



MAJESTIQUE Swapnangan

2 & 3 BHKs at Chavan Baug, Dhayari



MAJESTIQUE
Swapnangan



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Project Layout PLAn



A. Entrance Gate
E. Club

B. Security Cabin
F. Covered Swimming Pool

C. Gazebo
G. Children's Play Area

D. Landscape Garden
H. Drive way

2 BHK Unit Plan



MAJESTIQUE SWAPNANGAN
(2 BHK - WING B)
(FLAT - 04)
Carpet Area = 761 Sq.Ft



2 BHK Cut Secation

A. Entrance / Shoe Rack

B. Living

C. Terrace

D. Kitchen

E. Dry Balcony

F. Dinning Area

G. Bath / WC

H. Children's Bed

I. Master Bed

J. Bath / WC



3 BHK Unit Plan



MAJESTIQUE SWAPNANGAN
(3 BHK - WING B)
(FLAT - 01)
Carpet Area = 1010 Sq.Ft



3 BHK Cut Secation

A. Entrance / Shoe Rack

B. Living

C. Terrace

D. Kitchen

E. Dry Balcony

F. Dinning Area

G. Bath / WC

H. Children's Bed

I. Master Bed

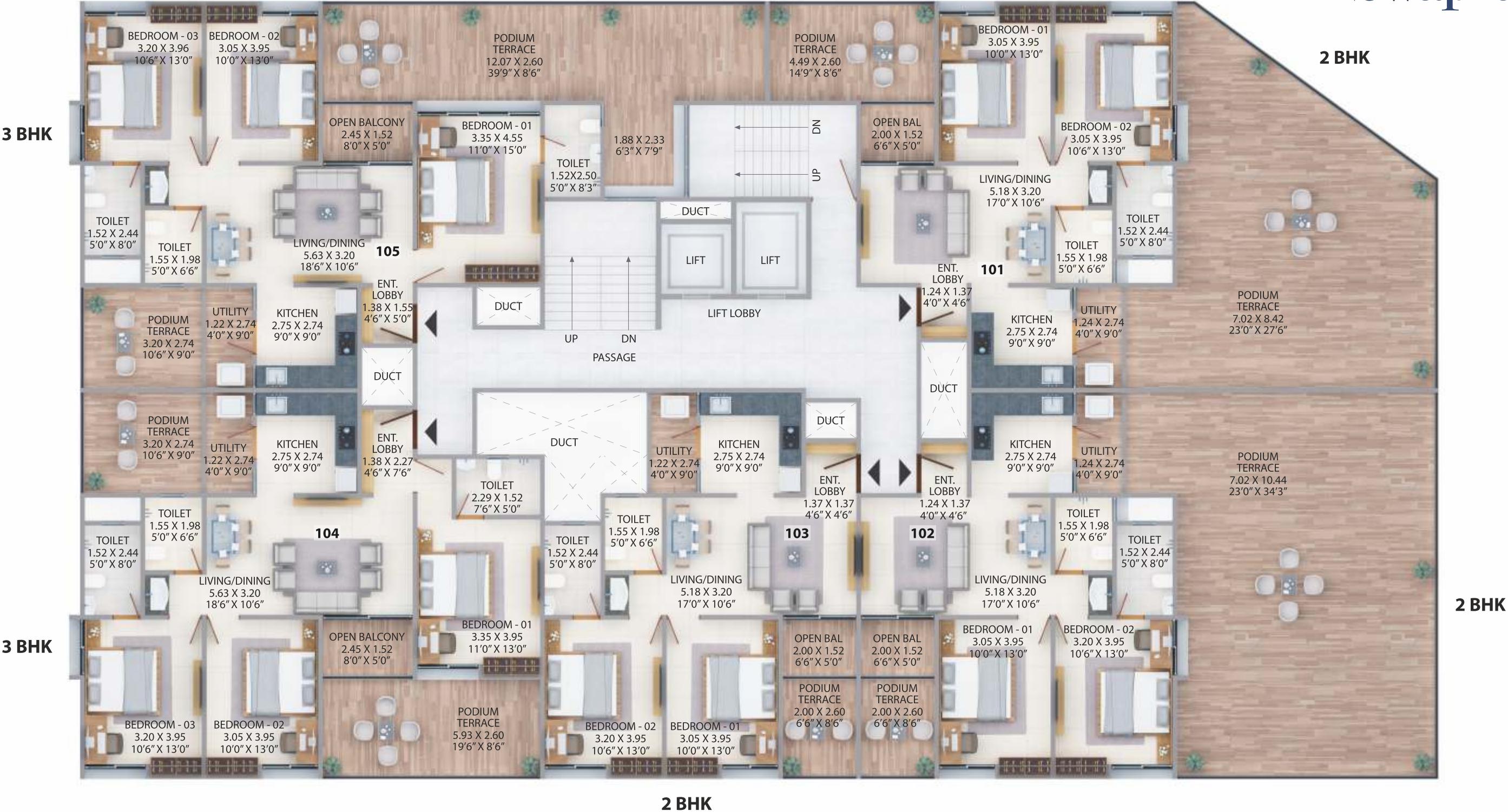
J. Bath / WC

K. Bed

L. Bath / WC



Wing A : 1st Floor Plan



- NOTES:**
- 1. All Carpet calculations are based as per RERA norms
 - 2. All the areas other than carpet areas are mentioned for illustration purpose only
 - 3. Dimensions in feet and areas in sq.ft. are only for references
 - 4. All dimensions are form unfinished surfaces and including enclosed balcony if any
 - 5. Sale of apartment is on RERA carpet only
 - 6. Location of kitchen otta, doors, windows / ventilators are subject to change
