



45 SHASHWAT HEIGHTS

2 & 2.5 BHK SPACIOUS HOMES

 PUNAWALE



ABOUT DEVELOPER

Founded in 2018, **Shashwat Realty** started its operations in the segment of land development and building constructions. During initial years, we have provided residential property management services to support the affordable housing requirement of the customers. We strive hard to keep our customers fulfilled and delivered on their expectations. We at **Shashwat Realty** provide commercial and residential real estate options.

We started our journey under the dynamic leadership of **Mr. Shrikant Suryawanshi**. He is seasoned entrepreneur having **10+ years** of experience in real estate markets. He is also actively involved in the social activities to uplift the lives of the under-privileged segments of the society.

We employed over **50+ team** members and currently operate in Pune and Outskirt of Pune City. Our team based approach facilitates effective and responsive communication channel for the management to ensure the operational and financial performance of the respective ventures.

ONGOING PROJECTS

45 Shashwat
Avenue

55 Shashwat
Avenue

21 Shashwat
Avenue

45

45 SHASHWAT HEIGHTS

ABOUT PROJECT

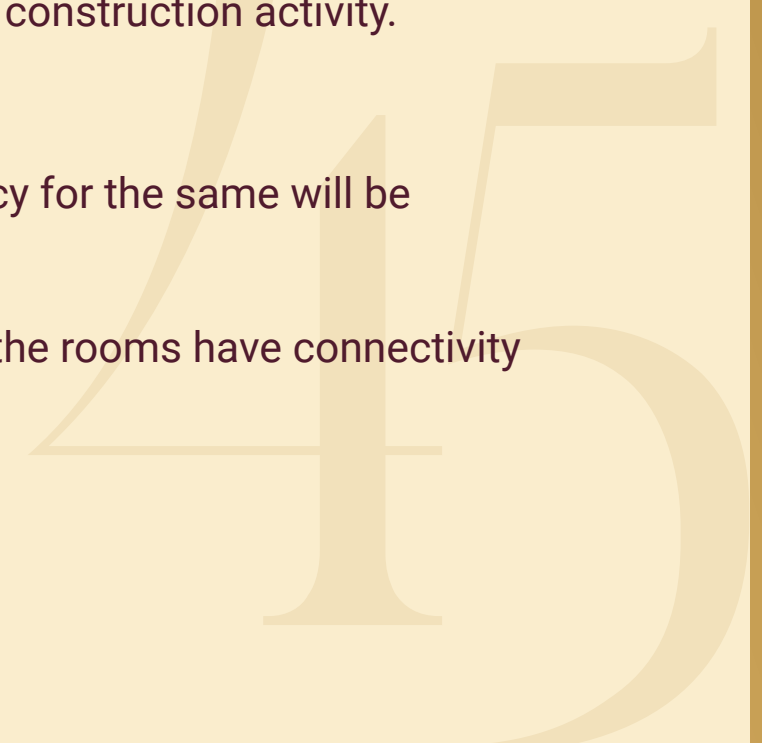
An exceptional living experience awaits you at **45 Shashwat Heights**, where luxury meets convenience in the heart of Punawale's prime location. Hosting carefully designed 2 and 2.5 BHKs, these units offer a seamless blend of elegance and functionality. Situated close to the Mumbai - Bengaluru highway, enjoy the best accessibility West Pune has to offer. Move in here to stay well-connected to the city's pulse while enjoying a serene residential enclave.

Seize this golden opportunity to invest in a home that embodies sophistication and convenience, setting a new benchmark in residential living. Embrace the future of urban living at **45 Shashwat Heights**, where dreams transform into reality.



GREEN FEATURES OF THE PROJECT

- » The building design is inclusive of provisions like toilet, parking areas for handicapped and braille assistance in the lift.
- » Water efficient low flow plumbing fixtures will be used to reduce water consumption and leads to 35% water use reduction.
- » Rainwater harvesting system is designed to capture more than 75% of rain water runoff.
- » Halon free fire fighting system will be installed.
- » Solar hot water system is proposed for meeting 100% of hot water requirement.
- » Energy efficient pumps, motors and lifts will be installed.
- » Dry and wet waste bins will be provided in every house for waste segregation.
- » Green Pro certified materials, local materials will be used in the construction activity.
- » FSC certified main doors and flush doors will be installed.
- » The building premises will be free of tobacco smoke and a policy for the same will be displayed in the common area.
- » The houses have been designed in such a way that majority of the rooms have connectivity to the exterior environment.





Conceptual Image

45

DISCOVER THE FREEDOM
OF SPACIOUS LIVING

45 SHASHWAT HEIGHTS

BREATHE EASY,
LIVE SPACIOUSLY



A MAJESTIC WELCOME AWAITS

EXPERIENCE
THE SKYLINE SPLENDOR

45



ROOFTOP AMENITIES



Toddler's Play
Area



Board Games
Area



Party Lawn



Barbeque
Area



Pergola Seating

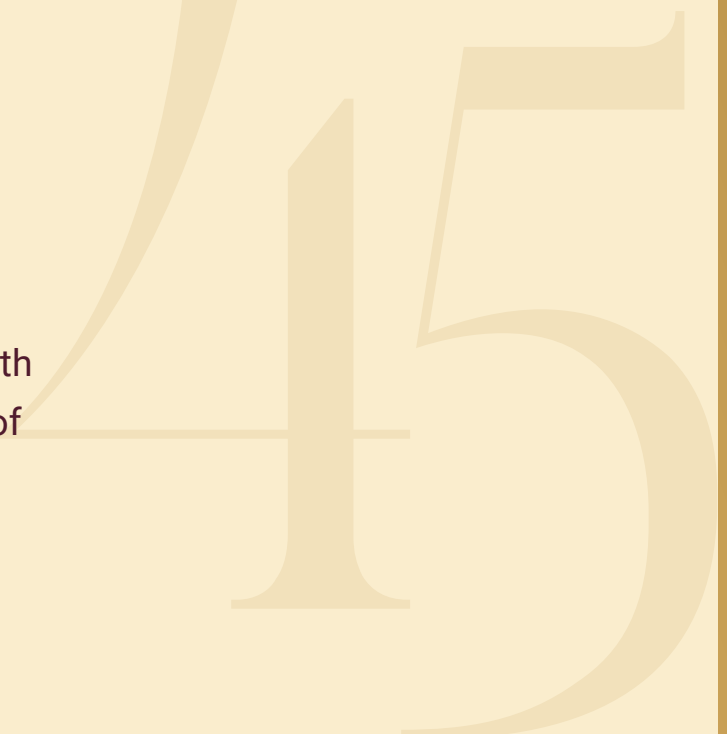


Senior Citizen's
Sit-out Area



Outdoor
Cinema

Elevate your lifestyle with our select terrace amenities, thoughtfully curated to provide residents with a quick retreat to unwind and rejuvenate amidst breathtaking views. Whether you seek moments of relaxation or recreation, you're always welcome to access the terrace amenities.







