

THE RISE OF CHAKAN

NA PLOTS WITH STATE-OF-ART AMENITIES

Part of 65+ Acres Township | 4 Acres of Forest Park |
2500+ happy families reside

Avasa
WOODLAND
FULLY SERVICED NA PLOTS
CHAKAN



DEVELOPED BY
NAIKNAVARE
DEVELOPERS
Not just better housing...but better living, for all...
www.naiknavare.com

CALL: 020-4147 1111

Site Address: Avasa Grassland - Gat No.128, Mahalunge, Near To Dwarka School, Chakan, Tal-khed, Pune, Maharashtra-410501

Corporate Office: 1204/4, Ghole Road, Shivajinagar, Pune - 411 004

MahaRERA No. P52100052266 Available on website <https://maharera.mahaonline.gov.in>

Add Credits- Architect : XX | RCC Consultant : XX | Legal : XX | Landscape : XX | Architectural Visualisation : XX | Brand Consultant : Nirvaana Communications.

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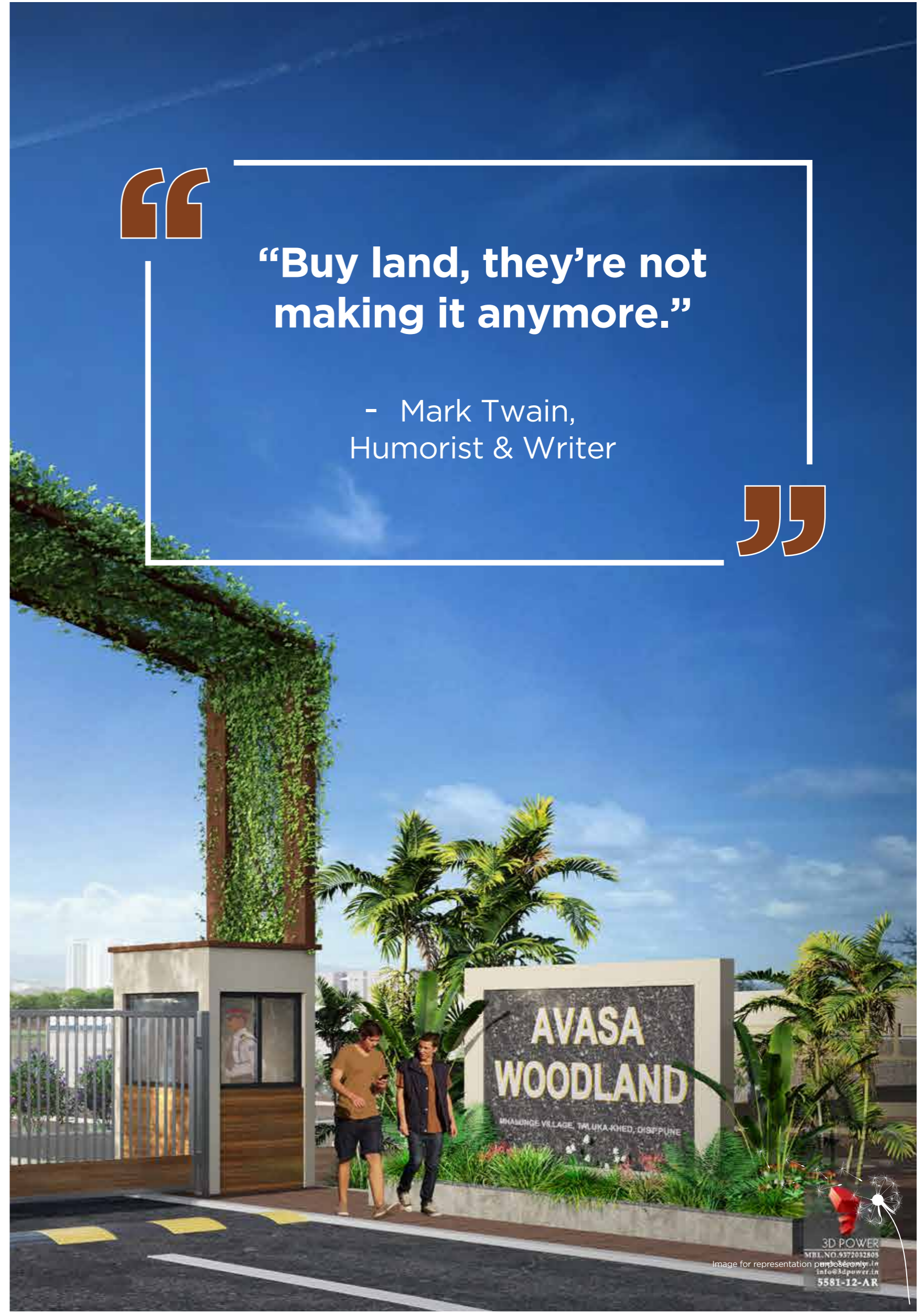


“

“Buy land, they’re not making it anymore.”

