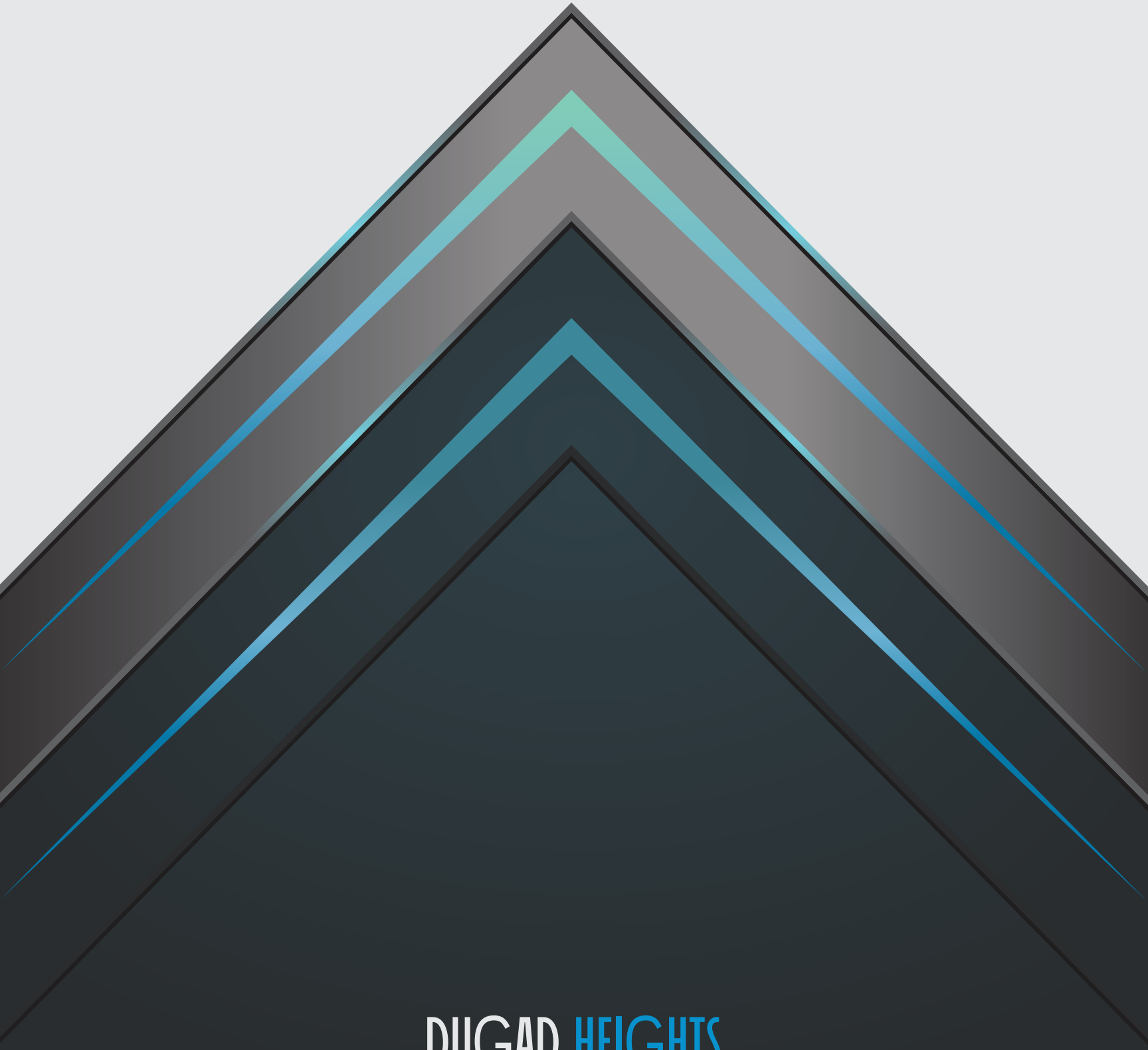


SCALE NEW HEIGHTS



**DUGAD HEIGHTS**  
Premium Commercial Space



PUNE

Pune's ever expanding geographies has led to the opening of several new prosperous suburban areas. Katraj is already dotted with several residential and commercial developments. The bypass connecting Katraj to Kondhwa is Southern Pune's lifeline with huge residential developments, small industry plots & of course commercial spaces as well.

DUGAD HEIGHTS is very well-situated, exactly on the bypass road, at the cusp of Katraj-Bibvewadi areas. Therefore it promises to be a prominent structure especially with its elegant and attractive architecture.



# CITY

# DUGAD HEIGHTS

Premium Commercial Space



### **Being at the right place...at the right time**

The Katraj-Kondhwa bypass connects Katraj from the Mumbai-Bengaluru highway junction to Bibvewadi, Indira Nagar, Kondhwa, Undri further up to Hadapsar-Saswad road. It is gradually becoming the melting point for businesses and traders who operate in the southern Pune extension.

