

Live Closer To Nature,
Grow Closer To Life



LAUNCHING
PHASE 5





PHASE-5
BUILDING

PHASE-5
BUILDING

H

Crafted For Comfort, Designed For Life

Experience thoughtfully designed homes that blend comfort, convenience, and modern aesthetics. Built with precision and care, our spaces are the foundation for a better life – where families thrive, investors prosper, and dreamers flourish.



Where Serenity Meets Community

300+ Happy Residents

Living in a township is more than just owning a home - it's a vibrant community that wraps you in warmth, safety, and a deep sense of belonging, where neighbours become like family and every interaction enriches your life.

7.5 Acres Township

Best-in-Class Construction

Premium Amenities

Superior Specifications

Serene Location

Kolhapur's Finest Residential Township



Actual Site Image

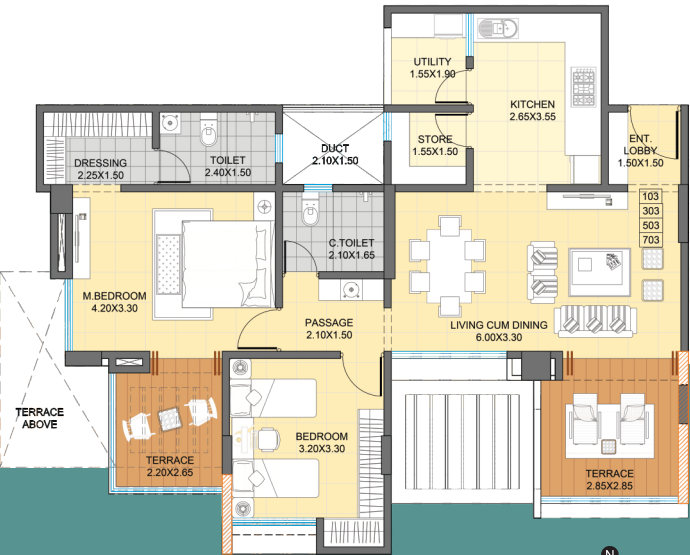
Comfort Living Wrapped In Subtle Luxury

SPACIOUS 2 BHK FLATS



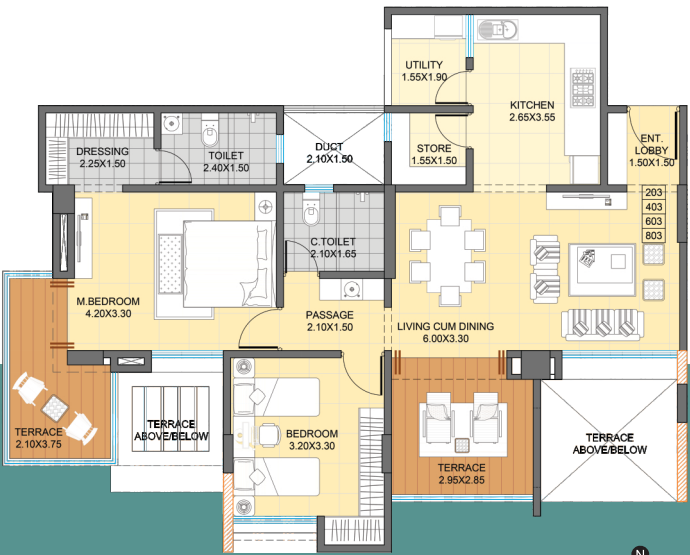
Elegance lives in every inch, and luxury flows through every room of this beautifully crafted 2BHK and 3BHK. Designed for those who seek space, comfort, and a touch of timeless sophistication.

SPACIOUS 3 BHK FLATS



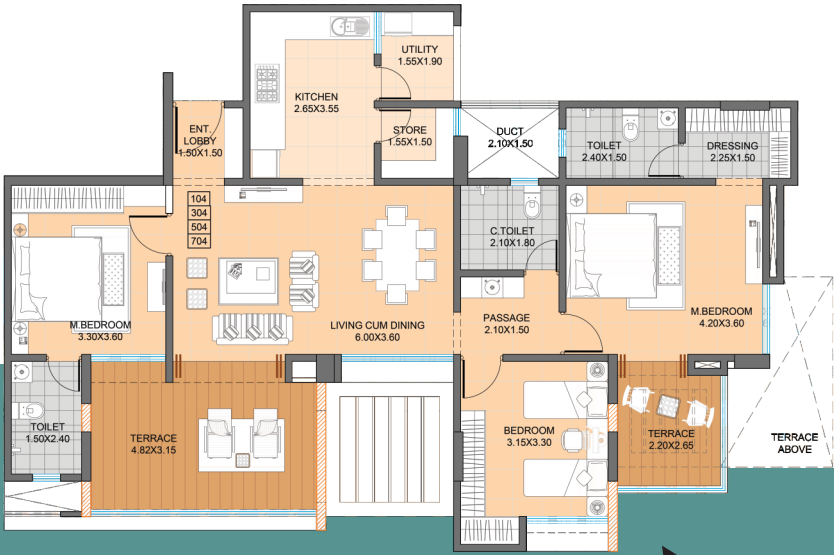
1st, 3rd, 5th, 7th
Floor Plan

RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL BUILT-UP AREA SQ.M	TOTAL BUILT-UP AREA SQ.FT
77.50	0.75	2.95	13.75	94.95	1022



