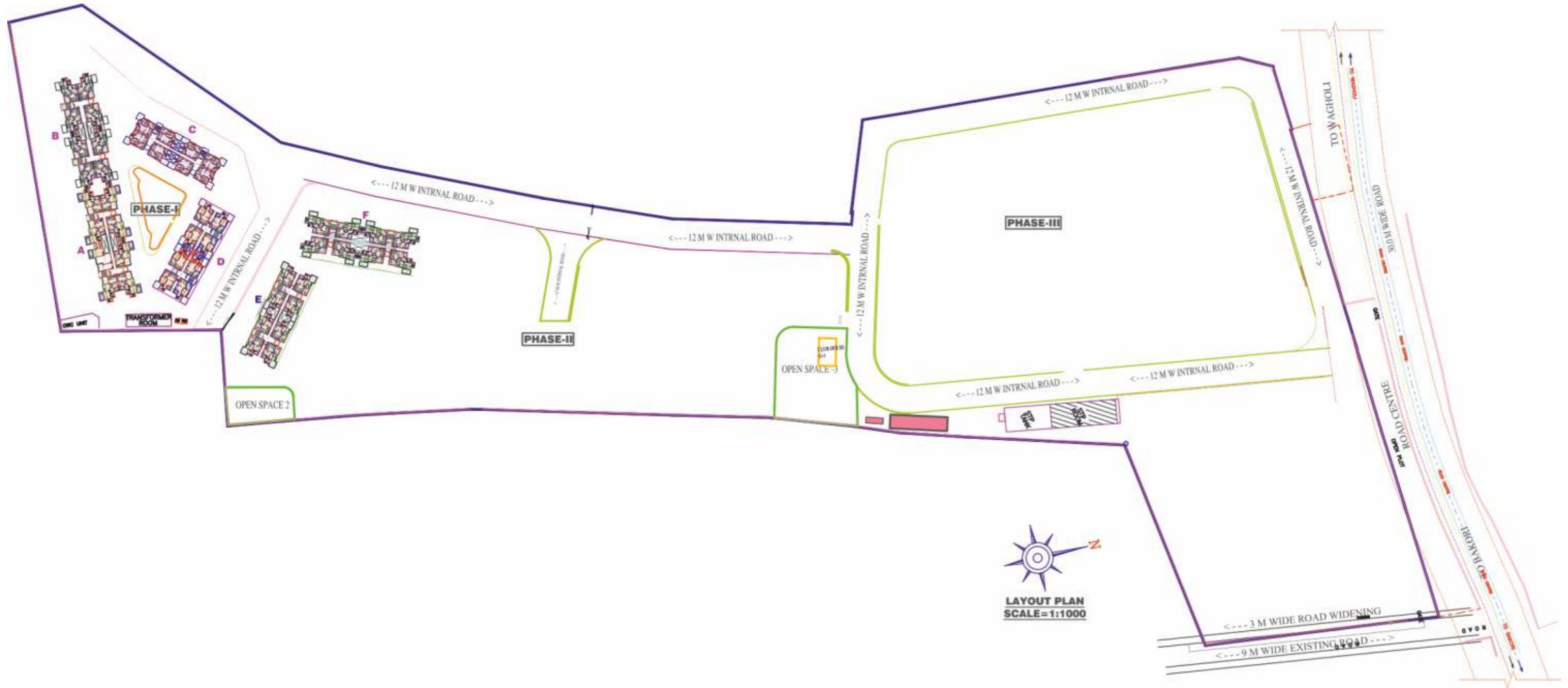




1 & 2 BHK VALUE HOMES

**WAGHOLI ANNEXE, BAKORI**

**RERA No. P52100000913**



**LAYOUT PLAN**  
**SCALE=1:1000**





### ODD\ FLOOR\ PLAN\ (\ 1st,\ 3rd,\ 5th,\ 7th,\ 9th\

\ AREA\ CALCULATIONS\ OF\ TYPICAL\ 1st,\ 3rd,\ 5th,\ 7th,\ 9th\ FLOOR\ PLAN\ FOR\ WING-B\ (\ IN\						
FLAT\ NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
101,102,103,104,105,106,107,108,301,302,303,304,305,306,307,308,501,502,503,504,505,506,507,508,701,702,703,704,705,706,707,708,901,902,903,904,905,906,907,908,1101,\ 1102,1103,1104,1105,1106,1107,\ 1108	2\ BH	41.59	6.27	6.02	2.90	0.33