Couple of important Jain temples, ISKCON campus, colleges, and large residential townships in the vicinity has increased the speed of development. Future holds bright prospects for this Pocket of the city.

## **DUGAD HEIGHTS**

Premium Commercial Space

**Shop Units** (500 – 1000 sq.ft.)

**Office Units** (300 – 1000 sq.ft.)





# INTELLIGENTLY DESIGNED WORK SPACES

EXCELLENT RETAIL BUSINESS PLACE







## EXPECT

Elegant design and elevation

Natural light and ventilation

Uninterrupted frontage

Ample dedicated parking for owners

Ample parking for visitors

Well-appointed spaces

Pillar-free floor plates

Spacious lobbies and corridors

Prominent space for putting company signage/board

Flower beds and landscaping in open areas

Ideal set-up for Retail & Restaurants



## SPECIFICATIONS



### STRUCTURE

R.C.C. Structure, 6" thick external wall & 6" thick internal wall, Gypsum plaster internally, Sand face plaster externally



### WINDOWS

External glass facade with open-able windows



### ELECTRIFICATION

Concealed high quality wiring  
Necessary electrical points  
Good quality modular switches



### PAINTING

OBD for internal walls  
Texture paint to external walls



### FLOORINGS

Vitrified Flooring



### DOORS

Door with glass partition  
& Shutters for Offices



### TOILETS IN COMMON AREAS

Wall tiles in toilets / W.C.  
Good quality concealed plumbing  
Water resistance door  
Necessary C.P. fittings in toilets  
Good quality sanitary ware

## AMENITIES

- Elegant and decorative entrance.
- 24\*7 security intercom system
- Fire fighting system
- CCTV provision in common area
- Inverter backup for common areas & lifts
- Covered & mechanized parking
- Two automated passenger lifts
- One fully automated car lift
- Aesthetically designed offices
- Splendid Elevation
- Weather proof exterior paint
- Adequate lighting within the building premises
- Rainwater harvesting system
- Vermiculture system
- Roof top garden

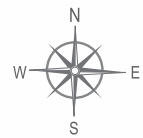
## CONVENIENCES

Provision for telephone line in office room  
Provision for the cable connection in office  
Compound wall  
Elegant gate  
Elegant entrance lobby  
Ample Parking  
Letter box & name board in common lobby

