

Ashtavinayak

HOMES

A manifestation of luxuriant lifestyle...

100% RESIDENTIAL PROJECT



Ashtavinayak

HOMES

Introducing you to a life you've aspired for,
and world-class designs you've always yearned for.
You've lived your version of a lavish life;
now experience the real deal... at
'Ashtavinayak Homes'.

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3 MASTER BHK FLATS
& SKY VILLAS

HIGH ON HORIZON, HIGH ON LUXURY





Supreme Residences for a Modern Lifestyle.



Luxury You Truly Deserve

Tastefully stylish and luxurious 4 BHK apartments, with distinctive specifications, proximity of institutions and entertainment hubs, lush green corners, and an exhaustive list of amenities, Ashtavinayak Homes is your royalty realized.



Right Around the Corner,
Near Everywhere You Want to Be



Ashtavinayak
HOMES

Urban Energy. Sky High Decadence.



Discover the true Definition of Luxury



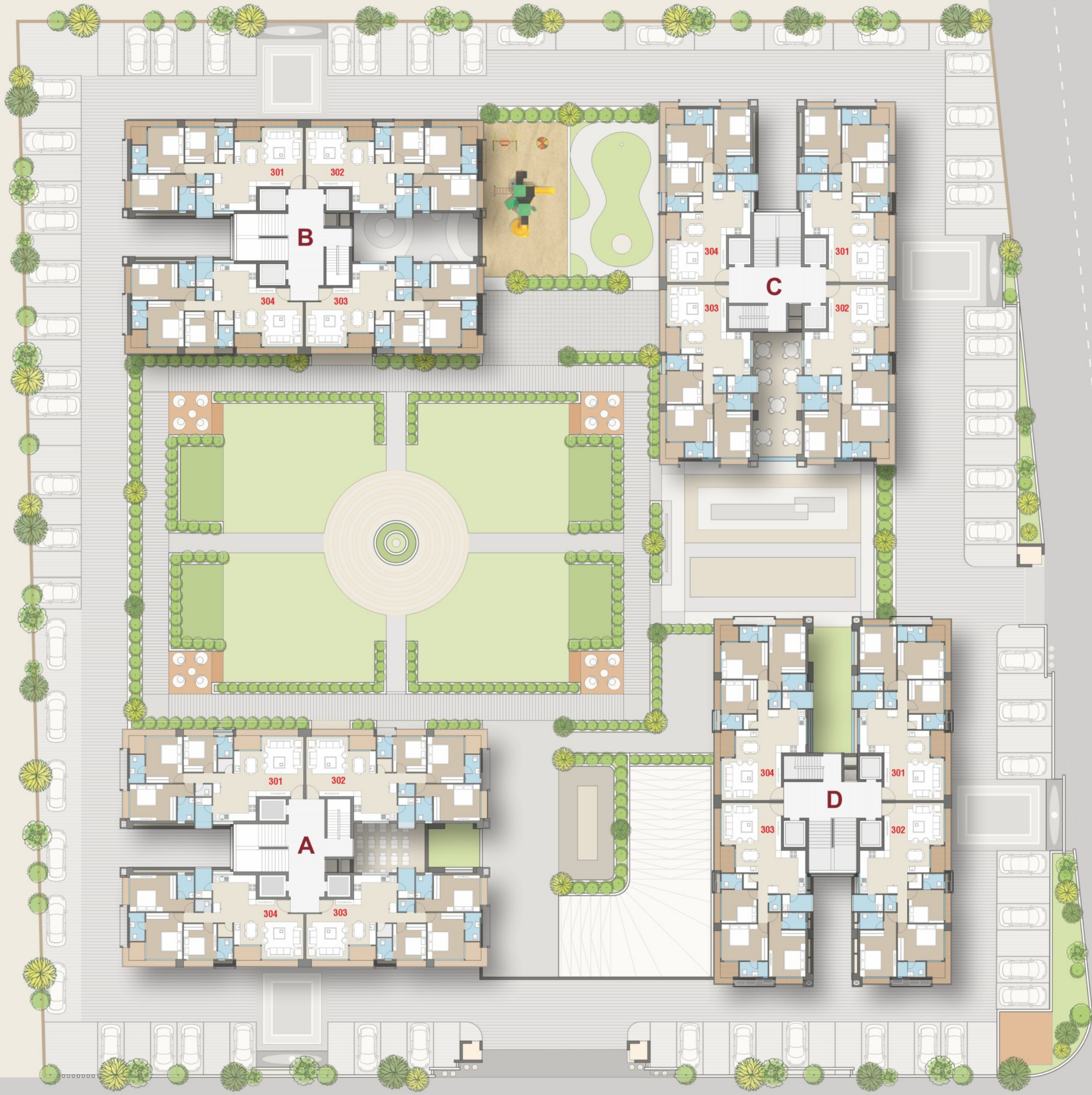


Spectacular views in
Every Direction



A New Wave of Living

TYPICAL LAYOUT PLAN



A M E N I T I E S



3 LEVEL PARKING



ACUPUNCTURE PATHWAY



SOCIETY OFFICE



JOGGING TRACK



BANQUET HALL



SOLAR ENERGY



DECK



MINI THEATRE



INDOOR GAMES



CAROM / CARD / CHESS



SKATING RINK



NET CRICKET



LIBRARY



GYM



MURAL



MINI FOOTBALL FOR KIDS



CHILDREN PLAY AREA



MINI BASKETBALL FOR KIDS



TODDLERS PLAY AREA



SAND-PIT



SPACE FOR YOGA & ZUMBA



STEAM



SAUNA



JACUZZI



GARBA FLOOR



MASSAGE ROOM



MINI GOLF-COURSE



WOMEN'S ACTIVITY AREA







KARAOKE MUSIC ROOM














FRAGRANCE PLANTATION

DETAILS & BUILDING FEATURES

	<ul style="list-style-type: none"> Project Name : ASHTAVINAYAK HOMES T.P. / F.P. : TP-10 FP-111 - PAL Designated Use : Residential High-Rise (70.0 MT) No. Of Floors : Basement floor (parking) + Ground Floor+ 1st Floor Podium + 2nd Floor Podium, Typical floor (3rd to 21th floors)
	<ul style="list-style-type: none"> Parking Allotted : 2 Cars per flat for 3-bhk & 3 cars per flat for sky villas Block (No of Building) : 4 Buildings (3-bhk campus) Space Specifications at Ground : Hollow Parking at Ground floor.
	<ul style="list-style-type: none"> Building Structure : Framed RCC building designed as per IS codes. Building has been designed as per IS Codes 456 (Concrete), IS 875 (Design), IS 1893 (Seismic) and IS 16700 for tall structures.