NOTE :

- 1) \ \ CARPET\ AREA\ IS\ CALCULATED\ ACCOR RERA\ NORMS,\ (\ EXCLUDING\ PLASTER\ THIKNE
- 2) \ \ PLASTER\ THICKNESS\ ARE\ CONSIDERED\ AS\ PLASTER\ 20MM\ &\ EXTERNAL\ PLASTER\
- 3) \ \ ALL\ THE\ AREAS\ OTHER\ THAN\ CARPET\ MENTIONED\ FOR\ ILLUSTRATION\ PURPOSE\ O
- 4) SALE\ OF\ APARTMENT\ IS\ ON\ CARPET\ ARE
- 5) ALL\ DIMENSIONS\ MENTIONED\ ARE\ FOR\ UNF SURFACE\ &\ INCLUDING\ ENCLOSED\ BALC





EVEN FLOOR PLAN ( 2nd, 4th, 6th &

AREA CALCULATIONS OF TYPICAL 2nd, 4th, 6th FLOOR PLAN FOR WING-B ( IN

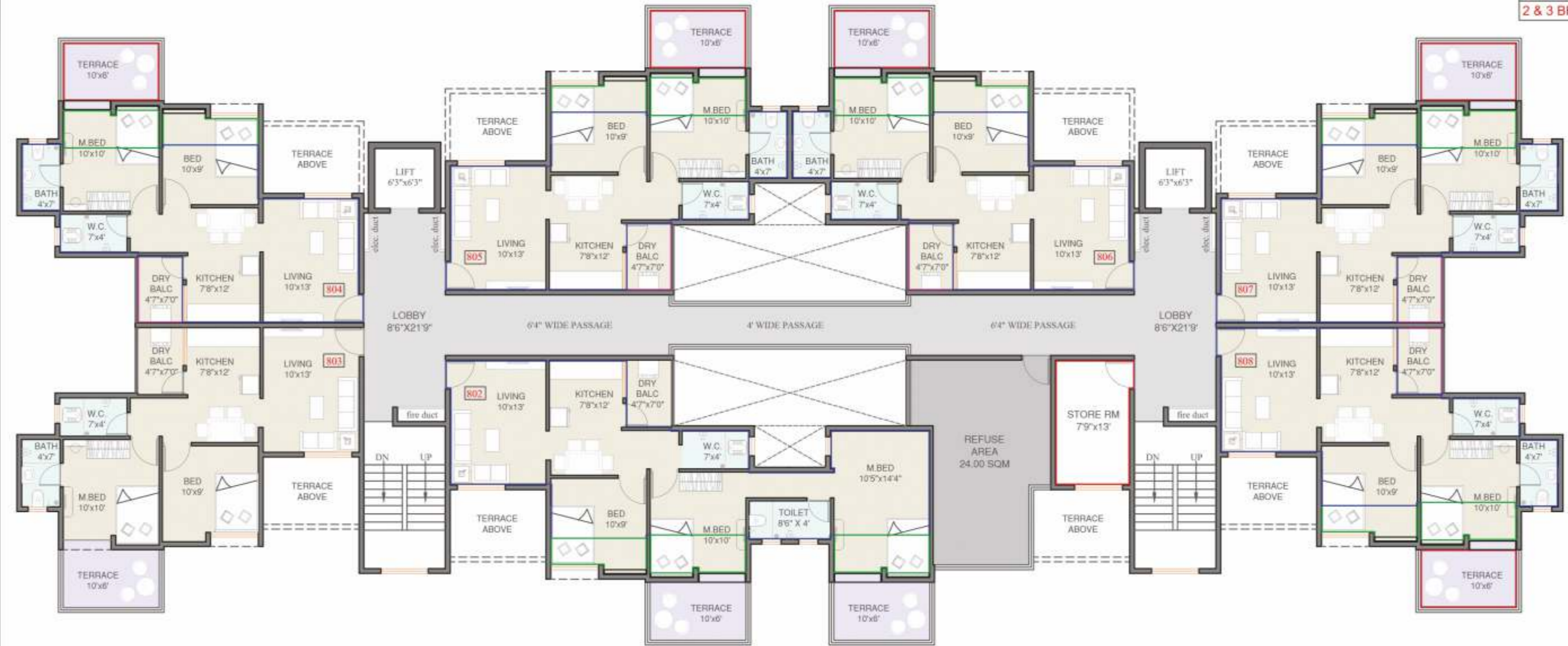
FLAT NO	FLAT TYPE	FLAT CARPET AREA	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
201,202,203,204,205,206, 207,208,401,402,403,404, 405,406,407,408,601,602, 603,604,605,606,607,608, 1001,1002,1003,1004, 1005,1006,1007,1008,	2 BH	41.65	5.37	6.24	2.90	0.74

