

**FULL OF
GOOD
THINGS**

VTP
PURVANCHAL

WAGHOLI-KESNAND ROAD, PUNE

PHASE - I & II

WE CARE MORE
with our three-tiered philosophy

BETTER DESIGN **BETTER BUILD** **BETTER CARE**



Customer delight is precious to us and we are making every possible effort to achieve it. Every project, be it residential or commercial is built with thoughtfulness behind. VTP Realty can be relied for delivering superior quality, transparency and maximum value to the last detail with every home. Building lasting relationships with customers, by staying connected with them through their journey and beyond strengthens this trust.

VTP Realty is backed by the 30-year young VTP Group, holding a prominent position in supplying best quality raw-materials; cement & steel in Maharashtra. The Group has successfully constructed projects for Government agencies, infrastructure companies and reputed real-estate developers across the country.

VTP PURVANCHAL

As the name suggests, VTP Purvanchal is planned in the Eastern side of Pune - Wagholi-Kesnand Road that is gearing up to soon become Kharadi Next.

It is a testimony of the three-tiered philosophy of VTP Realty. The buildings and apartments therein are planned basis the Sun-Path Analysis of the location, ensuring maximum sunlight and cross ventilation. Hence the name Purvanchal. The space inside the home is maximised with an intelligent space plan and enhanced by multiple recreation zones outside to give you a fulfilling experience.

Such is the 'Better Design' of Purvanchal, perfected by its 'Better Build' as most of the homes are built with Tunnel Form Technology, ensuring more usable space, superior wall finishes and faster delivery.

1, 2 & 3 BHK HOMES

Basic carpet area ranging between
269 & 767 sq. ft. (25.03 & 71.23 sq.mt.)

(exclusive of architectural projection, terrace/s,
open & enclosed balcony)



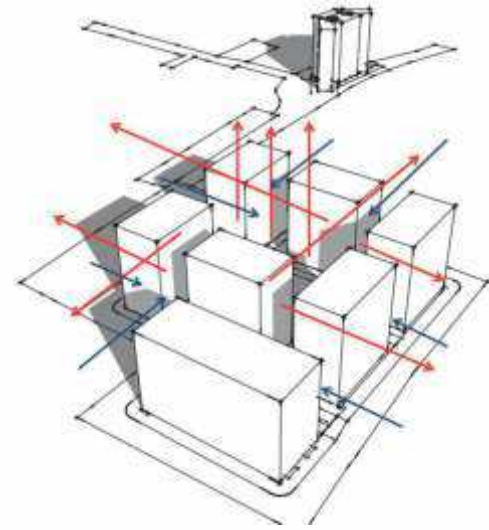


BETTER DESIGN

Right from the project to the apartment level, VTP Purvanchal has been intelligently planned.

There is enough space between the buildings. There is an entrance lobby with waiting lounge in every building. Even the floor lobbies are well-planned. The space inside the apartments is designed to give you maximum usable area in the house.

SUN AND WIND MAKE IT PURVANCHAL.



