



ONE
PIRANGUT



ONE PIRANGUT

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Highlights

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Greetings, everybody!

Thank you for being here at my dream project 'One Pirangut' and showing your interest in this. We value your enthusiasm, spirit and willingness in joining us on this journey! It means the world to us.

I, Mahesh Sawant, an entrepreneur in Civil Engineering industries, have more than two and half decades of experience in this industry as the Managing Director of 'Sarvesh Ingenieur Pvt. Ltd.', which has already accomplished more than 40 million sq.ft. of work in different variations in the MEP-Infra sector. Delivering optimum quality and maintaining a customer-centric focus have been my guiding principles through this remarkable journey. My 20 years of valuable experience in the Civil Engineering domain have helped me get involved in different landmark Commercial (i.e. Data Centres, IT, SEZs, Institutions, Hospitality) and Premium Residential projects in Pune, with great brand value and respect for our customers that we will continue to deliver in our journey.

I am also the founder of 'Sarvesh Realty', which deals in the real estate sector, offering premium homes to the community in an affordable price bracket that is the best in the segment. This has been the result of my relentless studies and efforts, and also my constant focus on innovation that, to my belief, adds value to my product and leads to sheer customer contentment. Although, compared to my core segment, this real estate business is somewhat smaller in scope and considered to be a byproduct, my focus here is not on

earning margins but on making my customers happy. So far, Sarvesh Realty has completed and handed over more than 250 homes to customers.

Coming to 'One Pirangut', this state-of-the-art venture is going to be the first-ever premium project at Pirangut. The futuristic and modernized design and solid built structure have been implemented to distinguish our project from the competition. As far as the location is concerned, this venture will enhance the glamour of the locality and, I am sure, will be the future of Baner.

To sum up, I once again express my gratitude for the interest you have shown and request you to join us in experiencing this phenomenal journey.

Thanking you and wishing you the best!

With Warm Regards
Mahesh Sawant

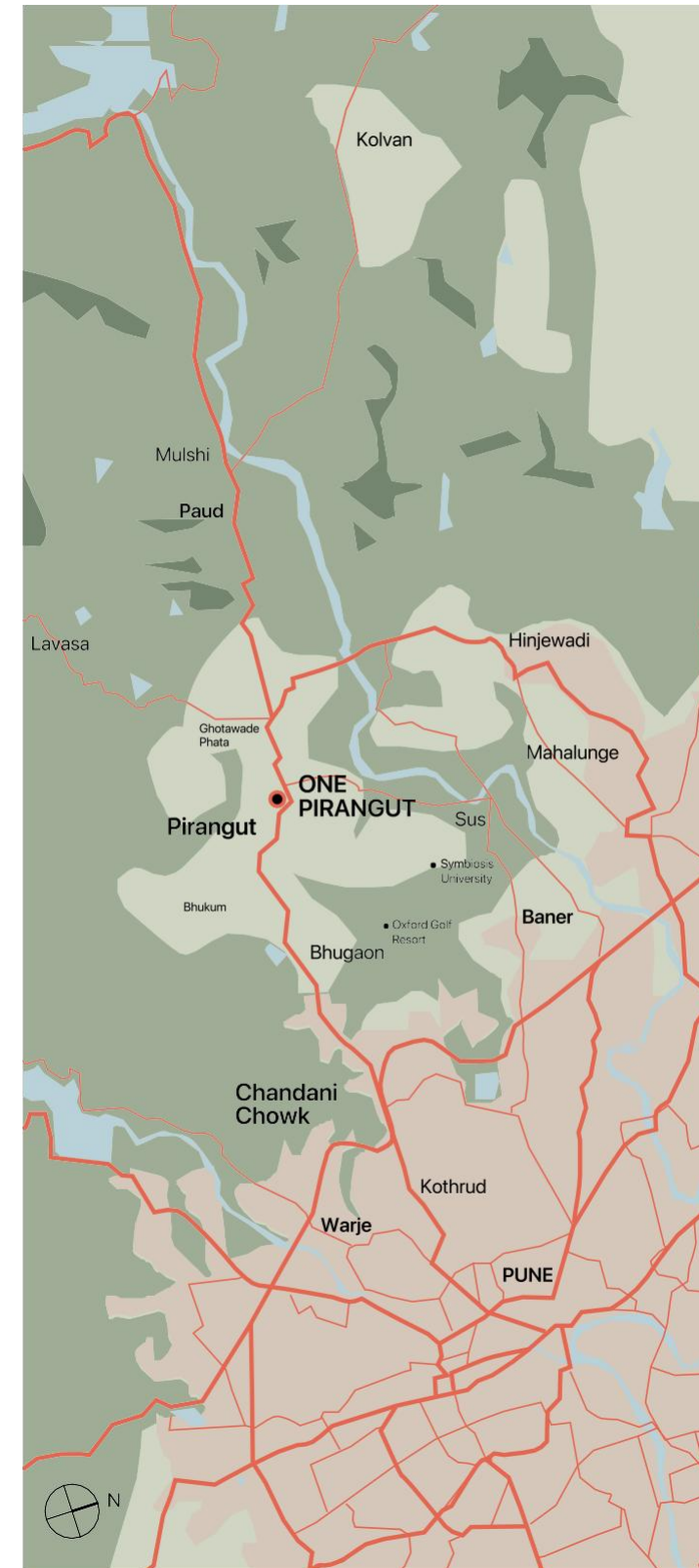
LOCATION



PIRANGUT, PUNE

18.5130° N, 73.6770° E

Get anywhere, easily. The location of this property enables an effortless connection within the city. Moreover, the widening of the existing road, the building of a new road and the upcoming metro line are sure to make commuting even simpler.



HIGHLIGHTS

- . Area linked to Hinjewadi, Kothrud, Baner and Lawale
- . Adjacent to Pirangut MIDC
- . Easy access to schools, hospitals, shopping areas and public transport
- . Access to Mumbai - Bengaluru highway
- . 100+ MNCs in a 3 km radius

LANDMARKS

Symbiosis University	5 km
Oxford Golf Resort	3 km
Hinjewadi IT Park	7 km
Chandani Chowk	12 km
Mulshi	20 km
Lavasa	35 km

