

REFINED PREMIUM AND MODERN

1 & 2 BHK APTS



RAMANA
Primavista



A PROJECT BY - SAI NANDAN GROUP



PRAMANA
Primavista

HOME

the only place where you can
embrace happiness and
experience the
utmost satisfaction!!
A residential project in the
METRO CITY of PUNE.



HIGH RISE TOWER



SAI NANDAN GROUP

Sai Nandan Group which has expertise Since 1998 is one of the fastest growing company in real estate, committed to fulfil the aspirations of our valuable customers and redesign every aspect of their living.

Our mission is to develop real estate concepts that depict our expertise and experience to serve our beloved customers with enduring luxury and satisfaction.

We practice the core values such as honesty, quality, economy and transparency.

Our vision is to create a truly global real estate organization, a trusted quality construction house that will surpass the benchmark of quality in every activity.



Indoor & Outdoor Amenities



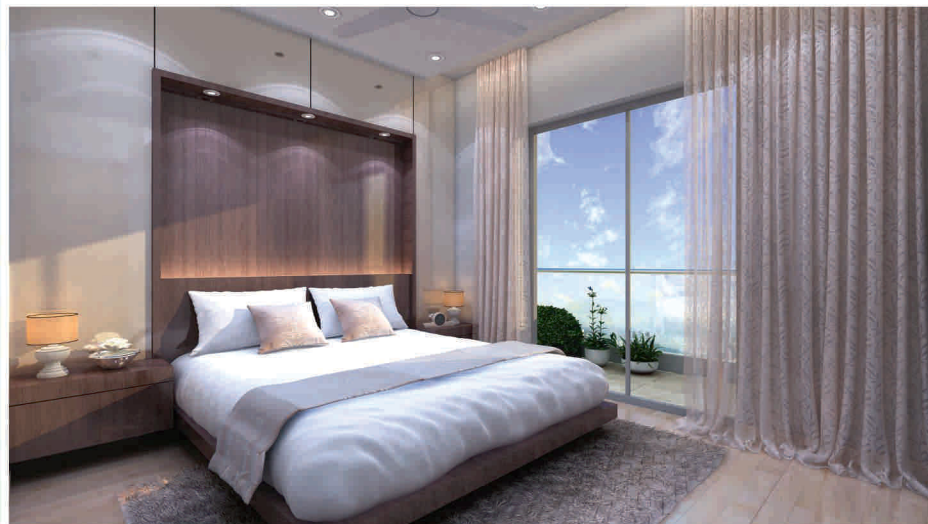
14 + AMENITIES



2 BHK 68 UNITS

1 BHK 42 UNITS

MODERN
DESIGN



STRUCTURE:

- Earthquake resistance RCC frame Structure.

MASONARY

- 150mm thick internal wall with gypsum/ POP Plaster and 150mm thick external walls with double coat plaster in sand face finish.

DOORS

- Main Entrance door with both side laminate with standard fittings.
- All internal Flush doors with quality fittings and laminate on both sides.
- Plywood frames for all internal doors except toilet door.
- Granite Door frame for toilet & dry balcony.

FLOORING

- 600mm x 600mm Vitrified tile flooring to entire flat.
- 300mm x 300mm Antiskid tiles flooring for toilets.
- 600mm x 600mm Antiskid tiles flooring for terrace & dry balcony.
- Toilet dado Ceramic glazed tiles of size 600mm x 300mm up to ceiling level.

KITCHEN

- Black granite kitchen platform with stainless steel sink.

WINDOWS

- Powder coated aluminium sliding windows with safety grills and mosquito mesh.
- Granite sill for all windows.

TOILETS

- CP fittings of Premium Brand.
- Sanitary ware of Premium Brand.
- Concealed plumbing with hot & cold single lever diverter for shower.

ELECTRICAL

- High quality concealed copper electrical wiring with branded modular switches.
- Electrical provision for AC in master bedroom.
- TV and Telephone point in Living room.
- Electrical provision for Water Purifier in Kitchen.
- Electrical provision for Washing Machine in dry balcony.
- Electrical provision for inverter.
- Exhaust fan provision in Kitchen and toilets.



- ★ Automatic 1 Passenger Lift and 1 Stretcher lift for building.
- ★ Intercom facility for each flat.
- ★ CCTV security system for common areas at ground floor.

- ★ Fire fighting system for building as per National building code.
- ★ Solar water heater system.
- ★ Compound wall & Community Hall.
- ★ Rain water harvesting system.

- ★ Jogging Track, Table Tennis.
- ★ Party Lawn, Children's play area.
- ★ Senior citizen Seating.
- ★ Power backups for lifts, Pumps and Common areas lighting.



