

PARKING FLOOR PLAN

NO OF TENEMENTS	CARS	SCOOTERS
24	56	60



PROPOSED REDEVELOPMENT AT SAHIL PARK, PLOT NO.11, SANEWADI, AUNDH, PUNE FOR ARCHWAY PROPERTIES



DATE  
14-05-2022

Architect -  
Chitale Jog Associates

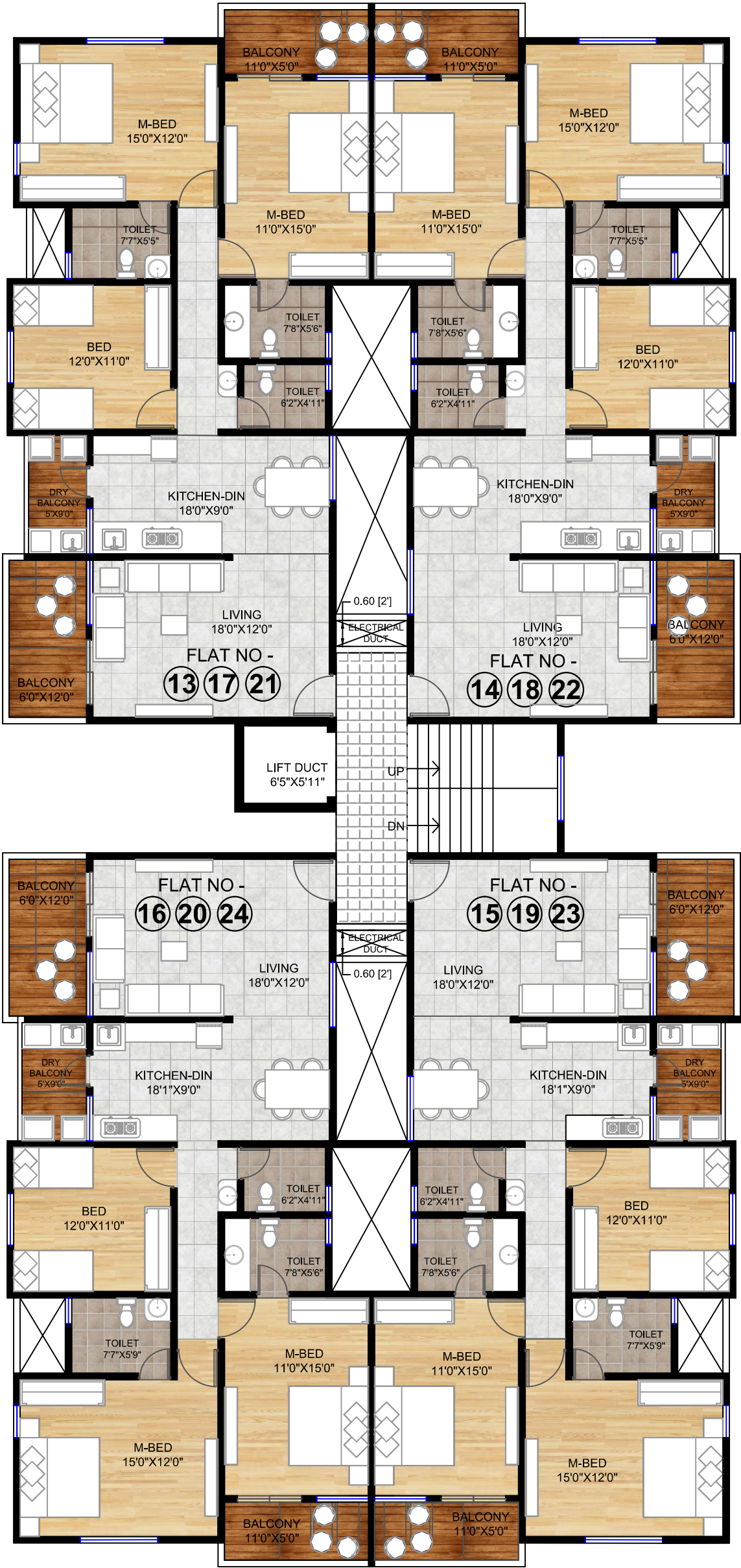


22.86 [75']

FOURTH-FIFTH-SIXTH  
FLOOR PLAN

CARPET AREA STATEMENT AS PER RERA				
FLAT NO	CARPET (SQ .M)	OPEN BAL. (SQ .M)	TOTAL (SQ .M)	TOTAL CARPET (SQ .FT)
13-17-21	103.01	15.50	118.51	1275
14-18-22	103.01	15.50	118.51	1275
15-19-23	103.32	15.50	118.82	1279
16-20-24	103.32	15.50	118.82	1279

43.29 [142']