Artistic Impression

13TH FLOOR AMENITIES



Outdoor Gym



Yoga Deck



Seating Area

1ST FLOOR INDOOR AMENITIES



Multipurpose Hall



Society Office

45 SHASHWAT HEIGHTS

45 Shashwat Heights is created on architecture that seamlessly blends innovation with timeless design principles. Our commitment to excellence resonates through every brick, beam, and facade, reflecting our unwavering dedication to crafting homes that stand the test of time. Each 2 and 2.5 BHK residential unit is a testament to superior construction methodologies executed to ensure durability, structural integrity, and aesthetic appeal.





With a keen focus on quality workmanship, every corner of our project exemplifies meticulous attention to detail. Embracing a harmonious blend of form and function is sure to set new standards in residential design and construction.

SPECIFICATIONS



STRUCTURE

- » Earthquake Resistant RCC Framed structure as Per IS Code (Indian Standard) Specification



WALLS

- » External Walls 5” thick Masonry
- » External Double Coat Artificial Sand Faced Plaster
- » Internal Walls 5” Thick Masonry
- » Internal Walls are Finished with Gypsum Finishes



FLOORING, SKIRTING & DADO WORK

- » Living Rooms, Kitchen, Bedroom - Vitrified Tiles of Standard Make with Skirting
- » Toilets - Matt Finish Anti-skid Flooring of Standard Make with Dado Tiles upto Lintel Level



BALCONY

- » Anti-skid Designer Tile



KITCHEN

- » Granite Top Kitchen Platform with SS Sink (Nirali or Equivalent Make)
- » Dado Tiles of as per Architect Drawing of Standard Make
- » Provision for Water Purifier, Refrigerator, Exhaust Fan and Other Electrical Gazettes
- » Provisions of Washing Machine Point in Dry balcony



DOORS

- » Main Door Wooden Frame with Thick Laminated Flush Door
- » All Other Door Frames - Plywood Frame with Thick Prelaminated Flush Doors
- » Toilets - Granite Door Frame with Laminated Flush Door
- » Attached Terrace - Powder Coated Aluminium Sliding Door / French Door



WINDOWS

- » Aluminium Powder Coated Windows with Mosquito Net
- » MS Safety Grill in all Windows
- » SS Railing with Non-toughened Glass in Attached Balcony and Terrace



ELECTRIFICATION

- » Concealed Wiring Through PVC Conduits of Standard Make
- » Modular Switches & Sockets of Standard Make
- » Provision for TV Connection in Master Bedroom & Living Room
- » Provision for AC Point in Master Bedroom only
- » Copper Earthing for Every Flat Connection to Common Earth Pit at Ground
- » Earthing as per MSEB
- » Electrical Provision for Inverter Point



PLUMBING & SANITARY WORK

- » External Plumbing - UPVC Fitting & Pipes
- » All Internal Plumbing UPVC & CPVC Fitting Pipes
- » Branded CP Fittings with Hot & Cold Mixer for Shower (Jaguar / Asian or Equivalent)
- » European Wall Hung Commode & Sanitary Fittings (Hindware / Asian / Jaguar / or Equivalent) make of ISI Mark.
- » Dry Balcony - Plumbing Provision for Washing Machine
- » Concealed Plumbing of ISI Mark
- » Concealed Flush Tanks or Flush Valves of Standard Make



PAINT

- » Internal Painting - Oil Bound Distemper or Equivalent good Quality Paint
- » External Painting - External Painting in Apex Paint



PARKING

- » Paving Blocks / Checkered Tiles / Trimix & Adequate Lighting in Parking Area
- » Trimix Driveways



LIFT

- » Lift facility with power backup (Schindler / Kone / OTIS)



