



SHRIRAM
N Y S A



2 & 3 BHK HOMES
AT DHANORI

HARMONY THAT TOUCHES
THE HEART

K I N S



HIP

OF RELATIONS

The young one meets elders to chat on a coffee or crack a joke. The generations get together with spontaneity to feel the harmony of relations.





Artistic Impression



2 & 3 BHK HOMES AT DHANORI

Welcome to **Shriram Nysa**, a luxurious residential project located in the thriving area of **Dhanori**. Designed with your comfort and convenience in mind, **Shriram Nysa** offers spacious and elegant **2 & 3-BHK homes** that are perfect for modern living. The project boasts modern amenities such as **Party Lawn, Club House, Swimming Pool with Deck** designed to provide a luxurious and comfortable living experience. Located in a prime location in Dhanori, Nysa offers easy access to major highways and is in close proximity to **schools, hospitals, and shopping centers**. Explore Nysa and discover an ideal place to call home.



Artistic Impression



Artistic Impression



Artistic Impression



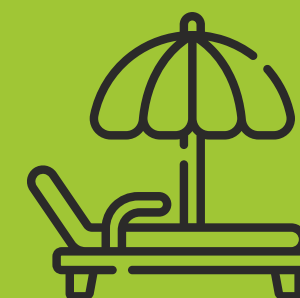
YOUR ULTIMATE AQUATIC ADVENTURE



SWIMMING POOL



CHILDREN'S PLAY AREA



POOL DECK



Artistic Impression



WHERE
EVERY OCCASION
IS A SPECIAL
OCCASION



CLUB HOUSE



PARTY HALL



PARTY LAWN



Artistic Impression

MASTER LAYOUT

1. CLUB HOUSE
 - a) MULTIPURPOSE HALL
 - b) INDOOR GAMES
2. STAGE
3. PARTY LAWN AREA
4. SEATING
5. PERGOLA
6. SWIMMING POOL
7. CHILDREN'S PLAY AREA
8. PATHWAY / TILE AREA
9. OUTDOOR GYM
10. CABANA

SPECIFICATIONS



RCC

- Structure Designed with Earthquake Resistant Frame



AAC

- AAC Block work walls of 125mm



FLOORING

- Vitrified Tiles in rest of the Apartment
- Dado Tiles for Bathrooms and Kitchen
- Anti-skid Tiles for Bathrooms & Terraces



DOORS

- Modular/Laminated Doors with CP Fittings
- Digital Lock for main Door



KITCHEN

- L-Shape Black Granite Kitchen Platform
- Stainless Steel Sink
- Dado Tiles up to 2'0" Height
- Provision for Exhaust Fan
- Provision for Water Purifier



WINDOWS

- Granite Window Sill
- Window Grills
- Aluminium Windows with Mosquito Net
- Aluminium Sliding Doors for Terraces



ELECTRIFICATION

- Concealed Electrical Piping
- Renowned Modular Switches
- Standard ISI Multi-strand Wires with MCB & ELCB
- Provision for 3 BHK - 3 AC point provided
- Provision for 2 BHK - 2 AC point provided
- TV and Telephone Points in Master Bedroom & Living Room





- **BATHROOMS/TOILETS**
 - Concealed Plumbing
 - Single Lever Diverter
 - Health Faucet
 - Bathroom Glazing up to 7' Height
 - Granite Door Frames
 - Solar Heated Water for Master Bathroom
 - Provision for Electric Geyser
 - Provision for Exhaust Fan
-



- **WALL FINISH / PAINT**
 - POP/ Gypsum Wall Finish
 - OBD Paint for Interiors
 - Acrylic Emulsion Paint for Exteriors
-



- **SECURITY**
 - Video Door Phone for each Apartment
 - CCTV Cameras for Selected Areas
 - Security Cabin
-



- **LIFT**
 - Automatic Elevators
-



- **UTILITIES**
- Sewage Treatment Plant
- Organic Waste Converter
- Rainwater Harvesting
- Water Recycling for Garden and Flushing
- Generator Backup for Common Passages & Utilities
- Provision for Inverter in Each Apartment
- Underground and Overhead Tanks for Water Storage
- Firefighting System
- Tremix Concrete Roads
- Anti-termite Treatment for Building structure