	<ul style="list-style-type: none"> Type of foundation : Raft Foundation Slab to Slab : Basement Fl-12'-0" / Ground Fl - 11'-6" / 1st floor – 11'-6" 2nd floor – 12'-6" /Typical Fl-10'-0"

ELECTRICALS SYSTEMS, ELEVATORS, SECURITY SYSTEM AND WATER SUPPLY




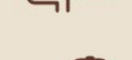







	<ul style="list-style-type: none"> Power Load : Three phase power supply from main LT line
	<ul style="list-style-type: none"> Generator Back-up (Power Back-up) : Common Infrastructure Facility as well as each flat having enough electrical point Except A.C. having generator back up.
	<ul style="list-style-type: none"> Power Supply Calculated per flat : Electrical load as per Consultant
	<ul style="list-style-type: none"> Passenger Elevators Configuration : 2 no. High speed fully Automatic lift & 1 no. stretcher lift
	<ul style="list-style-type: none"> Supply of water source : Municipal water supply + Boring point
	<ul style="list-style-type: none"> U.G.W.T. : 7,00,000 lts. (As per NBC Norms) O.H.W.T. : 50,000 lts (As per NBC Norms)
	<ul style="list-style-type: none"> Sewage System : P.V.C Pipe of Supreme or eq. make in Under Ground as well as in open drainage system as per detail given by Plumbing Consultant
	<ul style="list-style-type: none"> Road Network : R.C.C. Tri-mix (V.D.S.) / Paver of Good Quality Make having finish of sandblast granite chips.
	<ul style="list-style-type: none"> Security System : C.C.T.V. & Intercom
	<ul style="list-style-type: none"> Intercom / net Facility : Intercom + Telephone connection + W.I.F.I.
	<ul style="list-style-type: none"> Fire safety : Automated fire sprinkler in basement, fire hydrant with fire extinguisher provide at all floor level near staircase and Flood Emergence Equipment as per standard NBC norms

NOTES -
 • All rights for alteration / modification and development in design or specifications by architects and / or development shall be binding to all the members. • Irregular payment or resale of any unit without developer permission will lead to cancellation of booking. • BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose. • This brochure is for private circulation only. By no means, it will form part of any legal contract.




