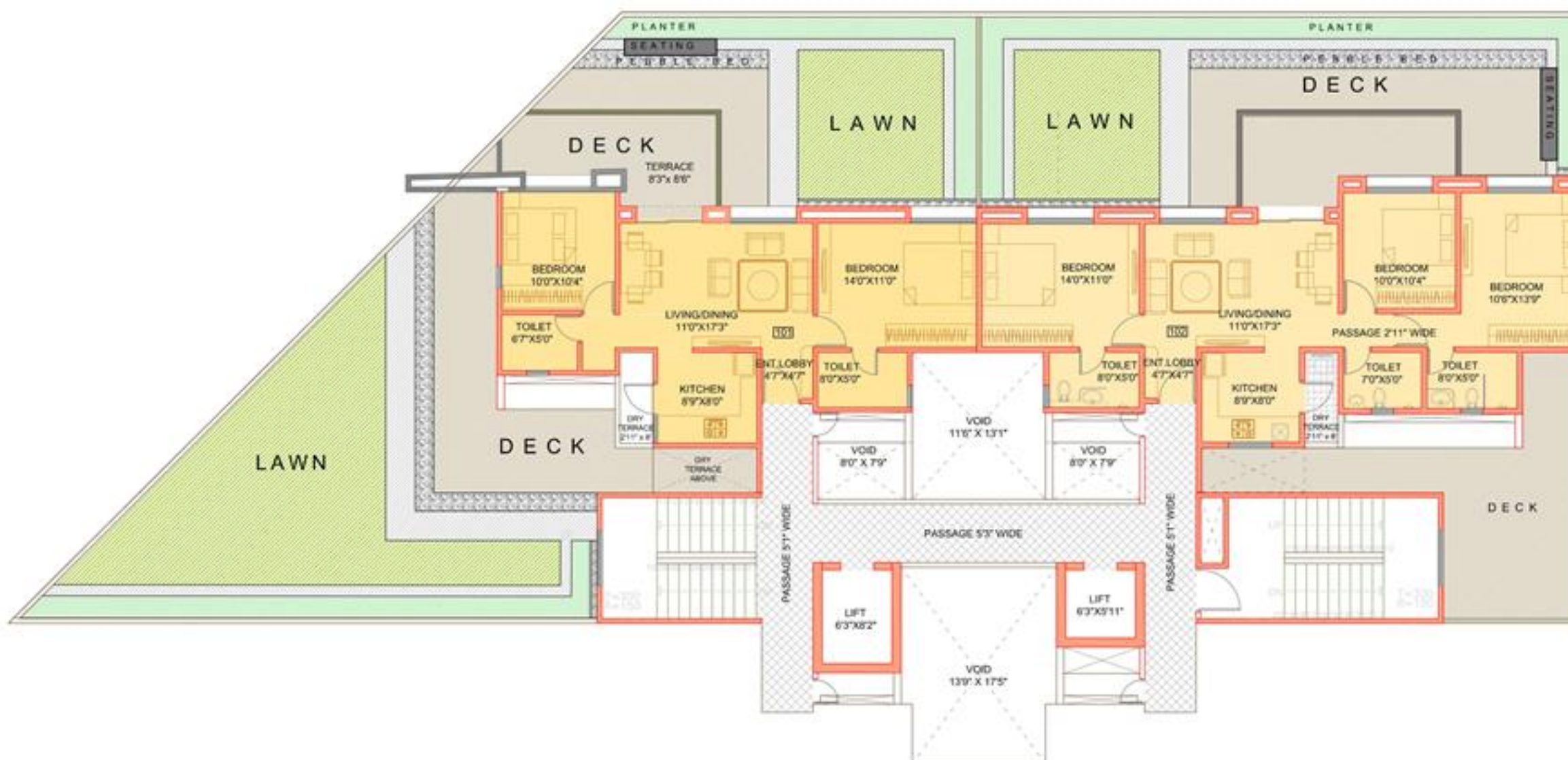
INTEGRATED RESIDENTIAL COMPLEX

# FIRST FLOOR PLAN WING 'A'



INTEGRATED RESIDENTIAL COMPLEX

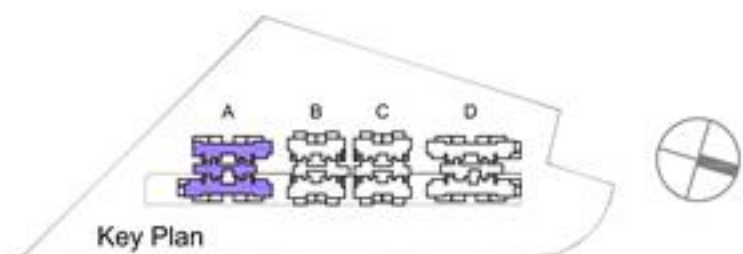
BUILDING A  
(2 & 3 BHK)



## FIRST FLOOR PLAN

### AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE | GARDEN<br>(1/3 of Area) |
|-----------|-------|--------|----------|---------|-------------------------|
| 101       | 2 BHK | 640.00 | 24.00    | 131.00  | 550                     |
| 102       | 3 BHK | 844.00 | 24.00    | 131.00  | 335                     |

