



# Aranya

*Built on a forest of happiness*

1 & 2BHK Apartments



INTRODUCING

  
**Aranya**  
*Built on a forest of happiness*

Aranya by Naiknavare Developers, is a new residential project located in a prime location of Talegaon, near Pune. The project offers 3 residential buildings with various apartments, including 1, 2 & 2 BHK Comfort units. The project also includes retail convenience in all three buildings with shops and businesses. There are 2 separate tower for 1BHKs and 2BHKs.



## Welcome to the 'Forest of Happiness'

Truly in sync with the name 'Aranya', it is a wonderful living paradise built on a forest of happiness. Here happiness will prosper with every blossoming season. All your wishes, deepest desires and hidden fantasies will surely get fulfilled here. A home here is an unmatched package of 'A Complete Life'. Exceeding all your expectations, a vibrant and active living is all set to satisfy all your dreams.



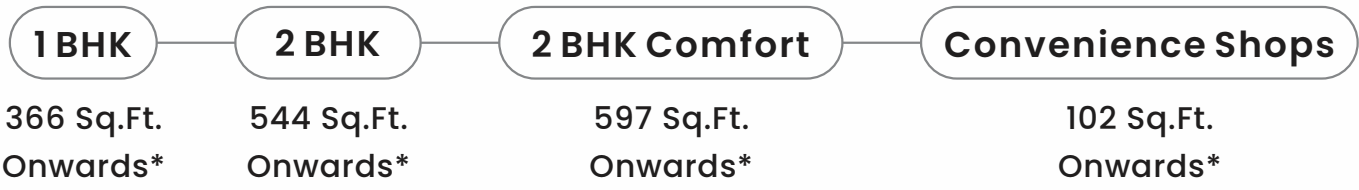




YOUR IDEAL DESTINATION WITH UNPARALLELED HAPPINESS

Artistic impression

- Adjacent to the Ring Road
- Scenic View
- Rooftop Amenities
- Conveniences within reach



Artistic impression

Ground floor - Clubhouse, Party Lawn, Children's Play Area & Seating





CLUBHOUSE

AMENITIES  
TO ENSURE  
YOU LIVE  
AN EFFORTLESS  
LIFE



ROOFTOP OPEN GYM



ROOFTOP PARTY LAWN

Live in ultimate comfort and convenience.

GROUND LEVEL

Clubhouse



Yoga/Meditation Area



Indoor Gymnasium



Multipurpose Hall

Outdoor



Open Kitchen for Clubhouse and Party Lawn



Senior Citizens Seating Area



Party Lawn



Amphitheatre with Stage



Children's Play Area



Jet Fountain with Landscape Area

ROOF TOP



Open Gym



Seating Area



Walkway



Party Lawn with Open Kitchen



Swing Plaza for Senior Citizens.

# DISCOVER YOUR HOME WITH UNBEATABLE CONNECTIVITY

Experience the ultimate fusion of opportunities  
with the upcoming Pune Ring Road

Effortless connectivity:

Enjoy the convenience of seamless commuting with Aranya's proximity to the ring road. Your daily journeys become smooth & stress-free.

Enhanced value:

Ring roads stimulate urban development in previously less accessible areas. New business districts, residential communities, & commercial centers often spring up along these routes, driving economic growth.

Environmental Benefits:

Reduced traffic congestion will lower vehicle emissions, positively impacting air quality and helping in environment conservation.

Tourism and Trade:

Improved connectivity can encourage tourism and facilitate the movement of goods, boosting local economies and overall trade.

