

MAHAJAN
DESHPANDE

Sanjeevani
Group
Think Green, Think Life



RUPALI

HEIGHTS

Dahanukar Colony

2 & 3 BHK HOMES



CULTURE

of Kothrud
Blended with

NATURE

DAHANUKAR
COLONY

Kothrud 38



*Frontal Elevation from Main Road

*ARTISTIC IMPRESSION



Charm of Old Pune preserved with Comfort of New Pune!



KOTHRUD



*A skyline view of Dahanukar, Kothrud area

Your Home @ Rupali Heights

"A city is not just Mall & IT parks & SkyScrapers or fly overs, a city is for the humans & the trees & the birds actually."

These words are not mere quotes or gyan.com but this is what we feel about making Homes at team Sanjeevani! Agreed, we alone can't change the fate of the city but we can definitely try our bit to conserve what is our real wealth & that's our Culture & Nature! Especially, when the subject of development is a society located in Dahanukar Colony, which is heart of Kothrud, Pune & which has been built in the era when Trees, Environment, Togetherness, Fresh Air & such terms mattered more in comparison with FSI, TDR, Carpet & Salable! Today in our homes we have posh specifications, privacy along with all modern amenities but we are losing the charm of our life, a fact which we ignore or turn a blind eye in the zest of the rat race of life we are in which we call career! And this is exactly the focus point of our Home making as right from planning to provision for trees & making a Home where families will grow with Culture & Nature, that's how a society is built & its such societies which make a city! This is not an easy job as flowing against the current always makes you fatigued but not to us, as this is what we enjoy

doing most as this fatigue of trying to make a right Home is our energy booster & we promise to keep doing it to our best! At Ropalai Heights, we have planned it in such a way that it will have minimal ill impact on the surrounding environment & with lots of space for trees which will be homes for birds, butterflies & honeybees too! Speaking about specifications & amenities, needless to say they will be in tune with today's world but what is more important for us is workmanship as well as durability of your Home as it must serve you well for at least two generations! So, go ahead, feel your Home at Rupali Heights & grow the trees along with your family here! And yes, a young genre team is involved in making of the project & they may stumble the same way every youngster does but we have seniors along to keep the team on the track, making the process a perfect blend of young & old, just the way your family is! „

**- Sanjay Deshpande, Rohit, Rohan & team
Mahajan Deshpande with team Sanjeevani.**



Know Your Home @ Rupali Heights!

Frame Of Building

- RCC frame with ISO : 456; fire and earthquake resistant structure
- Anti Termite treatment right from foundation to entire building premises.

Tile Work

- 4' x 2' Designer vitrified designer tiles in all rooms
- Toilets - 2' x 2' Anti skid tiles for floor
- Balcony - 2' x 2' Anti skid tiles
- Wall tiles in toilets- 2' x 2' Vitrified tiles upto ceiling
- Common basin - 2' x 2' Vitrified tiles up to ceiling

Walls

- All walls will be built in AAC blocks.
- All walls internal and external will be 6 inches thick.
- Eco-friendly AAC blocks will be used in construction of the building.
- Sand based plaster with water repellents adhesive, inside and outside face of the building will be used.
- Brick bat and chemical water proofing for all wet areas in the flats

Painting

- For exterior face of building acrylic emulsion (apex) will be used.
- For internal walls plastic emulsion paint will be used.

Doors

- Wooden door frames, Main Door with veneer finish shutters
- All internal doors are Laminated & with adequate thickness
- Stone door frame for wet areas.

Windows

- Aluminium Powder Coated with Mosquito nets & Safety Grills
- Use of Sound Resistant Glass

Plumbing

- External Plumbing in Rodent- resistant PVC and UPVC pipes
 - Internal plumbing concealed in CPVC pipes
 - Separate lines for domestic & drinking use
- * For Project's durability, we don't accept any plumbing layout changes.

