



KALPATARU
BLOSSOMS
ELEVATE YOUR LEGACY

PLANS BOOKLET - TOWER 3A

ELEVATE YOUR LEGACY



SEAMLESS CONNECTIVITY TO EASE YOUR CONVENIENCE



Current infrastructure

- Mumbai-Bengaluru Highway - 0.7 Km
- Rajaram Bridge - 3 Km



Upcoming infrastructure

- Sinhgad Rd. flyover - 0 Km
- Manik Baug Metro Station - 0.5 Km



Schools & Colleges

- Helios International School - 2 Km
- Silver Crest School - 3 Km
- St. Xavier's School - 3 Km
- Sinhgad Spring Dale School - 4 Km
- Sinhagad College: 2 Km



Hospitals

- Jagtap Hospital - 0.8 Km
- Navale Hospital - 2 Km
- Mai Mangeshkar Hospital - 4 Km
- Deenanath Mangeshkar Hospital - 5 Km
- Sahyadri Hospital - 7 Km



Entertainment & Shopping

- Funtime Multiplex - 0.5 Km
- Abhiruchi Mall - 1 Km
- City Pride, Kothrud - 5 Km



Arts & Culture

- Mahalaxmi Lawns - 2.9 Km
- Pandit Farms - 2.9 Km
- Pu La Deshpande Garden - 3 Km
- Ganesh Kala Krida Manch - 5.8 Km



COMPLEX LAYOUT PLAN

1. Main entry / exit

2. Security cabin

3. Clubhouse

4. Swimming pool

5. Pool deck

6. Ramp to / from basement parking

7. Arrival feature wall

8. Residential tower dropoff

9. Residential lobbies

10. Temple

11. Senior citizen park

12. Activity lawn

13. Outdoor amphitheatre with seating

14. Multi-purpose court

15. Cricket practice net

16. Kids' play area

17. Party lawn with barbeque counter

18. Acupressure pathway

19. Walking track

20. Pet corner

21. Plaza with musical instruments

22. Butterfly garden

23. Herb garden

24. Outdoor gym

25. Gymnasium

26. Spa & jacuzzi

27. Salon

28. Indoor games room

29. Creche

30. Zumba & yoga

31. Mini theatre

32. Lounge / co-working space

33. Record room

34. Society office

35. Services area

36. Commercial plaza

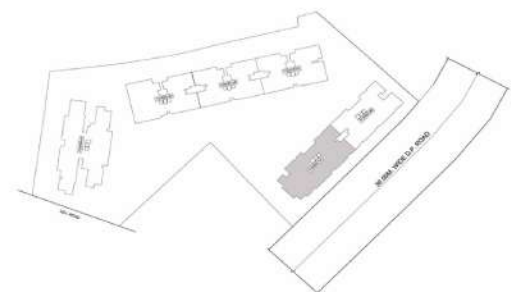
37. Exit gate

- | | | |
|---------------------------------------|--------------------------------------|-------------------------------|
| 1. Main entry / exit | 14. Multi-purpose court | 26. Spa & jacuzzi |
| 2. Security cabin | 15. Cricket practice net | 27. Salon |
| 3. Clubhouse | 16. Kids' play area | 28. Indoor games room |
| 4. Swimming pool | 17. Party lawn with barbeque counter | 29. Creche |
| 5. Pool deck | 18. Acupressure pathway | 30. Zumba & yoga |
| 6. Ramp to / from basement parking | 19. Walking track | 31. Mini theatre |
| 7. Arrival feature wall | 20. Pet corner | 32. Lounge / co-working space |
| 8. Residential tower dropoff | 21. Plaza with musical instruments | 33. Record room |
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| 11. Senior citizen park | 24. Outdoor gym | 36. Commercial plaza |
| 12. Activity lawn | 25. Gymnasium | 37. Exit gate |
| 13. Outdoor amphitheatre with seating | | |



TOWER 3A

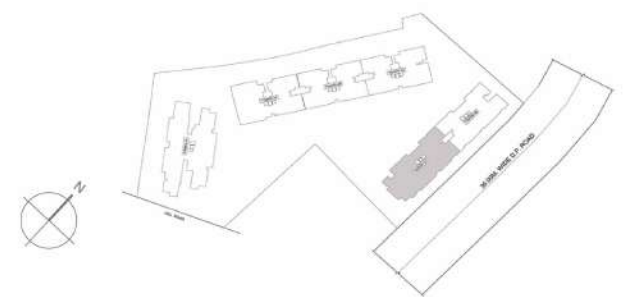
1ST FLOOR PLAN





TOWER 3A

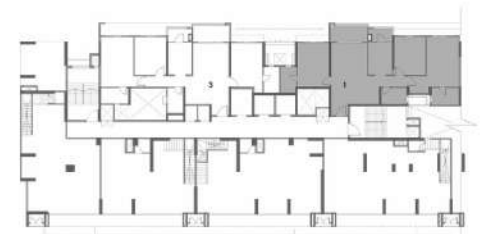
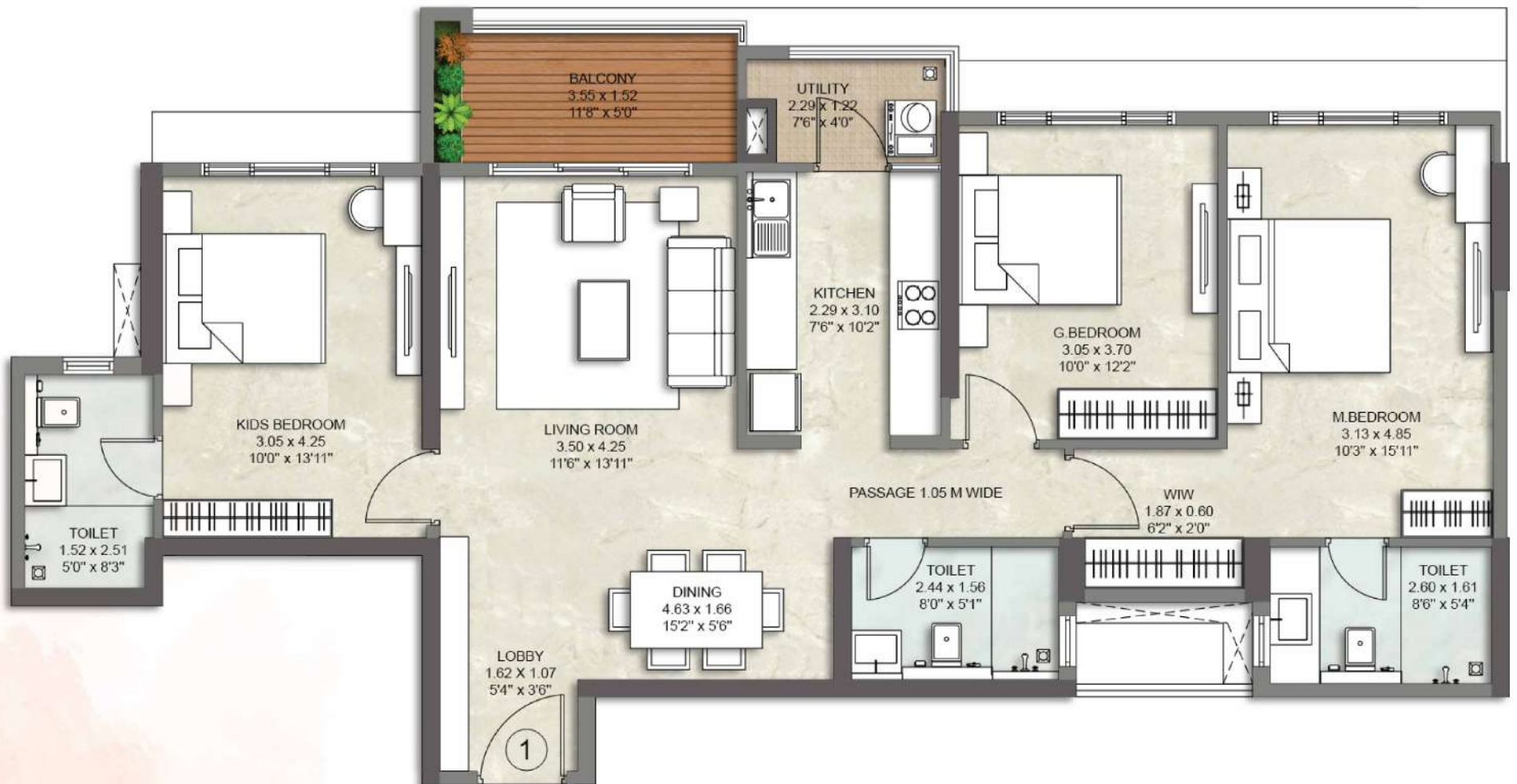
8TH & 13TH REFUGE FLOOR PLAN





