

A Project By



**Site address:**

Gat No. 1210, BAIF Road, Wagholi, Pune - 412207

**Booking Contact**

+91 9699 203 842

**Email id**

info@balajihari.com

**Web**

www.balajihari.com



**P52100049368**

[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

**Credits**

**Architect**

Cubix Architects Associates

**RCC Consultant**

RK Randhave Consultants

**Legal Advisor**

Adv. Dhanraj Chavan

**Landscape designer**

Mahesh Chichchalker

**Technical Consultant**

SR Build Vision

**Brand Consultant**

Qurious Design Pvt. Ltd.

**Disclaimer:** All plans, layout, drawing, amenities, specifications, facilities mentioned in the brochure may be subject to change at the sole discretion of the developers. The constructions shall be as per prevalent rules & regulations subject to necessary approvals. Fire lines/ Sprinklers will be as per fire norms.



# Kanchanpuram

THE ART OF GOOD LIVING

2 & 3 BHK HOMES & SHOPS  
AT BAIF Road, WAGHOLI

# About Kanchanpuram

It would be a joy to live in a world where everything you want is just a short walk away.

Imagine living in a world where everything you touch is of the highest possible quality. Imagine a world where there is a lot of open space and excellent air quality. Just a few minutes away from the centre of Wagholi, Pune's most desirable suburb, all of this could happen.

Welcome to Kanchanpuram Homes, Your Ticket to Resplendence!

An integrated apartment on more than an acre with more open space is Kanchanpuram Pune. It was created by well-known designers and visionary architects.

Because it is a fully integrated "walk-to-everything" development, you can walk to just about anything in 5 to 10 minutes. With a huge Multipurpose Sports Court, Well-Equipped Gymnasium, Multipurpose Clubhouse, Gazebo and a slew of other world-class amenities, hundreds of families already call Kanchanpuram home.

- Proposed Road 100 Feet
- Kharadi IT Hub 5 Minutes
- Magarpatta Cyber City
- Lohegaon (Airport)





DAY VIEW | Artist Visualisation









# Apne Ghar Wali Feeling

They say HOME is where the heart dwells. In the time of Adam and Eve, Home implied as a safest place for family and felt secured and comfy. Today, the meaning of Home has extended and it has turned into a feeling of having a place with solace and serenity.

While building homes for our clients, we understand their needs of buying homes, their bliss, and their general prosperity. Among a heap of houses, we assist our clients with finding an ideal spot where they can feel at ease. We guarantee that our clients get A-list homes and amenities, on our side of the world.

# Happiness Kaa Double Dose

Kanchipuram is fostering areas of strength for vibrant homes to give its occupants a home they generally longed for. It is halfway situated in a high society region encompassed with a quiet and green climate. Kanchipuram is situated at the focal point of all the connectivity to the city. Owning a place at Kanchipuram doubles your joy with its premium homes with splendid amenities in a blissful environment and seamless connectivity to the city. The territory incorporates closeness to Kharadi, Magarpatta, Viman Nagar, Airport, and many more commercial hotspots.







Kanchanpuram

NIGHT VIEW | Artist Visualisation





COMMERCIAL VIEW | ARTIST VISUALISATION





# Exemplary Spaces for Extraordinary Businesses





# Khushiyon Wali Deal

A premium collection of lifestyle amenities are included in Kanchanpuram, raising the standard of living to new heights. The amenities at Kanchanpuram are among the best in their class and provide ample space for real-life experiences.

At Kanchanpuram, every amenity is a treasure for a happier and more vibrant life. The spacious 2 and 3 BHK units at Kanchanpuram come equipped with charming amenities and a porch. You can simply relax by the landscape garden or stroll the stunning pedestal. We are here to provide you with the best apartments for sale in Wagholi, Pune, that offer a lot of space and a high standard of living.