Kitchen

- Quartz for kitchen platform with full height dado and SS sink with drainboard
- Plumbing & electrical arrangements for washing machine & dishwasher in dry balcony area
- Kitchen - 2' x 2' Vitrified tiles up to ceiling for cooking platform

Electrification

- Ample number of light points in each room with branded switches & cables
- All electrification work designed by licensed electrical consultant ensuring safety & durability.

Sanitary fittings

- All Sanitary wares of reputed, elegant design & make, suiting to the lifestyle

Ease of Living

- All common parking areas will be finished in concrete or paved as per design.
- The building will have a decorative compound wall and gates as per design.
- Auto door elevators of Omega make up to terrace
- Rain water harvesting system
- Vermiculture for garbage disposals as per PMC norms
- Fire fighting systems as per rules and regulations
- Fire Fighting System provision as per PMC norms
- Generator backup for common lighting, lift and water pumps
- Designer and secured entrance lobbies
- Toilets in parking
- Directory and necessary signages

Comfort & Safety

- Access control and Video door phone for all flats
- Intercom system connecting all flats & securityt
- Safety Door designed to ensure to keep your Home Safe!
- Provision of pipeline for natural gas to each flat
- Provision for Wifi / Fibre cable for all flats

Greens Touch

- Heat repellent paint to top terrace surface
- Rain water harvesting system to utilize rain water
- Plantation around the premises of indigenous native trees maintaining biodiversity
- Efforts taken for conservation of existing biodiversity
- Bird-nest and bird feeders in every flat
- Design of Homes accommodating maximum natural light & ventilation
- Bore well with submersible pump
- Butterfly garden
- Roof Top amenities
- Accommodating Sustainable Practices in the entire building construction process
- Solar water heating systems for hot water supply in all washrooms

We Care

- Team Sanjeevani is actively engaged in wildlife & biodiversity conservation via it's arm Jungle Belles.

PROJECT FEATURES



3 Side Open Flats



Natural Light & Ventilation



Nature Friendly Living



Ample Space for Car Parking



Rain Water Harvesting



Thoughtfully Crafted Flat Layouts



Rooftop Amenities



Solar Water Heater System for All Flats



Right Location

TYPICAL LAYOUT PLAN



CARPET AREA STATEMENT AS PER RERA (SQ.FT)

TYPE	FLAT CARPET + DRY BALCONY	SITOUT	TOTAL AREA	BUILTUP AREA	AREA
2 BHK	728	50	778	895	1051
3 BHK	1064	66	1130	1299	1525

*CONFIRM AREA DETAILS WITH OUR SALES TEAM

2BHK LAYOUT PLAN



CARPET AREA STATEMENT AS PER RERA (SQ.FT)

TYPE	FLAT CARPET + DRY BALCONY	SITOUT	TOTAL AREA	BUILTUP AREA	AREA
2 BHK	728	50	778	895	1051

*CONFIRM AREA DETAILS WITH OUR SALES TEAM

3BHK LAYOUT PLAN



CARPET AREA STATEMENT AS PER RERA (SQ.FT)

TYPE	FLAT CARPET + DRY BALCONY	SITOUT	TOTAL AREA	BUILTUP AREA	AREA
3 BHK	1064	66	1130	1299	1525

*CONFIRM AREA DETAILS WITH OUR SALES TEAM

3D LAYOUT PLANS



2 BHK

*ALL INTERIOR AND OTHER DETAILS SHOWN ARE INDICATIVE.



3 BHK

*ALL INTERIOR AND OTHER DETAILS SHOWN ARE INDICATIVE.