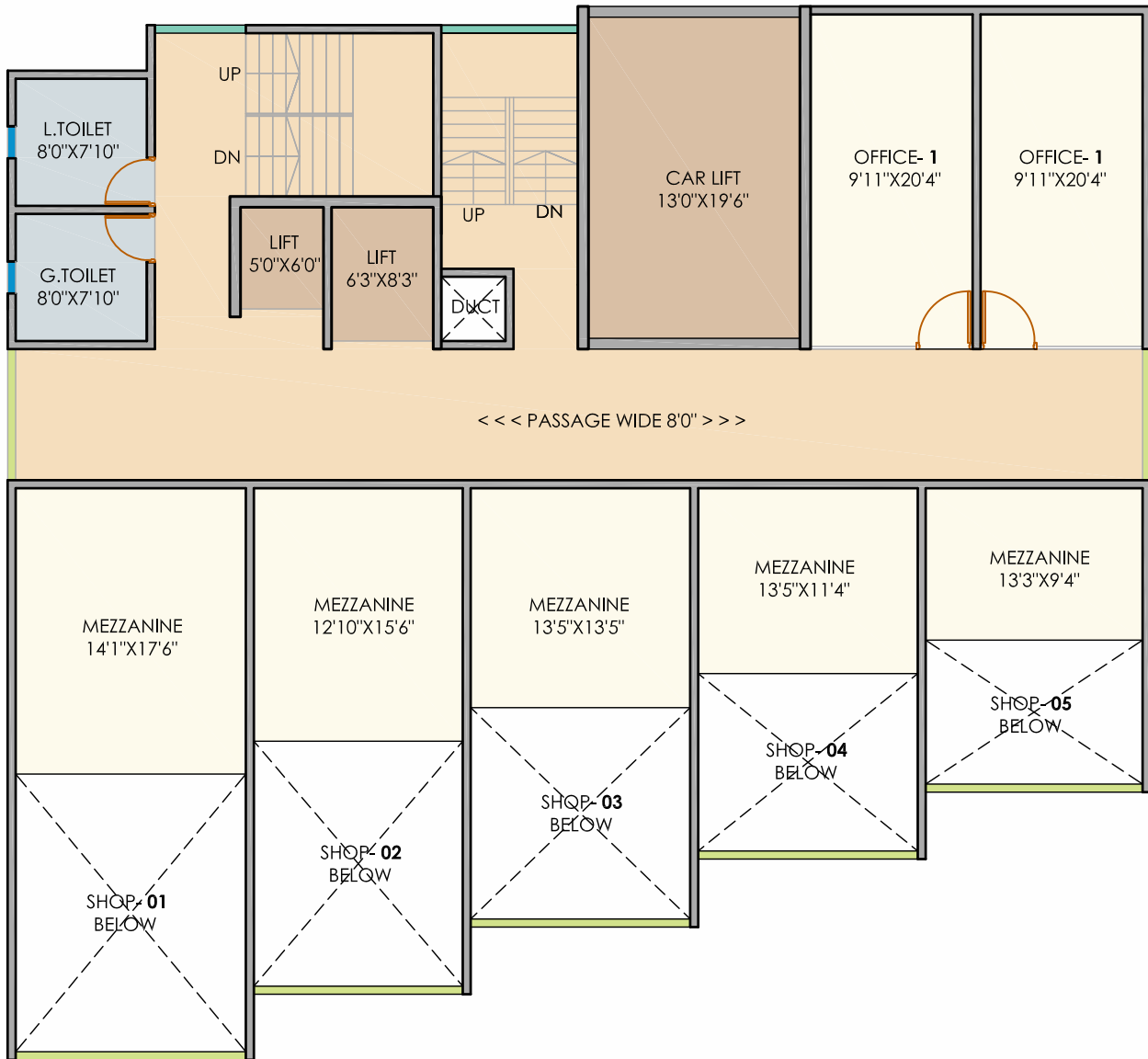
## UPPER GROUND FLOOR PLAN



<b>AREA STATEMENT (SQ.FT.)</b>				
(office loading 45% & shop loading 50%)				
SHOP	CARPET	MEZZANINE	TOTAL CARPET	SALEABLE AREA (SQ.FT.)
01	494.07	247.03	741.10	1111.65
02	396.76	198.38	595.14	892.71
03	361.67	180.84	542.51	813.76
04	305.59	152.79	458.38	687.58
05	247.57	123.79	371.36	557.04
OFFICE 6	202.36	0.00	202.36	293.43
OFFICE 7	202.36	0.00	202.36	293.43

