

BALEWADI FASHION RESIDENCES

**ROBOTIC
PARKING**

*Tab Controlled
Lighting System*

**CHILD
TRACKING
SYSTEM**

**WALL
GARDEN**

**KEYLESS
HOME
ENTRY**

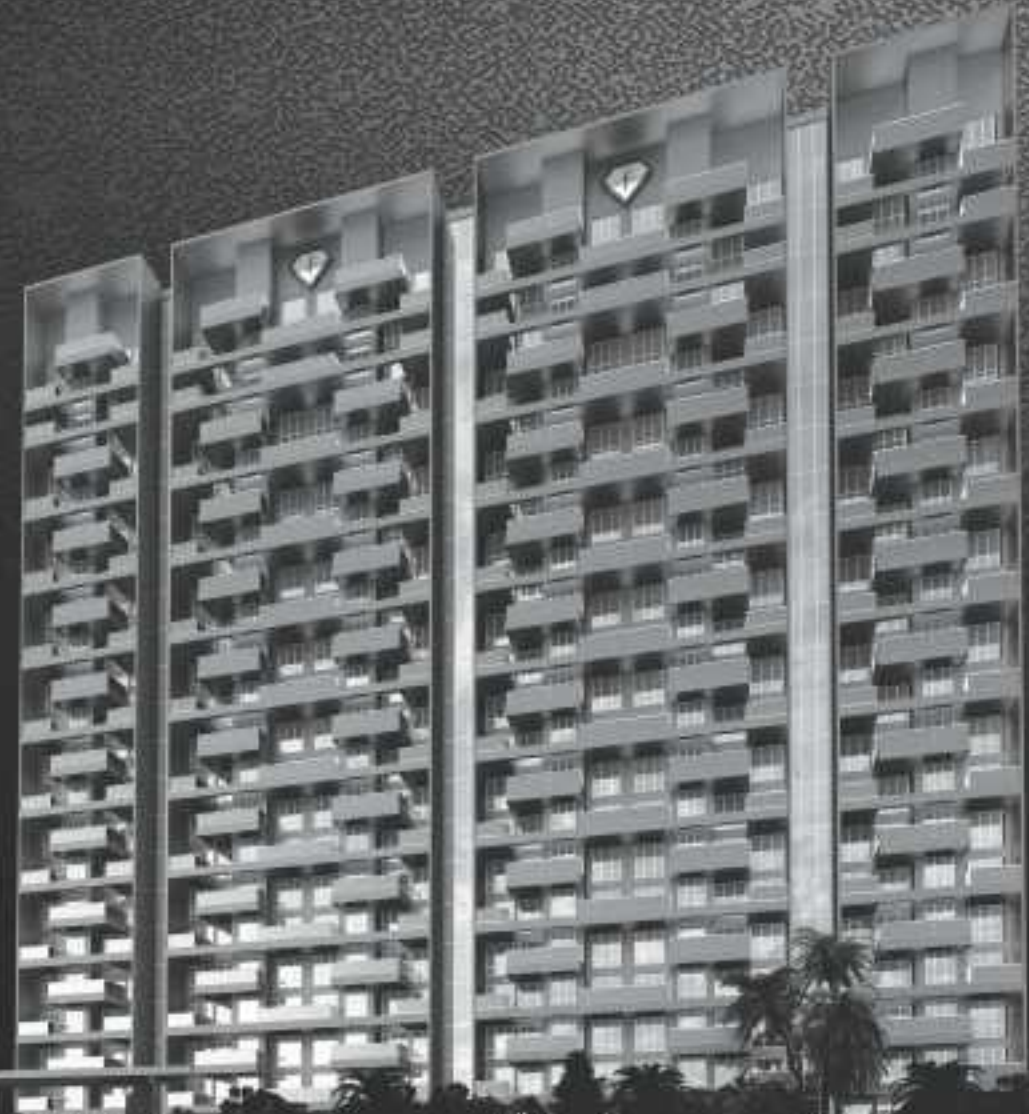
**VEHICLE
TRACKING & E-ENTRY**

BALEWADI



RESIDENCES

Fashionable Residences



DEVELOPERS



Mumbai's premium developer now in Pune

Established in 1973, the Nahar Group has constructed 15 million sq. ft. of top quality residential, commercial, industrial and social properties across the country in Mumbai, Pune, Ahmedabad and parts of Rajasthan. Excellence is a never-ending pursuit for the Group, hence every project undertaken bears the stamp of great commitment, high level infrastructure quality, safety, value and top-class engineering, efficiency and technical expertise.

