



**YUGAM**

# Kamalapark

3 & 4 BHK HOMES

ERANDWANE, PUNE

Formerly known as **a ONE GROUP**





# The Foundation

Founded in 2005, Yugam Realty is a compassionate and visionary brand that values the strength of its foundation while shaping the future with confidence. With trust and timely delivery at its core, Yugam Realty continues to move forward with purposeful design and sustainable growth.

Our foundation is built on trust, quality and commitment. These values guide every step we take and every project we create. With this belief, we have had the privilege of helping families find their dream homes and build a future rooted in stability and happiness.

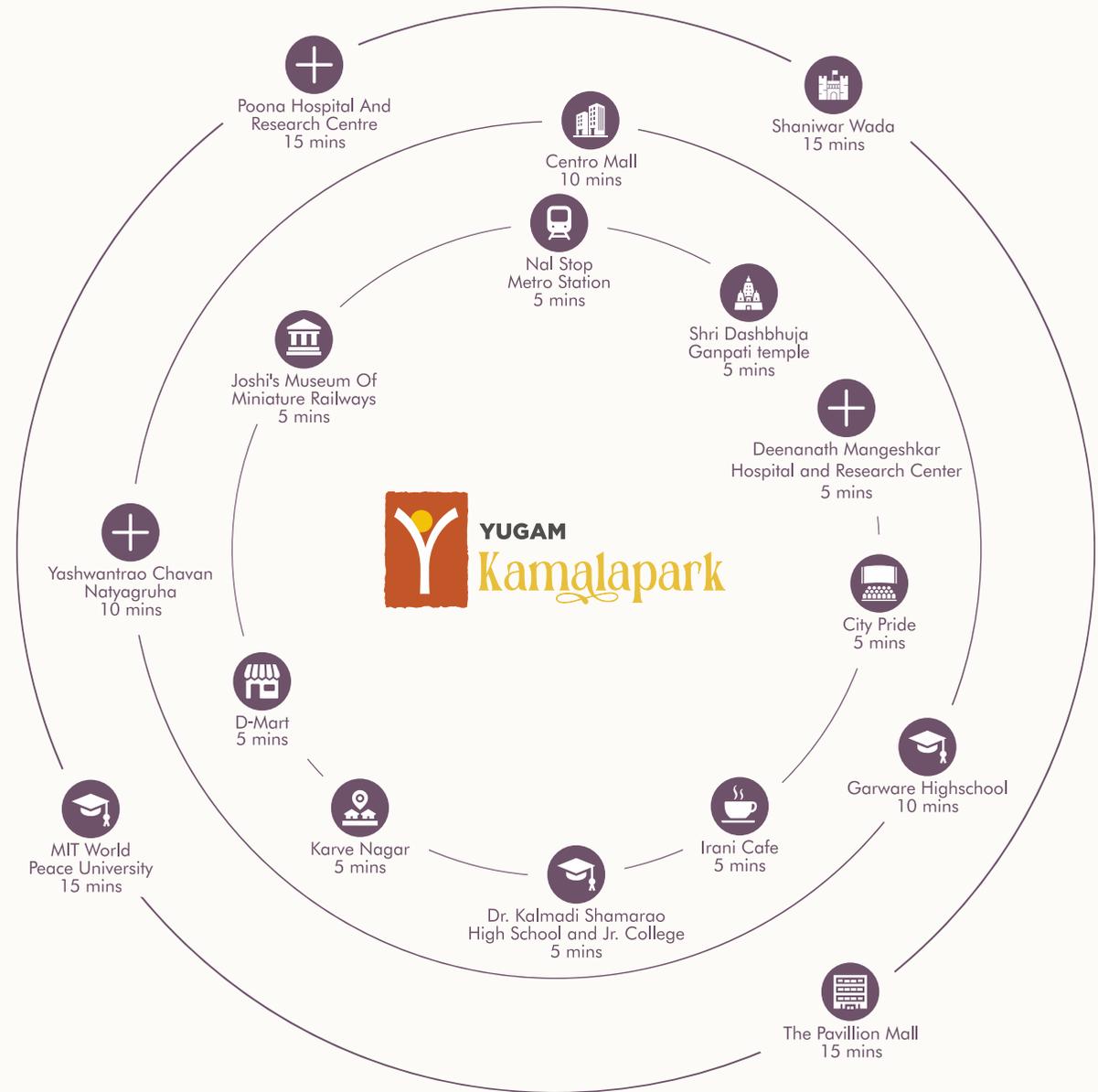
# Introducing Kamalapark

Living at Kamalapark is about finding balance. It offers a peaceful neighbourhood surrounded by the city's finest conveniences. With schools, colleges, hospitals, shopping centres and the metro only minutes away, every day feels effortless and every moment with family feels truly meaningful.

