

## Location Map



 **8657005588**



Not just better housing...but better living, for all...

**Head Office (Pune):** 1204/4, Ghole Road, Shivajinagar, Pune - 411 004.  
**Telephone:** +91 20 4147 1111 | [www.naiknavare.com](http://www.naiknavare.com)

**Site Office:** Gat No-122,123,124, Mahalunge, Opposite Chakan MIDC,  
 Chakan-Talegaon Road, Pune - 410 501.

**'Dwarka' - A project by ' Naiknavare Housing Developments Pvt. Ltd.'**

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NAIKNAVARE'S  
**DWARKA**  
 130 Acres Bharat Pattern Township  
**Mhalunge-Chakan, Pune**

**RERA REGISTRATION NO.**  
**PROJECT 1 P52100000164**  
[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

## An Island of Happiness and Prosperity

The Dwarka Township is inspired by Lord Krishna, who chose a rich natural landscape to establish his capital city, to create an island of opportunity, prosperity and happiness. The 130 acre township, already home to 1655 families is poised to recreate this holistic lifestyle. All the necessities of life, a plethora of recreational amenities and the promise of a rapidly growing industrial area at Chakan- Talegaon Road,

The location of Dwarka is such, that chakan is on one side and Talegaon is on the other. Both these suburbs have industrial estates, where Indian and international industrial giants have set up their world class manufacturing plants...opening up a gamut of opportunities. And due to this consistent growth, real estate prices here will only keep

So choose Dwarka for your dream home and rest assured of eternal prosperity.

- Water supply from the Bhama-Askhed Dam
- Concretised motorway access
- PMPML Bus service up to Mhalunge, Chakan

### Bharat Pattern Housing

Everyone aspires to give a better quality of life to the family, and works tirelessly to achieve this. At Naiknavare Developers, it is our passion to create housing solutions that bring better quality of life within everyone's reach. The core vision behind Naiknavare's Dwarka embodies a philosophy of inclusive urban living which is coined as 'Bharat Pattern Living'. This model has its roots deeply embedded in the understanding of the socio-economic conditions of a rapidly urbanizing 'Bharat'. The model works under the assumption that the effective integration of populations belonging to diverse socio-economic backgrounds is vital to the success of the community and its environment on micro and macro scales.

- The Dwarka School ( CBSE Affiliated)
- Proposed Retail complex
- Proposed Commercial complex

## MASTER LAYOUT



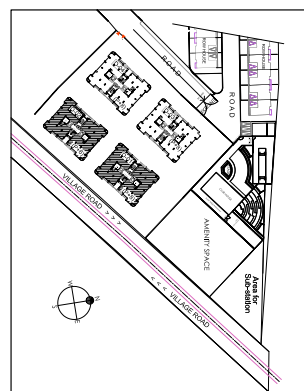
# D1 & D2 TYPICAL FLOOR PLAN



# BUILDING - D1 & D2 FLAT TYPE- 3BHK



FLAT NOS.	FLAT TYPE	CARPET AREA		ENCLOSED BALCONY AREA		OPEN BALCONY AREA		TOTAL USABLE AREA	
		A		B		C		(A+B+C)=D	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2, 6, 10, 14, 18, 22, 26, 30	3 BHK	77.92	838.73	8.57	92.28	3.90	41.98	90.39	972.96
3, 7, 11, 15, 19, 23, 27, 31	3 BHK	74.71	804.18	11.78	126.80	3.90	41.98	90.39	972.96
4, 8, 12, 16, 20, 24, 28, 32, 1, 5, 9, 13, 17, 21, 25, 29	3 BHK	74.71	804.18	11.78	126.80	3.97	42.73	90.46	973.71



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## Internal Specifications

- Vitrified tiles for flooring in Living, kitchen & passage.
- Ceramic tiles for flooring in bedrooms.
- Black Granite Kitchen platform with S.S. sink and 2'0" ht. coloured ceramic glazed tile dado.
- Coloured ceramic Glazed Tile dado – up to 7'0" ht. in Common toilet & Attached Toilet.
- Matt Finish ceramic tile for flooring in Common toilet & Attached Toilet.
- Aluminum powder coated sliding window with mosquito net and oil painted grill for Living Room, Bedroom and Kitchen.
- Adjustable louvered window with Bajri glass for Common toilet and attached toilet.
- Main Door Shutter with night latch and Red Maranti door frame
- Oil painted waterproof flush shutters for Common toilet, Attach toilet with Red Maranti door frame & cylindrical lock.
- Oil painted Commercial Flush shutter for Bedrooms with Red Maranti door frame & cylindrical lock.
- Concealed plumbing in P.V.C. with hot and cold arrangement in Common toilet and Attached Toilet.
- Branded C.P. and Sanitary fittings.
- Concealed electrification with modular switches.
- Conduit for cable T.V. and Intercom points in Living Room.
- Intercom facility for each flat.
- Semi Acrylic emulsion paint to wall and ceiling.
- Oil paint for wall and ceiling of Common toilet and Attached Toilet.
- Cabling for DTH T.V. connection (without set top box, usage & installation charges.)
- Exhaust fan in Common Toilet, attached Toilet & Kitchen.

## External Specifications

- Kota flooring in Entrance & floor lobbies.
- Plaster with Acrylic paint for external walls.
- Directory Board, Name plate, Letter box, Electrical Meter Panel.
- Chequered Tile Flooring in parking.

