



Neelaya

1 & 2 BHK Apartments and Shops
PROJECT BY NAIKNAVARE BUILDCON PRIVATE LIMITED

Talegaon, Pune



**A CHANCE TO MAKE EVERYDAY OF YOUR LIFE
THE MOST BEAUTIFUL**



Neelaya

Neelaya, a destination offering scenic views and convenience of connectivity can now be your address too.

This project is being developed by Naiknavare Developers at the strategic location on Pune Mumbai highway at Talegaon. Spread across 3.5 acres, It offers 3 towers, 12 storey each. Neelaya comprises 420 smartly designed apartments of 1 & 2 BHK & 22 commercial units.

LOCATION MAP



Podar International School - 2.5 km
Empros International School - 1.0 km
Mamasahab Khandge English School - 2.0 km



Syndicate Bank ATM - 3.5 km
State Bank of India ATM - 1.0 km
Central Bank of India ATM - 2.5 km



MCA Pune International Cricket Stadium - 7 km



Sevadham Hospital - 2.5 km
Morya Specialty Hospital - 1.2 km
Pawar Hospital - 3.2 km



Talegaon Dabhade Bus Stop - 2.5 km
Talegaon Railway Station - 2.6 km



More Retails - 1.5 km



Old Mumbai-Pune Highway - 0 km
Mumbai-Pune Expressway - 3 km



Nutan Maharashtra Institute of Engineering and Technology - 2.7 km
Dr. D.Y. Patil College of Engineering - 7 km



CRPF Camp - 500 mtr
Dehu Road Army Cantonment - 7 km

Talegaon is a renowned town situated in the Maval Taluka of Pune district. This lake city promises serenity along with opportunity. It is located on the Mumbai-Pune National Highway and is also a host to numerous multinational companies. With the economic development, Talegaon is now growing as a residential area too.

MASTER PLAN



LEGEND

- | | |
|--|----------------------------|
| 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 REALIGNED NALA | 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 LANDSCAPE 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 |



A BUILDING GROUND/FIRST FLOOR PLAN

101

102

103

104

105

106



FLAT NOS	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE 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		19.00	204.52	0.00	0.00	0.00	0.00	0.00	0.00	19.00	204.52
SHOP- 2		20.14	216.79	0.00	0.00	0.00	0.00	0.00	0.00	20.14	216.79
SHOP- 3,10		23.51	253.06	0.00	0.00	0.00	0.00	0.00	0.00	23.51	253.06
SHOP- 4, 5, 8, 9		12.40	133.47	0.00	0.00	0.00	0.00	0.00	0.00	12.40	133.47
SHOP- 6		25.41	273.51	0.00	0.00	0.00	0.00	0.00	0.00	25.41	273.51
SHOP- 7		23.70	255.11	0.00	0.00	0.00	0.00	0.00	0.00	23.70	255.11
SHOP- 11		28.33	304.94	0.00	0.00	0.00	0.00	0.00	0.00	28.33	304.94
101	2 BHK	49.49	532.71	0.00	0.00	4.48	48.22	0.00	0.00	53.97	580.93
102, 105	1 BHK	35.69	384.17	0.00	0.00	4.81	51.77	1.58	17.01	42.08	452.95
103, 104	1 BHK	36.32	390.95	0.00	0.00	4.74	51.02	1.58	17.01	42.64	458.98
106	1 RK	33.68	362.53	0.00	0.00	1.54	16.58	0.00	0.00	35.22	379.11



A BUILDING SECOND FLOOR PLAN



FLAT NOS	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE 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	2 BHK	49.49	532.71	0.00	0.00	4.48	48.22	0.00	0.00	53.97	580.93
202, 205	1 BHK	35.61	383.31	0.00	0.00	3.04	32.72	0.00	0.00	38.65	416.03
203, 204	1 BHK	36.47	392.56	0.00	0.00	4.09	44.02	0.00	0.00	40.56	436.59
208, 211	1 BRK	35.85	385.89	0.00	0.00	4.81	51.77	1.58	17.01	42.24	454.67
206, 207	2 BHK	37.99	408.92	11.50	123.79	4.48	48.22	0.00	0.00	53.97	580.93
209, 210	1 BHK	36.47	392.56	0.00	0.00	4.74	51.02	1.58	17.01	42.79	460.59
212	2 BHK	41.50	446.71	7.99	86.00	4.48	48.22	0.00	0.00	53.97	580.93



