



AVIKA GROUP  
BUILDING DREAMS



# Avika Royal Paradise



1 & 2 BHK

AMENITIES **30+**

**#ROYALPIRANGUT**



Strategic Partner:

**InfoEst**  
InfoEst Realtech Pvt Ltd.

# OPEN AREA & GREENERY

16,500+ Sq.ft.



**#ROYALPIRANGUT**



सर्वोत्तम  
अमेनिटीजचा

*Royal*  
अनुभव...

#ROYALPIRANGUT



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Terms & Condition Apply\*



#ROYA

निसर्गाच्या  
सान्निध्यातील

Royal अनुभव

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# ALPIRANGUT



AVIKA GROUP

BUILDING DREAMS

## ABOUT PROJECT & BUILDER

A home is not just a place where you and your family live. It is the space where you create cherishing memories of a lifetime. It is the place where you see your little ones grow and carry your legacy forward. Avika Group intends to create such a space for its customers, helping them to lay a strong foundation for their future generations. We aim to build a financial legacy for our home buyers, parlaying their wealth into a productive asset like real estate, thus creating generational wealth for their successors. Avika Group is built on the strong foundation of principles and values that determine the way we deliver our services. The founders and promoters of Avika group have decades of experience in the real estate industry. They have in the past, identified and strategized new business not only in the Indian Markets but also in various international avenues across USA, UK & GCC markets through innovation, path-breaking strategies, and successful business models.

We highly appreciate the freedom to break the moulds of traditional business models through cutting-edge innovation to create true value, which reflects in the work culture of our company.



शांत जीवनशैलीचा

# Royal अनुभव...

Experience a lifestyle designed for well-being, where every corner invites you to unwind, refresh, and rejuvenate. Thoughtfully crafted spaces encourage a balanced, active, and serene lifestyle, catering to your holistic wellness journey.