 - 7. Location of CP & Sanitary fittings subject to change
 - 8. 1 sq.m. = 10.764 sq.ft.

FLAT NO	UNIT TYPE	FLAT CARPET SQ.M.	OPEN BALCONY SQ.M.	UTILITY SQ.M.	TOTAL CARPET		PODIUM TERRACE CARPET	
					SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2 BHK	63.89	3.05	3.34	70.29	756.60	72.56	781.04
102	2 BHK	63.89	3.05	3.34	70.29	756.60	81.83	880.82
103	2 BHK	64.10	3.05	3.34	70.48	758.64	5.20	56.00
104	3 BHK	86.93	3.73	3.41	94.06	1012.51	24.20	260.49
105	3 BHK	85.73	3.73	3.41	92.87	999.65	44.55	479.54



Wing A : Typical Floor Plan



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					SQ.M.	SQ.FT.
201, 202, 301, 302, 401, 402, 501, 502, 601, 602, 701, 702	2 BHK	63.89	3.05	3.34	70.29	756.60
901, 902, 1001, 1002, 1101, 1102, 1201, 1202, 1401, 1402, 1501, 1501	2 BHK	64.10	3.05	3.34	70.48	758.64
203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403, 1503	3 BHK	86.93	3.73	3.41	94.06	1012.46
205, 305, 405, 505, 605, 705, 905, 1005, 1105, 1205, 1405, 1505	3 BHK	85.73	3.73	3.41	92.87	999.65



Wing A : Refuge Floor Plan



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					SQ.M.	SQ.FT.
801, 802, 1301, 1302	2 BHK	63.89	3.05	3.34	70.29	756.60
803, 1303	1 BHK	45.54	3.05	0.00	48.59	523.01
804, 1304	3 BHK	86.93	3.73	3.41	94.08	1012.63
805, 1305	3 BHK	85.73	3.73	3.41	92.87	999.65

