



Neelaya

Talegaon, Pune
1, 2 BHK Apartments & Shops



This window opens to scenic views
and your backyard too.



REGISTRATION NO.
P52100000013



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Recreation, the only thing at the heart of Neelaya



ELEVATIONS SUBJECT TO CHANGE

Club House Elevation

Master Plan



LEGENDS

- | | |
|---|----------------------------|
| 1 EMERGENCY GATE FOR FIRE ENGINE CIRCULATION | 13 OPEN CAR PARKING |
| 2 EMERGENCY GATE-2 (BETWEEN PLOT A & PLOT B) | 14 COVERED CAR PARKING |
| 3 EMERGENCY GATE FOR FIRE ENGINE BETWEEN COMMERCIAL & RESIDENTIAL | 15 UNDERGROUND STP |
| 4 ENTRY & EXIT | 16 WET LAND BEDS |
| 5 SECURITY CABIN | 17 TRANSFORMER ROOM + D.G |
| 6 COVERED CAR PARKING BELOW LANDSCAPED AREA | 18 ORGANIC WASTE CONVERTER |
| 7 LANDSCAPED AREA FOR RESIDENTIAL | 19 UNDERGROUND WATER TANK |
| 8 AREA FOR SHOPS | 20 CHILDREN'S PLAY AREA |
| 9 EXCLUSIVE TERRACE FOR SHOP NO 11 | 21 OPEN AIR AMPHITHEATRE |
| 10 SCOOTER PARKING | 22 LAWN |
| 11 CYCLE PARKING | 23 CLUB HOUSE |
| 12 ENTRY/ EXIT FOR SHOP | 24 EHV LINE |

GROUND/ FIRST FLOOR



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE OPEN BALCONY AREA		TOTAL USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
SHOP-1		27.33	294.18	0.00	0.00	0.00	0.00	0.00	0.00	27.33	294.18
SHOP-2,9		22.80	245.42	0.00	0.00	0.00	0.00	0.00	0.00	22.80	245.42
SHOP-3,8		11.43	123.03	0.00	0.00	0.00	0.00	0.00	0.00	11.43	123.03
SHOP-4,7		11.15	120.02	0.00	0.00	0.00	0.00	0.00	0.00	11.15	120.02
SHOP-5		23.86	256.83	0.00	0.00	0.00	0.00	0.00	0.00	23.86	256.83
SHOP-6		25.27	272.01	0.00	0.00	0.00	0.00	0.00	0.00	25.27	272.01
SHOP-10		21.15	227.66	0.00	0.00	0.00	0.00	0.00	0.00	21.15	227.66
SHOP-11		17.90	192.68	0.00	0.00	34.49	371.25	0.00	0.00	52.39	563.93
101	1 RK	33.25	357.90	0.00	0.00	0.00	0.00	1.55	16.68	34.80	374.59
102,105	1 BHK	34.49	371.25	0.00	0.00	1.58	17.01	4.82	51.88	40.89	440.14
103,104	1 BHK	35.54	382.55	0.00	0.00	1.58	17.01	4.82	51.88	41.94	451.44
106	2 BHK	47.88	515.38	0.00	0.00	0.00	0.00	4.49	48.33	52.37	563.71