ELECTRICITY

- » MSEDCL Meter will be Provided for Each Flat by the Developer

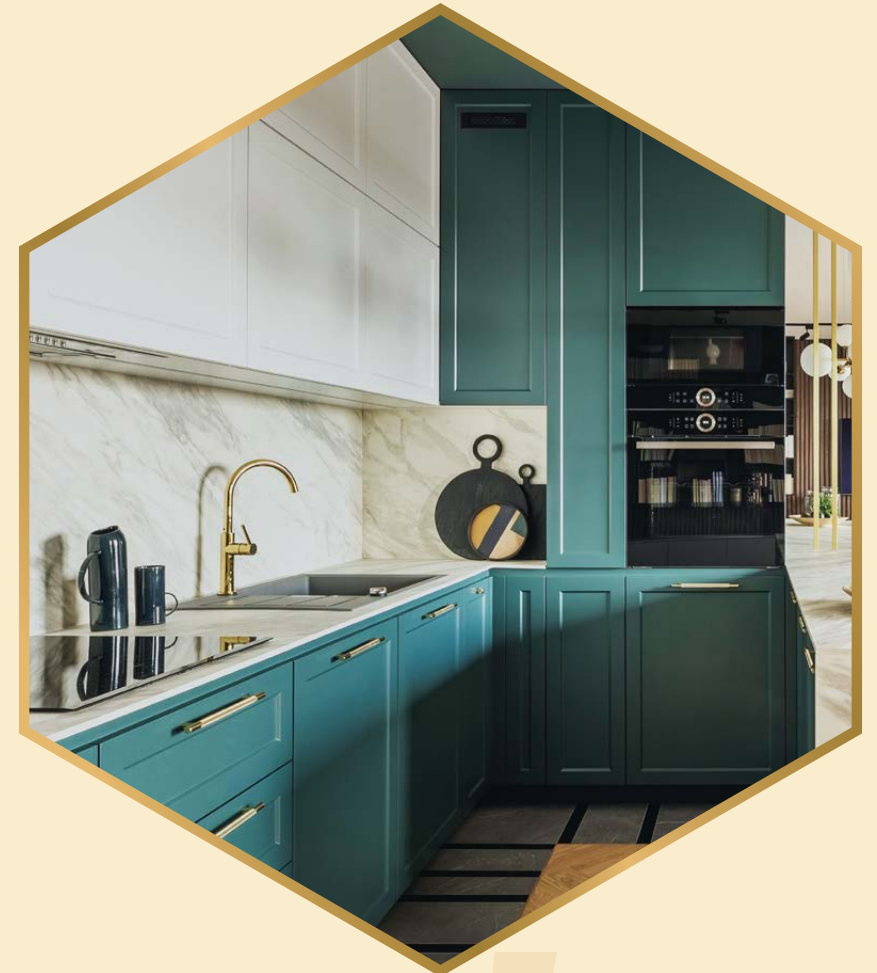
BEDROOM



LIVING ROOM



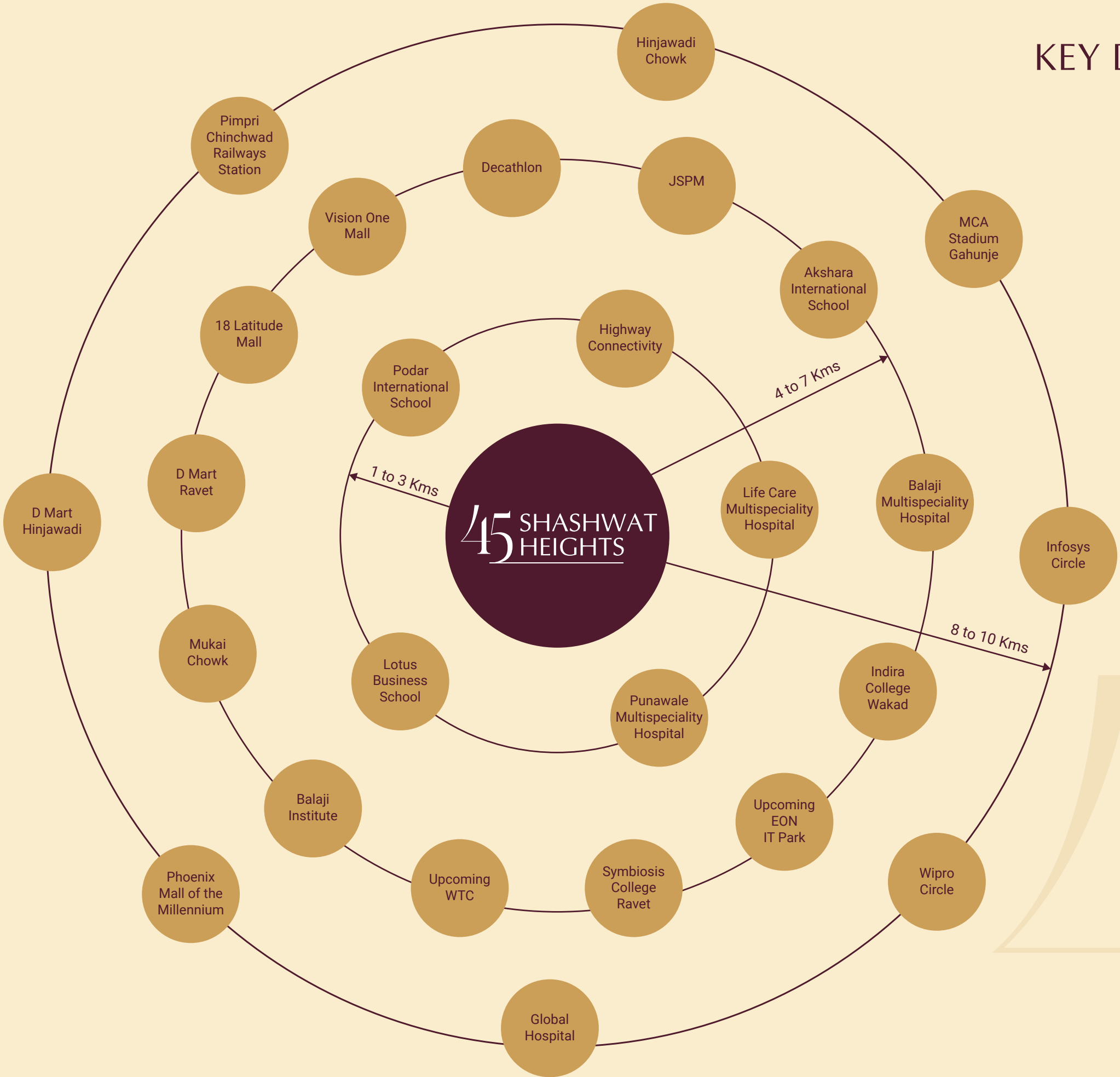
KITCHEN



LOCATION MAP



KEY DISTANCES