NOTE :

- CARPET AREA IS CALCULATED ACCORDING TO RERA NORMS, EXCLUDING PLASTER THICKNESS
- PLASTER THICKNESS ARE CONSIDERED AS PLASTER 20MM & EXTERNAL PLASTER
- ALL THE AREAS OTHER THAN CARPET MENTIONED FOR ILLUSTRATION PURPOSE
- SALE OF APARTMENT IS ON CARPET AREA
- ALL DIMENSIONS MENTIONED ARE FOR UNFINISHED SURFACE & INCLUDING ENCLOSED BALCONY







EIGHTH FLOOR PLAN ( 8

AREA CALCULATIONS OF TYPICAL FLOOR PLAN FOR WING-B ( IN						
FLAT NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
803,804,805,806,807,808,	2BHK	41.65	5.37	6.24	2.90	0.74
802	3BHK	54.82	10.74	9.76	2.90	1.31
	STORE ROO					

- NOTE :
- CARPET AREA IS CALCULATED ACCORDING TO RERA NORMS, EXCLUDING PLASTER THICKNESS
  - PLASTER THICKNESS ARE CONSIDERED AS PLASTER 20MM & EXTERNAL PLASTER
  - ALL THE AREAS OTHER THAN CARPET MENTIONED FOR ILLUSTRATION PURPOSE ONLY
  - SALE OF APARTMENT IS ON CARPET AREA
  - ALL DIMENSIONS MENTIONED ARE FOR UNFINISHED SURFACE & INCLUDING ENCLOSED BALCONY





TYP.\ FLOOR\ PLAN\ (1st,3rd,5th,7th,9th) & 1

AREA CALCULATIONS OF TYPICAL 1st, 3rd, 5th, 7th, 9th FLOOR PLAN FOR WING-E (IN)						
FLAT NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
104,105,106,107,304,305,306,307,504,505,506,507,704,705,706,707,904,905,906,907,1104,1105,1106,1107,	1\ BH	32.46	6.92	4.79	2.75	0.21
101,102,103,108,301,302,303,308,501,502,503,508,701,702,703,708,901,902,903,908,1101,1102,1103,1108,	1\ BH	32.46	6.81	4.79	2.75	0.21

NOTE :

- 1) CARPET AREA IS CALCULATED ACCORDING TO RERA NORMS, (EXCLUDING PLASTER THICKNESS)
- 2) PLASTER THICKNESS ARE CONSIDERED AS PLASTER 20MM & EXTERNAL PLASTER
- 3) ALL THE AREAS OTHER THAN CARPET MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 4) SALE OF APARTMENT IS ON CARPET AREA
- 5) ALL DIMENSIONS MENTIONED ARE FOR UNFINISHED SURFACE & INCLUDING ENCLOSED BALCONY







