



JANKI VILLA

3 & 2.5 BHK HOMES
AT ERANDAWANA OFF LAW COLLEGE
ROAD

BY



PARANJPE™



*ARTIST'S IMPRESSION

JANKI VILLA

3 & 2.5 BHK Homes

- **Residential Project Overview: Luxury Living at Erandawana**

Nestled in the vibrant neighborhood of Erandawana, off Law College Road, this residential project offers an exceptional blend of comfort and modern living. Designed to cater to a diverse range of families, the development features a selection of 3 BHK and 2.5 BHK homes, each thoughtfully crafted to enhance the living experience.

- **Project Highlights:**

- **Spacious Layouts:** The 3 BHK units provide ample space for families, featuring well-designed living areas, modern kitchens, and comfortable bedrooms. The 2.5 BHK homes are ideal for smaller families or young professionals, offering functional layouts without compromising on style or comfort.
- **Prime Location:** Situated off Law College Road, residents benefit from easy access to key city amenities, including educational institutions, healthcare facilities, shopping centers, and recreational spaces. The area is well-connected by public transport, ensuring convenience for daily commuters.
- **Modern Amenities:** The project boasts a range of amenities designed to enhance the quality of life for its residents.
- **Sustainable Living:** Emphasizing eco-friendly practices, the development incorporates energy-efficient appliances, rainwater harvesting systems, and green spaces to promote a sustainable lifestyle.
- **Safety and Security:** The residential complex is designed with the safety of its residents in mind, featuring 24/7 CCTV surveillance, and controlled access points.
- **Quality Construction:** Built by reputed developers, the project adheres to high construction standards, ensuring durability and aesthetic appeal.

This residential project in Erandawana presents an opportunity for families and individuals seeking a modern, convenient, and comfortable living environment in one of the city's most desirable locations.

*This is a visualizer's impression and is subject to change at the sole discretion of the developer.

FLOOR PLAN

FLAT No.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.FT.)
		CARPET AREA (SQ.MT.)	CARPET AREA (SQ.FT.)	BALC. AREA (SQ.MT.)	BALC. AREA (SQ.FT.)		
401	2.5 BHK	68.93	742.00	7.06	76.00	76.00	818.00
102- 402	3 BHK	84.16	906.00	7.71	83.00	91.87	989.00



P + 5 FLOORS



*All furniture and fixtures displayed are representations created by the visualizer. The final apartment delivered will not include these fit-outs.

3 BHK



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2.5 BHK



AMENITIES



One auto-door elevator of reputed make.



CCTV monitoring of entrance lobby and building perimeter.



Mechanical stacked car-park for *2 Cars for each apartment.



Motion sensors lights for common areas.



100% Power backup for lift and common lighting areas.



Paved driveway.



SOLAR WATER HEATER FOR ATLEAST ONE TOILET PER FLAT/APARTMENT



RAINWATER HARVESTING.

SPECIFICATIONS



STRUCTURE

- RCC Frame work with seismic design



WALLS

- AAC block work for all internal and external walls.
- POP/Gypsum finishes for internal walls and ceiling.



WINDOWS

- Premium aluminium/UPVC windows
- Premium aluminium sliding doors for sit-outs.



KITCHEN/UTILITY

- Granite kitchen platform.
- SS Sink.
- Dry balcony area with provision of electrical connections and plumbing for washing machine/dish washer.



DOORS

- Wooden finish door frames and flush door shutters.
- Wood framed main door with veneer panelling.
- Bathroom doors with both sides laminated flush doors.



FLOORING

- Vitrified flooring tiles of reputed make for the entire apartment.
- Anti-skid ceramic flooring tiles of reputed make for all sit-outs and balconies.



PAINTING

- Acrylic Emulsion Paint for all internal walls.
- Acrylic Paint for external walls.



TOILETS

- Anti-skid ceramic floor tiles of reputed make.
- Wall tiles of reputed make.
- CPVC and UPVC for all pipe plumbing.
- Jaquar/Equivalent bathroom fitting in all toilets.
- Hindware/Jaquar/Equivalent sanitaryware in all toilets.



