



RELAUNCH
yourself

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Limited Edition 2 BHK Homes
Dahanukar Colony

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Prathamesh
novellus

LIFE IS BEAUTIFUL.
LIFE REVAMPED
IS ABSOLUTELY
BEAUTIFUL.

BEING IS WONDERFUL.
BEING NEW IS
ABSOLUTELY
WONDERFUL.

life is
beautiful

go ahead.

RELAUNCH yourself

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get ready
to get
mesmerized.

With over 35 years of experience in construction and redevelopment, Prathamesh Constructions bring you a one of its kind project in a one of its kind location - Dahanukar Colony! Novellus is a redevelopment project that is all set to bring you the essence of modern living desired by many. The spacious 2 BHK homes at Novellus are crafted to your delight. With the best in class features, immaculate design, justice to every inch of space and unyielding diligence in construction, Novellus could be you once in a lifetime opportunity that can take living to an entirely new level of experience!



There is living. And then there is living in Dahanukar Colony!

It's almost a perfect world! Well planned layout, well established ethos of modernity backed by abundant greenery, culturally rich environment and one of the most celebrated locations of Pune city. Be it the small retail shops, big shopping malls, gardens, multiplex, theatre, banks, ATMs or various commercial establishments – 'proximity to everything' is the hallmark of life here! Dahanukar Colony has been a preferred choice for many and now it is your turn to be a part of this glorious place! Located at this wondrous location is Novellus – a fine residential project enabling you to experience the true colours of living!



Limited Edition 2 BHK Homes
Dahanukar Colony



Live life.
The Novellus
way !



Specifications

Marvel of design. Mark of trust.

STRUCTURE :- R.C.C. earthquake resistant framed structure with internal walls 4" (10 cms.) thick & external walls 6" (15 cms.) thick

PLASTER :- Double coat cement plaster with sand face sponge finish externally, cement plaster with plaster of paris finish internally. Ceiling will be plastered with plaster of paris.

FLOORING :- 80 cms. X 80 cms. vitrified flooring in all rooms. Wooden flooring in master bedroom.

TOILETS & TERRACE :- 12"x 12" anti skid ceramic flooring, skirting - 3" as per floor tiles.
Dado designer glazed tiles up to lintel level in toilets

KITCHEN :- Up to 10 ft. long modular kitchen platform with kitchen trolleys and overhead cabinets along with branded chimney and glass top hub

TOILETS :- Jaguar or equivalent make C. P. fittings with hot & cold mixture arrangement in all toilets. All toilets will have branded designer sanitary ware. Exhaust fan will be provided in each toilet.

PLUMBING :- Concealed plumbing in all toilets and kitchens.

ELECTRIFICATION :- Concealed wiring with modular fittings.

WINDOWS :- UPVC (sound reduction) sliding windows with mosquito proof mesh & oil painted MS grills and granite sill

MAIN DOOR :- Teak wood frame with 40 mm thick veneer finish decorative doors with brass accessories & night latch

OTHER DOORS :- Wooden frame with good quality moulded flush doors with brass accessories in oil paint finish

TOILET DOORS :- Granite frames with good quality waterproof PVC doors with CP accessories

SAFETY DOOR :- Each flat will be provided a powder coated M.S. or wooden door as a safety door at the entrance of the flat

PAINTING :- Internal : Emulsion paint (OBD)

EXTERNAL :- Exterior emulsion paint (Apex or equivalent)

DOORS & GRILLS :- Oil paint.

STAIRWAY & LOBBY :- All stairways shall be provided with granite/marble with attractive lobby

WATER SUPPLY :- Underground & overhead water tanks of adequate capacities, separate overhead water tanks for borewell water for use in toilets. One borewell water tap will be provided in each toilet

SOLAR WATER HEATER :- Common solar water heating system will be provided for entire building

LIFT :- 5 persons automatic lift of standard company (Kone or equivalent make) will be provided

POWER BACK UP :- Battery back up to lift, pumps and staircase lights. Separate power back up for each flat.

PARKING AREA :- This area will be covered with paving blocks. The covered parking area will be decorated with POP finish or false ceiling. One servant toilet at parking floor. Mechanized car parking system will be installed as per norms.

FIRE FIGHTING :- Firefighting system will be as per relevant norms.