## Common Amenities:

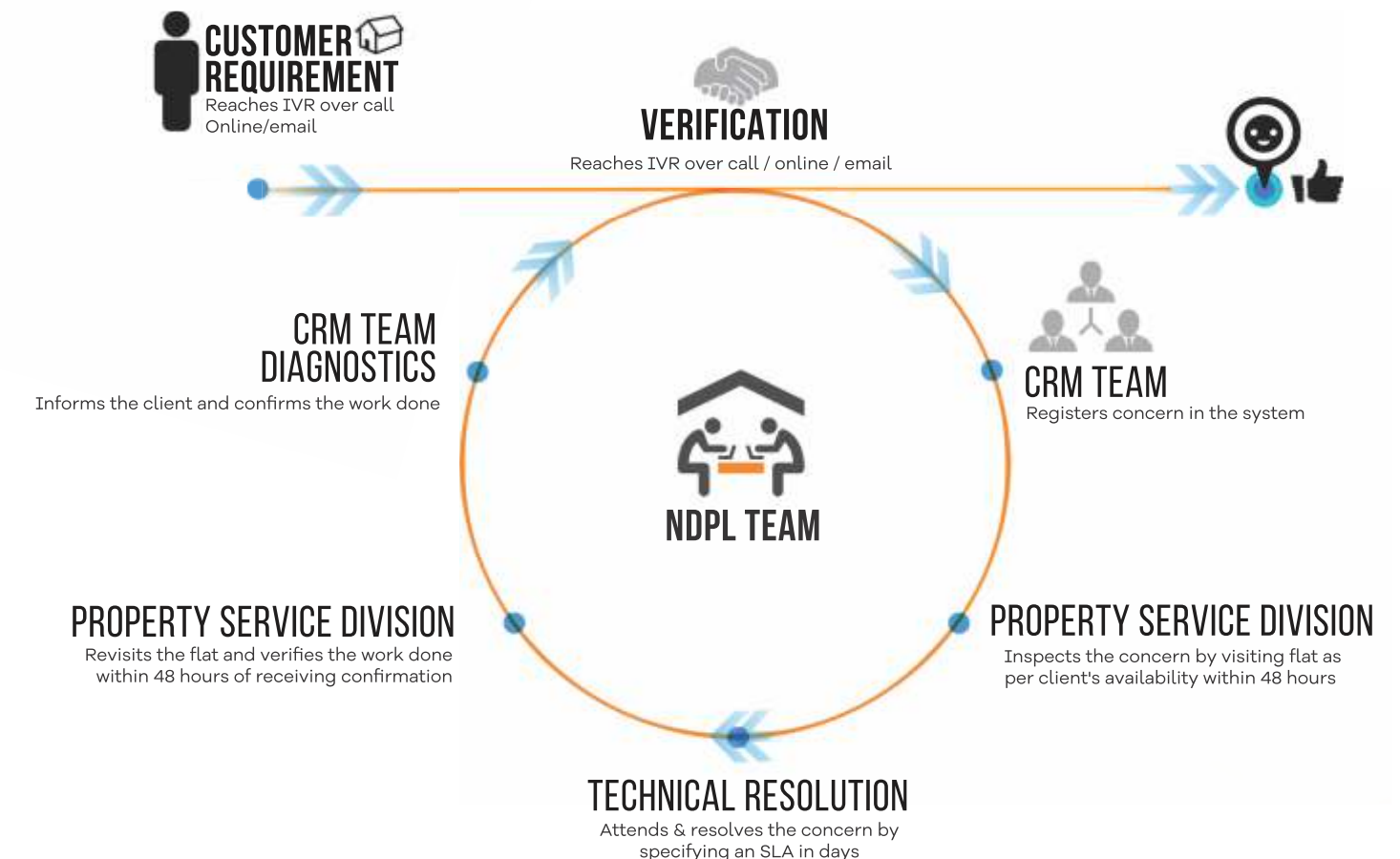
- Gated Communities with security cameras & Intercoms.
- Club House with Multipurpose Hall, Table Tennis, Gymnasium and Society Office.
- Senior Citizen Area.
- Provision of recycled water for Flushing and Gardening.
- Wet Garbage disposal with organic waste converter.
- LED fixtures for common areas.
- Rain Water recharge bore wells.
- Plantation & Green Spaces.

## Naiknavare Developers – A legacy of trust and transparency

With a legacy of almost 50 projects, Naiknavare Developers have been at the forefront of the Pune, Mumbai and Goa housing, commercial, hospitality, retail, slum rehabilitation and education . A fully integrated company with in-house support functions has proudly boasts of 12,000 apartments with almost 10 Million Sq.Ft ( 9.30 lakh Sq.Mt. ) of completed construction over the last 3 decades. The effective post-sale function in the company has leveraged software and

technology based solutions to create a closed loop concern management process. The system allows us to ensure that each and every requirement of our citizens is tracked and recorded in a specialized customer relationship management center at our head office.

The company with its 16 expansive departments offers an end-to-end solution and beyond to its customers with attention to detail given towards the customers sales cycle, maintenance period, society formation, and conveyance deed processes.



## CLOSED LOOP CUSTOMER HANDLING PROCESS

## Location Map



Not to scale

 **8657005588**



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 130 Acres Bharat Pattern Township  
**Mhalunge-Chakan, Pune**

**RERA REGISTRATION NO.**  
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[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

**RERA REGISTRATION NO.**  
**PROJECT 4 P52100000240**  
[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

## An Island of Happiness and Prosperity

The Dwarka Township is inspired by Lord Krishna, who chose a rich natural landscape to establish his capital city, to create an island of opportunity, prosperity and happiness. The 130 acre township, already home to 1655 families is poised to recreate this holistic lifestyle. All the necessities of life, a plethora of recreational amenities and the promise of a rapidly growing industrial area at Chakan- Talegaon Road,

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So choose Dwarka for your dream home and rest assured of eternal prosperity.

