



1, 1.5 & 2 BHK APARTMENTS AT CHAKAN

Delivering quality for life



There are more than thousands of happy families at UrbanGram across Pune.

In order to meet the requirements of our customers with complete precision, and to translate their dreams into dream homes, we furnished a concept - 'UrbanGram'. UrbanGram is a pleasant opportunity for urban customers to choose from a series of budgeted homes.



Our recent UrbanGram project at Chakan is proving to be a boon to probable buyers, due to its features. These attributes include, well-connected homes, expert layout, excellent amenities, finest quality of specifications & everything perfect required to build an ideal home. In order to keep the success path of Vastushodh stable, UrbanGram at Chakan promises to meet the requirements of its residents by offering the perfect urban living experience.





Value additions for your lifestyle...

Vastushodh's UrbanGram knows the worth your money holds. We also know the decision to invest in a property is not an easy one; hence, UrbanGram respects every penny that is at stake. All in all, UrbanGram offers you absolute value-for-money homes which do not compromise on any attributes of planning, quality, amenities, and specifications. Everything that falls in your kitty is next to best!

There is a reason why UrbanGram projects are strikingly different from the rest in its competition. Because, we know the worth of your money is far beyond value. Our relationship with you and your home is that of mutual understanding. And, it shows in the way we gift wrap your dream home for you.





Project amenities

- Lifts for each building
- Generator back up for all lifts, common lighting & water pumps
- Grand Entrance Gate with Tarred road & Security cabins
- Attractive main entrance lobby to the buildings
- Multi purpose Hall & club house
- Internal areas in paved blocks/Tar roads
- Large Landscaped areas
- Amphi Theatre
- Chequered tiles in covered parking areas.
- Ample parking area for 4 wheelers.
- Common parking for 2/4 wheelers for visitors.
- Vermiculture project
- Fire fighting equipments with water tanks
- Street lighting
- Borewell water for emergencies



Layout plan



Specifications

- P + 4 Floors & P + 11
- Earthquake resistant R.C.C. framed structure.
- 6" thick external & 4 "internal walls, fly ash bricks.
- Internal Neeru finish Plaster, external Sand Faced finish.
- Concealed electrification with modular switches
- Concealed Plumbing.
- 24 x 24 inches vitrified flooring in the entire Flat.
- Anti skid flooring in terrace & toilets.
- Designer Dado tiles in all toilets upto 7' height.
- Polished Kota or equivalent flooring for staircases.
- Black Granite kitchen platform with single bowl S.S.Sink.
- Branded plumbing fittings in toilets & kitchen.
- Powder Coated, 2 track sliding windows with M.S. grills
- Oil Bond Distemper painting internally, Anti fungal apex paint externally.
- Main Door: Fire resistant main door, Internal flush doors with
- Toilet: Water proof flush doors RCC door Frames/ full glass sliding door to terrace
- Floor mounted commodes with flush tanks or ½" Lana valves.
- 3 "skirting all round the flooring.



BLOCK 1 (BUILDING A,B,C,D,E)

1ST, 3RD FLOOR PLAN



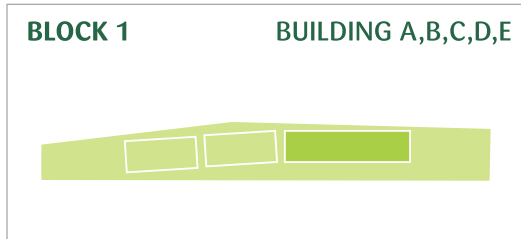
| E - WING | | | | |
|-------------------|------------|--------------------|--------------------|---------------------------|
| area in sq.ft. | | | | |
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| E-101,301,104,304 | 406.34 | 43.05 | 21.52 | 560.00 |
| E-102,302,103,303 | 546.81 | 82.02 | 41.01 | 765.00 |

| D - WING | | | | |
|-------------------|------------|--------------------|--------------------|---------------------------|
| area in sq.ft. | | | | |
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| D-101,301,104,304 | 386.53 | 43.05 | 21.52 | 530.00 |
| D-102,302,103,303 | 409.78 | 43.05 | 21.52 | 560.00 |

| C - WING | | | | |
|-------------------|------------|--------------------|--------------------|---------------------------|
| area in sq.ft. | | | | |
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| C-101,301,104,304 | 386.53 | 43.05 | 21.52 | 530.00 |
| C-102,302 103,303 | 409.78 | 43.05 | 21.52 | 560.00 |

| B - WING | | | | |
|-------------------|------------|--------------------|--------------------|---------------------------|
| area in sq.ft. | | | | |
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| B-101,301 104,304 | 386.53 | 43.05 | 21.52 | 530.00 |
| B-102,302 103,303 | 409.78 | 43.05 | 21.52 | 560.00 |

| A - WING | | | | |
|-------------------|------------|--------------------|--------------------|---------------------------|
| area in sq.ft. | | | | |
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| A-101,301,104,304 | 546.81 | 82.02 | 41.01 | 765.00 |
| A-102,302 103,303 | 406.34 | 43.05 | 21.52 | 560.00 |



