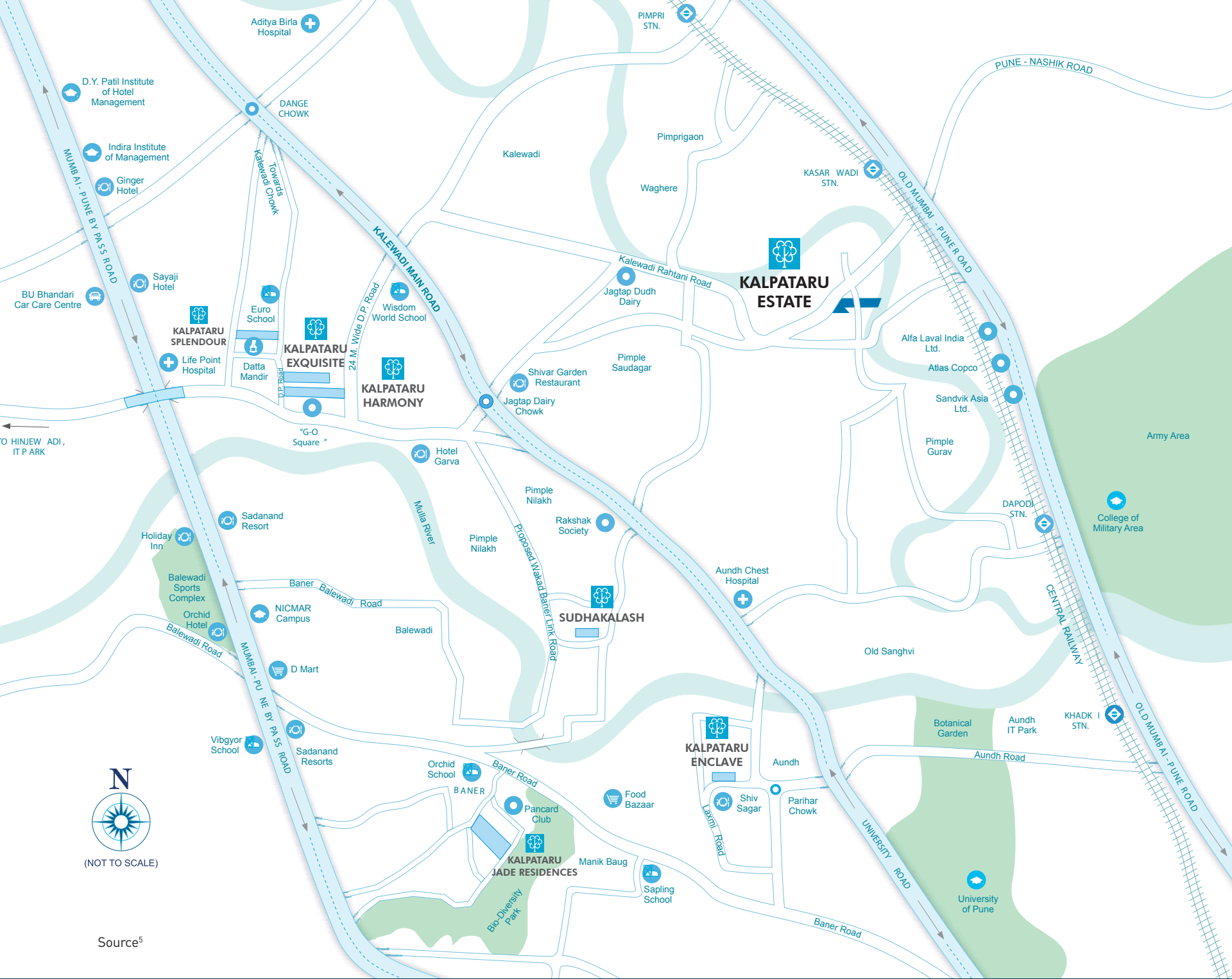


**KALPATARU ESTATE**  
**BUILDING 8**  
**PIMPLE GURAV**

**PLAN BOOKLET**



# LOCATION PLAN



#### LEGENDS

- |                      |                                   |
|----------------------|-----------------------------------|
| 1. CLUB HOUSE        | 6. CHILDREN'S PLAY AREA           |
| 2. SEATING AREA      | 7. LANDSCAPE GARDEN ABOVE PARKING |
| 3. SWIMMING POOL     | 8. RECREATIONAL AREA              |
| 4. TODDLER'S POOL    | 9. MEDITATION / YOGA SPACE        |
| 5. LANDSCAPED GARDEN | 10. TERRACED LANDSCAPE            |



Conditions apply<sup>8</sup>

# COMPLEX LAYOUT



Conditions apply\*



# EVEN FLOOR PLAN

2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 10<sup>TH</sup> & 12<sup>TH</sup> FLOOR  
BUILDING 8 ABC