CROSS VENTILATION

At the project level

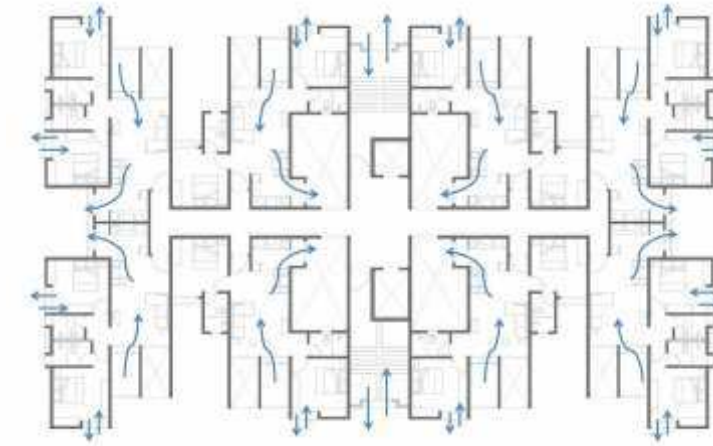
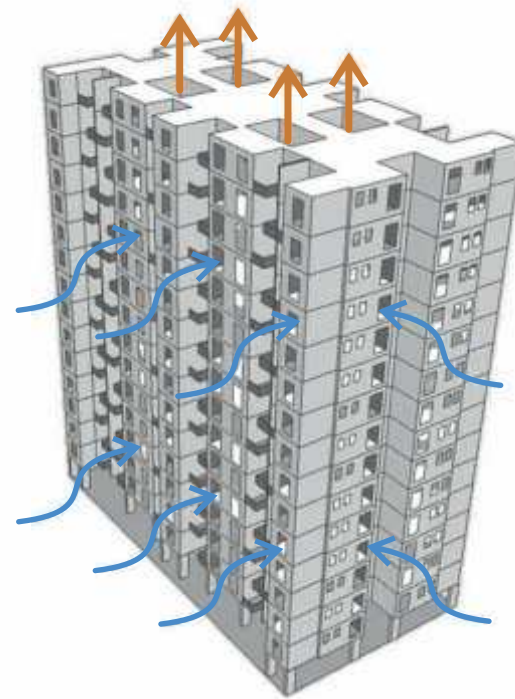
Good courtyard planning helps in cross ventilation at the site level. Windows placed on opposite sides of the building allow the cooler external air to enter the building, while the warmer internal air is sucked out from the leeward side.

- ← Warm air exhausting from the site.
- ← Pre-cooled air entering the site.

At the building level

The stack-effect causes air infiltration. When the air is heated, it becomes less dense and rises up, reducing the pressure in the base of the building and driving the cooler air inside.

At VTP Purvanchal, the warmer air rises upwards and flows out from the shafts on the building roof, allowing the cooler air to enter through the windows. Thus maintaining the overall temperature of the building to be cool.

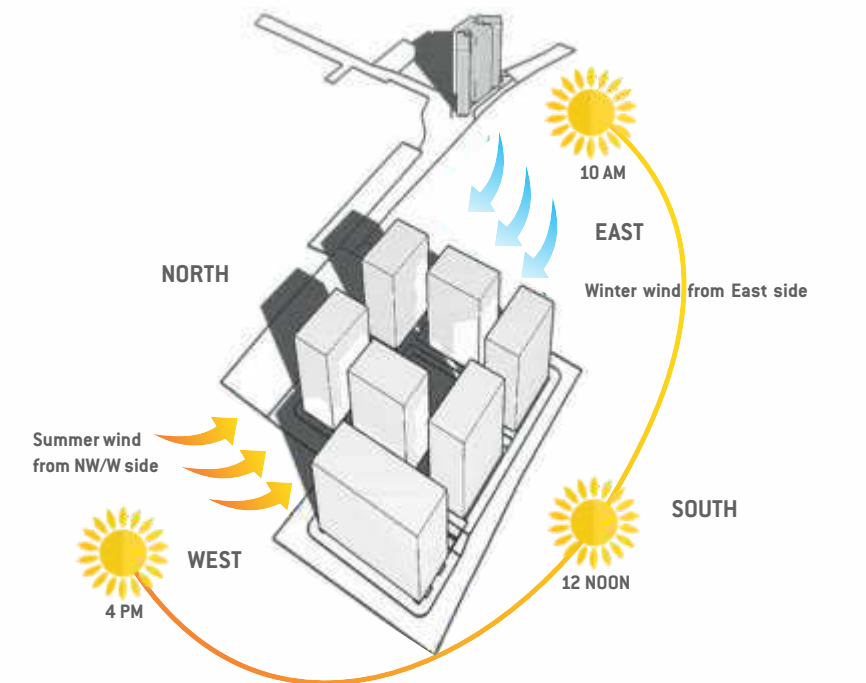


At the floor level

The floor level cross ventilation helps improve the quality of air inside the homes.

