



# USHA RESIDENCY

*Usha Ki Pehli Kiran Aapke Ghar*



# TOTAL DEVELOPMENT

12.40 LAKHS SQ. FT.

COMPLETED / READY TO MOVE IN PROJECT

## OM SAI HOME

Location : Temghar  
Development Area : 2.50 Lakhs  
Total units : 406 Units  
possession : Hand Over & December 2023

## GYAN GANGA APARTMENT

Location : Bhadwad  
Development Area : 42 Thousand  
Total units : 68 Units  
possession : Hand Over & August 2023

## ON GOING PROJECT'S IN AFFORDABLE SEGMENT

### SHIV SAI AWAS

Location : Bhadwad  
Development Area : 1.78 Lakhs  
Total units : 316 Units  
possession : March 2024



### SHAMBHU SHANKAR RESIDENCY

Location : Bhadwad  
Development Area : 1.50 Lakhs  
Total units : 272 Units  
possession : December 2024



### SHIVAALIK PARK

Location : Bhadwad  
Development Area : 4.20 Lakhs  
Total units : 794 Units  
possession : June 2023



### NARAYANI DHAM

Location : Bhadwad  
Development Area : 2.00 Lakhs  
Total units : 1383 Units  
possession : June 2025





# INFRA DEVELOPMENT IN BHIWANDI



Work In Progress Metro Line 5



Mumbai Nashik Samruddhi Mahamarg



Thane-Virar Railway  
(Work In Progress)



Ready Durgadi Bridge



Dombivali Mumbai Bridge  
(Under Construction)





# BHIWANDI GROWING UP AROUND YOU

## Connectivity

- Mumbai - Nashik Expressway - 7 Min (8 Lane Samruddhi Mahamarg)
- Upcoming Metro Station - 5 min
- Bhiwandi Station - 7 Min
- Thane - 20 Min, Mumbai Airport - 40 Min
- Kalyan Station - 30 Min
- Virar Alibaug Multimodal Corridor - 10 Min



## Healthcare

- Mauli Hospital - 5 Min
- Spectrum Hospital - 5 min
- Rainbow multi-speciality - 5 Min
- Shushrusha Hospital - 5 Min
- Madhavi Hospital - 8 Min
- Phoenix Hospital & Research centre- 10 Min



## Schools

- The Polymath School
- Saraswati English High Shcool
- Shree Halari Visa Oswal English
- Scholars School
- podar International
- Holy marry Convent
- Leo Kids Pre School



## Colleges

- Chaughule Law College
- Mansi Bharat Gada College Of Commerce
- Shree Halari Visa Oswal School And College
- R.V. Pawar Junior College Arts and Commerce
- BNN College
- Padmashri Annasaheb Jadhav



## Entertainment

- PVR
- Viviana Mall
- The Miracle Mall
- My D-Mall
- Koram Mall
- Sports Stadium



## Food & Shopping

- Dominos
- Mc-Donald's
- Prashant Corner
- Teen Batti Market
- Jio Super Market
- Reliance Digital
- Zudio
- Vijay Sales