SPACIOUS 2BHK



- A. Entrance B. Living Room C. Terrace D. Dining Area E. Kitchen F. Dry Balcony
- G. Toilet H. Master Bedroom I. Toilet 2 J. Bedroom 2

SPACIOUS 3BHK



A. Entrance B. Living Room C. Terrace D. Dinning Area E. Kitchen F. Dry Balcony

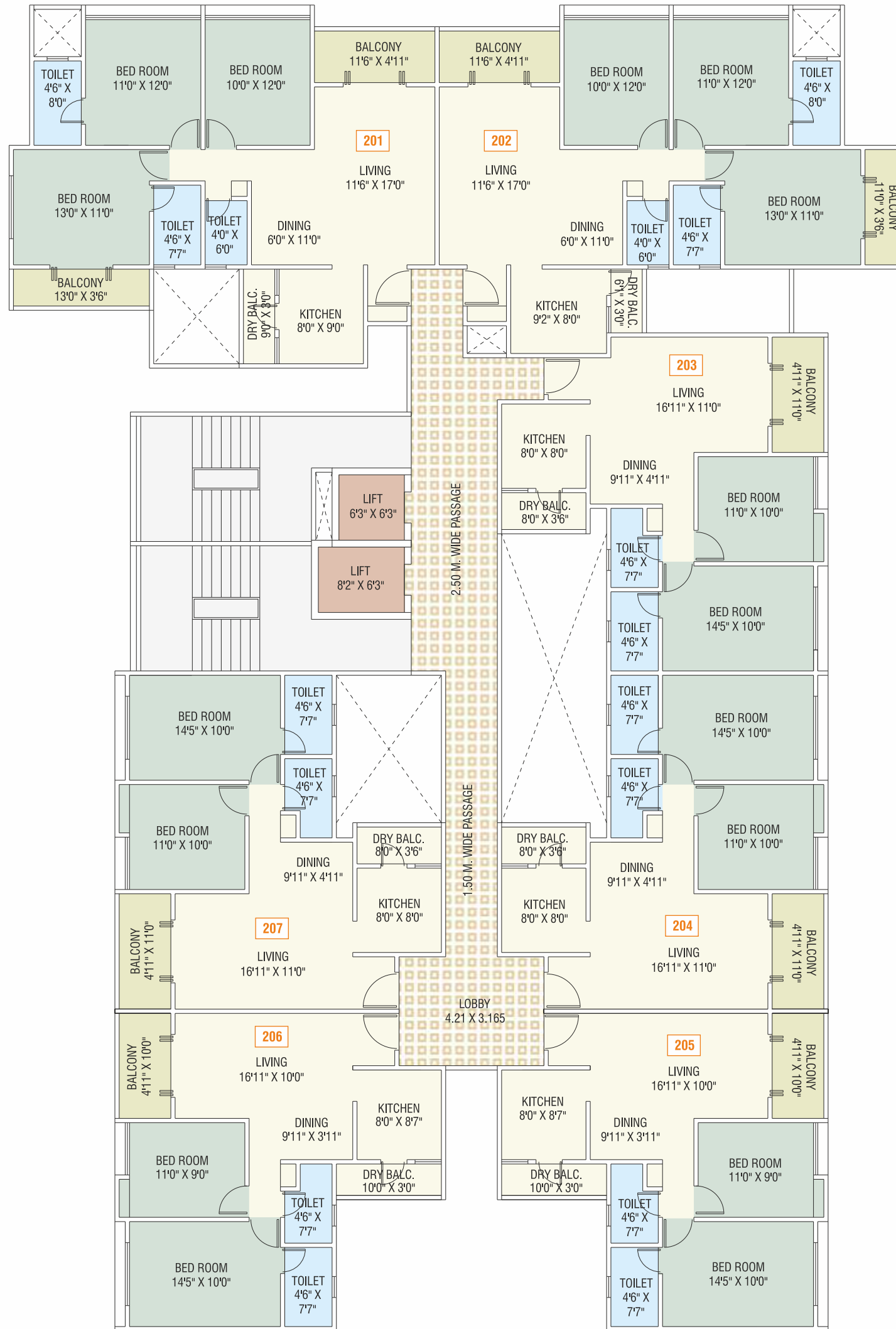
G. Toilet H. Master Bedroom I. Balcony 2 J. Toilet 2 K. Bedroom 2 L. Toilet 3 M. Bedroom 3