Guided by a penchant for perfection, attention to detail, and an abiding respect for nature, the Group has spent the last four decades partnering with globally acclaimed companies and working closely with customers which has resulted in the creation of inspirational landmarks. Under the visionary leadership of the Founder, Chairman & Managing Director, Mr. Sukhraj Nahar and Vice-Chairperson Ms. Manju Yagnik, the Group has grown by leaps and bounds to become a paragon in the world of construction.

INTRODUCTION

Fashion TV is the world's foremost brand in fashion and design, bringing the latest trends to people's living rooms. With Balewadi F Residences, Fashion TV joins hands with Mumbai's premium builder, the Nahar Group, in partnership with Pune's Eiffel Developers to bring the very best of high living in Pune. Created for the most sophisticated owners, they rise 23 storeys above Balewadi's most exclusive destination neighbourhood.

Designed by international architectural firm PGP, the supremely crafted glass-clad building is a IGBC Gold Pre-certified project and a sophisticated living environment, along with Robotic Parking and an Impenetrable Security System. Exquisite interiors blend sophisticated character with bold urban design through the artful integration of raw materials and refined finishes.

This 23-storey building offers outrageously stylish 2 bedroom residential spaces and luxurious penthouses, alongside a chic lounge-bar, a swanky café and other exceptional modern amenities such as on-site concierge and management services, an indoor fitness centre and an elaborate landscaped green wall.



DEVELOPERS & REALTORS LTD.

Established in 1995 Eiffel Developers & Realtors Ltd. has spread its realty footprint across Pune, Mumbai, Nagpur, Delhi & Bangalore, with over 25 million sq. ft. of existing development and 119 million sq. ft. of planned projects. Today Eiffel Developers & Realtors Ltd. has emerged as a forerunner in the real estate industry and has undertaken numerous residential and commercial projects.