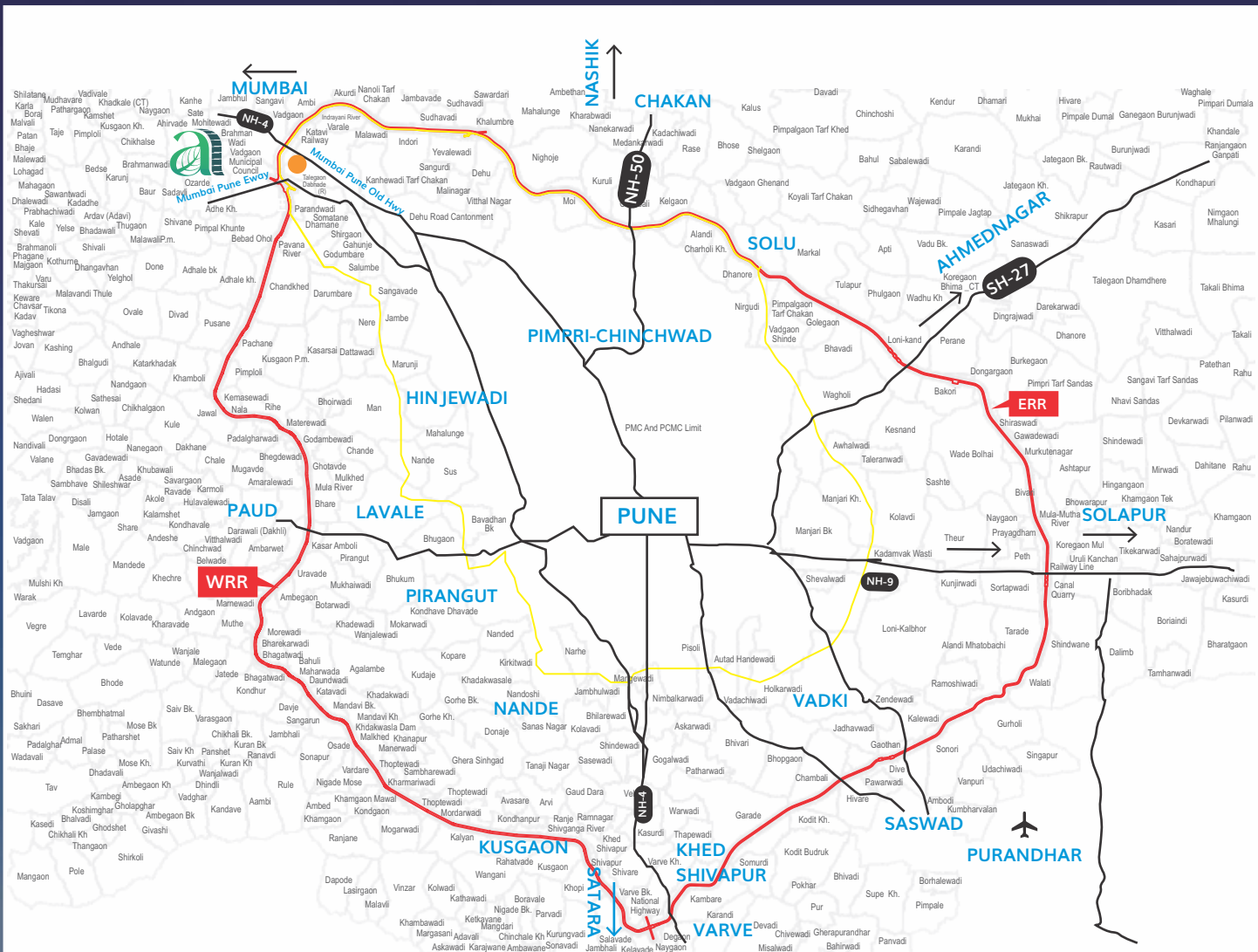




Outer  
Ring Road

Internal  
Ring Road

Aranya  
by Naiknavare



### Key Distances from Ring Road

Talegaon MIDC - 10 mins

Hinjewadi Ph 3 - 15 Mins

Hinjewadi Ph 1 - 20 Mins

Loni Kand - 50 Mins

Chakan MIDC - 15 mins

Pirangut MIDC - 15 Mins

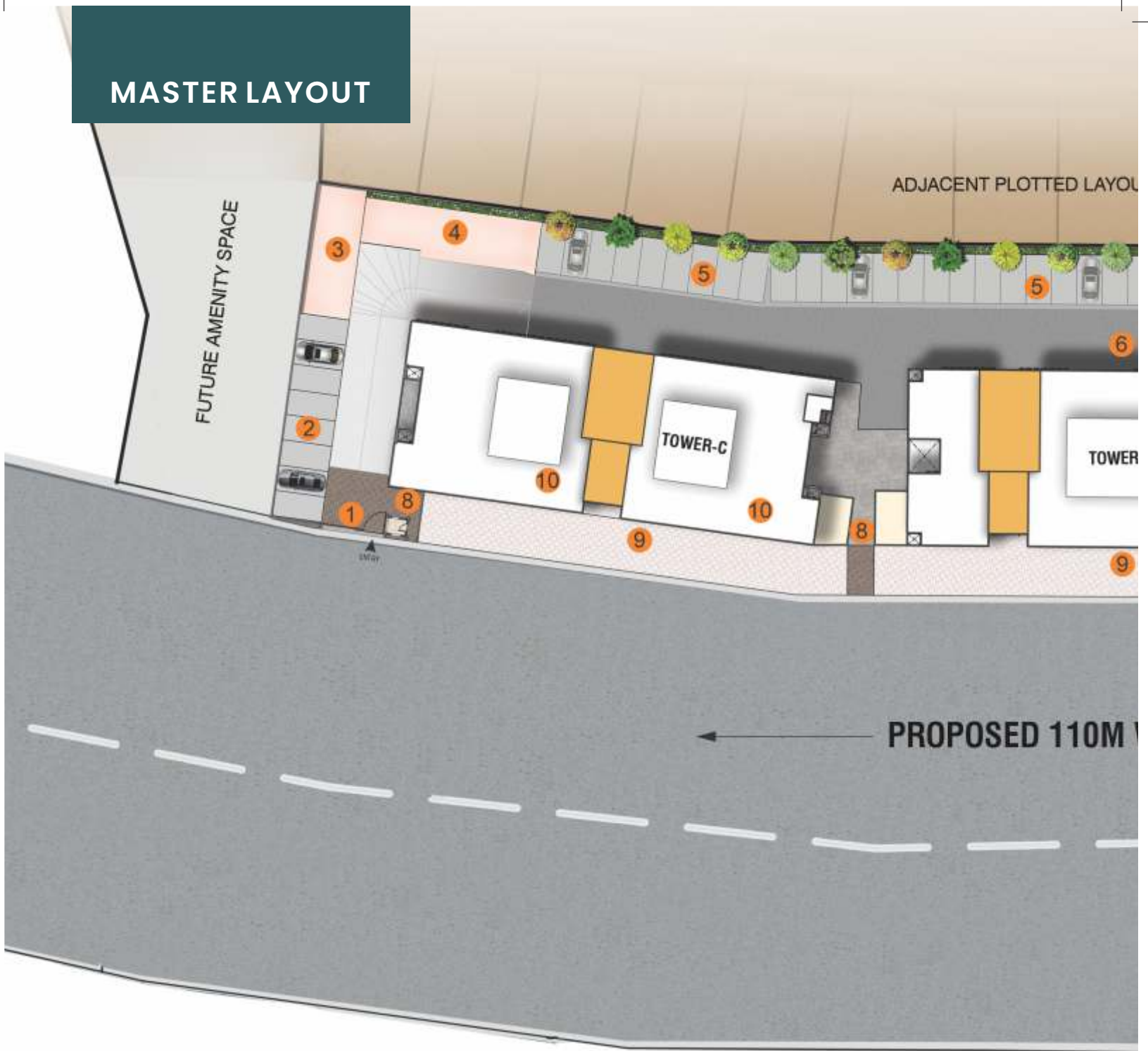
Mumbai - 1.3 Hrs

Urli Kanchan - 1.1 Hrs

\*Disclaimer: The information provided pertains to the Ring Road as proposed by the government of Maharashtra. Distances, alterations to the implementation timeline, and adjustments to the route are approximations and are subject to modification.



# MASTER LAYOUT



## LEGENDS

- |                         |                        |                           |
|-------------------------|------------------------|---------------------------|
| 1 ENTRY/SECURITY CABIN  | 2 COVERED PARKING      | 3 ORGANIC WASTE CONVERTER |
| 6 EXTERNAL DRIVEWAY     | 7 DG SET               | 8 2 WHEELER ENTRY/EXIT    |
| 11 EXIT/SECURITY CABIN  | 12 ENTRY TO CLUB HOUSE | 13 CLUB HOUSE G+1         |
| 16 AMPHITHEATRE SEATING | 17 PARTY LAWN          | 18 STAGE                  |
| 21 OPEN KITCHEN         |                        |                           |





