

A JV PROJECT BY SRI OMM REALTORS AND SABAH KHUSH AT YEWALEWADI, KONDHWA (BK), PUNE  
Not Just a home but a heaven of happiness....



A Project by

**SRI OMM REALTORS**



**Aashiana**

**Khushiyon Ka Ghar**

1 BHK, 2 BHK Terrace Flats  
Shops & Offices



# GROUND + MEZZANINE FLOOR PLAN



AREA STATEMENT - (IN SFT)

SHOPS NO.	SHOPS CARPET	LOFT CARPET	TOTAL	SALEBLE AREA	FLAT NO.	CARPET AREA		TOTAL	SALEBLE AREA	NORTH
						FLAT	TERRACE			
01, 02, 03, 04	177.00	88.00	265.00	371.00	S-1,S-2	426.00	41.00	467.00	630.00	
05, 06, 07, 08	140.00	70.00	210.00	294.00	S-6	421.00	41.00	462.00	624.00	
					S-5	435.00	41.00	476.00	643.00	
					S-3, S-4	612.00	57.00	669.00	903.00	

# FIRST FLOOR PLAN .....



.... ROAD ...

... OPEN SPACE ...



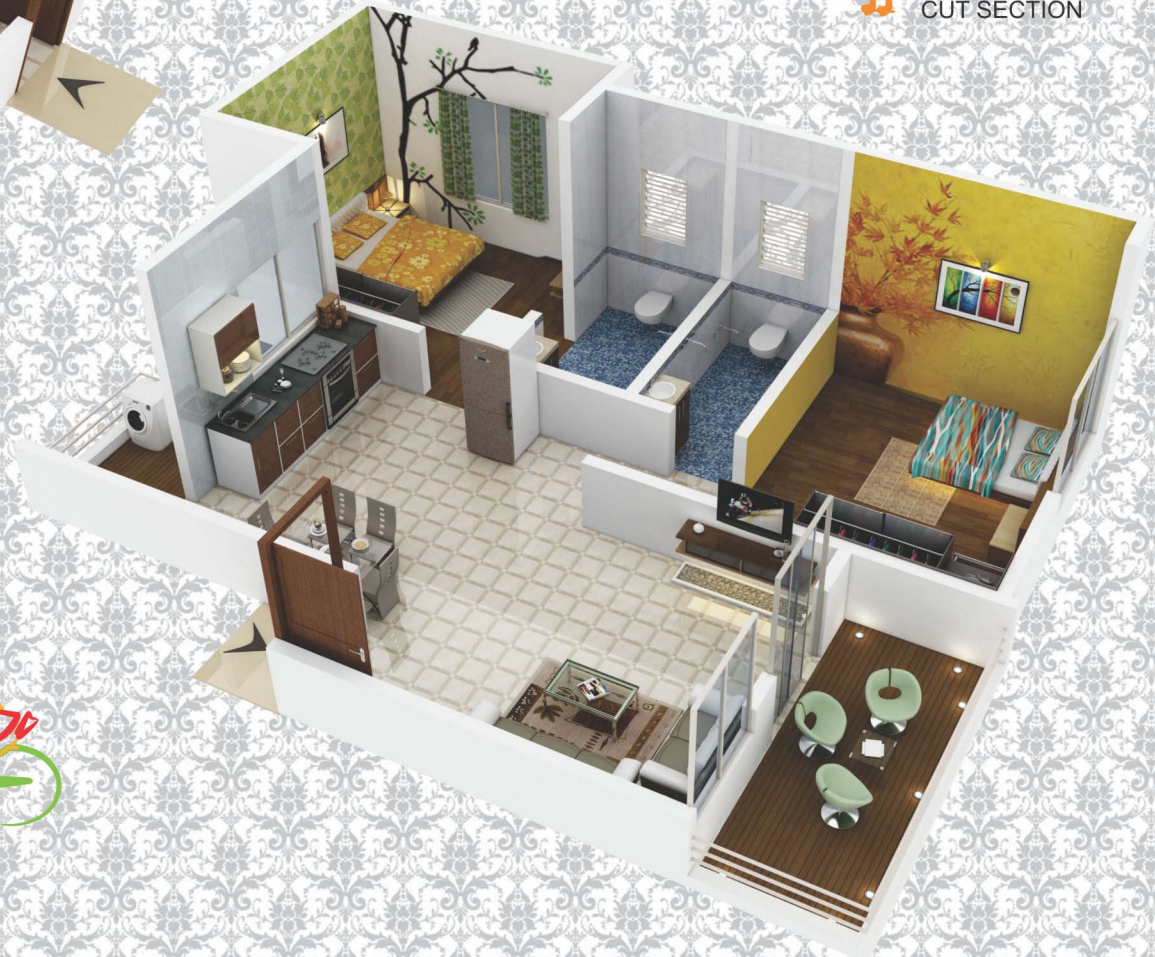
AREA STATEMENT - (IN SFT)