TYP.\ EVEN\ FLOOR\ PLAN\ (\ 2nd,4th,6th\ &

AREA CALCULATIONS OF TYPICAL 2nd, 4th, 6th, FLOOR PLAN FOR WING-E (\ IN)						
FLAT NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
203,204,207,208,403,404,407, 408,603,604,607,608,1003, 1004,1007,1008,	1\ BH	32.21	6.98	4.89	2.75	0.21
201,202,205,206,401,402,405, 406,601,602,605,606,1001, 1002,1005,1006,	1\ BH	32.21	6.83	4.89	2.75	0.21



NOTE :

- 1) CARPET AREA IS CALCULATED ACCORDING TO RERA NORMS, EXCLUDING PLASTER THICKNESS
- 2) PLASTER THICKNESS ARE CONSIDERED AS PLASTER 20MM & EXTERNAL PLASTER
- 3) ALL THE AREAS OTHER THAN CARPET MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 4) SALE OF APARTMENT IS ON CARPET AREA
- 5) ALL DIMENSIONS MENTIONED ARE FOR UNFINISHED SURFACE & INCLUDING ENCLOSED BALCONY



**EIGHT\ FLOOR\ PLAN\ (\ 8**

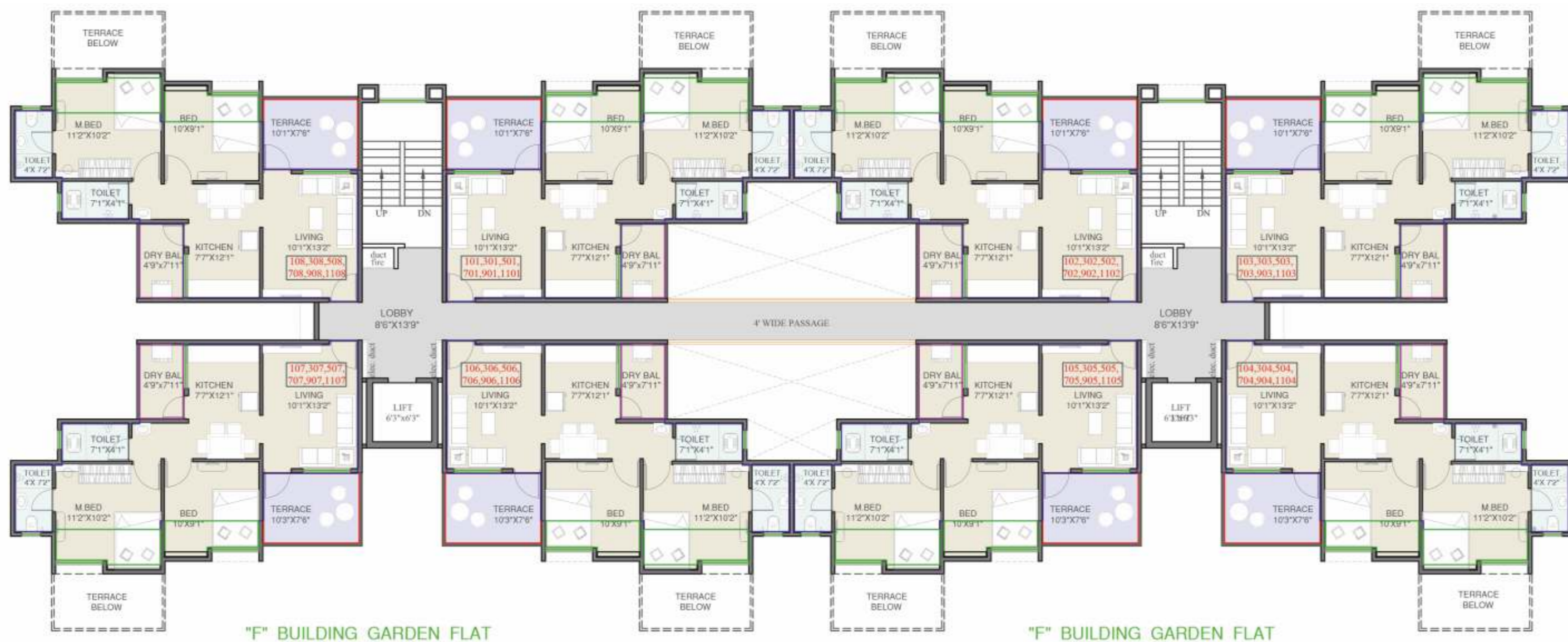
AREA CALCULATIONS OF TYPICAL FLOOR PLAN FOR WING-E (\ IN\						
FLAT NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
803,804,807,808	1\ BH	32.21	6.98	4.89	2.75	0.21
805,806	1\ BH	32.21	6.83	4.89	2.75	0.21
802	1\ BH	32.21	13.99	4.89	2.75	0.21
	STORE\ RO					