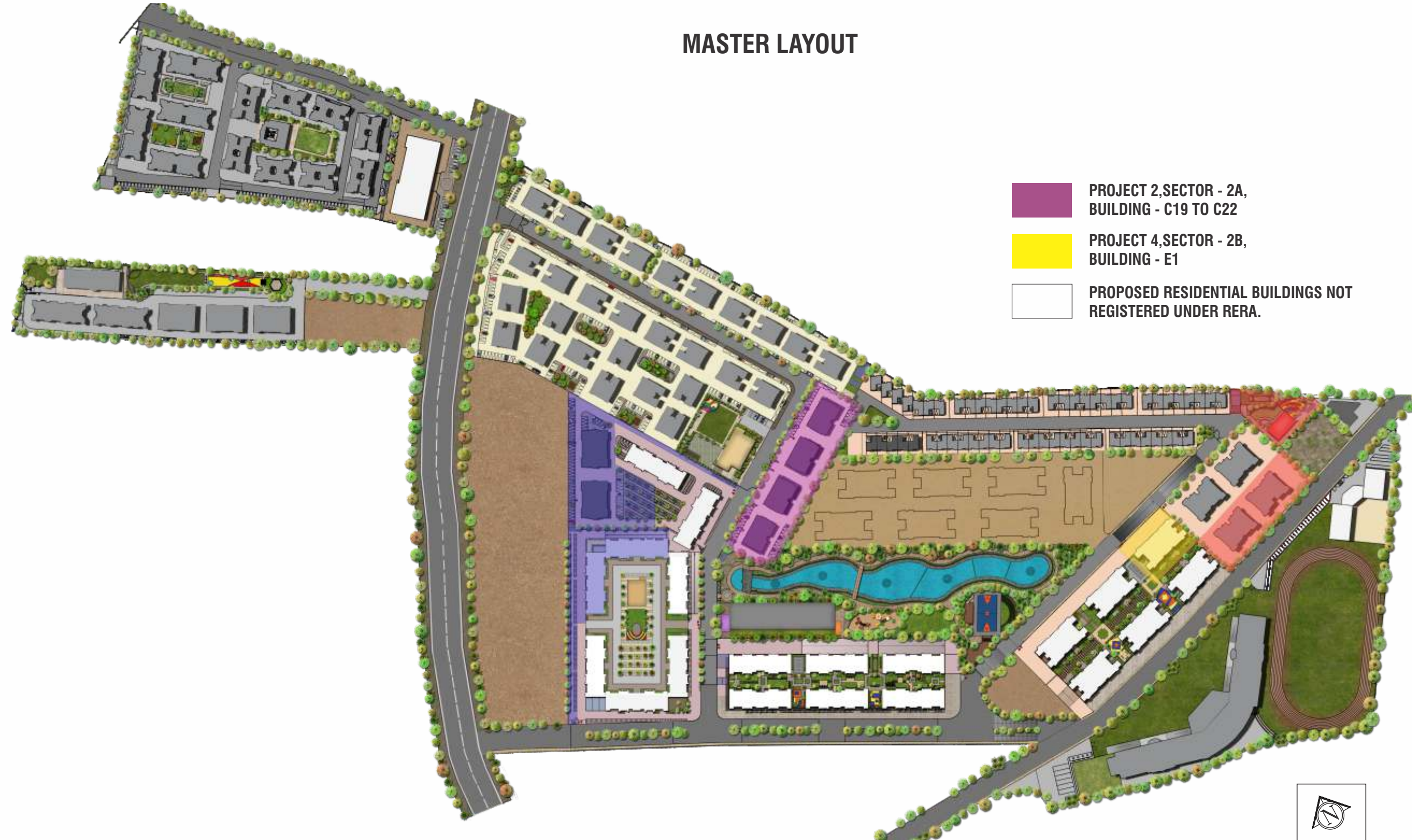
- Water supply from the Bhama-Askhed Dam
- Concretised motorway access
- PMPML Bus service up to Mhalunge, Chakan

### Bharat Pattern Housing

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- The Dwarka School ( CBSE Affiliated)
- Proposed Retail complex
- Proposed Commercial complex

## MASTER LAYOUT





## For a celebration called life!

The 2 BHK units in this cluster are not only designed with an ethos of providing maximum utility within your apartment but also a range of amenities, holistic common spaces and conveniences.

- A looping walkway
- Central Garden
- Children's play area
- A club house with indoor games

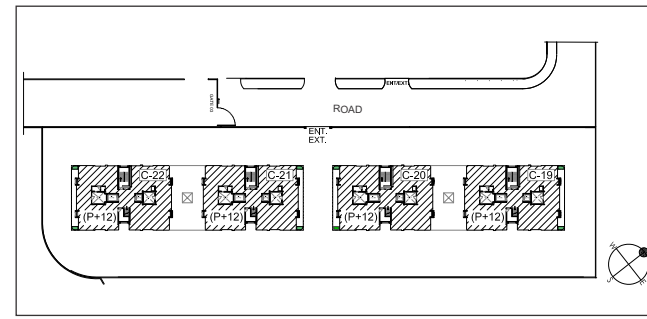
### C19 & C22 TYPICAL FLOOR PLAN



### BUILDING - C19 & C22 FLAT TYPE- 2BHK



FLAT NOS.	FLAT TYPE	CARPET AREA		ENCLOSED BALCONY AREA		OPEN BALCONY AREA		TOTAL USABLE AREA OF FLAT	
		A		B		C		(A+B+C)= D	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1, 5, 9, 2, 6, 10.	2 BHK	58.82	633.14	6.97	75.03	3.71	39.93	69.50	748.10
4, 8, 12, 3, 7, 11.	2 BHK	58.82	633.14	6.97	75.03	3.79	40.80	69.58	748.96
13, 17, 21, 25, 33, 37, 41, 45, 14, 18, 22, 26, 34, 38, 42, 46.	2 BHK	58.82	633.14	6.97	75.03	3.71	39.93	69.50	748.10
16, 20, 24, 28, 36, 40, 44, 48, 15, 19, 23, 27, 35, 39, 43, 47.	2 BHK	58.82	633.14	6.97	75.03	3.79	40.80	69.58	748.96



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## 2 BHK CLUSTER PLAN



**A** ENTRY/ EXIT

**B** PODIUM LANDSCAPE PLAZA



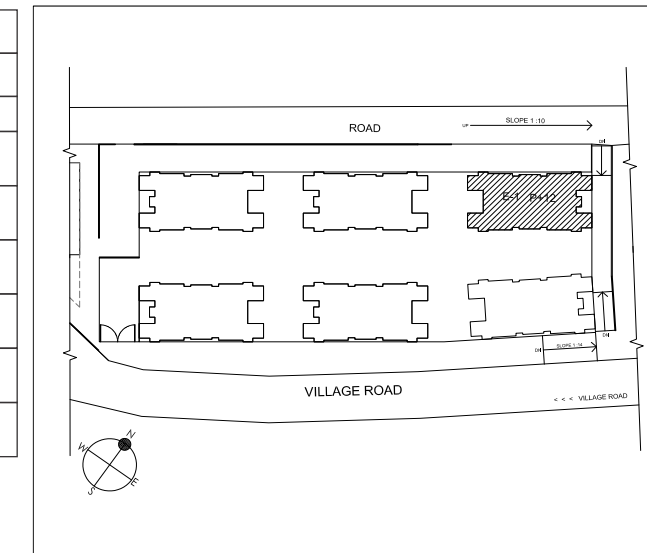
## FIRST FLOOR PLAN BUILDING E1- 1 & 2BHK



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		TOTAL USABLE AREA OF FLAT (A+B+C+D)= E	
		A		B		C		D		E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	2 BHK	41.03	441.65	5.50	59.20	2.24	24.11	4.60	49.51	53.37	574.47
102, 107	2 BHK	45.36	488.26	3.50	37.67	3.88	41.76	4.23	45.53	56.97	613.23
103	2 BHK	45.36	488.26	3.48	37.46	3.60	38.75	0.00	0.00	52.44	564.46
104, 105	1 BHK	34.78	374.37	2.89	31.11	2.41	25.94	0.00	0.00	40.08	431.42
106	1 BHK	31.64	340.57	3.48	37.46	3.60	38.75	0.00	0.00	38.72	416.78
108	2 BHK	39.49	425.07	5.50	59.20	2.24	24.11	4.60	49.51	51.83	557.90