*Proposed  
100 feet wide road*

Grand Entrance Gate

Security Cabin

Gazebo

Pergola

Future Development

Jogging Track

Multipurpose Club House

Well Equipped Gymnasium

View Point

Meditation and Yoga Area

Accupressure Track

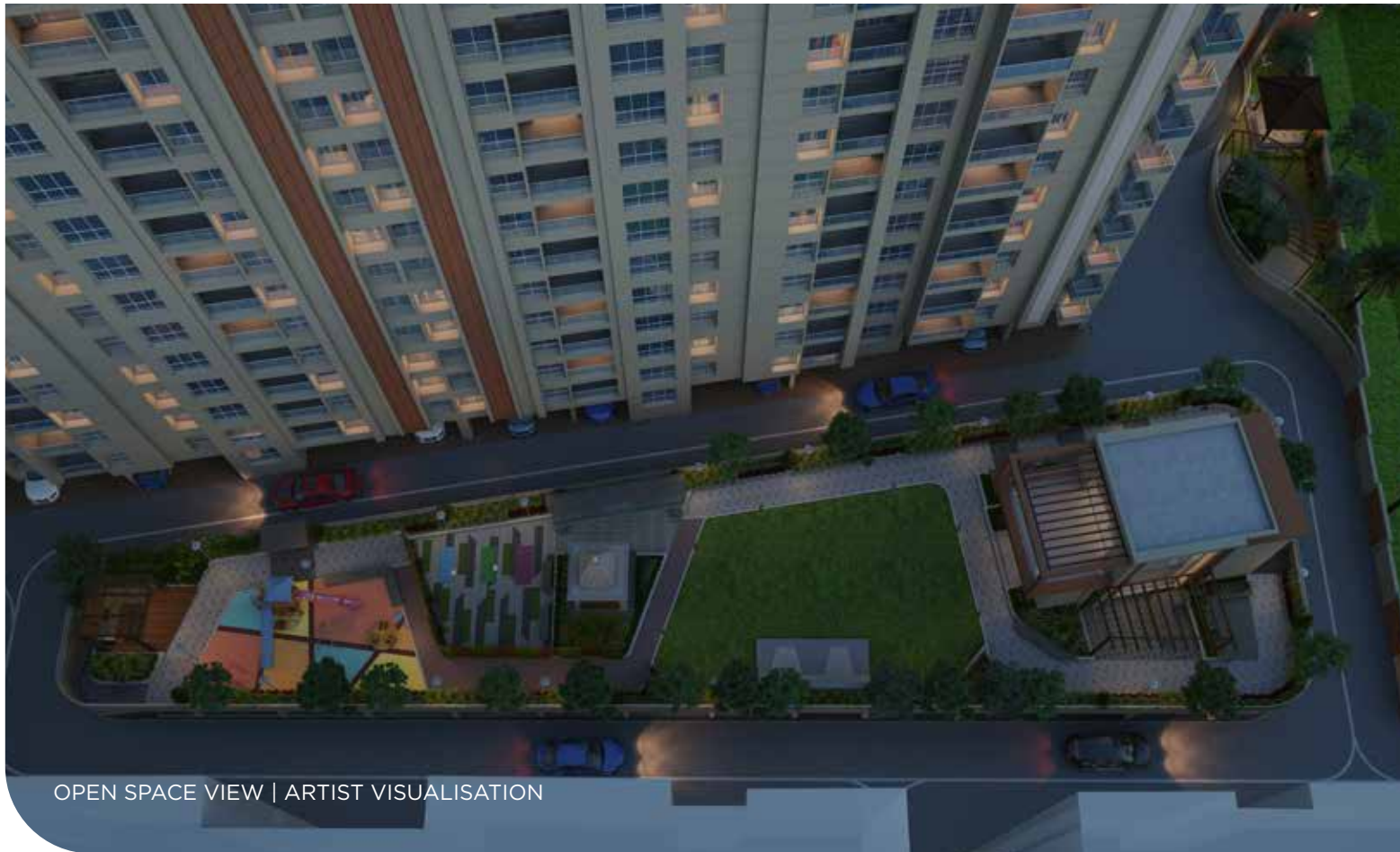
Temple

Party Lawn

Party Stage

Barbeque Counter





OPEN SPACE VIEW | ARTIST VISUALISATION



ENTRANCE GATE VIEW | ARTIST VISUALISATION





BIRD EYE VIEW | ARTIST VISUALISATION



# Conveniences with Comfort And Luxury

Delve into the vibe of luxury living wrapped with effulgence of elegance. Devour the pure essence of comfort and leisure at its best. An embodiment that defines the opulence with astounding infra and alluring amenities. Reside amid the most secure gated community, and stroll worry-free around every corner of the project. We know secured services and a safer neighborhood is of paramount importance, that's why your safety is our topmost priority.