AMPHI-  
THEATRE



JOGGING  
TRACK



OPEN  
AIR GYM



YOGA  
AREA



MEDITATION  
AREA



WALKING  
ZONE



CHILDREN'S  
PLAY AREA



CYCLING  
TRACK



GAZEBO



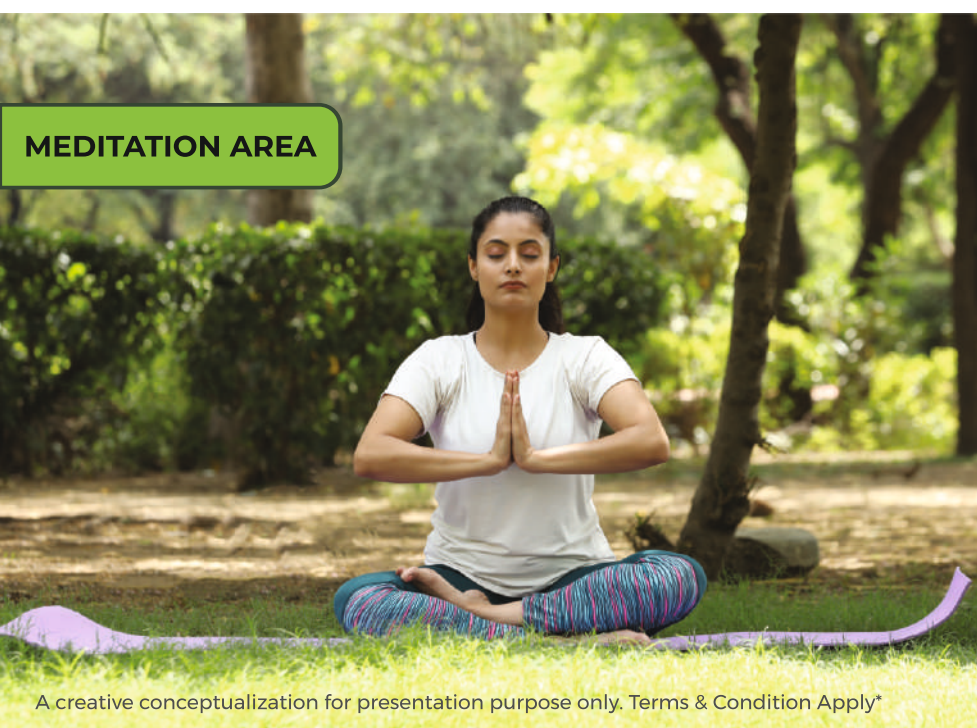
SENIOR CITIZEN  
SEAT-OUT AREA



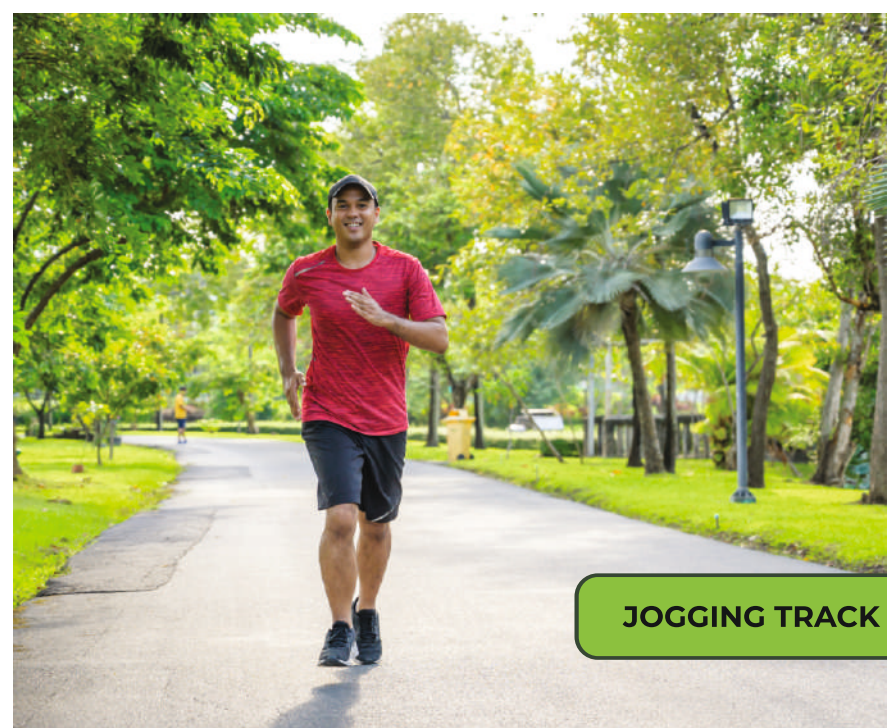
BARBECUE  
AREA







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खेळातील आनंदाचा

# Royal अनुभव...

Discover a world where active living meets modern comfort! Our thoughtfully designed spaces provide everything you need to stay fit, energized, and connected, all within a community that values wellness and vitality.



**CRICKET  
TURF**



**CHESS**



**CARROM**



**TABLE  
TENNIS**



**FOOSBALL  
(TABLE FOOTBALL)**



**BADMINTON  
AREA**



**CLUB  
HOUSE**



**GYM  
AREA**



**LANDSCAPING  
IN OPEN AREA**







**STUNNING BUILDING ELEVATION**



**CHESS**

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**CRICKET TURF**



शाश्वत भविष्याचा

*Royal* अनुभव...

Royal Paradise champions sustainability by integrating innovative systems that optimize energy use, conserve natural resources, and significantly reduce water consumption. With eco-friendly practices at its core, it ensures a responsible and greener future.