WING A
1ST FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TERRACE (25%)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	3 BHK	86.98	11.98	—	98.96	1065
102	3 BHK	86.92	10.52	2.72	100.16	1078
103	2 BHK	64.48	7.65	2.48	74.61	803
104	2 BHK	65.24	7.65	3.91	76.80	827
105	2 BHK	62.13	7.37	4.98	74.48	802
106	2 BHK	62.13	7.37	—	69.50	748
107	2 BHK	65.25	7.65	—	72.90	785





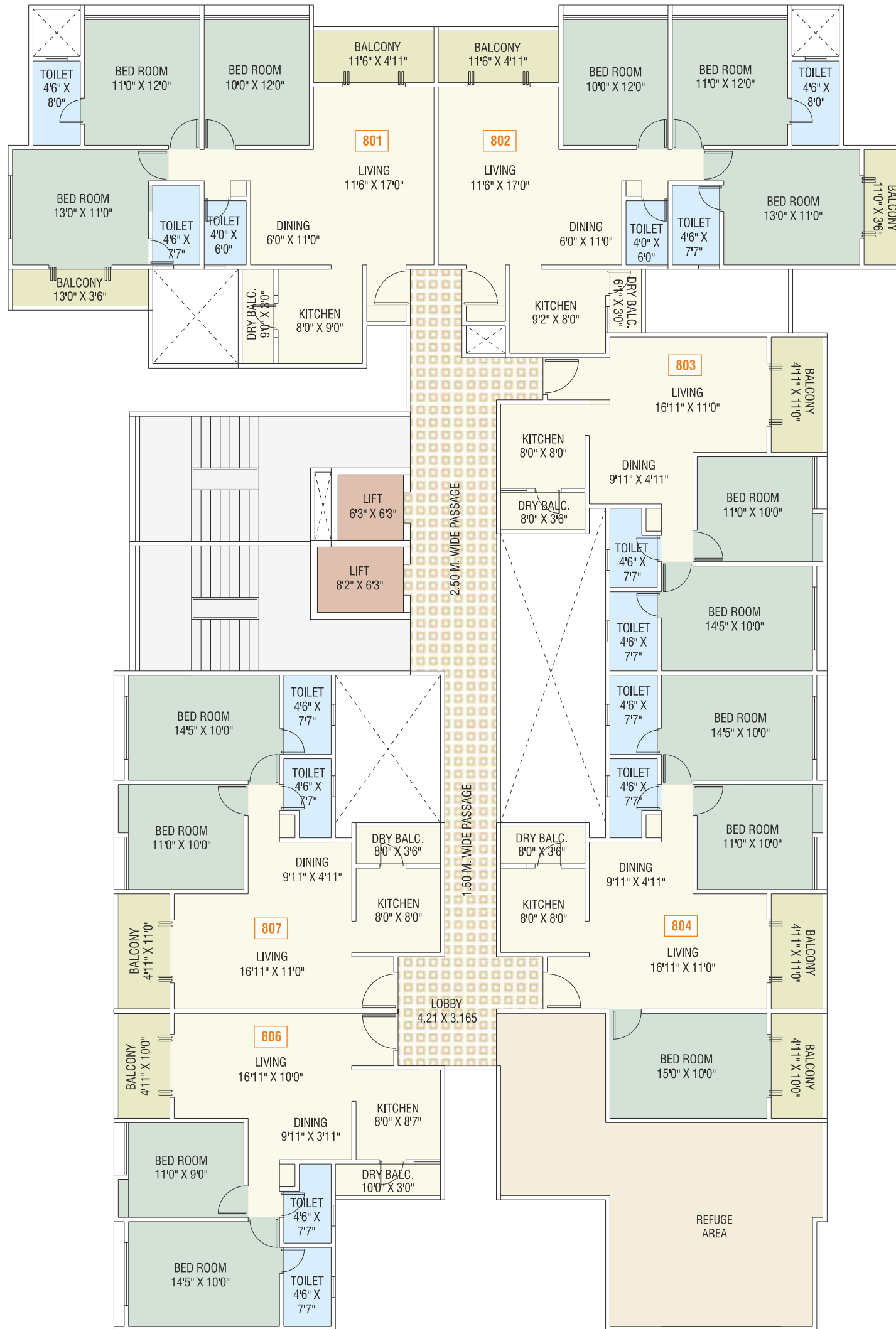
WING A

TYPICAL FLOOR PLAN

2ND, 3RD, 4TH, 5TH, 6TH, 7TH & 9TH

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
201,301,401,501,601,701,901	3 BHK	86.98	11.98	98.96	1065
202,302,402,502,602,702,902	3 BHK	86.92	10.52	97.44	1049
203,303,403,503,603,703,903	2 BHK	64.48	7.65	72.13	776
204,304,404,504,604,704,904	2 BHK	65.24	7.65	72.89	785
205,305,405,505,605,705,905	2 BHK	62.13	7.37	69.50	748
206,306,406,506,606,706,906	2 BHK	62.13	7.37	69.50	748
207,307,407,507,607,707,907	2 BHK	65.25	7.65	72.90	785





WING A
8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	86.98	11.98	98.96	1065
802	3 BHK	86.92	10.52	97.44	1049
803	2 BHK	64.48	7.65	72.13	776
804	2.5 BHK	80.12	12.22	92.34	994
805	REFUGE AREA				
806	2 BHK	62.13	7.37	69.50	748
807	2 BHK	65.25	7.65	72.90	785



WING B
1ST FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TERRACE (25%)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	3 BHK	82.95	12.46	–	95.41	1027