CONNECTIVITY

Proposed Metro station	300 m
Proposed National Highway / Ring Road	3 km

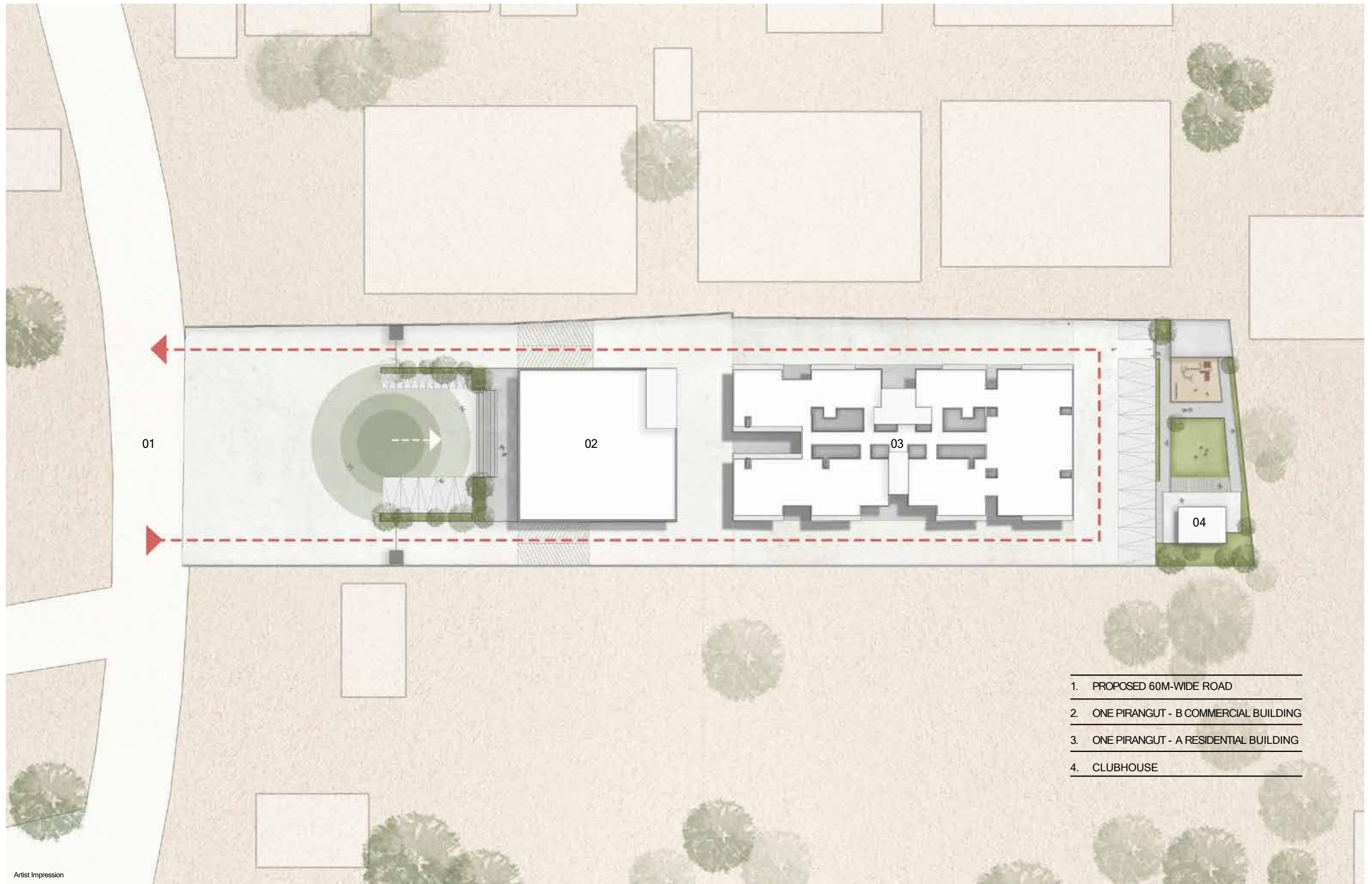


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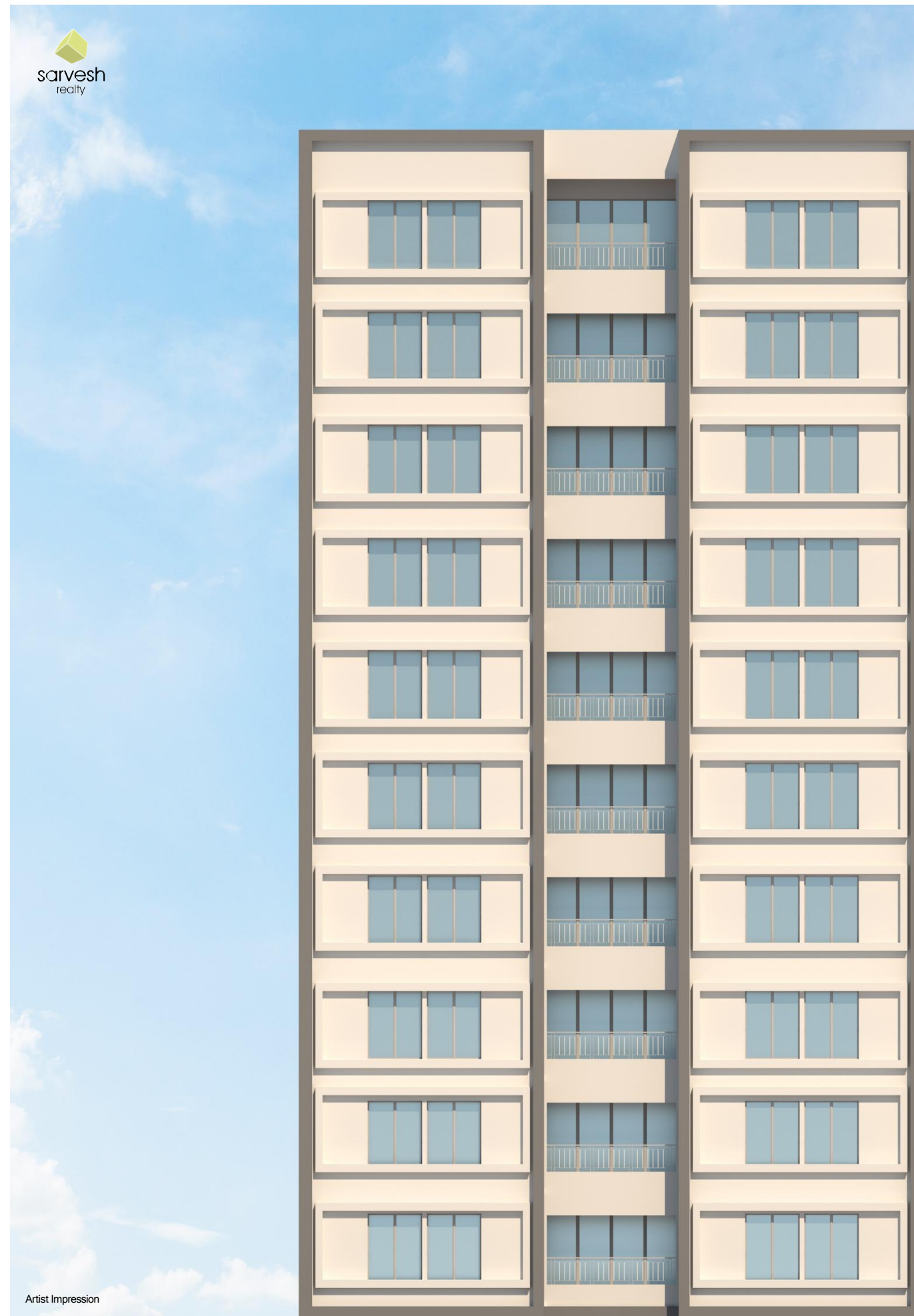
A lot of technical study and deep thought went into developing these spaces.

Simple solutions like single-tone tiles and wall paints in neutral shades made it possible to draw more light into the spaces, making them appear bright, large and airy—while choosing sensible materials ensured that the interiors delivered more, without costing more.





Artist Impression



For us, a design is more than just a design. Everything has a purpose. Aesthetics don't exist just to please the eye. It exists to ease our minds. It elevates the way we live. It's cost-effective and environmentally empathetic. It makes us think and it makes us feel. In everything we create, functionality drives design.



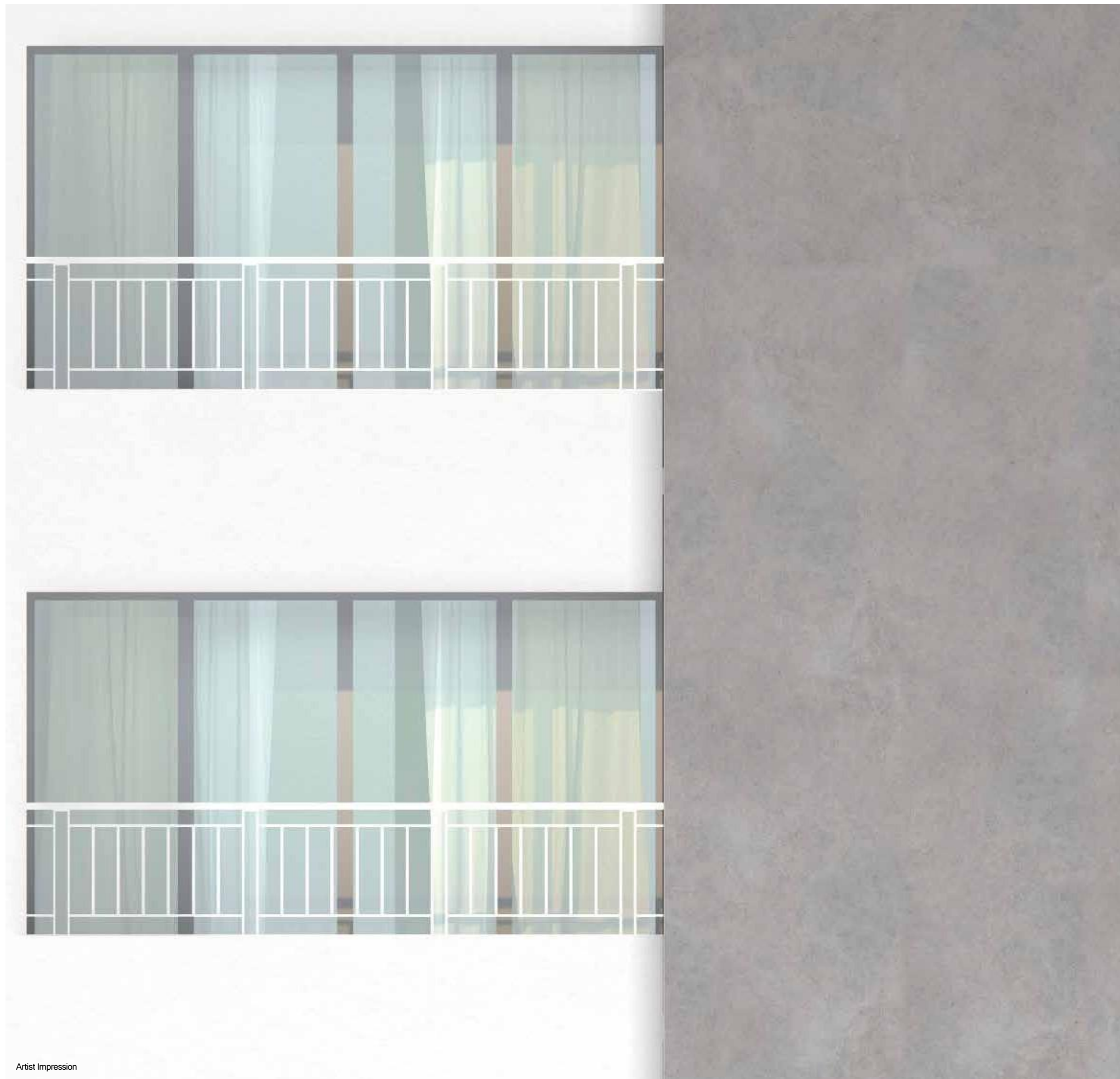
ONE PIRANGUT



RESIDENTIAL



Come home to a place where everyone feels like family. A cozy residential building that's designed to not just be inviting, but intelligent too.