WE REQUEST -
 • Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • GST, TDS & all other Taxes levied in future will be borne by the purchaser. • Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser. • Government taxes & other charges must be born by customer in case of cancellation of registered satakhat • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / Alteration of any Nature including elevation, exterior colour scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme. • Any RCC member (beam, column & slab) must not be damaged during your interior work. • Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. • Common passage / landscaped area not allowed to be used for personal purpose. • This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

LEGAL DISCLAIMER
 * All furniture / objects shown in the plan are for presentation & understanding purpose only By no means, it will form a part of final deliverable product.






INTERNAL UNIT FINISHES

	<ul style="list-style-type: none"> LIVING ROOM : Vestibule, Living 32" X 64" Granamite tiles.
	<ul style="list-style-type: none"> BEDROOMS : 32" x 64" Vitrified Granamite tiles.
	<ul style="list-style-type: none"> KITCHEN : Full body vitrified/granite kitchen platform with single bowl sink of Carrysil or equivalent make. Granamite tile Cladding.
	<ul style="list-style-type: none"> PLUMBING : Concealed C.P.V.C. pipe fitting with Designer C.P. fittings & sanitary ware fittings of jaquar / Hindware / Grohe / Kohler or equivalent Comp
	<ul style="list-style-type: none"> TOILETS : 24" x 48" / 32" X 64" Granamite tile flooring & dado up to lintel lvl & head Shower
	<ul style="list-style-type: none"> ELECTRIFICATION : Sufficient point in concealed circuit wiring of finolex or equivalent make copper wiring with ISI modular switches of norisys / crabtree / havells / panasonic / anchor or equivalent company., Intercom Connection in all flat./T.V. point in all room.
	<ul style="list-style-type: none"> AIR CONDITION : Split AC Electrical point.
	<ul style="list-style-type: none"> DOORS : Main door frame of Teak Wood & all other door frames of Full body vitrified tiles /granite. Main door Shutters with finished by veneer / Laminate in both side and all other doors with flush door shutter.
	<ul style="list-style-type: none"> WINDOWS : Powder coating Aluminum section of Domal or equivalent make window with Reflective Glass of Standard Quality. All windows having four side granite frame.
	<ul style="list-style-type: none"> WALL FINISH : all putty finished.
	<ul style="list-style-type: none"> RAILING : M.S. & Glass Railing in Balcony & S.S. railing in Staircase.




EXTERNAL BUILDING FINISHES

	<ul style="list-style-type: none"> PLASTER : Double Coat Sand face plaster With Texture and Paint above.
	<ul style="list-style-type: none"> COLOUR : I.C.I. (Max) cement based. / Texture / Weather shield color ici / max eq.
	<ul style="list-style-type: none"> TERRACE : Water proofing & china mosaic in terrace.

INTERNAL COMMON AREA FINISHES

	<ul style="list-style-type: none"> FOYER : Entrance Foyer with Italian & Wall Cladding with Granite / Grenamite tile. Glass Main door.
	<ul style="list-style-type: none"> Lift Cladding : Granite / Grenamite tiles / Italian Cladding on lift Entry wall at each floor.
	<ul style="list-style-type: none"> STAIRCASE : Granite / Granamite Steps & riser with Granite/ granamite tiles flooring in Passage with S.S. Railing.
	<ul style="list-style-type: none"> LOBBY OF EACH FL. : Floor level common Lobby area finished with Granite / Granamite tiles.
	<ul style="list-style-type: none"> C. TOILET : decorative tiles up to 8'-0" (lintel lvl).

CAMPUS AMENITIES

	<ul style="list-style-type: none"> Flooring in margin : Paver block, Granite and other natural stone as per design.
	<ul style="list-style-type: none"> Flooring in plinth : Chequered tiles flooring + kotah.
	<ul style="list-style-type: none"> Basement Flooring : Tri. Mix. (V.D.S.) in basement with groove in aluminium channel.