# PROJECT ELEVATION





# PROJECT ELEVATION





# PROJECT LAYOUT

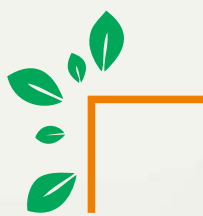




# FLOOR PLAN BUILDING NO. 1 - 1st FLOOR PLAN







# FLOOR PLAN BUILDING NO. 1 - TYPICAL FLOOR PLAN





# FLOOR PLAN BUILDING NO. 2 - 1st FLOOR PLAN





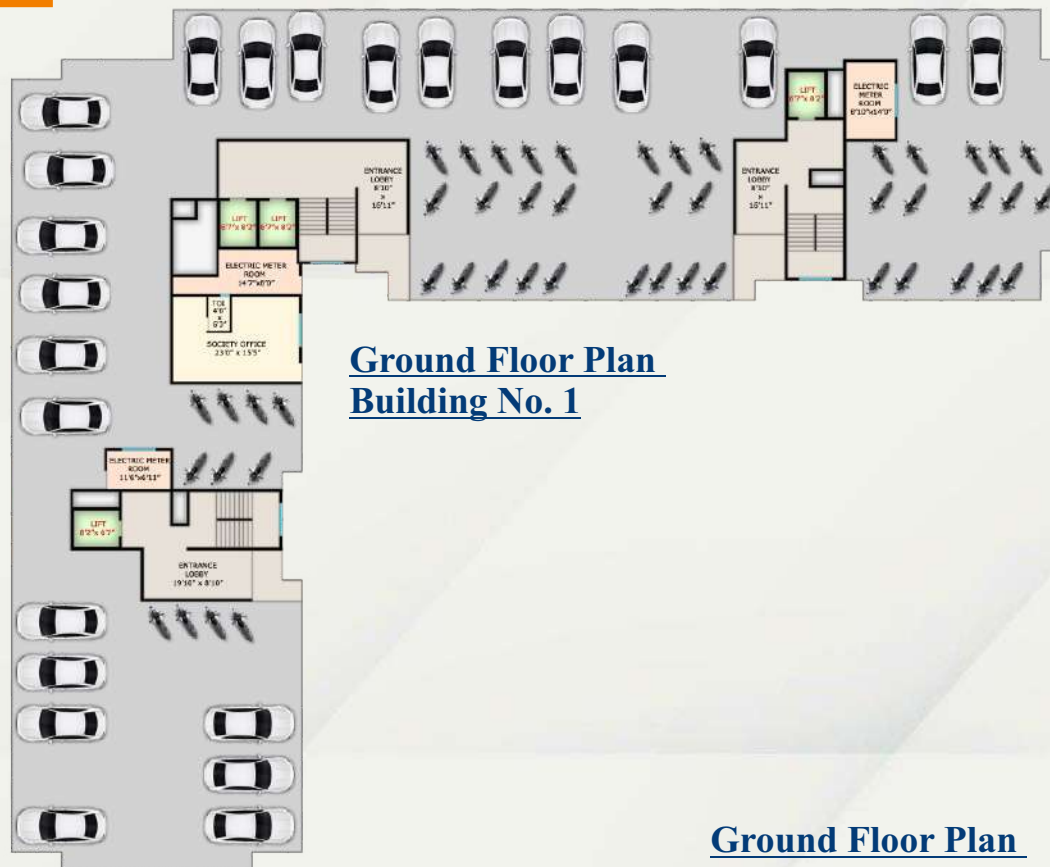
# FLOOR PLAN BUILDING NO. 2 - TYPICAL FLOOR PLAN





# FLOOR PLAN BUILDING NO. 3 - TYPICAL FLOOR PLAN





**Ground Floor Plan  
Building No. 1**



**Ground Floor Plan  
Building No. 3**



**Ground Floor Plan  
Building No. 2**





# PROJECT ELEVATION





# UNIT PLAN 1BHK WITH MASTER BEDROOM



RERA CARPET (SQ. FT.)

**323**

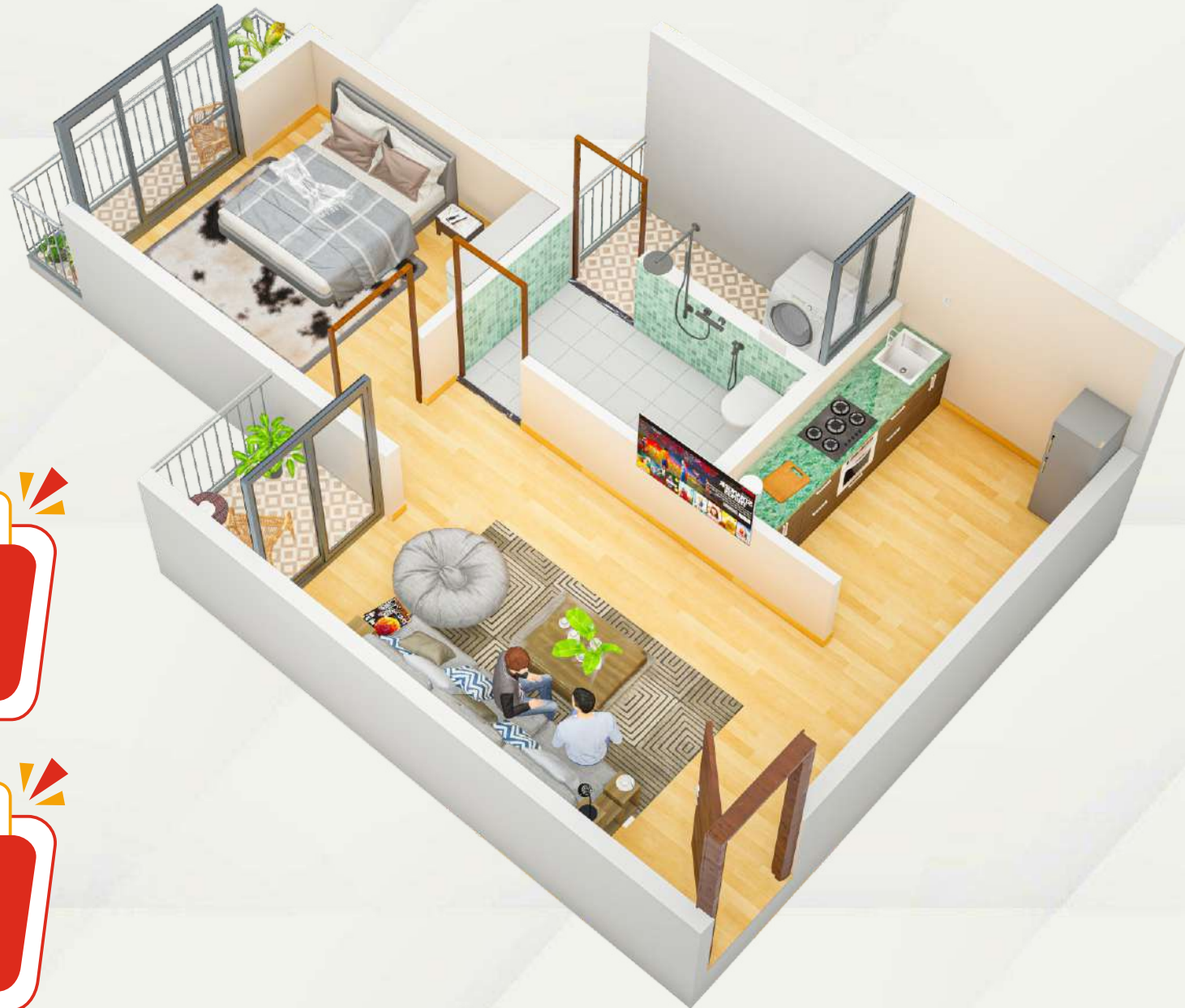
USABLE CARPET (SQ. FT.)