**COMMON EV  
CHARGING POINT FOR  
ELECTRIC VEHICLES**



**SOLAR WATER  
HEATER**



**RAIN WATER  
HARVESTING**



**DG BACK-UP FOR  
ALL COMMON AREAS & LIFT**



**AUTOMATIC LIFT WITH ARD  
(AUTOMATIC RESCUE DEVICE)**



**FIRE FIGHTING  
SYSTEM**



**SEWAGE TREATMENT  
PLANT**



**ORGANIC WASTE  
COMPOSER**



**TOP TERRACE WATER  
PROOFING PROCESS**



**CCTV  
CAMERA**



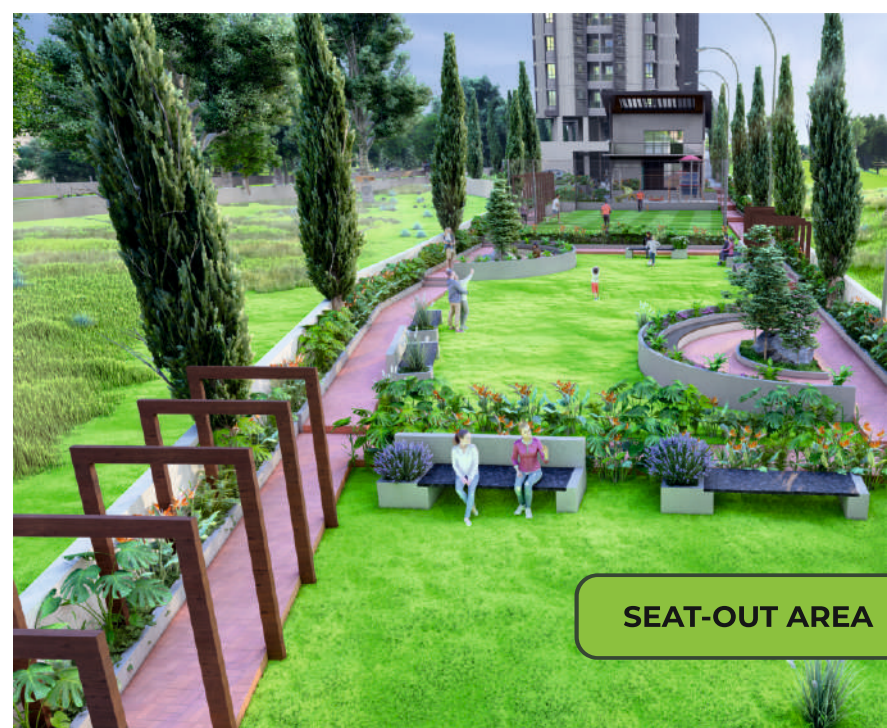




**CLUB HOUSE**



**CHILDREN'S PLAY AREA**



**SEAT-OUT AREA**





सर्वोत्तम स्पेसिफिकेशन्सचा

Royal अनुभव...

Discover the pinnacle of project excellence with top-tier specifications designed to elevate performance, reliability, and style. Engineered with precision, our approach ensures quality and innovation that set a new industry standard.



#### LOBBY & SECURITY

- Elegant Entrance lobby
- CCTV Cameras in Parking



#### RCC WORK, BRICKWORK PLASTER AND WATERPROOFING

- Earthquake-resistant RCC frame structure as per IS Norms
- Anti termite treatment for building.
- AAC Blockwork masonry to the building as per architectural plan.
- Artificial Sand faced 2 coats external plaster with adequate plaster chemicals and necessary fibers.
- Single Coat internal tar plaster with plaster chemicals and 1 coat gypsum plaster.
- Top terrace water waterproofing with 2 coat application of Chemicals and followed by Red Brickbat Coba followed by Final Finish Coat.
- Overhead & Underground Water tank Waterproofing in Food Grade Chemicals.



#### FLOORING

- Glazed Vitrified designer tiles for the entire flat (600mm x 1200mm)
- Glazed Ceramic tiles till beam level washroom (450mm x 300mm)
- Anti-skid tiles for flooring (wet area) & Wooden Finish Vitrified tiles in the balcony (600mm x 600mm)



#### DOORS

- Decorative Mica Finish Flush Door in Pine Wood (35 mm Flush Door with 1mm thick both side mica).
- Premium quality laminated internal doors.
- 3/4 Track powder coated Aluminium doors with mosquito net with 4mm thick glass for all balconies (subject to construction design & drawings).
- Granite door frames for all toilets & dry balcony.
- Premium S.S. locks and allied hardware fittings required for doors (Tower Bolt, Both Side Handle, etc.)



#### WINDOW & RAILING

- 3 track Powder coated Aluminium Windows with mosquito nets and 4mm thick glass.
- M.S. Designer safety grills for all windows.
- Granite to windows cill level.
- Designer MS Grill in Balcony.



#### KITCHEN

- Stainless Steel Sink
- Premium designer wall tiles up to 2 feet high.
- Two separate water connections for drinking water and usable water in the Kitchen.
- Adequate Electrical sockets and Switches for Refrigerator, Oven, Mixer, Chimney & Water Purifier, etc.





