

*Feel Proud to
Live Here...*



NIWARA PRIDE

2 BHK AFFORDABLE FLATS



SITE : C. S. No. 2813 / B7, E Ward,
Behind Dr. D. Y. Patil Hospital, Kadamwadi, Kolhapur.

niwara.co.in



MahaRERA Regd. No. P53000045615
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AMENITIES

Earthquake Resistant RCC Structure.

Good quality construction with modern facilities.

Attractive Entrance Lobby.

CCTV for Parking & Entrance Lobby Area.

Multilevel Ample Covered Parking Area.

8 Persons Lift as per Fire Norms.

Lift Battery Backup System.

KMC & Bore water facility.

Rain water harvesting.



NIWARA PRIDE



TYPICAL FLOOR PLAN FOR FIRST TO SEVENTH FLOOR

AREA STATEMENT

FLAT NO.	FLOOR	FLAT TYPE	RERA CARPET	EXCLUSIVE AREA		
				ENCLOSED BALCONY	OPEN BALCONY	CUPBOARD
				Sq. Ft.	Sq. Ft.	Sq. Ft.
			A	B	C	D
101, 201, 301, 401, 501, 601, 701	FIRST TO SEVENTH	STYLE	404.04	118.04	69.08	-
102, 202, 302, 402, 502, 602, 702		STYLE	423.51	88.66	70.37	10.33
103, 203, 303, 403, 503, 603, 703		COMFORT	433.52	145.26	-	-

2BHK Comfort
740 SQ.FT.
FLAT 103 TO 703



2BHK Style
790 SQ.FT.
FLAT 101 TO 701 &
FLAT 102 TO 702



SPECIFICATIONS

STRUCTURE

1. Earthquake Resistant R.C.C. Framed Structure with floor height 2.89 Mtrs.
2. All external walls 150mm and all internal walls 100mm thick AAC Block masonry.
3. External wall finished in 2 coats & Internal walls finished in 1 coat of sand cement plaster.

PAINT AND WALL FINISH

1. All ceiling in the apartment finished in POP and readymade Putti finish for internal walls.
2. Oil bond distemper to all inside walls and cement paint for external walls.

DOORS AND WINDOWS

1. Main doors readymade paneled/laminated doors with Ply Frames.
2. All internal and Balcony doors will be waterproof flushed doors.
3. All toilets PVC door with granite frames.
4. All door fittings in stainless steel/brass.
5. Aluminium sliding windows with M.S. Grill.
6. All Toilets Alluminium Louvered windows.

FLOORING AND DADOS

1. Vitrified tiles of oasis/ Asian make 2' x 2' with 3" vitrified skirting in entire Apartment.
2. Anti skid ceramic tiles of Oasis/ Simpolo/ Kajaria make for floor of Toilets / Terrace / Balcony.
3. Glazed tiles of size 12" x 24" up to 7' height for dado of Toilets / Kitchen.
4. Kitchen platform of Granite Top with Steel Sink.

SANITARY AND WATER SUPPLY

1. i) Master Toilet commode with flush valve and health faucet.
ii) Common Toilet 23" W.C. Indian / Commode with flush valve.
2. One wash basin of 16" x 22" size and Shower in each toilet.
3. All C.P. Fittings of make Essco/ Parryware or Equivalent Brand.
4. The tap of O/H water tank on kitchen platform and utility.
5. Drinking water tap provided at kitchen platform only.
6. Solar heater water provision in both toilet.

ELECTRIFICATION

1. Concealed Copper Wiring with Adequate Electrical Points.
2. TV Point in living room.

LOCATION MAP

MEMBER
CREDAI
KOLHAPUR



NIWARA PRIDE



NEIGHBOURHOOD

Dr. D. Y. Patil Hospital - 0.4 KM
Apple Saraswati Multispecialty Hospital - 0.9 KM
Central Bus Stand - 2.5 KM
Kolhapur AirPort - 9.7 KM
Bharti Vidyapeeth Management Institute - 0.4 KM
Pune-Bangalore Highway - 3.0 KM
Market Yard - 1.8 KM
DYP City Mall - 2.3 KM
Shiroli M.I.D.C. - 8.0 KM
JR. KG Preschool - 0.7 KM

ARCHITECT
GAP
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