Conditions apply\*

# ODD FLOOR PLAN

1<sup>ST</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR  
BUILDING 8 ABC

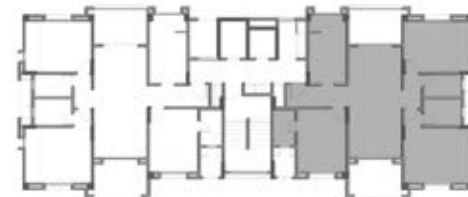
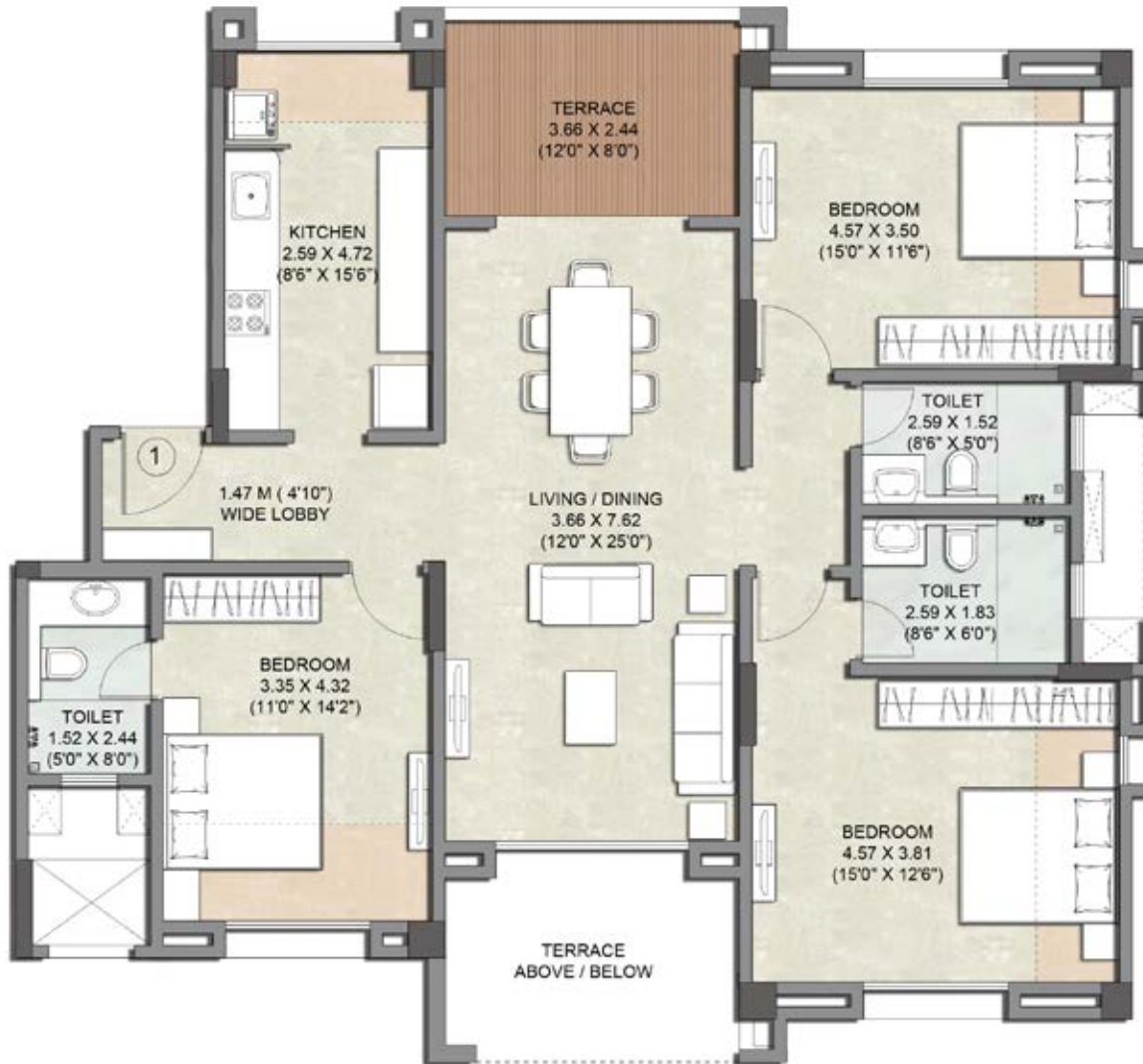


Conditions apply\*



# REFUGE FLOOR PLAN

8<sup>TH</sup> FLOOR  
BUILDING 8 ABC



NOT TO SCALE



Conditions apply\*

# EVEN FLOORS

2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 10<sup>TH</sup> & 12<sup>TH</sup> FLOOR