SUN-PATH ANALYSIS

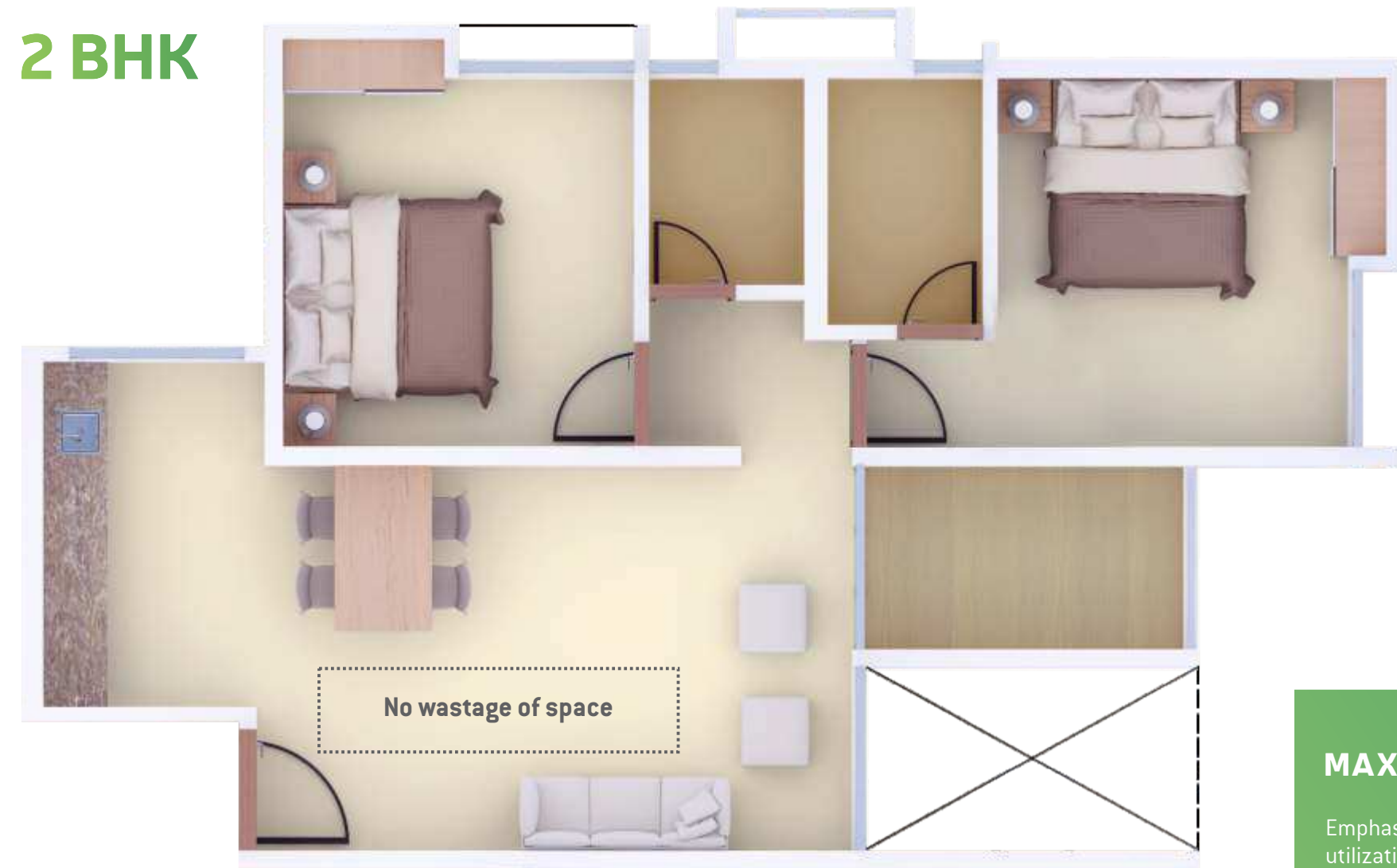
It has helped to design VTP Purvanchal in a way that while the apartments are well-lit, the buildings will not gain direct heat from the sun. Also, the positioning of the buildings is such that maximum part of the open spaces will get diffused sunlight, making them more user-friendly.



DISTANCE BETWEEN BUILDINGS

Would you like to hear conversations from the adjacent building? No, isn't it? That's why, every building at VTP Purvanchal is like an island. There is enough space between the buildings that ensures privacy, ventilation and plenty of sunlight.