**NOTE :**

- 1) \ \ CARPET\ AREA\ IS\ CALCULATED\ ACCOR RERA\ NORMS,\ (\ EXCLUDING\ PLASTER\ THIKNE
- 2) \ \ PLASTER\ THIKNESS\ ARE\ CONSIDERED\ AS\ PLASTER\ 20MM\ &\ EXTERNAL\ PLASTER\
- 3) \ \ ALL\ THE\ AREAS\ OTHER\ THAN\ CARPET\ MENTIONED\ FOR\ ILLUSTRATION\ PURPOSE\ O
- 4) \ \ SALE\ OF\ APARTMENT\ IS\ ON\ CARPET\ ARE
- 5) \ \ ALL\ DIMENSIONS\ MENTIONED\ ARE\ FOR\ UNF SURFACE\ &\ INCLUDING\ ENCLOSED\ BALC







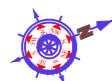
"F" BUILDING GARDEN FLAT

"F" BUILDING GARDEN FLAT

TYP.\ FLOOR\ PLAN\ (1st,3rd,5th,7TH,9th\ &\ 1

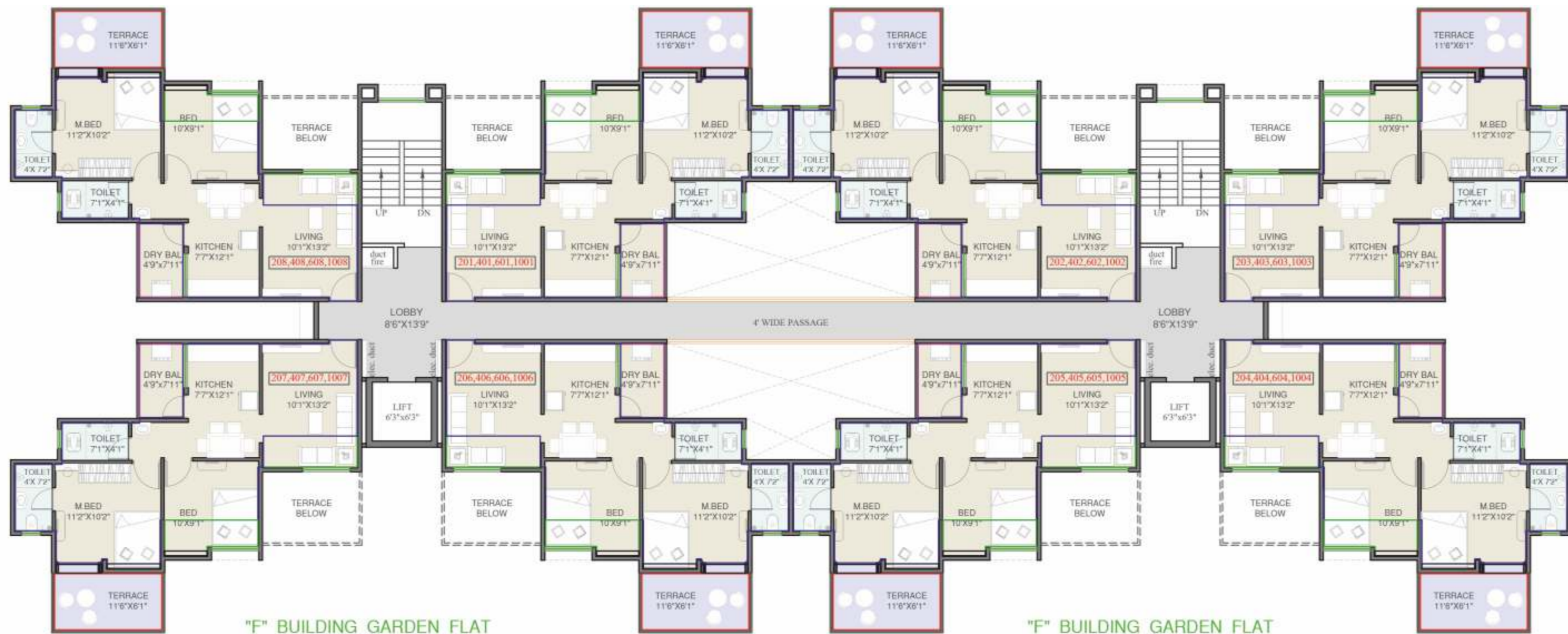
\ AREA\ CALCULATIONS\ OF\ TYPICAL\ 1st,\ 3rd,\ 5th,\ 7th,\ 9t  
FLOOR\ PLAN\ FOR\ WING-F\ \ ( \ IN\