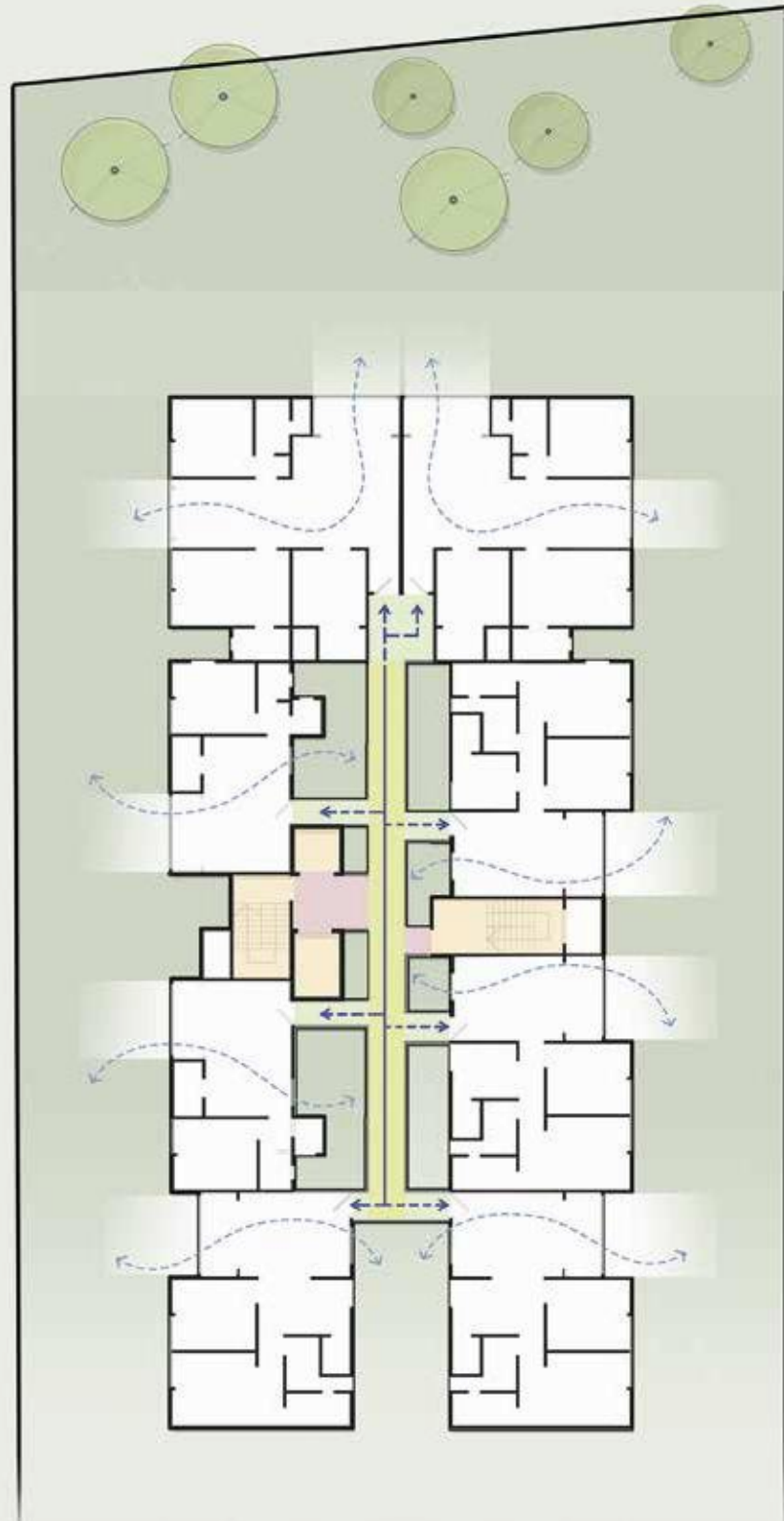


Artist Impression

Sprawling spaces.
Clever design.
Hassle-free living.
That's what home should feel like.

Cross-Ventilated Homes

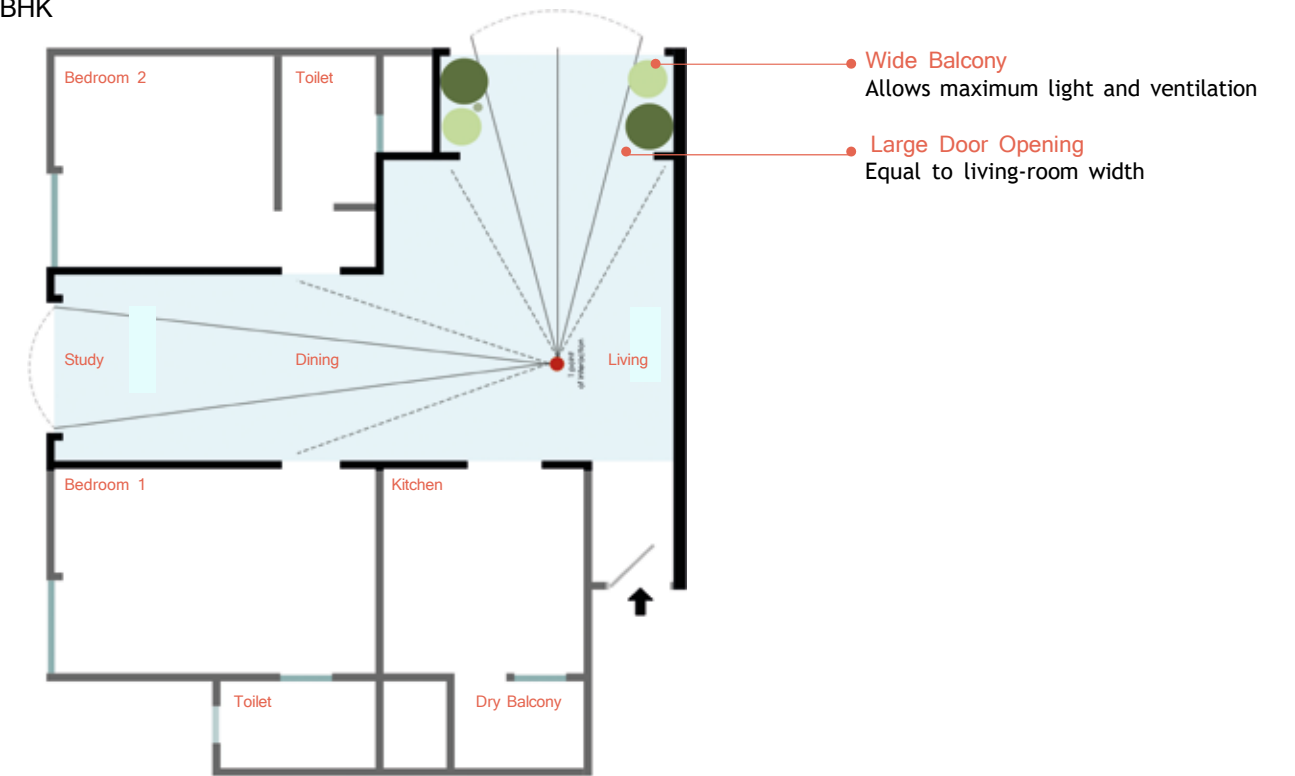
Cross ventilation allows for circulating fresh air and maintaining the quality of indoor air. It creates a more comfortable environment.