A BUILDING TYPICAL FLOOR PLAN



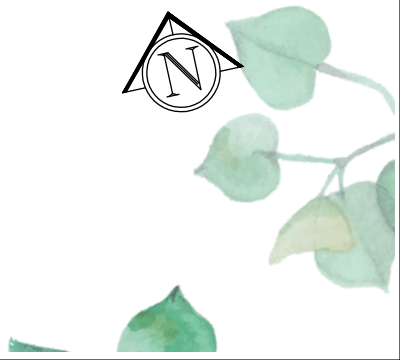
FLAT NOS	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		TOTAL USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
301,401,501,601,701,801,1001,1101,1201	2 BHK	49.49	532.71	0.00	0.00	4.48	48.22	0.00	0.00	53.97	580.93
302, 402, 502, 602, 702, 802, 1002,1102,1202, 305, 405, 505, 605, 705, 805, 1005, 1105, 1205, 308, 408, 508, 608, 708, 808, 1008, 1108, 1208, 311, 411, 511, 611, 711, 811, 1011, 1111, 1211,	1 BHK	35.61	383.31	0.00	0.00	3.04	32.72	0.00	0.00	38.65	416.03
303, 403, 503, 603, 703, 803, 1003, 1103,1203, 304, 404, 504, 604, 704, 804, 1004, 1104, 1204, 309, 409, 509, 609, 709, 809, 1009,1109, 1209, 310, 410, 510, 610, 710, 810, 1010, 1110, 1210,	1 BHK	36.47	392.56	0.00	0.00	4.09	44.02	0.00	0.00	40.56	436.59
306, 406, 506, 606, 706, 806, 1006, 1106, 1206, 307, 407, 507, 607, 707, 807, 1007, 1107, 1207	2 BHK	37.99	408.92	11.50	123.79	4.48	48.22	0.00	0.00	53.97	580.93
312, 412, 512, 612, 712, 812, 1012, 1112, 1212	2 BHK	41.50	446.71	7.99	86.00	4.48	48.22	0.00	0.00	53.97	580.93



A BUILDING NINTH FLOOR PLAN



FLAT NOS	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		TOTAL USABLE AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
901	1 BHK	35.27	379.65	0.00	0.00	2.93	31.54	0.00	0.00	38.20	411.18
902, 905, 908, 911	1 BHK	35.61	383.31	0.00	0.00	3.04	32.72	0.00	0.00	38.65	416.03
903, 904, 909, 910	1 BHK	36.47	392.56	0.00	0.00	4.09	44.02	0.00	0.00	40.56	436.59
906, 907	2 BRK	37.99	408.92	11.50	123.79	4.48	48.22	0.00	0.00	53.97	580.93
912	2 BHK	41.50	446.71	7.99	86.00	4.48	48.22	0.00	0.00	53.97	580.93





AMENITIES

► A Jogging track to put your health first

For those with restless feet, we have constructed a state-of-the-art jogging track surrounded with lush greenery for you to stay at the top of your health game.

► Every occasion is taken care of at the multipurpose hall with pantry

The multipurpose hall at neelaya will make sure that parties, celebrations and family functions are taken care of. So, head on and organize multiple events without worrying about finding the perfect venue.

► Make their childhoods memorable

Every parent worries about their children's childhood in today's digital age but at Neelaya you don't need to worry at all, the fun-filled children's play area is equipped with multiple activities and games your children will surely love.

► The eco-friendly life only at Neelaya

With eco-friendly amenities like rainwater harvesting & solar water heating system and PV solar at neelaya, you are always contributing towards a sustainable future.

► Exercising regularly is the way of life

A modern gymnasium allows neelaya residents to be true fitness enthusiasts offering the right peace of mind & negligible distractions between you & your fitness goals. Gymming will never be the same once you are at anutham.

► Have the stage to yourself

Each one of us has a special talent, be it singing, dancing, mimicry or even stand-up comedy. At Neelaya, we've constructed an open-air amphitheatre for you to showcase your hidden talents.



SPECIFICATIONS

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 masonry 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, bedrooms 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 AC point in master bedroom.
- D) Provision of electrical points for washing machine, water purifier and fridge.
- E) Provision of TV point in living room.

DOORS

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



SPECIFICATIONS

WINDOWS

- A) Aluminum 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: Aluminum 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.