- Mark Twain,
Humorist & Writer

”



ABOUT NAIKNAVARE

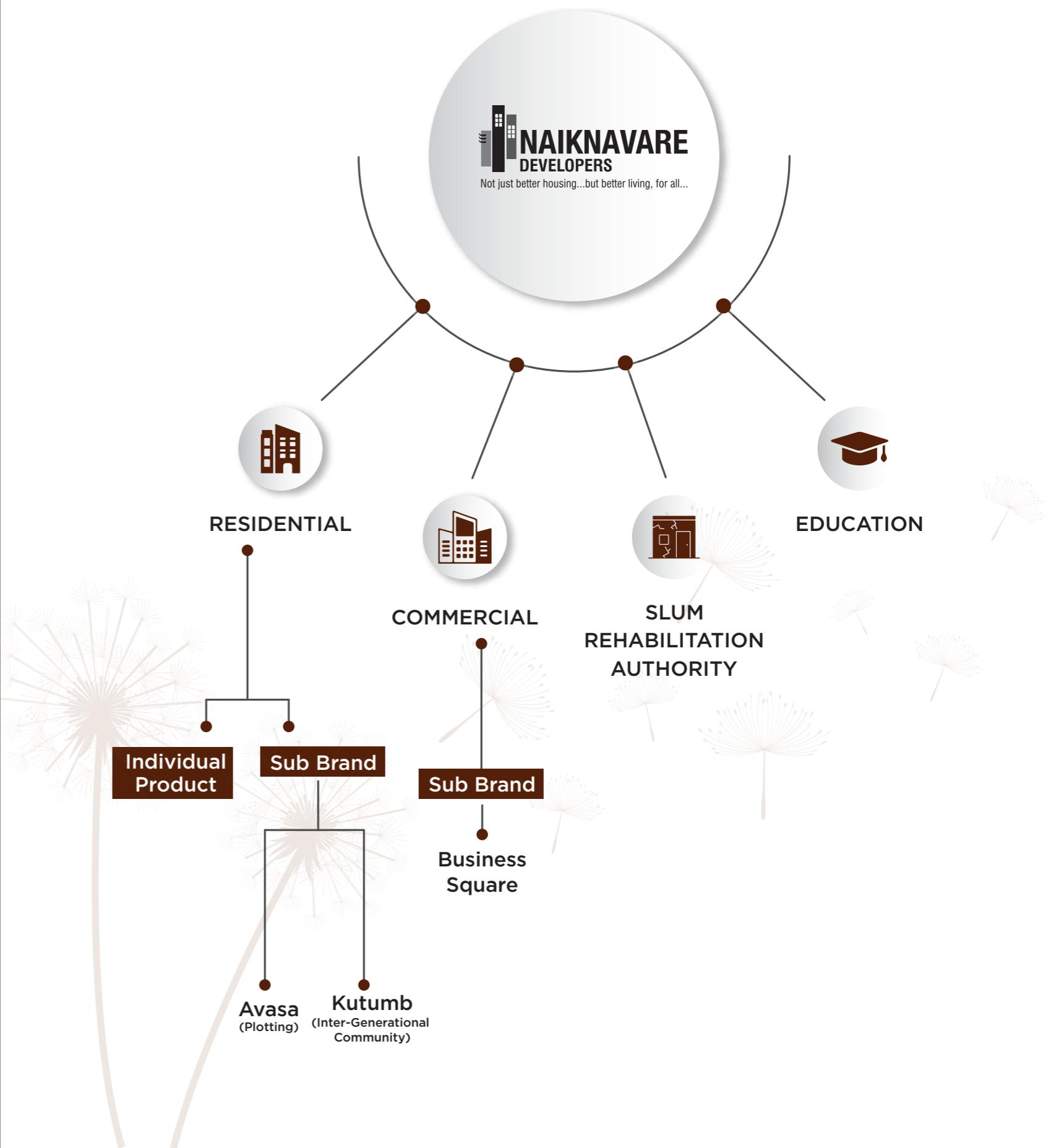
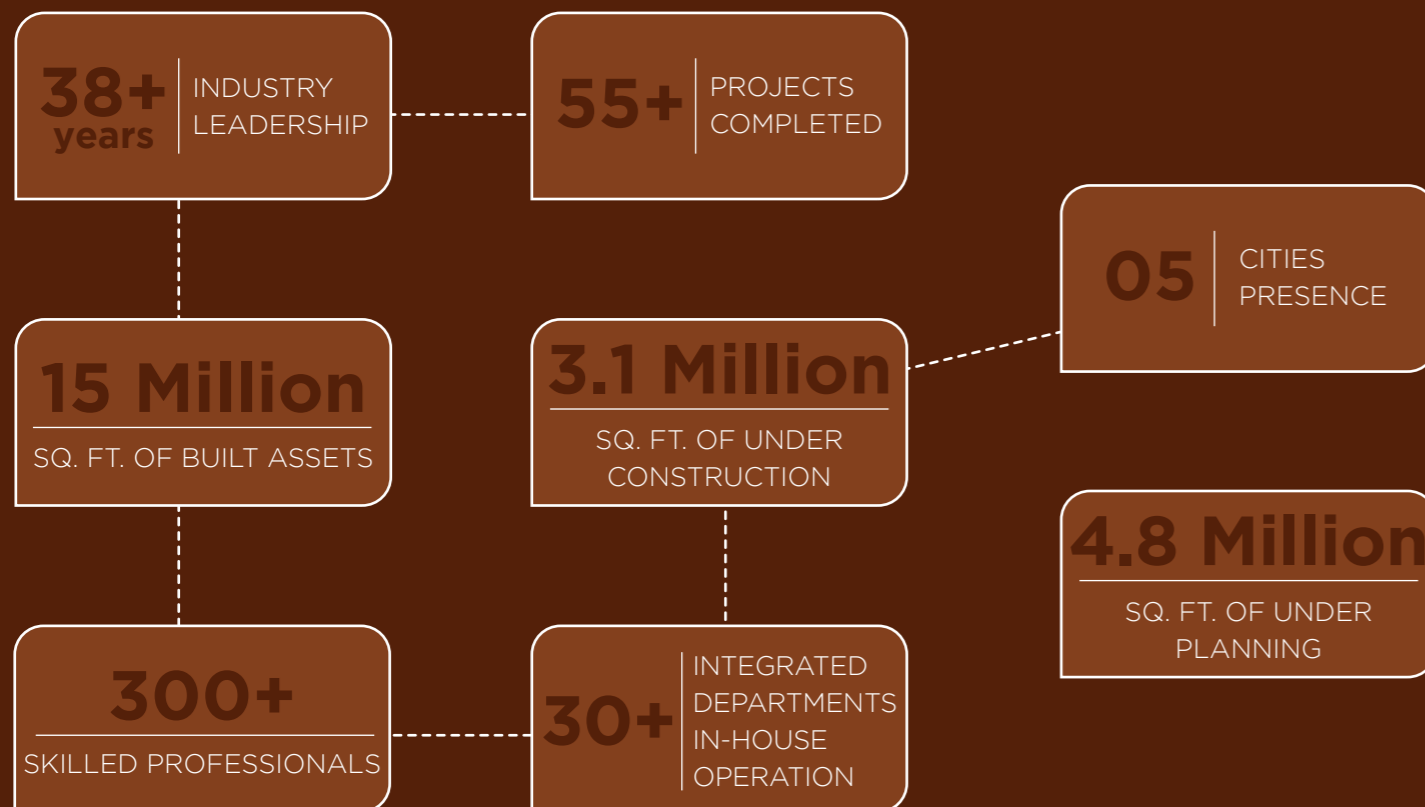
Since 1986, Naiknavare Developers has redefined real estate, establishing a legacy of excellence across Pune, Mumbai, Goa, Kolhapur, and Navi Mumbai. Our leadership is defined by a three-generation entrepreneurial management team, equipped with technical prowess in civil engineering, structural engineering, architecture, and law. This proficiency lends a distinctive edge to our real estate value chain.