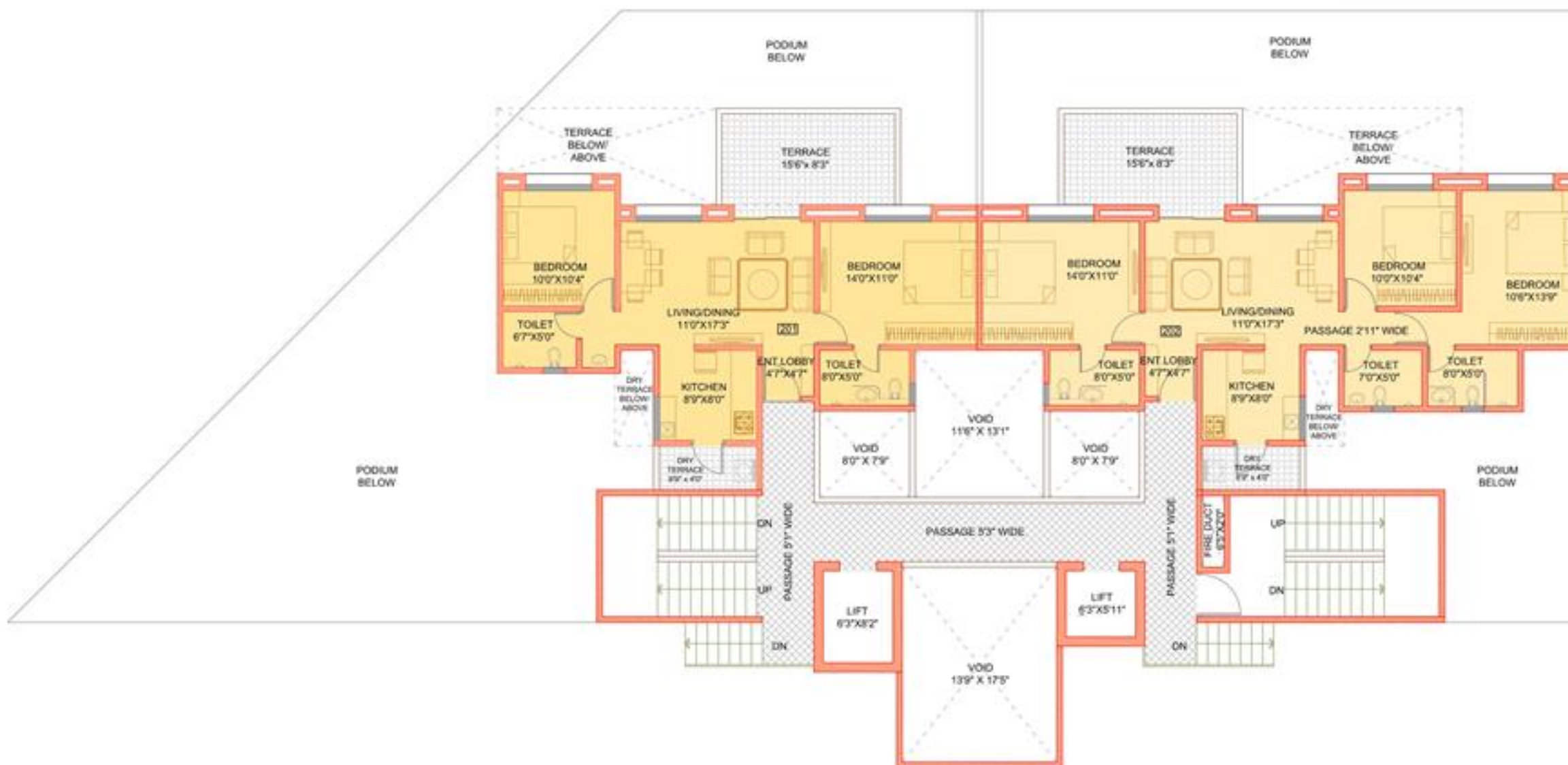


# SECOND FLOOR PLAN WING 'A'



INTEGRATED RESIDENTIAL COMPLEX

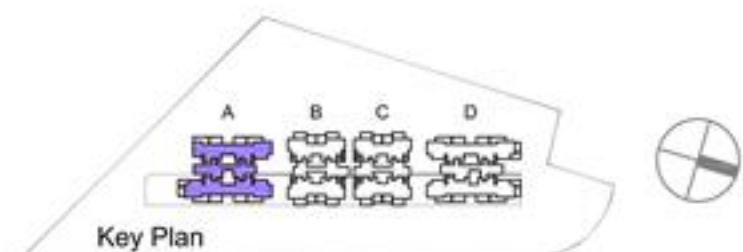
BUILDING A  
(2 & 3 BHK)



## SECOND FLOOR PLAN

### AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 201       | 2 BHK | 640.00 | 34.00    | 131.00  |
| 202       | 3 BHK | 844.00 | 34.00    | 131.00  |



## THIRD FLOOR PLAN WING 'A'



INTEGRATED RESIDENTIAL COMPLEX

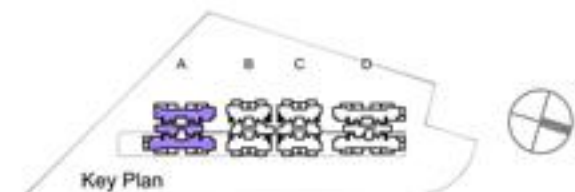
BUILDING A  
(2 & 3 BHK)



PODIUM FLOOR  
PLAN (THIRD)

### AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE | GARDEN<br>[1/3 of Area] |
|-----------|-------|--------|----------|---------|-------------------------|
| 301       | 2 BHK | 640.00 | 24.00    | 131.00  | -                       |
| 302       | 3 BHK | 844.00 | 24.00    | 131.00  | -                       |
| 303       | 3 BHK | 844.00 | 24.00    | 131.00  | 259.00                  |
| 304       | 3 BHK | 844.00 | 24.00    | 208.00  | 565.00                  |