## APARTMENT NO. 01



NOT TO SCALE



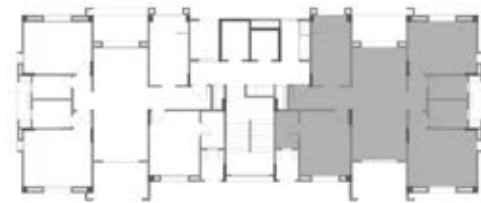
Conditions apply\*

# EVEN FLOORS

2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 10<sup>TH</sup> & 12<sup>TH</sup> FLOOR

## APARTMENT NO. 02





NOT TO SCALE



Conditions apply\*

# ODD FLOORS

1<sup>ST</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR

## APARTMENT NO. 01



Conditions apply\*

# ODD FLOORS

1<sup>ST</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR

APARTMENT NO. 02

## PROJECT HIGHLIGHTS

- Well-designed building with entrance lobbies, drop off area & security desk
- 2 Elevators including 1 stretcher elevator
- Double height terraces
- Anti-termite treatment to the foundation
- Rain water harvesting system
- Sewage water treatment & recycling plant
- Organic waste convertor
- Garbage collection room
- Adequate parking spaces

## THE APARTMENT

- Vitrified tiles in living room, dining, passages and bedrooms
- Ceramic tile flooring in terrace
- AC provision in Living/Dining and all Bedrooms
- Laminate finish main door shutter with safety lock & night latch
- All internal door shutters with laminate finish
- White UPVC windows with mosquito net & internal safety grill
- Gypsum finished internal walls with low VOC paint
- Telephone point in living & master bedroom
- TV cable point in living room & all bedrooms
- Provision for Internet point in living & master bedroom
- VDP with in-built intercom system

## THE KITCHEN

- Vitrified tiles in kitchen
- Granite platform with stainless steel sink & drain board
- Additional granite service platform
- Tiled dado above platform
- Provision of water purifier
- Exhaust Fan

## THE BATHROOM

- Vitrified/Ceramic tiles in all the bathrooms
- Tiled dado up to door height
- Electrical provision for water heater in all toilets
- Solar water supply provided in master bedroom toilet
- CP fittings & premium sanitary ware
- Exhaust fan

## COMPLEX AND LANDSCAPE AMENITIES

- Main entrance gate to complex with security cabin & CCTV surveillance
- Landscaped garden & lawn adorning the site
- Outdoor seating areas
- Amphitheatre, Yoga space & Meditation area
- Kids play area

## THE CLUB

- Clubhouse with grand entrance & reception lounge
- Well-equipped gymnasium with spa
- Multipurpose hall with pantry, toilets & outdoor spill over lawn area
- Squash court & indoor games
- Swimming pool with pool deck & kids pool

## SAFETY FEATURES

- Building designed for earthquake loads as per applicable IS code
- Generator backup for designated common areas
- Firefighting system as per regulations
- Refuge areas for quick evacuation in case of fire as per regulations
- VDP direct dial to building security
- MS grill for sliding windows

# AMENITIES<sup>7</sup>



**Site Address:** Kalpataru Estate, Javalkar Nagar, Near Hotel Shrushti, Pimple Gurav, Aundh Annexe, Pune - 411 027. **Tel.:** +91 20 6688 3000.

**Pune Office:** Mayfair Tower I, Office No. 603 & 604, Sixth Floor, Mumbai – Pune Road, Wakadewadi, Shivajinagar, Pune-411 005.

**Tel.:** +91 20 6688 3000 | **Email:** sales.pune@kalpataru.com | **Website:** www.kalpataru.com

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<sup>5</sup>Google Maps as on 07/2017. This is an approximate estimate (as per a third party website). | <sup>6</sup>Not to scale. The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. | <sup>7</sup>Not to scale. The above-mentioned dimensions are in meters & (feet). (1 Meter =3.28 Feet) The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating / indicating a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. | <sup>8</sup>For third party equipment[s] / appliance[s]: "Warranty / Guarantee of the 3<sup>rd</sup> party product / amenity is subject to the concerned supplier's / manufacturer's corresponding warranty / guarantee terms and conditions."

<sup>9</sup>Depiction of the complex / project / phase of the ongoing project is strictly for representational purposes only with the intention to facilitate an idea of the layout as presently proposed and / or approved, and is subject to changes / revisions by the concerned authorities in consonance with the laws and regulations applicable from time to time. The amenities / specifications, features & landscaping mentioned in the agreement for sale (if any) shall be considered as final. Customers are requested to refer to the sanctioned plans for the project / phase / complex for further details or visit <https://maharera.mahaonline.gov.in/>.