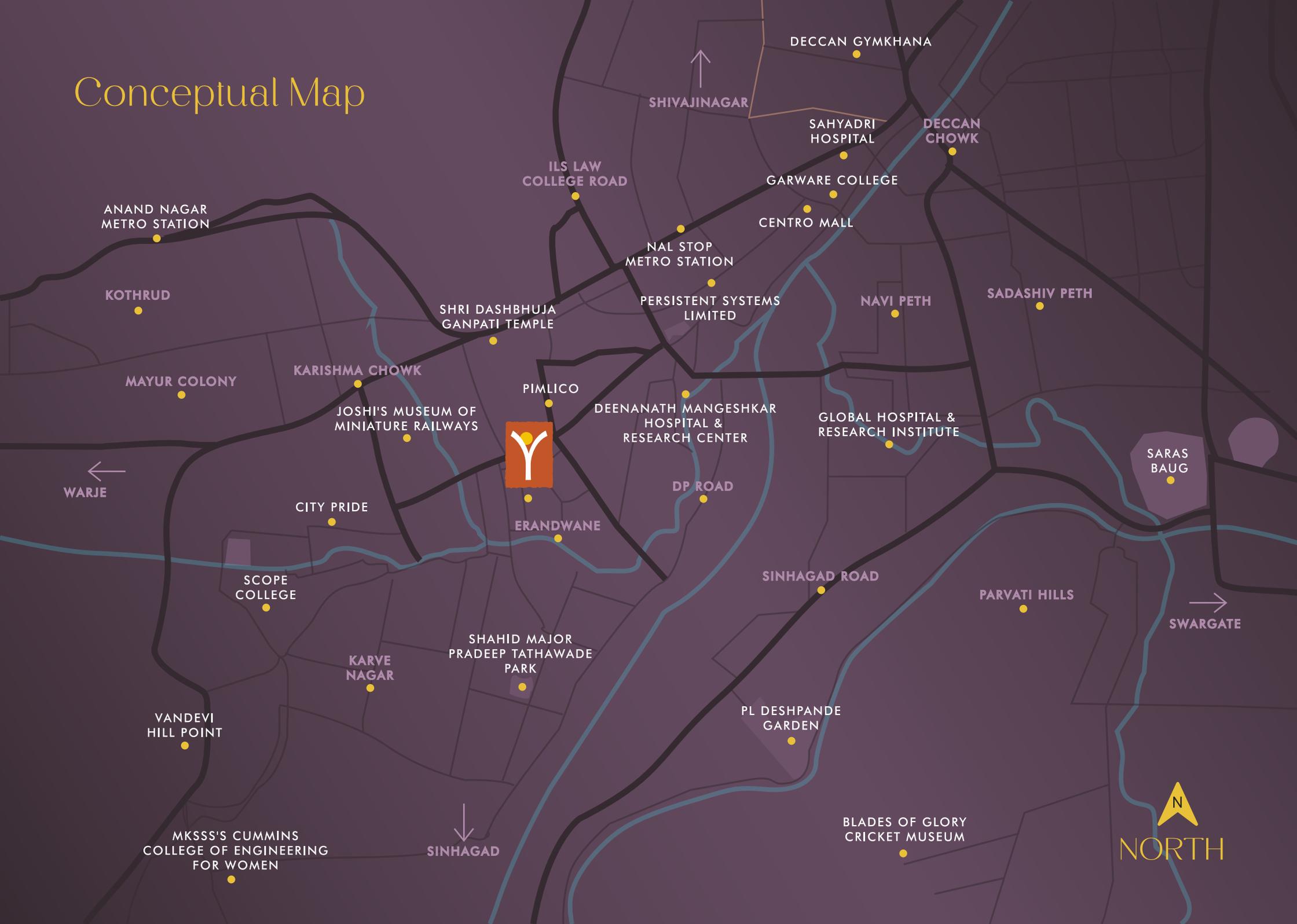


# A connected address for a complete life.

Kamalapark is located in Erandwane, a neighbourhood known for its perfect balance of urban convenience and peaceful residential living. It offers an environment ideal for families who value both tranquility and easy access to the city's best amenities.



# Conceptual Map



The peaceful  
pause made  
for you.





# Specifications

## Structure:

- ✿ Earthquake-resistant RCC frame with anti-termite treatment.
- ✿ 2.85 m slab height.
- ✿ UG and OH RCC water tanks with separate sections for drinking and domestic water, with automatic level controllers.
- ✿ 6" red brick walls with POP (internal) and a double-coat waterproof; plaster (external); chicken mesh used.
- ✿ Sunla finish for the staircase block.