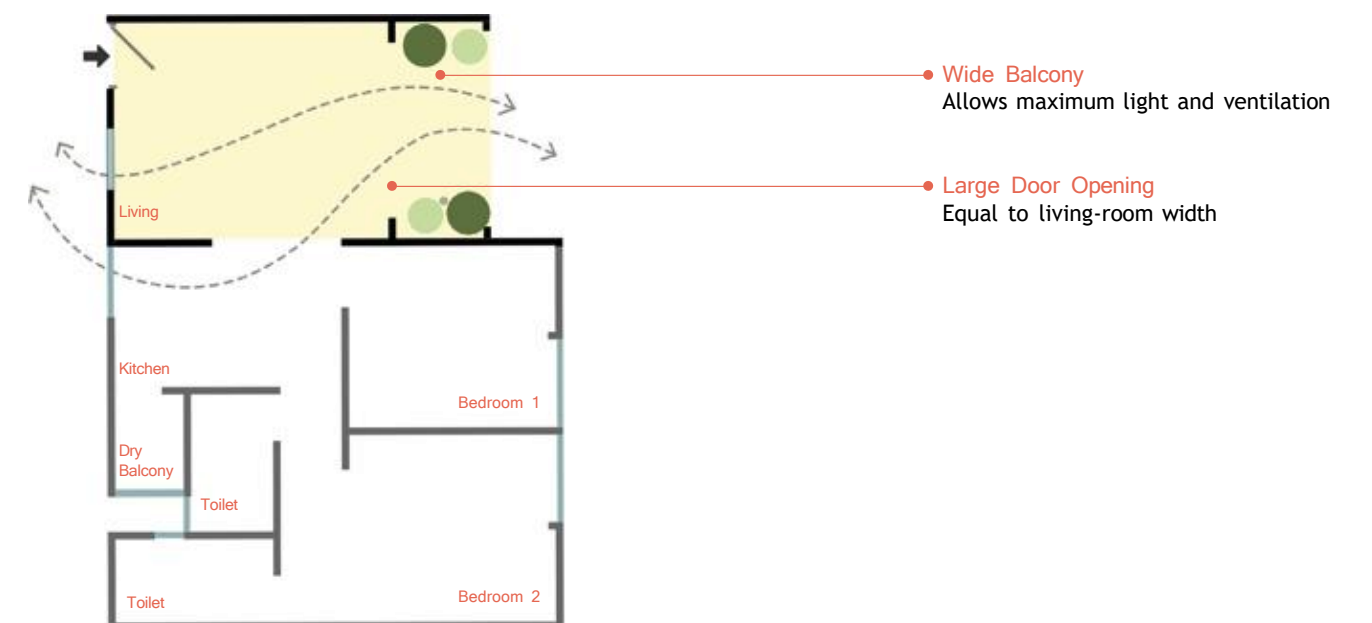
Homes with Natural Light

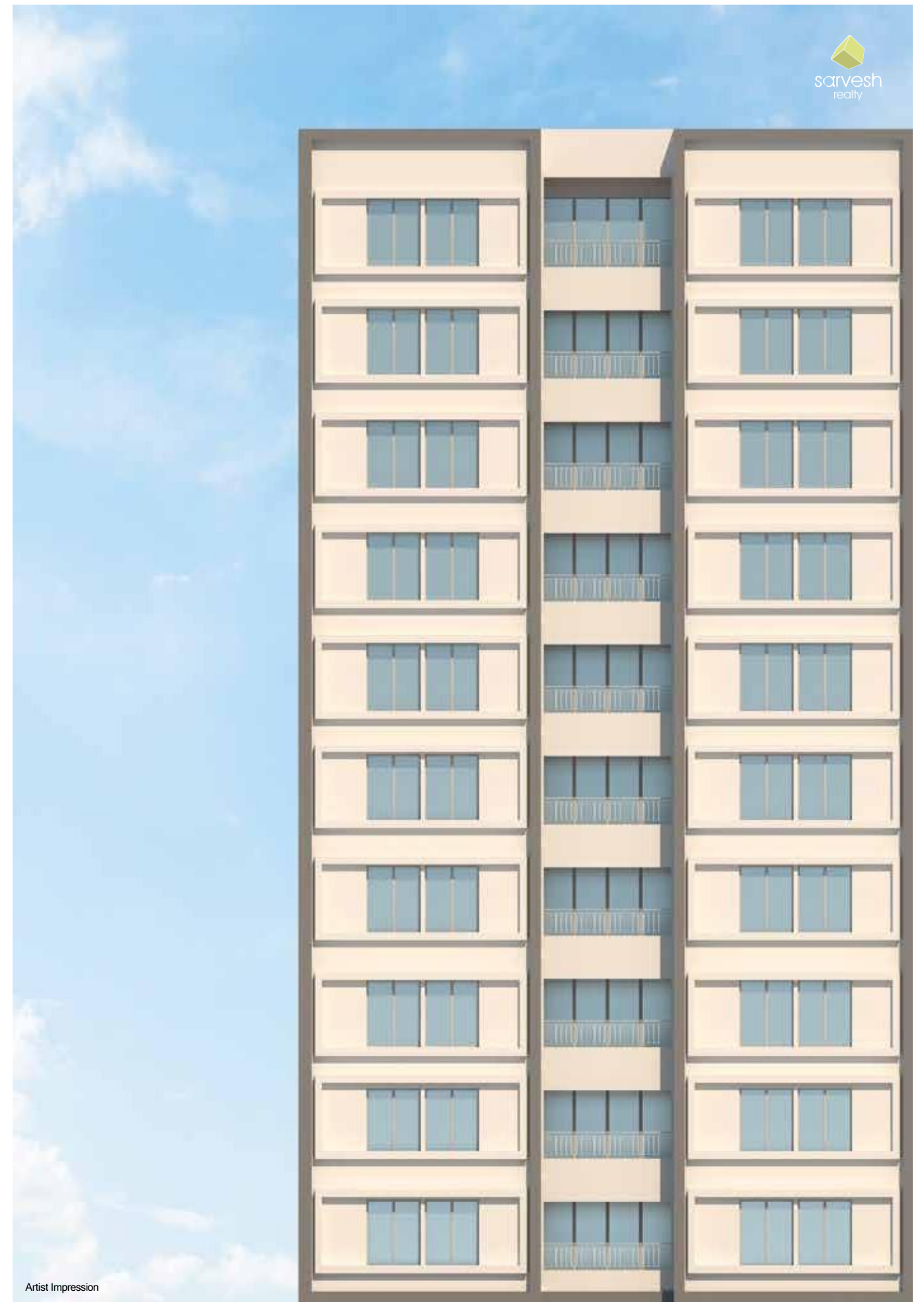
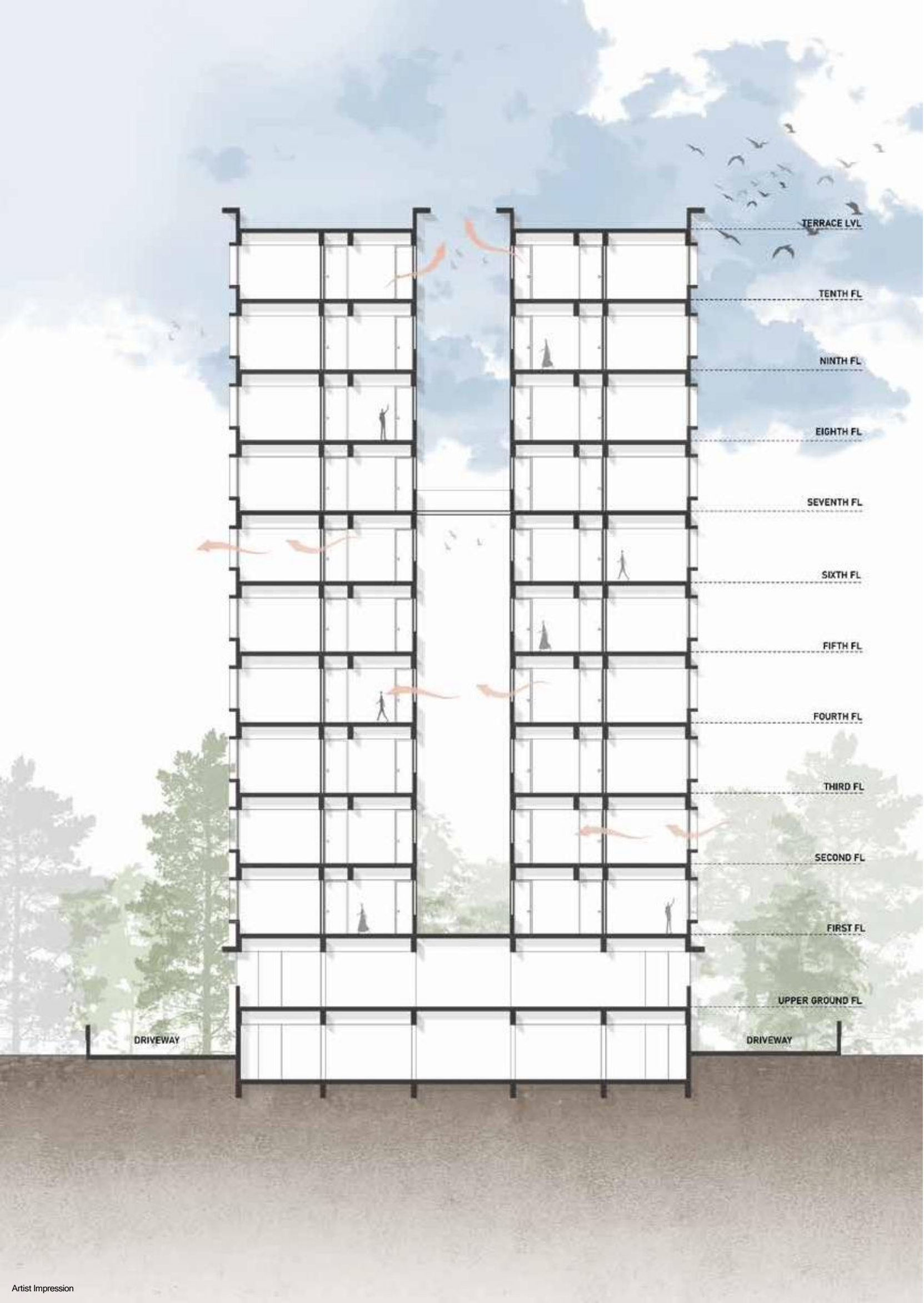
Natural light is essential for both physical and psychological wellbeing. It can enhance moods, reduce energy consumption, and create a more visually appealing and productive space.