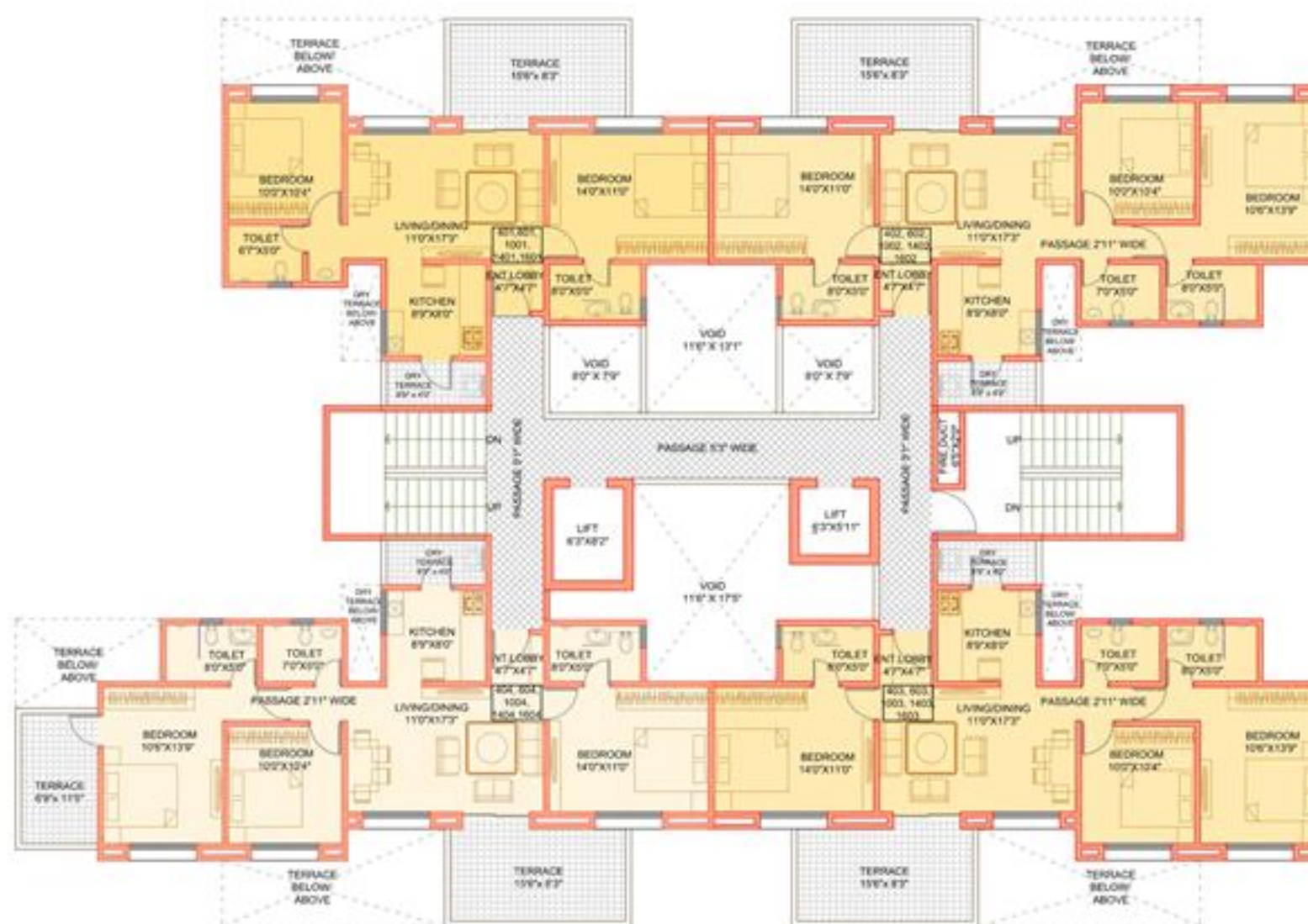


# EVEN FLOOR PLAN WING 'A'



INTEGRATED RESIDENTIAL COMPLEX

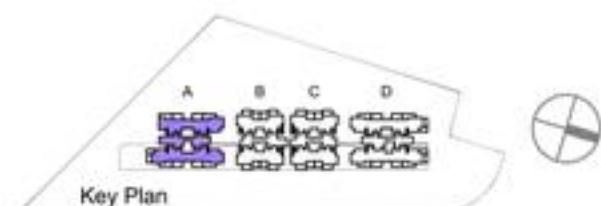
**BUILDING A  
(2 & 3 BHK)**



**EVEN FLOOR  
PLAN**

## AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 01        | 2 BHK | 640.00 | 34.00    | 131.00  |
| 02        | 3 BHK | 844.00 | 34.00    | 131.00  |
| 03        | 3 BHK | 844.00 | 34.00    | 131.00  |
| 04        | 3 BHK | 844.00 | 34.00    | 208.00  |



# ODD FLOOR PLAN WING 'A'



INTEGRATED RESIDENTIAL COMPLEX

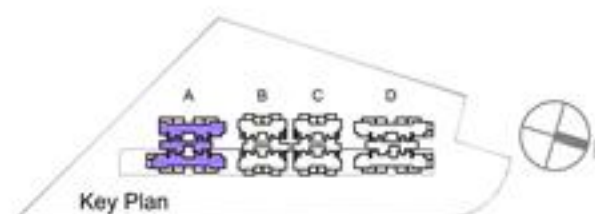
BUILDING A  
(2 & 3 BHK)



ODD FLOOR  
PLAN

## AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 01        | 2 BHK | 640.00 | 24.00    | 131.00  |
| 02        | 3 BHK | 844.00 | 24.00    | 131.00  |
| 03        | 3 BHK | 844.00 | 24.00    | 131.00  |
| 04        | 3 BHK | 844.00 | 24.00    | 208.00  |

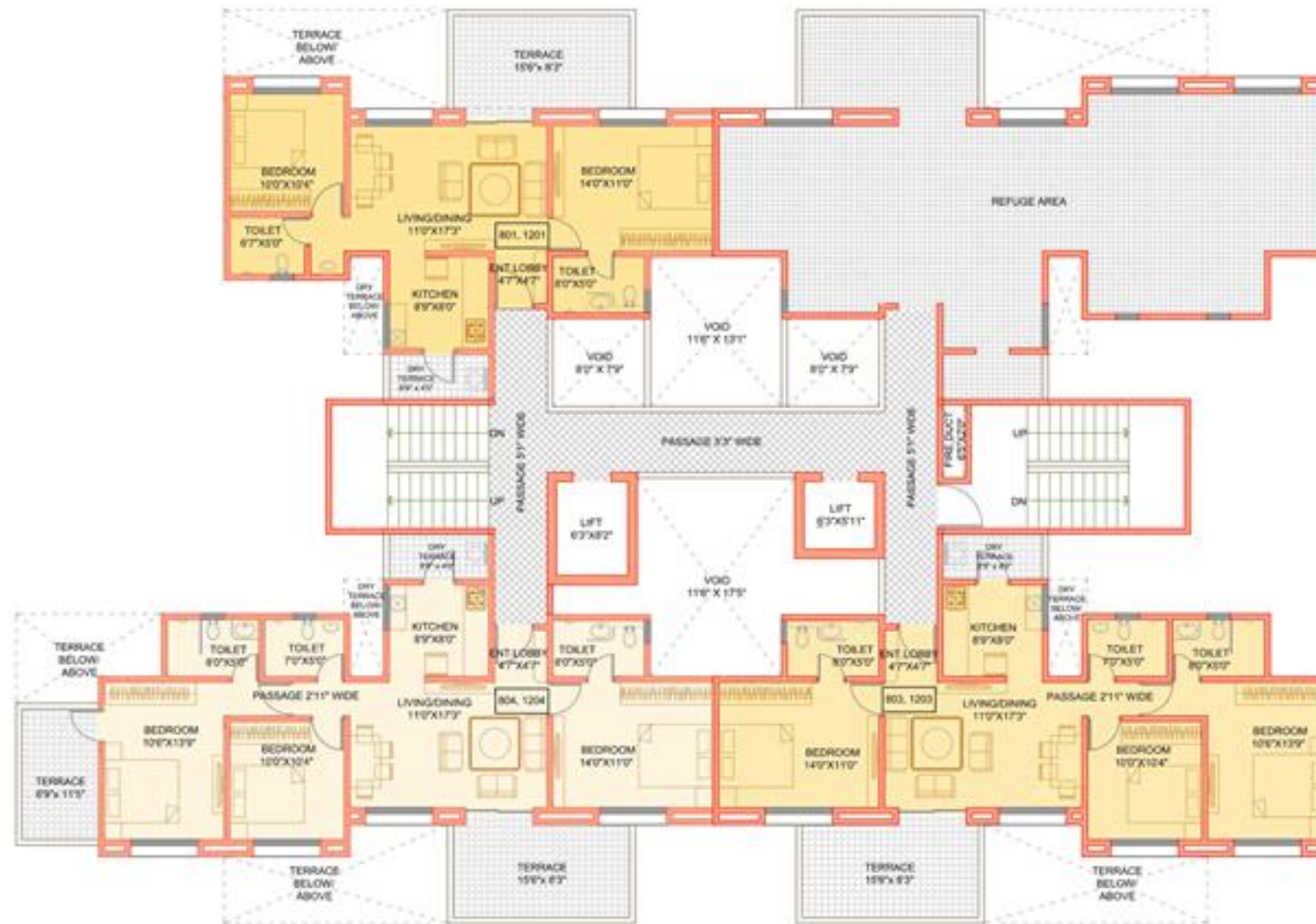


# REFUGE FLOOR PLAN WING 'A'



INTEGRATED RESIDENTIAL COMPLEX

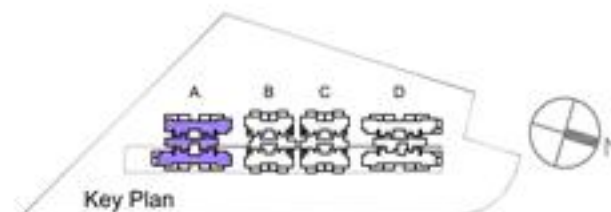
**BUILDING A  
(2 & 3 BHK)**



REFUGE FLOOR  
PLAN

## AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 01        | 2 BHK | 640.00 | 24.00    | 131.00  |
| 03        | 3 BHK | 844.00 | 24.00    | 131.00  |
| 04        | 3 BHK | 844.00 | 24.00    | 208.00  |