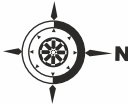


Wing B : 1st Floor Plan

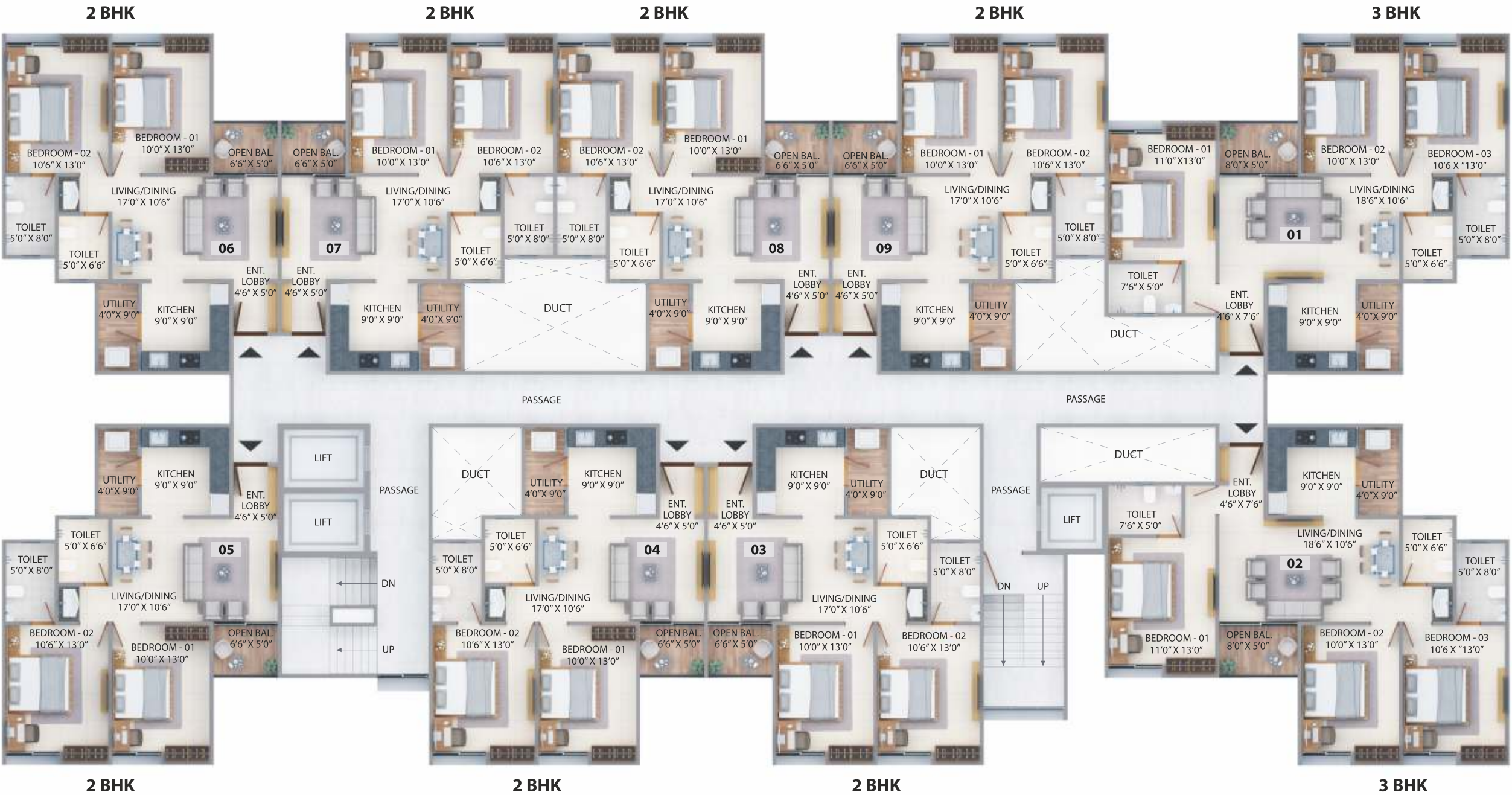


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					SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	3 BHK	86.71	3.73	3.41	93.85	1010.20	67.04	721.62
102	3 BHK	86.71	3.73	3.41	93.85	1010.20	58.76	632.49
103, 104	2 BHK	64.32	3.04	3.34	70.70	761.01	4.61	49.62
104	2 BHK	64.32	3.04	3.34	70.70	761.01	47.74	513.87
105	2 BHK	64.32	3.04	3.34	70.70	761.01	52.86	568.99
107, 108, 109	2 BHK	64.32	3.04	3.34	70.70	761.01	5.20	56.00