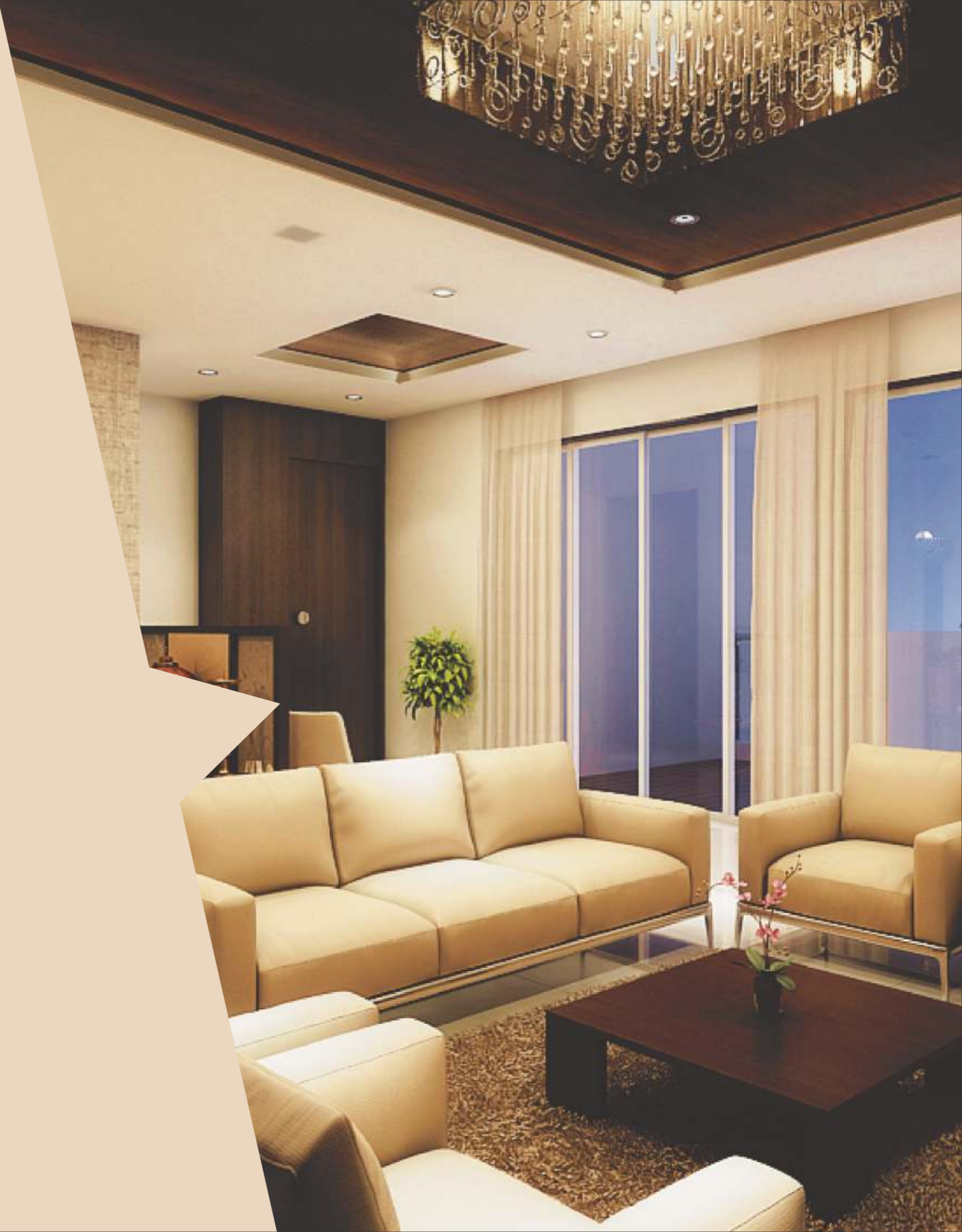
SECURITY SYSTEM & INTERCOM :- All flats, security cabin and lift will be connected with intercom to each other by intercom system. Video door phone system will be provided

AIR CONDITIONING :- Branded split air conditioner will be provided in master bedroom

BROADBAND :- Broadband connectivity with wi-fi will be provided.

CCTV :- CCTV arrangement at entrance gate and parking lot with recording and storage facility will be provided

ELEVATION :- Lavishly designed exclusive elevation, a marvel of architecture.





NORTH

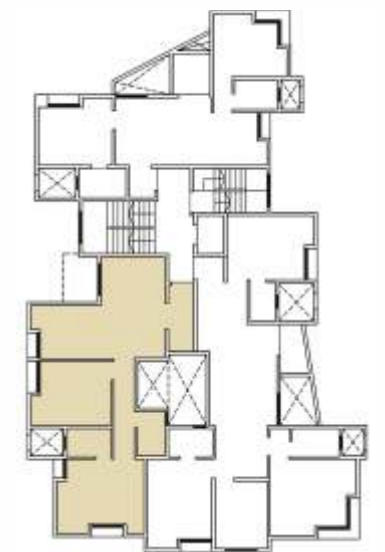


Key Plan

1st Floor Plan



NORTH



Key Plan

2nd Floor Plan

	Flat No.	Carpet Area	Terrace Area	Chargable Area
Area in sq. ft.	103	629.00	66.00	904.00
Area in sq. mtr.	103	58.52	6.13	84.07

	Flat No.	Carpet Area	Terrace Area	Chargable Area
Area in sq. ft.	203	665.00	00.00	865.00
Area in sq. mtr.	203	61.87	0.00	80.45



Key Plan

3rd Floor Plan

	Flat No.	Carpet Area	Terrace Area	Chargable Area
Area in sq. ft.	302	699.00	40.00	961.00
Area in sq. mtr.	302	64.93	3.71	89.27



Key Plan

4th Floor Plan

	Flat No.	Carpet Area	Terrace Area	Chargable Area
Area in sq. ft.	403	649.00	87.00	957.00
Area in sq. mtr.	403	60.29	8.08	88.90



5th Floor Plan

	Flat No.	Carpet Area	Terrace Area	Chargable Area
Area in sq. ft.	503	630.00	27.00	854.00
Area in sq. mtr.	503	58.52	2.50	29.33



6th Floor Plan

	Flat No.	Carpet Area	Terrace Area	Chargable Area
Area in sq. ft.	603	631.00	34.00	865.00
Area in sq. mtr.	603	58.62	3.15	80.36