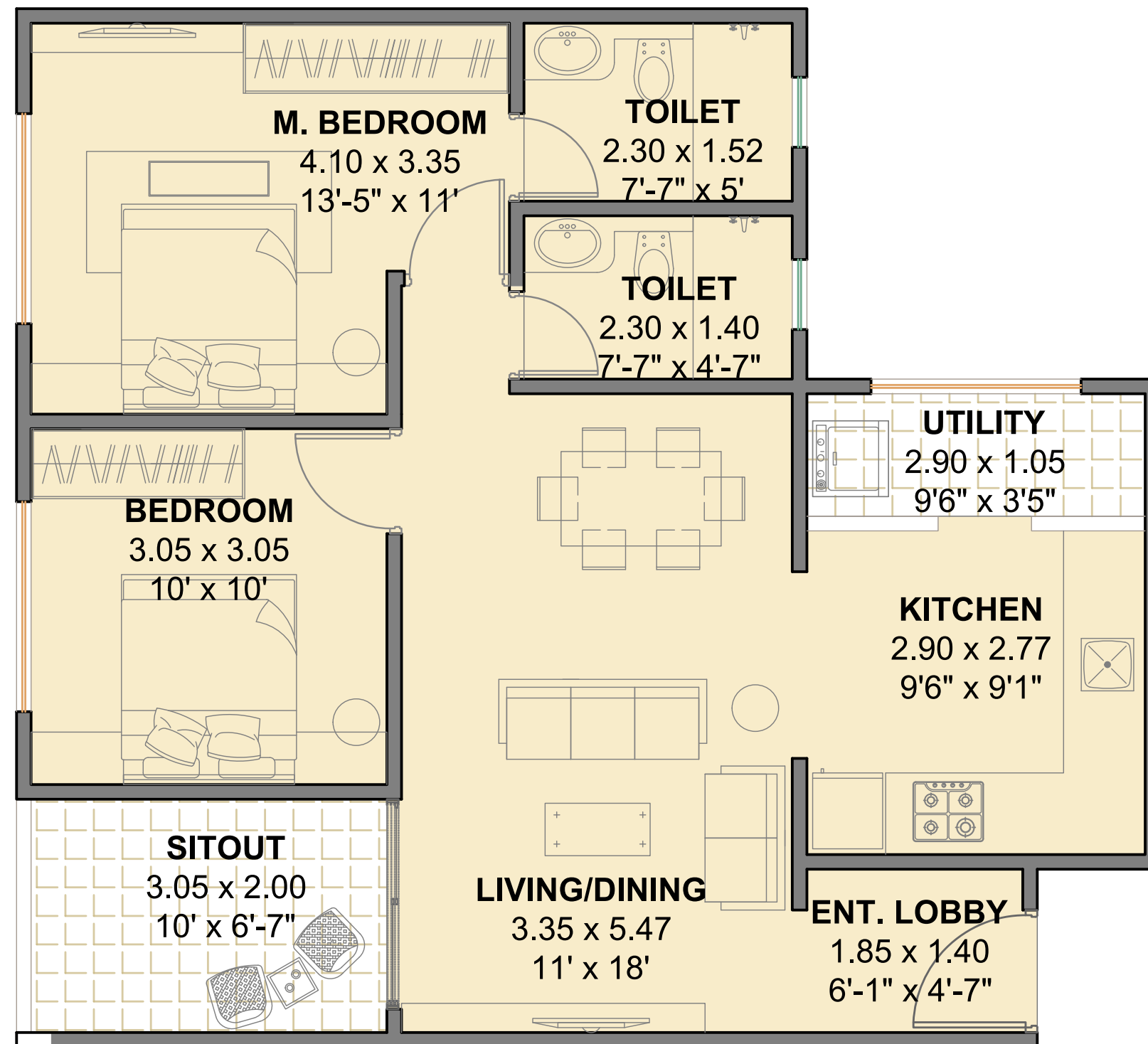
2 BHK

Carpet Area: 770 Sq.Ft.



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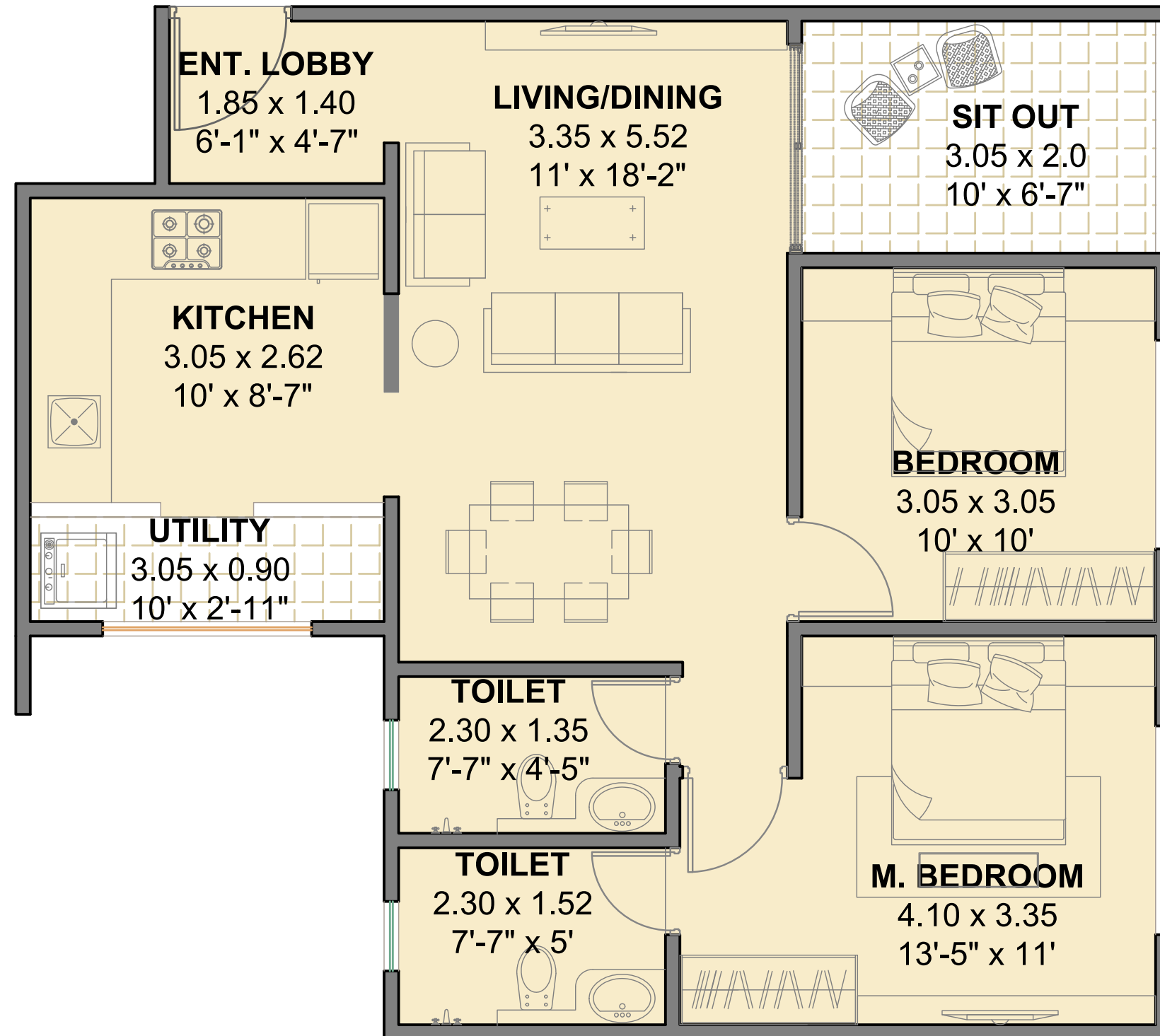
2 BHK UNIT PLAN - TYPE A



Carpet Area: 770 Sq.Ft.