ROAD



PROPOSED REDEVELOPMENT AT SAHIL PARK, PLOT NO.11, SANEWADI, AUNDH, PUNE FOR ARCHWAY PROPERTIES



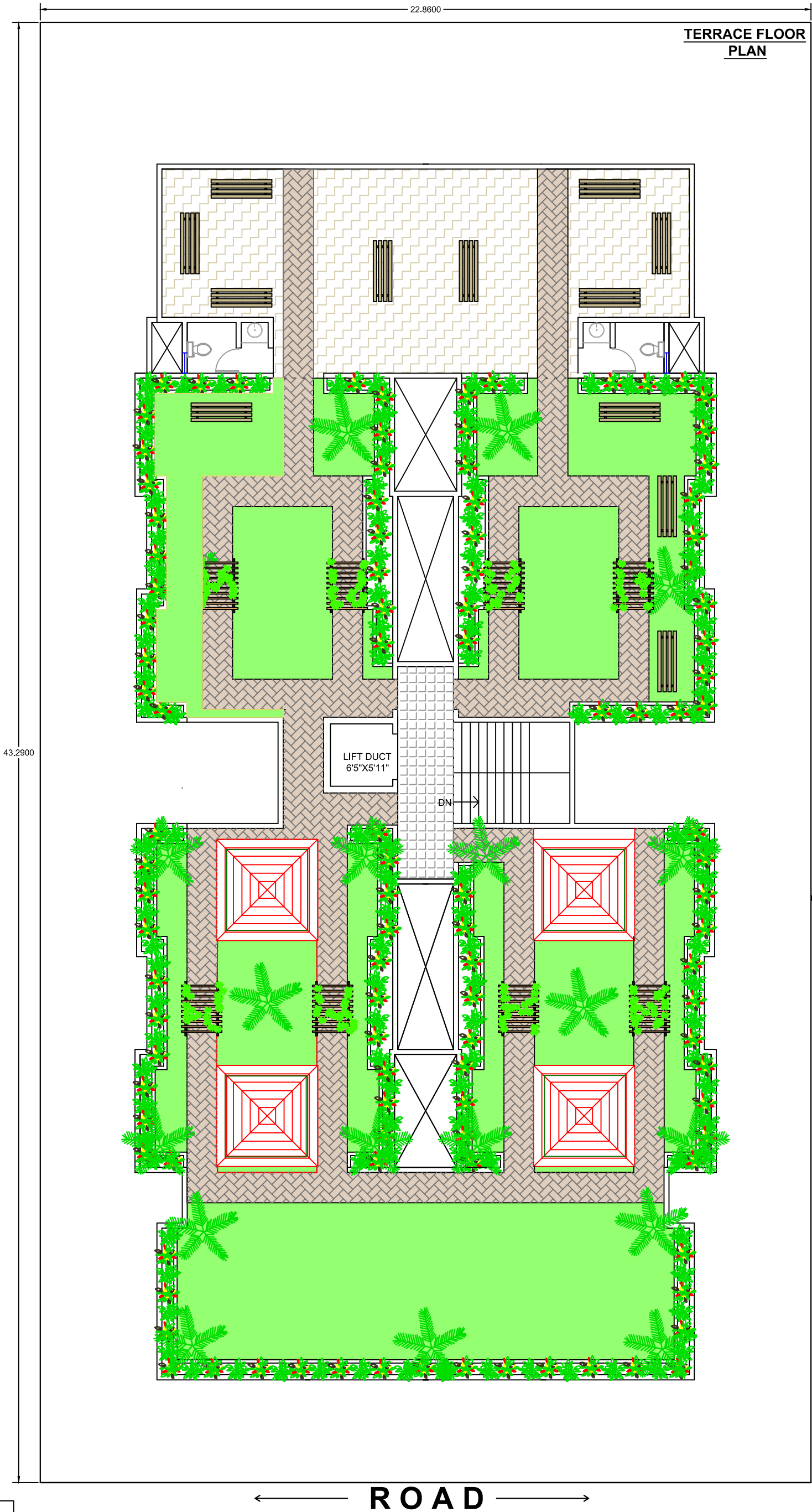
DATE  
29-09-2022

Architect -  
Chitale Jog Associates





TERRACE FLOOR  
PLAN



PLOT  
BOUNDARY

ROAD



PROPOSED REDEVELOPMENT AT SAHIL PARK, PLOT NO.11, SANEWADI,  
AUNDH, PUNE FOR ARCHWAY PROPERTIES



DATE  
14-05-2022

Architect -  
Chitale Jog Associates

**(A) BUILDING COMMON AMENITIES**

1. Attractive Entrance Lobby with “**Biometric**” Electronic locking system to Main Entrance Lobby at the ground floor.
2. Admirable building elevation with **Attractive Entrance Lobby** at the ground floor.
3. Apartment Association office with toilet for small meetings and records keeping.
4. Watchman cabin at the entrance.
5. Brick compound wall on all sides with 2 attractive gates.
6. **Video door phone** with **intercom** facility.
7. Senior citizen corner with benches.
8. Fire Fighting System as per PMC norms.
9. Automatic water level controller for underground & overhead tank.
10. Name Plate Directory with Letter Boxes.
11. **CCTV** in entrance Lobby and Parking.
12. **Solar water heating system** of capacity 150 Lit. per flat.
13. **Solar electricity photovoltaics (PV)** with Net Metering
14. Power back up for lift, common lighting & water pump.
15. Rain water harvesting.
16. Vermiculture unit for wet garbage disposal.
17. Automatic **10-person capacity Lift** with V3F drive of reputed company.
18. Provision for Piped Gas system. (Subject to MNGL availability)
19. Bore well water connection to wash vehicles and water gardens.
20. **Top Terrace Beautification** and Tree plantation for greenery.

