



# STAR ALTAIR

THE LUXURY YOU COMMAND



PROJECT BY

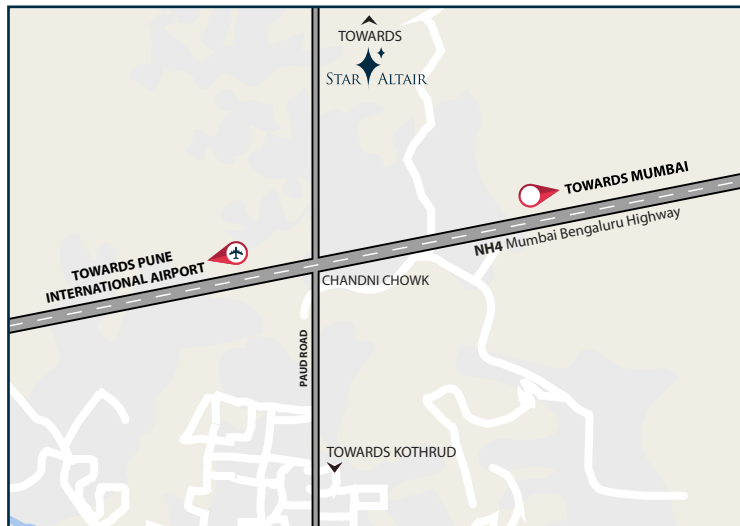
**ARYVART**

DEVELOPERS

# STAR ALTAIR

## A STRATEGICALLY LOCATED RESIDENTIAL COMPLEX

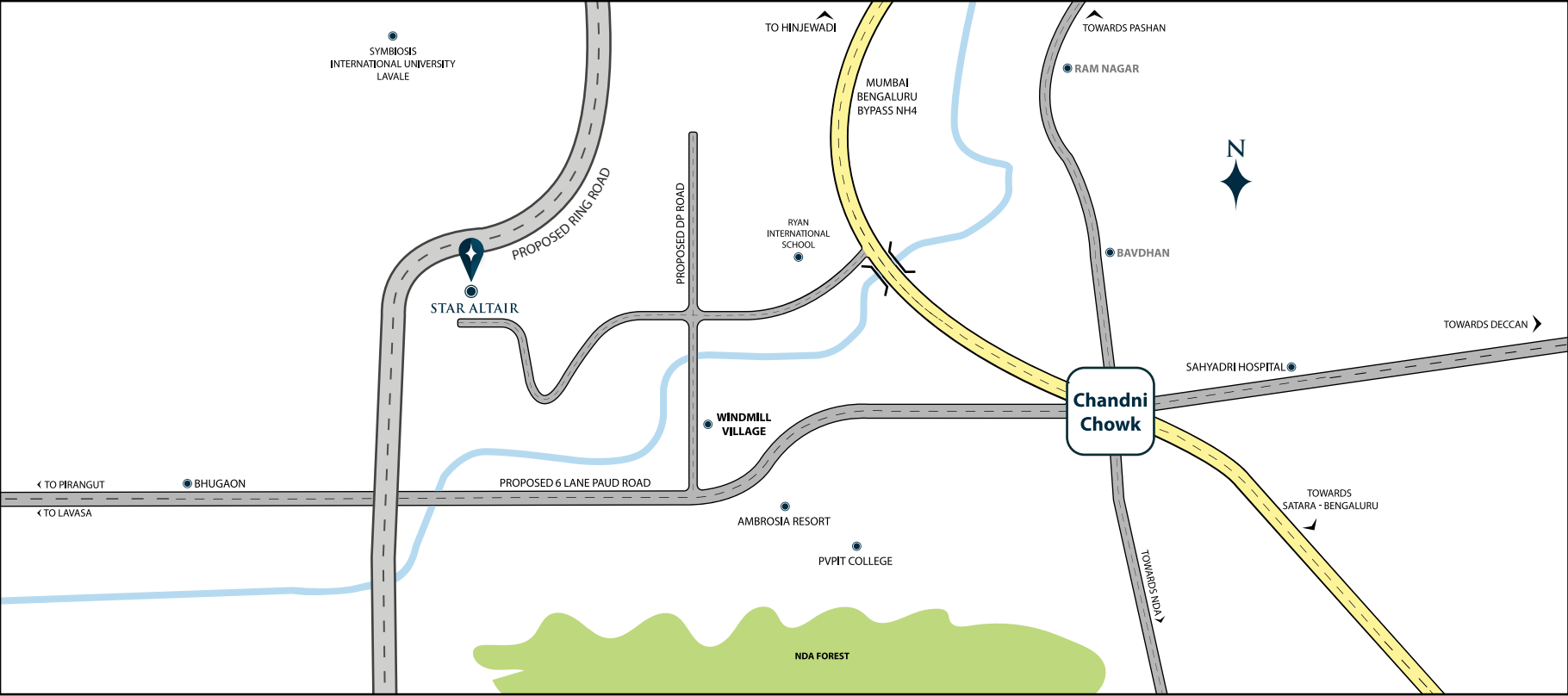
Kothrud, considered to be on the outskirts of Pune back in the late 90s holds a Guinness World Record of the fastest growing suburb of a city in Asia! It's not surprising, as this exponential growth was expedited by the area's close proximity to the city of Mumbai and the Hinjewadi IT Park. Inevitably, western Pune advanced much more and faster than its eastern counterpart. The suburbs close to Kothrud, starting with Aundh, Baner, Pashan and then Bavdhan also gained an impetus in terms of development of market and infrastructure. Now, both Bavdhan and Bhugaon, being strategically located suburbs, are witnessing an even faster progression. Our prestigious project, Star Altair, which is only 2.5 km from Chandni Chowk and a mere 200 m from Bavdhan, is the ideal location to invest in.



