

चांदग्यांच्या आपल्या कुशीत स्वप्नातलं घर


चांदगात

3 BHK Extravagant Homes



MahaRERA No. P52100076974
maharera.mahaonline.gov.in





चांदरात

3 BHK Extravagant Homes



Nestled in a prime location, Chaandraat blends modern luxury with the timeless allure of nature, creating a unique living experience that will captivate your senses elevate your lifestyle.

Chaandraat is more than just a place to live it's a sanctuary where tranquility meets sophistication. Our thoughtfully designed homes are a perfect balance of elegance and comfort, with spacious interiors, high-end finishes, state-of-the-art amenities. Each residence is a testament to our commitment to quality and attention to detail, ensuring a lifestyle of unparalleled luxury.

Located in Mayur Colony, Chaandraat provides easy access to everything you need.

Whether you're commuting to work or exploring the local culture, Chaandraat's prime location ensures you're always close to the action while enjoying a peaceful retreat.



Experience
unparalleled
elegance
in every detail.

Common Amenities

- All common parking areas will be either finished in concrete or paved as per design
- The building will have a decorative compound wall and gates as per design
- Auto door elevators of Omega make, up to terrace
- All flats will be given video door phones with intercom facility
- Solar water heating system. Connections will be given to all toilets
- Provision of pipeline for natural gas to each flat
- Rain water harvesting system
- Vermiculture tumbler for garbage disposal as per PMC norms
- Fire fighting system as per rules and regulations
- Generator / power back up for common lighting, lift and for water pumps
- Submersible water pumps (2 Nos.) with auto level controller system
- Bore well with submersible pump
- Designer and secured entrance lobby
- Toilet in parking
- Electrical point for individual parking
- Name plate to each flat
- Directory and necessary signage
- PV solar system for common lighting & lift



Lobby with
access control



Wheelchair
accessible toilet



Landscaped
terrace



solar power
generation*

“Innovative Design & Sustainable Living”



Chaandraat is designed with sustainability in mind. Our eco-friendly construction practices and energy-efficient homes reflect our dedication to preserving the environment while providing you with the highest standard of living. From solar panels to rainwater harvesting systems, every aspect of Chaandraat is crafted to minimize our ecological footprint.

Specifications

STRUCTURE

- The proposed structure shall be RCC designed, earthquake resistant and constructed as per IS Code.

MASONRY AND PLASTER

- All external walls & internal walls shall be red brick Work duly plastered with double coat sand finish From outside & gypsum finish from inside

FLOORING

- All Rooms: 1600mm x 800mm Vitrified tiles.
- Toilets: 600mm x 600mm Anti skid tiles.
- Balcony: 600mm x 600mm Anti skid tiles.
- Wall Tiles Toilets: 600mm x 600mm Vitrified tiles up to ceiling.
- Kitchen: 600mm x 600mm Vitrified tiles up to ceiling for cooking platform and 2 feet high above Service platform.
- White glazed tiles below Kitchen Platforms. Common wash basin: 600mm x 600mm Vitrified tiles up to ceiling.

WALL TILES

- Toilets 600mm x 600mm Vitrified tiles up to ceiling.
- Kitchen 600mm x 600mm Vitrified tiles up to ceiling for cooking platform and 2 feet high above Service platform.
- White glazed tiles below Kitchen Platforms. Common wash basin 600mm x 600mm Vitrified tiles up to ceiling.

WINDOWS

- All windows shall be UPVC sliding windows with mosquito mesh with M.S. safety grills.

DOOR FRAME, DOOR SHUTTERS FITTINGS

- Door frames For main door bedroom doors, the frames will be in 18mm and 12mm plywood with veneered finish. for toilets frames will be in black granite.

- Door Shutters

Main door 38mm thick both side veneered with melamine polish.

- Safety door 38mm thick both side veneered with melamine polish. S.S. grill of size 15 inches wide 30 inches height.
- Bedroom doors 35 mm thick both side veneered with melamine polish.
- Toilet door 32mm thick, veneer with melamine polish to external face, laminate to internal face. Door Fittings S.S. finish.

PLUMBING

- External Plumbing in PVC and UPVC pipes.
- Internal Plumbing Concealed in CPVC pipes with control valve.

PAINTING

- Exterior Paint Acrylic Emulsion (Apex)
- Internal Paint Plastic emulsion.

TAPS & KITCHEN SINK

- Jaquar make Florentine series single lever taps.
- Nirali make Stainless steel sink of size 19 inches x 16 inches on main platform and 24 inches x 18 inches on platform in dry balcony.

SANITARY FITTINGS

- Commodes Wall mounted.
- Wash Basins Countertop

ELECTRIFICATION

- Switches Modular (Anchor Roma or Legrand Mylink make)
- Wire Copper. (Polycab or Finolex make)

ACCESSORIES

- Exhaust fans in all the toilets and in kitchen.
- Inverter back up to cover 1 light and 1 fan point of each room.