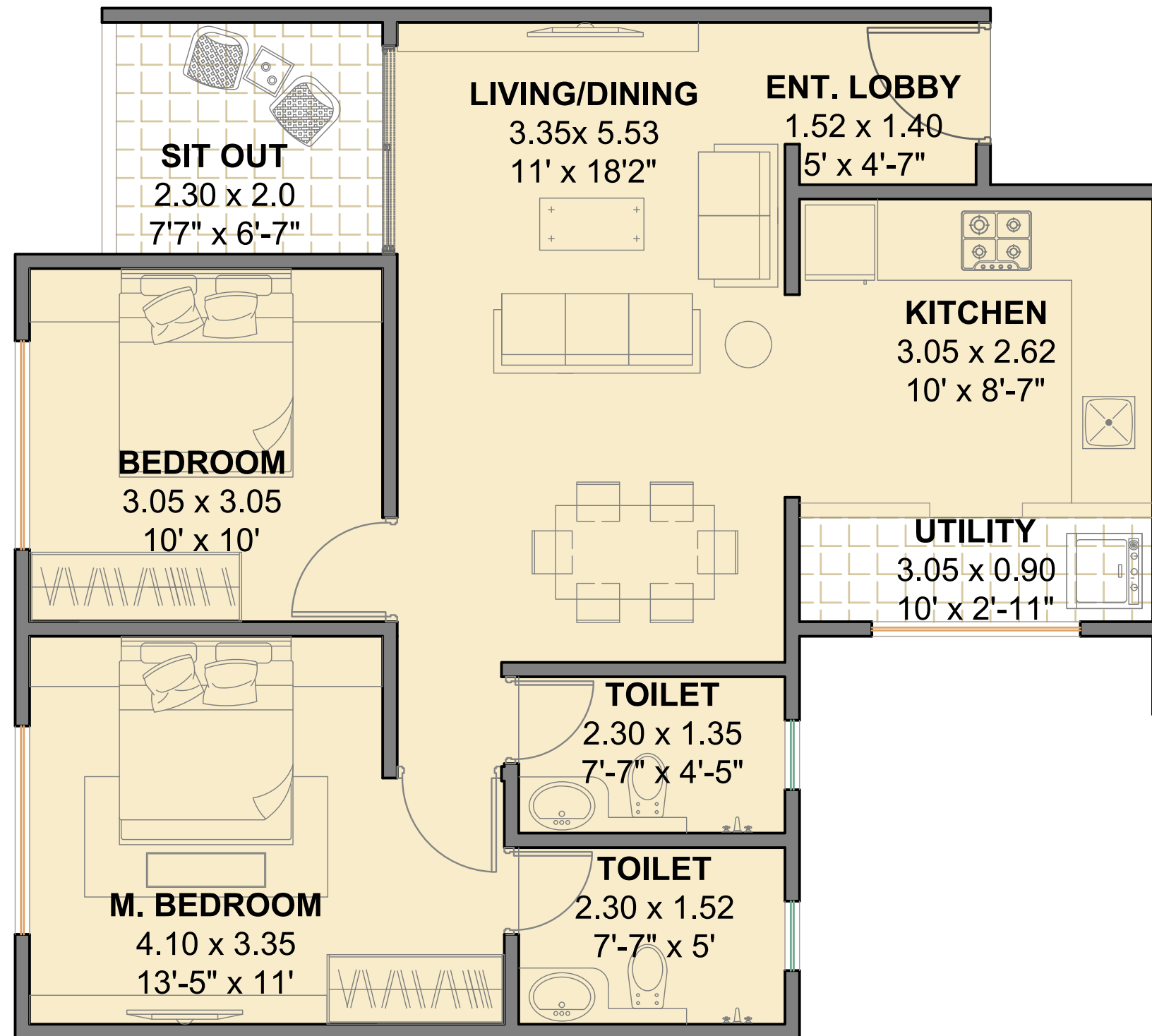
2 BHK UNIT PLAN - TYPE B



Carpet Area: 766 Sq.Ft.