4 STP WITH PUMP ROOM

5 G+1 MECHANICAL PARKING

9 SHOP FRONTAGE

10 TERRACE LEVEL AMENITIES

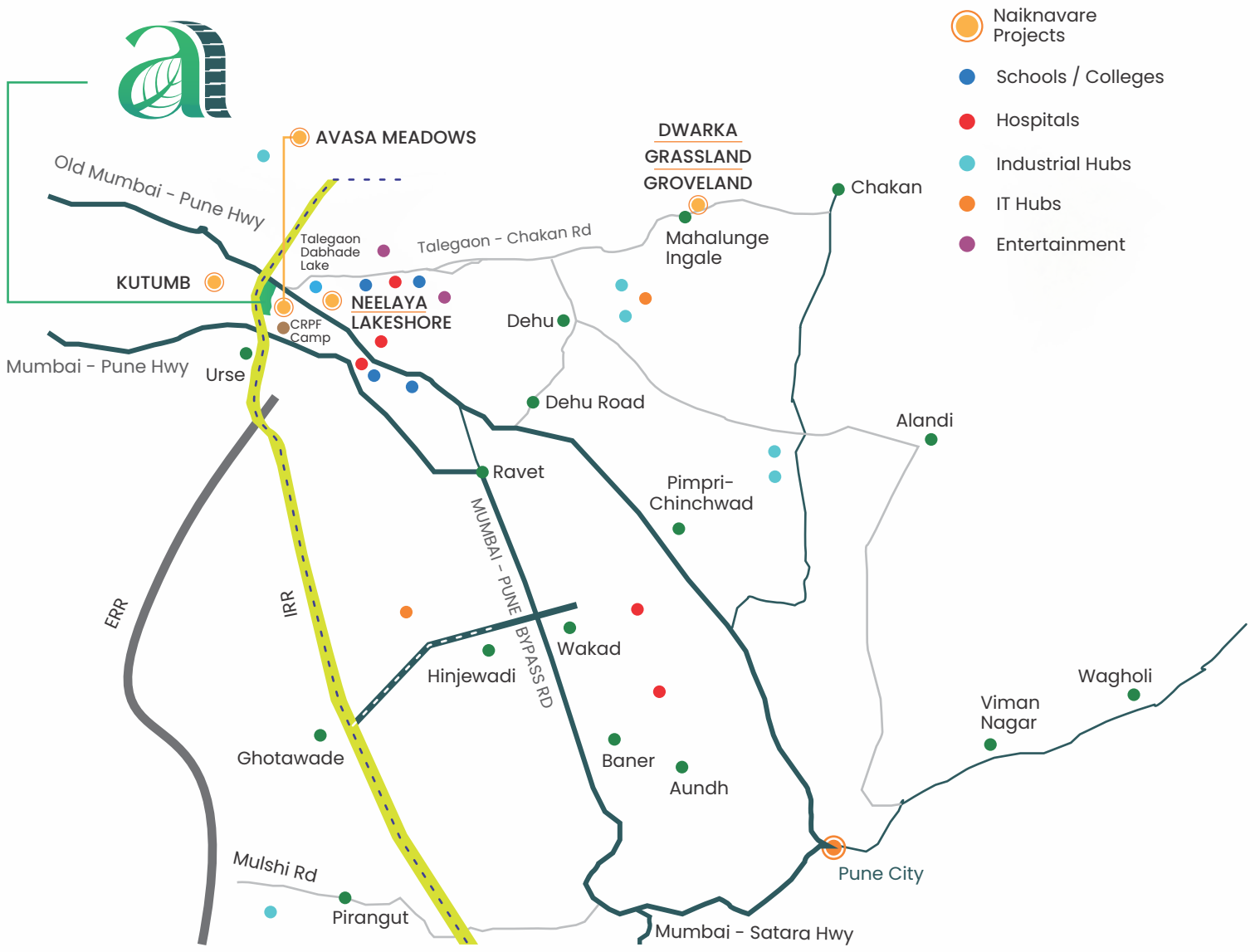
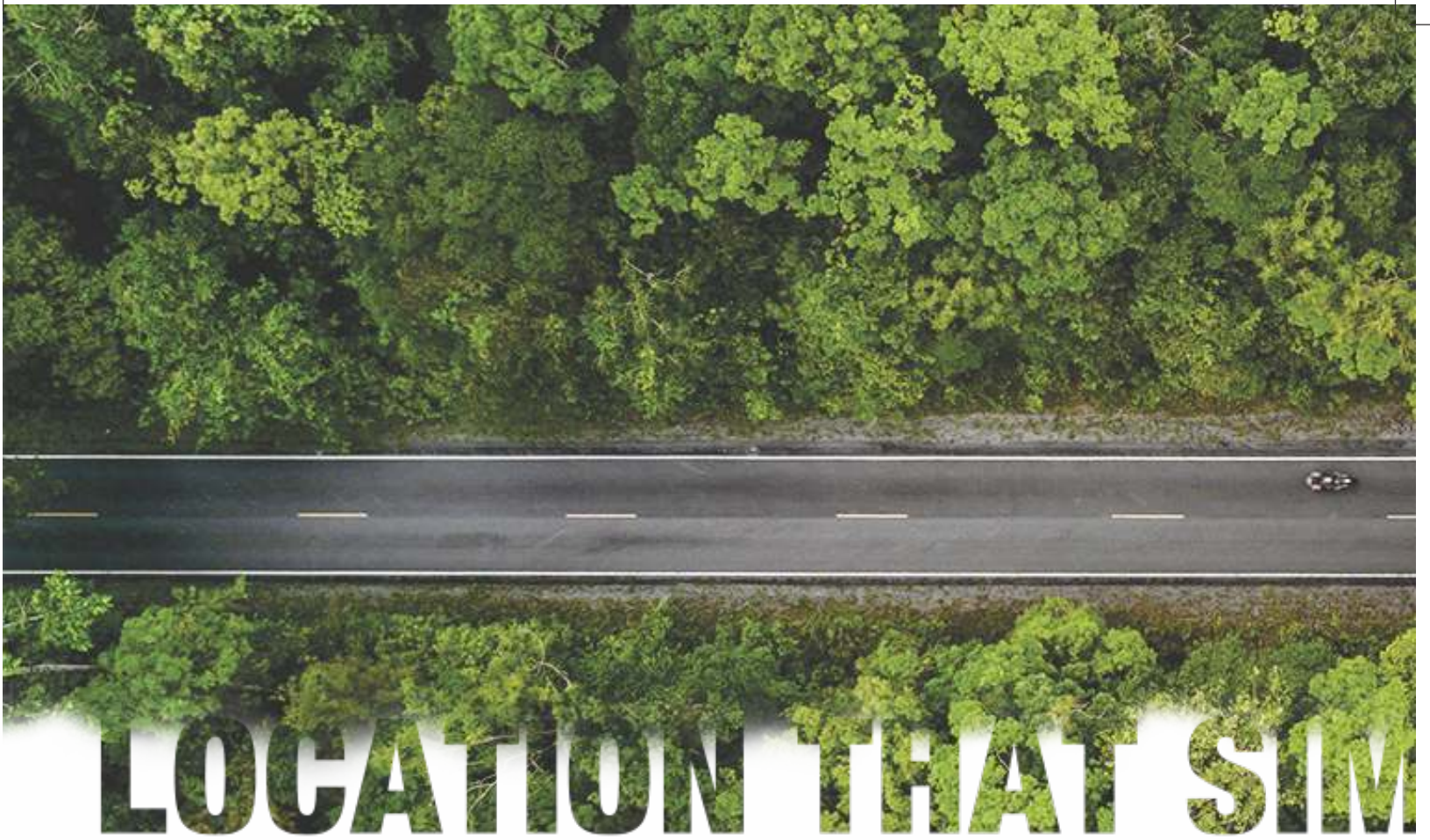
14 WATER FOUNDADTION