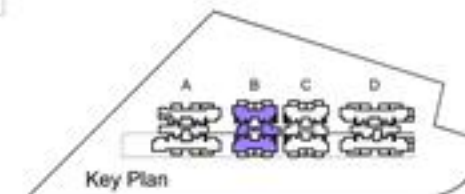


# FIRST FLOOR PLAN WING 'B'



INTEGRATED RESIDENTIAL COMPLEX

BUILDING B  
(2 BHK)



FIRST FLOOR  
PLAN

## AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE | GARDEN<br>(1/3 of Area) |
|-----------|-------|--------|----------|---------|-------------------------|
| 101       | 2 BHK | 623.00 | 26.00    | 115.00  | 95.00                   |
| 102       | 2 BHK | 623.00 | 26.00    | 115.00  | 134.00                  |

## SECOND FLOOR PLAN WING 'B'



INTEGRATED RESIDENTIAL COMPLEX

**BUILDING B**  
(2 BHK)



**SECOND  
FLOOR PLAN**

### AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 201       | 2 BHK | 623.00 | 20.00    | 115.00  |
| 202       | 2 BHK | 623.00 | 20.00    | 115.00  |

## THIRD FLOOR PLAN WING 'B'



BUILDING  
(2 BHK)

INTEGRATED RESIDENTIAL COMPLEX



THIRD FLOOR  
PLAN

### AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE | GARDEN<br>(1/3 of Area) |
|-----------|-------|--------|----------|---------|-------------------------|
| 301       | 2 BHK | 623.00 | 26.00    | 115.00  | ---                     |
| 302       | 2 BHK | 623.00 | 26.00    | 115.00  | ---                     |
| 304       | 2 BHK | 623.00 | 26.00    | 115.00  | 134.00                  |

## FOURTH FLOOR PLAN WING 'B'



INTEGRATED RESIDENTIAL COMPLEX

BUILDING B  
(2 BHK)



FOURTH  
FLOOR PLAN

### AREA STATEMENT

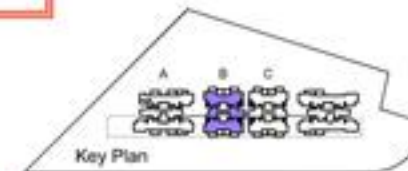
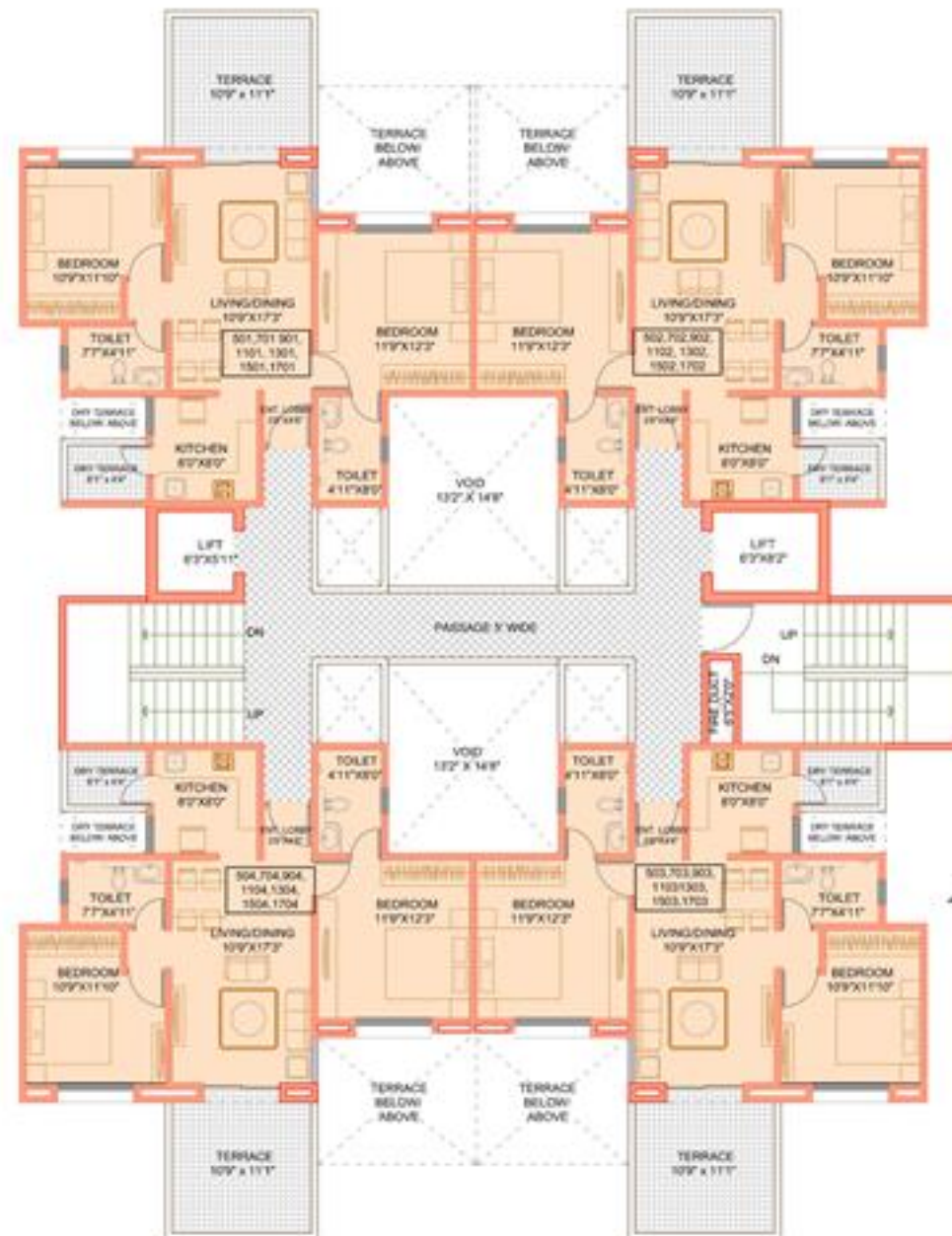
| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 401       | 2 BHK | 623.00 | 20.00    | 115.00  |
| 402       | 2 BHK | 623.00 | 20.00    | 115.00  |
| 404       | 2 BHK | 623.00 | 20.00    | 115.00  |

## ODD FLOOR PLAN WING 'B'



BUILDING B  
(2 BHK)