### TOILETS AND BATHROOMS

- All plumbing work in CPVC & UPVC pipes is as per plumbing consultant drawings.
- SWR pipes of Vertical Drainage Line.
- Premium sanitary and faucets in toilets and bathrooms.
- Waterproofing in approved chemicals and in Brickbat Coba in all toilets and balconies.



### ELECTRICAL WORK

- Concealed copper wiring in all flats is as per the electrical drawings.
- Elegant designer modular electrical switches.
- T.V. & A/C points and provision for cable connection in all bedrooms, and living room.
- All electrical infra work as per MSEDCL forms and in MSEDCL-approved brands.
- Common Tata Sky & Airtel DTH connection for the entire building.
- A lightning arrestor will be installed at the top terrace of the building to safeguard the building against thunderstorms.
- Copper-plated chemical earthing will be done to the Meter Room, DG, Lightning Arrestor, Lift, etc., wherever required.
- Automatic Changeover connection between DG and MSEDCL Electricity common meter.



### PAINT

- External Paint with one coat of weatherproof primer and two coats of acrylic paint.
- Internal Paint with two coats of putty, one coat of primer, and two coats of oil bond paint.
- Rust-proof oil paint for MS Safety Grill.



### COMMON AREA /LOBBY

- Anti-skid vitrified tiles in the lobby.
- MS Railing for Staircase.



### PARKING AREA

- Compound wall around plot boundary.
- Trimix Concrete Road around the periphery of the building.
- Adequate lights and street lights in the parking area and around the periphery of the building.
- Elegant entrance gate for the building.

### COMMON AMENITIES

- Decorative Entrance Lobby.
- Elegant Elevation to the Building.
- Individual Letter Boxes & Decorative Name Plates for each flat.
- Watchman cabin.
- Fully automatic elevator.
- DG Back-Up for common area.
- Fire Fighting system (as per PMRDA guidelines).
- Organic waste composter / Bio compost (as per PMC guidelines).
- Rainwater harvesting (as per PMC guidelines).
- Solar hot water system (as per PMC guidelines).
- Underground Water tank (as per PMC guidelines).
- Overhead water tank with separate storage for Portable Water, Usable Water, and Fire Fighting Storage Tank.



1 BHK- TYPE 01 ( RERA Carpet Area- 466 Sq.Ft.)





1 BHK- TYPE 02 ( RERA Carpet Area- 452 Sq.Ft.)



2 BHK- TYPE 01 ( RERA Carpet Area- 660 Sq.Ft.)







WING A - FLOOR PLAN



1 BHK - TYPE 1	1 BHK - TYPE 2	2 BHK - TYPE 1	2 BHK - TYPE 2
Series - 05 & 08	Series - 03, 04, 09 & 08	Series - 06 & 07	Series - 01 & 02
Rera Carpet Area- 466 Sq.Ft.	Rera Carpet Area- 452 Sq.Ft.	Rera Carpet Area- 660 Sq.Ft.	Rera Carpet Area- 696 Sq.Ft.



सर्वोत्तम सुविधांचा

*Royal* अनुभव...

