



# SANCTUM

BY ARUN DEVELOPERS



Artistic Impression

# MASTER LAYOUT



09/09/24

| WING CD  | PUZZLE PARKING | TANDEM | STACK PARKING | TOTAL PARKING |
|----------|----------------|--------|---------------|---------------|
| STILT    | 108            | -      | 6             | 264           |
| BASEMENT | 148            | 2      | -             |               |

| WING AB  | PUZZLE PARKING | SINGLE | STACK PARKING | TOTAL PARKING |
|----------|----------------|--------|---------------|---------------|
| STILT    | -              | -      | 104           | 260           |
| BASEMENT | 154            | 2      | -             |               |

NET PLOT AREA = 1,03,404 SQFT

PERMISSIBLE FSI = 5,88,171 SQFT

PROPOSED FSI = 4,67,448 SQFT

# TERRACE MASTER LAYOUT



- |                              |                                      |                                               |                                             |                            |
|------------------------------|--------------------------------------|-----------------------------------------------|---------------------------------------------|----------------------------|
| 1 ENTRY/EXIT GATE            | 6 SWIMMING POOL ( 40'0" X 22'0" )    | 11 BAR COUNTER & BBQ ( 525 SQ.FT )            | 16 TODDLER PLAY AREA ( 1010 SQ.FT )         | 21 TRELLIS / FLORAL TUNNEL |
| 2 ENTRANCE DROP OFF          | 7 MULTIPURPOSE LAWN ( 7459 SQ.FT )   | 12 YOGA / AEROBICS & STAR GAZING (1260 SQ.FT) | 17 OPEN AIR GYM ( 1260 SQ.FT )              | 22 DG & TRANSFORMER        |
| 3 6M WIDE DRIVEWAY           | 8 PATHWAY                            | 13 WALKWAY                                    | 18 KITTY PARTY & READING NOOK ( 525 SQ.FT ) | 23 STP                     |
| 4 RAMP TO BASEMENT           | 9 STAIRCASE & LIFT LOBBY             | 14 PARENTS SITOUT ( 540 SQ.FT )               | 19 FUTSAL (2150 SQFT)                       |                            |
| 5 CLUB HOUSE G+1 (1550 SQFT) | 10 BOX CRICKET /SKYPLEX (2015 SQ.FT) | 15 CHILDREN PLAY AREA ( 2427 SQ.FT )          | 20 TOILET                                   |                            |



09 / 09 / 24

# WING A-TYPICAL FLOOR PLAN



25/10/24

| FLAT NUMBER            | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|------------------------|-----------|--------------------------|--------------|---------------------|--------------------|
|                        |           | A                        | B            | C                   | D=(A+B+C)          |
| 1,8                    | 2 BHK (O) | 638                      | 60           | 20                  | 718                |
| 2,3                    | 2 BHK (U) | 709                      | 72           | 18                  | 799                |
| UCA/FLOOR - 6878 SQ.FT |           |                          |              |                     |                    |

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 4,5         | 2 BHK (U) | 728                      | 72           | 18                  | 818                |
| 6,7         | 3 BHK     | 922                      | 145          | 25                  | 1092               |

# WING B-TYPICAL FLOOR PLAN



| FLAT NUMBER            | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|------------------------|-----------|--------------------------|--------------|---------------------|--------------------|
|                        |           | A                        | B            | C                   | D=(A+B+C)          |
| 1,8                    | 2 BHK (O) | 638                      | 60           | 20                  | 718                |
| 2,3                    | 3 BHK     | 922                      | 145          | 25                  | 1092               |
| UCA/FLOOR - 6836 SQ.FT |           |                          |              |                     |                    |

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 4,5         | 2 BHK (U) | 728                      | 72           | 18                  | 818                |
| 6,7         | 2 BHK (U) | 709                      | 72           | 18                  | 799                |