OFFICE NO.	OFFICE CARPET	SALEBLE AREA	FLAT NO.	CARPET AREA			SALEBLE AREA	NORTH
				FLAT	TERRACE	TOTAL		
01, 04	180.00	252.00	102, 103,	425.00	47.00	472.00	637.00	
02, 03	180.00	252.00	107	420.00	47.00	467.00	630.00	
05, 06, 07, 08	113.00	158.00	106	434.00	47.00	481.00	649.00	
			104, 105	612.00	49.00	661.00	892.00	

 1 BHK  
CUT SECTION



 2 BHK  
CUT SECTION



ARTIST'S IMPRESSION CUT SECTION OF FLAT



**Aashiana**  
Khushiyon Ka Ghar


## SECOND FLOOR PLAN ...

... ROAD ...

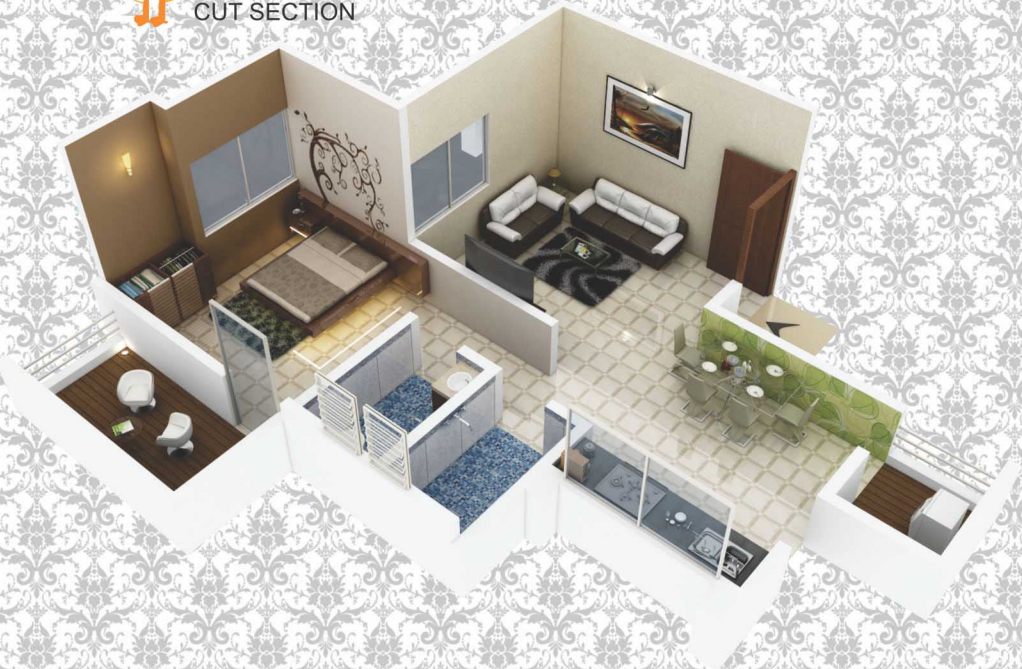
... OPEN SPACE ...



**AREA STATEMENT - (IN SFT)**

FLAT NO.	CARPET AREA		TOTAL	SALEBLE AREA	NORTH
	FLAT	TERRACE			
201, 208	715.00	57.00	772.00	1042.00	
202,203	426.00	41.00	467.00	630.00	
207	421.00	41.00	462.00	624.00	
206	435.00	41.00	476.00	643.00	
204,205	612.00	57.00	669.00	903.00	

 1 BHK  
CUT SECTION



 2 BHK  
CUT SECTION



ARTIST'S IMPRESSION CUT SECTION OF FLAT



**Aashiana**  
Khushiyon Ka Ghar

# THIRD, FIFTH, SEVENTH FLOOR PLAN ...

... ROAD ...

... OPEN SPACE ...



AREA STATEMENT - (IN SFT)

FLAT NO.	CARPET AREA			SALEBLE AREA	NORTH
	FLAT	TERRACE	TOTAL		
301,308,501,508,701,708	617.00	56.00	673.00	909.00	
302,303,502,503,702,703	425.00	47.00	472.00	637.00	
307,507,707	420.00	47.00	467.00	630.00	
306,506,706	434.00	47.00	481.00	649.00	
304,305,504,505,704,705	612.00	49.00	661.00	892.00	

# FOURTH, SIXTH, EIGHTH FLOOR PLAN ...

... ROAD ...

... OPEN SPACE ...