102	3 BHK	82.95	12.46	2.69	98.10	1056
103	3 BHK	83.72	12.81	3.72	100.25	1079
104	3 BHK	85.89	10.94	13.99	110.82	1193
105	2 BHK	65.25	7.65	11.42	84.32	908
106	2 BHK	65.25	7.65	9.99	82.89	892
107	2 BHK	62.13	7.37	8.08	77.58	835
108	2 BHK	62.13	7.37	–	69.50	748
109	2 BHK	65.25	7.65	–	72.90	785



WING B

TYPICAL FLOOR PLAN

2ND, 3RD, 4TH, 5TH, 6TH, 7TH & 9TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
201,301,401,501,601,701,901	3 BHK	82.95	12.45	95.40	1027
202,302,402,502,602,702,902	3 BHK	82.95	12.45	95.40	1027
203,303,403,503,603,703,903	3 BHK	83.72	12.78	96.50	1039
204,304,404,504,604,704,904	3 BHK	85.89	10.94	96.83	1042
205,305,405,505,605,705,905	2 BHK	65.25	7.65	72.90	785
206,306,406,506,606,706,906	2 BHK	65.25	7.65	72.90	785
207,307,407,507,607,707,907	2 BHK	62.13	7.37	69.50	748
208,308,408,508,608,708,908	2 BHK	62.13	7.37	69.50	748
209,309,409,509,609,709,909	2 BHK	65.25	7.65	72.90	785



WING B
8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	82.95	12.45	95.40	1027
802	3 BHK	82.95	12.45	95.40	1027
803	3 BHK	83.72	12.78	96.50	1039
804	3 BHK	85.89	10.94	96.83	1042
805	2 BHK	65.25	7.65	72.90	785
806	2.5 BHK	80.12	12.22	92.34	994
807	REFUGE AREA				
808	2 BHK	62.13	7.37	69.50	748
809	2 BHK	65.25	7.65	72.90	785