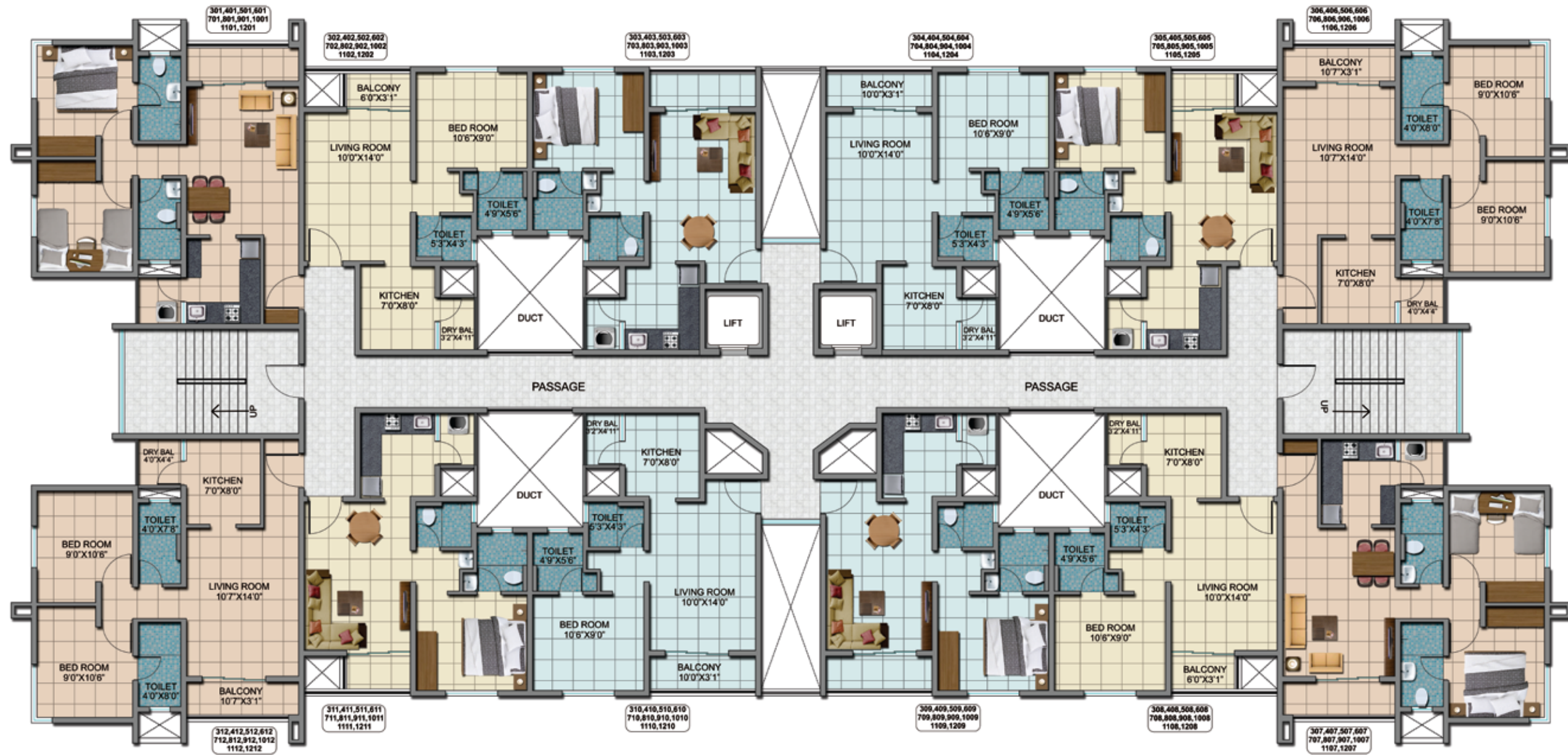
SECOND FLOOR PLAN



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE OPEN BALCONY AREA		TOTAL USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201, 212	2 BHK	36.05	388.04	11.83	127.34	0.00	0.00	4.49	48.33	52.37	563.71
202, 205	1 BHK	34.49	371.25	0.00	0.00	0.00	0.00	3.04	32.72	37.53	403.97
203, 204	1 BHK	35.54	382.55	0.00	0.00	0.00	0.00	4.17	44.89	39.71	427.44
206, 207	2 BHK	47.88	515.38	0.00	0.00	0.00	0.00	4.49	48.33	52.37	563.71
208, 211	1 BHK	34.49	371.25	0.00	0.00	1.58	17.01	4.82	51.88	40.89	440.14
209, 210	1 BHK	35.54	382.55	0.00	0.00	1.58	17.01	4.82	51.88	41.94	451.44



TYPICAL FLOOR PLAN



FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE OPEN BALCONY AREA		TOTAL USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
301,401,501,601,701,801,901,1001,1101,1201 312,412,512,612,712,812,912,1012,1112,1212	2 BHK	36.05	388.04	11.83	127.34	0.00	0.00	4.49	48.33	52.37	563.71
302,402,502,602,702,802,902,1002,1102,1202 305,405,505,605,705,805,905,1005,1105,1205 308,408,508,608,708,808,908,1008,1108,1208 311,411,511,611,711,811,911,1011,1111,1211	1 BHK	34.49	371.25	0.00	0.00	0.00	0.00	3.04	32.72	37.53	403.97
303,403,503,603,703,803,903,1003,1103,1203 304,404,504,604,704,804,904,1004,1104,1204 309,409,509,609,709,809,909,1009,1109,1209 310,410,510,610,710,810,910,1010,1110,1210	1 BHK	35.54	382.55	0.00	0.00	0.00	0.00	4.17	44.89	39.71	427.44
306,406,506,606,706,806,1006,1106,1206 307,407,507,607,707,807,907,1007,1107,1207	2 BHK	47.88	515.38	0.00	0.00	0.00	0.00	4.49	48.33	52.37	563.71