## **(B) CONSTRUCTION SPECIFICATIONS AND AMENITIES**

### **Structure: -**

- Earthquake proof R. C. C. frame structure.
- External and Internal walls of 6" thickness, Internal plastering with neeru finish and external sand faced plaster in two coats.
- Cement based waterproofing for terraces and toilets.

### **Kitchen: -**

- **Granite kitchen** platform with stainless steel sink and **service platform**.
- Dado tiles on kitchen platform up to ceiling level.
- Exhaust fan in kitchen.
- Provision for Water purifier.

### **Toilets: -**

- Hot & cold mixer unit for all shower areas.
- **Jaquar or** equivalents make C.P. fittings in all toilets and kitchen.
- Granite top Counter wash hand basin in master bedroom toilet.
- 24" X 48" Dado Tiles up to Ceiling Level
- Provision for boilers in all toilets.
- **Solar water heater** supply in **all toilets**.
- Exhaust fans in all toilets.

### **Flooring: -**

- 32" x 32" **Vitrified tiles** flooring for entire flat.
- 12"x12" **Anti-skid** flooring for toilets.
- 12" x 12" Rustic finish **anti-skid** tiles for attached terrace.

### **Windows: -**

- Large windows for better ventilation and view.
- Powder coated aluminum / UPVC windows with mosquito net & Sub frame.
- M.S. Grill for safety.
- Green/Black granite window sills.

### **Doors: -**

- Wooden/plywood frames for all doors except toilets.
- Granite door frames for toilets.
- Decorative main door with brass fittings and night latch.
- **Safety Door outside main door.**
- Water proof door shutters for toilets.
- Flush doors of bedrooms.

**Electrification: -**

- **Solar electricity photovoltaics (PV)**, for common areas
- **Finolex / Polycab** or equivalent Concealed copper wiring.
- **Earth leakage** circuit breaker ELCB for safety.
- Modular switches (Anchor/ Havells / Schindler / Crabtree or equivalent make).
- T.V. & Telephone point in living and master bedroom.
- Provision for A.C. in all bed rooms.
- Broad band internet connectivity.
- **Flame proof** metering panel.

	Light Point	Fan Point	A.C Point	Telephone Point	T.V Point	Broadband	5 Amp Point	15 Amp Point	Exhaust Fan Point
Living / Dining	4	2	1	1	1	1	3	0	0
Kitchen	2	1	0	0	0	0	2	2	1
Master Bedroom	2	1	1	1	1	1	2	0	0
Guest Bedroom	2	1	1	0	1	0	2	0	0
Toilet	1	0	0	0	0	0	1	0	1

**Painting: -**

- Internal walls and the ceiling – Luster paint
- External walls acrylic waterproof paint of good quality.



<b><u>"SAHIL PARK"</u></b>			
<b>No.</b>	<b>Description</b>	<b>3 BHK</b>	<b>3 BHK</b>
<b>1</b>	Saleable Area - Sq.ft.	1,721.00	1,727.00
<b>2</b>	Rate per sft.	12,500.00	12,500.00
<b>3</b>	Amount	<b>2,15,12,500.00</b>	<b>2,15,87,500.00</b>
<b>4</b>	Car Parking (Two Cars)	5,00,000.00	5,00,000.00
<b>5</b>	M.S.E.D.C.L	1,00,000.00	1,00,000.00
<b>6</b>	Legal Charges	50,000.00	50,000.00
<b>7</b>	Stamp Duty 7%	15,40,875.00	15,46,125.00
<b>8</b>	Registration Charges	30000	30000
<b>9</b>	GST 5%	11,00,625.00	11,04,375.00
<b>***</b>	<b>Total</b>		
	<b>( In Rupees )</b>	<b><u>2,48,34,000.00</u></b>	<b><u>2,49,18,000.00</u></b>
<b>10</b>	Maintainence	1,00,000.00	1,00,000.00

Sr.No.	Stage of Construction	% Due
1	Booking	30
2	Plinth	8
3	1st Slab	7
4	2nd Slab	7
5	3rd Slab	7
6	4th Slab	7
7	5th Slab	7
8	6th Slab	7
9	Brickwork	5
10	Tiling, Flooring, Plaster	5
11	Lift, water pumps etc	5
12	Completion	5
TOTAL		100