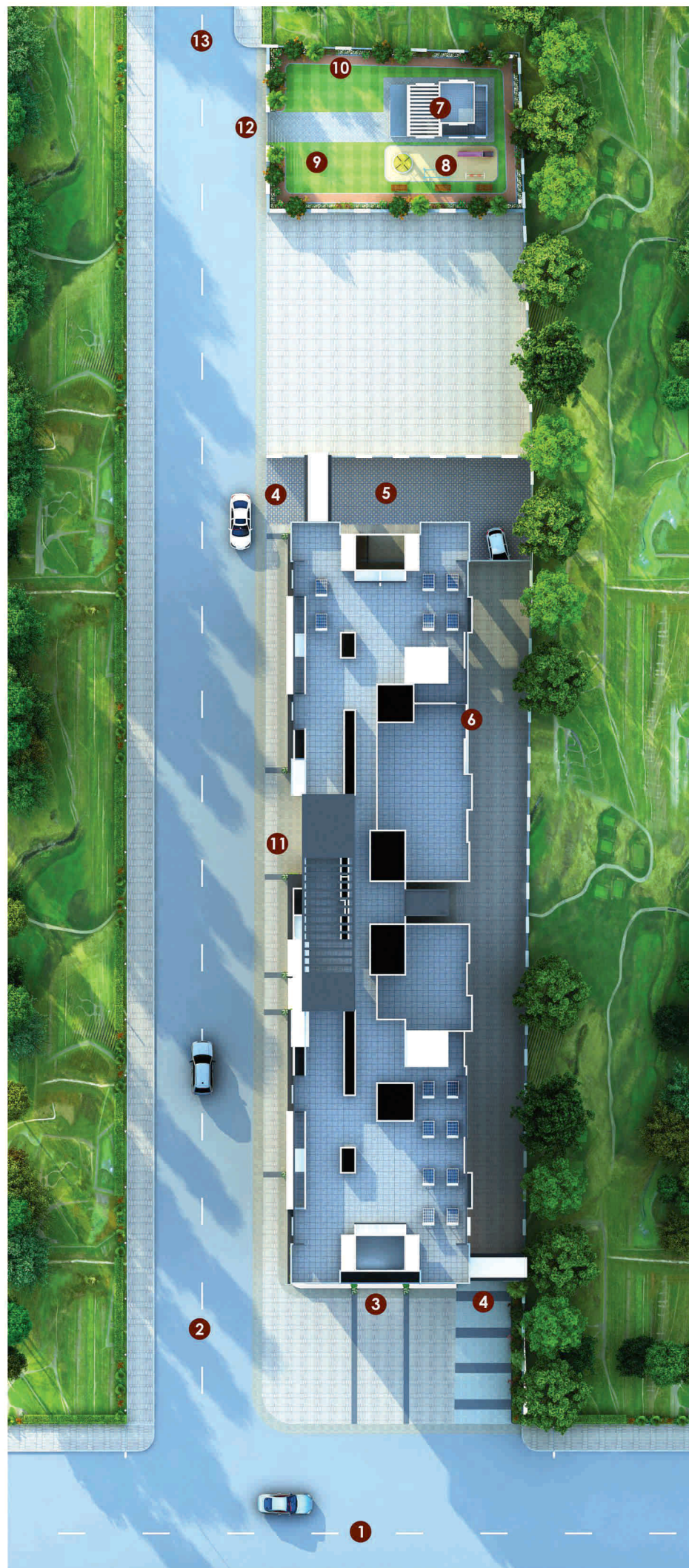
PLUMBING

- Good quality concealed Plumbing.

PAINTS

- Premium quality oil bound to entire flat.
- Apex paint for external surfaces.