BLOCK 1 (BUILDING A,B,C,D,E)

2ND, 4TH FLOOR PLAN



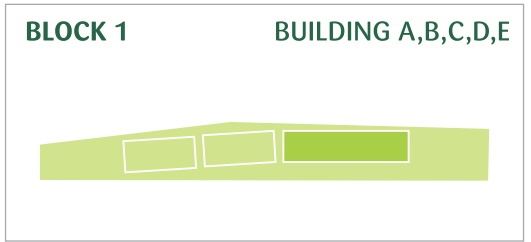
| E - WING | | | | | area in sq.ft. |
|-------------------|------------|--------------------|--------------------|---------------------------|----------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 | |
| E-201,401,204,404 | 406.34 | 43.05 | 21.52 | 560.00 | |
| E-202,402,203,403 | 546.81 | 79.11 | 39.55 | 765.00 | |

| D - WING | | | | | area in sq.ft. |
|-------------------|------------|--------------------|--------------------|---------------------------|----------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 | |
| D-201,401,204,404 | 386.53 | 43.05 | 21.52 | 530.00 | |
| D-202,402,203,403 | 409.78 | 43.05 | 21.52 | 560.00 | |

| C - WING | | | | | area in sq.ft. |
|-------------------|------------|--------------------|--------------------|---------------------------|----------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 | |
| C-201,401,204,404 | 386.53 | 43.05 | 21.52 | 530.00 | |
| C-202,402,203,403 | 409.78 | 43.05 | 21.52 | 560.00 | |

| B - WING | | | | | area in sq.ft. |
|-------------------|------------|--------------------|--------------------|---------------------------|----------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 | |
| B-201,401,204,404 | 386.53 | 43.05 | 21.52 | 530.00 | |
| B-202,402,203,403 | 409.78 | 43.05 | 21.52 | 560.00 | |

| A - WING | | | | | area in sq.ft. |
|-------------------|------------|--------------------|--------------------|---------------------------|----------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 | |
| A-201,401,204,404 | 546.81 | 79.11 | 39.55 | 765.00 | |
| A-202,402,203,403 | 406.34 | 43.05 | 21.52 | 560.00 | |



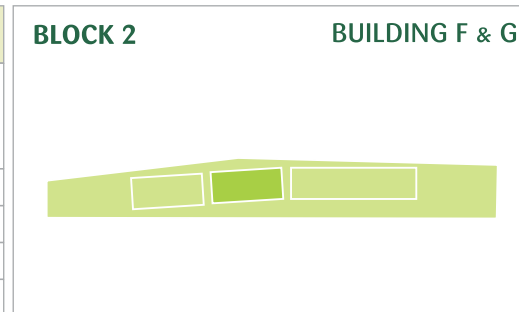
BLOCK 2 (BUILDING F & G)

1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOOR PLAN



| G - WING | | | | |
|----------------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| G-101,301,501,701,901,1101 | 599.98 | 81.37 | 40.68 | 835.00 |
| G-102,302,502,702,902,1102 | 650.89 | 81.37 | 40.68 | 900.00 |
| G-103,303,503,703,903,1103 | 650.89 | 81.37 | 40.68 | 900.00 |
| G-104,304,504,704,904,1104 | 605.36 | 81.37 | 40.68 | 840.00 |

| F - WING | | | | |
|----------------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| F-101,301,501,701,901,1101 | 650.89 | 81.37 | 40.68 | 900.00 |
| F-102,302,502,702,902,1102 | 599.98 | 81.37 | 40.68 | 835.00 |
| F-103,303,503,703,903,1103 | 605.36 | 81.37 | 40.68 | 840.00 |
| F-104,304,504,704,904,1104 | 650.89 | 81.37 | 40.68 | 900.00 |



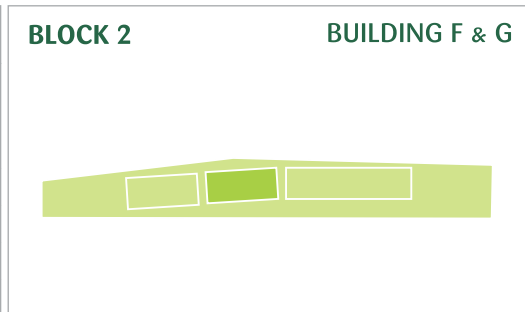
BLOCK 2 (BUILDING F & G)