Not only are the key locations of the city a short distance away from Bhugaon, this suburb is going to also benefit immensely from the government approved development plan of Chandi Chowk which is going to connect the proposed Pune International Airport and the Mumbai Airport. The Paud Road will be developed into a 6 lane making the drive towards Konkan a pleasure sought after. Additionally, the flyover in Chandni Chowk is going to reduce commute and increase accessibility to all commercial areas. These infrastructural advancements along with the Metro and the Ring Road will push forward and upward the conversion of Bavdhan and Bhugaon into places to invest and grow.



# LOCATION



 CHANDNI CHOWK - 3.2 KM     HINJEWADI - 15.7 KM     PIRANGUT - 11.6 KM

S. No Bhugaon- 255P/257P, Near Windmill Village,  
Opp. Hotel Ambrosia, Paud Road, Bhugaon, Pune - 412 115.





GLEAMING BRIGHT ON  
THE CITY'S SKYLINE



## FEATURES



Club House



Multi-purpose Hall



Children's Play Area



Indoor Games



Landscape Garden



Senior Citizen Sit-out



Gym



Yoga Meditation Area



Ample Parking Space

## ADDITIONAL FEATURES



AC in each bedroom



TATA Sky Connection



Hob & Hood



Solar Water Heater



Water Purifier



Easy Dry



# MASTERPLAN



# 1BHK

43.7 SQ.M.  
470.38 SQ.FT.



# 1BHK

43.7 SQ.M.

470.38 SQ.FT.

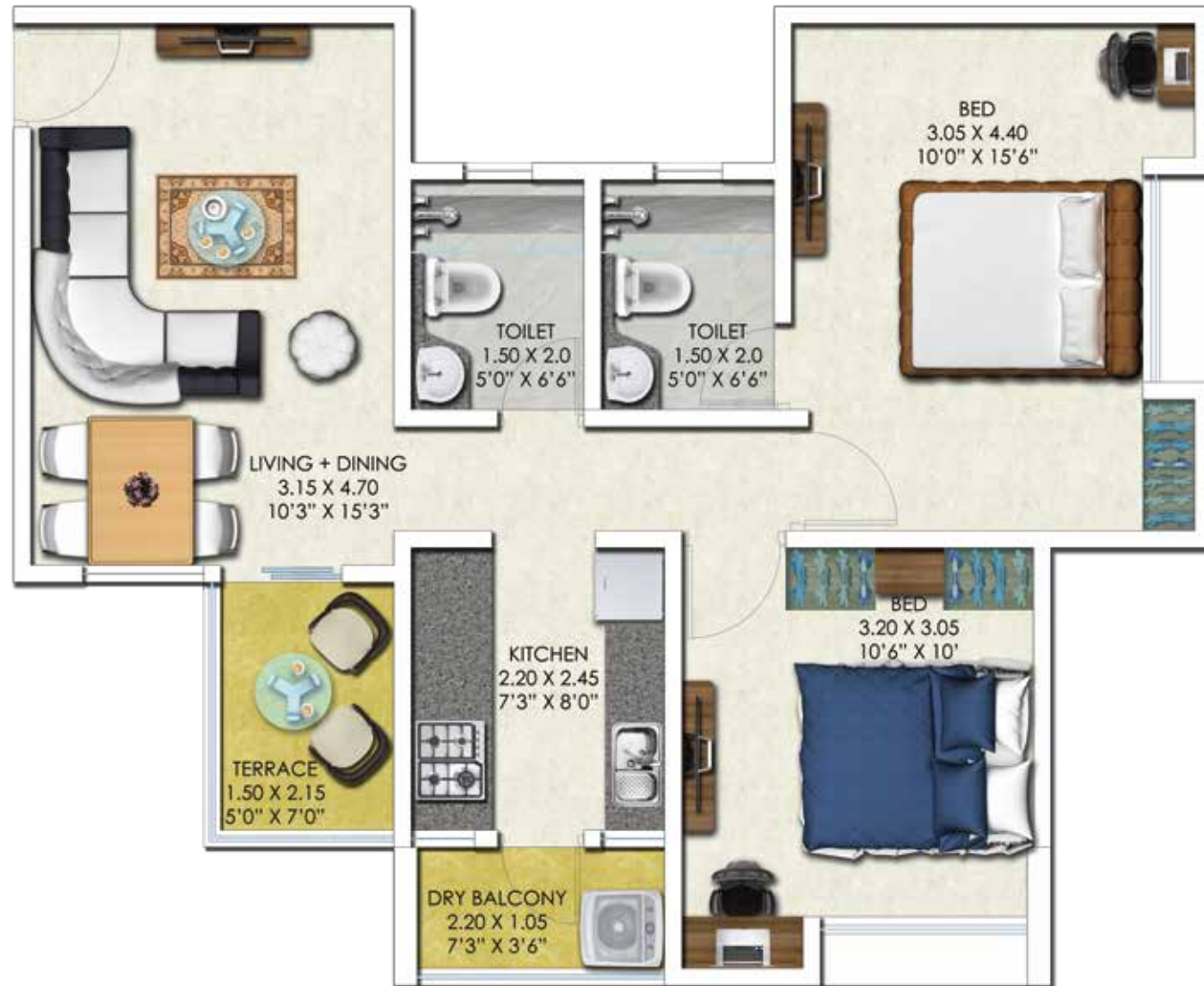


\*Typical Odd Floor Layout



# 2 BHK

60.43 SQ.M.  
650.46 SQ.FT.



**2BHK**  
60.43 SQ.M.  
650.46 SQ.FT.



# 3BHK

77.92 SQ.M.

838.72 SQ.FT.



# 3BHK

77.92 SQ.M.

838.72 SQ.FT.



\*Typical Odd Floor Layout



# BUILDING A1

## TYPICAL ODD FLOOR PLAN

AREA STATEMENT IN SQ.M.