3 BHK PRIMA 2A

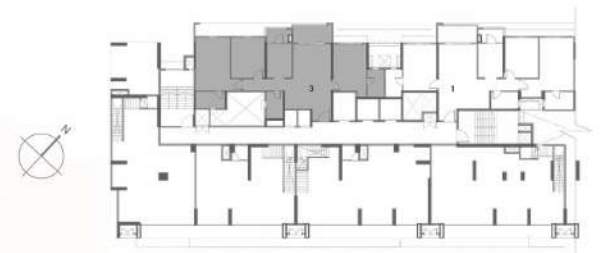
TOWER 3A | 1ST FLOOR PLAN | UNIT NO.1





3 BHK PRIMA 1A

TOWER 3A | 1ST FLOOR PLAN | UNIT NO.3





3 BHK PRIMA 2A

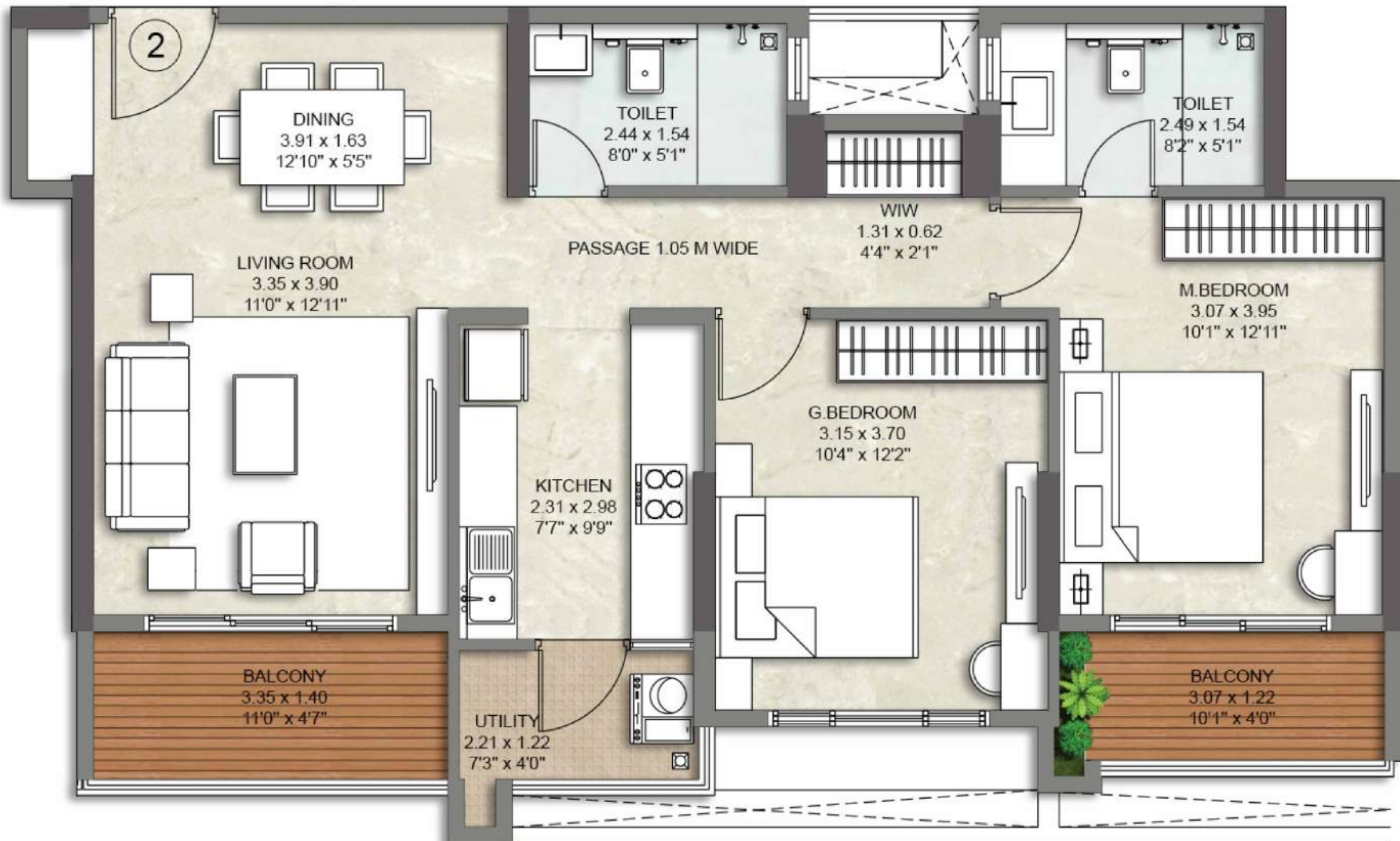
TOWER 3A | 2ND TO 7TH, 9TH TO 12TH & 14TH TYPICAL FLOOR PLAN | UNIT NO.1





2 BHK PRIMA D

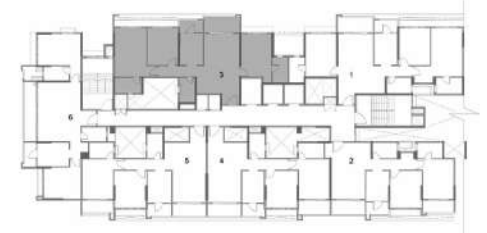
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3 BHK PRIMA 1A