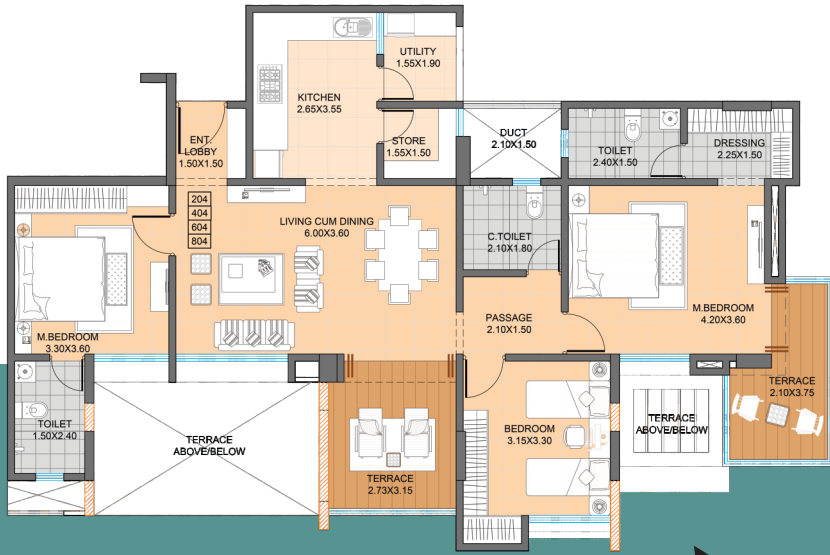
2nd, 4th, 6th, 8th
Floor Plan

RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL BUILT-UP AREA SQ.M	TOTAL BUILT-UP AREA SQ.FT
77.56	0.75	2.95	14.61	95.87	1032



1st, 3rd, 5th, 7th
Floor Plan

RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL BUILT-UP AREA SQ.M	TOTAL BUILT-UP AREA SQ.FT
98.36	0.75	2.95	20.75	122.81	1321



2nd, 4th, 6th, 8th
Floor Plan

RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL BUILT-UP AREA SQ.M	TOTAL BUILT-UP AREA SQ.FT
97.50	0.75	2.95	14.84	116.04	1249



Clubhouse With Landscape Garden

Amenities That Redefine Everyday Living

- Amphitheatre
- Indoor Games
- Children's Play Area
- Basket Ball Court
- Multipurpose Hall
- Gazebo
- Club House
- Swimming Pool
- Gym
- Jogging Track
- Society Office
- Intercom System
- Street Light In Premises
- CCTV Security System
- Solar Water Heating System
- Solar Power Grid
- Automatic Elevators
- Internal Paved Concrete Roads
- Fire Fighting System
- Sewage Treatment Plant
- 24/7 Corporation Water Supply
- Power Backup for Lift & Common Areas
- Underground & Overhead Water Tanks of Adequate Capacity

Specifications



STRUCTURE

- Earthquake-resistant R.C.C. framed structure.



BRICKWORK & PLASTERING

- 6" thick Fly Ash Bricks/A.A.C. blocks for external and internal walls.
- Smooth gypsum finish internal plaster.
- Sand-faced plaster & texture finish for external walls.



FLOORING

- 32" x 32" vitrified tiles in all rooms.
- Antiskid tiles in toilets and terraces.
- 3" skirting all over.



DADO

- Glazed tile dado upto Slab Level from kitchen platform level.
- Dado up to slab level in bathroom.
- Dado 2' above common wash basin.



KITCHEN

- L Shape Granite platform with SS sink.
- Dry balcony with washing machine point.
- Water purifier, Exhaust fan & Power plug points.



PLUMBING

- A-PVC Astral or equivalent pipe for water supply.
- C-PVC Astral or equivalent pipe for internal concealed plumbing.
- Astral Echo Drain/SWR or equivalent pipe for external plumbing.



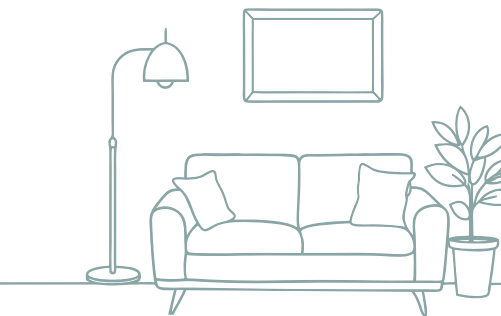
BATHROOM

- C.P. bath fittings and White coloured sanitary ware of Jaquar or equivalent made.