2 BHK



MAXIMUM USABLE AREA

Emphasis has been given to space utilization. We've maximized the potential of each apartment. You'll feel the difference once you step into your home. There is no wastage of space in corridors and premises too.

CENTRAL OPEN SPACE AND THE KIDS' TURF

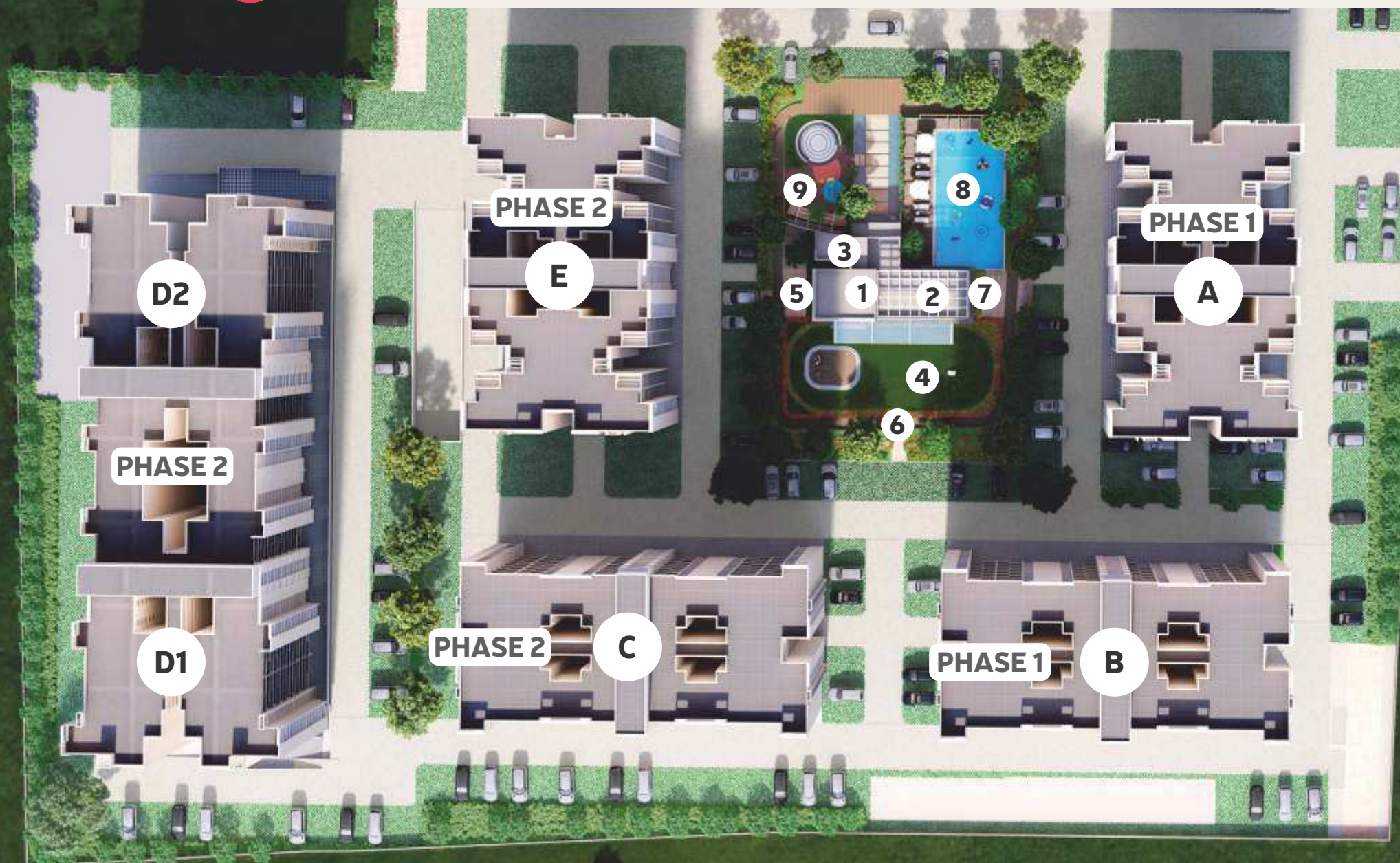
Easily accessible from all the buildings and the center of all the action, this zone is perfect for the entire family to come and bond outdoors. Celebrate indoors at the clubhouse or raise a toast outdoors at the party lawn designed as an extension of the community hall. There is a barbeque arena with seating plaza too. You can work-out indoors enjoying the view of green lawn and swimming pool outside. You can also work-out outdoors under the sky, in the company of fresh air.