**389**





# UNIT PLAN 1BHK



RERA CARPET (SQ. FT.)

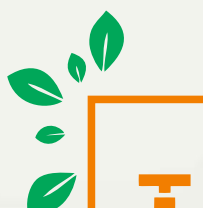
**323**

USABLE CARPET (SQ. FT.)

**385**







# LIFE STYLE AMENITIES



24x7 CCTV Security



Branded Elevator



Ample Car Parking Space



Bike Parking



GYM



Indoor Games



Landscape Garden



Power Backup Common Areas



Shopping Mall



Jogging Track



Community Hall



Club House



Yoga Deck



Temple



Senior Citizen Area



Super Market



Organic Plantation



Seating Lounge



Common Toilet Area



Intercom Facility



Grand Entrance Lobby



Retail Plaza



Fitness And Recreation Areas



Children Play Zone



ATM



Solar Water Connection



Gated Community





# INTERNAL AMENITIES

## LIVING & BEDROOM

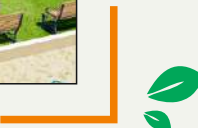
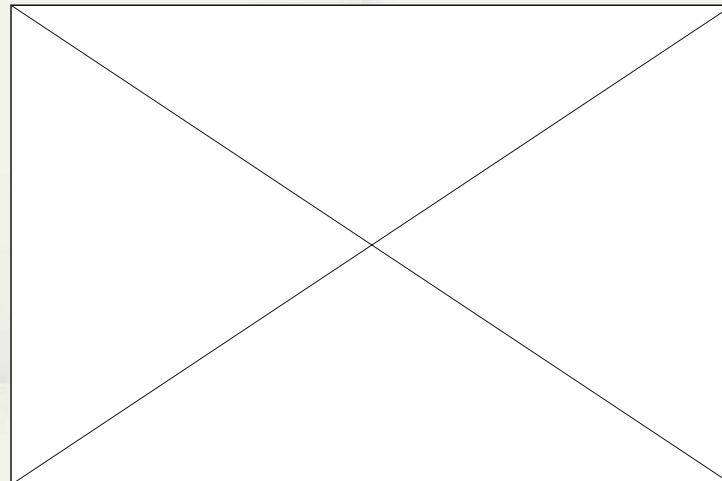
- Teakwood Door Frames
- Premium Vitrified Flooring
- Granite Window Frame
- Powder Coating Aluminum Sliding Window
- Strategically Located  
(TV Cable, AC Points, Telephone Points)
- Designer Pre-Laminated Door
- Branded Putty Finish On Internal Wall & Ceiling
- Emulsion Wiring & Design Modular Switches

## KITCHEN

- Elegant Granite Platform  
With Stainless Steel Sink
- Ceramic Wall Tiles
- Dry Area With Washing Machine Point
- Provision For Water Purifier
- Granite Door Frame
- Provision For Exhaust Fan