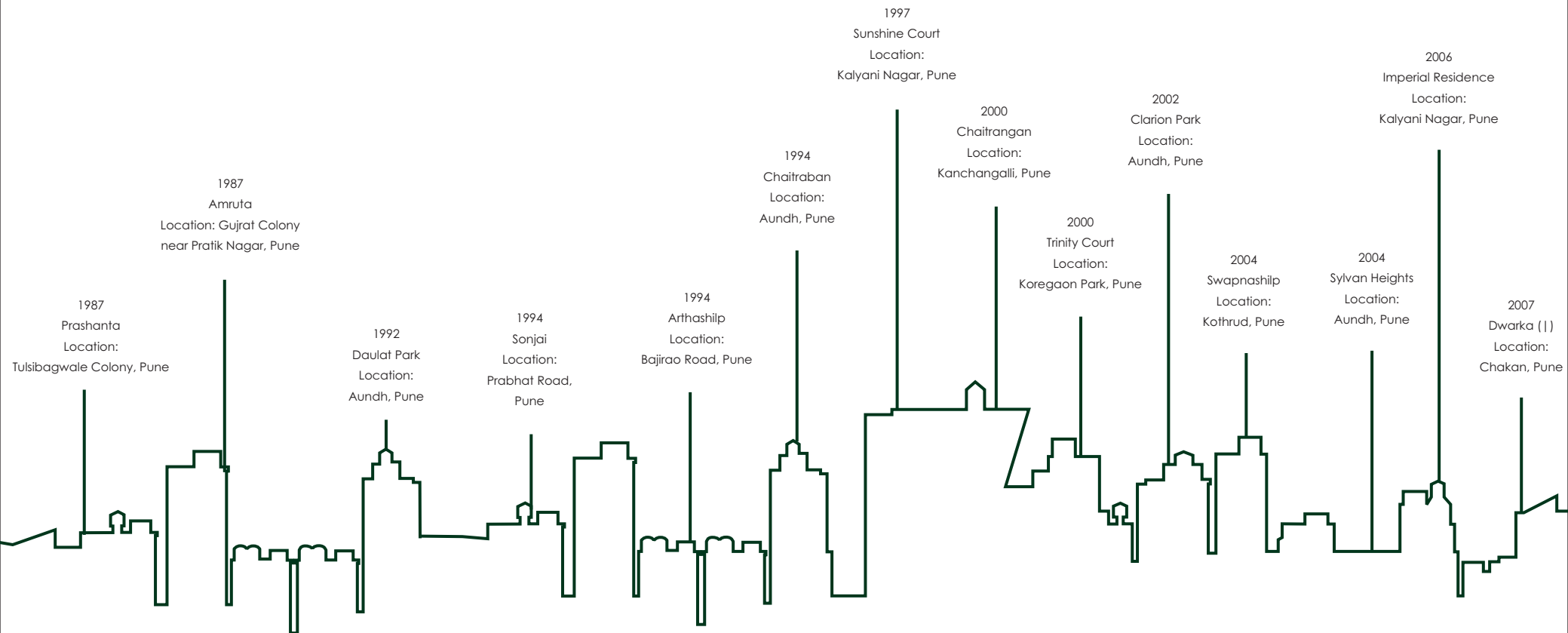
COMMON AMENITIES

- A) Compound wall, main entrance gate with security cabin and emergency gate.
- B) Landscaped garden with Jogging track, Walkways, Lawns and Flower beds and open air Amphitheatre.
- C) Children's play area with play equipment.
- D) Clubhouse: Multi-purpose hall with pantry, Society office, Gymnasium and toilets.
- E) Generator backup for passenger elevators, pumps, common lights and clubhouse.
- F) Automatic door passenger elevators.
- G) LED fixtures for common area.
- H) Tiles/stone for staircase treads, risers and skirting .
- I) Internal driveways in lower level in Trimix and upper level parking driveway in chequered tiles.
- J) Provision of recycled water for gardening and flushing.
- K) Wet garbage disposal through an organic waste converter.
- L) Rainwater harvesting for the entire project.
- M) Common solar water heater system for each building & limited PV solar system for each building .
- N) CCTV for select common areas.
- O) Intercom system for flats and shops.