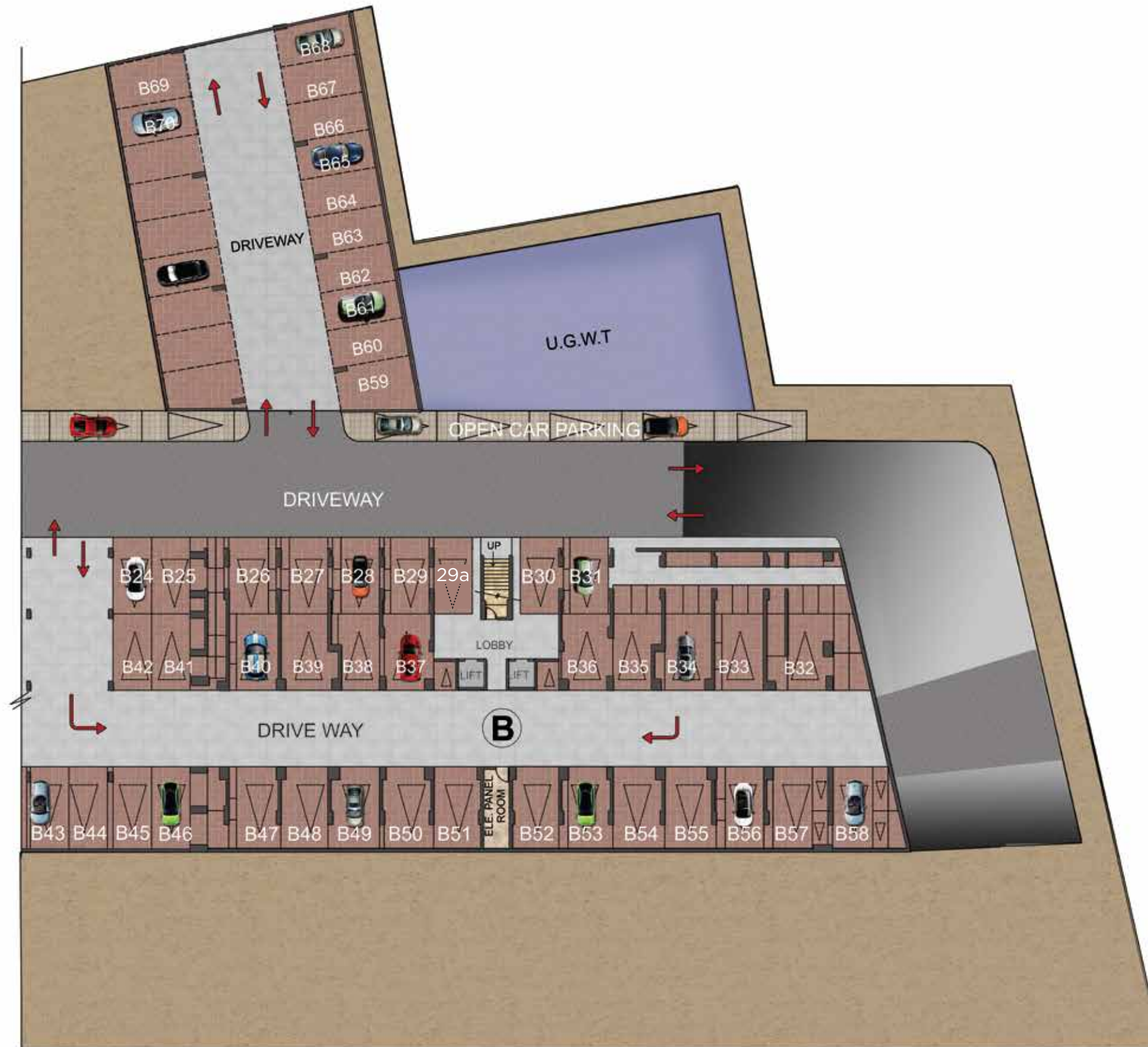


1 BHK Cutsection

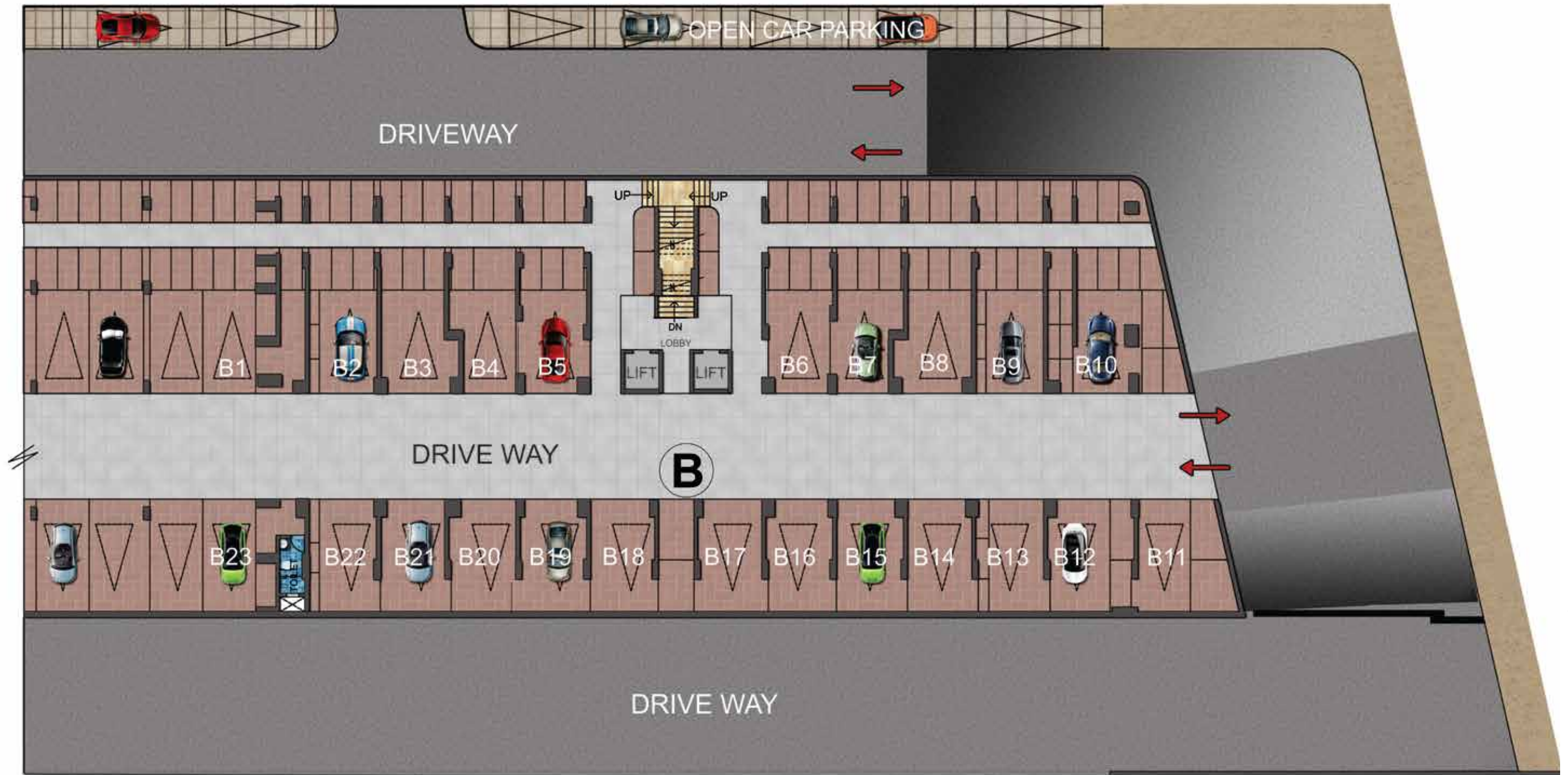


2 BHK Cutsection

LOWER LEVEL PARKING PLAN



UPPER LEVEL PARKING PLAN



Scenic views outdoor
and luxurious ones within



Scenic views outdoor
and luxurious ones within



*Architectural Rendering, Furniture & Fitouts are not included

BEDROOM



SPECIFICATIONS (INTERNAL- SALES)

STRUCTURE

- A) RCC Structure upto parking and monolithic load bearing RCC slab and shear wall construction using Aluminium formwork.
- B) External wall with Sand Faced Plaster with Acrylic Paint..
- C) Partition Walls in Brick/Block Masonary with Neeru Finish Plaster for shops.