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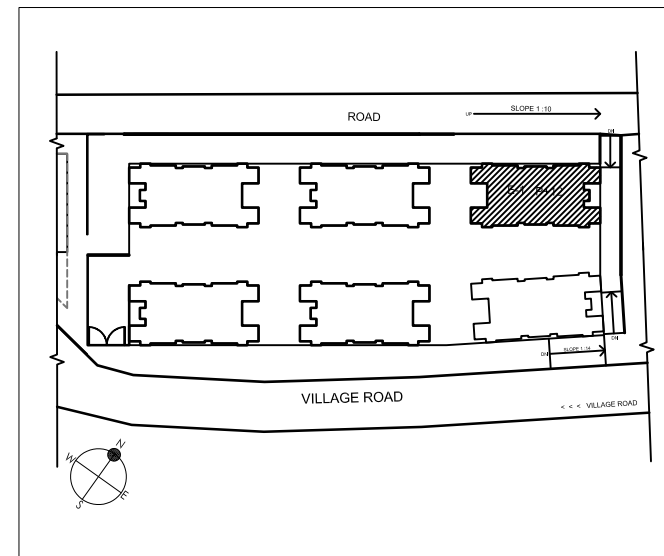
## 2ND TO 12TH FLOOR PLAN BUILDING E1- 2BHK



## BUILDING - E1 FLAT TYPE- 2 BHK SMART



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		TOTAL USABLE AREA OF FLAT	
		A		B		C		D		(A+B+C+D)= E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201	2 BHK	41.00	441.32	5.50	59.20	2.20	23.68	0.00	0.00	48.70	524.21
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207	2 BHK	45.07	485.13	3.48	37.46	3.60	38.75	0.00	0.00	52.15	561.34
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205	2 BHK	39.92	429.70	5.50	59.20	2.20	23.68	0.00	0.00	47.62	512.58
208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208	2 BHK	39.38	423.89	5.50	59.20	2.20	23.68	0.00	0.00	47.08	506.77
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	2 BHK	39.37	423.78	5.50	59.20	2.20	23.68	0.00	0.00	47.07	506.66



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**BUILDING - E1**  
**FLAT TYPE- 2BHK COMFORT**



**Internal Specifications**

- Vitrified tiles for flooring & 3" wide skirting.
- Green Marble Kitchen platform with S.S. sink and 2'0" ht. coloured ceramic glazed tile dado.
- Coloured ceramic Glazed Tile dado – up to 7'0" ht. in Common toilet & Attached Toilet.
- Matt Finish tile for flooring in Common toilet & Attached Toilet.
- Aluminum powder coated sliding window with mosquito net and oil painted grill for Living Room, Bedroom and Kitchen.
- Openable/ Fixed louvered window with Bajri glass for Common toilet and attached toilet.
- Both side laminated main Door Shutter with night latch and Red Maranti door frame.
- Oil painted waterproof flush shutters for Common toilet, Attach toilet and Balcony with Red Maranti door frame & cylindrical lock.
- Oil painted Commercial Flush shutter for Bedrooms with Red Maranti door frame & cylindrical lock.
- Concealed plumbing in C.P.V.C. with hot and cold arrangement in Common toilet and Attached Toilet.
- Branded C.P. and Sanitary fittings.
- Concealed electrification with modular switches.
- Conduit for cable T.V. and Intercom points in Living Room.
- Intercom facility for each flat.
- Oil bound distemper to wall and ceiling.
- Oil paint for wall and ceiling of Common toilet and Attached Toilet.
- Cabling for DTH T.V. connection (without set top box, usage & installation charges.)
- Exhaust fan in Common Toilet & attached Toilet

**External Specifications**

- Matt Finish Vitrified flooring in Entrance & floor lobbies.
- Plaster with Acrylic paint for external walls.
- Directory Board, Name plate, Letter box, Electrical Meter Panel.
- Chequered Tile Flooring in parking.

**Common Amenities:**

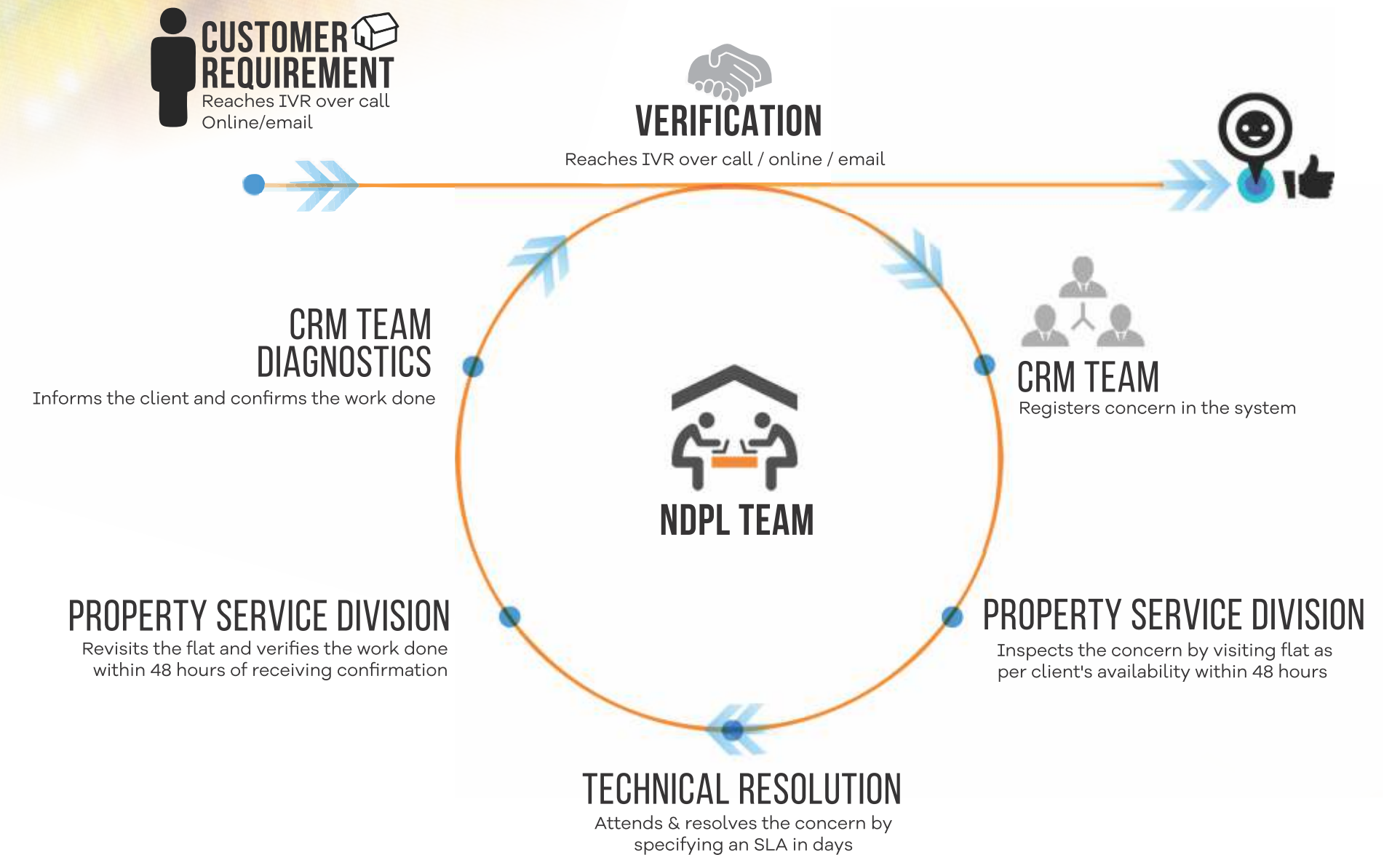
- Gated Communities with security cameras & Intercoms.
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## Location Map