AREA STATEMENT - (IN SFT)

FLAT NO	CARPET AREA			SALEBLE AREA	NORTH
	FLAT	TERRACE	TOTAL		
401,408,601,608,801,808	617.00	57.00	674.00	910.00	
402,403,602,603,802,803	426.00	41.00	467.00	630.00	
407,607,807	421.00	41.00	462.00	624.00	
406,606,806	435.00	41.00	476.00	643.00	
404,405,604,605,804,805	612.00	57.00	669.00	903.00	



# SPECIFICATIONS



## Structure:

Earth Quake Resistant RCC frame structure

## Masonry:

External and Internal 6" thick Brickwork.

## Plaster:

Internal Wall with Smooth Neeru finish Plaster.  
External Wall with Sand Faced Cement Plaster.

## Painting:

Internal OBD paint for the entire flat.  
External washable Cement Paint for the entire building.

## Doors & Windows:

Designer Main Door laminated on both sides fitted with Night Latch, Handle and Name Plate.  
Flush Doors with Oil Paint in Rooms. Waterproof doors in Toilet.  
Wooden Door Frames for all rooms and Marble/Granite Door Frames in Toilet & Dry Balcony.  
Three Track Powder coated Aluminium Sliding Windows with Mosquito Net and Safety Grills.  
Marble Window Sill.

## Flooring:

Vitrified Tiles flooring of 600mm x 600mm size in all rooms  
Vitrified Tiles Skirting of 2" height in all rooms  
Anti Skid Ceramic flooring in Bathroom, Terrace & Dry Balcony

## Plumbing:

Concealed plumbing with Standard make fittings in Bathroom and Kitchen  
Provision for Washing Machine and one extra Tap in Dry Balcony

## Bathrooms:.

Standard make Sanitary Ware  
High Gloss dado tiles upto 7' height  
Hot & Cold mixer unit for all bathrooms  
Provision for Geyser and Exhaust Fan in all bathrooms

## Kitchen:

8' Long Granite top Kitchen Platform with SS Sink with Dado upto 7' height  
Provision for Water Purifier and Exhaust Fan

## Electricals:

Concealed Electrical Copper wiring with adequate points  
Premium Quality Electrical switches  
A.C. point in 2BHK Master Bedroom  
Electrical Point for Fridge and Mixer in Kitchen  
Provision of Electrical point for Invertor  
Provision for Cable and Telephone point in Living Room

## Amenities

Club House  
Carrom/Card Room with Open terrace  
Landscape Garden  
Jogging Track  
Accupressure Zone  
Children Play Area  
Sit Out for Senior Citizen  
Standard make 2 nos of Six Passanger Lift  
Standard make Silent DG Power Back Up set  
Power back Up for Lift, Water Pump  
and Common Areas  
Solar Water Provision in One Toilet  
Two Level Parking / Podium Parking  
Garbage Chute  
Society Office  
Attractive Entrance Gate with Security Cabin

## Value Additions

Fire fighting system  
Rain Water Harvesting  
Vermiculture Pits  
Name Plate Directory at Entrance  
Letter Box and Name Plate for each flat



*Aashiana*  
OPEN SPACE



*Aashiiana*  
BIRD EYE VIEW





Landmarks Destination	Distance	Travel Time
<b>Connectivity</b>		
Pune Railway Station	11 Km	24 Min
Pune Airport	19 Km	37 Min
Mumbai - Pune Bypass Rd.	6 Km	12 Min
Pune - Bangalore Highway	6 Km	12 Min
<b>Educational Institutes</b>		
Sinhagad Institute	1 Km	2 Min
Trinity Engineering College	1 Km	2 Min
K.J. Engineering College	2 Km	4 Min
Vidyashilp C.B.S.C.E. School	1 Km	2 Min
Bishop'S School	6 Km	12 Min
D.P.S. School	8 Km	15 Min
<b>Health</b>		
Satyanand Hospital	4 Km	7 Min
Sahyadri Hospital	8 Km	15 Min
Inamdar Hospital	9 Km	18 Min
Army Hospital & College	10 Km	20 Min
<b>Shopping &amp; Entertainment</b>		
E- Square Multiplex ( Kondhwa )	4 Km	7 Min
Corinthian Club	6 Km	12 Min
Pune Camp	9 Km	18 Min
Wanowari	10 Km	20 Min
<b>Religious Place</b>		
ISKON Temple	4 Km	7 Min
Shatrunjay Temple	3 Km	6 Min

### Professional Team

**Architects**  
**Sunil Bhamare**  
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**RCC Consultants**  
**Avinash Hole**  
 Tel : 9822396542

A JV Project By

**SRI OMM**  
**REALTORS**  
 AND SABAH KHUSH

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Note : the Plans, specifications, amenities, number of units, number of floors, area, images in the brochure are only indicative & are subject to change without any prior notice. The rights of certain changes are reserved by the developers