BALEWADI



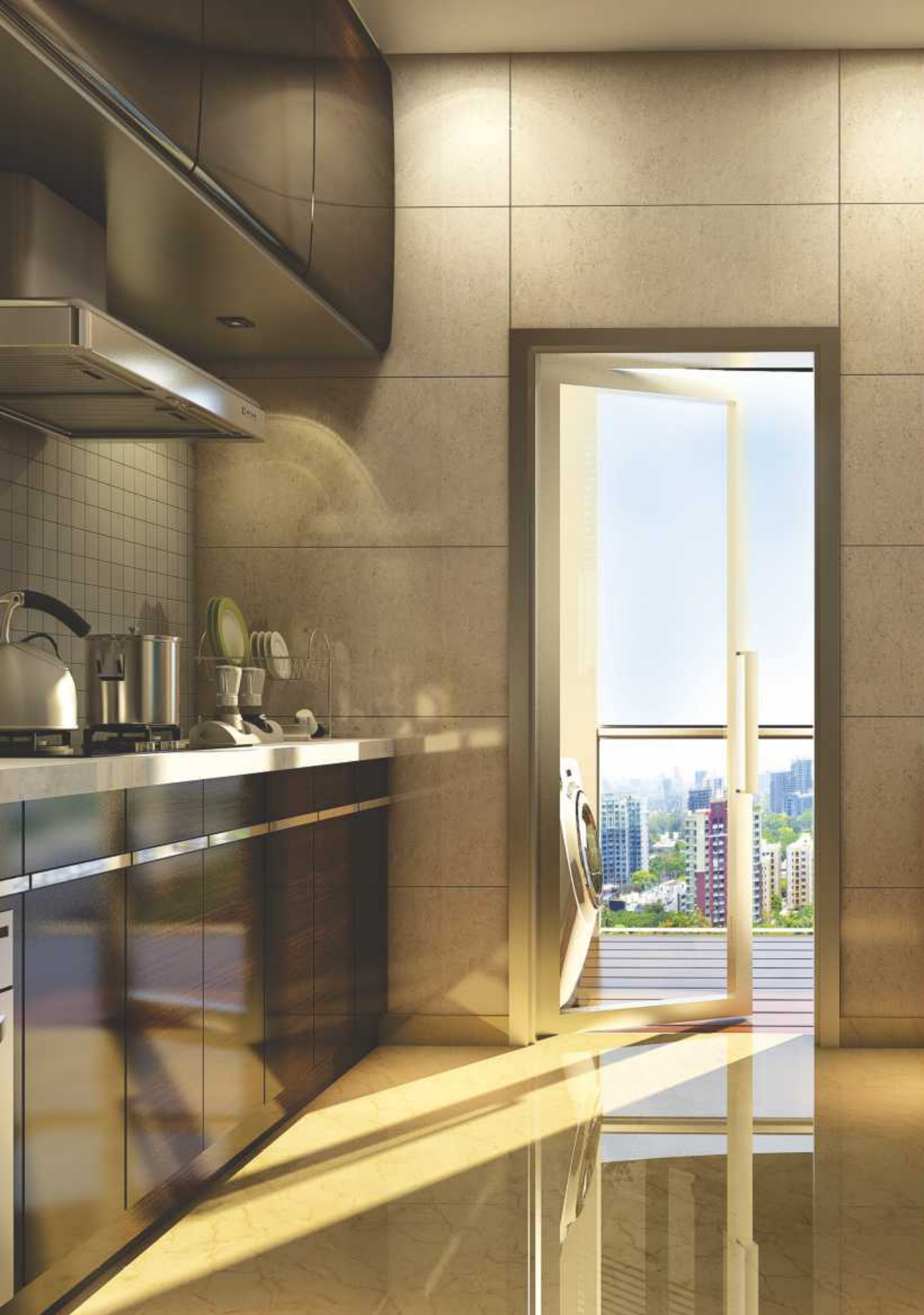
RESIDENCES

THE BRAND STORY

The Nahar Group and Eiffel Developers and Realtors, two leading players in the real estate sector along with Fashion TV, bring the very best of high living to Pune's suburbs through Balewadi F Residences. With a design philosophy adopted from the signature brand Fashion TV, Balewadi F Residences is a perfect amalgamation of exclusivity, elegance and excellence.

Balewadi F Residences is thus a pioneering brand of high design and cutting-edge fashion which offers a glimpse into the very best of what is possible in living. Balewadi F Residences is specifically designed to delight and satisfy the fashion-conscious community of young and affluent professionals who seek an exemplary lifestyle of luxury and sophistication that comes with the arrival of the most trend-setting brand in the world of fashion.





‘Balewadi’ Gateway to Hinjewadi

Balewadi F Residences is located in the strategically placed suburban neighborhood of Balewadi, Pune. Balewadi is fast becoming a coveted address among the young, upwardly mobile IT professionals with a number of high-end residential projects planned and many already developed.

Balewadi boasts of close proximity and easy access to Hinjewadi - the IT hub, which hosts some of the biggest names in IT - Wipro, Infosys, TCS and Microsoft. Hinjewadi has seen massive growth in services and the standard of living, on the back of the rise of the IT sector, and Balewadi, due to its location, is poised to reap similar rewards.

It is also well connected to the airport, the Mumbai-Pune Expressway, and Pune City. Balewadi boasts of a number of renowned schools, colleges and hospitals. Balewadi is also home to the Shree Shiv Chhatrapati Sports Complex, which hosts major sporting events at its stadium.

Key Distances

Balewadi Stadium	5 mins
Hinjewadi	10 mins
Expressway	10 mins
Aundh	15 mins
Shivaji Nagar	15 mins
University	15 mins
Pune Station	20 mins
Pune Airport	45 mins
Vidya Valley	10 mins
Bharti Vidyapeeth School	3 mins
Aditya Birla Hospital	20 mins
Big Bazaar	10 mins
E Square	20 mins

OUR COLLECTION



Pret-a-porter

These apartments give you the freedom to decide what you would like to install in your home. They will have access to common amenities like robotic car parking and the café.