| FLAT NO.                | CARPET AREA SQ.M. | TERRACE CARPET AREA SQ.M. | TOTAL CARPET AREA SQ.M. | CHARGEABLE AREA SQ.M. |
|-------------------------|-------------------|---------------------------|-------------------------|-----------------------|
| 101, 301, 501, 701, 901 | 57.20             | 3.23                      | 60.43                   | 81.58                 |
| 102, 302, 502, 702, 902 | 57.20             | 3.23                      | 60.43                   | 81.58                 |
| 103, 303, 503, 703, 903 | 40.01             | 3.76                      | 43.77                   | 59.09                 |
| 104, 304, 504, 704, 904 | 39.97             | 3.76                      | 43.73                   | 59.04                 |
| 105, 305, 505, 705, 905 | 73.80             | 4.12                      | 77.92                   | 105.19                |
| 106, 306, 506, 706, 906 | 57.31             | 3.71                      | 61.02                   | 82.38                 |

AREA STATEMENT IN SQ.FT.

| FLAT NO.                | CARPET AREA SQ.FT. | TERRACE CARPET AREA SQ.FT. | TOTAL CARPET AREA SQ.FT. | CHARGEABLE AREA SQ.FT. |
|-------------------------|--------------------|----------------------------|--------------------------|------------------------|
| 101, 301, 501, 701, 901 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 102, 302, 502, 702, 902 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 103, 303, 503, 703, 903 | 429.48             | 40.47                      | 469.75                   | 634.00                 |
| 104, 304, 504, 704, 904 | 429.27             | 40.47                      | 469.74                   | 634.00                 |
| 105, 305, 505, 705, 905 | 739.19             | 44.35                      | 837.54                   | 1131.00                |
| 106, 306, 506, 706, 906 | 615.70             | 39.93                      | 655.63                   | 885.00                 |





# BUILDING A1

## TYPICAL EVEN FLOOR PLAN

AREA STATEMENT IN SQ.M.

| FLAT NO.           | CARPET AREA SQ.M. | TERRACE CARPET AREA SQ.M. | TOTAL CARPET AREA SQ.M. | CHARGEABLE AREA SQ.M. |
|--------------------|-------------------|---------------------------|-------------------------|-----------------------|
| 201, 401, 601, 801 | 57.22             | 3.23                      | 60.45                   | 81.61                 |
| 202, 402, 602, 802 | 57.22             | 3.23                      | 60.45                   | 81.61                 |
| 203, 403, 603, 803 | 39.90             | 3.76                      | 43.66                   | 58.94                 |
| 204, 404, 604, 804 | 39.88             | 3.76                      | 43.64                   | 58.91                 |
| 205, 405, 605, 805 | 73.69             | 4.12                      | 77.81                   | 105.04                |
| 206, 406, 606, 806 | 57.20             | 3.71                      | 60.91                   | 82.23                 |

AREA STATEMENT IN SQ.FT.

| FLAT NO.           | CARPET AREA SQ.FT. | TERRACE CARPET AREA SQ.FT. | TOTAL CARPET AREA SQ.FT. | CHARGEABLE AREA SQ.FT. |
|--------------------|--------------------|----------------------------|--------------------------|------------------------|
| 201, 401, 601, 801 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 202, 402, 602, 802 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 203, 403, 603, 803 | 429.48             | 40.47                      | 469.75                   | 634.00                 |
| 204, 404, 604, 804 | 429.27             | 40.47                      | 469.74                   | 634.00                 |
| 205, 405, 605, 805 | 739.19             | 44.35                      | 837.54                   | 1131.00                |
| 206, 406, 606, 806 | 615.70             | 39.93                      | 655.63                   | 885.00                 |



# BUILDING A2

## TYPICAL ODD FLOOR PLAN



AREA STATEMENT IN SQ.M.