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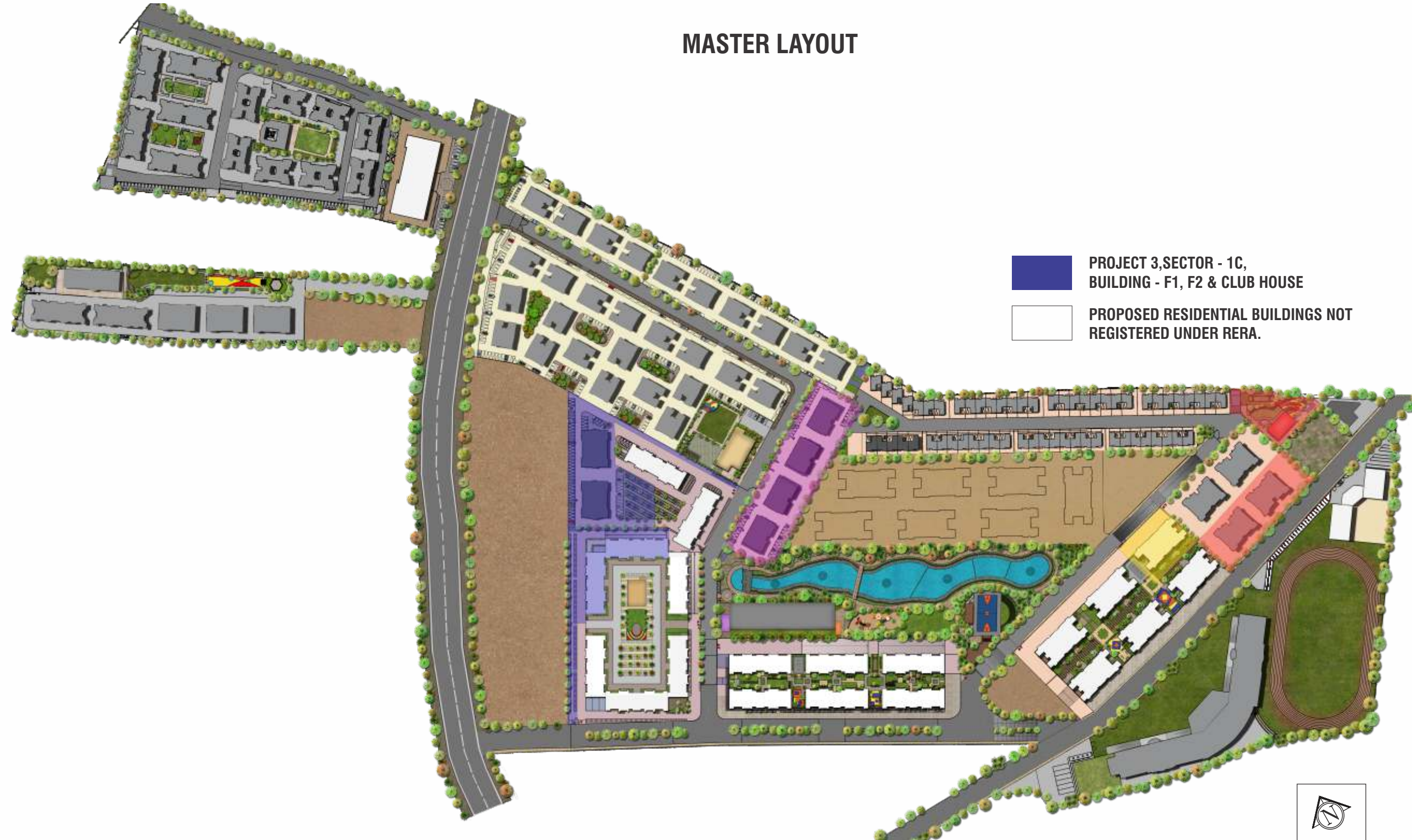
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- Proposed Retail complex
- Proposed Commercial complex

## MASTER LAYOUT





## For a celebration called life!

The 1 BHK sector comes fully loaded with meticulously designed spaces for celebrating all your life events.

- A looping walkway
- Central Garden
- Children's play area
- A club house with indoor games

Disclaimer: This view is an architectural rendering only and includes future residential / retail / commercial / landscape developments not registered under RERA for visual impression of township.