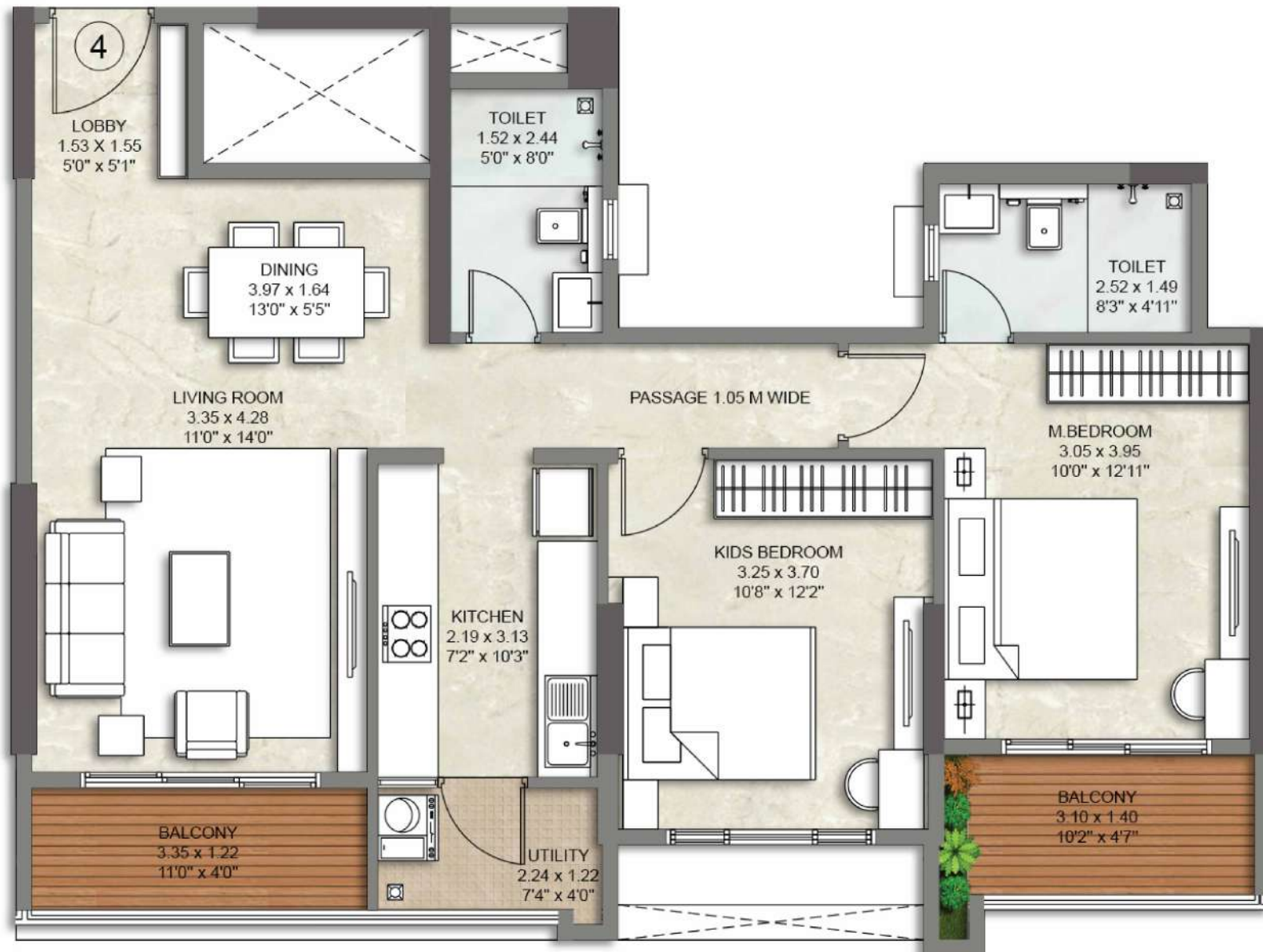
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2 BHK PRIMA E

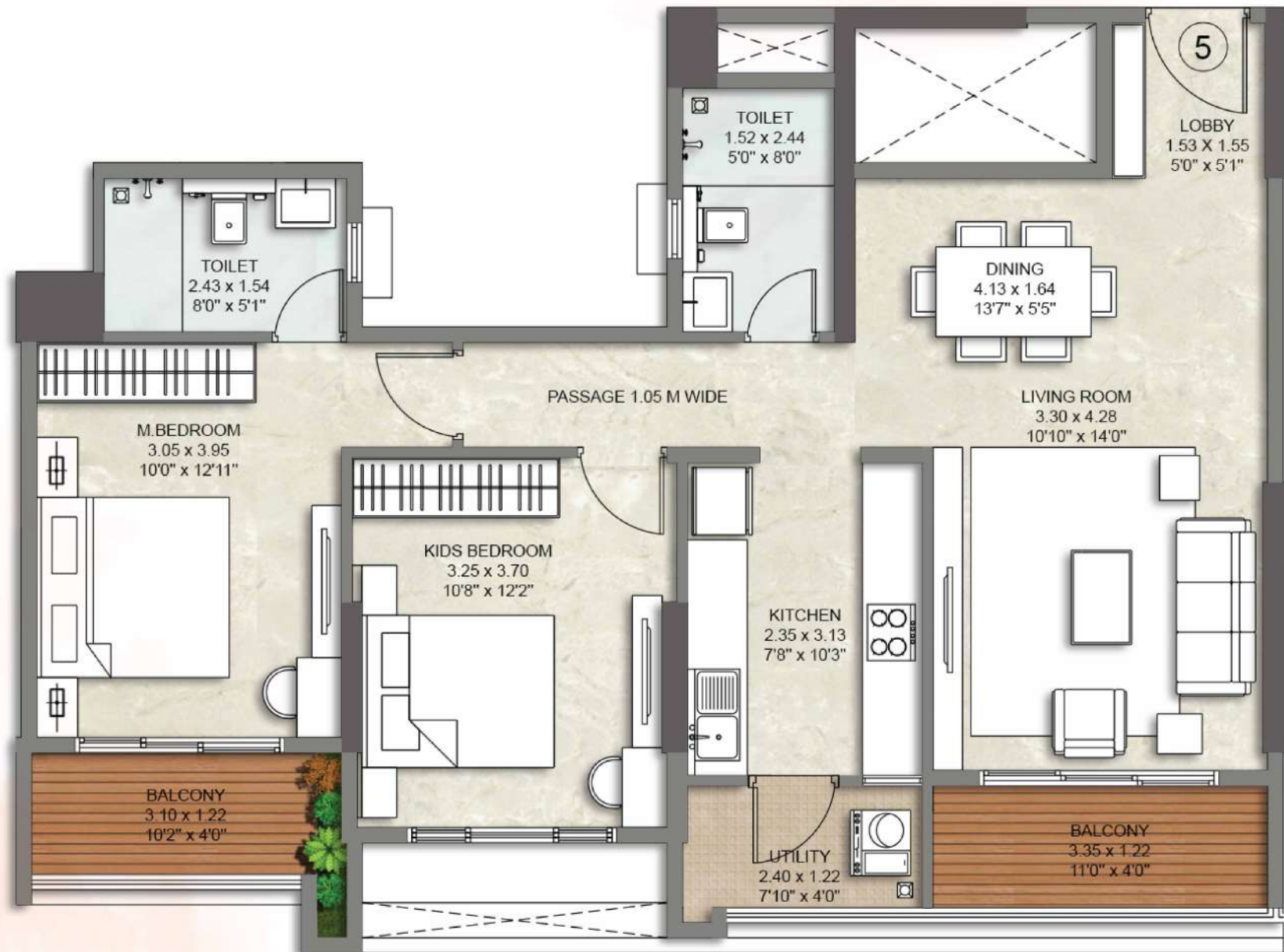
TOWER 3A | 2ND TO 7TH, 9TH TO 12TH & 14TH TYPICAL FLOOR PLAN | UNIT NO.4