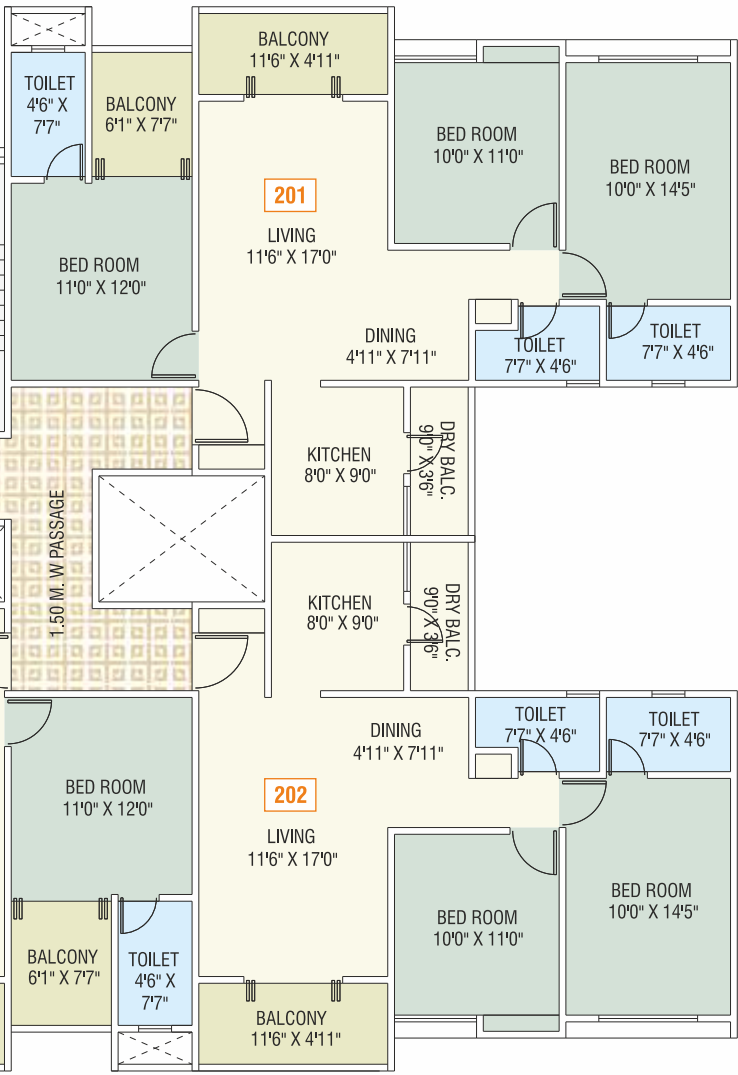
FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TERRACE (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	3 BHK	82.95	12.45	–	95.40	1027
102	2 BHK	66.21	8.19	1.42	75.82	816
103	3 BHK	83.73	12.78	0.80	97.31	1047
104	3 BHK	85.89	10.94	10.41	107.24	1154
105	2 BHK	65.25	7.65	–	72.90	785
106	2 BHK	64.39	7.65	–	72.04	775
107	2 BHK	49.97	7.37	–	57.34	617
108	2 BHK	62.13	7.37	–	69.50	748
109	2 BHK	65.25	7.65	–	72.90	785





WING C
TYPICAL FLOOR PLAN 2ND, 3RD, 4TH,
5TH, 6TH, 7TH & 9TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
201,301,401,501,601,701,901	3 BHK	82.95	12.45	95.40	1027
202,302,402,502,602,702,902	2 BHK	66.20	8.19	74.39	801
203,303,403,503,603,703,903	3 BHK	83.72	12.78	96.50	1039
204,304,404,504,604,704,904	3 BHK	85.89	10.94	96.83	1042
205,305,405,505,605,705,905	2 BHK	65.24	7.65	72.89	785
206,306,406,506,606,706,906	2 BHK	64.39	7.65	72.04	775
207,307,407,507,607,707,907	2 BHK	49.97	6.78	56.75	611
208,308,408,508,608,708,908	2 BHK	62.13	7.37	69.50	748
209,309,409,509,609,709,909	2 BHK	65.25	7.65	72.90	785





WING C 8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	82.95	12.45	95.40	1027
802	2 BHK	66.20	8.19	74.39	801
803	3 BHK	83.72	12.78	96.50	1039
804	3 BHK	85.89	10.94	96.83	1042
805	2 BHK	65.24	7.65	72.89	785
806	2.5 BHK	79.26	12.22	91.48	985
807	REFUGE AREA				
808	2 BHK	62.13	7.37	69.50	748
809	2 BHK	65.25	7.65	72.90	785