FLAT NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
101,102,103,108,301,302,303,308,501,502,503,508,701,702,703,708,901,902,903,908,1101,1102,1103,1108,	2\ BH	43.78	6.78	6.29	3.30	0.46
104,105,106,107,304,305,306,307,504,505,506,507,704,705,706,707,904,905,906,907,1104,1105,1106,1107,	2\ BH	43.78	6.89	6.29	3.30	0.46



NOTE :

- 1) \ \ CARPET\ AREA\ IS\ CALCULATED\ ACCOR RERA\ NORMS,\ ( \ EXCLUDING\ PLASTER\ THIKNE
- 2) \ \ PLASTER\ THIKNESS\ ARE\ CONSIDERED\ AS\ PLASTER\ 20MM\ &\ EXTERNAL\ PLASTER\
- 3) \ \ ALL\ THE\ AREAS\ OTHER\ THAN\ CARPET\ MENTIONED\ FOR\ ILLUSTRATION\ PURPOSE\ O
- 4) \ \ SALE\ OF\ APARTMENT\ IS\ ON\ CARPET\ ARE
- 5) \ \ ALL\ DIMENSIONS\ MENTIONED\ ARE\ FOR\ UNF SURFACE\ &\ INCLUDING\ ENCLOSED\ BALC



"F" BUILDING GARDEN FLAT

"F" BUILDING GARDEN FLAT

TYP.\ EVEN\ FLOOR\ PLAN\ (\ 2nd,4th,6th\ &

\ AREA\ CALCULATIONS\ OF\ TYPICAL\ 2nd,\ 4th,\ 6th,\ FLOOR\ PLAN\ FOR\ WING-F\ (\ IN						
FLAT\ NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
201,202,203,204,205,206,207,208,401,402,403,404,405,406,407,408,601,602,603,604,605,606,607,608,1001,1002,1003,1004,1005,1006,1007,1008,	2\ BH	43.65	6.23	5.78	3.30	0.86



NOTE :