2 BHK PRIMA F

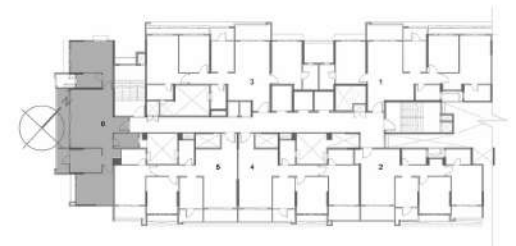
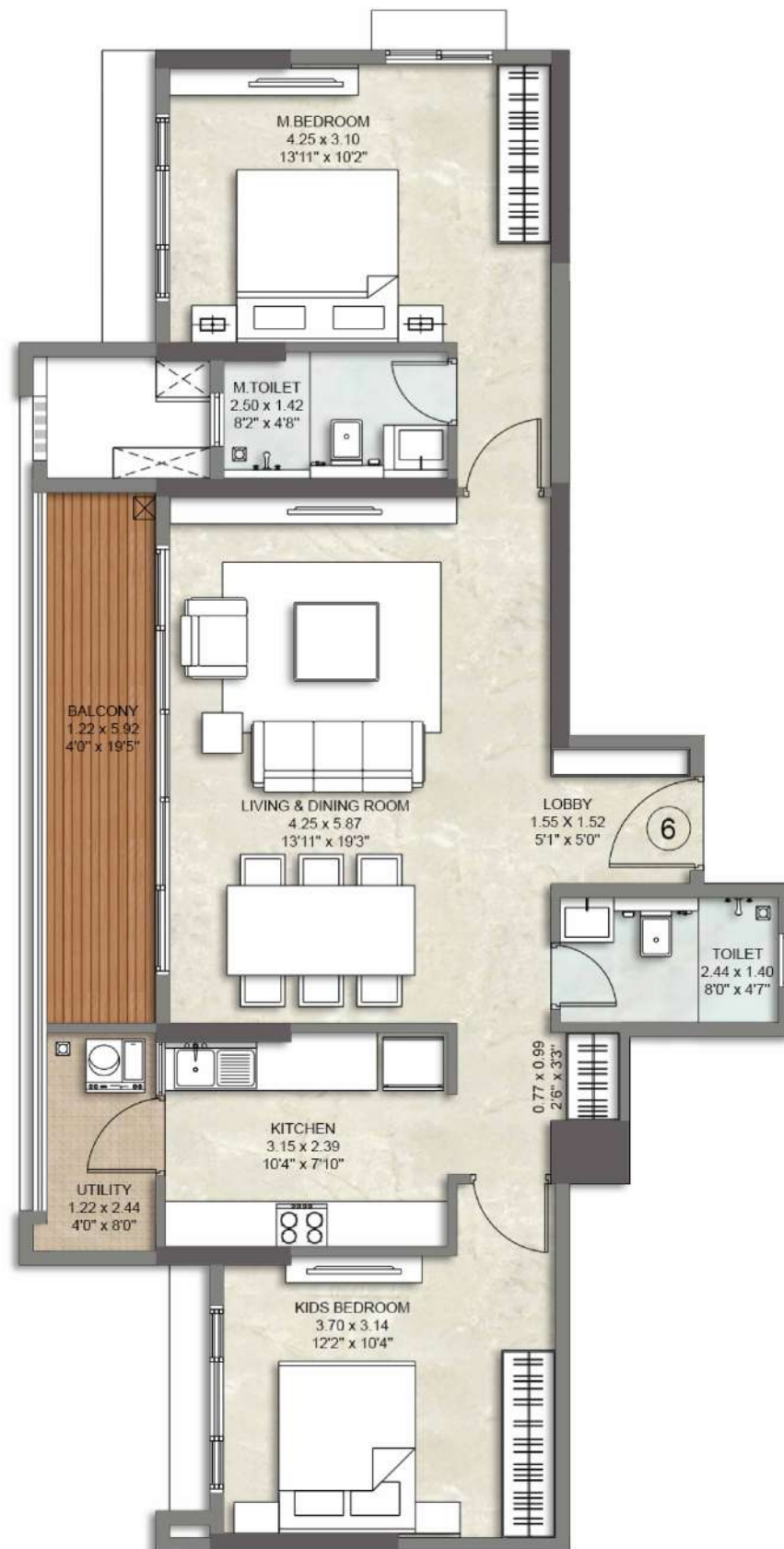
TOWER 3A | 2ND TO 7TH, 9TH TO 12TH & 14TH TYPICAL FLOOR PLAN | UNIT NO.5





2 BHK GRANDE

TOWER 3A | 2ND TO 7TH, 9TH TO 12TH & 14TH TYPICAL FLOOR PLAN | UNIT NO.6





3 BHK PRIMA 2A

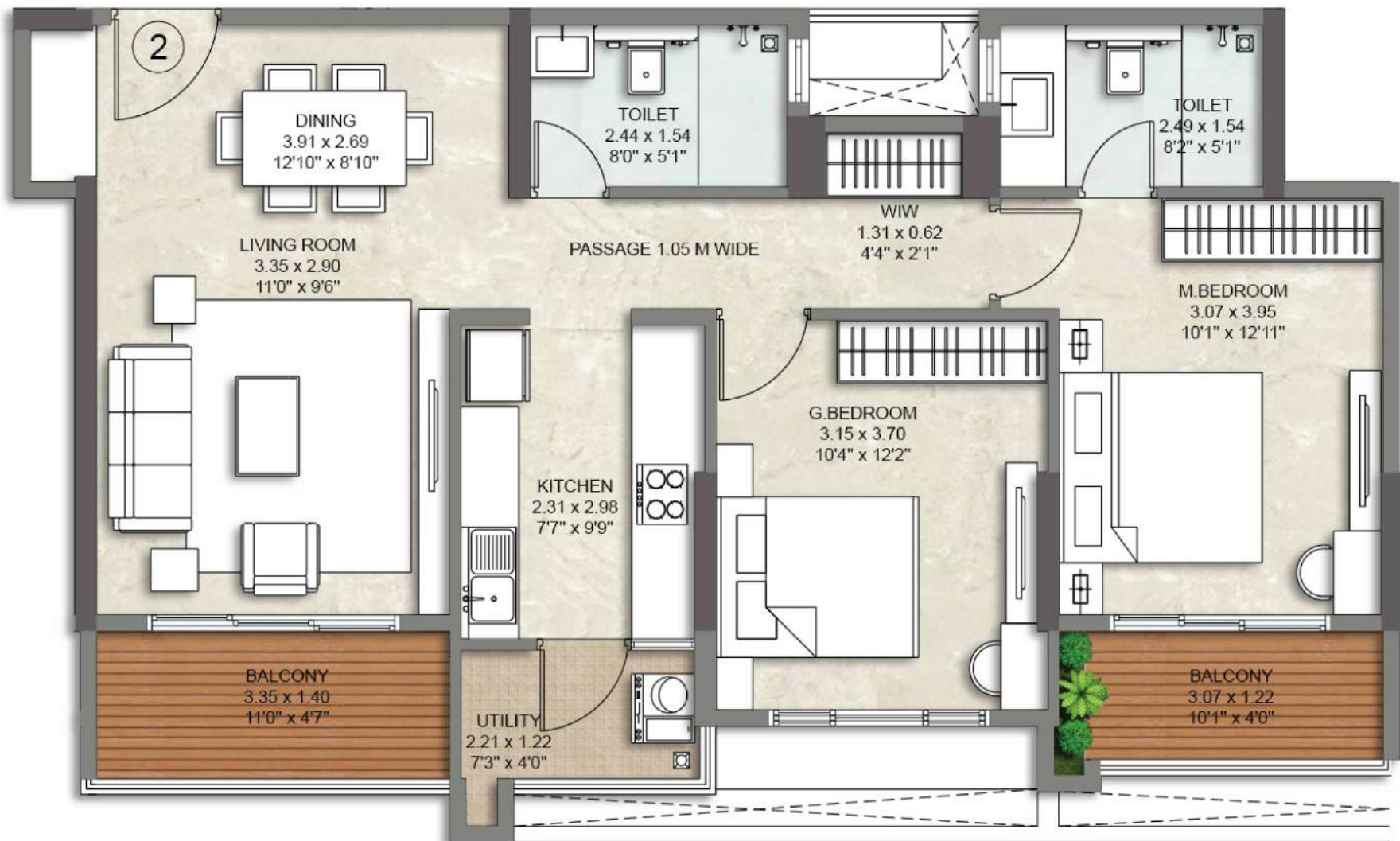
TOWER 3A | 8TH & 13TH REFUGE FLOOR PLAN | UNIT NO.1