# WING C-TYPICAL FLOOR PLAN

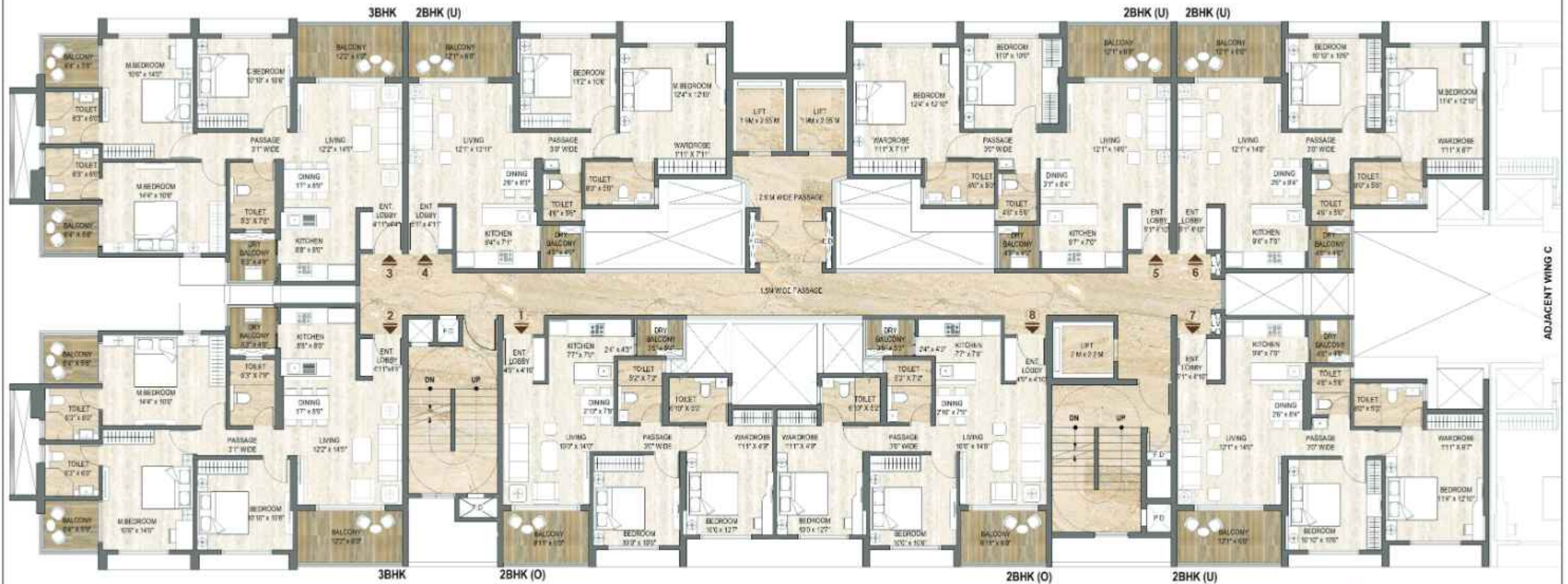


25 / 10 / 24

| FLAT NUMBER            | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|------------------------|-----------|--------------------------|--------------|---------------------|--------------------|
|                        |           | A                        | B            | C                   | D=(A+B+C)          |
| 1,8                    | 2 BHK (O) | 638                      | 60           | 20                  | 718                |
| 2,3                    | 2 BHK (U) | 709                      | 72           | 18                  | 799                |
| UCA/FLOOR - 6878 SQ.FT |           |                          |              |                     |                    |

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 4,5         | 2 BHK (U) | 728                      | 72           | 18                  | 818                |
| 6,7         | 3 BHK     | 922                      | 145          | 25                  | 1092               |

# WING D-TYPICAL FLOOR PLAN



| FLAT NUMBER            | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|------------------------|-----------|--------------------------|--------------|---------------------|--------------------|
|                        |           | A                        | B            | C                   | D=(A+B+C)          |
| 1,8                    | 2 BHK (O) | 638                      | 60           | 20                  | 718                |
| 2,3                    | 3 BHK     | 922                      | 145          | 25                  | 1092               |
| UCA/FLOOR - 6836 SQ.FT |           |                          |              |                     |                    |

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 4,5         | 2 BHK (U) | 728                      | 72           | 18                  | 818                |
| 6,7         | 2 BHK (U) | 709                      | 72           | 18                  | 799                |

# UNIT PLAN



**3 BHK**

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 2,3,6,7     | 3 BHK     | 922                      | 145          | 25                  | 1092               |



**2 BHK (O)**

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 1,8         | 2 BHK (O) | 638                      | 60           | 20                  | 718                |



# UNIT PLAN



**2 BHK (U)**

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 4,5         | 2 BHK (U) | 728                      | 72           | 18                  | 818                |



**2 BHK (U)**

| FLAT NUMBER | FLAT TYPE | RERA CARPET AREA (SQ.FT) | DECK (SQ.FT) | DRY BALCONY (SQ.FT) | USABLE CARPET AREA |
|-------------|-----------|--------------------------|--------------|---------------------|--------------------|
|             |           | A                        | B            | C                   | D=(A+B+C)          |
| 2,3,6,7     | 2 BHK (U) | 709                      | 72           | 18                  | 799                |