2.5 BHK



2 BHK





Typical Floor Plan

01
FLAT NOS
101, 201, 301, 401, 501, 601, 701, 801, U01, 1001

2 BHK
756.06 sq.ft.

02
FLAT NOS
102, 202, 302, 402, 502, 602, 702, 802, U02, 1002

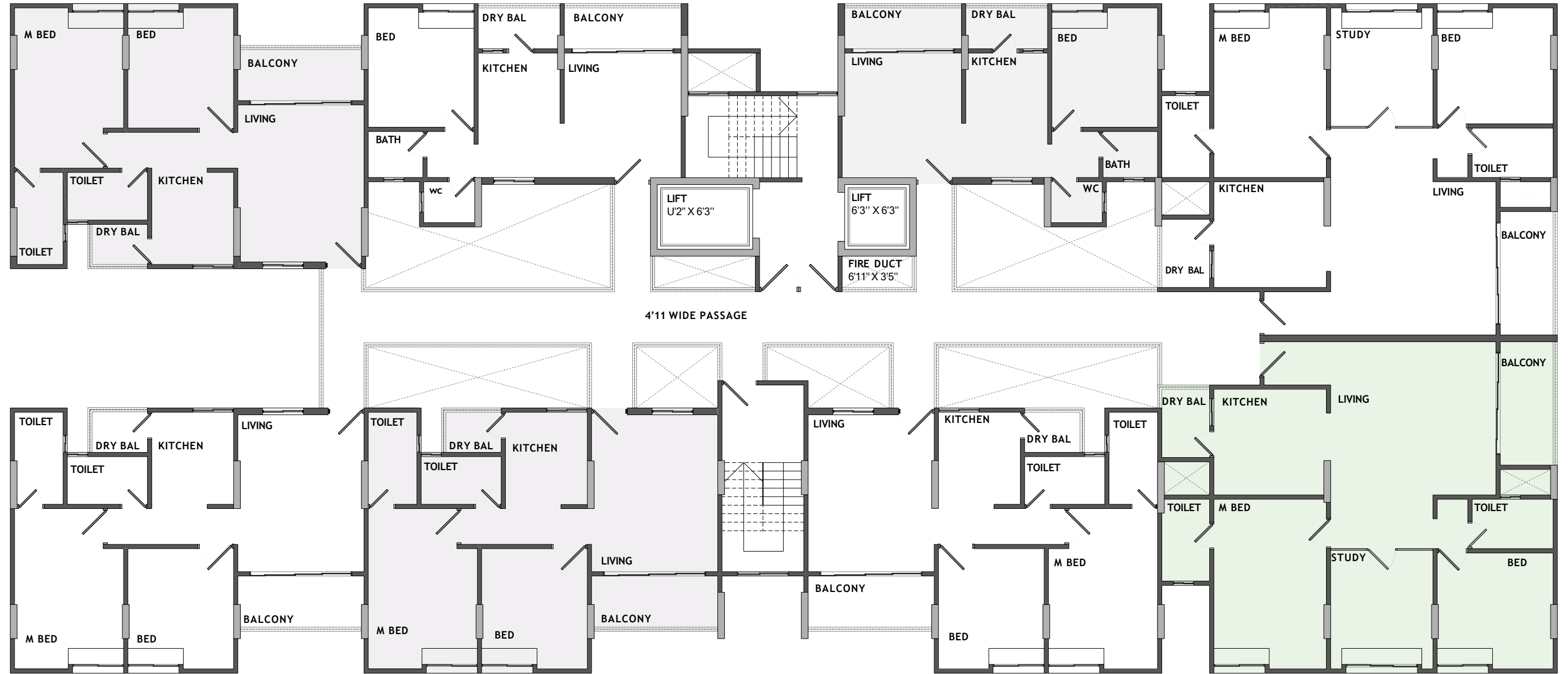
1 BHK
505.47 sq.ft.

03
FLAT NOS
103, 203, 303, 403, 503, 603, 703, 803, U03, 1003

1 BHK
505.47 sq.ft.

04
FLAT NOS
104, 204, 304, 404, 504, 604, 704, 804, U04, 1004

2.5 BHK
1053.46 sq.ft.



08
FLAT NOS
108, 208, 308, 408, 508, 608, 708, 808, U08, 1008

2 BHK
756.06 sq.ft.

07
FLAT NOS
107, 207, 307, 407, 507, 607, 707, 807, U07, 1007

2 BHK
756.06 sq.ft.

06
FLAT NOS
106, 206, 306, 406, 506, 606, 706, 806, U06, 1006

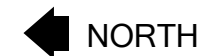
2 BHK
756.06 sq.ft.

05
FLAT NOS
105, 205, 305, 405, 505, 605, 705, 805, U05, 1005

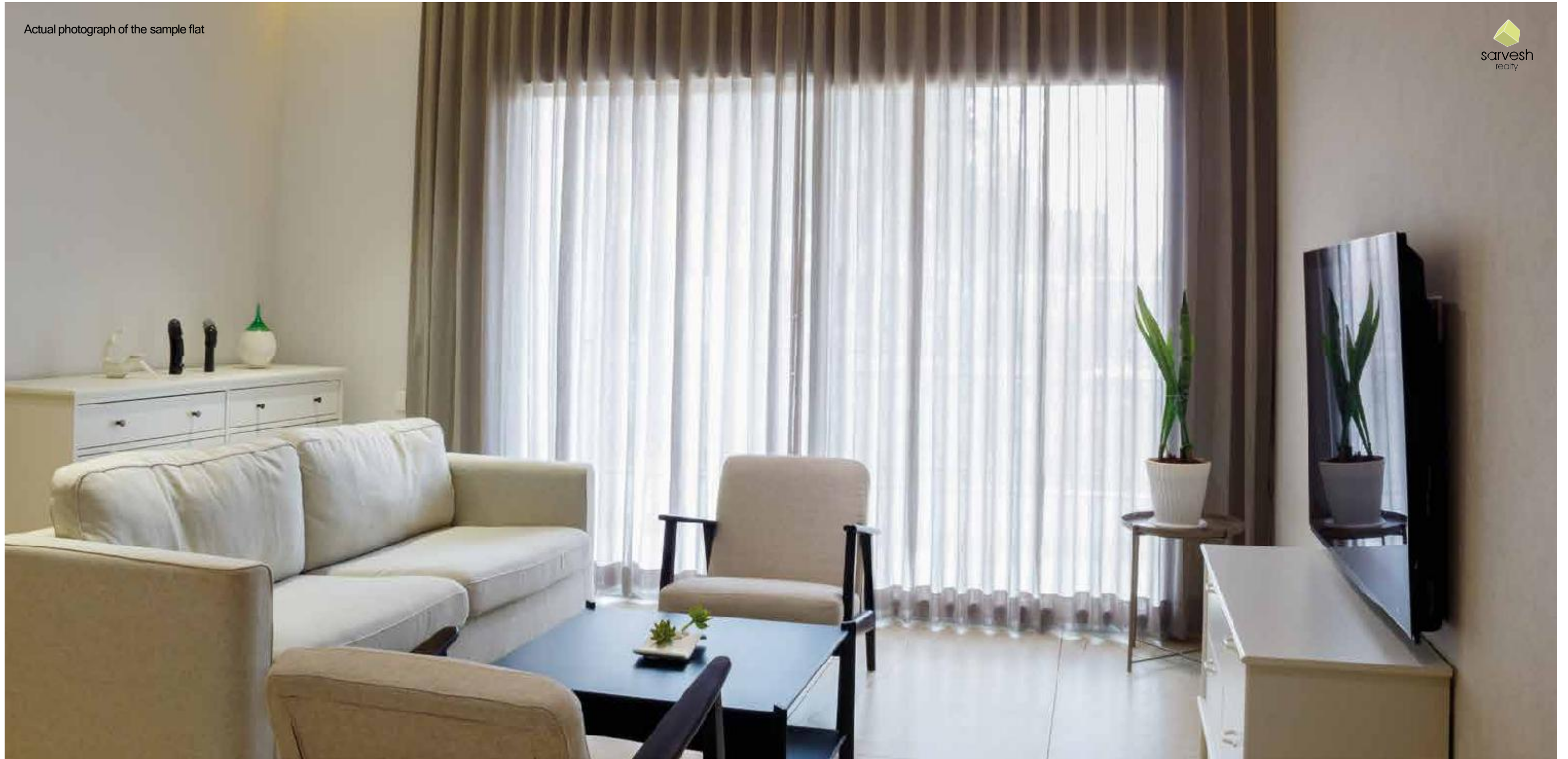
2.5 BHK
1053.46 sq.ft.