INTEGRATED RESIDENTIAL COMPLEX



ODD FLOOR  
PLAN

### AREA STATEMENT

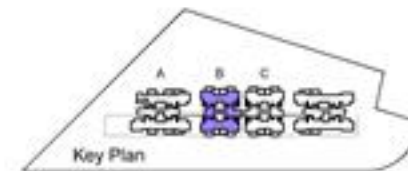
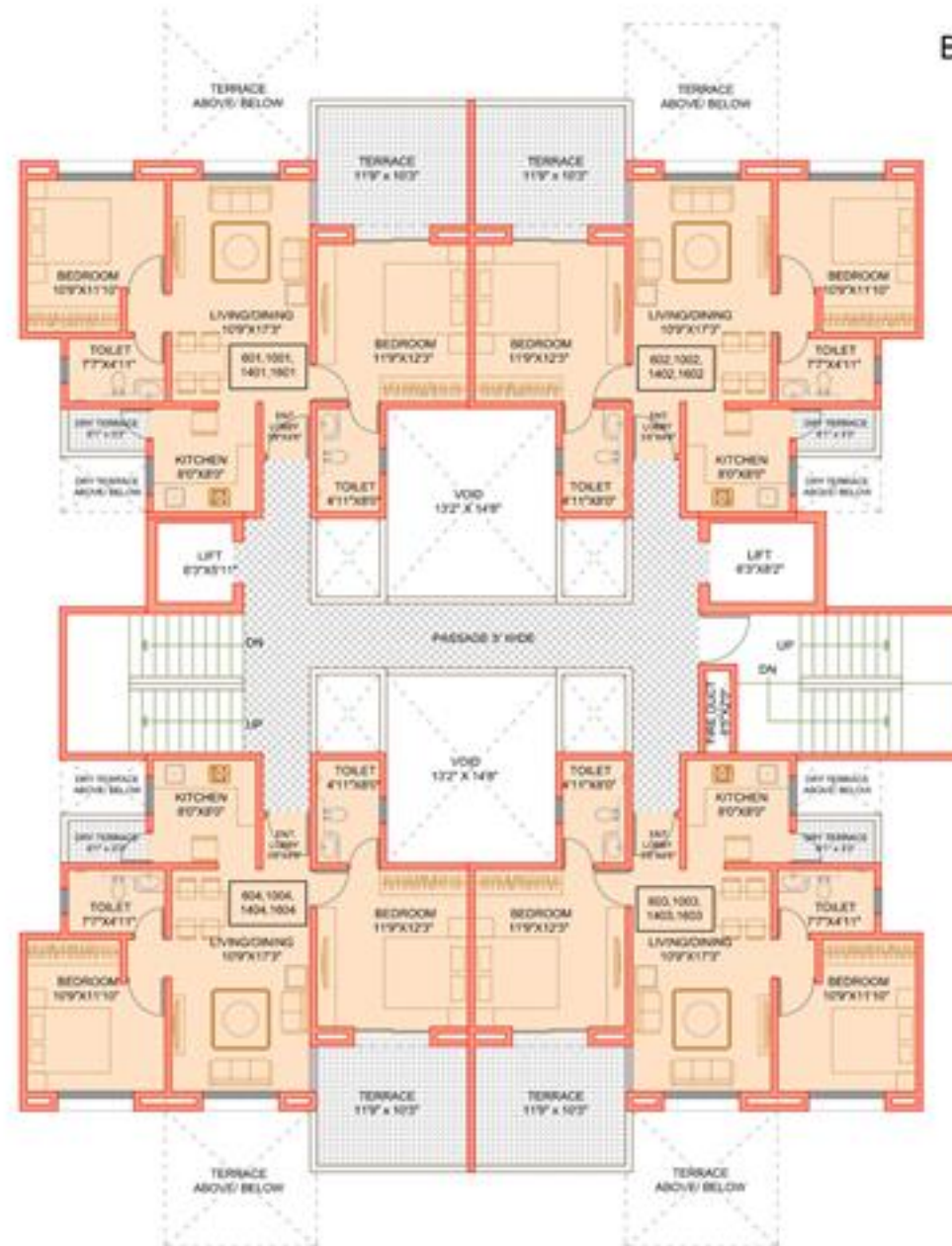
| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 01        | 2 BHK | 623.00 | 26.00    | 115.00  |
| 02        | 2 BHK | 623.00 | 26.00    | 115.00  |
| 03        | 2 BHK | 623.00 | 26.00    | 115.00  |
| 04        | 2 BHK | 623.00 | 26.00    | 115.00  |

## EVEN FLOOR PLAN WING 'B'



INTEGRATED RESIDENTIAL COMPLEX

BUILDING B  
(2 BHK)



EVEN FLOOR  
PLAN

### AREA STATEMENT

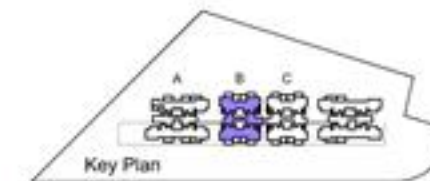
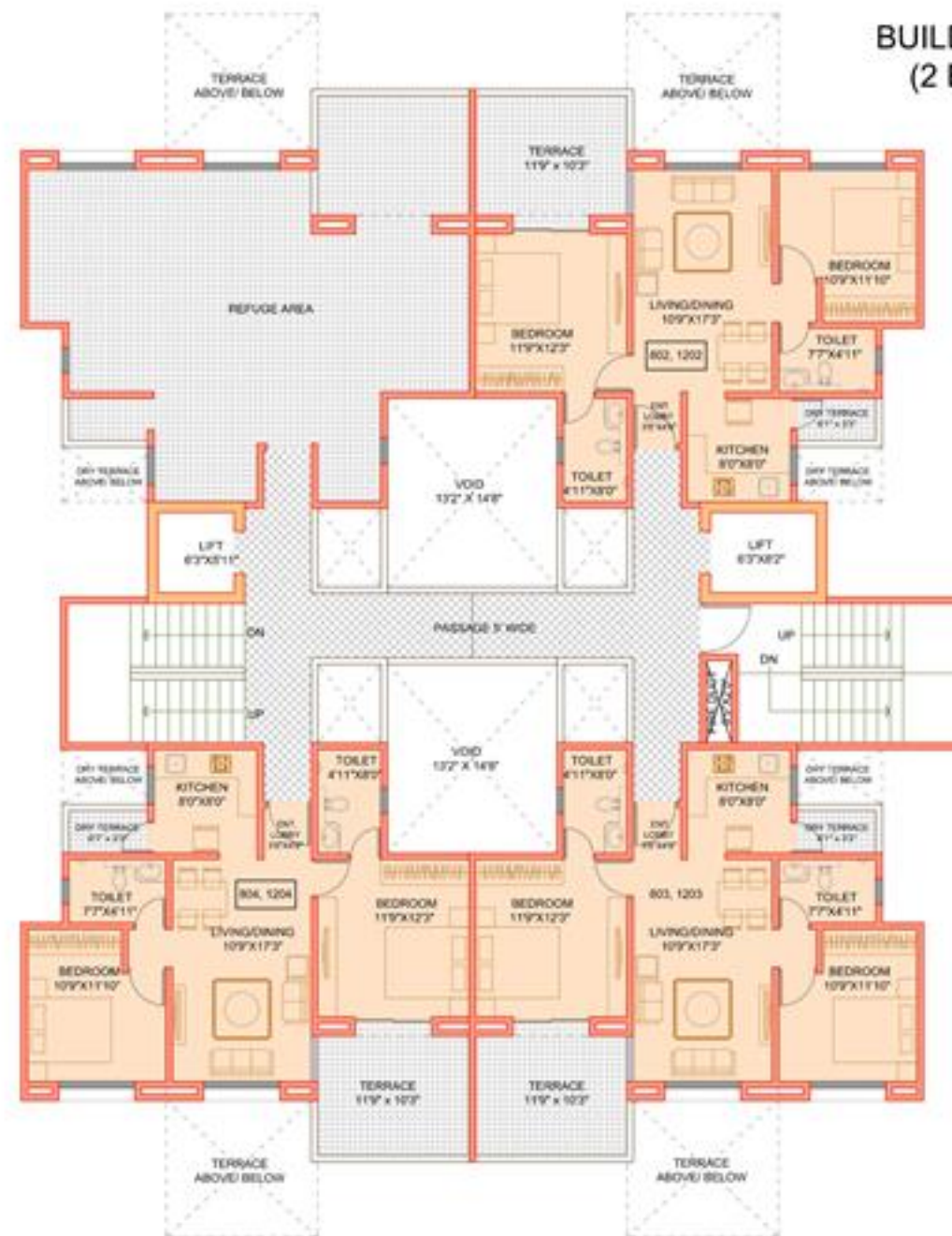
| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 01        | 2 BHK | 623.00 | 20.00    | 115.00  |
| 02        | 2 BHK | 623.00 | 20.00    | 115.00  |
| 03        | 2 BHK | 623.00 | 20.00    | 115.00  |
| 04        | 2 BHK | 623.00 | 20.00    | 115.00  |