2 BHK PRIMA D

TOWER 3A | 8TH & 13TH REFUGE FLOOR PLAN | UNIT NO.2





3 BHK PRIMA 1A

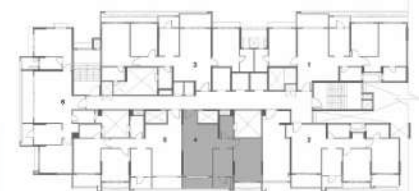
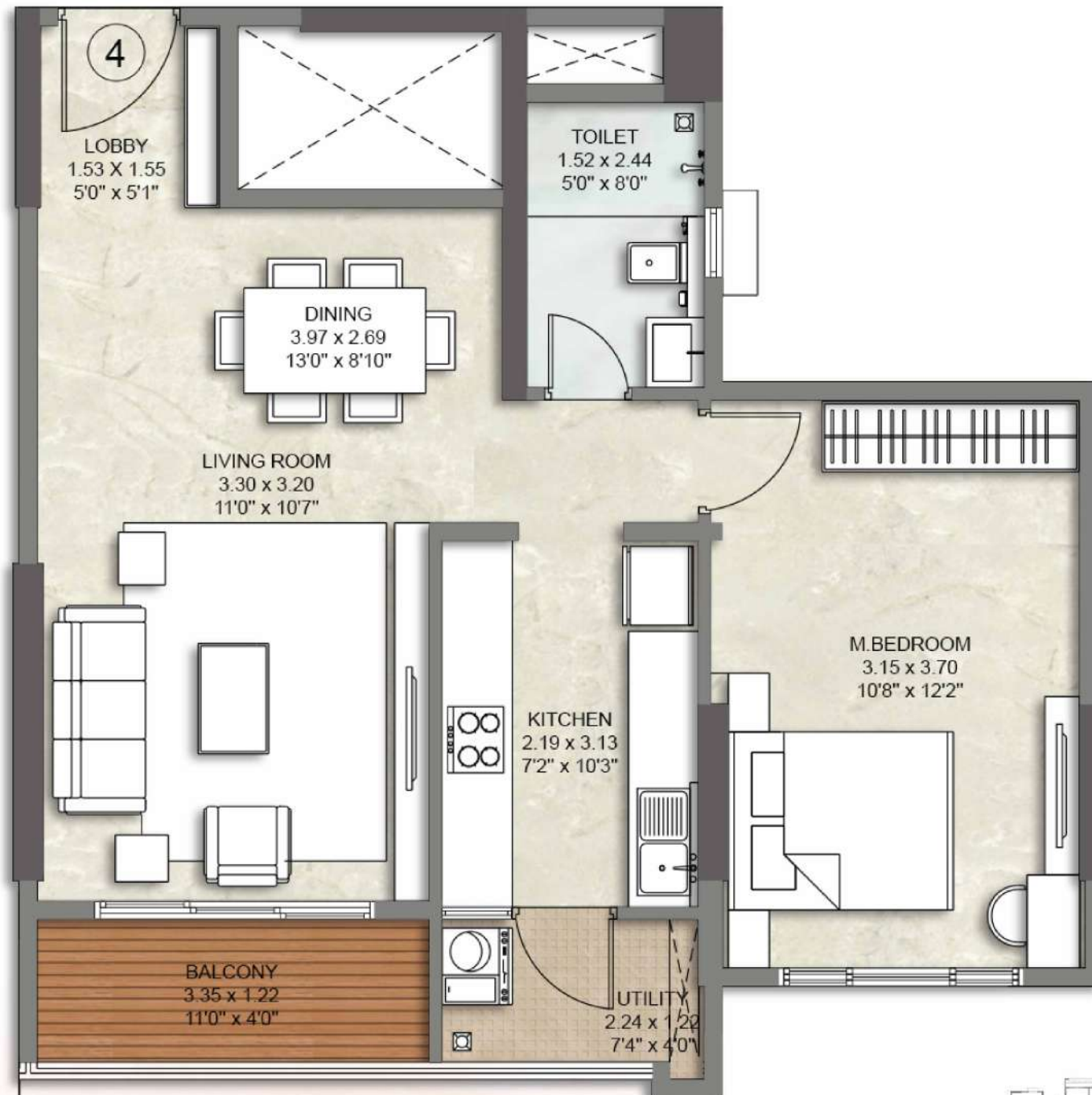
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1 BHK PRIMA

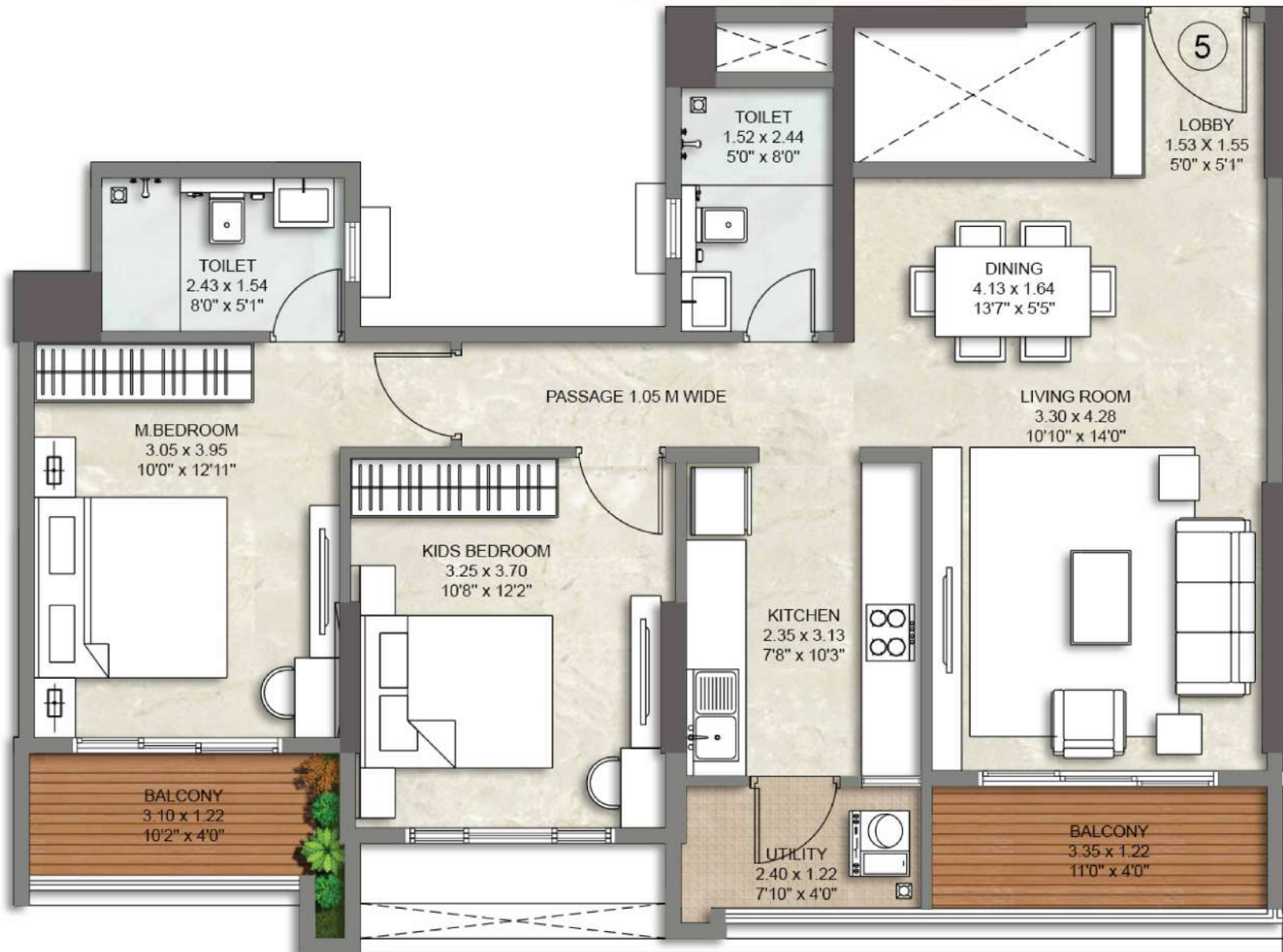
TOWER 3A | 8TH & 13TH REFUGE FLOOR PLAN | UNIT NO.4