Wing B : Typical Floor Plan

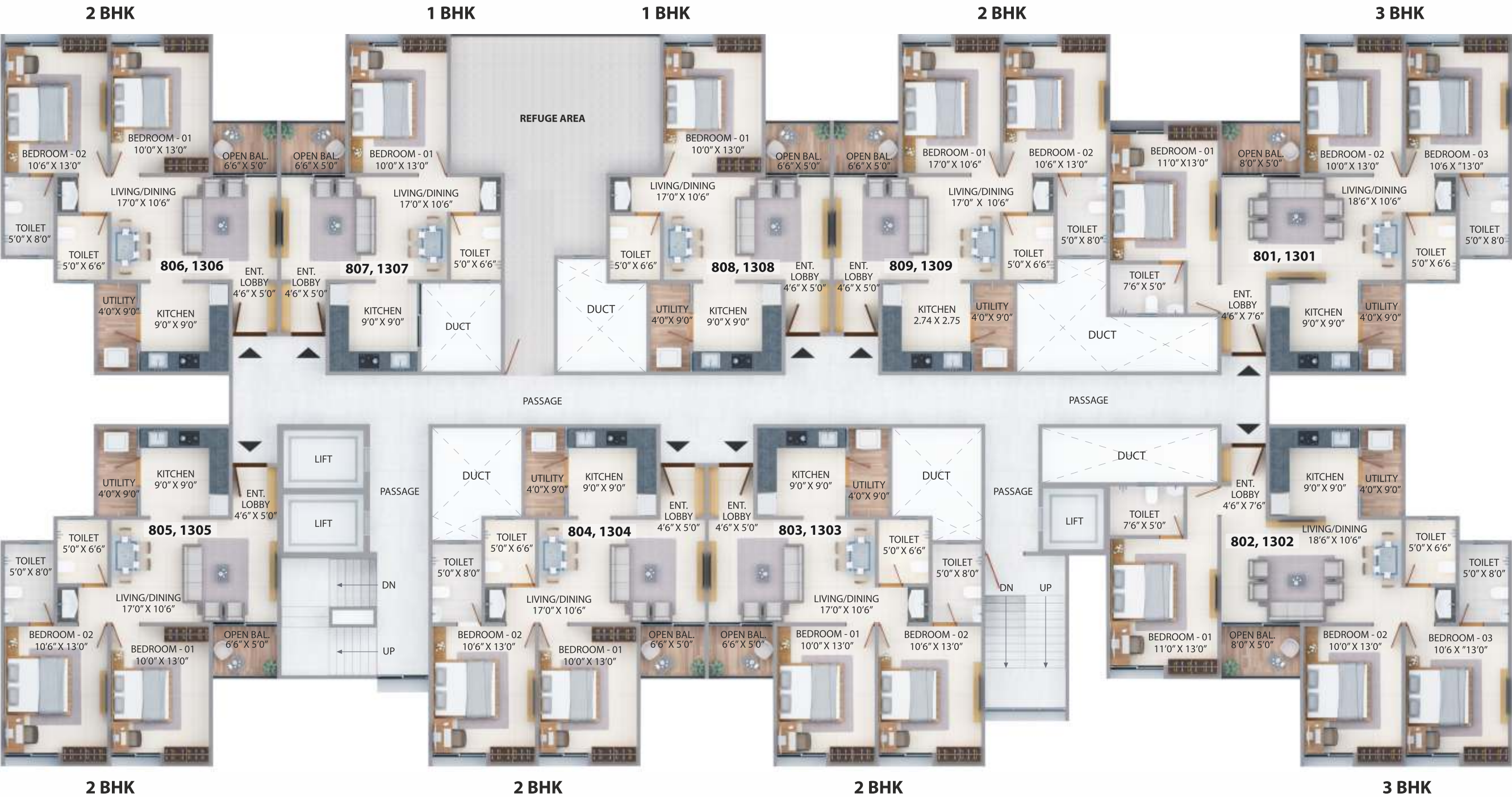


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203, 204, 205, 206, 207, 208, 209, 303, 304, 305, 306, 307, 308, 309, 403, 404, 405, 406, 407, 408, 409, 503, 504, 505, 506, 507, 508, 509, 603, 604, 605, 606, 607, 608, 609, 703, 704, 705, 706 707, 708, 709, 903, 904, 905, 906, 907, 908, 909, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1503, 1504, 1505, 1506, 1507, 1508, 1509	2 BHK	64.32	3.04	3.34	70.70	761.01