PROPOSED 24M ROAD ACCESS

Note: Carpet areas for each flat are mentioned here.



Actual photograph of the sample flat

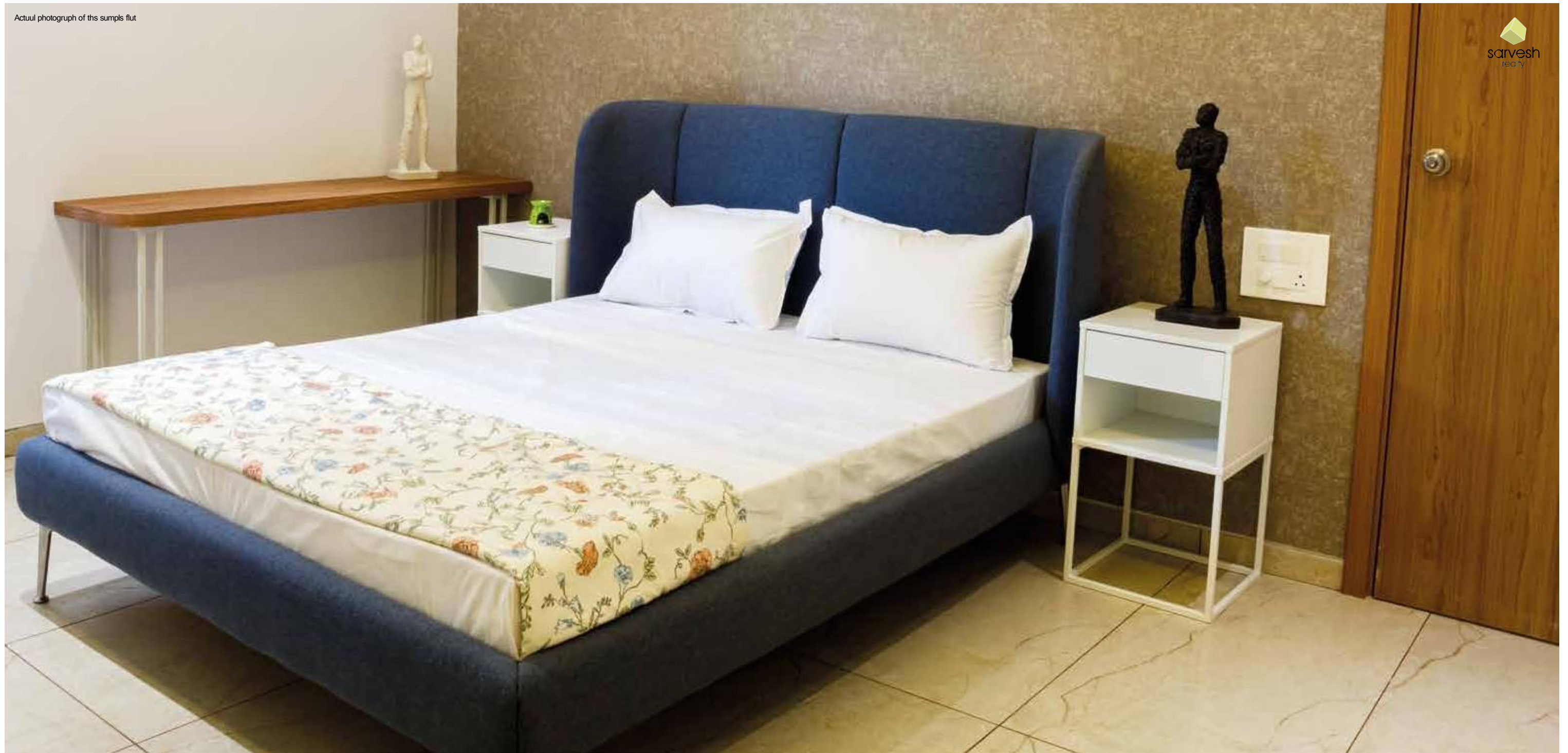


Living Room

Seamless Indoor-Outdoor Connection

Experience the beauty of nature from the comfort of your living room with large windows that invite an abundance of natural light. Seamlessly connect indoor and outdoor spaces, creating a refreshing extension of your living area.

Actual photograph of this sample flat



Bedroom

Spacious Layout

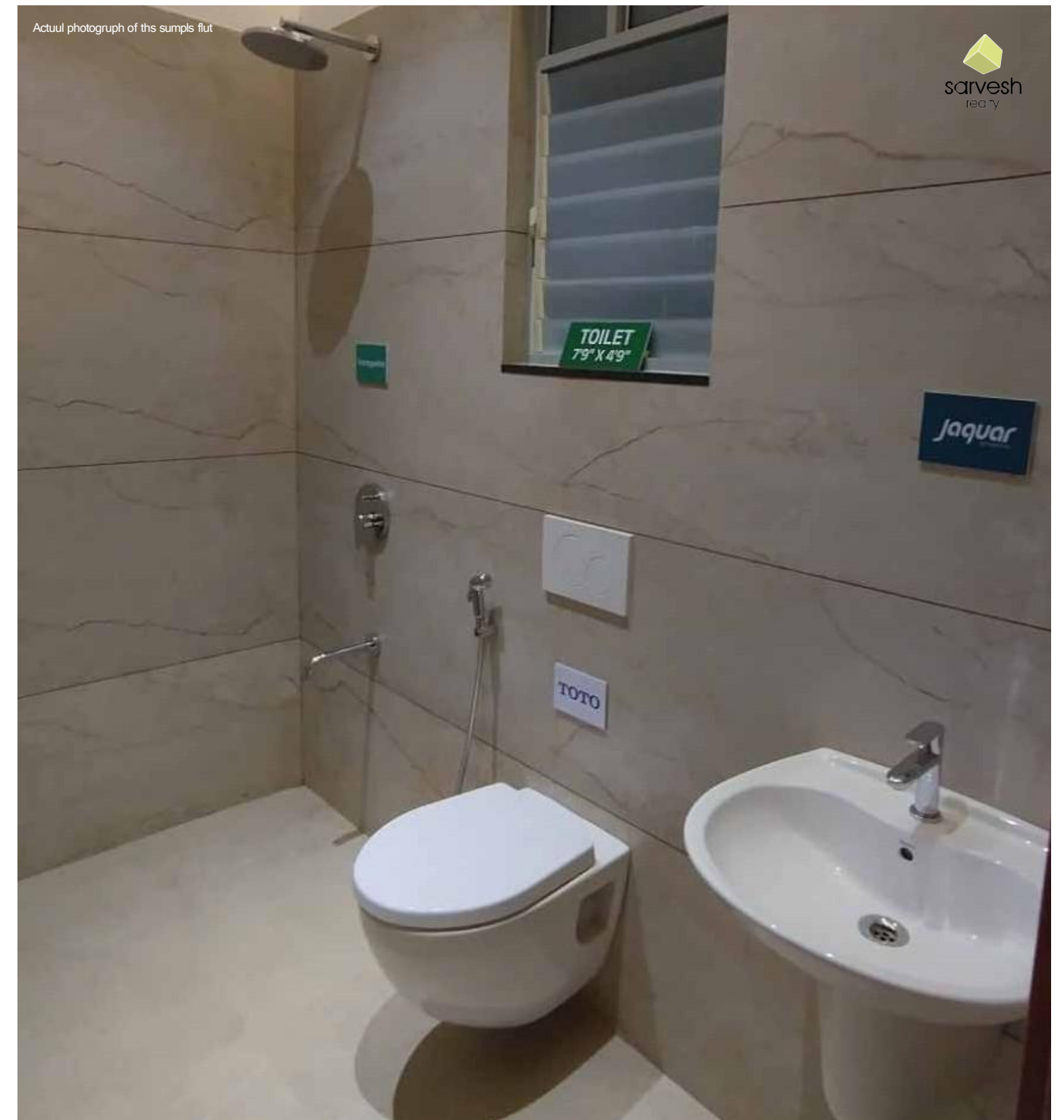
Our bedrooms offer ample space to move and breathe, ensuring you never feel cramped. Wake up to the soft caress of sunlight filtering through large, strategically placed windows. Feel energized and refreshed as the natural light invigorates your mornings.