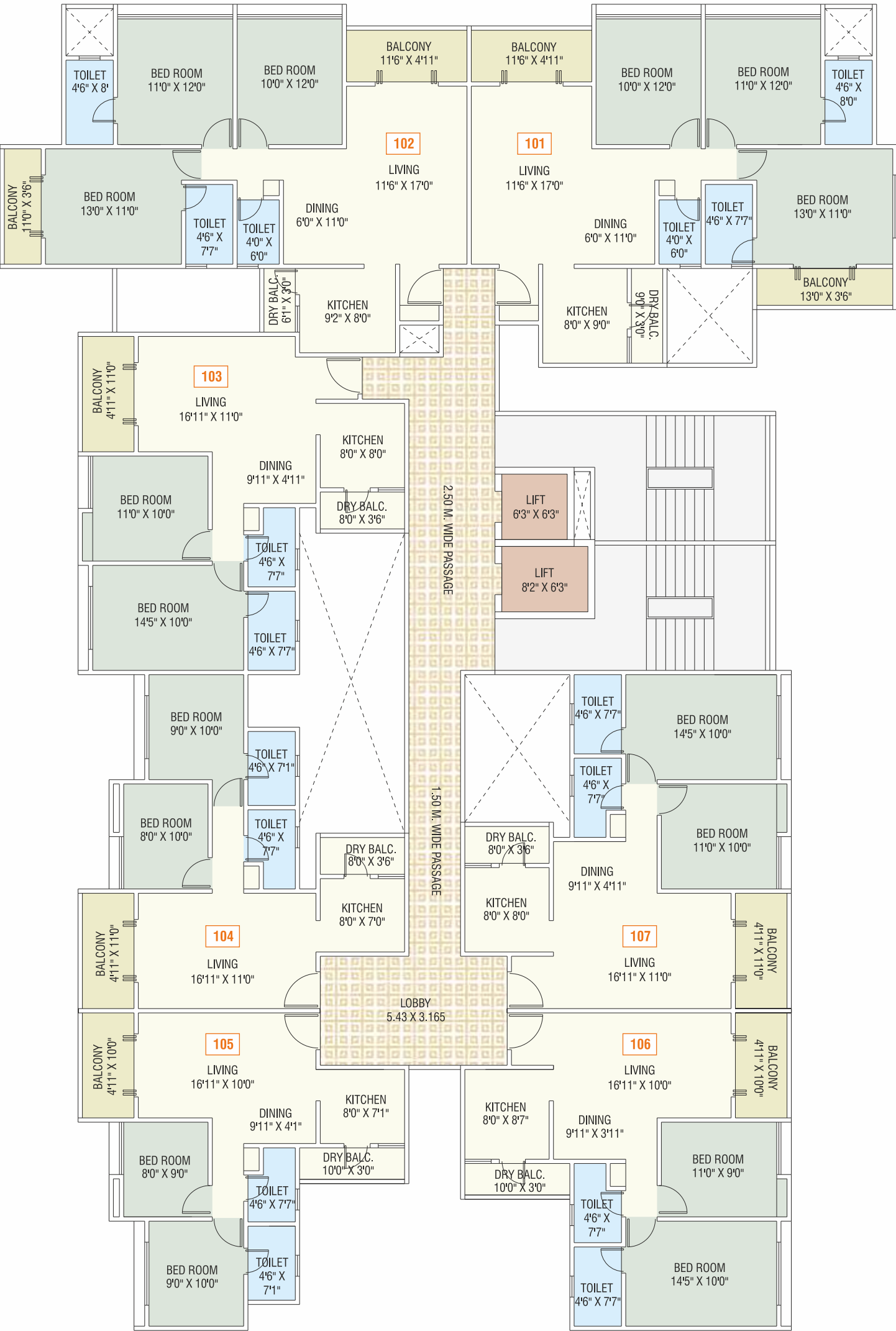


WING D

TYPICAL FLOOR PLAN

1ST, 2ND, 3RD & 4TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101,201,301,401	3 BHK	86.98	11.98	98.96	1065
102,202,302,402	3 BHK	86.92	10.52	97.44	1049
103,203,303,403	2 BHK	64.48	7.65	72.13	776
104,204,304,404	2 BHK	49.97	7.65	57.62	620
105,205,305,405	2 BHK	48.81	7.37	56.18	605
106,206,306,406	2 BHK	62.13	7.37	69.50	748
107,207,307,407	2 BHK	65.25	7.65	72.90	785