2ND, 4TH, 6TH & 10TH FLOOR PLAN



| G - WING | | | | |
|--------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| G-201,401,601,1001 | 599.98 | 78.57 | 39.28 | 830.00 |
| G-202,402,602,1002 | 650.89 | 56.83 | 28.41 | 885.00 |
| G-203,403,603,1003 | 650.89 | 56.83 | 28.41 | 885.00 |
| G-204,404,604,1004 | 605.36 | 78.57 | 39.28 | 840.00 |

| F - WING | | | | |
|--------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| F-201,401,601,1001 | 650.89 | 56.83 | 28.41 | 885.00 |
| F-202,402,602,1002 | 599.98 | 78.57 | 39.28 | 830.00 |
| F-203,403,603,1003 | 605.36 | 78.57 | 39.28 | 840.00 |
| F-204,404,604,1004 | 650.89 | 56.83 | 28.41 | 885.00 |



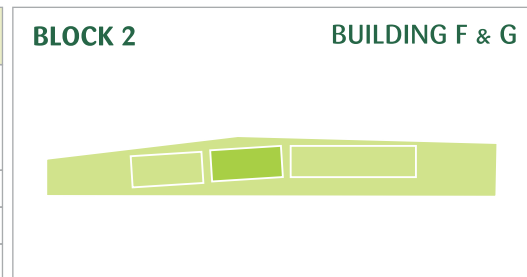
BLOCK 2 (BUILDING F & G)

8TH FLOOR PLAN



| G - WING | | | | |
|----------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| G- 801 | 599,98 | 78,57 | 39,28 | 830,00 |
| G- 802 | 650,89 | 56,83 | 28,41 | 885,00 |
| G- 803 | 650,89 | 56,83 | 28,41 | 885,00 |

| F - WING | | | | |
|----------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| F- 801 | 650,89 | 56,83 | 28,41 | 885,00 |
| F- 802 | 599,98 | 78,57 | 39,28 | 830,00 |
| F- 804 | 650,89 | 56,83 | 28,41 | 885,00 |



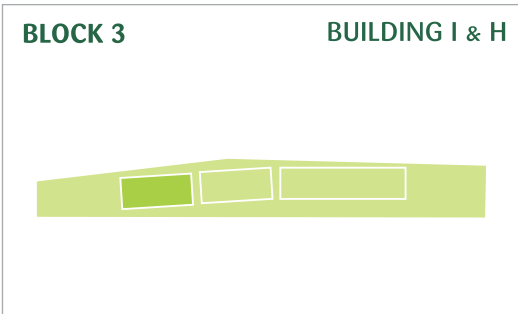
BLOCK 3 (BUILDING I & H)

1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOOR PLAN



| I - WING | | | | |
|----------------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| I-101,301,501,701,901,1101 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-102,302,502,702,902,1102 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-103,303,503,703,903,1103 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-104,304,504,704,904,1104 | 383.62 | 66.84 | 33.42 | 545.00 |

| H - WING | | | | |
|----------------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| H-101,301,501,701,901,1101 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-102,302,502,702,902,1102 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-103,303,503,703,903,1103 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-104,304,504,704,904,1104 | 660.90 | 80.46 | 40.23 | 912.00 |



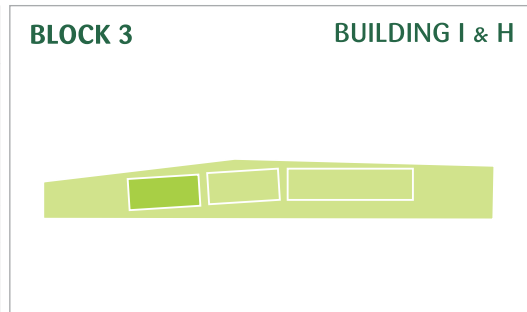
BLOCK 3 (BUILDING I & H)

2ND, 4TH, 6TH & 10TH FLOOR PLAN



| I - WING | | | | |
|--------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| I-201,401,601,1001 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-202,402,602,1002 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-203,403,603,1003 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-204,404,604,1004 | 383.62 | 66.84 | 33.42 | 545.00 |

| H - WING | | | | |
|--------------------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| H-201,401,601,1001 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-202,402,602,1002 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-203,403,603,1003 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-204,404,604,1004 | 660.90 | 80.46 | 40.23 | 912.00 |