Multipurpose Club House



Well Equipped Gymnasium



Temple



Acupressure Pathway



Party Lawn



Jogging Track



CCTV Surveillance in Common Area



Decorative Entrance Lobby



Senior Citizens Sit Out



Fire Fighting System for Building as per NBC norm



Aroma Garden



Pergola



Children's Play Area



Multipurpose Sports Court



Gazebo

- Well Equipped Gymnasium

- Branded Automatic Elevators

- Well Equipped Children play area

- Meditation and Yoga Area



● Barbeque Counter

● Indoor Games

● 24 x 7 Security

● Pick up and Drop Point

● Feature Wall

● Grand Entrance Gate

● Security Cabin

● Party Stage

● Seating Bars in Lawn

● Organic Waste Converter

● Rain water Harvesting

● Sewage Treatment Plant



CLUB HOUSE | ARTIST VISUALISATION





CHILDRENS PLAY AREA | ARTIST VISUALISATION





MULTIPURPOSE SPORTS COURT | ARTIST VISUALISATION



MEDITATION & YOGA AREA | ARTIST VISUALISATION



GAZEBO AND SEATING AREA | ARTIST VISUALISATION





# Specifications



## STRUCTURE

- Earthquake resistant RCC structure.

## BRICKWORK & PLASTER

- Internal/External Walls: AAC/ecolite/ equivalent blocks.
- Internal Walls: Gypsum finish.
- External Walls: Double coat sand faced plaster finish.
- Ceiling: Gypsum punning finish.

## FLOORING

- Living / Bedroom: 1200mm x 600mm vitrified tiles with skirting.
- Balcony / Toilet: 600mm x 600mm Anti-skid tiles.

## DADO

- Toilet dado : Ceramic Wall Tiles up to lintel level
- Kitchen dado: 600mm x 300mm wall tiles up to 2 feet above kitchen platform.

## KITCHEN

- Granite kitchen platform with stainless steel sink.
- Electrical point provision for exhaust fan / chimney point.
- Electrical point provision for water purifier, microwave, mixer, grinder and refrigerator.
- Electrical point and plumbing provision for dish washer & washing machine in utility area.

## DOORS

- Main Door: Both side laminate finish flush door and laminated door frame with quality fittings.
- Internal Door: Both side laminate finish flush door and laminated door frame with quality fittings.
- Toilet Door: Waterproof shutter with granite door frame.

## WINDOWS

- 3 track powder coated aluminium sliding doors with mosquito net.

## BALCONY

- SS railing with toughened glass.

## ELECTRICAL

- Modular switches with fire resistant concealed copper wiring with circuit breakers controls.
- Provision of light & fan points in all rooms.
- Provision of TV, AC points in living & master bedrooms.
- Provision for Inverter backup in utility area.

## PLUMBING

- CPVC concealed plumbing.
- Jaguar / RAK or equivalent make sanitary ware.
- CP Fitting: Jaguar or equivalent make.
- Concealed flush valve.
- Counter wash basin for master toilet.
- Provision for geyser in all toilets.
- Concealed single lever diverter for toilets.

## PAINTING

- Internal: Roller finish OBD.
- External: Apex or equivalent.

## SOLAR WATER HEATING SYSTEM

- Solar Water provision for master bedroom toilet.

## SAFETY PLUS

- Video door phone with camera.

## NAME PLATE

- Decorative name plate at entrance door.





# 2 BHK Cut Section



A: Living Room | B: Balcony | C: Kitchen | D: Dry Balcony | E: WC / Bath  
F: Kids Bedroom | G: Master Bedroom

# 3 BHK Smart Cut Section



A: Living Room | B: Balcony | C: Kitchen | D: Dry Balcony | E: WC / Bath  
F: Kids Bedroom | G: Master Bedroom | H: Guest Room



# 3 BHK Premium Cut Section



A: Living Room | B: Balcony | C: Kitchen | D: Dry Balcony | E: WC / Bath  
F: Kids Bedroom | G: Master Bedroom | H: Guest Room



# Convenience of great connectivity

## CONNECTIVITY

· Airport	: 20 mins
· Railway station	: 25 mins
· Bus stop	: 03 mins
· IT Parks/ MIDC area	: 10 mins

## HOSPITALS

· Shree Siddhnath Hospital	: 03 mins
· Lifeline Hospital	: 05 mins
· Sharda Hospital	: 05 mins
· Metro Supar Speciality Hospital	: 03 mins

## EDUCATIONAL INSTITUTES

· Narayana E-Techno School	: 01 mins
· Indo Scots Global School	: 01 mins
· Moze College of Engineering	: 02 mins
· Raisonni College	: 05 mins

## MARKET

· Mart Inn	: 01 mins
· Dmart	: 03 mins
· Wagholi Bazaar	: 03 mins

## SHOPPING CENTERS

· Reliance Digital	: 02 mins
· PNG Jewellers	: 02 mins
· Reliance Trends	: 02 mins
· Decathlon	: 05 mins



Kharadi IT Hub



Magarpatta Cyber City



Lohegaon (Airport)