2 BHK PRIMA F

TOWER 3A | 8TH & 13TH REFUGE FLOOR PLAN | UNIT NO.5





2 BHK GRANDE

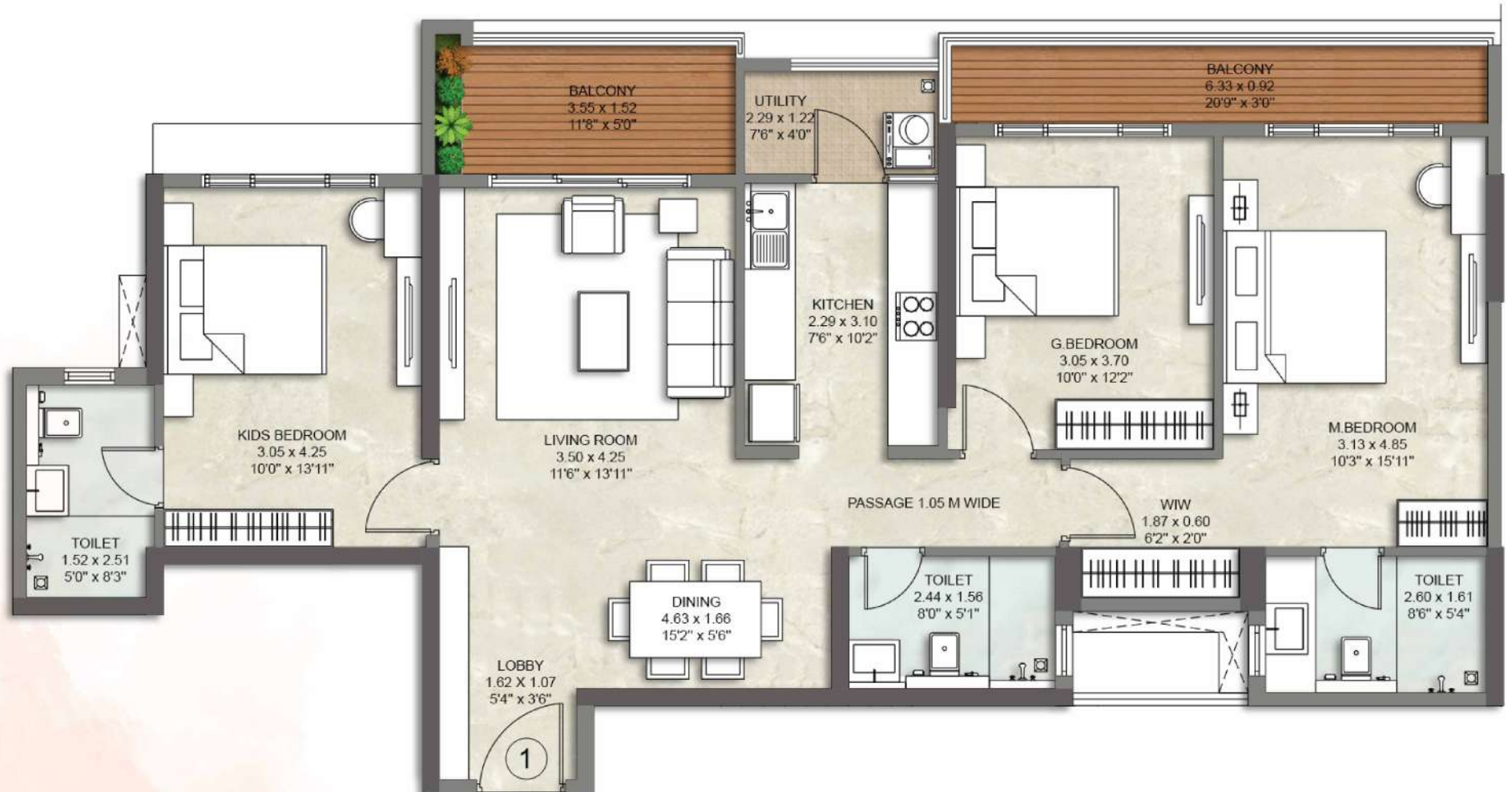
TOWER 3A | 8TH & 13TH REFUGE FLOOR PLAN | UNIT NO.6





3 BHK PRIMA 2B

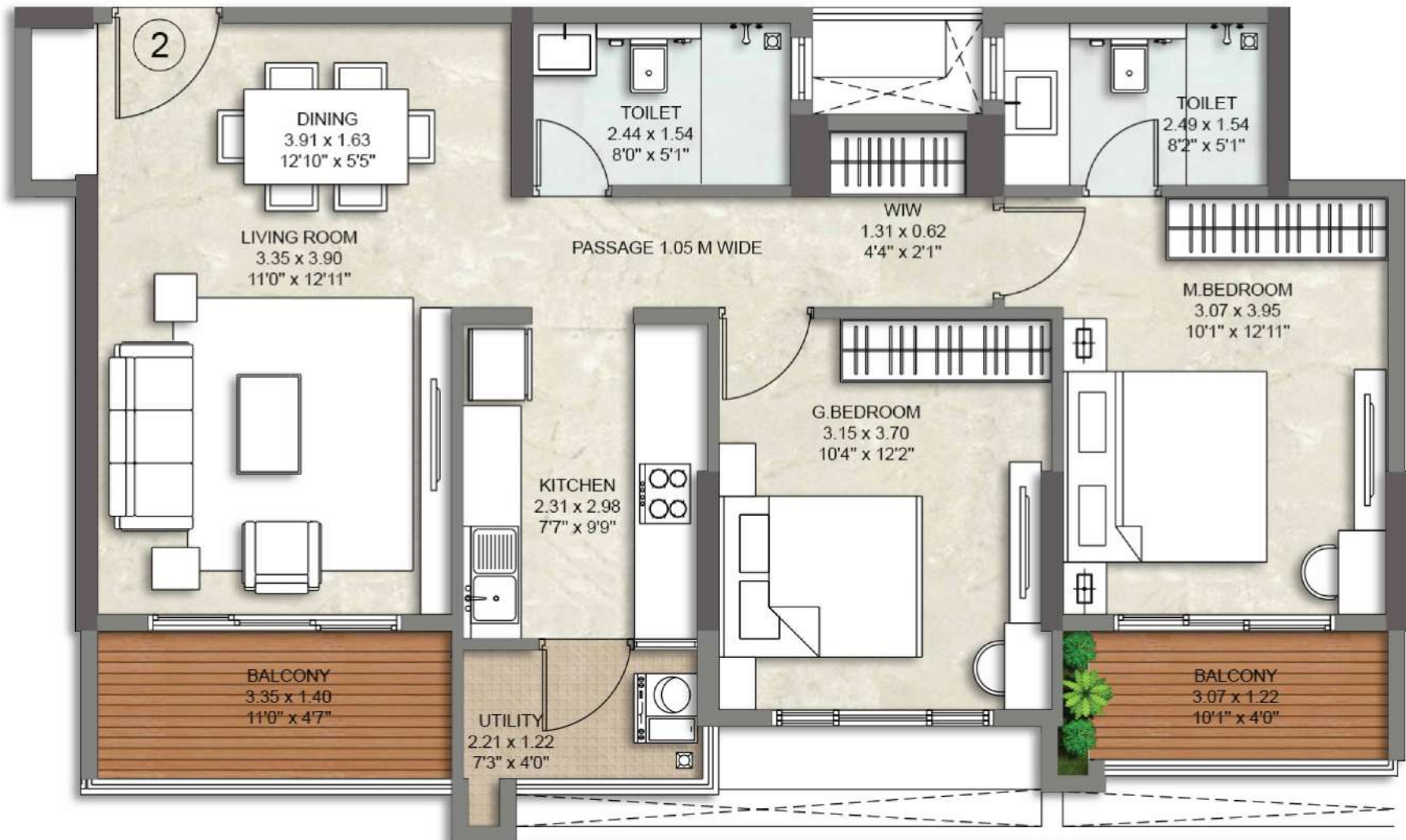
TOWER 3A | 15TH TO 17TH UPPER FLOOR PLAN | UNIT NO.1