What makes it more interesting is the kids' turf planned as a safe and secure play area. You can watch them swim in the kids' pool while you are taking a swim in the main pool with water gargoyles along with wooden pergola. Or you can watch their splashes from the specially built wooden decks. The kids' play area surrounded by landscaped gazebo seating makes it perfect for the guardians.

A morning jog or an evening walk along the specially crafted track accompanied by thick plantation will be equally interesting.



TOWER/S OF UPCOMING PHASE



- 1 Multipurpose Hall
- 2 Gymnasium
- 3 Dedicated space for Day Care Centre
- 4 Party Lawn
- 5 Barbeque Area
- 6 Jogging Track
- 7 Outdoor Gym
- 8 Swimming Pool
- 9 Kids' Play Area

RECREATION ARENA

INDOOR & OUTDOOR GYM



SWIMMING POOL WITH KIDS' POOL



CLUBHOUSE WITH PARTY LAWN



CLUBHOUSE

EAST-INSPIRED ZONE FOR SENIOR CITIZENS



The sun plays an important part in our lives. As 8 out of the 12 months are mostly cooler in Pune, fresh sunlight from the rising sun can have a positive effect on one's physical and mental health. This East-inspired zone has a mix of recreation and health zones. Relish the peace in the herbal garden or meditate in the neighbouring yoga lawn. Experience new performances at the amphitheatre. Get some more positive energy from the sun with the jogging track running along the periphery.

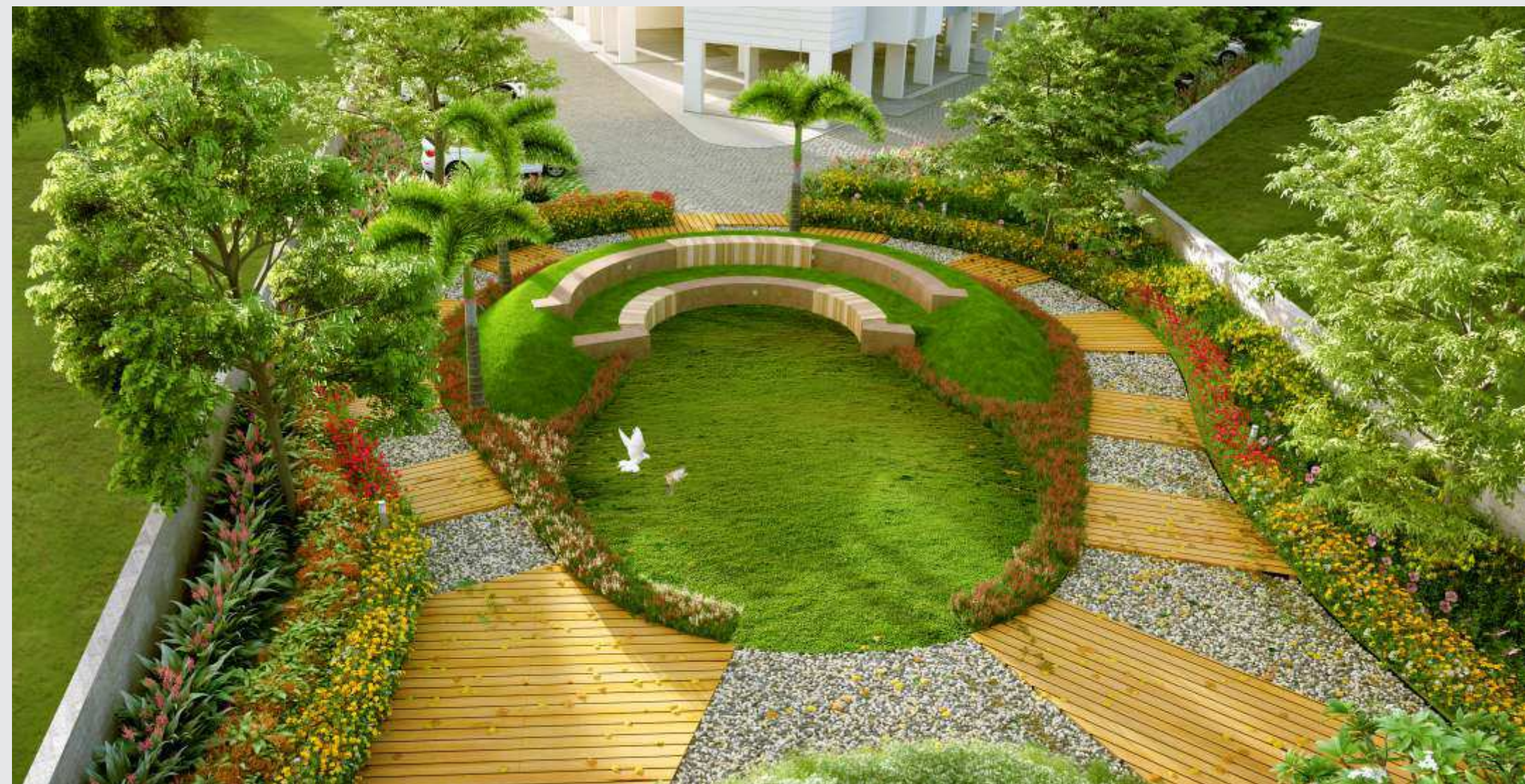
A special garden is designed to cater to all the passive activities. You will also discover a senior citizens' plaza placed between yoga lawn and a reflective pool along with the sunken pavilion for camp fire.