## REGUGE FLOOR PLAN WING 'B'



INTEGRATED RESIDENTIAL COMPLEX

BUILDING B  
(2 BHK)



REFUGE  
FLOOR PLAN

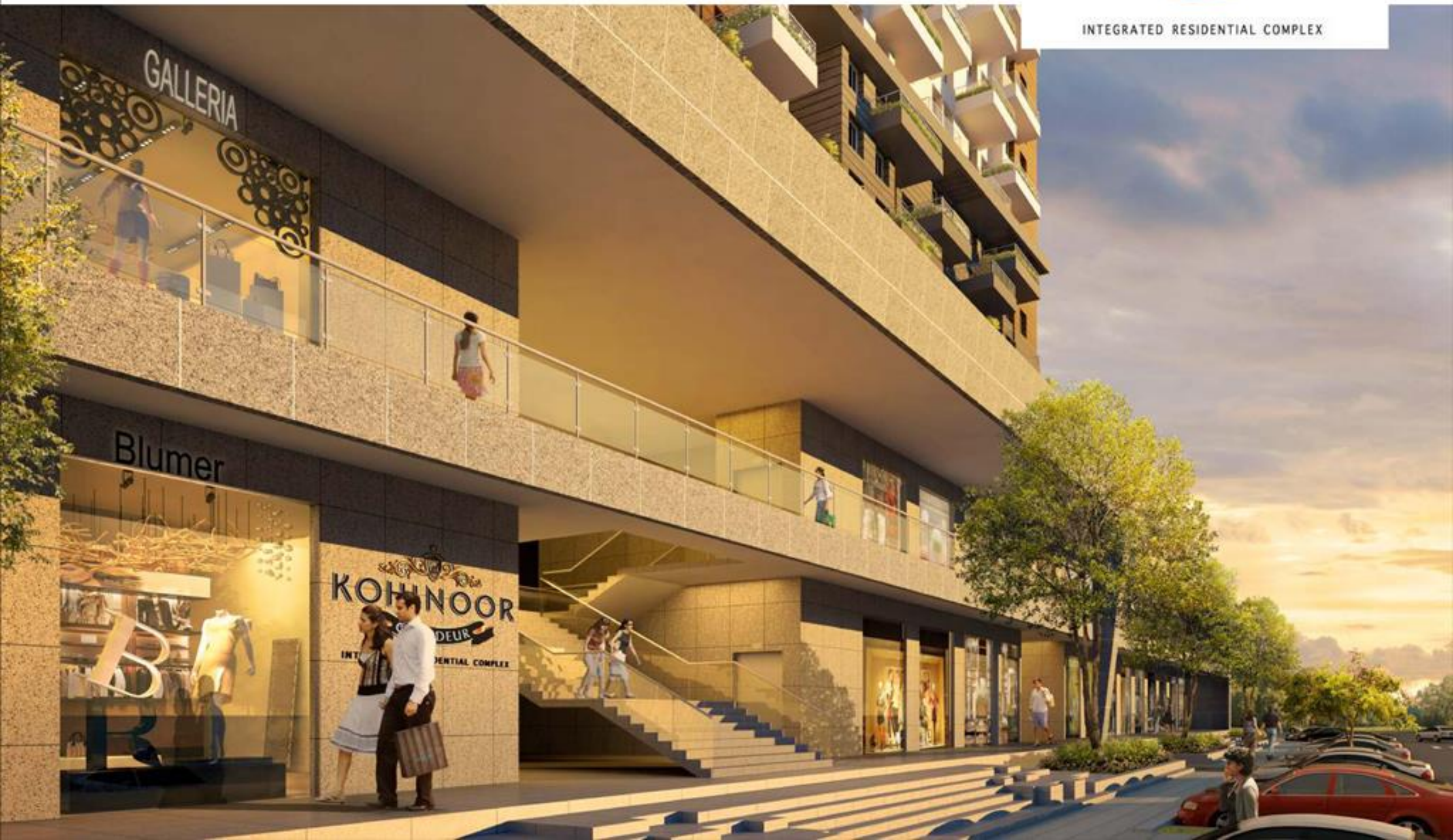
### AREA STATEMENT

| FLAT. NO. | TYPE  | CARPET | DRY TER. | TERRACE |
|-----------|-------|--------|----------|---------|
| 02        | 2 BHK | 623.00 | 20.00    | 115.00  |
| 03        | 2 BHK | 623.00 | 20.00    | 115.00  |
| 04        | 2 BHK | 623.00 | 20.00    | 115.00  |

## COMMERCIAL AREA



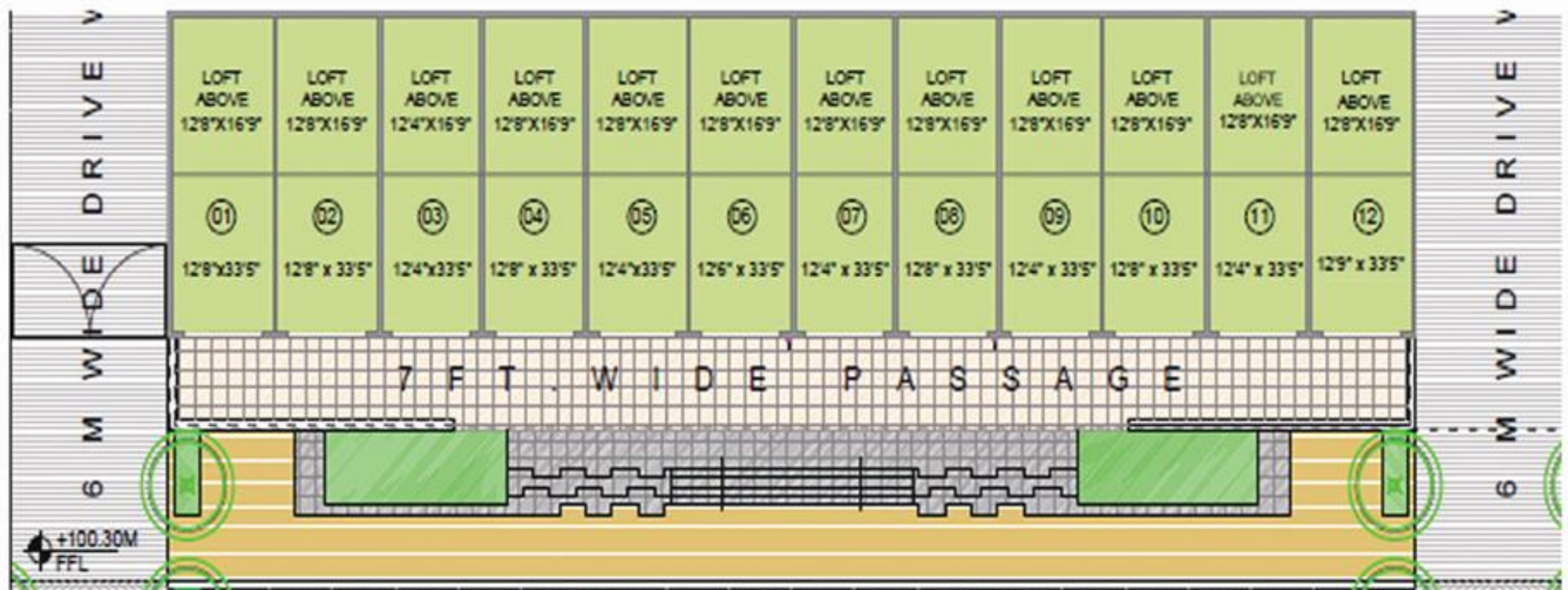
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# ENLARGE SHOP PLAN