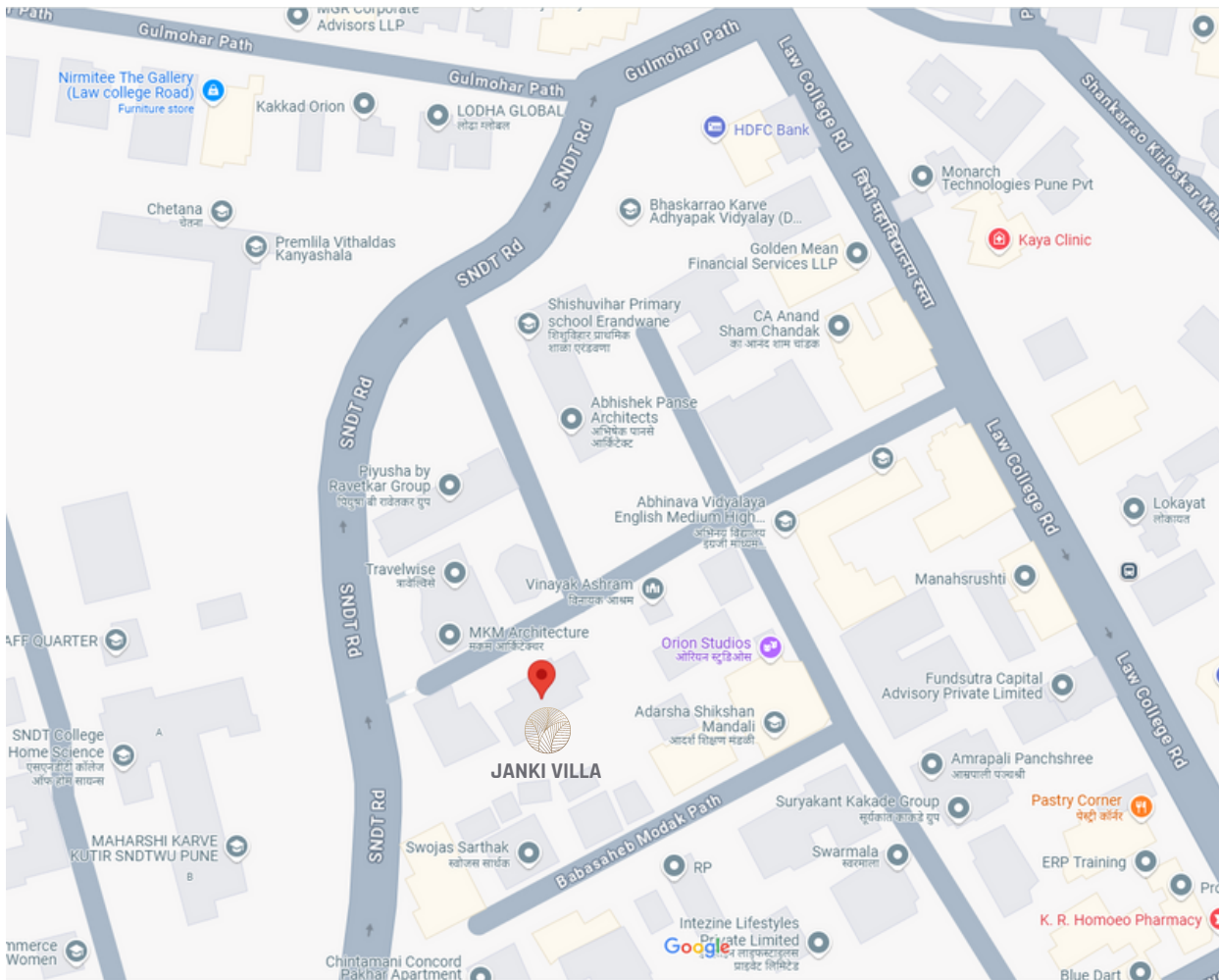
ELECTRICAL

- Copper wiring of reputed make.
- Sufficient number of light points along with plug points.
- GM/Legrand/Equivalent modular switches and sockets in all rooms.

LOCATION MAP

Project Address:

C.T.S. No. 47/8, F Plot No. 70/8/A, Erandawana, Pune- 411004.



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