## 2 BHK 3D CUT SECTION



## 3 BHK 3D CUT SECTION





Artistic Impression

# AMENITIES

- Club House - 5086 sq.ft
- Swimming Pool - 704 sq.ft
- Multipurpose Lawn - 7459 sq.ft
- Box cricket Sky Plex - 2015 sq.ft
- Yoga Aerobic & Star Gazing - 1260 sq.ft
- Bar Counter - 525 sq.ft
- Tennis Court - 2150 sq.ft

## Common Areas

- Parents Sit-Out
- Children Play Area
- Toddlers Play Area
- Open Air Gym
- Kitty Party Area
- Trellis / Floral Tunnel
- Rain water harvesting
- Sewage treatment plant
- CCTV in common area
- Internal road with trimix
- Ample car parking & space for visitor's parking.



Artistic Impression

# SPECIFICATIONS

## STRUCTURE

- Earthquake resisting RCC Structure with Aluminum formwork

## FLOORING

- 600x1200 mm double charged vitrified tiles flooring in all rooms.
- 600x1200 mm matt finished tiles in all toilets.

## WINDOWS

- High Density powder coated Aluminum sliding window with mosquito net.
- Granite Sill for windows.
- Clear 4mm glass (Asahi /Modi or equivalent brand)
- Safety Grills for all windows.

## POWER BACK-UP

- Provision of DG back up for lifts & common areas.

## ELECTRIFICATION

- Concealed copper wiring (Anchor / Polycab / Finolex or equivalent brand)
- Legrand/Schindler or equivalent brand for switches.
- Provision for Inverter, Washing Machine, Refrigerator.
- TV point in living & master bed room.

## WALL & PAINT

- Weather Shield paint for external walls.
- OBD for internal walls.

## DOORS & FRAMES

- Decorative laminated main door with digital lock.
- Laminated finished doors for internal doors.

## KITCHEN

- Granite platform with stainless steel sink.
- Designer dado tiles.
- Provision for Water Purifier.

## BATHROOM & TOILETS

- Hindware / Cera or Equivalent brand for sanitary ware.
- Jaquar / Cera or Equivalent brand for CP fittings.
- Hot & Cold mixer in all bathrooms/toilets.
- Provision of solar in master toilet.

# LOCATION MAP



## SCHOOLS

- Cambridge Champs International Preschool - Distance: 5.2Km
- Shrivardhan Gurukul School to Career - Distance: 4.5Km
- St. Joseph Bethany Convent School - Distance: 4.8km
- Little Heart Nursery & Preschool - Distance: 4.4Km
- Sapling Preschool - Distance: 5Km
- Little Angel Public School - Distance: 13.4Km
- Shreevardhanam School - Distance: 4.2Km
- DY Patil College - Distance: 1.2 km
- Pimpri Chinchwad College of Engineering - Distance: 1.7 km

## HOSPITALS

- Varad Hospitals and Critical Care - Distance: 3.7km
- Vithoba Hospital - Distance: 3.4 km
- Shubhshree Multispeciality Hospital - Distance: 7.2 km
- Aadhar Multispeciality Hospital - Distance: 8.6 km
- Aditya Birla Hospital - Distance: 3.9 km

## RESTAURANTS AND ENTERTAINMENT

- Golden Gate Family Garden Restaurant - Distance: 8.5 km
- Mukai Snacks Centre - Distance: 3.9 km
- Krishna Veg - Distance: 3.6 km
- Sentosa Resort - Distance: 3.1 km

## SUPERMARKETS

- Om Supermarket - Distance: 2.3Km
- Chandrabhaga Corner - Distance: 3.4 km
- D-Mart Thergaon - Distance: 6.2 km
- Suraj Mini Market - Distance: 6 km
- Reliance Smart Superstore - Distance: 7 km

## CONNECTIVITY

- Nigdi - Distance: 2.9 km
- Mamurdi - Distance: 6.5 km
- Akurdi Railway Station - Distance: 1.9 km
- Mukai Chowk - Distance: 3.6 km
- Aundh Ravet BRT - Distance: 4.6 km
- Basket Bridge - Distance: 100 Meters
- Dange Chowk - Distance: 6.2 km
- Hinjewadi IT Park - Distance: 12 km
- MCA Stadium - Distance: 7.3 km





**MAHARERA NO P52100078503**

**SITE ADDRESS: SURVEY NO. 206/1 AT RAVET, HAVELI, PUNE, 412101**