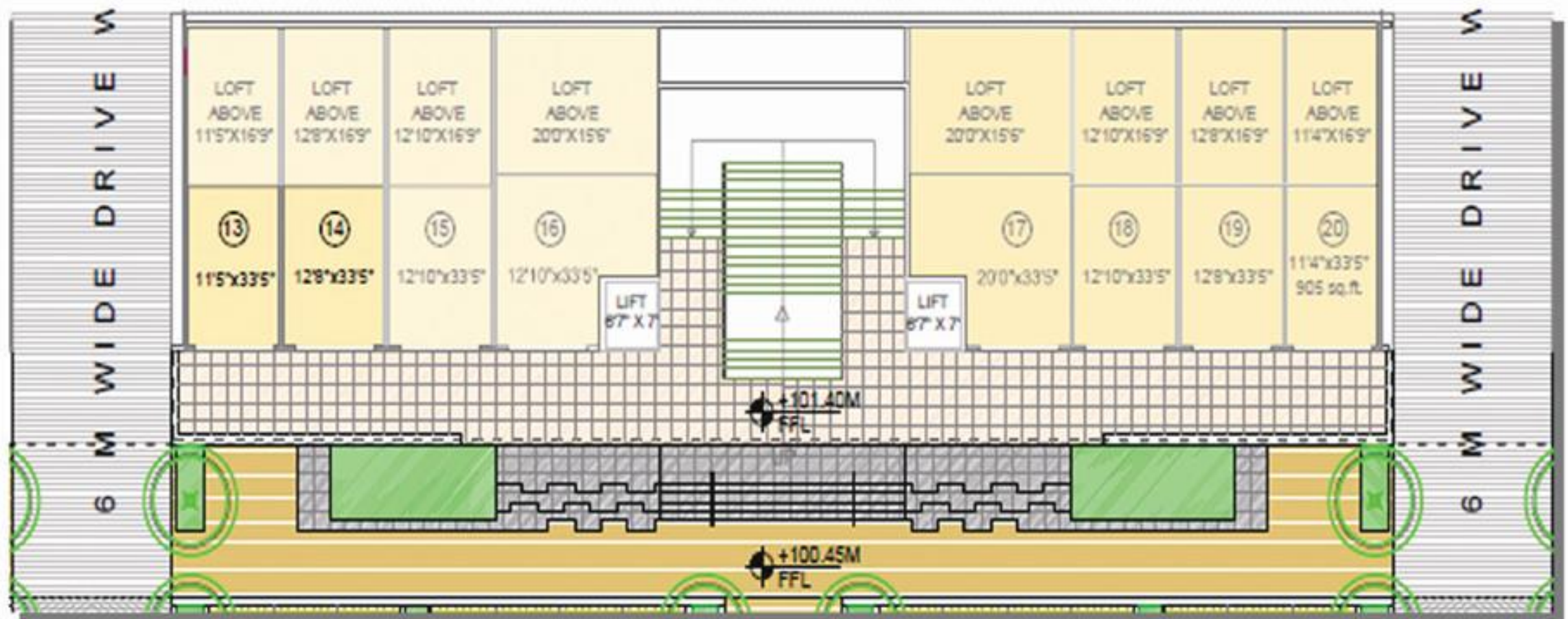
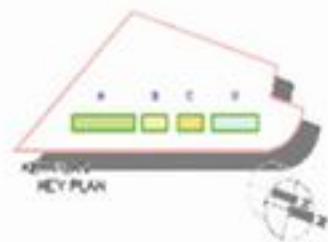
INTEGRATED RESIDENTIAL COMPLEX



# ENLARGE SHOP PLAN



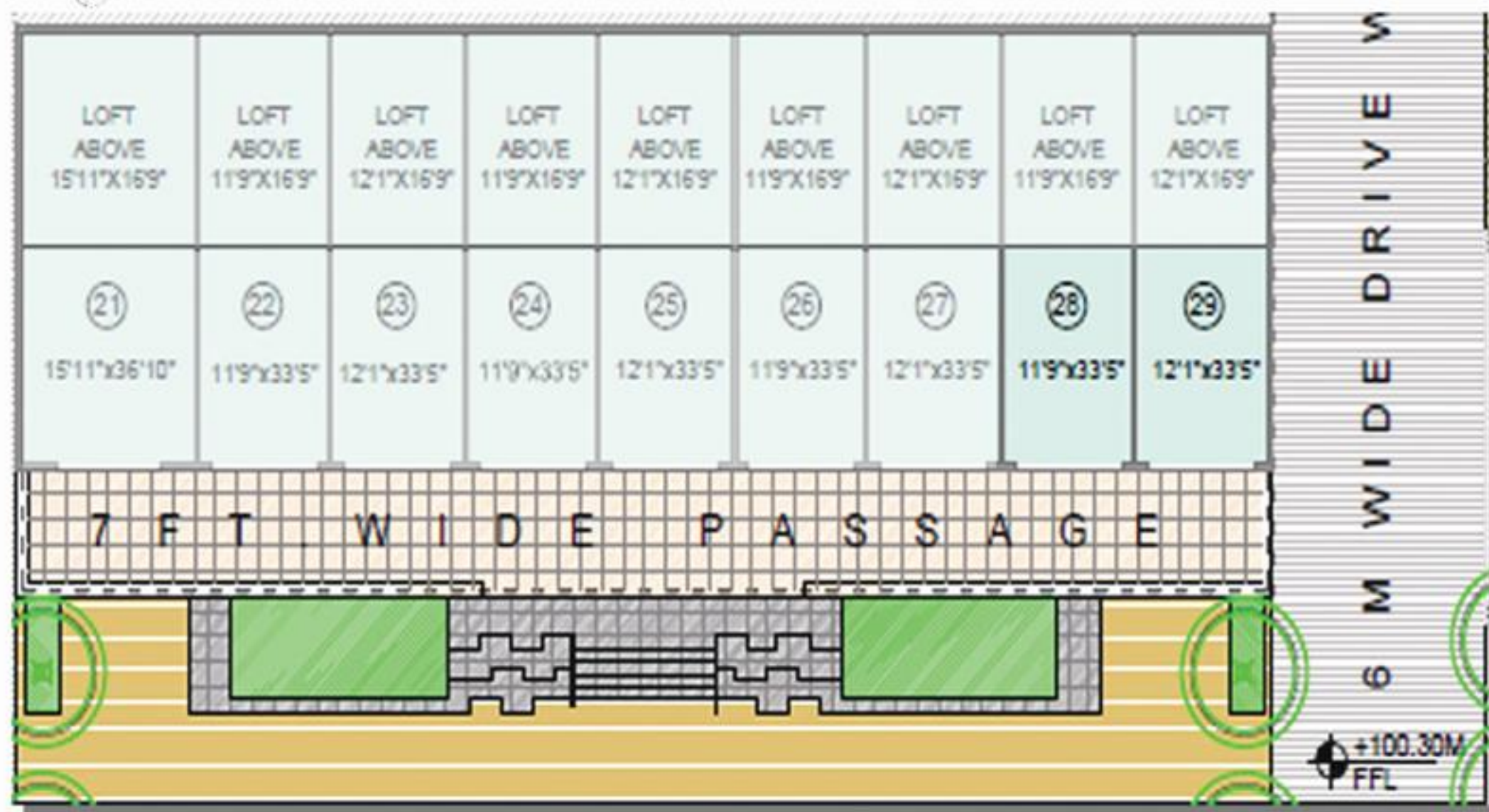
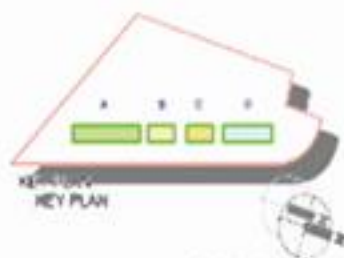
INTEGRATED RESIDENTIAL COMPLEX