# CLUSTER PLAN

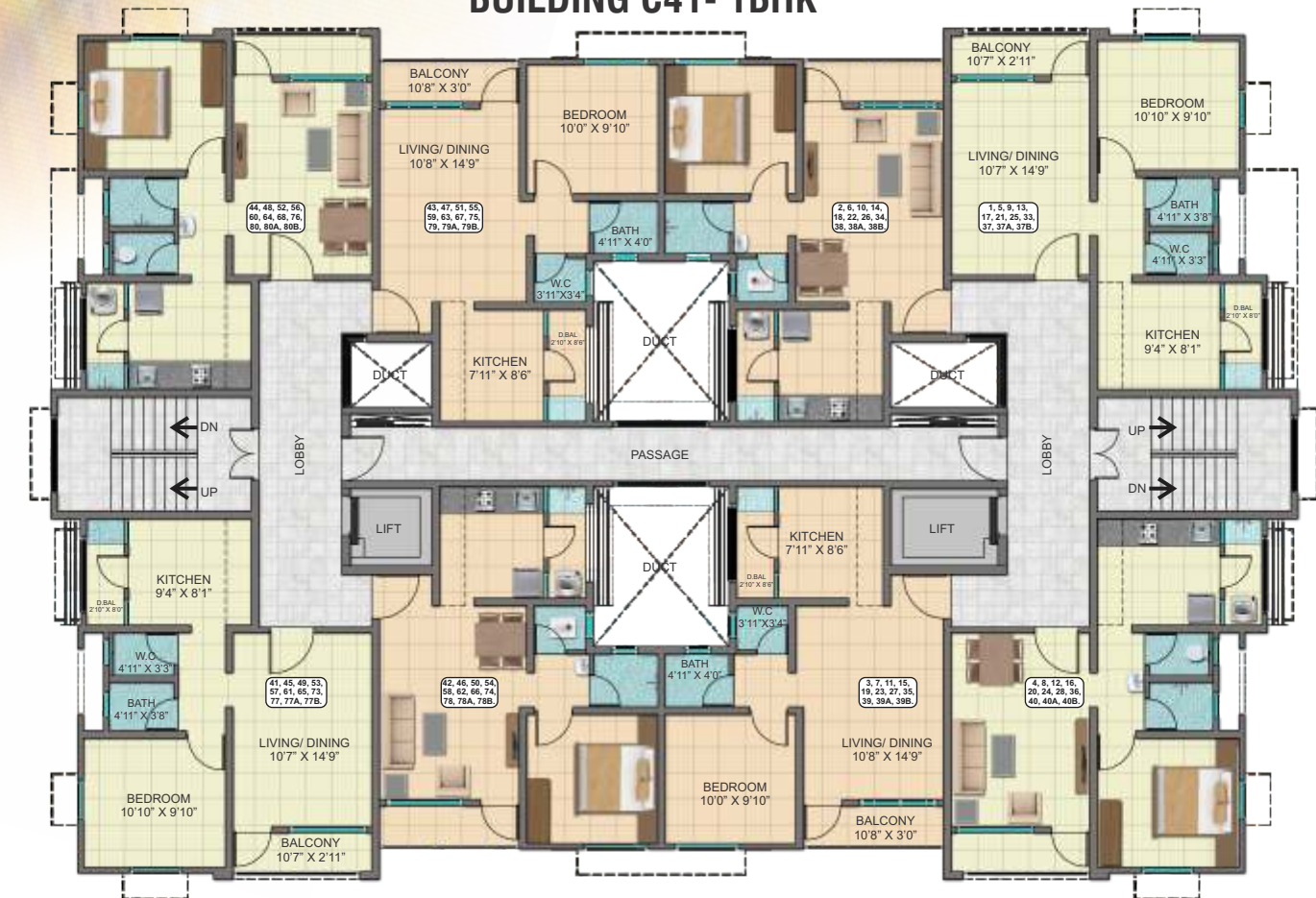


- A** CLUB HOUSE
- B** OPEN SPACE
- C** ENTRY / EXIT FOR VEHICLES

- COMFORT**
- SMART**
- SHOP**

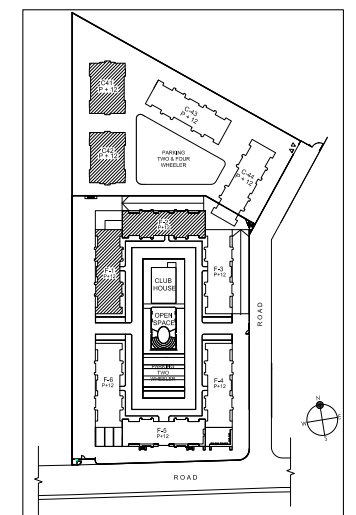


# 1ST TO 7TH & 9TH TO 12TH FLOOR PLAN BUILDING C41- 1BHK



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		TOTAL USABLE AREA OF FLAT	
		(A)		(B)		(C)		(A+B+C)= D	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1, 5, 9, 13, 17, 21, 25, 33, 37, 37A, 37B, 4, 8, 12, 16, 20, 24, 28, 36, 40, 40A, 40B, 41, 45, 49, 53, 57, 61, 65, 73, 77, 77A, 77B, 44, 48, 52, 56, 60, 64, 68, 76, 80, 80A, 80B, 32, 69.	1 BHK	36.65	394.50	5.45	58.66	2.79	30.03	44.89	483.20
2, 6, 10, 14, 18, 22, 26, 34, 38, 38A, 38B, 43, 47, 51, 55, 59, 63, 67, 75, 79, 79A, 79B, 30, 71.	1 BHK	36.33	391.06	4.95	53.28	2.89	31.11	44.17	475.45
3, 7, 11, 15, 19, 23, 27, 35, 39, 39A, 39B, 42, 46, 50, 54, 58, 62, 66, 74, 78, 78A, 78B, 31, 70.	1 BHK	38.93	419.04	2.21	23.79	3.07	33.05	44.21	475.88