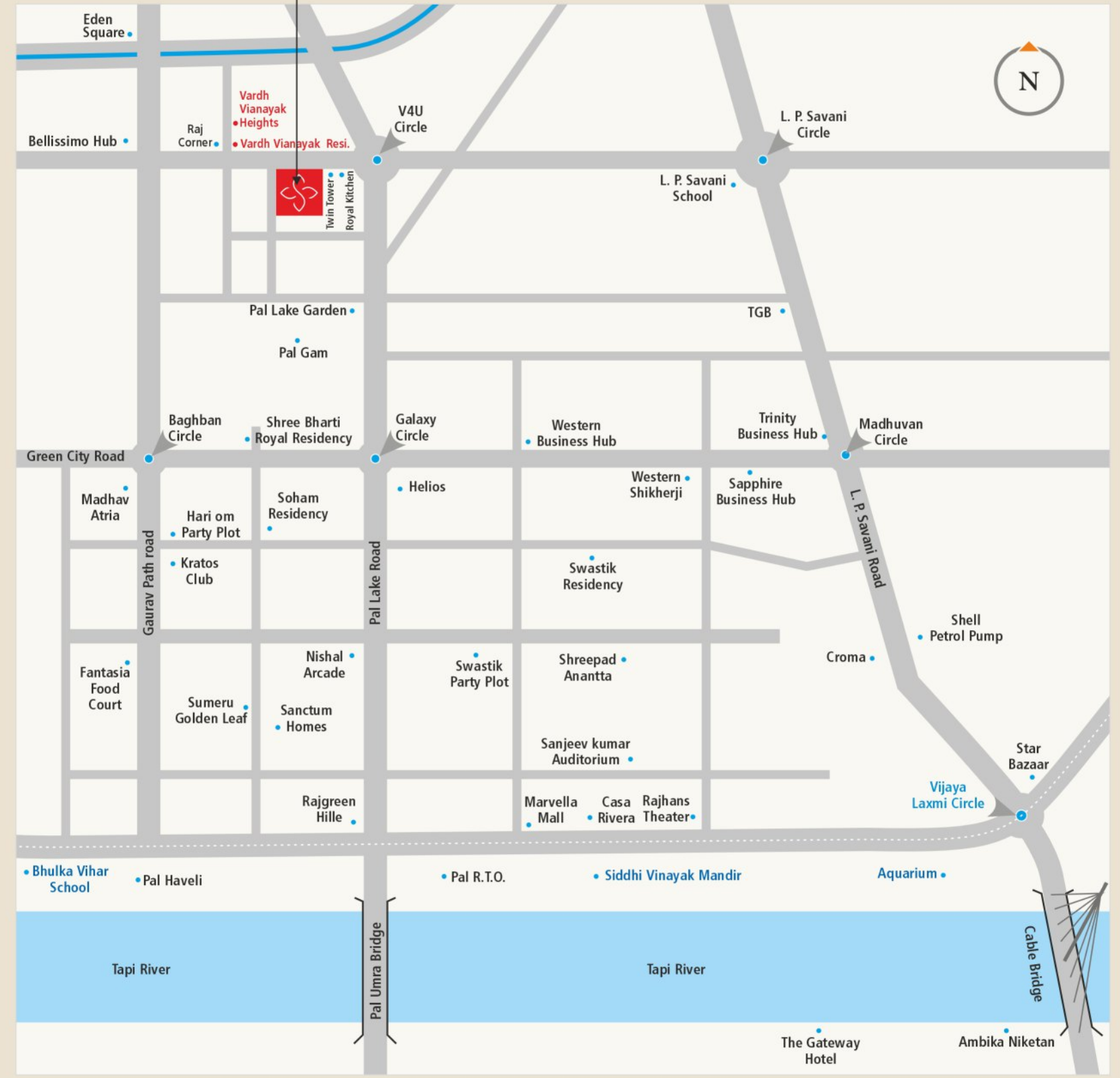


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HOMES

Modern Living in the Heart of the City




Ashtavinayak
 HOMES



DISTANCES

Airport	: 12.00 km	Schools + University	: 800 mtr
Railway Station	: 08.70 km	Nearby Petrol Pump	: 300 mtr
Commercial Hub	: 01.0 km	Dumas Beach	: 15.00 km
Office Blocks	: 01.0 km	Mall & Multiplex	: 1.00 km
		BRTS Route	: 100 mt

Developer



Contact: 74900 34100

Architect



Structure



Super Structure



MEPF Consultant





9th, 12th, 15th, 18th & 21st Floor Plan (with extra wide deck balcony)

Note: * This is just a graphical presentation of deck balcony flats. Actual deck balcony location can vary with main plan.