# ENLARGE SHOP PLAN



INTEGRATED RESIDENTIAL COMPLEX



# U.G. ENLARGE SHOP PLAN



INTEGRATED RESIDENTIAL COMPLEX

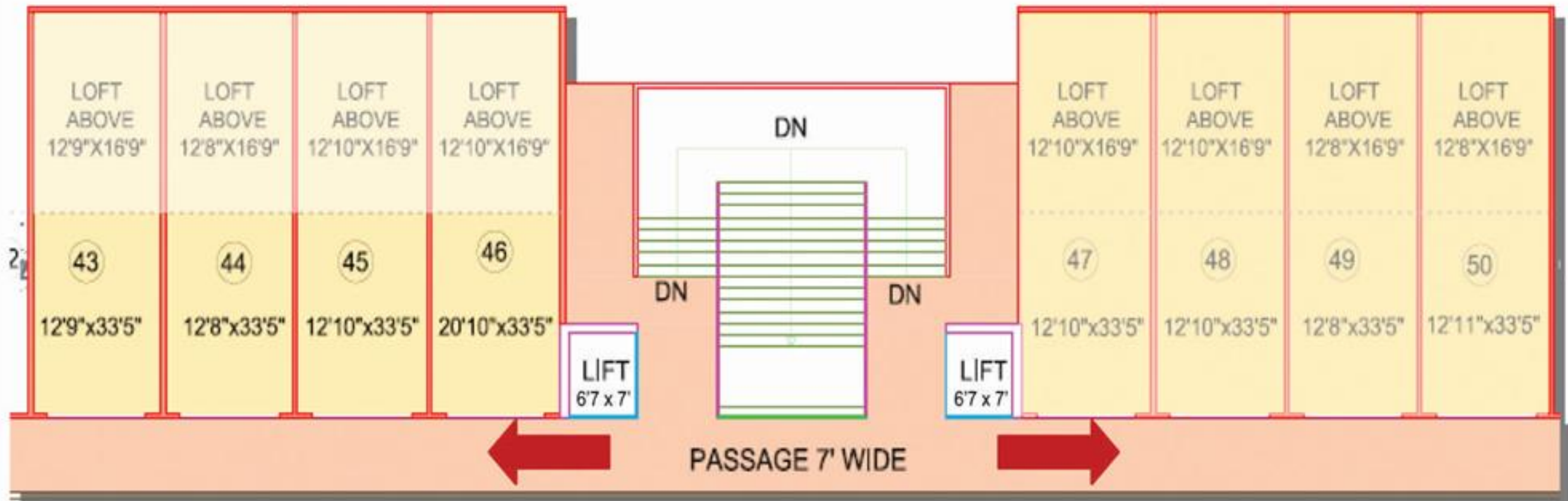


WING A

# U.G. ENLARGE SHOP PLAN



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WING B

WING C

## CUT SECTION 2BHK



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Ranging from 623.00 - 640.00 sq. ft (Carpet)

## CUT SECTION 2BHK



844.00 sq. ft (Carpet)

# CLUB HOUSE

  
**KOHINOOR**  
*GRANDEUR*

INTEGRATED RESIDENTIAL COMPLEX



# PODIUM LANDSCAPE VIEW

  
**KOHINOOR**  
**GRANDEUR**

INTEGRATED RESIDENTIAL COMPLEX



## TECHNICAL SPECIFICATION

### Structure

- RCC frame structure with wooden plates
- Designed for earthquake safety

### Masonry

- External and internal walls are 125mm thick in fly ash bricks

### Plaster

- Gypsum finished for internal walls
- Single coat float finished plaster with acrylic texture for external walls
- High security main door
- Keyless entry to the apartment with high security biometric locks

### Flooring

- 2'x2' vitrified tiles flooring for the entire flat
- Anti-skid ceramic flooring in attached terrace and bathroom

### Electrification

- Adequate concealed electrical points with copper wiring
- Telephone point and a cable TV point in living room and master bedroom
- AC provision in all bedrooms
- Fire-resistant cabling
- Night latch and a nameplate
- Each flat with ELCB (Earth Leakage Circuit Breaker) for electrical safety
- Provision for inverter backup for SMF battery only

### Kitchen

- Granite top kitchen platform
- Stainless steel sinks
- Glazed tiles dado up to window top
- Provision of exhaust fan
- Dry balcony attached to kitchen with provision for washing machine with water inlet and drain
- Provision for water purifier

### Bathrooms

- Anti-skid ceramic flooring
- Designer dado tiles
- White sanitary ware
- Hot and cold mixer for all shower areas
- Provision for exhaust fan
- Provision for boiler/geyser
- 100% waterproof doors

### Windows

- Large windows for better air circulation, ventilation and view
- Powder coated aluminium sliding windows
- MS grills for safety and specification

## AMENITIES



- Grand main gate / Entrance plaza
- Clubhouse
- Well-equipped gym
- Swimming pool
- Children's play area
- Indoor games
- Landscaped gardens
- Gazebos and pergolas
- Yoga/ Meditation deck
- Convenient shopping
- Common reading room

- Garbage chute
- Sewage treatment plant
- Solar system
- Rainwater harvesting
- Security check post
- Separate toilets for drivers
- Nameplate for each flat
- Common directory
- Parking name board
- Generator backup for common areas
- Cable TV connection (Pre-installed direct connection)