2 BHK PRIMA D

TOWER 3A | 15TH TO 17TH UPPER FLOOR PLAN | UNIT NO.2





3 BHK PRIMA 1B

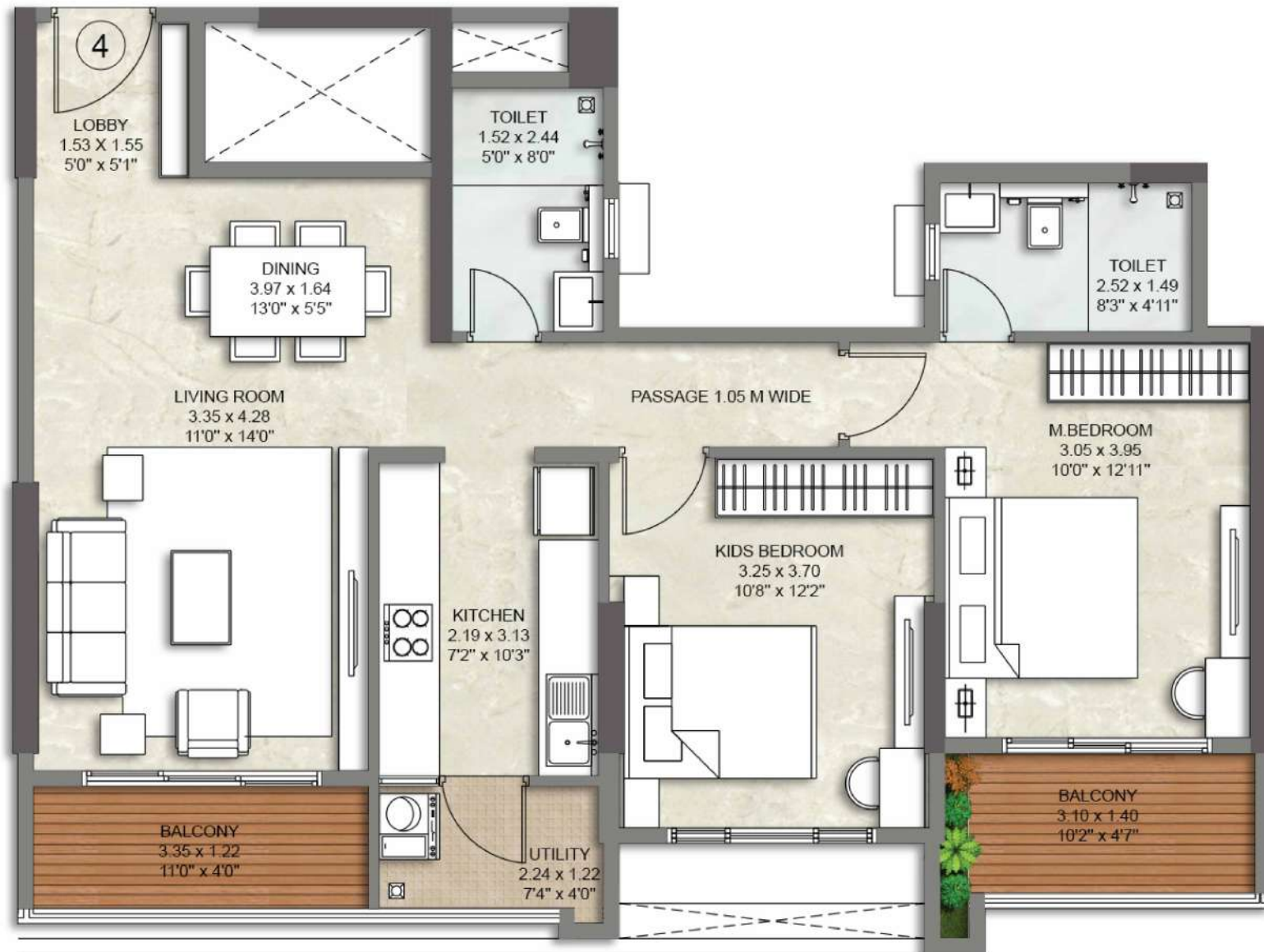
TOWER 3A | 15TH TO 17TH UPPER FLOOR PLAN | UNIT NO.3





2 BHK PRIMA E

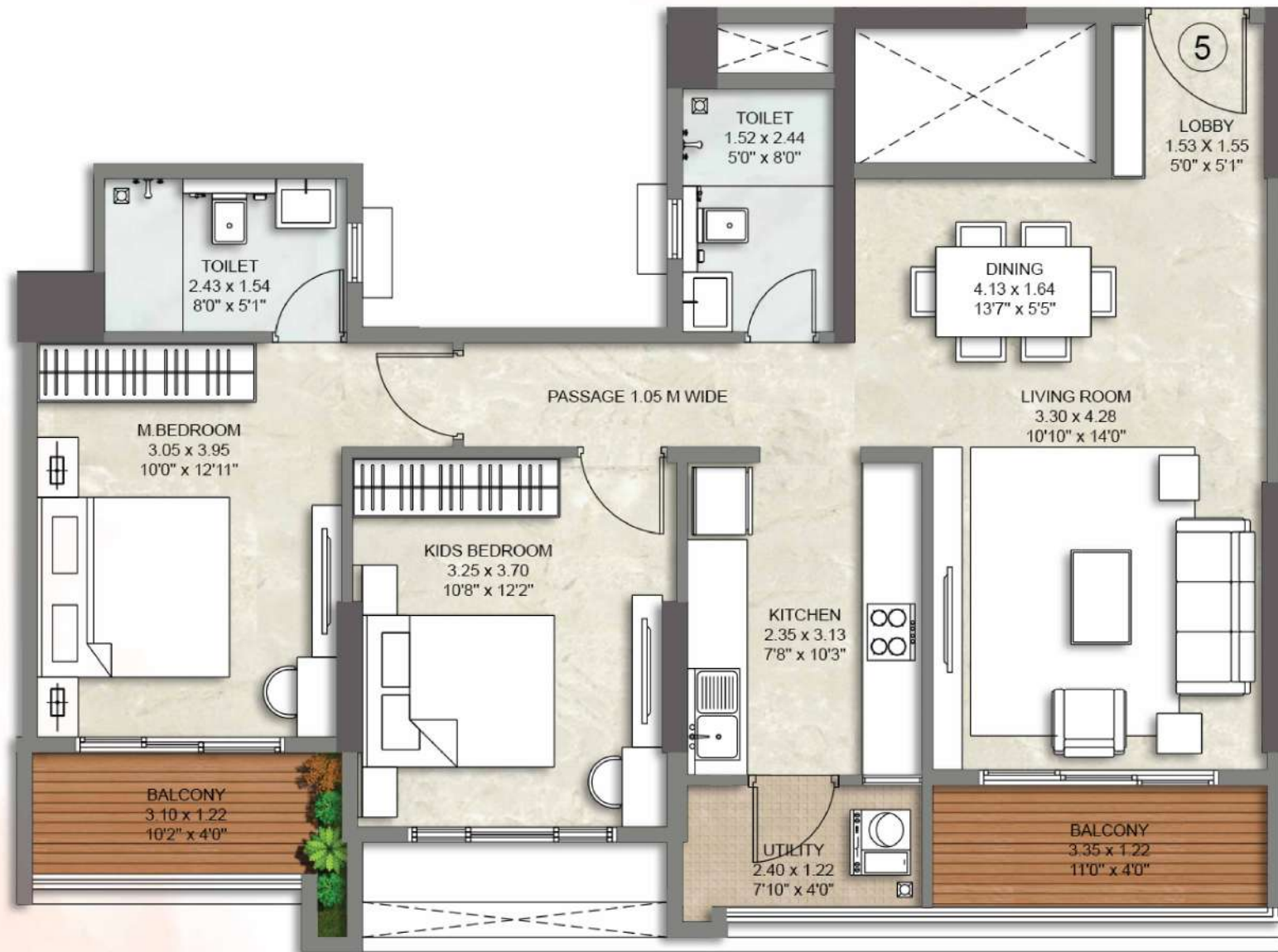
TOWER 3A | 15TH TO 17TH UPPER FLOOR PLAN | UNIT NO.4