Crafted for
those who
seek the
extraordinary



3BHK Layout



RERA CARPET AREA STATEMENT (SQ.FT)

FLAT NO	RERA CARPET + DRY BALC.	BALCONY	TOTAL RERA CARPET
1	1274	109	1383



3BHK Layout

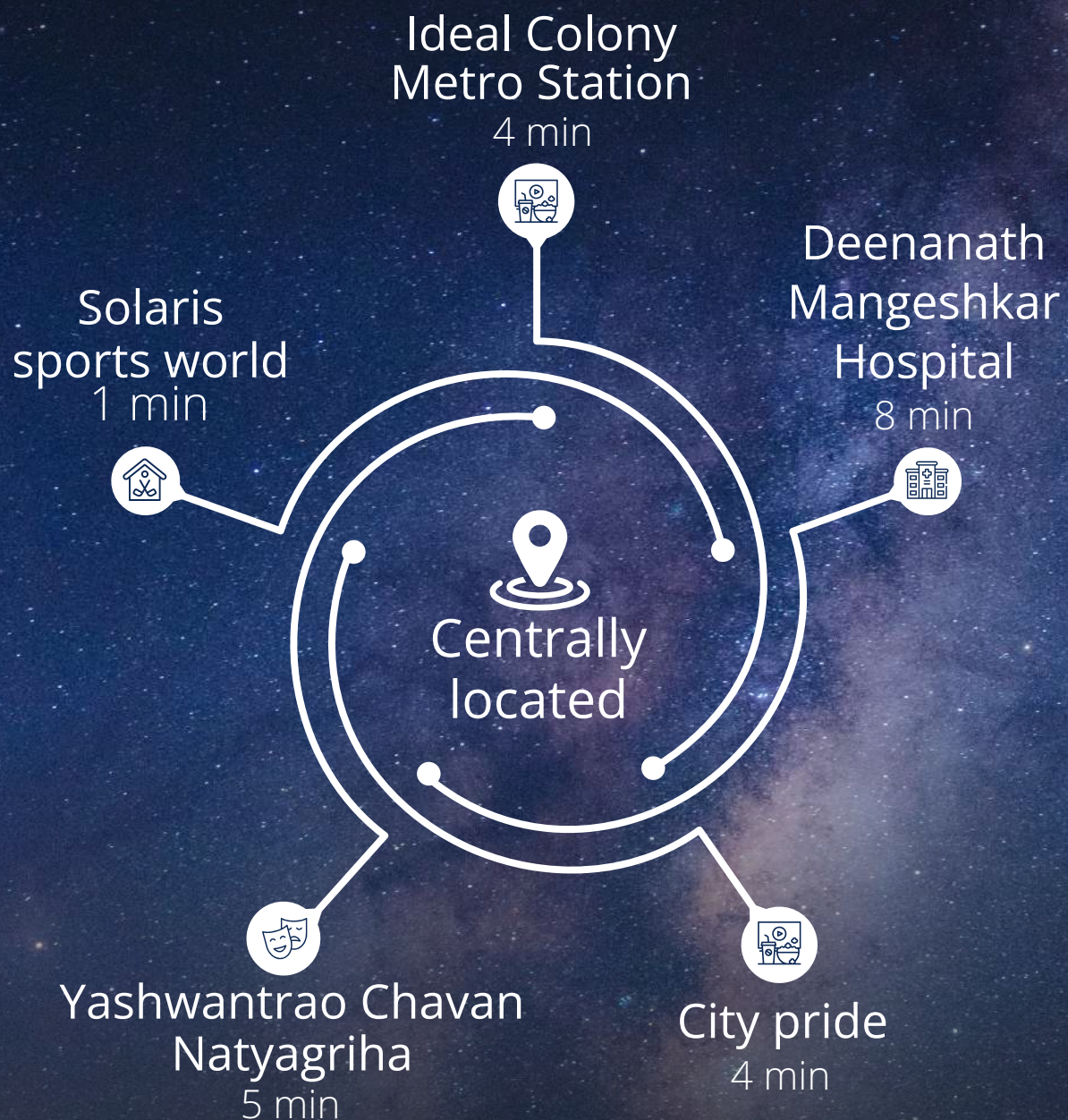


RERA CARPET AREA STATEMENT (SQ.FT)

FLAT NO	RERA CARPET + DRY BALC.	BALCONY	TOTAL RERA CARPET
1	1274	109	1383



Close proximity to the finest facilities





*Map not to scale



TRISHA
DEVELOPERS

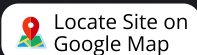


URBAN NEST
REALTY

Site address: Plot no. 99, S.No. 14+129 (Part) +130+131, Corresponding CTS No.755/97,
Mayur Colony, Kothrud, Pune 411038

Office Address: Aditri, 501, Plot no. 4/22, Palande courier lane, Erandwane, Pune-04

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