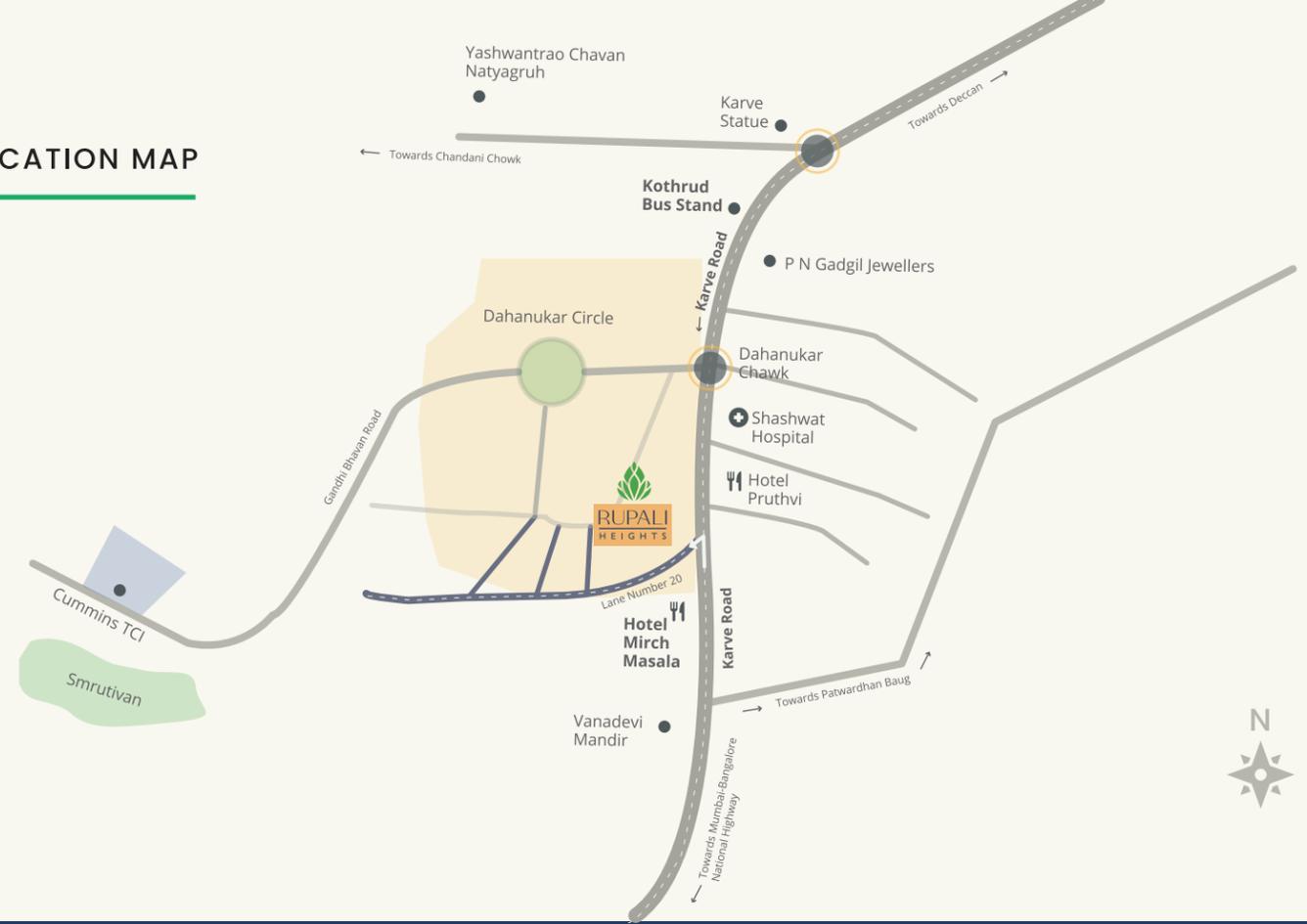
LOWER GROUND PARKING PLAN



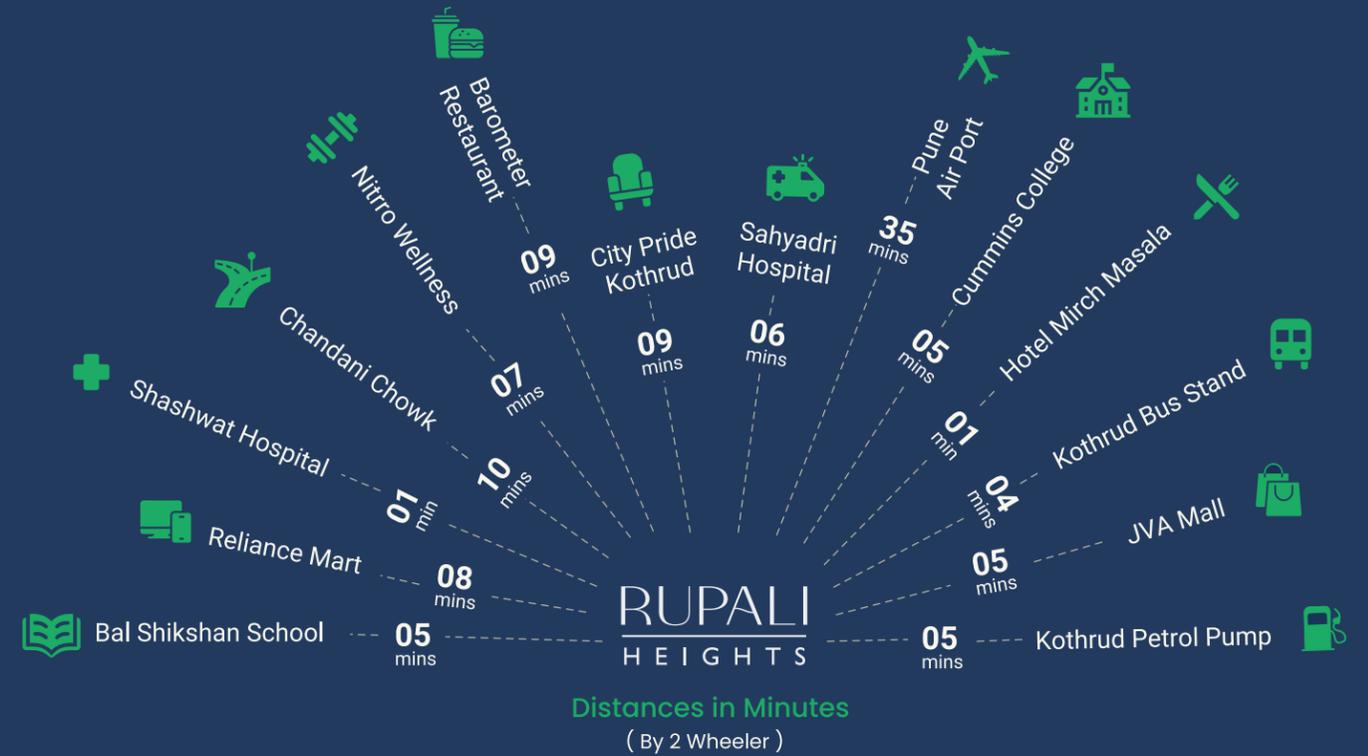
PODIUM PARKING PLAN



LOCATION MAP



PLACES YOU CAN REACH WITHIN MINUTES



THE TEAM



Architects

A Design Studios

RCC Consultants

J+W Consultants LLP

Chartered Accountants

ANRK & Associates LLP

Electrical Consultant

F. E. W. Solutions Pvt. Ltd.

Legal Advisor

Adv. Sandeep Joshi

Plumbing Consultant

McLin Aqua Consultants LLP

Sanjeevani
Group
Think Green, Think Life



MAHAJAN
DESHPANDE

RAJIT
PARDESHI

SITE ADDRESS

RUPALI HEIGHTS : Survey No. 167B, Plot Nos. 35, 36, 37, CTS No. 650, Suvarna Baug Colony, Dahanukar- Lane No.20, Kothrud, Pune 411038.

CORPORATE OFFICE

Flat no 101, Sujal, 100' Riverside DP Road, near Mhatre Bridge Patwardhan Baug, opposite Shubharambh Lawn, Erandwane, Pune, Maharashtra 411052.

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