## Doors & Windows:

- ✿ Laminated main door with wooden frame and safety door (SS grill)
- ✿ Waterproof laminated internal doors; FRP toilet doors with granite frames.
- ✿ UPVC 3-track sliding windows with mosquito nets, MS safety grills, and granite window frames.
- ✿ SS railings for balconies and staircase; toilet louvers and bird mesh as required.

# Specifications

## Electrical:

- ❁ Concealed fire-resistant copper wiring with modular switches.
- ❁ Light/fan points, appliance points, and 2-way switches in the master bedroom.
- ❁ ELCB, MCB, and distribution board; single-phase supply.
- ❁ TV and telephone points in the living room and bedrooms.



## Kitchen:

- ❁ Granite platform with SS sink and ceramic/glazed tiles.
- ❁ Water purifier, exhaust fan; kitchen trolleys optional
- ❁ MNGL gas connection (if available), washing machine provision, and easy dryer in dry balcony.

# Specifications

## Toilets:

- ❖ Full-height glazed tiles with anti-skid flooring.
- ❖ Standard CP/sanitary ware (Jaquar/Cera), wall-mounted WCs, and diverter system.
- ❖ Concealed CPVC plumbing (Astral/Prince); CI/PVC rainwater pipes.
- ❖ Exhaust fan, master tap, granite corner shelf, loft in common toilet (on request)



## Flooring:

- ❖ 4'x2' vitrified tiles in all rooms; anti-skid designer tiles in terrace/utility.
- ❖ Granite flooring in staircase and floor lobbies.
- ❖ Elegant entrance lobby with access card, individual name plates, and letter boxes.

## Painting:

- ❖ Interior: Acrylic emulsion.
- ❖ Exterior: Raincoat/Acrylic paint.

A woman with long dark hair, wearing a light pink dress, stands on a balcony. She is holding a white cup with both hands and looking out at a cityscape during a vibrant sunset. The sky is filled with orange, red, and yellow clouds. The city below is silhouetted against the bright light of the setting sun. The balcony has a glass railing. The overall mood is peaceful and contemplative.

A home  
built for  
bigger  
dreams.



# Key Amenities



Elegantly designed entrance lobby, along with stylish name plates, name boards, and letterboxes.



Video Door Phone (VDP) system for enhanced security.



Solar power provision for net metering.



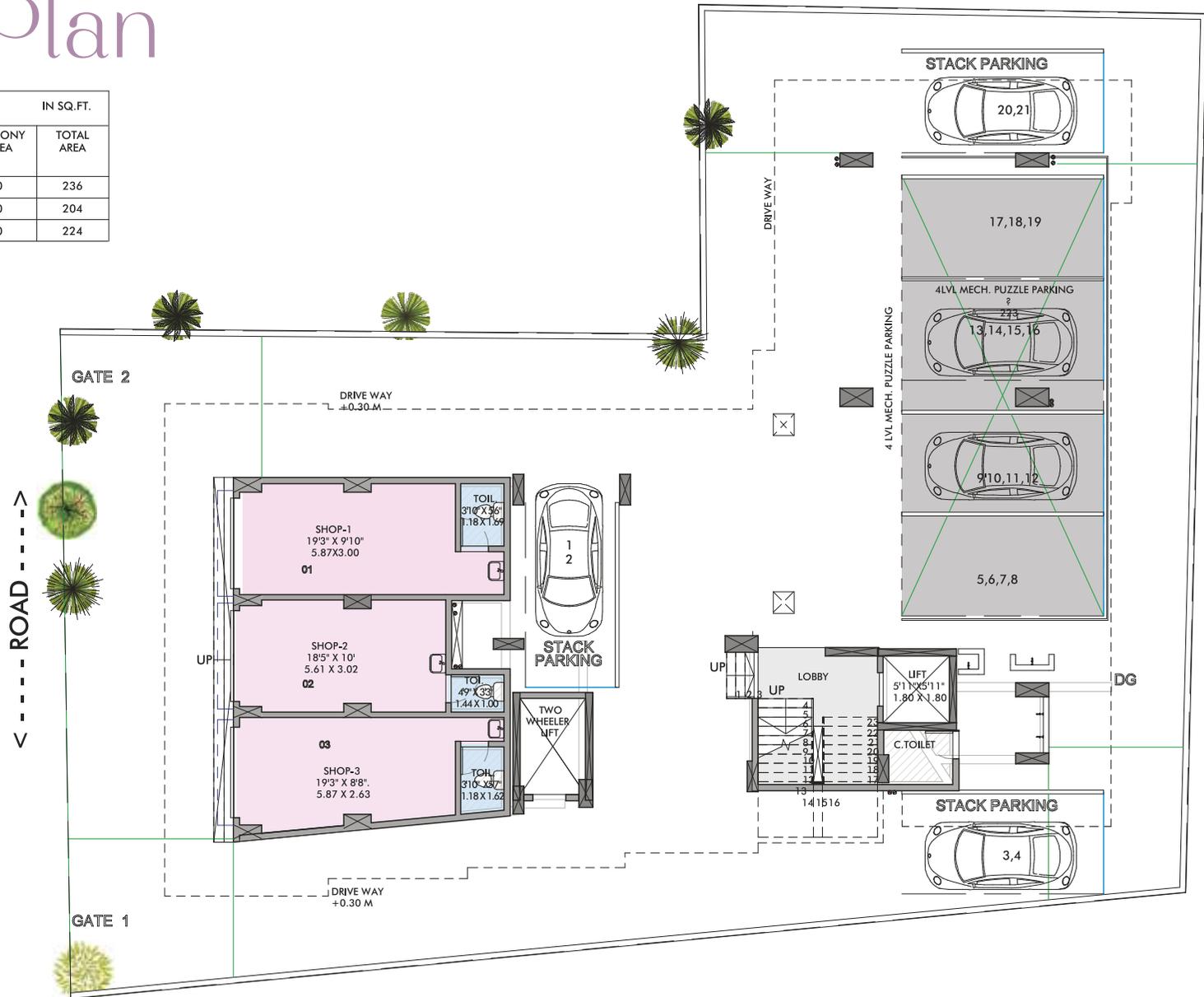
Solar water heating system for energy-efficient living.