2 BHK PRIMA F

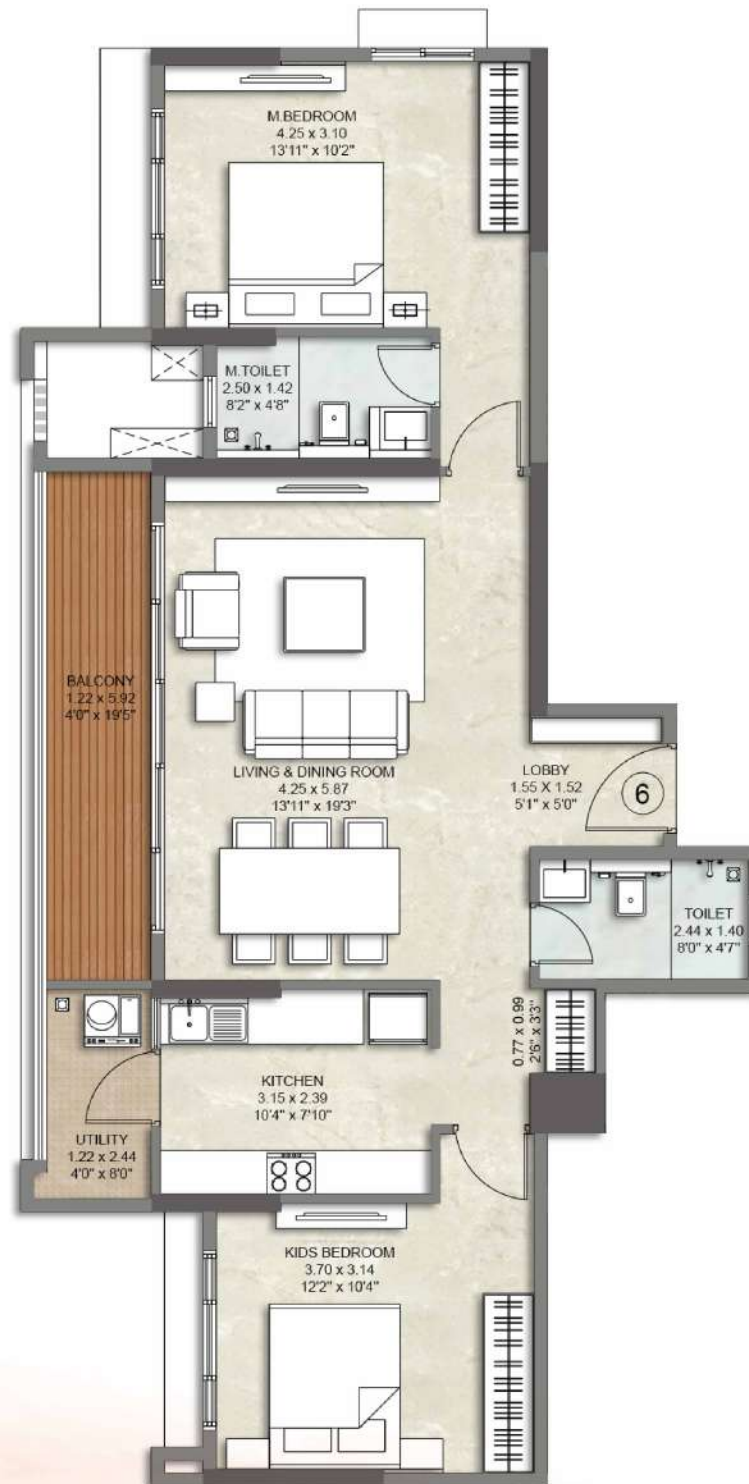
TOWER 3A | 15TH TO 17TH UPPER FLOOR PLAN | UNIT NO.5





2 BHK GRANDE

TOWER 3A | 15TH TO 17TH UPPER FLOOR PLAN | UNIT NO.6





AMENITIES

Project Highlights

- Spacious 2, 3, 3.5, 4 and 4.5 BHK premium residences in contemporarily designed multi-storied complex
- Well-designed entrance lobbies and drop-offs
- Balconies with each apartment
- Landscaped open spaces with themed design and recreational facilities with clubhouse
- VASTU compliant apartments with emphasis on natural light and cross-ventilation
- Elegant retail frontage on ground and 1st floor level in Tower 3

Complex & Building Features

- Elevators with Auto Rescue Device (ARD)
- Designated parking area for residential & commercial
- Charging provision for electrical vehicles
- DG power backup for designated common areas
- Rain water harvesting and Sewage treatment plant (STP)
- Solar water heating system with supply to common toilet in apartments
- Energy efficient lighting in common areas with sensor
- Organic waste compost to recycle waste
- Garbage chutes at each floor
- Parking slot for differently-abled
- Access ramp for differently-abled provided in all areas
- Separate washrooms for differently-abled
- Separate washroom for facility team
- Utility services areas for drivers & facility team
- Society office

Security & Safety Features

- Seismic resistant structure as per applicable I.S. Code
- Sprinkler system in every apartment, car parking and common areas
- Fire hydrants provided on all parking levels
- Public address system for firefighting in common areas
- Video door phone and intercom facility
- CCTV coverage for designated common areas
- Access control for main gate and entrance lobbies

Leisure Features, Amenities & Clubhouse

- Swimming pool, kids' pool and pool deck
- Kids' play area
- Open amphitheatre
- Activity lawn
- Yoga and meditation area
- Senior citizens' corner
- Temple
- Outdoor fitness area
- Cricket practice pitch
- Multi-purpose sports court
- Outdoor seating area
- Walking/Jogging track
- Acupressure pathway
- Party lawn
- Herbal garden
- Pet park
- Co-working space
- Indoor preview theatre
- Indoor games room (for Cards, Table Tennis, Pool Table, Chess, Foosball)
- Gymnasium with state-of-the-art equipment
- Spa with salon, massage, steam room & indoor jacuzzi
- Crèche
- Yoga/Aerobics room
- Multi-purpose hall with pantry in central clubhouse

Apartment Features

- Spacious and well-designed 2 BHK and 3 BHK apartments with emphasis on natural light and cross-ventilation
- Marble finish vitrified tile flooring
- Doors with laminate finish on both sides
- Video door phone for entrance door
- Gypsum finish internal walls with plastic paint
- Balconies with skid resistant wood looking tile flooring and glass railing
- Aluminium windows with mosquito net
- Synchronized light at the main door
- DG backup for all apartments except for ACs, geyser and 16 Amps switches
- Modular switches compatible for home automation of reputed make with concealed copper wiring
- Television points in living room and all bedrooms
- Digital lock for main entrance door
- False ceiling in balconies with lights

Kitchen Features

- Marble finish vitrified tile flooring
- Granite platform with tile dado
- Piped gas supply
- Heat and gas leak detectors
- Skid resistant tiles in utility
- Provision for water purifier
- Provision for hob and chimney
- Exhaust fan

Bathroom Features

- Marble flooring and combination of marble and designer ceramic tiles in dado in bathrooms
- Premium sanitary and CP fittings
- Solar water in common bathrooms
- Exhaust fan in all bathrooms
- Half glass partition in all toilets for shower area
- Geyser provision for all toilets



Kalpataru Blossoms is registered with MAHARERA bearing Registration No. P52100077750 (Tower 3) details available at: <https://maharera.mahaonline.gov.in>.

Site: Kalpataru Blossoms, S. No. 31/1-2, 31/3A-3B, 31/4 -5 & 32(P), Sinhagad Road, Pune - 411051 Call: 1800 3000 0114 | www.kalpataru.com

Disclaimer: 1) All the intending Allottee/s are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project as available on <https://maharera.mahaonline.gov.in> under the name "Kalpataru Blossoms (Tower 3)" (bearing MahaRERA registration number P52100077750) including the Approved Layout; the proforma agreement for sale, which details the fixtures and fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and, the manner in which the entire layout is proposed to be developed. 2) The common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, surrounding infrastructure, stock images and other details herein are merely a creative imagination and an artistic impression and are only indicative. Actual product may vary /differ from what is indicated herein. The photographs contained herein may be stock/standard photography used for the purpose and have been taken at a location other than the Project site and are used to indicate a conceptual lifestyle. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the Promoter and the Allottee. 3) Maps may not be to scale and distances and travel times are as available on Google Map. 4) All layouts, plans, orientation of the buildings/ wings/structures, specifications, dimensions, designs, measurements and locations including floor plans are indicative and not to scale and are subject to change as may be decided by the Promoter or competent authority or due to construction exigencies. 5) This booklet does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or any statute of any nature whatsoever and the relevant applicable disclosures shall be made at an appropriate time. We reserve the right to change, amend and modify the contents and shall not be liable to any intending Purchaser or any one for the changes/ alterations/ improvements so made.

SCAN FOR RERA