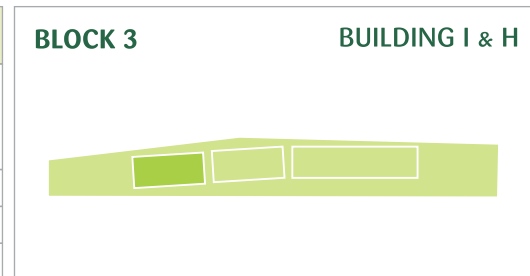
BLOCK 3 (BUILDING I & H)

8TH FLOOR PLAN



| I - WING | | | | |
|----------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| I-801 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-802 | 383.62 | 66.84 | 33.42 | 545.00 |
| I-803 | 383.62 | 66.84 | 33.42 | 545.00 |

| H - WING | | | | |
|----------|------------|--------------------|--------------------|---------------------------|
| FLAT NO. | CARPET (A) | CARPET TERRACE (B) | CARPET 50 OF B (C) | SALEABLE AREA (A+C) X 1.3 |
| H-801 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-802 | 660.90 | 80.46 | 40.23 | 912.00 |
| H-804 | 660.90 | 80.46 | 40.23 | 912.00 |



CONCEPT MAP (Not to the scale)



Chetan Super Market

O/E/N INDIA LIMITED

Kharabwadi

Shree Radhe Hygiene Products Pvt.

Pune-Nashik Rd.

Chakan Market Yard

Ambethan Chowk

Blue Sahara

Chakan Petrol Pump

Chakan

Shree Chakreshwar Temple

Chakan Fort

Ghatkar Hospital

Chakan ST Stand

Talegoan-Chakan Rd.

Talegoan-Chakan Rd.

Chakan Petrol Pump

Chakan

Chakan Police Station

Shree Chakreshwar Temple

Chakan ST Stand

Ghatkar Hospital

Mutkewadi

Chakan Shikrapur Rd.

Pune-Nashik Highway

Surya Multispecialist Hospital



1, 1.5 & 2 BHK HOMES @ CHAKAN

Volkswagen India Pvt. Ltd.

Nanekanwadi

Pune-Nashik Highway

Mutkewadi

Surya Multispecialist Hospital

Tukaram Narayan Mukte Market

Medankarwadi



1, 1.5 & 2 BHK HOMES @ CHAKAN

Kadachiwadi

Z P School

Chakan-Shikrapur Rd.

Indian Oil Corporation

Mercedes Benz India Pvt. Ltd.

Alandi Phata

Petrol Pump

Healthcare

College / University

LOCATION EDGE

- Falls on Pune-Nashik Road, 15 minutes of distance from Bhosari
- Well-connected by highways
- Within Medankarwadi, towards Monga Factory
- Close to Pune-Mumbai Express Highway, Nashik and Nagar Highway

A GOLDEN INVESTMENT LAND

- The Pune International Airport will be soon taking stand at this location
- An international convention centre will be coming up at Moshi
- A whopping investment of Rs. 7000 crores is about to develop for the Talegaon-Chakan Automobile cluster
- 6 lane road is shaping up between Pune to Rajgurunagar

vastushodh
projects private ltd. begin living

anandgram™
आनंदग्राम

UrbanGram™

Promise of a great living...

Vastushodh Projects is treading its path to growth through understanding of their customers and by translating their needs for today and tomorrow into quality homes.

Today, with AnandGram™ and UrbanGram™ they have equated their name with making the impossible come true. With quality driven, value-packed projects, they've earned

a respect for being led by their commitment and delivering quality before time.

Vastushodh Projects has fulfilled many dreams by offering value-packed homes for different pockets of society. With them, many families indeed, did begin living!

AnandGram is the 'Best affordable housing project' in India

The accolades and recognition we receive are testimony to the admirable work we've been showcasing. Our efforts to provide our customers with the best have paid off in the form of the 5 Star rating from 'Crisil' for the Micro Township project - Anandgram and the recently bagged National honour - 'Credai Award 2012' for the 'Best affordable housing project in India'. We stood proud recipients of this prestigious honour and this best explains our credibility!



CREDAI
REAL ESTATE AWARDS 2012



India's first Five Star
CRISIL rating township

CREDITS:

ARCHITECT:
TADPL

LANDSCAPE CONSULTANT:
Arch. LEENA SHENDE

R.C.C.:
SPECTRUM CONSULTANT

LEGAL:
Adv. MRUDULA CHITALE

BRAND CONSULTANT :
SETU ADVERTISING PVT. LTD.

A PROJECT BY:

vastushodh  **begin living**
projects pvt. ltd.

Contact : 88880 92000, 92251 92252
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