Haute Couture

These apartments have features of technology and fashion designed by top 4 Fashionistas, in affiliation with 4 tech professionals, built in. Buyers can choose any number of these elements to be included in their future home.



THE HAUTE COUTURE AMENITIES

Tab controlled Lighting Features

Install an intelligent lighting control system at Balewadi F Residences. Turn on, dim or turn off lights with a swipe of a finger through a coordinated Tab app through a handheld automation system. Residents can even set timers, personalize their lighting effects and control lights when they are away from home. Apart from appliances, Wi-Fi connectivity can also be managed through this feature. Save energy and effort, make life simple!



Vertical Herb Garden

With our uniquely designed, exclusive vertical gardens, add a splash of green to the walls. Vertical gardens maximize space utilization and provide a stunning visual treat. Eco enthusiasts have the chance to have a dash of nature in their homes. For those who swear by organic food, their daily vegetables can be grown in their own flat on the vertical garden with drip irrigation inbuilt.



Commodes of the Future

Automatic commode seats are the future in state-of-the-art WC technology. Its advanced features include, LED night light, water massage, heated seat, deodorizing system, anti-bacterial seat, and seat sensor.



Flush System

The flush system features a glass plate and has a height adjustment of upto 7 cms. It has a 12 or 24 hour automatic flushing system with dual flush and an air purification system that provides air without ventilation.



Keyless Access to your Apartment

Balewadi F Residences allows one to choose from a new generation of keyless locks for apartments. Other features included are proximity card identification, easy registration of keys, missing key invalidation, scramble code, break-in damage alarm, automatic lock mode, electronic shock resistance and remote control. Keyless access makes life simple; because struggling with an unwieldy bunch of keys at the front door is so out-dated.



OTHER AMENITIES



SWIMMING POOL



CHILD TRACKING SYSTEM



Vehicle Tracking and E-entry



E- Security System

- Robotic Car Parking with Automatic Valet Service
- E- Security system 24 x 7 with SMS & Access card facility
- Swimming Pool
- Clubhouse
- Gymnasium
- Sky Garden
- Power Back-up for Common Areas and Lifts
- IGBC Gold Pre-certified Project
- Cricket Pitch
- Half Basketball Court
- Children's Park
- Party Lawn
- Theme Garden
- Jogging Track
- Rain Water Harvesting
- Car Washing Area
- Gas Pipe Connection Subject to Availability
- Entry / Exit with Special Paving

- Driveway
- Main Designer Entrance Gate with Compound Wall
- Organic Waste Converter
- Sewage Treatment Plant
- Water Feature
- Meditation Lawn
- Lily Pond
- Child Tracking System
- Vehicle Tracking and E-entry

Café

The Café offers residents the most stylish place to catch up. Whether it's grabbing a cup of coffee on the way to work, or sitting down for a bite on a luxurious sofa, the Café offer patrons an inspiringly well-appointed shared space for their pleasure with amenities such as Wi-Fi on offer. It's a place to unwind after a heavy day, or just to catch up with friends, all within the comforts of a designer setting, for those who don't compromise on fashion.



Robotic Parking

Robotic Parking and puzzle parking are one of the unique features of Balewadi F Residences. This futuristic technology saves time, and allows less space to be used for parking, leaving more space for community enhancements. Automatic Valet parking saves people the tiresome process of parking and retrieving cars on a daily basis.



HAUTE COUTURE SPECIFICATIONS

OTHER SPECIFICATIONS

HOME AUTOMATION - Tablet Controlled Lighting

Particulars	2 BHK
Automation Make	Schneider/ABB
Light Automation	On/Off
Places Covered	Living Room
	Dining Room
	All Bedrooms
No. of Automated Light Points	
Living Room	
Ceiling Fan -On/Off	1
Wall	1
Dining Room	
Wall	1
Master Bedroom	
Ceiling Fan -On/Off	1
Wall	2
Second Bedroom	
Ceiling Fan -On/Off	1
Wall	1
Key Pads	
Living Room	8 Gang
Lamp to be Used	Any type
5 Appliance Control on Tablet	Provided
WiFi Connectivity	Provided
Remote -infrared Handheld	Provided
EIB Power Supply 160 mA	1
Bus Connection Terminal	8
Surge Arrester	1
Switch Actuator	1