At Naiknavare Developers, our mission revolves around designing and delivering "better living for all," a commitment that resonates with India's diverse society. With 38 years of excellence, we have left an indelible mark on the residential, commercial, educational, redevelopment, SRA, and hospitality sectors. From affordable homes to luxurious havens, we've transformed lives for more than 12,500 families across five cities.

Rooted in social responsibility, we champion slum redevelopment in Pune, catalyzing urban rejuvenation. As we forge ahead, revitalizing group housing projects in central areas remains a priority.

With a focus on quality, innovation, and customer satisfaction, Naiknavare Developers continues to raise the bar in the real estate industry. We are committed to enriching lives and providing our valued customers with homes and spaces that are not only aesthetically pleasing but also functional and built to stand the test of time.

Naiknavare's brand architecture embodies our identity and values, vocalizing our unwavering commitments. The parent brand exclusively represents residential and commercial projects, while distinct identities are created for Education, SRA Projects, and other categories. With over 30+ integrated departments, we've established an in-house framework for streamlined operations. By consolidating essential real estate functions, we ensure holistic customer service. This cohesion not only optimizes efficiency but also promotes knowledge exchange, enabling seamless support across diverse customer segments.





CONTAINING YOUR HAPPINESS BECOMES A CHALLENGE WHEN IT SPREADS OVER AN AREA OF 65+ ACRES.

2500+ FAMILIES ALREADY ENJOY LIVING ON THE ISLAND OF HAPPINESS

ONE OF THE BEST INTEGRATED TOWNSHIP EXPERIENCE A TOWNSHIP OF 65+ ACRES

Come and build your ever-longing dreams in our fully integrated township inspired by the divine city of Dwarka. Spread across 65+ acres, our township in Chakan MIDCs offers a harmonious blend of convenience and tranquility. With well-planned residential and commercial sectors, we provide modern amenities that exceed expectations. Join a vibrant community that celebrates togetherness and creates lasting friendships.

EXISTING



Dwarka School

Concrete Infrastructure



PMPML bus stop

Electrical Substation



Petrol pump

Water from Bhama Ashked Dam



DISCOVER THE GRANDEUR OF TOWNSHIP - WHERE DREAMS UNFOLD!



UPCOMING



Forest Park

D Mart



Highstreet Shopping Complex

Ring Road



Junior college

*Disclaimer: The images used in this brochure is for representation purpose only



Images for representation purpose only

Introducing **AVASA WOODLAND** – Your Legacy Woven with Wealth & Happiness

Introducing Avasa Woodland, immerse yourself in a realm that transports you to the depths of your imagination and effortlessly transforms your wishes into reality. It's a sanctuary where you can gaze in awe at the countless stars adorning the sky or indulge in 5-star amenities customized to suit your preferences. This enchanting expanse entices with the charm of breezy winds, abundant sunshine, picturesque hilltops, and more.

Embark on a journey into a future that warmly beckons you today. Here, life undergoes continuous enhancement, fulfilling every conceivable dream and nurturing an atmosphere where new aspirations can take root.

AVASA - meticulously serviced premium NA plots From the House of Naiknavare

There is nothing like owning a piece of land - a blank state for your dreams to come alive. "Avasa" from the House of Naiknavare was conceived and crafted as a pragmatic response to the challenges posed by the BHK lifestyle, reinstating the liberty & freedom to live life on your terms. Each Avasa project is meticulously planned with liberty, comfort & convenience at its core, offering respite from the commotion of daily life while keeping you tethered to the familiar city confines.



Images for representation purpose only

THE RISE OF CHAKAN



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Embark on the extraordinary with Avasa Woodland – the Rise of Chakan.

Become a part of a legacy where thoughtfulness seamlessly blends with tranquillity, setting an unparalleled standard for contemporary living in this burgeoning locale.

Spread across XX acres, Avasa Woodland unveils XX meticulously designed plots, each embodying the essence of privacy, tranquility, and a profound sense of belonging. Avasa, the prestigious sub-brand of Naiknavare for plotted projects, proudly presents Avasa Woodland as the highly anticipated Phase 3 launch within this expansive mega township spanning over 65 acres.

Step into a realm of exclusivity, crafted for a refined lifestyle. Indulge in a spectrum of amenities that redefine the luxury living landscape, featuring a dedicated recreational open space hosting a multi-purpose hall, serene senior citizen seating, captivating gazebos, a lush green lawn, a flourishing kitchen garden, an enchanting children's play area, an invigorating open gym, and charming tree-lined avenues.