15 SENIOR CITIZEN SIT OUT

19 KIDS PLAY AREA

20 PATHWAY









## Educational Institutions

- High Vision International School - **15 mins**
- Mamasheb Khandge English Medium School - **14 mins**
- Eden International School - **6 mins**
- Jain English School And Junior College - **13 mins**
- Podar International School - **8 mins**
- Vishwakarma Empros International School - **10 mins**
- Vishwakarma Empros International School - **7 mins**

## Major Hospitals

- Harneshwar Multispeciality Hospital - **7 mins**
- General Hospital - **10 mins**
- Sai Jeevan Children's Hospital - **10 mins**
- Moraya Speciality Hospital - **10 mins**
- Phoenix Hospital - **35 mins**
- Kotbagi Hospital - **45 mins**

## Industrial Hubs

- Talegaon MIDC - **23 mins**
- MIDC Bhosari - **35 mins**
- Chakan MIDC - **35 mins**
- Khed Shivapur - **55 mins**
- Ranjangaon MIDC - **120 mins**
- Moshi MIDC - **40 mins**

## IT Hubs

- Talawade IT Park - **35 mins**
- Hinjewadi IT Park - **45 mins**

## Entertainment

- Aansh Plaza - **10 mins**
- Gaming Arena - **10 mins**

## Convenience

- D-Mart\* - **15 mins (Upcoming)**

# TOWER B



◀ 2 BHK



\*All the renders are Artistic impression





◀ **2 BHK  
COMFORT**



\*All the renders are Artistic impression

# TOWER C

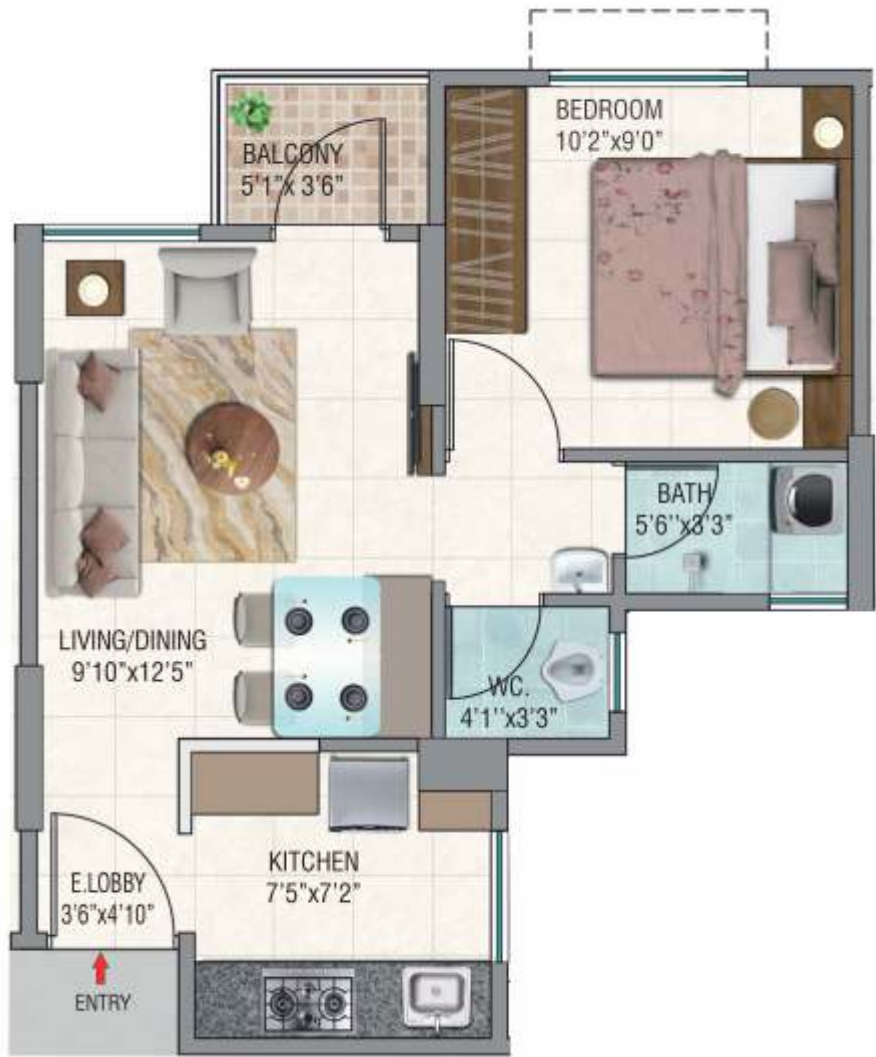


**1 BHK  
CORNER** ▶



\*All the renders are Artistic impression





 **1 BHK**

\*All the renders are Artistic impression

A project by



**NAIKNAVARE**

BUILT ON VALUES. TESTED OVER TIME.

Naiknavare Developers has been building a legacy of integrity & reliability since 1986. Delivered projects across Residential, Commercial, SRA, Redevelopment, Hospitality & Education segments.

**38+ Years**

of Industry Leadership

**60+**

Projects Completed

**5 Cities**

Presence

**6 Million**

Sq. Ft. Under Planning

**3.1 Million**

Sq. Ft. Under Construction

**15 Million**

Sq. Ft. of Built Assets

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### Site Address

Survey no - 129, Behind Malhar Hotel, Vadgaon Maval,  
Talegaon, Pune, Maharashtra - 412106

### Head Office

1204/4, Ghole Road, Shivajinagar, Pune - 411 004

**Call: 020 - 4147 1111**

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