FLOORING & DADO

- A) 600 x 600 mm Vitrified tiles for flooring & 75 mm height skirting for Living / Passage, Kitchen , Bed rooms and Balconies.
- B) Non skid flooring in toilets and Terraces.
- C) Coloured glazed tile dado up to lintel level in all toilets.

Kitchen

- A) Granite top kitchen platform, With S.S. Sink & 2'0" height Glazed tile dado above platform.
- B) Exhaust fan in kitchen.

TOILETS

- A) CPVC Concealed plumbing with Hot and Cold arrangement in Toilets.
- B) Standard Make C P fittings.
- C) E.W.C. In all toilets with flush valve.

ELECTRIFICATION & CABLING

- A) Concealed copper wiring with modular switches in all flats.
- B) Provision of telephone/internet point in living Room.
- C) Provision of TV point in living Room.
- D) Provision of AC Point in Master Bedroom.
- E) Provision of Electrical Points for washing machine,water purifier and fridge.

DOORS

- A) 35 mm thick Both side laminated main door shutter, with Red Meranti door frame with night latch ,and handles and door stopper.
- B) 32 mm thick flush door shutters with Red maranty door frame.both with paint for bedrooms and toilets with cylindrical lock.
- C) M.S. Rolling shutters with duly oil painted with overhead box for shops.

WINDOWS

- A) Aluminium powder coated sliding windows with Mosquito Net and duly Oil Painted M.S. grills.(Excluding Toilet Windows)
- B) G I louvered windows for all toilets.
- C) Balconies & Private Terraces : Aluminium powder coated sliding doors with Mosquito Net.

PAINTING

- A) Oil Bound Distemper for all internal walls and ceilings
- B) Acrylic paint from outside
- C) Oil paint above lintel level for toilets

COMMON AMENITIES

- A) Compound wall, main entrance gate with security cabin and Emergency Gates.
- B) Landscaped garden with jogging track, walk-ways, lawns and flower beds and open air amphitheatre.
- C) Children's play area with play equipment .
- D) Decorative entrance Plaza with flower beds and planters for Shops.
- E) Adequate visitors parking For Shops.
- F) Club House : Multi-purpose Hall with pantry , society office,Gymnasium and toilets .
- G) Generator backup for passenger elevators , pumps, common lights and Club House.
- H) Automatic Door Passenger Elevators.
- I) LED fixtures for common Area.
- J) Tiles/Stone for staircase treads,risers and skirting .
- K) Internal driveways in concrete and shoulders in paver blocks.
- L) Provision of Recycled water for Gardening and Flushing.
- M) Wet Garbage disposal through Organic Waste Converter.
- N) Rain water harvesting for entire project.
- O) Common Solar Water Heating System per Building and Limited PV Solar System per Building.
- P) CC TV for Common areas .
- Q) Intercom System for flats and shops.



Podar International School - 3.5 km
 Empros International School - 1.6 km
 Mamasahab Khandge English School - 2.6 km



Syndicate Bank ATM - 4.5 km
 State Bank of India ATM - 2.5 km
 Central Bank of India ATM - 3.5 km



Nutan Maharashtra Institute of Engineering and Technology - 3.7 km
 Dr. D.Y. Patil College of Engineering - 9 km



More Retail - 1.5 km



Old Mumbai Pune Highway - 0 km
 ExpressWay - 4 km



Sevadham Hospital - 4.1 km
 Morya Specialty Hospital - 1.2 km
 Pawar Hospital - 4.2 km



Talegaon Dabhade Bus Stop - 4.2 km
 Talegaon Railway Station - 4.1 km



CRPF Camp - 1.4 km
 Dehu Road Army Cantonment - 11 km



MCA Pune International Cricket Stadium - 9 km

A Project By
Naiknavare Developers Pvt Ltd



Disclaimer: The information given in the brochure is indicative of the type of development that is being proposed. The amenities shown are just for indicative purpose only. Builder reserves all the rights to amend/alter the given amenities. Actuals may differ as per sanctioned architect plans