SPECIFICATION



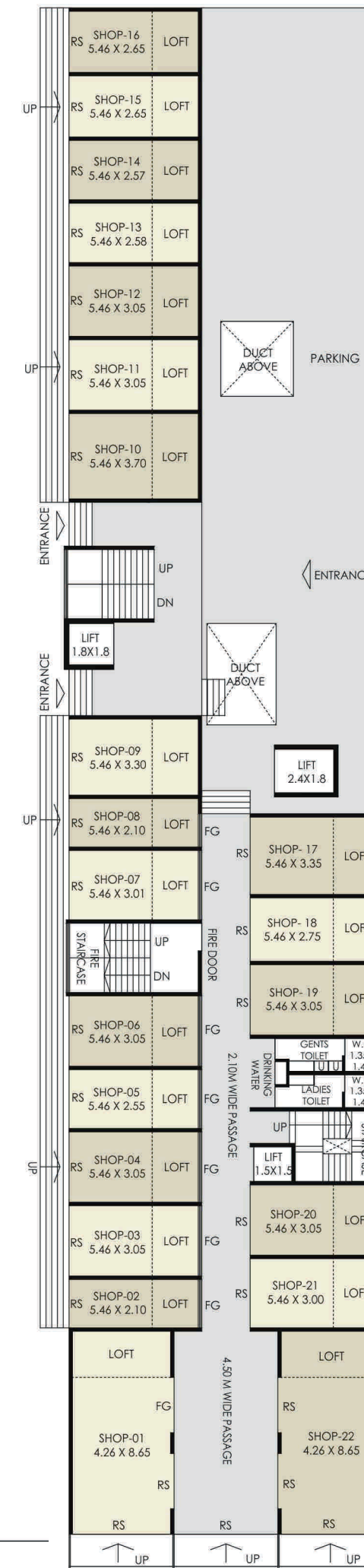
Master Plan

- ① MAIN ROAD
- ② INTERNAL ROAD
- ③ SHOP ENTRANCE
- ④ ENTRY
- ⑤ RAMP TO BASEMENT PARKING
- ⑥ GROUND CAR PARKING
- ⑦ CLUB HOUSE
- ⑧ CHILDREN PLAY AREA
- ⑨ PARTY LAWN
- ⑩ PATHWAY / JOGGING TRACK
- ⑪ ENTRANCE LOBBY
- ⑫ OPEN SPACE GATE
- ⑬ WAY TO OTHER BUILDING

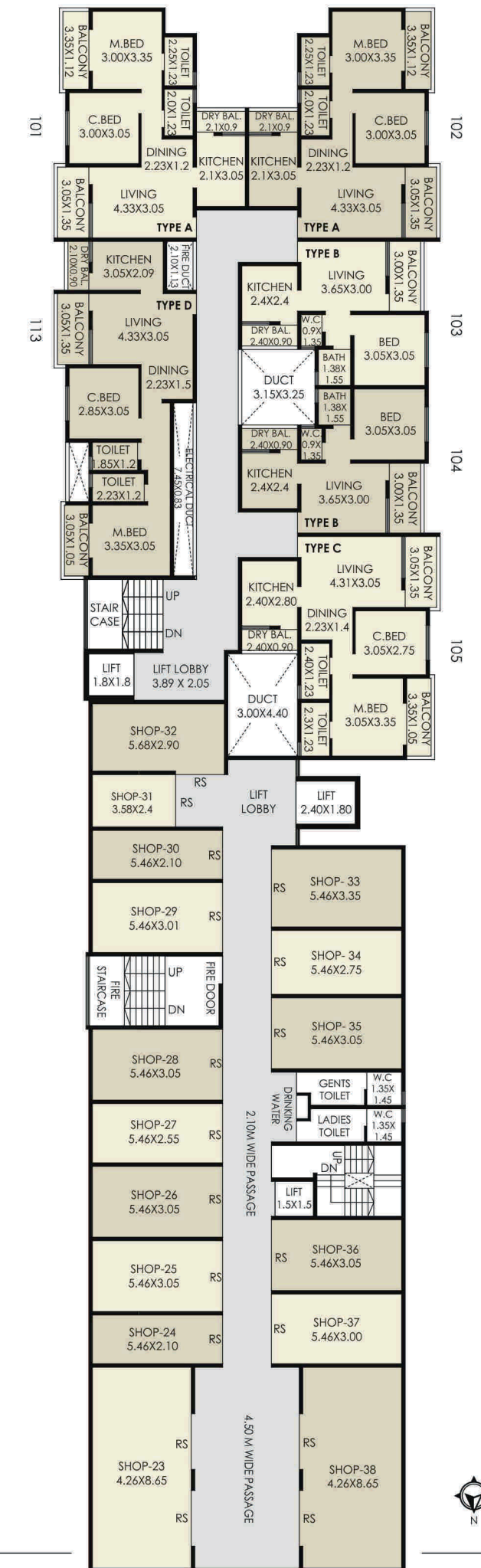


Disclaimer:

- 1) The room dimension mentioned are from wall to wall.
- 2) Column location, offsets and size will be as per working detail drawing and are subject to change as per site condition.
- 3) Master bedroom size mentioned is inclusive of enclosed balcony.
- 4) Variation in dimension may be observed as sanctioned drawings mention unfinished dimensions.
- 5) Internal block work and column offsets are included in RERA carpet area.
- 6) Furniture is for indicative purpose, Electrical equipment / fixture location may vary as per site condition.
- 7) Angan area is not counted in RERA or total carpet area.