- 1 Amphitheatre
- 2 Yoga Arena
- 3 Jogging Track & Reflexology Path
- 4 Senior Citizens' Arena
- 5 Temple & Pavilion
- 6 Herbal Garden
- 7 Camp Fire Court



RECREATION ARENA

AMPHITHEATRE, YOGA ARENA WITH JOGGING & REFLEXOLOGY PATH



SUNKEN PAVILION, HERBAL GARDEN, TEMPLE, REFLECTIVE POOL



ENTRANCE LOBBY

An entrance lobby is aesthetically designed to make a good impression. The guests would be stunned by the magnificence if they spend some time at the waiting lounge that is a part of this lobby.



THREE-TIER SECURITY

The three-tier security at VTP Purvanchal would make it difficult for any stranger to visit your home without your consent.

- The Tier 1 security is at the main entrance gate
- Tier 2 is in the building lobby
- Tier 3 is outside your home

There is a video door phone and intercom facility.



BETTER BUILD

Our rich experience spanning more than 3 decades enables us to offer a good quality product featuring premium specifications without charging extra money. It also ensures timely possession of the apartments.

TUNNEL FORM TECHNOLOGY

A modern technology imported from France, the Tunnel Form Technology comes with a host of advantages. The engineering of the project ensures absolutely clear floor space, resulting in more usable area inside homes, superior wall finishes (exterior & interior) and faster delivery. Strong homes means less maintenance. You would be really proud to be a VTP Purvanchal resident. Most of the buildings at VTP Purvanchal are built with this technology.

TUNNEL FORM CONSTRUCTION
PHASE I: WING - A & B
PHASE II: WING - C & E

(PHASE II: WING - D : conventional construction)