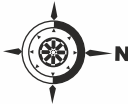
Wing B : Refuge Floor Plan



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801, 802, 1301, 1302	3 BHK	86.71	3.73	3.41	93.85	1010.20
807, 1307	1 BHK	45.79	3.04	0.00	48.83	525.60
808, 1308	1 BHK	46.32	3.04	3.34	52.70	567.25
803, 804, 805, 806, 809, 1303, 1304, 1305, 1306, 1309	2 BHK	64.32	3.04	3.34	70.70	761.01





Proposed AMENITIES

Luxury



Multipurpose Hall



Kid's Pool & Swimming Pool (Covered)



Party Lawn



Designer Landscape Entrance Gate



Jogging Track



Designer Gazebo



Landscaped Garden



Separate M/F Designer changing rooms

Indoor Game



Carrom Board



Chess Board



Dart Board



Fussball

Outdoor Kid's Zone Area



Children's Play Area with Premium quality equipment

Healthcare



State-of-Art Gymnasium

Others



Intercom



Round the Clock Security



Generator Backup for common areas



Generator Backup for lifts



CCTV 24x7



Rainwater Harvesting



Solar Water Heaters



Sewage Treatment Plants



RO plant / WTP

Proposed Specification



STRUCTURE

- RCC earthquake resistant structure



MASONRY

- AAC block



WALL FINISH

- Gypsum/POP finish for internal side walls and 2 coat plaster on external side walls
- Sand face plaster for external walls
- OBD paint for internal walls



KITCHEN

- Granite kitchen platform
- Stainless steel sink and dado tiles upto 2 feet level
- Provision for exhaust fan



ELECTRICAL

- Electrical concealed internal wiring – Polycab/Equivalent
- Switches, sockets and DB – Schneider/Equivalent
- Generator backup for common lighting
- Provision for inverter
- Power point for refrigerator/microwave and other gadgets
- Power point for washing machine in utility
- Geyser point in all toilets
- AC point in living room and master bedroom



FLOORING AND WALL FINISH

- 2 X 2 feet vitrified flooring for entire flat
- Anti skid tiles in all toilets, attached terraces and balconies



WINDOWS AND BALCONIES

- Aluminium windows
- Glass railings and MS grills for safety and security
- Granite window sill for windows and bathroom door frames



SECURITY

- 24-hour security
- CCTV cameras for security



BATHROOM

- CP fittings – Jaquar/Equivalent
- Sanitary fittings - Soncera/Equivalent
- Provision for exhaust fan in each toilet
- Designer tiles up to lintel level in all toilets
- Counter top wash basins



DOORS

- Main door – Laminated wooden door frames and shutters with mortise lock
- Internal doors – Flush doors laminated with wooden frames and cylindrical locks
- Toilet doors – Flush doors with laminate and granite frames cylindrical locks
- Door locks Europa/Equivalent



ELEVATORS & DG

- Fully automatic passenger elevators - Kone / Schindler / Equivalent
- Generator backup for all elevators
- DG backup for common areas



PERIPHERAL ROADS AND PARKING

- Well-illuminated internal concrete roads with pavers
- Covered parking area



GARDEN AND LANDSCAPING

- Professionally designed garden and landscaping
- Children's play park with premium quality equipment