GROUND FLOOR PLAN



1ST FLOOR PLAN



2 BHK



- 1 LIVING - 10' X 14'3"
- 2 BALCONY - 10' X 4'6"
- 3 DINING - 4' X 8'
- 4 KITCHEN - 10' X 7'
- 5 DRY BAL. - 3' X 7'
- 6 TOILET - 6'6" X 4'
- 7 C.BED - 10' X 9'10"
- 8 M.BED - 11' X 9'10"
- 9 TOILET - 7'6" X 4'
- 10 BALCONY - 11' X 3'8"



- 1 LIVING - 10' X 12'3"
- 2 BALCONY - 10' X 4'6"
- 3 KITCHEN - 7' X 10'
- 4 DRY BAL. - 7' X 3'
- 5 W.C. - 3' X 4'
- 6 BATH - 4' X 7'
- 7 BED - 9'6" X 10'

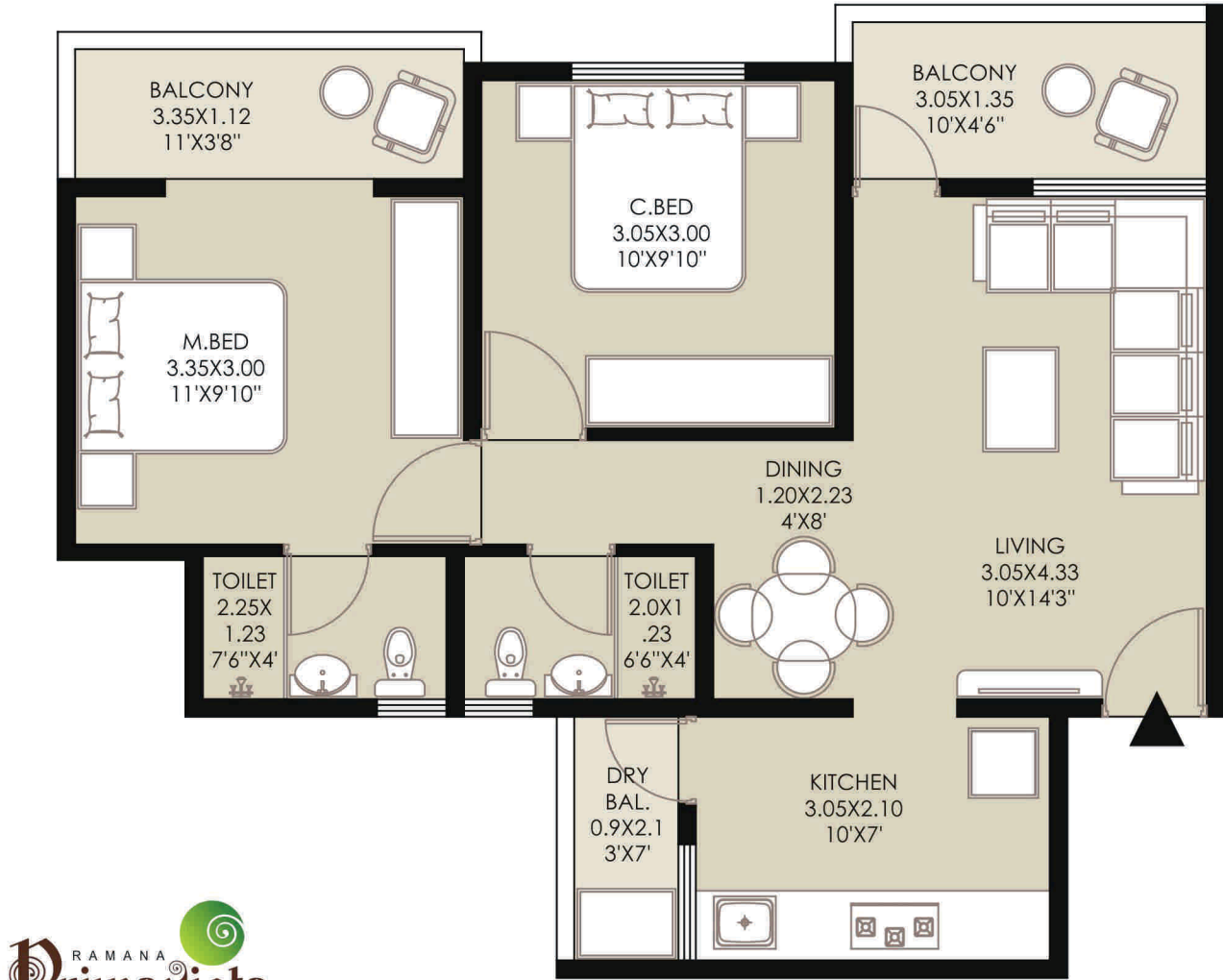
1 BHK



2ND, 3RD, 4TH, 5TH, 6TH, 7TH & 9TH FLOOR PLAN