Main Door - Keyless Entry Mechanism /Numeric /Key Lock

- Proximity card identification
- Easy registration of keys
- Missing key invalidation
- Scramble code
- Mechanical cylinder applied
- Break-in damage alarm
- Automatic lock mode
- Electronic shock resistance
- Remote control (Optional)

Wall Hung WC with Fully Automatic seat (Master Toilet)

- LED Night Light
- Water Massage
- Heated Seat
- Soft Closing Seat
- Deodorizing System
- Thermal Protector
- Auto Clean
- Warm Air Dryer
- Anti Bacterial Seat
- Seat Sensor

Flush System

- Con Flush Tank
- Glass plate,
- 12 or 24 hour automatic flushing system available,
- dual flush,
- fresh air without ventilation
- height adjustment upto 7 cm

Vertical Herb Garden In Dry Terrace

- To grow your daily vegetables in your own flat with drip irrigation inbuilt

Structure Plinth

- Seismic zone III compliant RCC structure

Paint

- External - superior crack resistant, weather proof paint
- Internal - premium emulsion paint

Plumbing

- Pex concealed flexible plumbing system-Gaicomini (ITALY) or equivalent.
- Arrangement for washing machine and dish washer in dry balcony
- CP & sanitary - American standard/Kohler or equivalent

Kitchen

- Premium granite kitchen platform glazed/ceramic tiles dado S. S. sink with drain board.
- Gas leak detector

Bathrooms

- Separate wet & dry areas
- Premium Designer dado up to lintel level .
- Pex concealed flexible plumbing system- Gaicomini (ITALY) or equivalent
- Premium EWC soft closing lid for EWC
- CP & Sanitary - American standard /Kohler or equivalent

Doors / Windows

- Decorative laminated main door with exclusive fittings
- Internal laminated flush doors with premium fixtures
- Full jamb width door frame
- Premium sections for terrace sliding door
- Extra height door opening
- Granite frame sliding doors and windows

Terraces

- S S railings with glass

Flooring

- Fully vitrified Tiles
- Anti skid tiles in bathrooms and terraces
- Dado tiles in dry balcony up to 3' height

Electrification

- Concealed copper wiring with circuit breakers
- Cable and telephone points in living and master bed rooms
- Adequate electrical points along with premium quality modular switches
- Points for dish washer, washing machine, fridge & purifier
- Shuttered plug socket to avoid accidental contact
- Provision for inverter backup
- Legrand / equivalent premium quality modular switches
- Split AC provision in bedrooms with attached toilets
- 3-phase connection for all flats
- 2-way switches in bedrooms with attached toilets
- Footlight in bedrooms with attached toilets
- Telephone point in living & master bed rooms
- Earth leakage circuit breakers

Others

- Fire fighting safety equipments
- Letter box for each flat
- Internal concrete/paved roads
- Decorative compound wall with electronic security features
- Entrance gate with security cabin with access control security features with SMS facility on visitor arrival.
- Robotic car parking with mobile connectivity for vehicle retrieval
- 100% DG backup for complete common load only with auto mains failure panel
- Driver's lounge
- Pollution and vehicle free podium
- Premium automatic hi speed elevators

Child Tracking System

- We know that your children mean the world to you. Keep them close, even when they're out of sight with RFID tags. These tags are an added layer of security, and will alert you of their location and if they leave the Balewadi F Residences premises.

Vehicle Tracking and E-entry

- Long Range system allows hands-free vehicle access for gated communities Transponders are installed in the windshield and can open gates automatically at distances of up to 100' (30m), allowing for simple and fast traffic control.