INTERIOR FITTINGS

- **Flooring**
 - Entrance lobby, living room, dining room, all bedrooms & kitchen - vitrified tiles (600 x 600 mm)
 - Terraces - anti-skid ceramic tiles
- **Kitchen**
 - Granite kitchen platform
 - S. S. Sink
 - Ceramic / glazed tiles up to 2' above kitchen platform
- **Toilets**
 - CP fittings – Jaquar / equivalent make fittings in all toilets
 - Flooring - anti-skid ceramic tiles
 - Designer decorative dado tiles up to lintel level
 - Concealed anti-corrosive plumbing
 - Solar connection for each toilet
- **Wall finishes**
 - Superior (OBD) paint for internal wall
 - Exterior - textured paint
- **Doors**
 - Decorative laminated main entrance door
 - Internal doors - laminated flush doors
 - Granite frames for toilets
- **Windows**
 - Powder coated aluminium sliding windows
 - Granite sill at the bottom of all windows
 - Louvres for all toilets
- **Electrical fittings**
 - Switches – Anchor / equivalent make modular switches
 - Concealed copper wiring with MCB
 - Adequate electrical points with TV & telephone points in the living room
 - 100% DG back-up for lifts & common areas
- **Automation**
 - Video door phone
 - Intercom facility

COMMON AMENITIES

- 1 STP (Sewage Treatment Plant)
- 2 Rainwater Harvesting
- 3 OWC (Organic Waste Management)