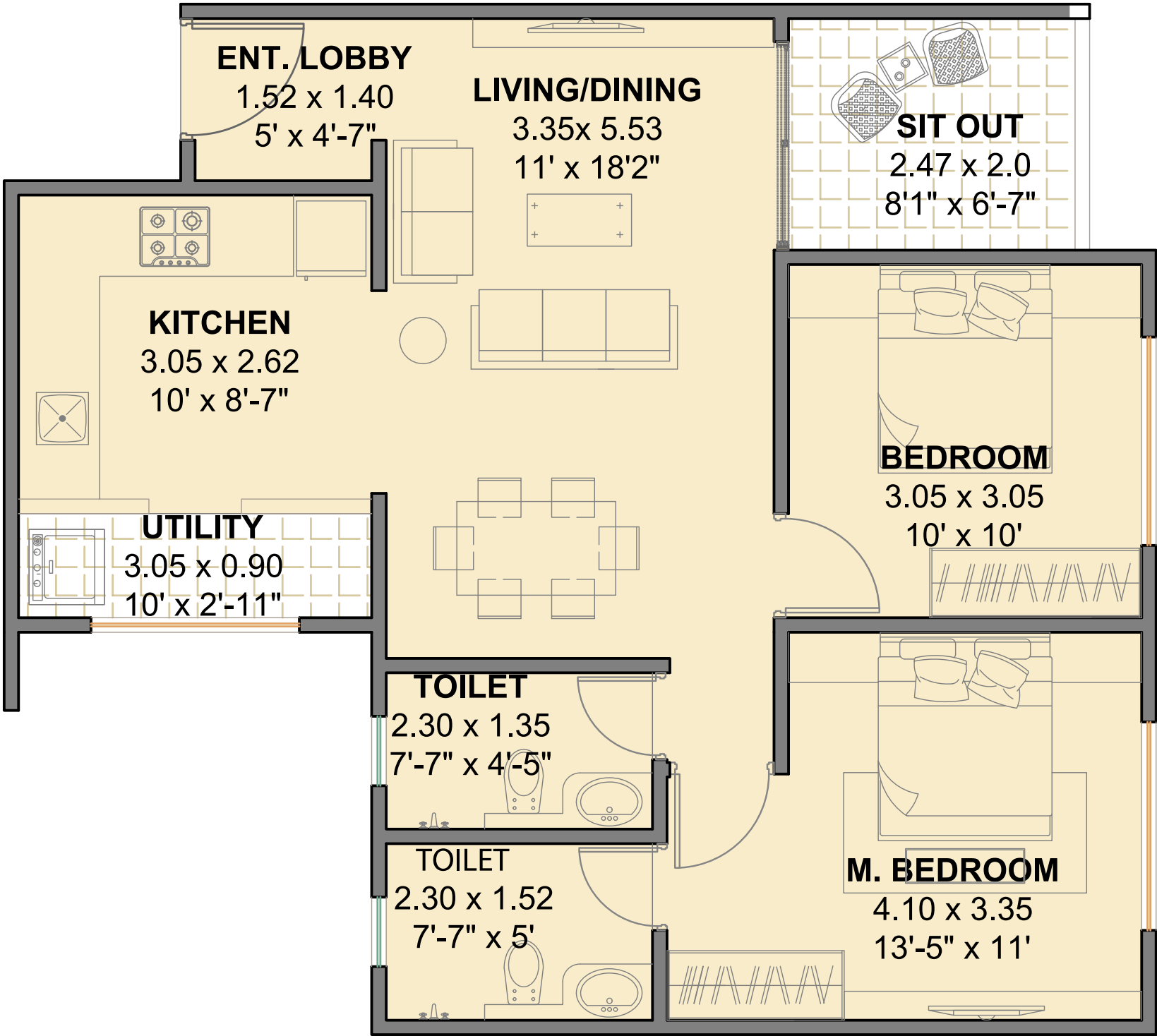
2 BHK UNIT PLAN - TYPE C



Carpet Area: 744 Sq.Ft.



2 BHK UNIT PLAN - TYPE C1



Carpet Area: 748 Sq.Ft.



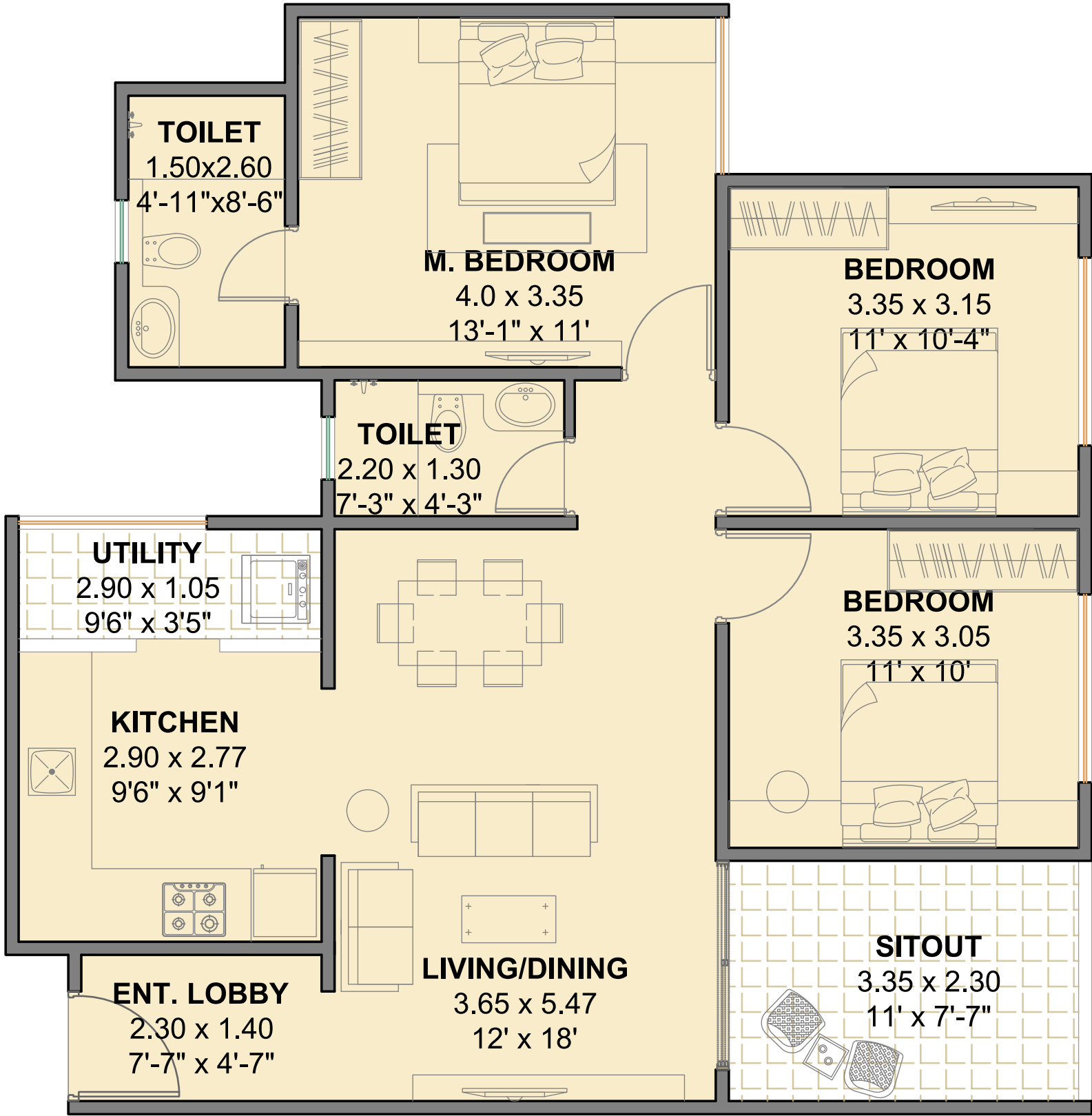
2.5 BHK

Carpet Area: 963 Sq.Ft.