Avasa Woodland, the Rise of Chakan, beckons you to define your legacy amidst serenity and tranquility, setting the benchmark for elevated living in this thriving location



Nestled within this extraordinary haven is a fully functional school, recognized for its excellence. This educational institution has consistently delivered outstanding results, promising a bright and prosperous future for your child. Avasa Woodland not only offers an idyllic home but also ensures that your children receive a top-notch education, solidifying its position as the pride of Chakan.

For those yearning for a residence amidst the lush forest garden and tranquil water bodies, Avasa Woodland beckons as the ultimate expression of Chakan's pride. Envelop yourself in abundant greenery that not only breathes life into your surroundings but also promises the purest environment in the vicinity. Your sanctuary awaits at Avasa Woodland – where nature and luxury seamlessly coexist, proudly standing as the heartbeat of Chakan.



THE PRIDE OF CHAKAN



Images for representation purpose only



Immerse Yourself in Our *Enchanting Forest Garden Oasis*

Experience the enchanting Forest Garden within our sprawling township, spanning over 4 acres of lush greenery and a mesmerizing water body. Surround yourself with diverse flowers and plants, and indulge in a range of amenities including Gazebo seating, a multipurpose court, and an adventure-filled play area. Jog along the dedicated track or unwind in the serene amphitheatre, immersing yourself in nature's tranquillity. Forest Garden is a picturesque retreat that harmoniously blends nature with modern living, offering a sanctuary to rejuvenate your mind, body, and soul.