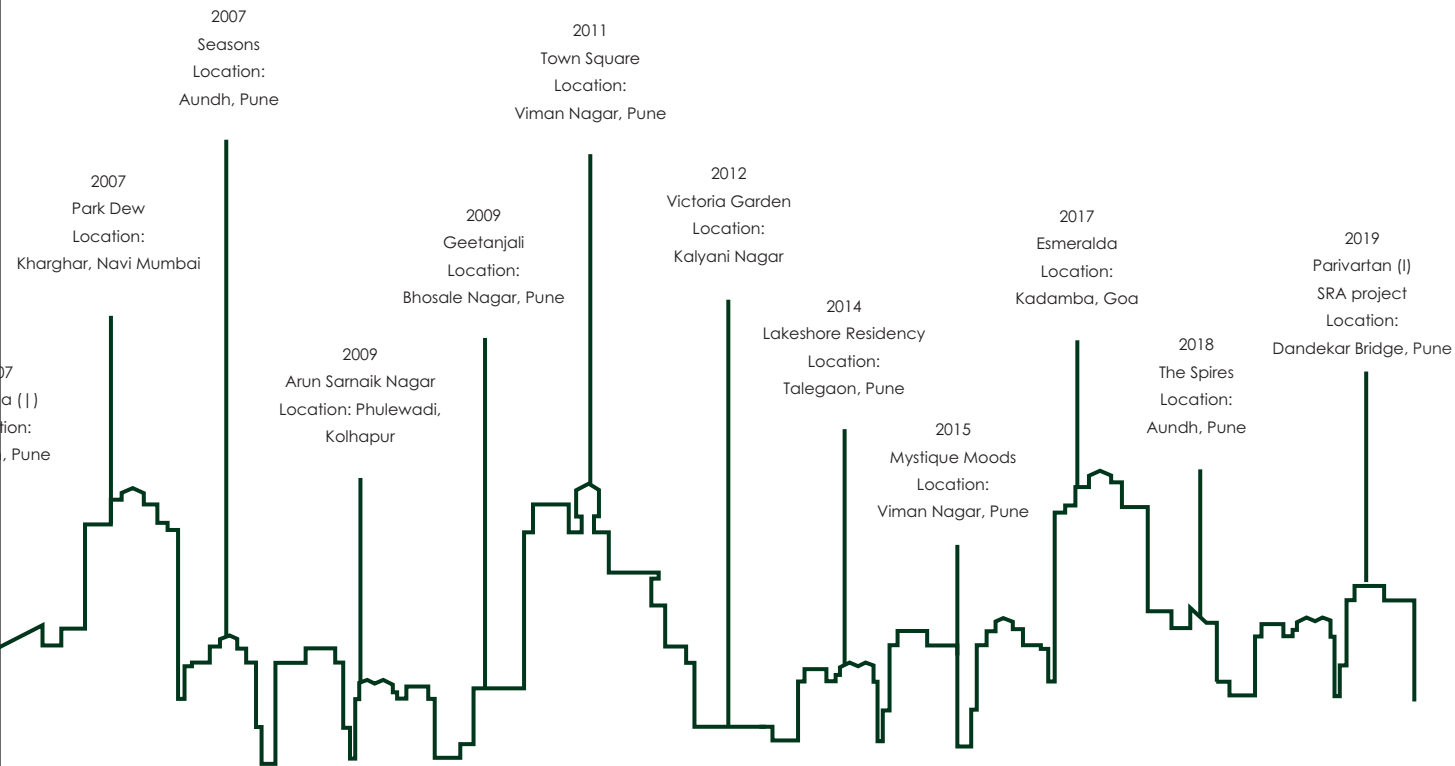


NAIKNAVARE DEVELOPERS

We believe in delivering value to one-and-all, by creating products and services that enhance the appreciation of life. While real estate is our business, we consider ourselves a service industry... and our service is to design and deliver a 'better living'. We aim to create spaces that enable you to focus on the things you consider important – whether it is building a career or a business, growing a family, connecting with friends, or simply finding the time and space to pursue your dreams. Our vision is to create homes, schools, hotels, commercial spaces and business centers that uphold quality and withstand the test of time.



BUILDING LEGACY SINCE 1987



Naiknavare Developers Pvt. Ltd., with a legacy of more than three decades is one of Pune's most trusted developer. Founded in Pune, by a family of technocrats, now also has presence in Navi-Mumbai, Goa & Kolhapur. It has spread its wings across multiple industry segments, from SRA housing to Uber luxury homes, Commercial & Hospitality. The company is led by a team of Directors, who are qualified engineers & architects, passionately committed to delivering best in class quality.

The company has successfully completed and handed over more than 50 residential projects. It lays emphasis on developing in-house facilities in architecture, construction, structural designing and property management, synergized by a team of over 200 employees. These in-house divisions, located at the corporate office in Pune, facilitate quick decision making and efficient construction methods.

The latest monolithic technology / construction equipment, along with the revolutionary patented Aluform technology a monolithic aluminum formwork system, enables the company to complete 2 million sq. ft. of construction annually.

Well known for their quality and transparency Naiknavare Developers has been honored with many prestigious awards.



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

www.naiknavare.com

Since 1986

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