Kitchen

Sleek Design

Step into a world of refined beauty where form meets function. Our kitchens boast clean lines, premium finishes, and a harmonious blend of textures and materials. From the gleaming granite countertops to the custom cabinetry, every detail is carefully curated to exude sophistication and style.

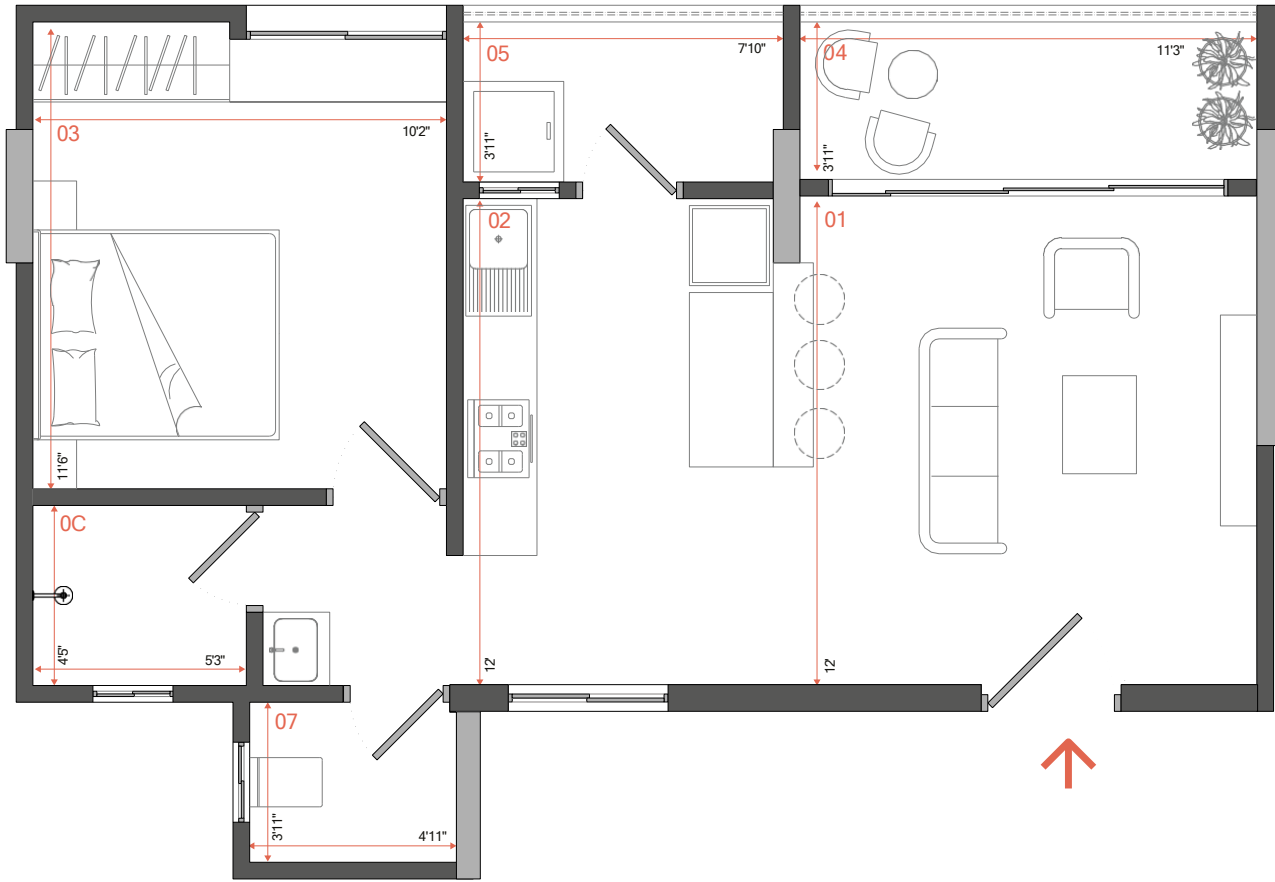


Bathroom

Natural Light

Bask in the soft glow of natural light filtering through strategically placed windows. The interplay between light and space creates a welcoming and refreshing atmosphere.

1 BHK
 Carpet Area 505.47 sq.ft.



← NORTH

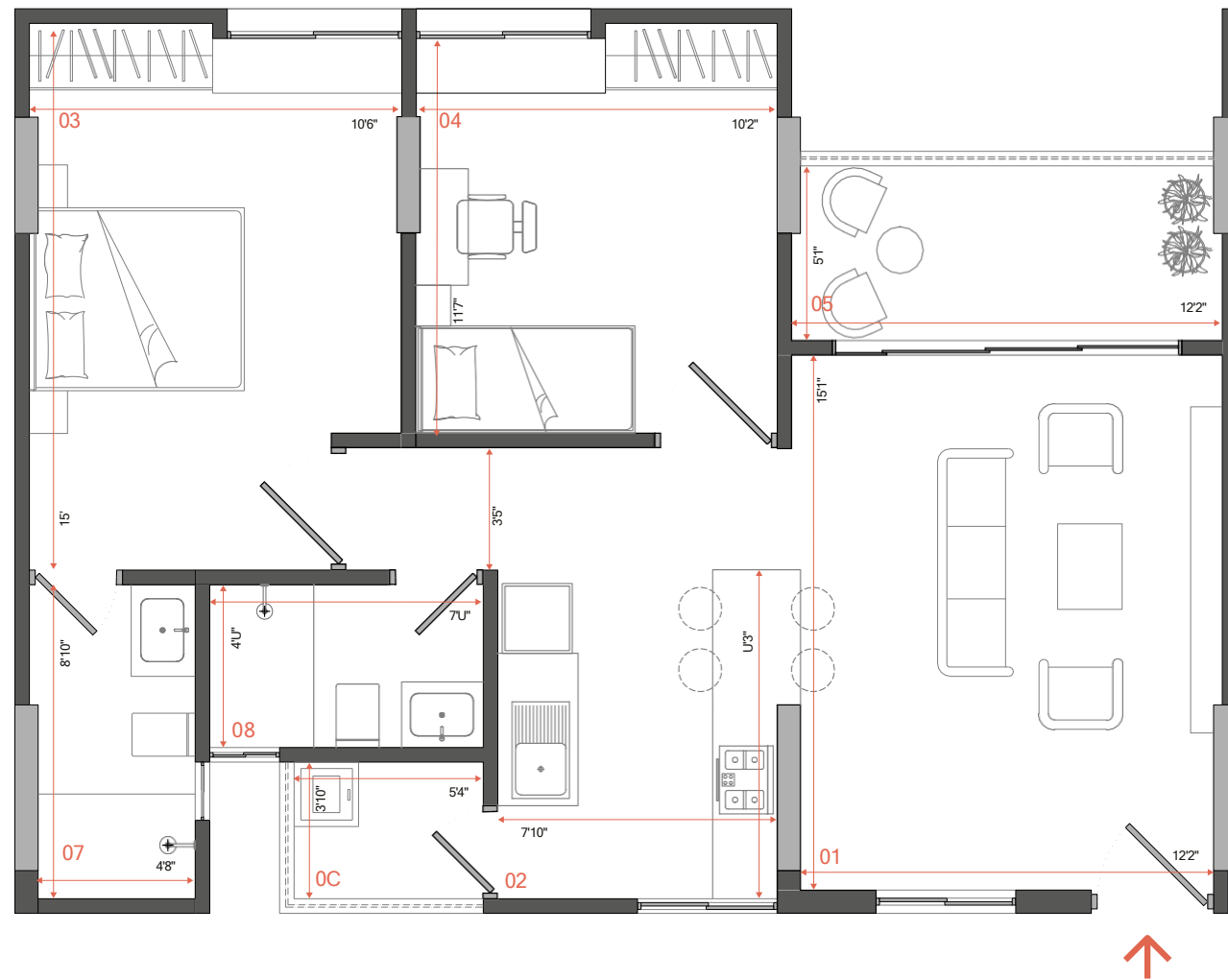
01. LIVING	11'3" X 12'
02. KITCHEN	7'10" X 12'
03. BED	10'2" X 11'6"
04. BALCONY	11'3" X 3'11"
05. DRY BAL	7'10" X 3'11"
06. BATH	5'3" X 4'5"
07. TOILET	4'11" X 3'11"