MNGL piped gas connection for convenience and safety.

# GR Floor Plan

AREA STATEMENT						IN SQ.FT.
PROP. SHOP NO	ELIGIBLE CARPET AREA	BO CARPET AREA	DIFF. CARPET AREA	RERA CARPETA REA	BALCONY AREA	TOTAL AREA
001	224	233		236	0	236
002	203	203		204	0	204
003	221	221		224	0	224



\*ALL INTERNAL CHANGES WILL BE DISCUSSED AT THE LATER STAGE. SCHEMATIC PLAN SUBJECT TO APPROVAL FROM AUTHORITY.



# 1st Floor Plan

AREA STATEMENT							IN SQ.FT.
PROP. FLAT NO	ELIGIBLE CARPET AREA	BO. CARPET AREA	DIFF. CARPET AREA	RERA CARPET AREA	ENCL.BALC AREA	BALC. AREA	TOTAL AREA
101		947		660	294	47	1001
102		963		666	292	58	1016
103	637	635	2	365	225	65	655
104	1132	355	168	269	96		365
105	504	511	7	342	181	0	523



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# 2nd Floor Plan

AREA STATEMENT							IN SQ.FT.
PROP. FLAT NO	ELIGIBLE CARPET AREA	BO CARPET AREA	DIFF. CARPET AREA	RERA CARPET AREA	ENCL.BALC AREA	BALC. AREA	TOTAL AREA
201	1132	789	956-CHK	524	278	21	823
202				776	351	56	1183
203	637+637=1274	861	1	486	326	85	897
204		633		475	157	23	655



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# 3rd Floor Plan

AREA STATEMENT							IN SQ.FT.
PROP. FLAT NO	ELIGIBLE CARPET AREA	BO CARPET AREA	DIFF. CARPET AREA	RERA CARPET AREA	ENCL.BALC AREA	BALC. AREA	TOTAL AREA
301	as per 201	789	as per 201	536	266	21	823
302				776	350	56	1182
303	679+742=	905	82-CHK	503	344	89	936
304	1421	598		428	183	0	611



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# 4th Floor Plan

AREA STATEMENT							
PROP. FLAT NO	ELIGIBLE CARPET AREA	BO CARPET AREA	DIFF. CARPET AREA	RERA CARPETA REA	ENCL.BALC AREA	BALC. AREA	TOTAL AREA
401	as per 104	945	as per 104	667	237	99	1003
402				665	294	56	1015
403	637	736	99	384	325	57	766
404		250		210	49	0	259
405	as per 201	510	as per 201	338	186	0	524



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# 5th Floor Plan

AREA STATEMENT							IN SQ.FT.
PROP. FLAT NO	ELIGIBLE CARPET AREA	BO. CARPET AREA	DIFF. CARPET AREA	RERA CARPETA REA	ENCL.BALC. AREA	BALC. AREA	TOTAL AREA
501	742	806	64	558	182	96	836
502				665	298	56	1019
503	637	734	97	418	298	51	767
504		949		663	293	47	1003



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**YUGAM  
REALTY™**

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**FOUNDATION TO FUTURE**

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