UTILITIES

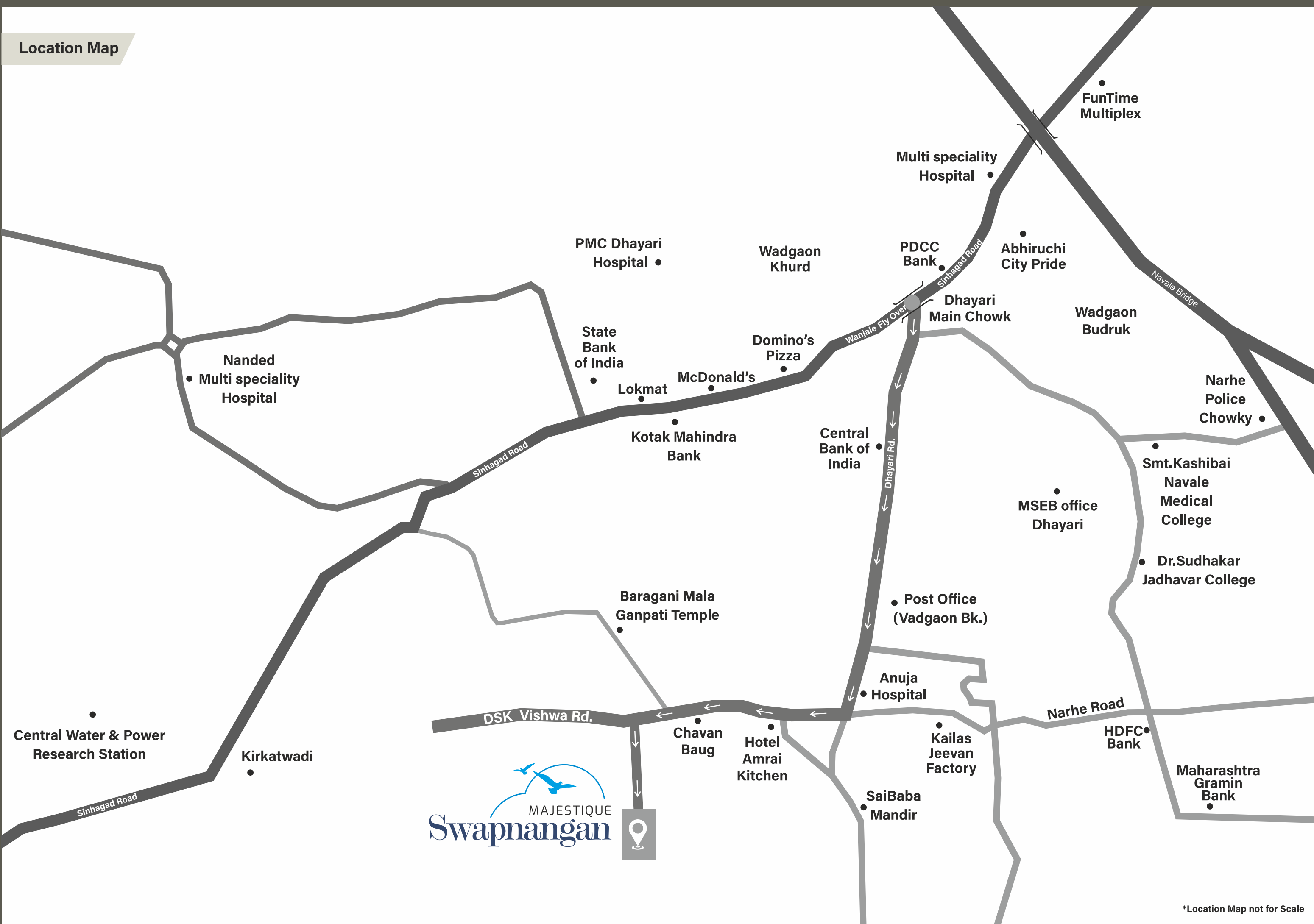
- Sewage treatment plant
- Rainwater harvesting system
- Underground and overhead water tanks for water storage
- Firefighting system



ENTRANCE LOBBY

- Grand and secured designer entrance lobby
- Waiting lounge

Location Map



CREDITS

Architect
Jay Aeram & Associates

Landscape Designer
Grey Canvas

R.C.C Consultant
STS Consultants LLP

MEP Consultant
Ajit Kothari

Strategy & Brand Consultant
Impact Communication



MajestiqueTM
L a n d m a r k s

JV Partner



**GANPATRAO CHAVAN &
BROTHERS VENTURES**

Special thanks to



Dadasaheb Chavan

📍 Site Address : Survey No. 124 (P), Chavan Baug, Dhayari, Pune, Maharashtra 411 041, **For more details call : 7577 03 03 03**

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