

PERFECT HOME  
FOR A PERFECT LIVING



CHINTAMANI  
NIVAS

---

1 & 2 BHK HOMES AT KATRAJ



## CHINTAMANI NIVAS

1 & 2 BHK HOMES AT KATRAJ

A family is perfect in itself and all it needs is a perfect home. Chintamani Nivas, a project by Harikrupa Builders brings you 1 & 2 BHK budget homes suited for your family. These homes are designed to provide you the utmost comfort, convenience and happiness. Located at Katraj, it perfectly gives easy access to every part of the city.







# PERFECTLY SPACED HOMES

The space at Chintamani Nivas is beautifully crafted to give you the most comfort and satisfaction for every member of the family. Now everyone can enjoy his own space under one roof. Living in a spacious space will perfectly make you feel you at home.



PERFECTLY  
SITUATED





# PERFECT FOR EVERYONE

The close proximity of schools promises a healthy and hassle free upbringing for the children. Institutes like Sinhgad and Bharati Vidyapeeth nearby stand to secure high education for them. A landscape garden for a refreshing walk anytime you want and the super markets nearby to buy daily grocery for the family makes living in Chintamani Nivas easy and convenient for everyone. Also the NH04 highway gives a traffic free exit from the city. The Katraj Lake, ISKCON Temple and Rajiv Gandhi Udyan are no less landmarks in this culture rich town of Pune.





# SPECIFICATIONS

## R. C. C. & BRICK WORK

- Earthquake resistant R.C.C frame structure.
- Good quality red bricks/ Fly ash blocks with plaster.

## FLOORING

- 2'X2' vitrified flooring in living, kitchen & bedrooms.
- Anti-skid floor tiles in toilets & terraces.

## KITCHEN

- Granite Kitchen platform with SS sink.
- Designer glazed tiles dado up to ceiling over kitchen platform.

## WINDOWS

- Powder coated aluminium windows with mosquito net.
- MS grill & Marble.

## DOORS

- Decorative main entrance door with safety lock and plate & internal flush doors with brass/CP fittings.
- Internal Bath R.C.C. door frames.
- Main door, Bed room and terrace wooden door frames.

## BATH / WC

- Designer glazed dado tiles up to the lintel level.
- Floor mounted commode with flush tank.
- All sanitary fittings of high quality.
- High quality CP fittings of Jaquar / Marc make
- Concealed stop cock and plumbing.
- Hot & Cold mixer for shower.

## ELECTRIFICATION

- Concealed copper wiring with MCB.
- Provision of TV Cable & Telephone connection in the living room.
- Provision of AC points in all bedrooms.
- V D P door bell

## PAINTING

- Superior paint for internal walls.
- High quality external paint.

# AMENITIES

- Landscape garden
- Lift with backup
- Solar water heating system
- Fire fighting system
- Decorative entrance lobby
- Name board and letter box for each flat
- Internal trimix / tar / paving block road





1 BHK



2 BHK





'C' WING  
1st, 3rd & 5th floor plan



Area Statement

FLAT NO	CARPET AREA (Sq.Ft.)	TERRACE AREA (Sq.Ft.)	ADD 30% (Sq.Ft.)	SALEABLE AREA (Sq.Ft.)
101, 301, 501	544.50	92.50	191.00	828.00
102, 302, 502	544.50	132.50	203.00	880.00
103, 303, 503	419.00	55.00	142.50	617.00
104, 304, 504	419.00	55.00	142.50	617.00



'C' WING  
2nd, 4th & 6th floor plan



Area Statement

FLAT NO	CARPET AREA (Sq.Ft.)	TERRACE AREA (Sq.Ft.)	ADD 30% (Sq.Ft.)	SALEABLE AREA (Sq.Ft.)
201, 401, 601	553.50	63.00	185.00	802.00
202, 402, 602	553.50	63.00	185.00	802.00
203, 403, 603	429.00	49.00	143.50	622.00
204, 404, 604	429.00	49.00	143.50	622.00





## CREDITS

Architect  
Patel and Associates

Brand Consultant  
Zest Creative

R.C.C. Consultant  
G. A. Bhilare & Associates

Legal Advisor  
Anand P Lavate



**HARIKRUPA  
BUILDERS**

**Site Address:** Chintamani Nivas,  
Near Mayureshwar Vihar Apartments,  
Rajas Society, Katraj-Kondhwa Road,  
Katraj, Pune 411 046. Maharashtra, India  
Email: krishnalohokare@ymail.com

**+91 88888 88537 / 020 2683 8888**

**Office Address:** No. 509, Picaso Plaza,  
Above Jyoti Restaurant, NIBM Chowk,  
Pune, Maharashtra 411048

Disclaimer: This brochure is purely conceptual and not a legal offering. Number of floors or flats may be revised inspite of amendment in development control rules. The developers reserve the rights to amend the layout, plans, elevations, specifications & amenities.