41 Lakh Liters
Capacity Manmade
Water Body



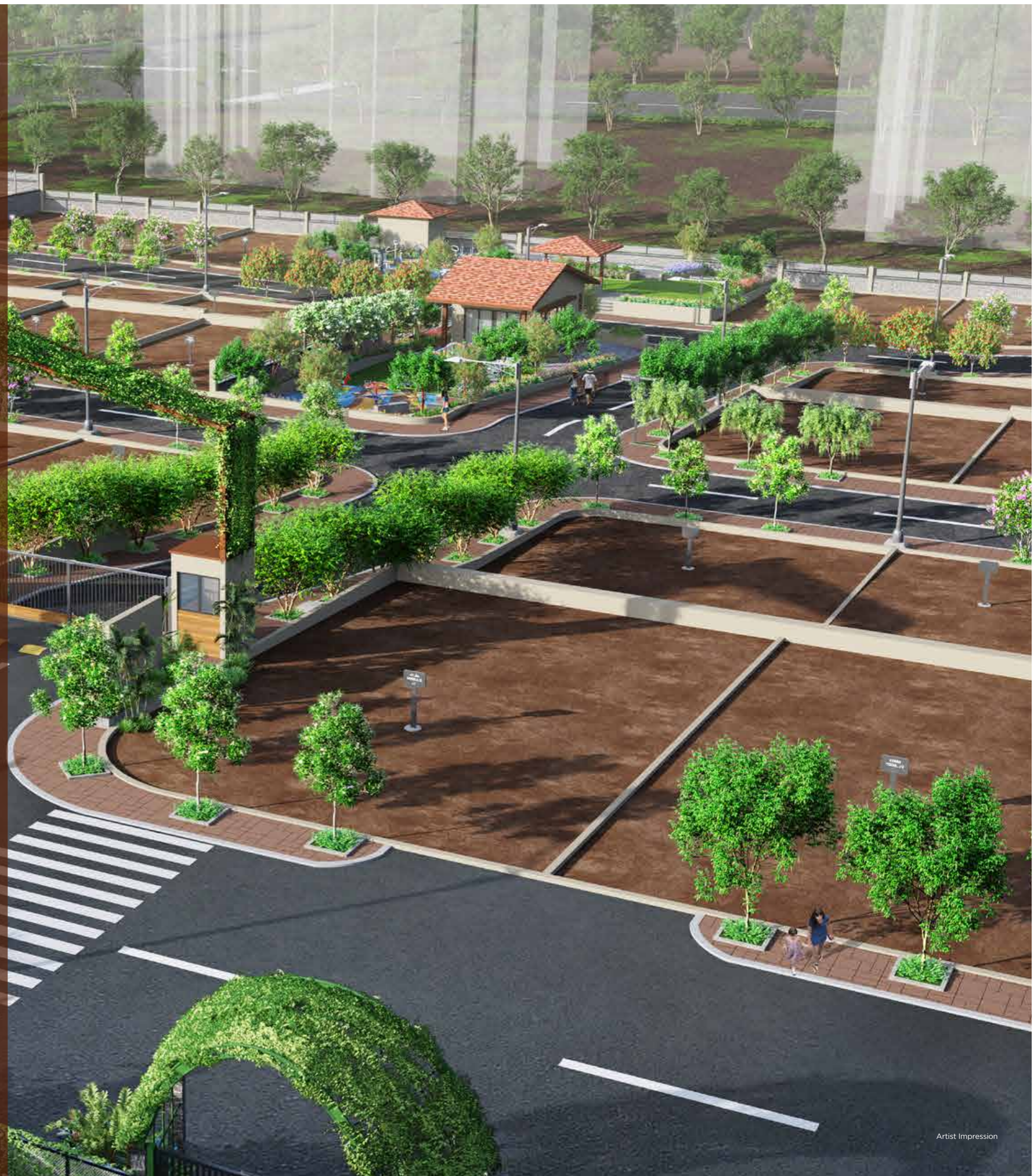
800
Native Flowering
Shrubs



134
Majestic Native
Trees



Part of 65+
Acres Township



PROJECT SPECIFICATIONS



Internal road in tremix concrete finish with paving



Provision of Street lights



Provision of water supply



Sewage Treatment Plan of Township



Plug & play drainage lines



Electrical infrastructure facilities



Garbage disposal



Gated Community



Provision of storm water drains along roads



Well demarcated individual plots



Fully developed infrastructure



Security Cabin & Impressive entrance with landscape



UNMATCHED AMENITIES

FOR A LUXURIOUS RETREAT



Multipurpose Hall



Lawn



Kids Play Area



Senior Citizen Sitting



Outdoor Gym



Verandah



Vegetable Garden



Society Office



Attendant Quarter



Parking



Images for representation purpose only

GLIMPSE OF AVASA WOODLAND



MASTER LAYOUT (AVASA-CHAKAN)

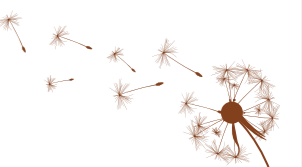


LEGENDS

- | | |
|-------------------|---------------------|
| ① ENTRY & EXIT | ⑫ THE DWARKA SCHOOL |
| ② SECTOR- I-A | ⑬ PLAY GROUND |
| ③ SECTOR- II-A | ⑭ D-MART |
| ④ SECTOR- III-A | ⑮ AMENITY |
| ⑤ SECTOR- I-B | ⑯ OPEN SPACE |
| ⑥ SECTOR- II-B | ⑰ SERVICES |
| ⑦ AVASA WOODLAND | ⑱ MSDDL SUBSTATION |
| ⑧ AVASA GRASSLAND | |
| ⑨ AVASA PARKLAND | |
| ⑩ AVASA GROVELAND | |
| ⑪ FOREST GARDEN | |



Avasa
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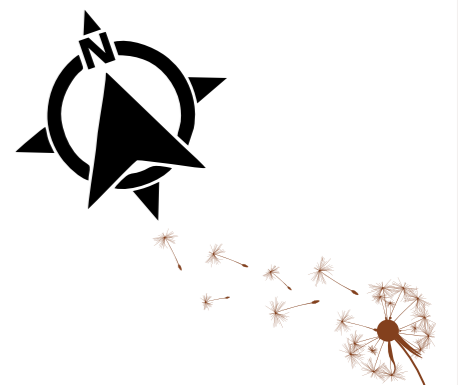


AVASA WOODLAND OPEN SPACE-1



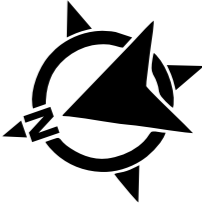
LEGEND :

- | | | | | |
|----------------------|------------|-------------------|------------------------|---------------------|
| 1. ENTRANCE | 2. PARKING | 3. KIDS PLAY AREA | 4. SENIOR CITIZEN AREA | 5. VEGETABLE GARDEN |
| 6. MULTIPURPOSE HALL | 7. LAWN | 8. UTILITY | 9. VERANDAH | 10. STAGE |



AVASA WOODLAND OPEN SPACE-2

CE 2



AVASA-W

LEGEND :

- 1. ENTRANCE
- 2. OUTDOOR GYM
- 3. LAWN
- 4. SENIOR CITIZEN SITTING
- 5. GAZEBO
- 6. TODDLER PLAY AREA



VILLA TYPE - 1 : VIEWS



Road Side View



Left Side View



VILLA TYPE - 2 : VIEWS



Forest Park View



Road Side View



LOCATION MAP



HOSPITALS

- Mauli Hospital - 2 min.
- Shivkrupa Multispeciality Hospital - 10 Min.
- Mangalmurti Hospital And Skin Clinic- 15 Min.