MASTER PLAN



LEGEND

- | | | | | | |
|-------------------------------------|-------------------------|--|---------------------------|-------------------|-----------------------|
| 1. Entry / Exit with Special Paving | 6. Walkway | 11. Sitting Area | 15. Meditation Lawn | 20. Water Feature | 25. Floating Pavilion |
| 2. Driveway | 7. Aroma Garden | 12. Plumeria Court with
Decorative Balinese Lantern | 16. Heliconia Garden | 21. Pool Deck | 26. Party Lawn |
| 3. Robotic Parking | 8. Balinese Court | 13. Lily Pond | 17. Lawn Bowling | 22. Main Pool | |
| 4. Drop-Off | 9. Children's Play Area | 14. Floating Bale | 18. Box Cricket | 23. Kid's Pool | |
| 5. Guard House | 10. Tot Lot | | 19. Half Basketball Court | 24. Cabanas | |



ECO HOUSING 5 STAR CERTIFICATION



IGBC GOLD PRE-CERTIFIED PROJECT





2 BHK EVEN FLOOR

A	Lobby	5'9" X 4'0"
		7'6" X 4'0"
B	Living Dining	16'0" X 11'6"
C	Kitchen	8'0" X 8'6"
D	Master Bedroom	10'0" X 12'9"
E	Bedroom	9'3" X 12'0"
F	Master Toilet	8'0 X 4' 3"
G	Common Toilet	7'0" X 4' 3"
H	Terrace - Master Bedroom	10'6" X 7'0"
I	Terrace - Living	8'9"x8'3"
J	Dry Terrace	8'3"x7'3"

Carpet Area	Terrace Area	Saleable Area
826-863 sq. ft.	175-204 sq. ft.	1074-1122 sq. ft.



2 BHK ODD FLOOR

A	Lobby	5'9" X 4'0"
		7'6" X 4'0"
B	Living Dining	16'0" X 11'6"
C	Kitchen	8'0" X 8'6"
D	Master Bedroom	10'0" X 12'9"
E	Bedroom	9'3" X 12'0"
F	Master Toilet	8'0" X 4' 3"
G	Common Toilet	7'0" X 4' 3"
H	Terrace	7'6" X 8'3"
		11'3" X 3'9"
I	Dry Terrace	3'6" X 8'6"
		3'0" X 4'0"

Carpet Area	Terrace Area	Saleable Area
795-796 sq. ft.	145 sq. ft.	1033-1035 sq. ft.



PENTHOUSE LOWER FLOOR

A	Lobby	4'0" X 4'0"
		7'6"x4'0"
B	Living Dining	16'0" X 11'6"
C	Kitchen	9'3" X 12'0"
D	Children's Bedroom	10'0" X 12'9"
E	Master Toilet	8'0 X 4' 3"
F	Common Toilet	7'0" X 4' 3"
G	Dry Terrace	11'6" X 4'0"
H	Terrace	8'3" X 8'3"
I	Terrace	10'6 X 7'0"



PENTHOUSE UPPER FLOOR

A	Family Lounge	7'6" X 8'2"
B	Living Below	Open Area
C	Bedroom	9'3" X 12'0"
D	Master Bedroom	10'0" X 12'9"
E	Master Toilet	8'0 X 4' 3"
F	Common Toilet	7'0" X 4' 3"
G	Terrace	7'6" X 8'3"
		11'3" X 3'9"
H	Terrace	3'6 X 8'6"
		3'0"x4'6"

Carpet Area
1091.55 sq. ft.

Terrace Area
351.00 sq. ft.

Saleable Area
1875.31 sq. ft.

PROJECT PARTNERS



PG Patki Architects, India

P. G. Patki Architects is one of the leading architectural firms in India. It has been active for 45 years and in that time it has compiled a diverse portfolio. This includes Hotels made for Luxury, Resort, Budget, Business and Leisure market. In addition to this, PGP is a pioneering firm in the retail industry, building malls with unique brand identities. The firm is known for providing detailed master plans for Residential Townships, Gated Communities, SEZs and Corporate Parks, in addition to designing office buildings and IT Parks. PGP also specializes on mixed projects which creates multi-disciplinary architectural buildings united by a single consistent identity. This is merely a sketch of this truly diverse portfolio of a great firm that is ably led by Mr. S. P. Shakti.