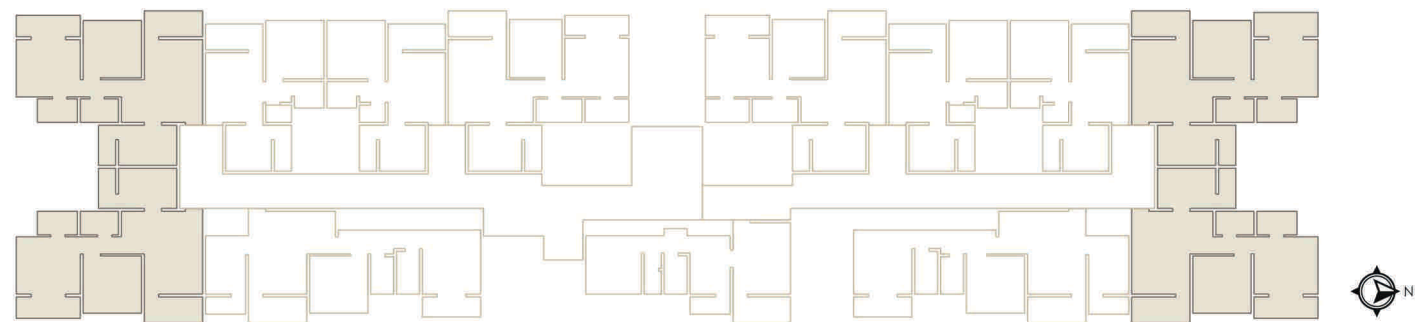
8TH FLOOR PLAN

Unit Plans - TYPE A

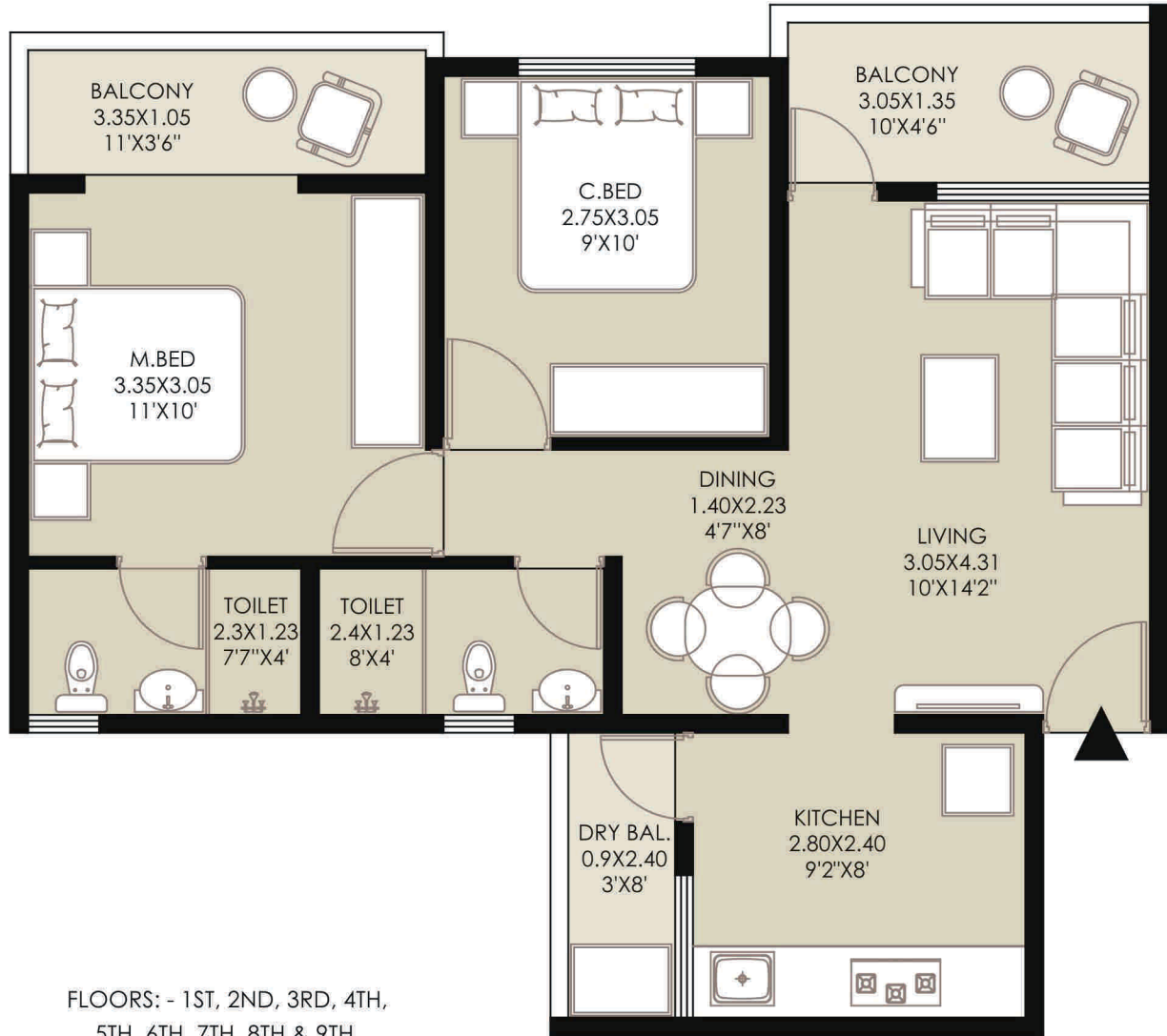


FLOORS: - 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH & 9TH.

AREA STATEMENT					
FLAT NO.	TYPE	RERA CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	TOTAL CARPET AREA
101, 201, 301, 401, 501, 601, 701, 801, 901. 102, 202, 302, 402, 502, 602, 702, 802, 902. 209, 309, 409, 509, 609, 709, 809, 909. 210, 310, 410, 510, 610, 710, 810, 910.	TYPE A (2 BHK) 34 UNITS	(SQ.M.) (A)	(SQ.M.) (B)	(SQ.M.) (A+B)	(SQ.FT.)
		50.69	9.74	60.43	650.46