## NEARBY LOCATIONS

SCHOOLS & COLLEGES-  
05 MINS



UNIVERSITY CAMPUS-  
10 MINS



HOSPITALS-  
05 MINS





**HINJEWADI IT PARK-**  
**20 MINS**



**CHANDNI CHOWK-**  
**20 MINS**



**BUS STOP-**  
**03 MINS**



**PROPOSED METRO STATION -**  
**02 MINS**



**MALL/SHOPPING COMPLEX-**  
**10 MINS**



**PIRANGUT MIDC-**  
**05 MINS**



**RESTAURANTS & RESORTS-**  
**05 MINS**





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Royal Paradise

शांत  
जीवनशैलीचा  
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अनुभव

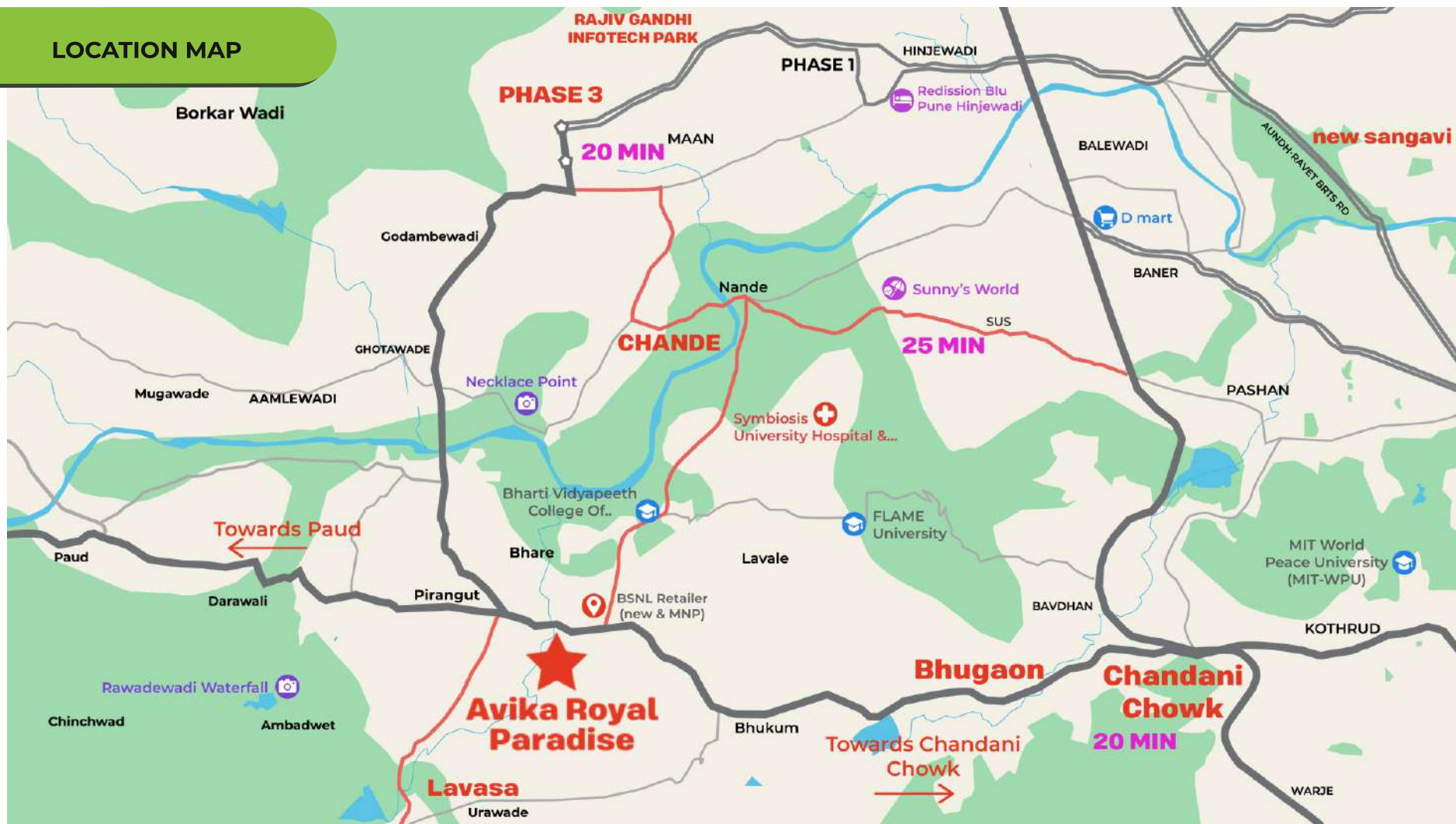




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## LOCATION MAP



### SITE ADDRESS:

Avika Royal Paradise, Gat No 1242, Opp. to Pirangut Police Station, behind Mulshi Tower, Near Panchsheel Garden, Pirangut - 412115.

### ARCHITECT:

Astral Architects and Interiors

### LEGAL ADVISOR:

Adv. Lalit Mokate

### RCC CONSULTANT:

Ajay Bhilare & Associates

### STRATEGIC PARTNER:

INFOEST

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### PROJECT BY:



**AVIKA GROUP**  
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### STRATEGIC PARTNER