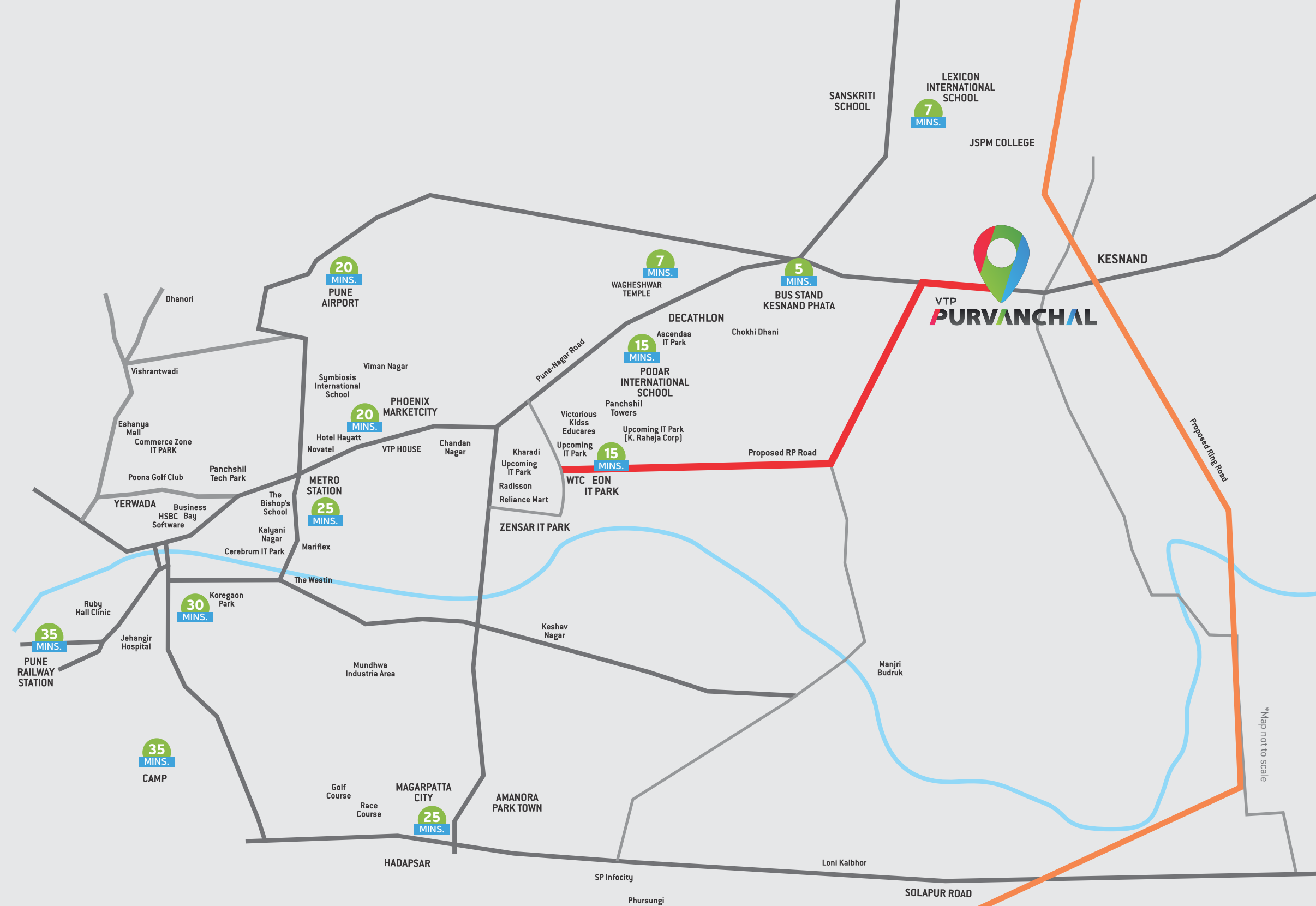


BETTER CARE

There is no transfer fee

We help you settle better by organizing fun and enjoyable group activities for the first 6 months after you move into your new home

Professionally managed team facilitating leasing and resale of property



LOCATION

As VTP Purvanchal is located away from the highway, the air feels more pure here. This ensures a healthy environment for your children and family. In the coming years, Wagholi-Kesnand Road is all set to become **Kharadi Next**. The newly sanctioned RP road will make access to Kharadi even easier. The swift pace of development in Kharadi and the arrival of renowned IT companies is going to make it a happening destination.

A solid infrastructure and proximity to everything conceivable is what makes this location an obvious choice. It is well connected to Sanaswadi and Ranjangaon MIDC. Not just the daily conveniences, but all sorts of luxuries, entertainment are within your reach.

EASY DRIVING DISTANCES

- IT & INDUSTRIAL HUBS**
 - EON IT Zone, World Trade Centre, Zensar IT Park, Mantri Tech Park & K Raheja (upcoming IT park): 15 mins.
 - Magarpatta IT Park: 25 mins.
 - Panchshil Tech Park: 25 mins.
 - Raheja Commerzone: 30 mins.
 - SP Infocity: 40 mins.
 - Ranjangaon Industrial Estate having comanies like LG, TATA Fiat, Whirlpool, 3M: 45 mins.
- EDUCATION**
 - Lexicon International School: 10 mins.
 - Sanskriti School: 10 mins.
 - Victorious Kidss Educares: 15 mins.
 - Podar International School: 15 mins.
 - The Bishop's School: 25 mins.
- HEALTHCARE**
 - Care Hospital, Wagholi: 10 mins.
 - Lifeline Hospital, Wagholi: 10 mins.
 - Columbia Asia Hospital: 20 mins.

RESTAURANTS

- Hotel Kaveri: 10 mins.
- Shangri-la: 10 mins.
- Hotel Radisson Blu: 15 mins.
- Hyatt: 20 mins.
- Novotel: 20 mins.

SHOPPING & ENTERTAINMENT

- Reliance Mart: 15 mins.
- Phoenix Market City Mall: 20 mins.
- Amanora Mall: 25 mins.
- Seasons Mall: 25 mins.

AIRPORT & RAILWAY STATION

- Airport: 20 mins.
- Railway Station: 35 mins.

DISCLAIMER: This map / statement showing the location of developments is stylised and only show the approximate direction/s towards locations of developments. They do not necessarily indicate the location or status of rights of way, highways, transport links or any other geographical features. Description/s of roads and public transport routes, distances and connection times are based on publically available timetables and the burden of determining the accuracy and correct timeline for or the appropriateness for use rests solely with the user accessing the information. The user acknowledges and accepts all inherent limitations of the maps and data to be dynamic and also acknowledges that the same is artistic impression and is in a constant state of maintenance, correction and revision. No express or implied liability is assumed for the accuracy of the delineated data towards the developer.

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VTP Realty cares more. Be it its customers or the environment. Once you are done reading through this brochure, do pass it on to someone you think may be interested in buying a home at VTP Purvanchal. Irrespective of the person buying a home, this act will definitely save quite a few trees.

SHARED BY (NAME)	PHONE/EMAIL	SIGNATURE

VTP PURVANCHAL

MahaRERA Registration No. Phase I - P52100001109 & Phase II - P52100009865
available at www.maharera.mahaonline.gov.in

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