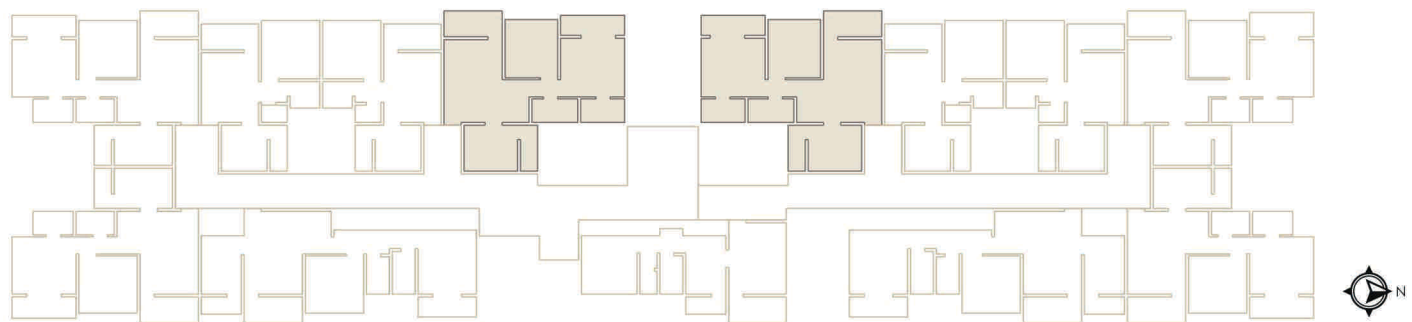


Unit Plans - TYPE C

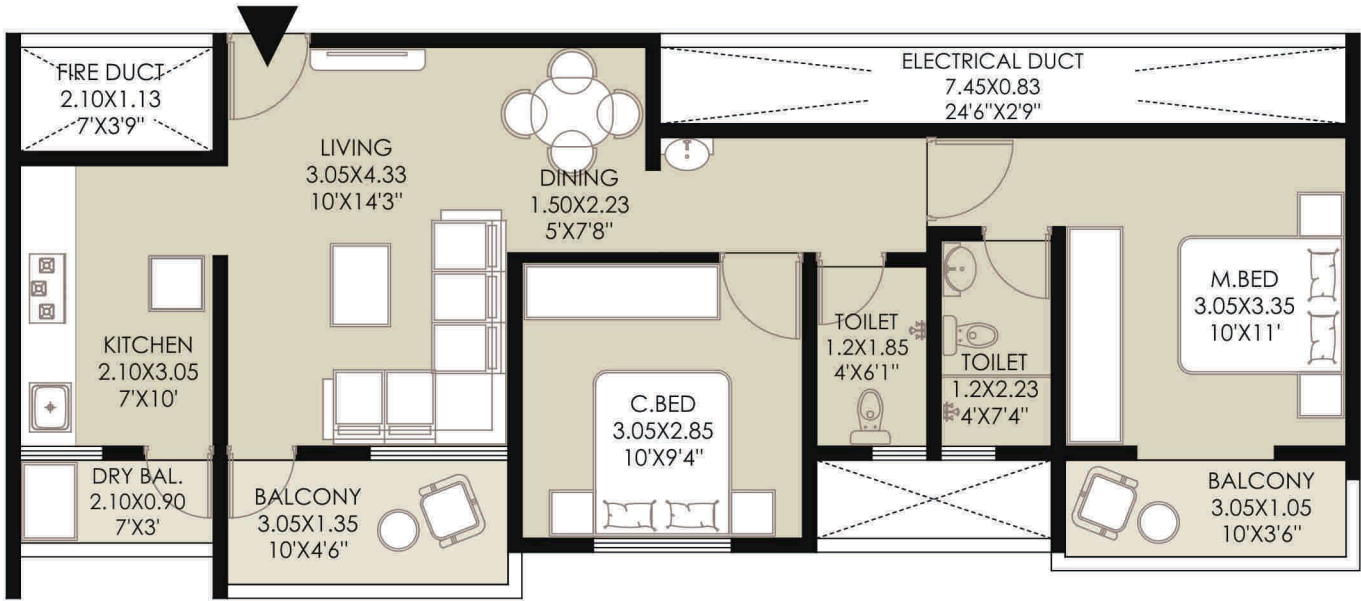


FLOORS: - 1ST, 2ND, 3RD, 4TH,
5TH, 6TH, 7TH, 8TH & 9TH.

AREA STATEMENT					
FLAT NO.	TYPE	RERA CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	TOTAL CARPET AREA