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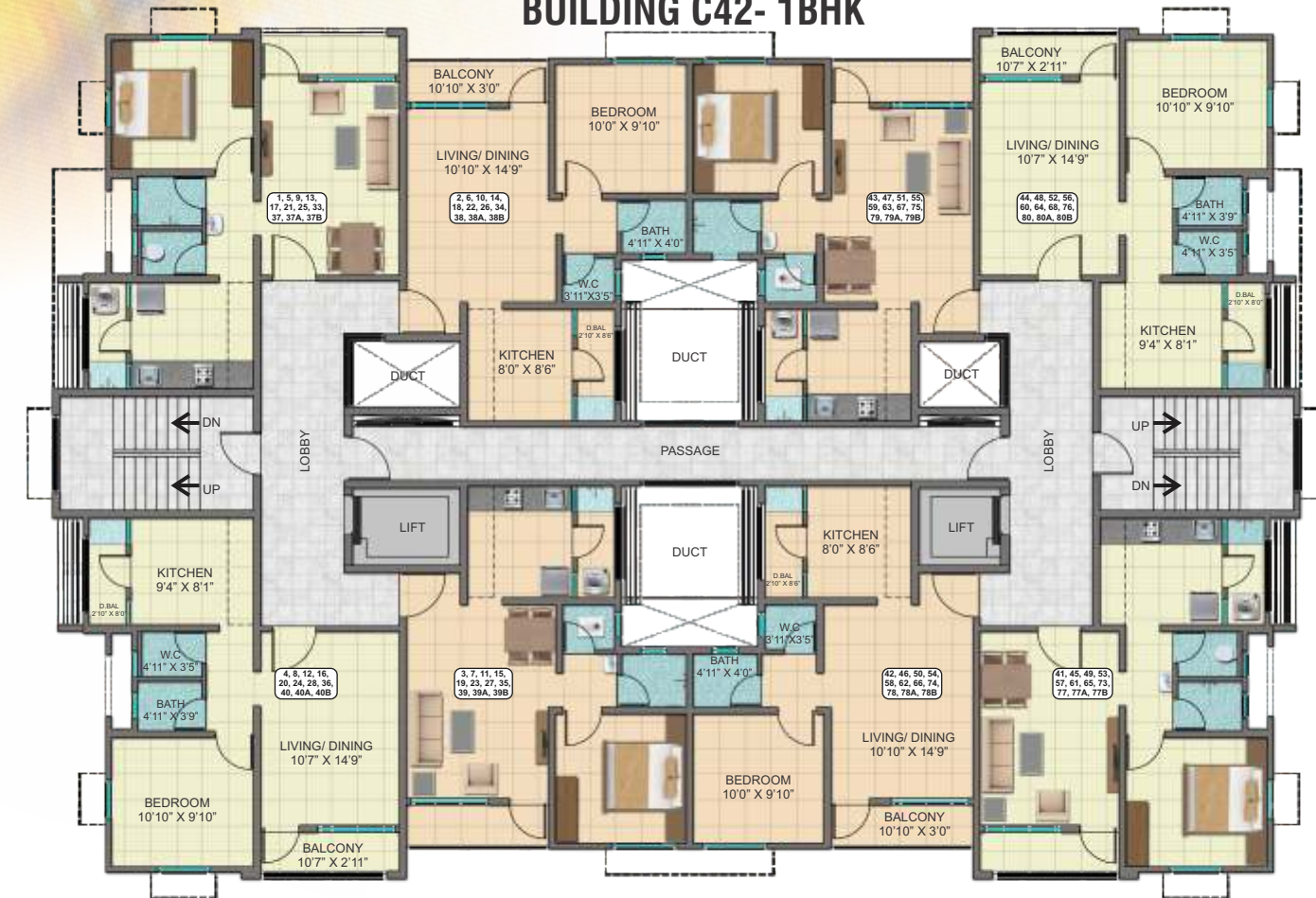




**BUILDING - C41 & C42  
FLAT TYPE- 1BHK**

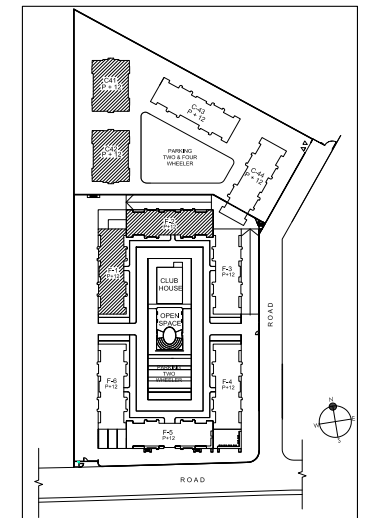


**1ST TO 7TH & 9TH TO 12TH FLOOR PLAN  
BUILDING C42- 1BHK**



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		TOTAL USABLE AREA OF FLAT	
		A		B		C		(A+B+C)= D	
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1, 5, 9, 13, 17, 21, 25, 33, 37, 37A, 37B, 4, 8, 12, 16, 20, 24, 28, 36, 40, 40A, 40B, 32	1 BHK	36.54	393.32	3.32	35.74	4.89	52.64	44.75	481.69
41, 45, 49, 53, 61, 65, 73, 77, 77A, 77B, 44, 48, 52, 56, 60, 64, 68, 76, 80, 80A, 80B, 69	1 BHK	36.59	393.85	3.32	35.74	4.94	53.17	44.85	482.77
2, 6, 10, 14, 18, 22, 26, 34, 38, 38A, 38B, 43, 47, 51, 55, 59, 63, 67, 75, 79, 79A, 79B, 30, 71	1 BHK	36.49	392.78	2.76	29.71	5.21	56.08	44.46	478.57
3, 7, 11, 15, 19, 23, 27, 35, 39, 39A, 39B, 42, 46, 50, 54, 58, 62, 66, 74, 78, 78A, 78B, 31, 70.	1 BHK	39.07	420.55	0.00	0.00	5.36	57.70	44.43	478.24

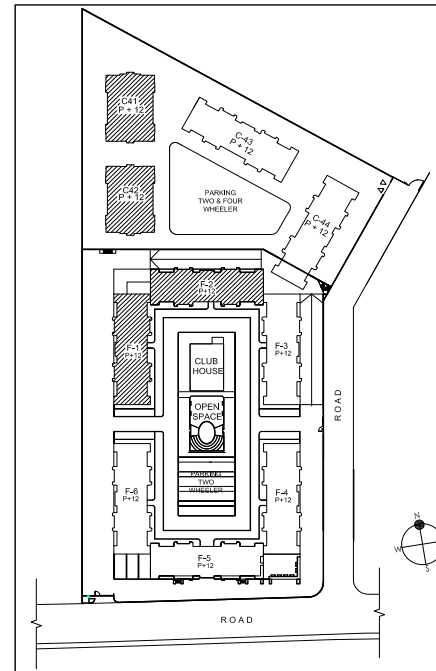
**NOTE :**  
 ▶ Dimensions mentioned in working drawing, sanctioned plans and sales material include all plaster thickness , skirtings, ledges thickness.  
 ▶ Carpet area calculation exclude external wall plaster & skirting / external wall ledge thickness and are as per RERA definition.



## 2ND TO 12TH FLOOR PLAN BUILDING F1/ F2- 1BHK



## BUILDING - F1 & F2 FLAT TYPE- 1BHK SMART



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA OF FLAT	
		A		B		C		D		(A+B+C+D)= E	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 1212.	1 BHK	25.58	275.34	2.04	21.96	2.35	25.30	0.00	0.00	29.97	322.60
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211.	1 BHK	25.54	274.91	2.04	21.96	2.19	23.57	0.00	0.00	29.77	320.44
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209.	1 BHK	29.66	319.26	2.04	21.96	3.40	36.60	0.00	0.00	35.10	377.82
210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210.	1 BHK	29.66	319.26	2.35	25.30	5.00	53.82	3.79	40.80	40.80	439.17

**NOTE :**  
 ► Dimensions mentioned in working drawing, sanctioned plans and sales material include all plaster thickness, skirtings, ledges thickness.  
 ► Carpet area calculation exclude external wall plaster & skirting / external wall ledge thickness and are as per RERA definition.