- 1)\ \ CARPET\ AREA\ IS\ CALCULATED\ ACCOR RERA\ NORMS,\ (\ EXCLUDING\ PLASTER\ THIKNE
- 2)\ \ PLASTER\ THICKNESS\ ARE\ CONSIDERED\ AS\ PLASTER\ 20MM\ &\ EXTERNAL\ PLASTER\
- 3)\ \ ALL\ THE\ AREAS\ OTHER\ THAN\ CARPET\ MENTIONED\ FOR\ ILLUSTRATION\ PURPOSE\ O
- 4)\ SALE\ OF\ APARTMENT\ IS\ ON\ CARPET\ ARE
- 5)\ ALL\ DIMENSIONS\ MENTIONED\ ARE\ FOR\ UNF SURFACE\ &\ INCLUDING\ ENCLOSED\ BALC





### EIGHTH FLOOR PLAN ( 8

AREA CALCULATIONS OF TYPICAL FLOOR PLAN FOR WING-F ( IN						
FLAT NO	FLAT TYPE	FLAT CARPET	TERRACE AREA	ENCLOSED BALCONY AREA	EXTERNAL BALCONY AREA	OTHER USABLE AREA
803,804,805,806,807,808,	2\ BH	43.65	6.23	5.78	3.30	0.86
802	3\ BH	61.51	12.45	5.78	3.30	1.52
	STORE ROO					

**NOTE :**

- 1) CARPET AREA IS CALCULATED ACCORDING TO RERA NORMS, ( EXCLUDING PLASTER THICKNESS )
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- 3) ALL THE AREAS OTHER THAN CARPET MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 4) SALE OF APARTMENT IS ON CARPET AREA
- 5) ALL DIMENSIONS MENTIONED ARE FOR UNFINISHED SURFACE & INCLUDING ENCLOSED BALCONY

















## AMENITIES & SPECIFICATIONS

### COMMON AREAS AND FACILITIES:-

- Common drainage, water and electrical lines.
- Common ground water storage tanks and overhead water tanks.
- Sewage Treatment Plant (STP).
- Lift for buildings.
- Fire Fighting System
- Rain Water Harvesting.
- Children play area
- Lawn
- Acupressure Park
- Gazebo

### SPECIFICATIONS

**Foundation:** Earthquake resistant R.C.C. structure.

**Flooring/Tiling:** 600 x 600 mm Vitrified Flooring in flat, Antiskid ceramic flooring in all toilets, balconies and terraces Designer Tiles dado up to lintel level for Toilets

**Internal / External Wall Finish:** Neeru/Sanala finishes for walls in entire flat.

**Painting:** OBD (Oil Bound Distemper) paint for internal walls. Ace or equivalent paint for external walls.

**Doors:** One Side Laminated Main entrance door with internal flush doors Wooden Door Frame for Main Door and granite door frames for bedrooms, toilets, dry balcony and terraces.

**Windows:** Two track Powder coated aluminum sliding windows.  
MS safety grills for windows.

**Kitchen:** Granite kitchen platform with stainless steel sink.  
Designer Glazed tiles dado up to 2 feet above kitchen platform.