| FLAT NO.                | CARPET AREA SQ.M. | TERRACE CARPET AREA SQ.M. | TOTAL CARPET AREA SQ.M. | CHARGEABLE AREA SQ.M. |
|-------------------------|-------------------|---------------------------|-------------------------|-----------------------|
| 101, 301, 501, 701, 901 | 57.20             | 3.23                      | 60.43                   | 81.58                 |
| 102, 302, 502, 702, 902 | 57.20             | 3.23                      | 60.43                   | 81.58                 |
| 103, 303, 503, 703, 903 | 40.01             | 3.76                      | 43.77                   | 59.09                 |
| 104, 304, 504, 704, 904 | 39.97             | 3.76                      | 43.73                   | 59.04                 |
| 105, 305, 505, 705, 905 | 73.80             | 4.12                      | 77.92                   | 105.19                |
| 106, 306, 506, 706, 906 | 57.31             | 3.71                      | 61.02                   | 82.38                 |

AREA STATEMENT IN SQ.FT.

| FLAT NO.                | CARPET AREA SQ.FT. | TERRACE CARPET AREA SQ.FT. | TOTAL CARPET AREA SQ.FT. | CHARGEABLE AREA SQ.FT. |
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| 102, 302, 502, 702, 902 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 103, 303, 503, 703, 903 | 429.48             | 40.47                      | 469.75                   | 634.00                 |
| 104, 304, 504, 704, 904 | 429.27             | 40.47                      | 469.74                   | 634.00                 |
| 105, 305, 505, 705, 905 | 739.19             | 44.35                      | 837.54                   | 1131.00                |
| 106, 306, 506, 706, 906 | 615.70             | 39.93                      | 655.63                   | 885.00                 |



# BUILDING A2

## TYPICAL EVEN FLOOR PLAN



AREA STATEMENT IN SQ.M.

| FLAT NO.           | CARPET AREA SQ.M. | TERRACE CARPET AREA SQ.M. | TOTAL CARPET AREA SQ.M. | CHARGEABLE AREA SQ.M. |
|--------------------|-------------------|---------------------------|-------------------------|-----------------------|
| 201, 401, 601, 801 | 57.20             | 3.23                      | 60.43                   | 81.58                 |
| 202, 402, 602, 802 | 57.20             | 3.23                      | 60.43                   | 81.58                 |
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| 201, 401, 601, 801 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 202, 402, 602, 802 | 615.91             | 34.77                      | 650.68                   | 878.00                 |
| 203, 403, 603, 803 | 429.48             | 40.47                      | 469.95                   | 634.00                 |
| 204, 404, 604, 804 | 429.27             | 40.47                      | 469.74                   | 634.00                 |
| 205, 405, 605, 805 | 739.19             | 44.35                      | 837.54                   | 1131.00                |
| 206, 406, 606, 806 | 615.70             | 39.93                      | 655.63                   | 885.00                 |







## INTERNAL SPECIFICATIONS

- ◆ 2x2 Twin Charge Vitrified Flooring
- ◆ Cera / Jaguar or equivalent CP Fittings
- ◆ 12x12 Anti-skid Flooring in bathroom and terrace
- ◆ 18x12 Dado tiles Glazed/Matt finished
- ◆ Kitchen Platform below 8x12 White Glazed, above 18x12 Glazed
- ◆ Provision for Exhaust Fan and Boiler
- ◆ Stainless Steel sink on kitchen platform
- ◆ Granite platform on a Marble/ kadappa Framework in kitchen
- ◆ Legrand or equivalent Switches
- ◆ Concealed copper Wiring
- ◆ Adequate light points
- ◆ Lustre Paint - High quality
- ◆ Anodised Sliding Windows with Mosquito Net
- ◆ Granite window frame
- ◆ Granite door frame

## STRUCTURAL SPECIFICATIONS

- ◆ RCC Frame Structure
- ◆ Brick walls external and internal
- ◆ Plaster - External sand faced Plaster, internal Gypsum Plaster / Birla Putti
- ◆ Chemical Waterproofing for all toilets
- ◆ Earthquake Resistant Structure
- ◆ Underground and overhead Water Tanks



# CREDITS

Legal Advisor :

**Kiran Kothadiha Associate**

Architect :

**Dasnurkar Associates**

Structural Consultants :

**Prudent Design Pvt Ltd.**

Managed & Marketed By :



**RE-ENACT**





STAR ALTAIR

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PROJECT BY

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