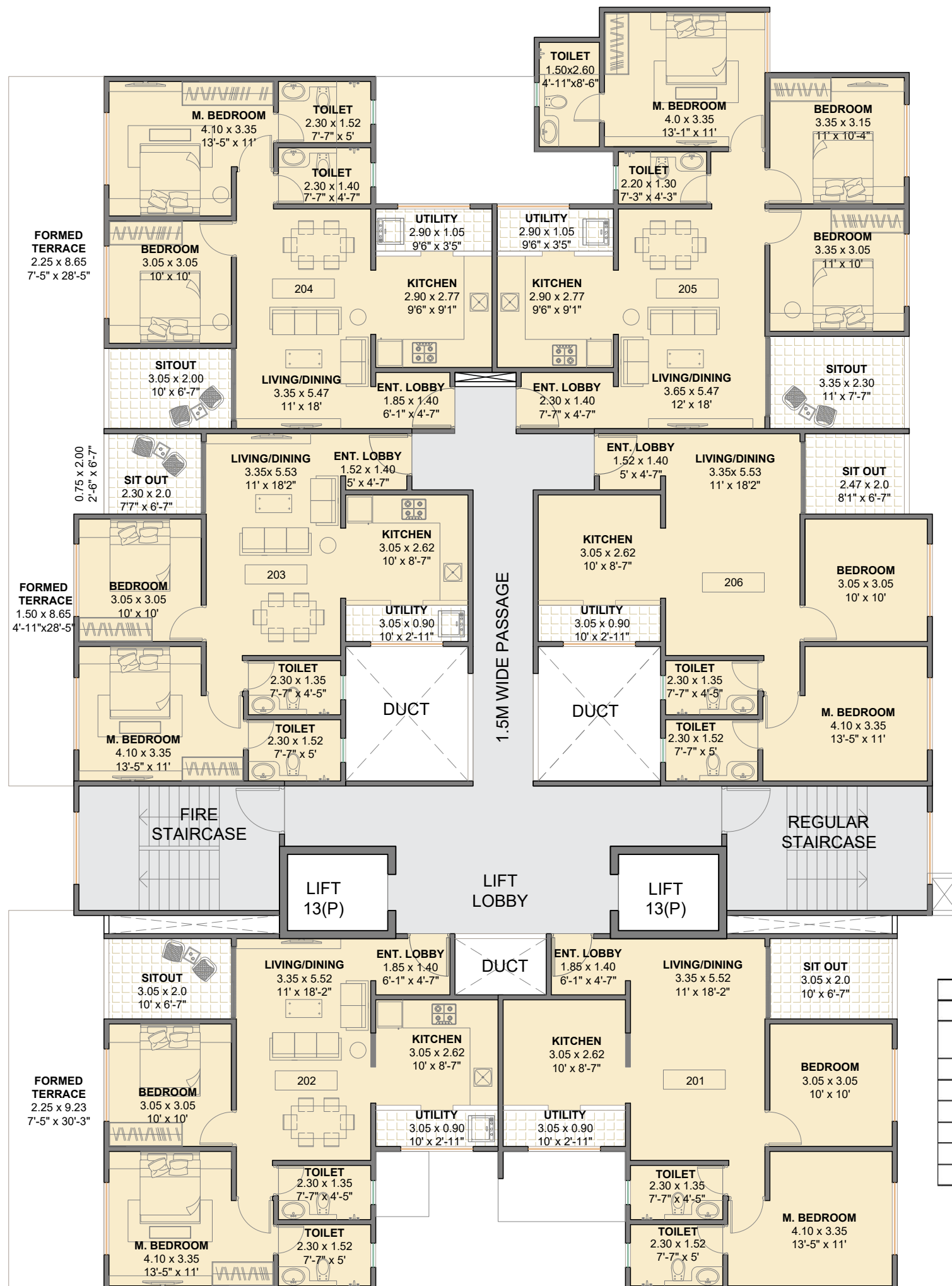
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2.5 BHK UNIT PLAN



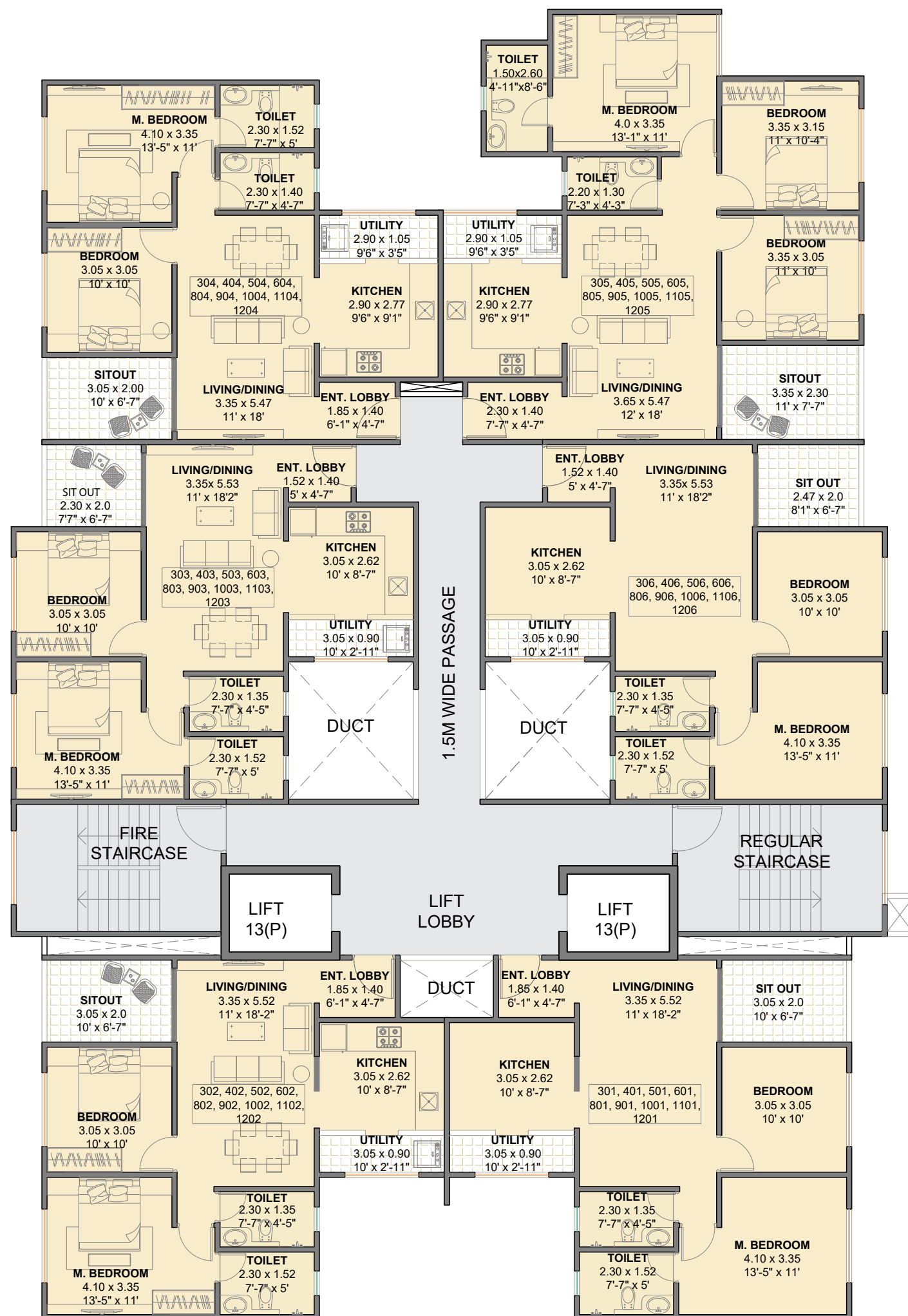
Carpet Area: 963 Sq.Ft.