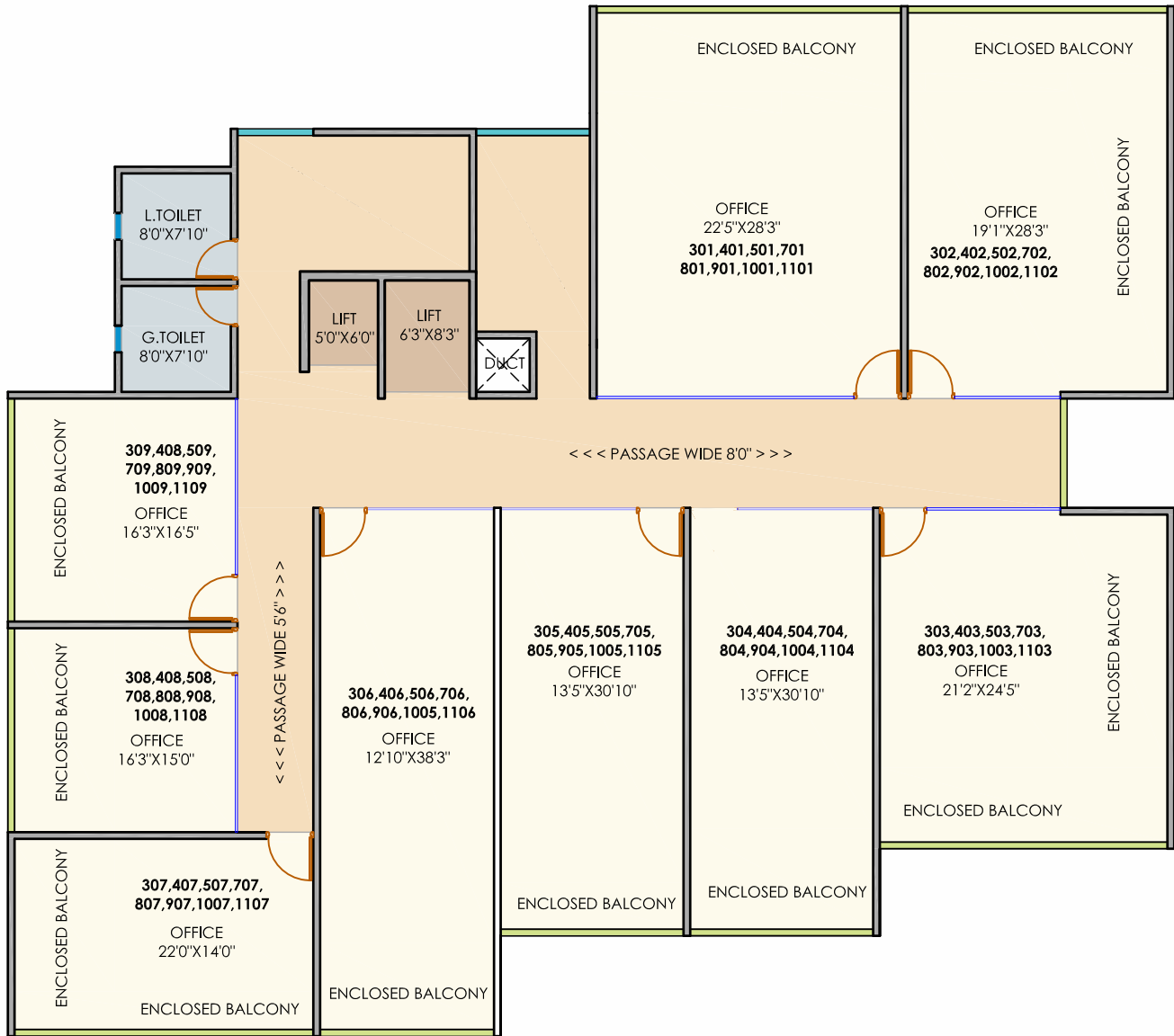


## MEZZANINE FLOOR PLAN

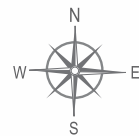


AREA STATEMENT (SQ.FT.) (MEZZANINE) 45 %			
SHOP	CARPET	TOTAL CARPET	SALEABLE AREA (SQ.FT.)
OFFICE 1	202.36	202.36	293.43
OFFICE 2	202.36	202.36	293.43

**TYPICAL 3RD,4TH,5TH,7TH,8TH,  
9TH,10TH & 11TH FLOOR PLAN**



AREA STATEMENT (SQ.FT.) 45 %				
OFFICE NO.	CARPET	BALCONY	TOTAL CARPET	SALEABLE AREA (SQ.FT.)
301,401,501,701,801,901,1001,1101	481.37	150.91	632.28	916.80
302,402,502,702,802,902,1002,1102	277.60	259.52	537.12	778.83
303,403,503,703,803,903,1003,1103	261.24	253.60	514.84	746.52
304,404,504,704,804,904,1004,1104	316.03	99.24	415.28	602.15
305,405,505,705,805,905,1005,1105	368.99	46.29	415.28	602.15
306,406,506,706,806,906,1006,1106	407.74	81.81	489.55	709.84
307,407,507,707,807,907,1007,1107	165.66	144.24	309.90	449.35
308,408,508,708,808,908,1008,1108	133.47	110.76	244.24	354.14
309,409,509,709,809,909,1009,1109	145.85	121.10	266.95	387.07



## 6TH FLOOR PLAN



AREA STATEMENT (SQ.FT.) .45 %				
OFFICE NO.	CARPET	BALCONY	TOTAL CARPET	SALEABLE AREA (SQ.FT.)
601	481.37	150.91	632.28	916.80
602	277.60	259.52	537.12	778.83
603	261.24	253.60	514.84	746.52
604	0.00	0.00	0.00	0.00
605	368.99	46.29	415.28	602.15
606	407.74	81.81	489.55	709.84
607	165.66	144.24	309.90	449.35
608	133.47	110.76	244.24	354.14
609	145.85	121.10	266.95	387.07

## LOCATION



<b>Katraj Bus Depot</b>		500 m
<b>Swargate</b>		8 km
<b>Market Yard</b>		6 km
<b>Kondhwa</b>		4 km
<b>Camp</b>		10 km
<b>NIBM</b>		5 km
<b>Hadapsar</b>		13 km
<b>Sun City (Sinhagad Road)</b>		8 km
<b>Bibvewadi</b>		3 km
<b>Padmawati</b>		4 km

Distance

Take time

## Nearby landmarks



Agam Jain Temple



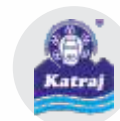
Shatrunjay Jain Temple



ISKCON Temple



Katraj Zoo



Katraj Dairy

# DUGAD HEIGHTS

Premium Commercial Space

Architect :  
**Jaideep Deshpande**  
(ELEMENT 5)

R. C. C. consultant :  
**G. A. Bhilare Consultants Pvt. Ltd.**

Legal Adviser :  
**Adv. Ravindra Hiralal Dugad**

**Site address** : S.No. 21/12, Katraj, Katraj Kondhwa Link Road, Near Indian oil Petrol Pump, Pune - 411037.  
**Mobile No. 99923438899 | MAHARERA Registration no. P52100017665**



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