SCHOOLS & COLLEGES

- Dwarka School - 1 min.
- Freedom English School - 3 min.
- Dnyanvardhini English Medium School - 8 min.
- Jain English School and Junior College - 9 min.
- Siddhant College of Engineering - 15 min.



BREAKAWAY

- Biradwadi Hill-3 min.
- Bird Vally Udyan-15 min.
- Kundamala - 25 min.



MALLS

- CITY PLAZA - 15 min.
- City One Mall - 35 min.



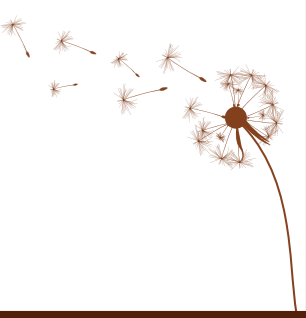
HERITAGE PLACES

- Karla Buddha Caves - 35 mins
- Yelghol Caves - 40 mins



KEY DISTANCES

- PCMC - 19 Min. | Chakan MIDC -15 Min.
- Talegaon MIDC - 25 Min. | Pune - 35 Min.
- Mumbai - 2 Hrs | Alandi - 25 Min.
- Dehu Road - 20 Min. | Lonavla - 50 Min.
- Pune - Nashik Highway - 30 Min.
- Mumbai-Pune Highway - 35 Min.



CHAKAN – The Land of The Rising Star

5



STRATEGIC LOCATION

Chakan's strategic location in the Pune Metropolitan Region makes it an attractive choice for businesses looking to establish a presence in a growing economic zone

SPECIAL ECONOMIC ZONE (SEZ)

Chakan has been designated as a Special Economic Zone, offering certain tax benefits and incentives to businesses operating within its boundaries.



JOB OPPORTUNITIES

The industrial growth in Chakan has led to an increase in job opportunities, attracting a workforce from nearby areas.



GOVERNMENT SUPPORT

The government has shown interest in promoting industrial development in Chakan, providing policies and support to encourage investment and growth.



HOME TO AUTOMOTIVE GIANTS

The area is home to major automotive companies and manufacturers, attracting a network of suppliers and ancillary industries. This clustering effect can be beneficial for businesses in terms of collaboration and resource sharing.

INDUSTRIAL HUB

Chakan is a prominent industrial hub with a concentration of manufacturing units, particularly in the automotive sector. It hosts several multinational companies and industrial estates, making it a key destination for businesses.



EDUCATIONAL EXCELLENCE

Elevate your living experience in Chakan with unparalleled access to top-notch educational institutions. Families thrive in a community that values and prioritizes quality schools and colleges, making Chakan the ideal choice for those seeking educational excellence for their loved ones.



HEALTH & WELL-BEING HUB

Choose Chakan as your residence & embrace a lifestyle where your well-being is paramount. The abundance of healthcare facilities, advanced hospitals, and comprehensive medical services in Chakan ensures that residents enjoy a superior quality of life, making it the undisputed hub for health and vitality.



INFRASTRUCTURE DEVELOPMENT

Over the years, there has been massive ongoing infrastructure development in Chakan, including improvements in roads, utilities, and other facilities to support the growing industrial activities.

CONNECTIVITY

The region is well-connected by road, with good access to major highways, facilitating the transportation of goods and materials. Pune's expanding infrastructure and connectivity contribute to the accessibility of Chakan.



CULTURAL EXTRAVAGANZA & SOCIAL DELIGHTS

Immerse yourself in a vibrant & culturally rich community by choosing Chakan as your home. From theaters & museums to shopping centers & exquisite restaurants, Chakan offers an array of cultural & social amenities that transform daily living into an enchanting & enjoyable experience.



PRISTINE LIVING ENVIRONMENT

Indulge in the luxury of pristine living with Chakan's commitment to a clean and well-maintained environment. The exceptional air and water quality underscore Chakan's dedication to providing residents with a refreshing and environmentally conscious atmosphere, solidifying its status as the epitome of livability.