105, 205, 305, 405, 505, 605, 705, 805,905, 206, 306, 406, 506, 606, 706, 806, 906.	TYPE A (2 BHK) 17 UNITS	(SQ.M.) (A)	(SQ.M.) (B)	(SQ.M.) (A+B)	(SQ.FT.)
		51.20	9.79	60.99	656.49



Unit Plans - TYPE D

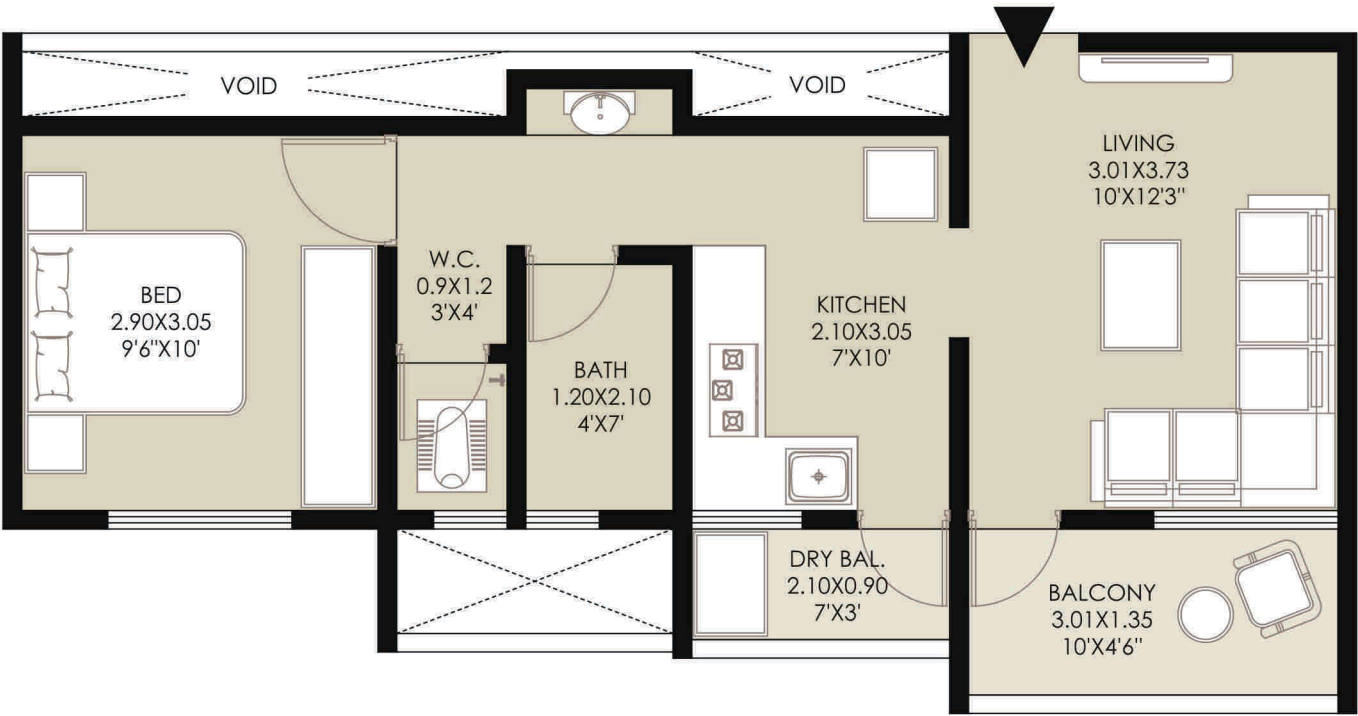


FLOORS: - 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH & 9TH.