A

BUILDING 20th Floor Plan



21st Floor Plan



20th Floor Plan

B

BUILDING



21st Floor Plan

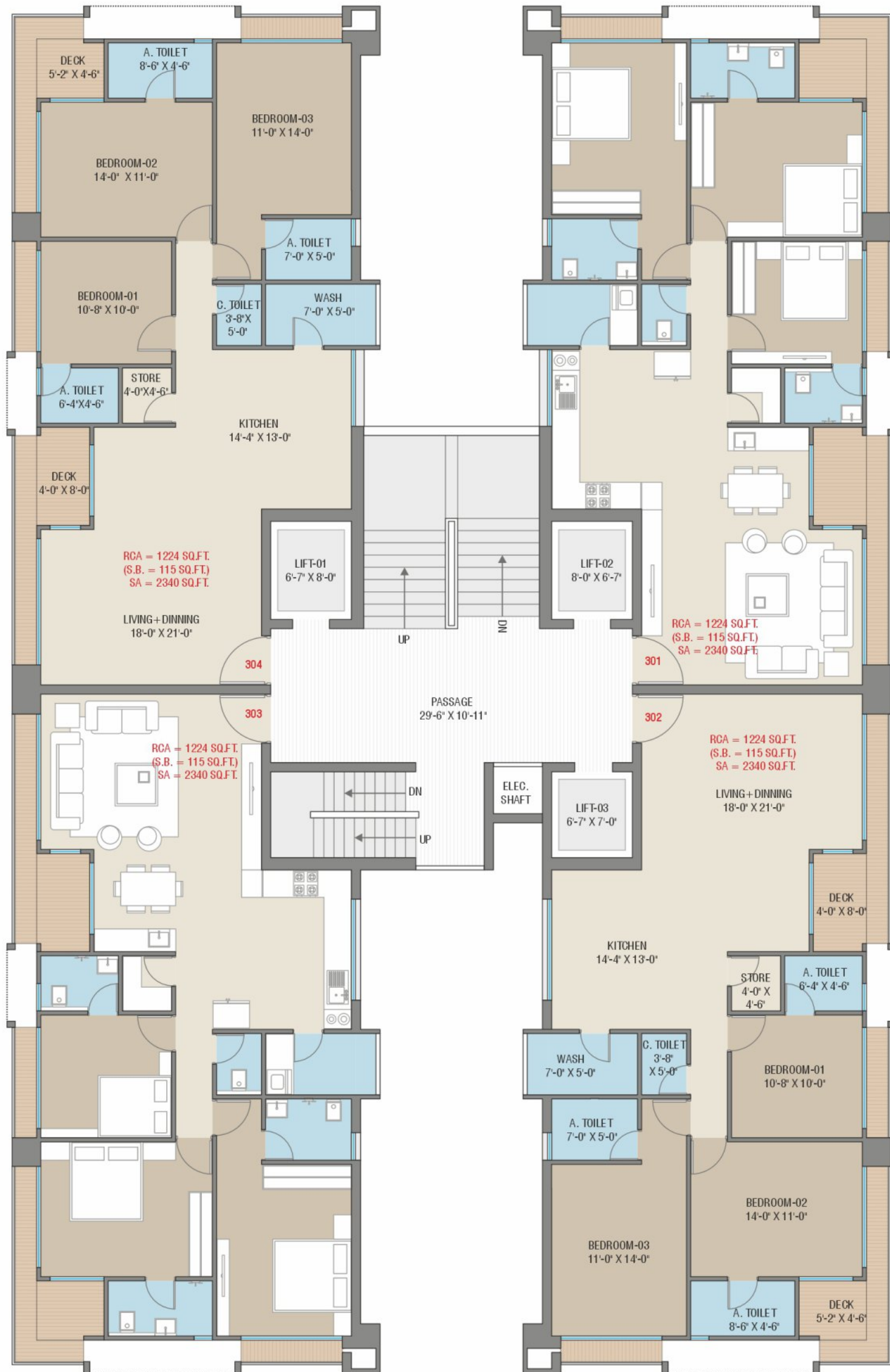
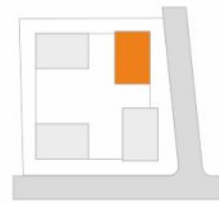




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D

BUILDING 20th Floor Plan



D

21st Floor Plan BUILDING





Contact: 74900 34100