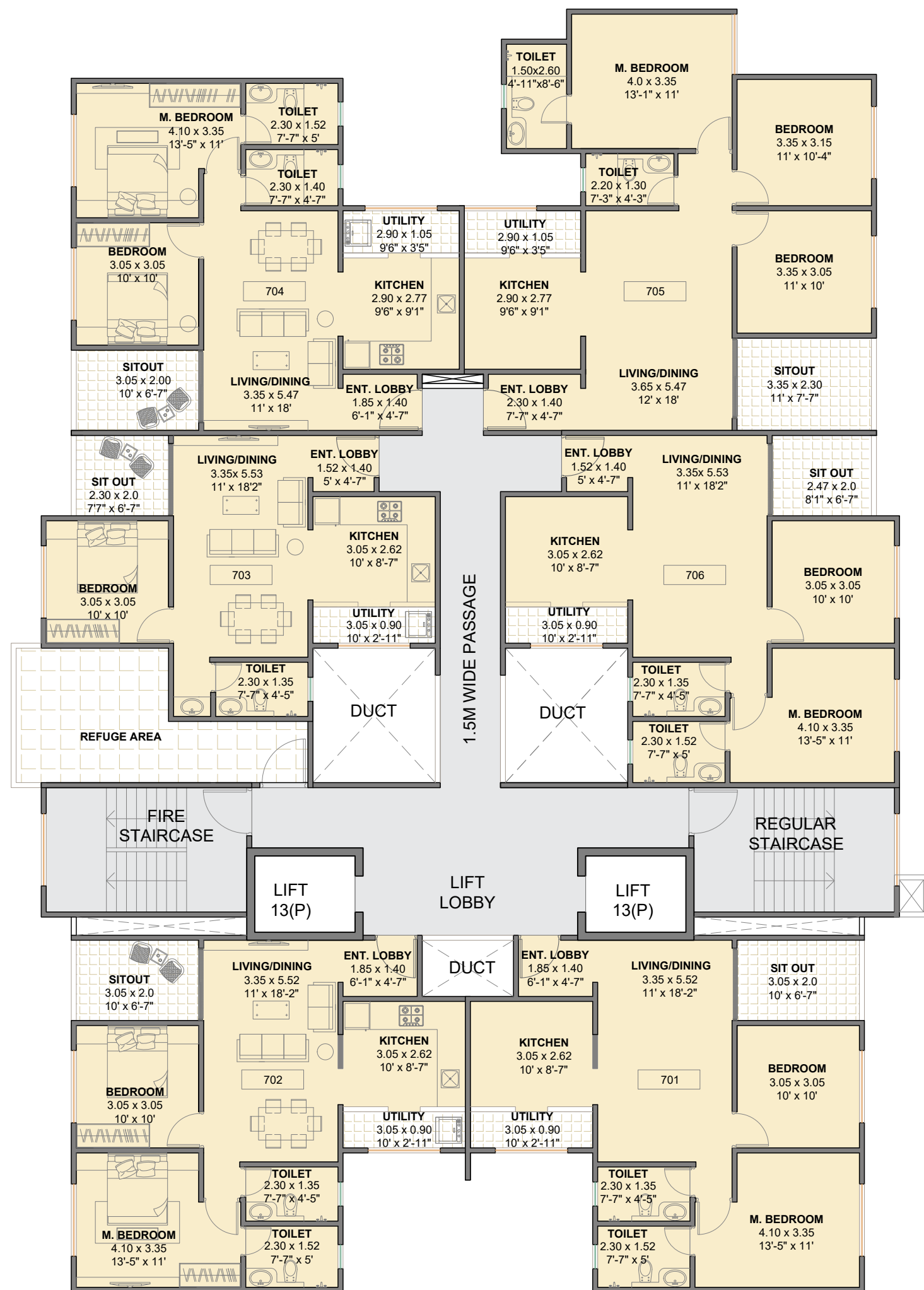
TYPICAL 2ND FLOOR PLAN

TYPICAL 2ND FLOOR							
AREA STATEMENT							
FLAT NO.	CARPET AREA	UTILITY	SITOUT	TOTAL (SQ.M.)	TOTAL (SQ.FT.)	FORMED TERRACE (SQ.M.)	FORMED TERRACE (SQ.FT.)
201	62.33	2.74	6.10	71.17	766	0	0
202	62.33	2.74	6.10	71.17	766	20.77	224
203	61.74	2.74	4.60	69.08	744	14.47	156
204	62.39	3.04	6.10	71.53	770	19.46	209
205	78.70	3.04	7.70	89.44	963	0	0
206	61.76	2.74	4.95	69.45	748	0	0



TYPICAL 3RD TO 12TH FLOOR PLAN

TYPICAL 3 ^d to 12 th FLOOR					
AREA STATEMENT					
FLAT NO.	CARPET AREA	UTILITY	SITOUT	TOTAL SQ.M.	TOTAL SQ.FT.
301, 401, 501, 601, 801, 901, 1001, 1101, 1201, 302, 402, 502, 602, 802, 902, 1002, 1102, 1202	62.33	2.74	6.10	71.17	766
303, 403, 503, 603, 803, 903, 1003, 1103, 1203	61.74	2.74	4.60	69.08	744
304, 404, 504, 604, 804, 904, 1004, 1104, 1204	62.39	3.04	6.10	71.53	770
305, 405, 505, 605, 805, 905, 1005, 1105, 1205	78.70	3.04	7.70	89.44	963
306, 406, 506, 606, 806, 906, 1006, 1106, 1206	61.76	2.74	4.95	69.45	748



TYPICAL 7TH REFUGE PLAN

7TH FLOOR (REFUGE FLOOR)					
AREA STATEMENT					
FLAT NO.	CARPET AREA	UTILITY	SITOUT	TOTAL SQ.M.	TOTAL SQ.FT.
701, 702	62.33	2.74	6.10	71.17	766
703	45.17	2.74	4.60	52.51	565
704	62.39	3.04	6.10	71.53	770
705	78.70	3.04	7.70	89.44	963
706	61.76	2.74	4.95	69.45	748

CREDITS

MEP Consultant



Skyline

Architect



VK: a Architecture

RCC Consultant



Ajay Bhilare & Associates

PROJECT BY:



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