FLAT NOS
 102, 202, 302, 402, 502, 602, 702, 802, U02, 1002
 103, 203, 303, 403, 503, 603, 703, 803, U03, 1003

**ONE
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2 BHK
Carpet Area 756.06 sq.ft.



← NORTH

01. LIVING	12'2" X 15'1"
02. KITCHEN	7'10" X 9'3"
03. M BED	10'6" X 15'
04. BED	10'2" X 11'7"
05. BALCONY	12'2" X 5'1"
06. DRY BAL	5'4" X 3'10"
07. TOILET	4'8" X 8'10"
08. COMMON TOILET	7'9" X 4'9"

FLAT NOS

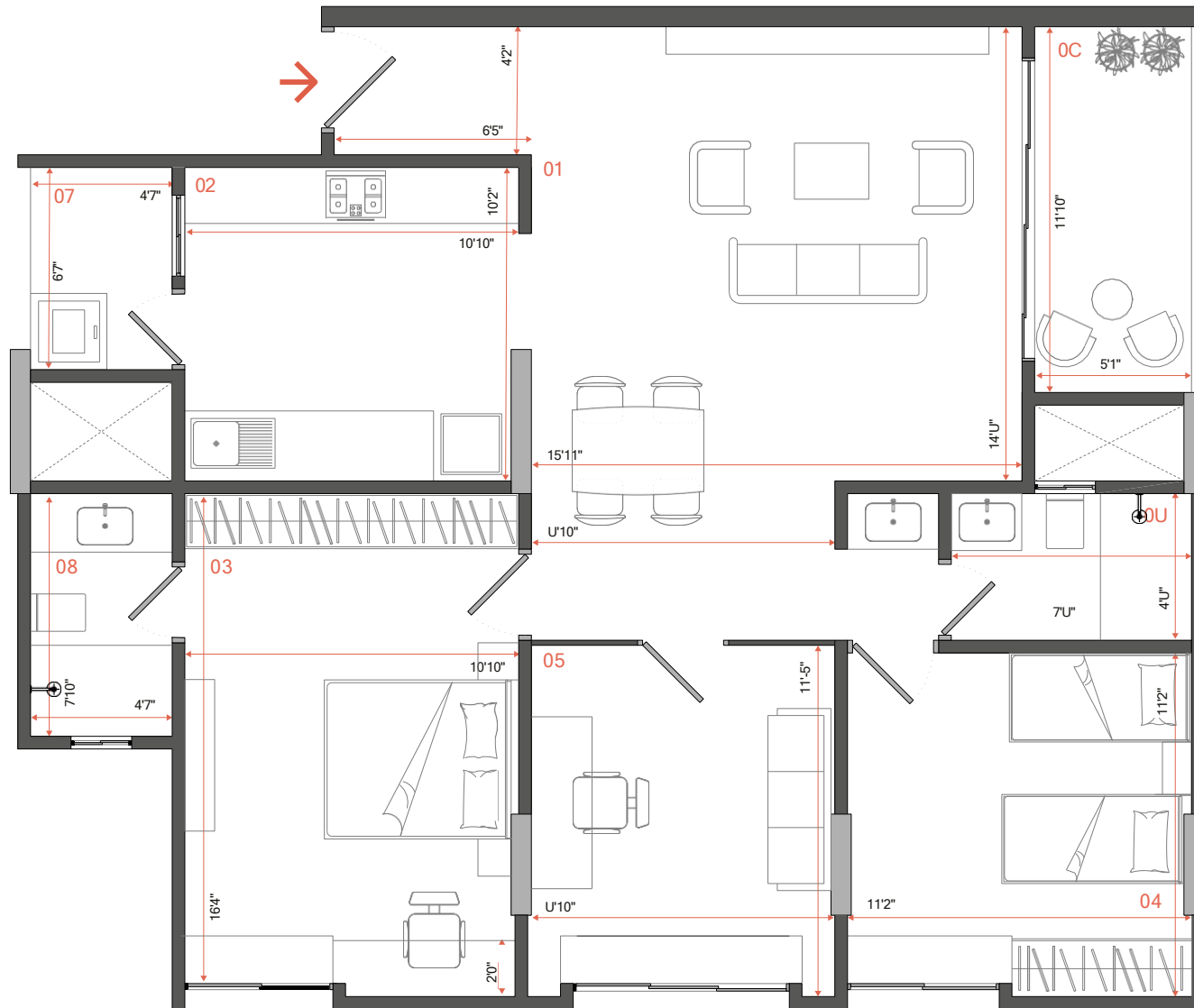
101, 201, 301, 401, 501, 601, 701, 801, U01, 1001
106, 206, 306, 406, 506, 606, 706, 806, U06, 1006
107, 207, 307, 407, 507, 607, 707, 807, U07, 1007
108, 208, 308, 408, 508, 608, 708, 808, U08, 1008

**ONE
PIRANGUT**



2.5 BHK
Carpet Area 1053.46 sq.ft.

2.5 BHK
Carpet Area 1053.46 sq.ft.



01. LIVING	15'11" X 14'9"
02. KITCHEN	10'10" X 10'2"
03. M BED	10'10" X 16'4"
04. BED	11'2" X 11'2"
05. STUDY	9'10" X 11'5"
06. BALCONY	5'1" X 11'10"
07. DRY BAL	4'7" X 6'7"
08. TOILET	4'7" X 7'10"
09. COMMON TOILET	7'9" X 4'9"

FLAT NOS
104, 204, 304, 404, 504, 604, 704, 804, U04, 1004
105, 205, 305, 405, 505, 605, 705, 805, U05, 1005

**ONE
PIRANGUT**





COMMON AMENITIES

- Grand arrival experience with security cabin and gate (existing on-site)
- Clear signage at arrival point
- Adequate lighting with LED light fixtures for common areas
- CC-framed structure designed for seismic resistance
- External wall finishes: Exterior weather coat paint for all external surfaces
- Requisite pumps as per norms
- MS fins and pergola as per elevation design
- Underground water tank and pump room as per MEP consultant

DESIGN FEATURES

- 3C0° cross ventilation and lighting
- Personalized main entrance
- Separate car parking for every apartment

LIVING

- 1C00 X 800 mm vitrified floor tiles with skirting
- Smooth POP-finish internal walls with high-quality paint
- Powder-coated aluminium sliding windows with mosquito mesh
- Designer main entrance door with premium quality hardware
- Modular switches, copper wiring, provision for ceiling fans, light points, TV and AC
- Anti-skid ceramic flooring in balcony

BEDROOM

- C00 X 1200 mm vitrified floor tiles with skirting
- Lower window sills to accommodate seating

KITCHEN

- Granite platform with fascia
- C00 X 1200 mm tiles up to 2' above the platform
- Stainless steel kitchen sink
- Washing machine space provision in dry balcony
- Water purifier and exhaust fan provision and additional electrical points for appliances

TOILET

- C00 X 1200 mm anti-skid vitrified floor tiles
- C00 X 1200 mm vitrified wall tiles up to lintel level
- Toto, Kohler or equivalent-quality premium sanitaryware fittings
- Jaquar, Grohe, Hansgrohe or equivalent-quality premium CP fittings
- Exhaust fan provision
- Concealed flush tank



01. Clubhouse
02. Landscape Garden
03. Children's Play Area
04. Utility
05. Walkway
06. Driveway



COMMON AREA AMENITIES

- Multipurpose hall with garden and kids play area
- Solar water heater system
- Generator backup for water pump, lift and common areas

PARKING

- Concrete pavers for flooring
- Building signage at the entry of the building

SAFETY & SECURITY

- Secured gated community
- CCTV surveillance
- Firefighting equipment, fire staircase and refuge area
- Stretcher lift
- Concealed copper wiring
- Branded modular electrical fittings
- Aluminium sliding windows with grill
- Mosquito mesh for windows and sliding doors
- Anti-termite treatment

View From Southwest



Artist Impression