**BUILDING - F1 & F2**  
**FLAT TYPE- 1BHK COMFORT**



**Internal Specifications**

- Vitrified tiles for flooring & 3" wide skirting.
- Green Marble Kitchen platform with S.S. sink and 2'0" ht. coloured Ceramic glazed tile dado.
- Coloured Ceramic Glazed Tile dado – up to 7'0" ht. in Bathroom & up to 4'0" ht in W.C.
- Matt Finish Ceramic tile for Flooring in Bathroom & W.C.
- Aluminum powder coated sliding window with mosquito net and oil painted grill for Living Room, Bedroom and Kitchen.
- Openable /Fixed louvered window with Bajri glass for Bath and W.C.
- Both side laminated main Door Shutter with night latch and Red Maranti door frame.
- Oil painted waterproof flush shutters for Bathroom, W.C. and Balcony with Red Maranti door frame & cylindrical lock.
- Oil painted Commercial Flush shutter for Bedrooms with Red Maranti door frame & cylindrical lock.
- Concealed plumbing in C.P.V.C. with hot and cold arrangement in Bathroom.
- Branded C.P. and Sanitary fittings.
- Concealed electrification with modular switches.
- Conduit for cable T.V. and intercom points in Living Room.
- Intercom facility for each flat.
- Oil bound distemper to wall and ceiling.
- Oil paint for wall and ceiling of Bathroom & W.C.
- Cabling for DTH T.V. connection (without set top box, usage & installation charges.)
- Exhaust fan in W.C.

**External Specifications**

- Matt Finish Vitrified flooring in Entrance & floor lobbies.
- Plaster with Acrylic paint for external walls.
- Directory Board, Name plate, Letter box, Electrical Meter Panel.
- Chequered Tile Flooring in parking.

**Common Amenities:**

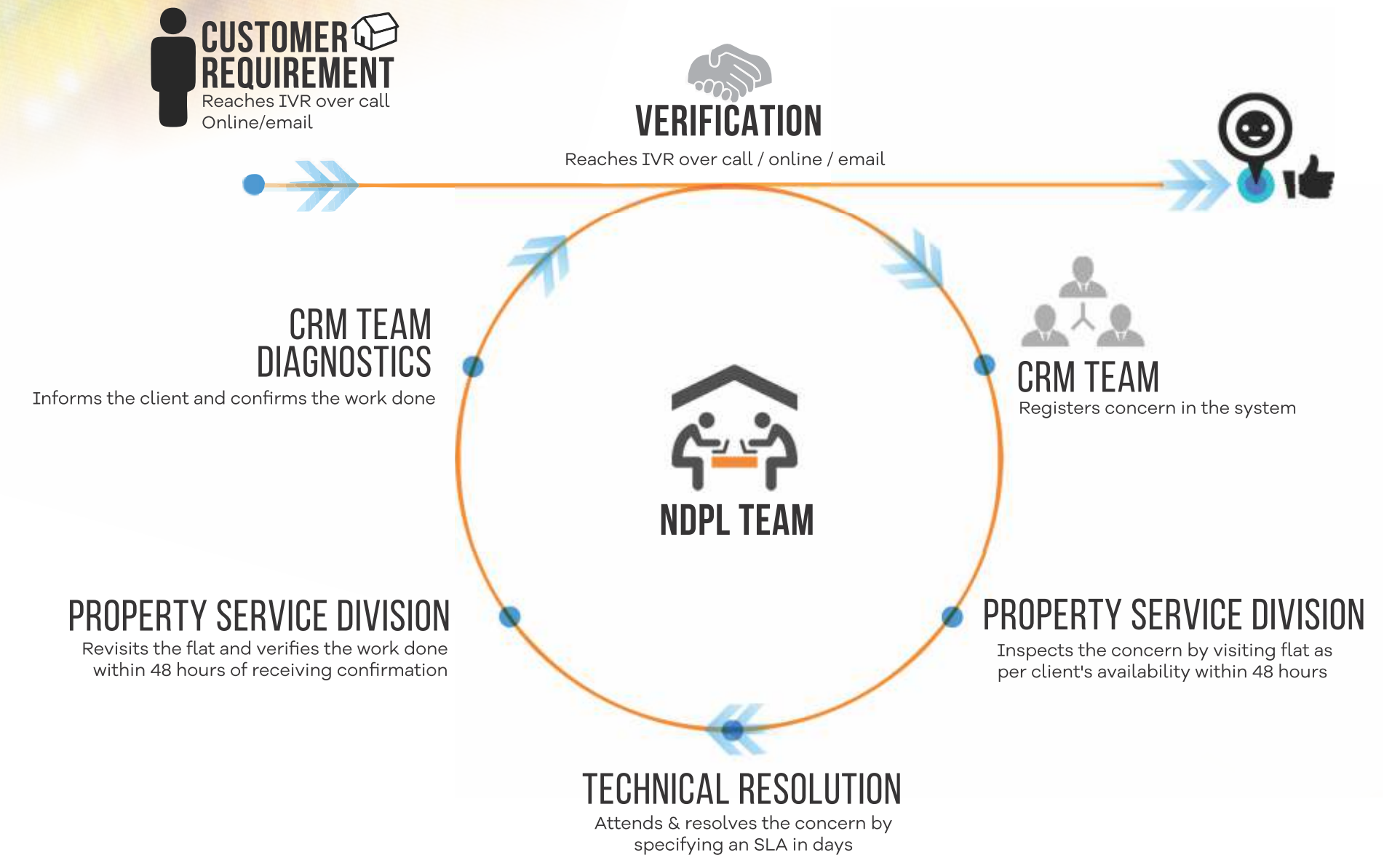
- Gated Communities with security cameras & Intercoms.
- Club House with Multipurpose Hall, Table Tennis, Gymnasium and Society Office.
- Senior Citizen Area.
- Provision of recycled water for Flushing and Gardening.
- Wet Garbage disposal with organic waste converter.
- LED fixtures for common areas.
- Rain Water recharge bore wells.
- Plantation & Green Spaces.

## Naiknavare Developers – A legacy of trust and transparency

With a legacy of almost 50 projects, Naiknavare Developers have been at the forefront of the Pune, Mumbai and Goa housing, commercial, hospitality, retail, slum rehabilitation and education . A fully integrated company with in-house support functions has proudly boasts of 12,000 apartments with almost 10 Million Sq.Ft ( 9.30 lakh Sq.Mt. ) of completed construction over the last 3 decades.

The effective post-sale function in the company has leveraged software and technology based solutions to create a closed loop concern management process. The system allows us to ensure that each and every requirement of our citizens is tracked and recorded in a specialized customer relationship management center at our head office.

The company with its 16 expansive departments offers an end-to-end solution and beyond to its customers with attention to detail given towards the customers sales cycle, maintenance period, society formation, and conveyance deed processes.



### CLOSED LOOP CUSTOMER HANDLING PROCESS