WSP - Structural Proof Check Consultants, UK

WSP is a leading structural proof check consulting firm based in London, UK which in 2012, merged with another engineering consultant firm, Genivar Inc. WSP's team of engineers, designers and scientists specialise in problem solving on global issues in the built and natural environment. They are interested in collaborating with initiatives that solve the problem of housing while serving the demands of the environment and are actively searching for ways to combat climate change.



Taib Landscape Studio - Landscape Architect, Singapore

Taib Landscape Studio is a leading Singapore based firm that specialises in designing gardens and natural landscapes for luxury homes. Their vision of landscape expands beyond greenery to include lush fountains, multi-levelled lawns and kid's play areas. Their collaboration with Indian developers has altered the housing industry.



PARI - Robotic Parking

PARI is one of the largest automation companies in the world. The firm's global strength includes over 800 employees and 8 facilities across the world. Their knowledge of engineering enables it to be a complete "Solution Provider", capable of handling a project from original concept design to manufacture and implementing advanced factory automation systems. Having started operations in 1990, PARI has shown a growth rate exceeding 50% year by year.

PARI's Tower Parking System allows for vertical allocation of parking rooms, up and down movements of lifts and an independent steel tower type with a built-in type, which furthermore can be modified as per client's requirements.



Metaphor - Interior Design, Indonesia

Metaphor Interior Architecture is an award winning interior design firm that builds economical and specialises in retail interior design, commercial interiors, restaurant designs, bar café, as well as office and hospitality projects. Some of its clients are Ascott Residence Lounge, Moca Hotel, Villa Jimbaran Bali, Swiss Bel Hotel, Golden Crown KTV Lounge, Blowfish Surabaya, Social House Singapore, Fish & Co, Zhuma Japanese Restaurant, etc.



Vk:e Environmental - LEED Certification

Vk:e Environmental is a consulting firm centered on sustainability. Vk:e Architecture has over 40 years of experience in construction and real estate development sectors. Vk:e is set to provide customers the First Platinum rated IGBC (Indian Green Building Council) homes in the state. It specialises in LEED (Leadership in Energy and Environmental Design) Platinum projects. Vk:e hopes to raise awareness on sustainable architecture and collaborates with universities and academies to increase the knowledge of sustainability and its integration with architecture and urban planning.



S. S. Patane and Associates, India

S. S. Patane and Associates is a civil engineering consultancy firm dedicated to perfection in providing the most economical and efficient designs for major civil engineering projects. They have collaborated with residential and commercial projects as well as warehouses, operation plants, food storage facilities with practical solutions. Their design philosophy favours a multi-tiered approach that favours value engineering and cost-effective alternatives. At the same time they are gifted at identifying latest global advancements and seek to adapt it to local conditions for maximum efficiency.



S. N. Joshi Consultants Pvt. Ltd, India

S.N. Joshi Consultants Pvt. Ltd. provides consultancy for design of MEP (Mechanical/HVAC, Electrical and Plumbing) services, with a focus on Green Building solutions with LEED compliance. They are a leading MEP infrastructural service provider that also undertakes consultancy on Construction Project Management, Customised Design Solutions & Precise Planning through constant innovation.



Laxman Thite, India

Laxman Thite is a leading architectural firm based out of Pune. It is famous for its innovations in low cost housing. Mr. Laxman Thite is the founder and head of the firm. He personally visualises the concept and guides the entire architectural planning and designing stage to the last detail and trains every member of the staff. He has a comprehensive team of fifteen architects, engineers, interior designers and planners, besides the administrative, liasoning and field staff. The firm has participated in many joint ventures since the scope of its work, from the designing of urban mass housing schemes, commercial developments, hospitals, hotels, restaurants, recreation and cultural centres to interior design of residential houses, involves a variety of social spheres and requires collaboration with several organizations. They are able to provide complete architectural services but specialise in liasoning at local level for large scale projects.

BALEWADI



RESIDENCES

Balewadi F-Residences, No. 45, New Baner - Hinjewadi Link Road,
Balewadi, Pune. ☎ 020 - 4900 6100

www.f-pune.com

Disclaimer: The developer reserves the right to amend the layout, plans, dimensions, elevations, amenities and specifications. While every care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.