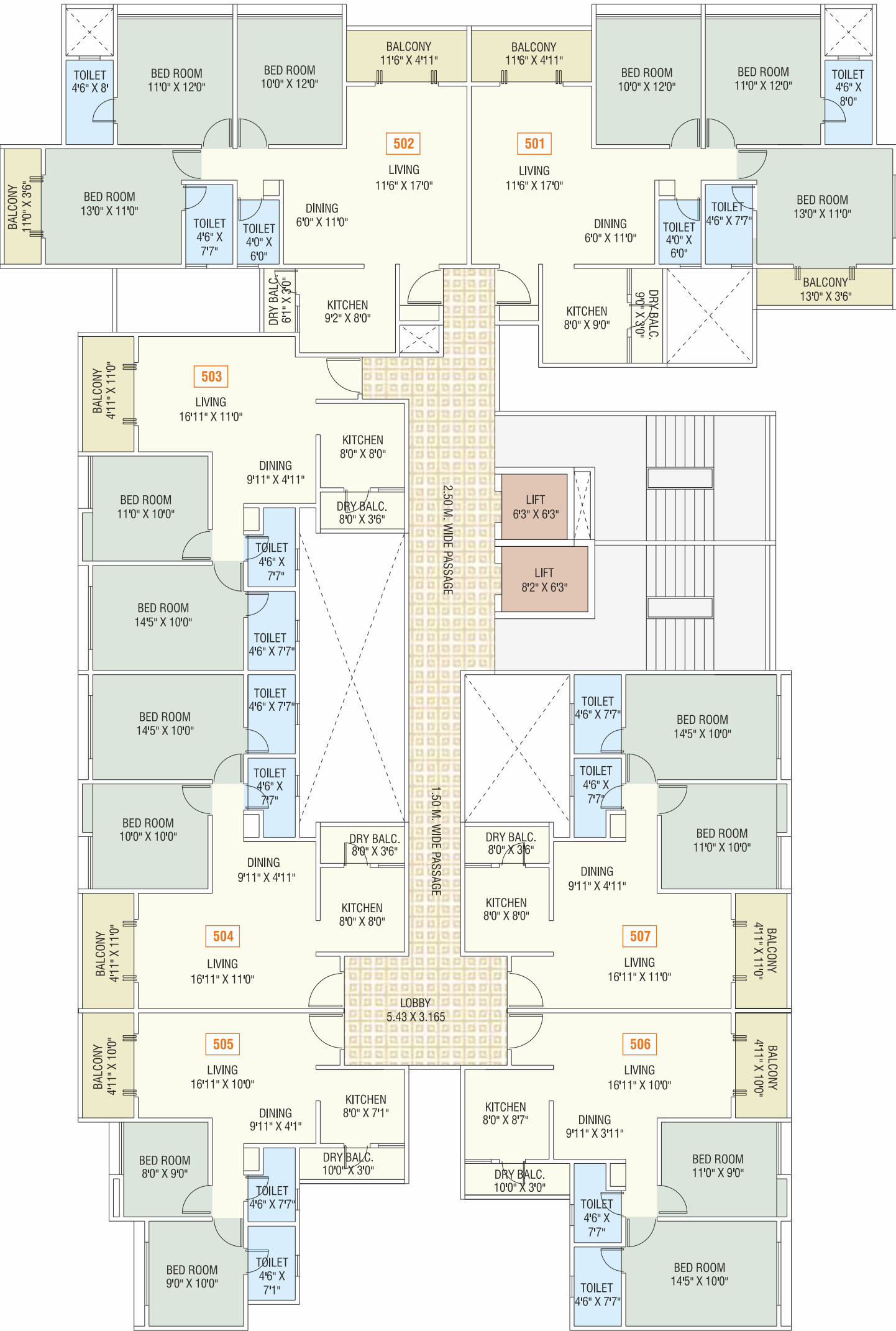


WING D

TYPICAL FLOOR PLAN

5TH, 6TH, 7TH & 9TH FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
501,601,701,901	3 BHK	86.98	11.98	98.96	1065
502,602,702,902	3 BHK	86.92	10.52	97.44	1049
503,603,703,903	2 BHK	64.48	7.65	72.13	776
504,604,704,904	2 BHK	64.39	7.65	72.04	775
505,605,705,905	2 BHK	49.97	7.37	57.34	617
506,606,706,906	2 BHK	62.13	7.37	69.50	748
507,607,707,907	2 BHK	65.25	7.65	72.90	785



WING D
8TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
801	3 BHK	86.98	11.98	98.96	1065
802	3 BHK	86.92	10.52	97.44	1049
803	2 BHK	64.48	7.65	72.13	776
804	2.5 BHK	79.26	12.22	91.48	985
805	REFUGE AREA				
806	2 BHK	62.13	7.37	69.50	748
807	2 BHK	65.25	7.65	72.90	785



LOCATION MAP

LANDMARK:

- Poonawala Business Bay & Panchashil Tech Park: 7 Km
- Commerzone IT Park: 8 Km
- Viman Nagar: 8.2 Km
- Kalyani Nagar: 11.3 Km
- Kharadi: 12.7 Km
- World Trade Center: 12.9 Km
- Eon IT Park: 13.1 Km

SCHOOLS AND COLLEGES

- Dr. Mar Theophilus School: 1.8 Km
- Dr. DY Patil Technical Campus: 2 Km
- Kendriya Vidyalaya: 4 Km
- Symbiosis School For Liberal Arts: 6.4 Km
- Symbiosis Centre For Management Studies: 7.9 Km
- Vikhe Patil Memorial School: 8 Km

HEALTHCARE

- Orchid Hospital: 1.6 Km
- CT Nursing Home: 3.1 Km
- Sahyadri Hospital: 9.5 Km

SHOPPING AND ENTERTAINMENT

- Goodwill Square: 2.6 Km
- Phoenix Marketcity: 9.4 Km

TRANSPORTATION

- Pune International Airport: 6 Km
- Ramwadi Metro Station (upcoming): 8.9 Km
- Pune Railway Station: 13.2 Km



SCAN FOR
LOCATION



DIGHI

VIJAY NAGAR



Army Institute of Technology

DHANORI

State Bank of India

Dhanori Road

MUNJABA VASTI

Lohegaon Road

Airport Road



Serene Hospital

INDIRA NAGAR

RTO

YERAWADA

KALYANINAGAR

PHOENIX
MARKETCITY



MHADA COLONY

PUNE INTERNATIONAL
AIRPORT



LOHEGAON

KHESE WASTI

Lohegaon
Bus Stop



VIVAAN PARK
KALWAD

KUTWAL COLONY
L SQUARE

Apple Medico
Porwal Road

80 ft Road

SAI SHANTI PARK

SHRIRAM SKY PARK

Khandoba Mandir

PATHARE WASTI

Diamond Parks

SANTNAGAR

Map not to scale

A LEGACY OF EXCELLENCE





A monopoly in Dhanori, we are proud to have crafted some of the most coveted spaces in the region, earning us the trust and admiration of thousands of satisfied customers. We strive to create spaces that not only meet your practical needs but also inspire your senses and elevate your lifestyle.

Our experienced team works tirelessly to ensure that every aspect of your space is crafted to perfection - from the layout to the materials, from the fixtures to the finishes.

With Shriram Group, you can be assured of transparency, integrity, and customer satisfaction at every step of your journey. We understand that buying land is a significant investment, and we strive to make the process as smooth, stress-free, and rewarding as possible.



500+

APARTMENT DELIVERED
TO HAPPY FAMILIES



20+

YEARS OF BUILDING
HERITAGE AND TRUST



12+

COMPLETED
PROJECTS



5+

LACS SQ. FT. AREA
COMPLETE
DEVELOPMENT

ONGOING PROJECTS




VIVAAN
PARK

—
1.5, 2 & 3 BHK SPACIOUS HOMES &
COMMERCIAL SPACES, LOHEGAON


SHRIRAM
SKYPARK

—
1 & 2 BHK HOMES,
DHANORI ANNEX



**Highfield
Park Phase II**

—
2 & 3 BHK APARTMENTS
RAHATANI



COMPLETED PROJECTS



Kanhaiya Majesty
BANER



Highfield Park Phase II
RAHATANI



Trimbakeshwar Heights
BHOSARI



L Square
LOHEGAON



Highfield Park
RAHATANI



Sai Shanti Park
LOHEGAON



Aditi Ambar
LOHEGAON



Ramsruti
CHARHOLI



T-junction
WAKAD

CREDITS

ARCHITECT
CUBIX ARCHITECTS
ASSOCIATES

R.C.C. CONSULTANT
AJAY BHILARE &
ASSOCIATES

LEGAL ADVISOR
ADV. VISHAL JAGDALE &
ASSOCIATES

A PROJECT BY



SHRIRAM
GROUP

Call - 9175414545 / 7768087070

Site Address: Shriram Nysa, Sr. No. 09, Next to Kohinoor Viva City, Dhanori, Pune 411015 | Website: www.shriramgrouppune.com | Email: shriramnysasales@gmail.com



MahaRERA Registration No.: P52100049622
<http://maharera.mahaonline.gov.in>

Important Note: This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and stock images for illustrative purpose and no warranty is expressly or impliedly given that completed development will comply in any degree with such artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.