**Electrification:** Concealed copper wiring. Adequate electrical points along with modular switches.

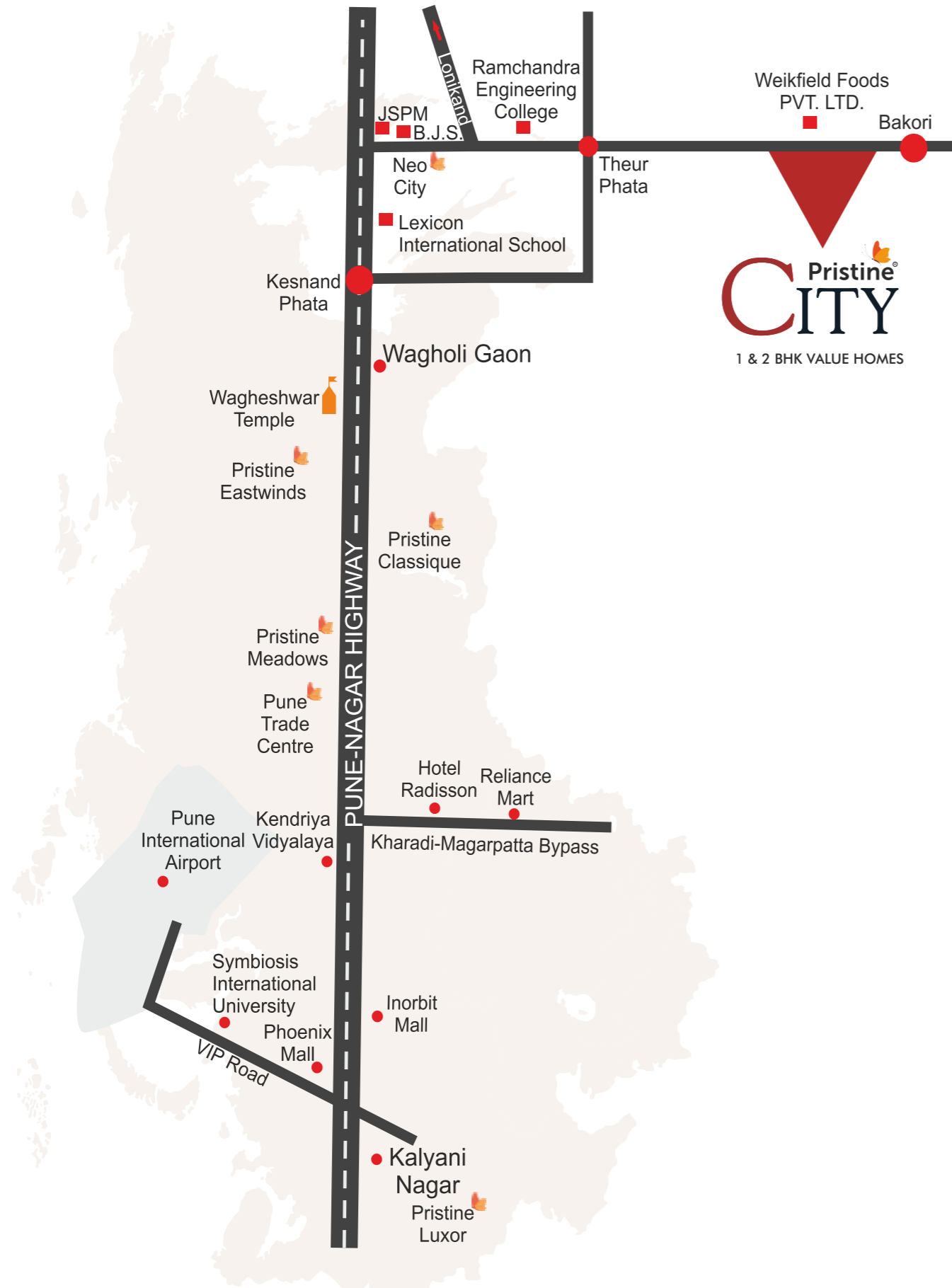
**Toilets:** Concealed plumbing with premium sanitary fittings. C P fittings. Designer bathroom tiles.

**Railing:** M. S. Railing for attached terraces Provision for Inverter in Each Flat for power back up.  
Provision for water purifier and exhaust fan.

**Others :** Provision for Inverter in Each Flat for power back up.  
Provision for water purifier and exhaust fan.



# LOCATION MAP



## LOCATION HIGHLIGHTS

PUNE-AHMEDNAGAR HIGHWAY	06 MIN
LEXICON SCHOOL	11 MIN
WAGHESHWAR TEMPLE	15 MIN
KHARADI CHOWK	25 MIN
VIMAN NAGAR	30 MIN
PUNE INTERNATIONAL AIRPORT	35 MIN
SOLAPUR HIGHWAY	30 MIN
KESNAND	10 MIN



A creation by:



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Ph: 020 - 6000 0007

Email: [city@pristinepune.com](mailto:city@pristinepune.com)



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