AREA STATEMENT					
FLAT NO.	TYPE	RERA CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	TOTAL CARPET AREA
211, 311, 411, 511, 611, 711, 811, 911, 113, 213, 313, 413, 513, 613, 713, 813, 913.	TYPE A (2 BHK) 17 UNITS	(SQ.M.) (A)	(SQ.M.) (B)	(SQ.M.) (A+B)	(SQ.FT.)
		55.10	9.20	64.30	692.12



Unit Plans - TYPE E



FLOORS: - 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH & 9TH.

AREA STATEMENT					
FLAT NO.	TYPE	RERA CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	TOTAL CARPET AREA
212, 312, 412, 512, 612, 712, 912.	TYPE A (1 BHK) 7 UNITS	(SQ.M.) (A)	(SQ.M.) (B)	(SQ.M.) (A+B)	(SQ.FT.)
		35.19	5.95	41.14	442.83





LOCATION BLESSED WITH...

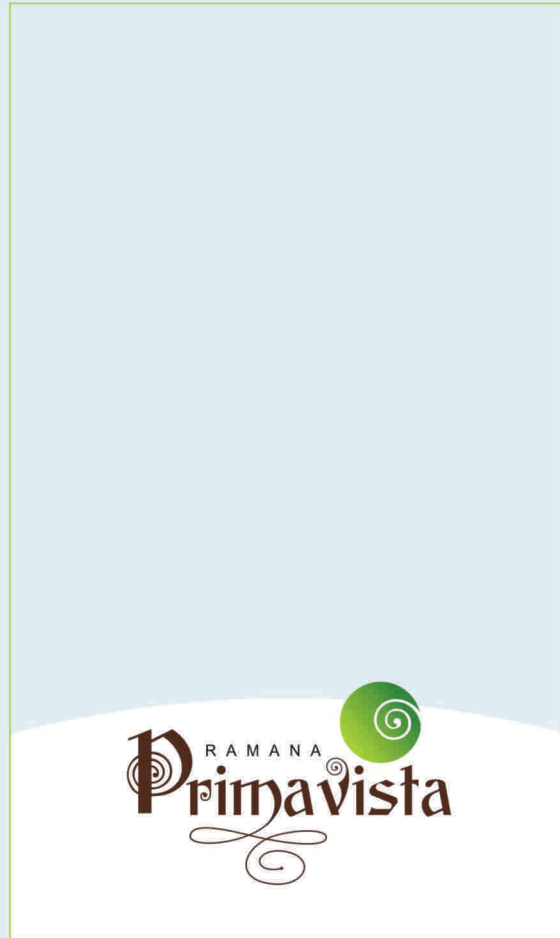
- Bharati Vidyapeeth University.
- Rajiv Gandhi Zoological Park.
- Abhinav College Education.
- Podar International School.
- Aryans Public School.
- DSK School.
- Sinhgad Institute Main Campus.
- Sinhgad Fort.
- Khadakwasla Dam.
- Most Popular Katraj Lake.
- Jambhulwadi Lake.
- Easily Access to Pune, Mumbai.
- Satara & Solapur Rd.
- Iskcon Temple.
- Swaminarayan Mandir &
- Agam Jain Mandir.
- Walking Distance from
- Dhayreshwar Mandir.
- Navale Hospital.
- Bharti Hospital.
- IT parks in Hinjewadi.
- D Mart & Shopping Area.
- Abhiruchi City Pride & Mall.
- Fun Time Multiplex.



Location Map



A PROJECT BY - SAI RAMANA ASSOCIATES



CALL : +91 8822 9999 55 / +91 7875 45 7070

Web : www.sainandangroup.in

E Mail - sainandangrouppune@gmail.com



|  Subhadra Buildcon



RERA Reg. No.
P52100023631

- CREDITS -

■ Architects : - Babasaheb Dhavalepatil & Associates (M) 9822 19 6819

R.C.C. Designer : - Gensys Tech. Pvt. Ltd. (Ph) 020 25435338. ■ Legal Advisor : - S.R.S. Advocates & Associates (Ph) 020 25663494

Site Add:- Sr. No. 51/2A/2B/3 (part), Next to Lijjat Papad Company, Near Dhayareswar Mandir, Dhayari, Pune- 411041.

Head Office : Sai Nandan Group, 201, Vishwa Arcade, Navale Bridge Chowk, Mumbai-Bangalore Hwy, Narhe, Pune. 41.

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While every care has been taken in providing this information the owner or the agent cannot be held responsible for any inaccuracies.