## BATHROOM & WC

- Granite Door Frame
- Branded CP Fitting
- Designer Ceramic Wall Tiles
- Concealed Plumbing Work
- Provision For Water Tank On Loft
- Provision For Geyser Point
- Waterproof Door

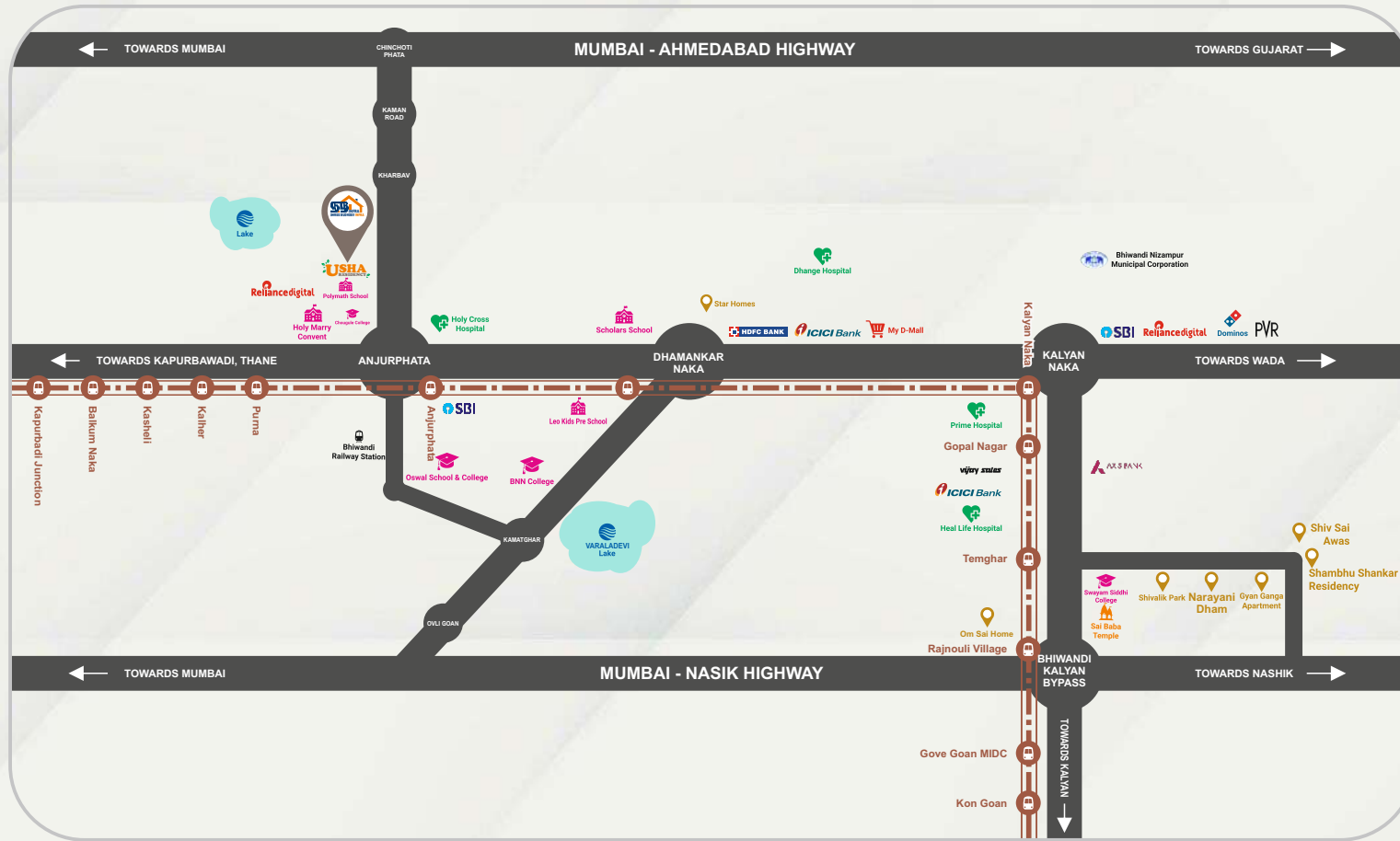




# PROJECT INTERNAL VIEW



# LOCATION MAP



**ADDRESS :** Survey No. 18/10, Opp Polymath School  
Anjur Phata Road, Narpoli Beda, Bhiwandi - 421302  
Dist - Thane, Maharashtra.

 **MahaRera Registration No. Tower No. P51700053334, [www.maharera.mahaonlinegov.in](http://www.maharera.mahaonlinegov.in)**

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