# About Developer

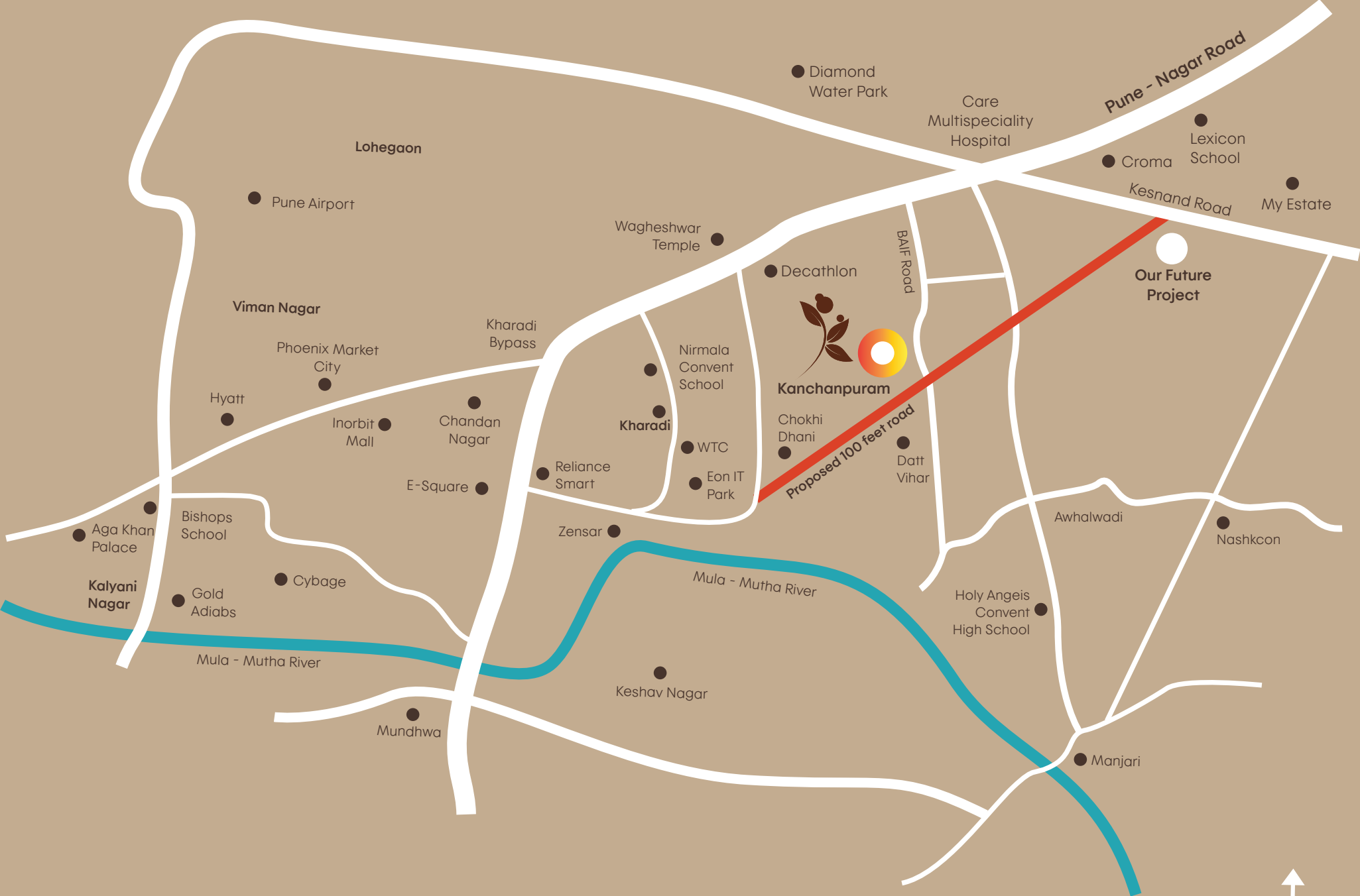
The foundation of Balaji Hari Developers was put back in 2009 at Wagholi, a historical Jahangir village since Shivaji Raje's era by Late Shri. H. B. Mate. Balaji Hari Developers aims to deliver Innovation, Elevation, and Celebration to all its residents. Since then Balaji Hari Developers has developed creatively crafted homes with 15 years of expertise and around 5 lakh sq. ft. land parcel development is in pipeline. With our establishments we are bringing fortune to you, where you can attain sheer happiness, tranquillity, soothness, along with new perspectives and arenas for businesses too.



# Location Map



Google Map



Note: Location Map is not to scale