ELECTRIFICATION

- Concealed copper wiring of I.S.I. mark with M.C.B.
- Modular switches of Schneider or equivalent made.



PROVISION OF ELECTRIC POINTS

- 2 light points, 1 fan point, 1 plug for each room.
- 1 TV, Telephone, & Invertor point in the living room.
- 1 AC Point in master bedroom.
- Water Heater and Exhaust fan points in bathroom.



DOORS

- Post-form laminated main and internal doors with fittings & night latch.
- Post form laminated flush door with granite frame for bathrooms.
- Powder-coated MS French terrace doors.



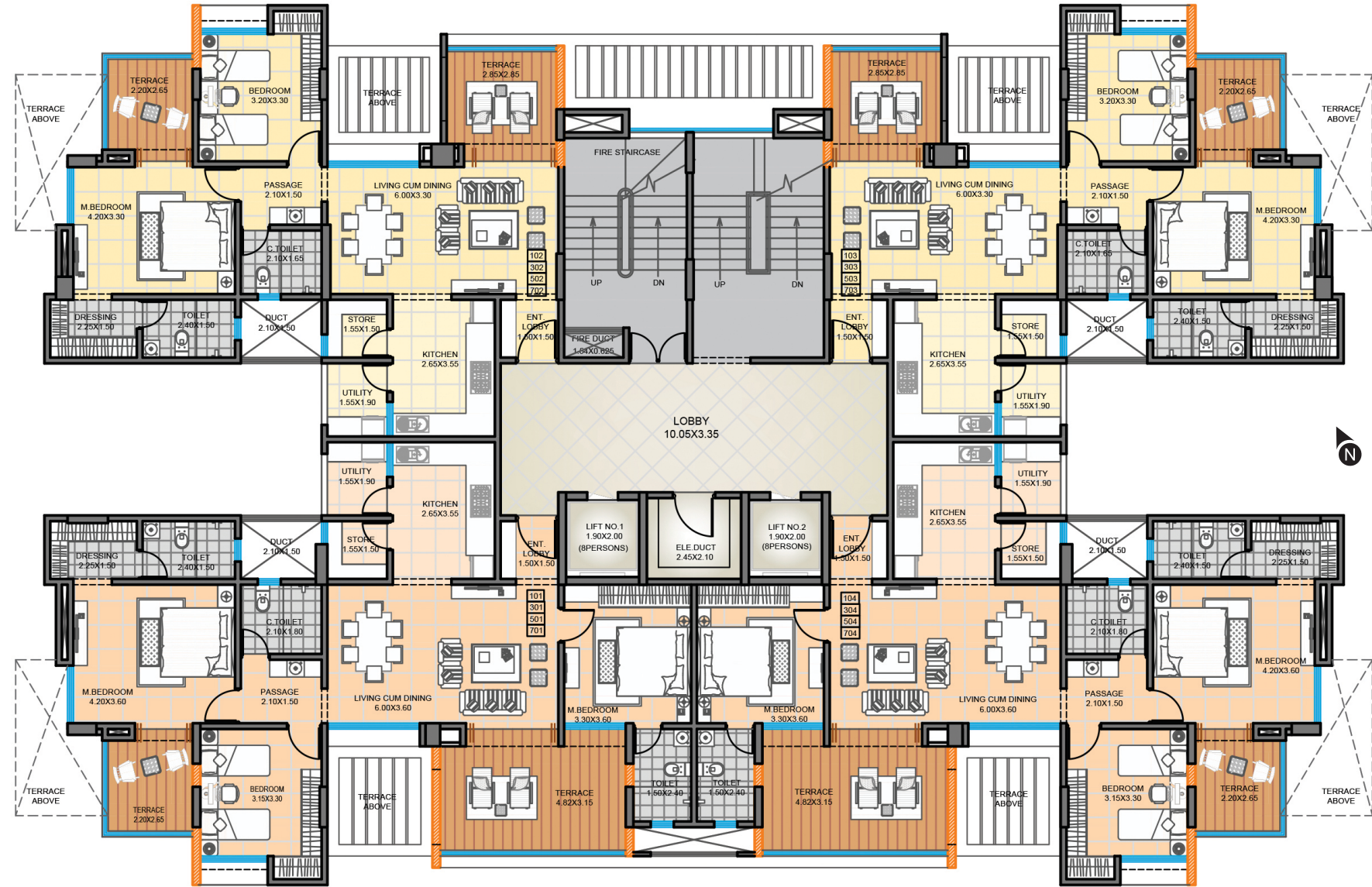
WINDOWS AND RAILING

- UPVC sliding windows with MS safety grill, granite sill, & mosquito net.
- SS railing with 3.5' high toughened glass for adjoining terraces.



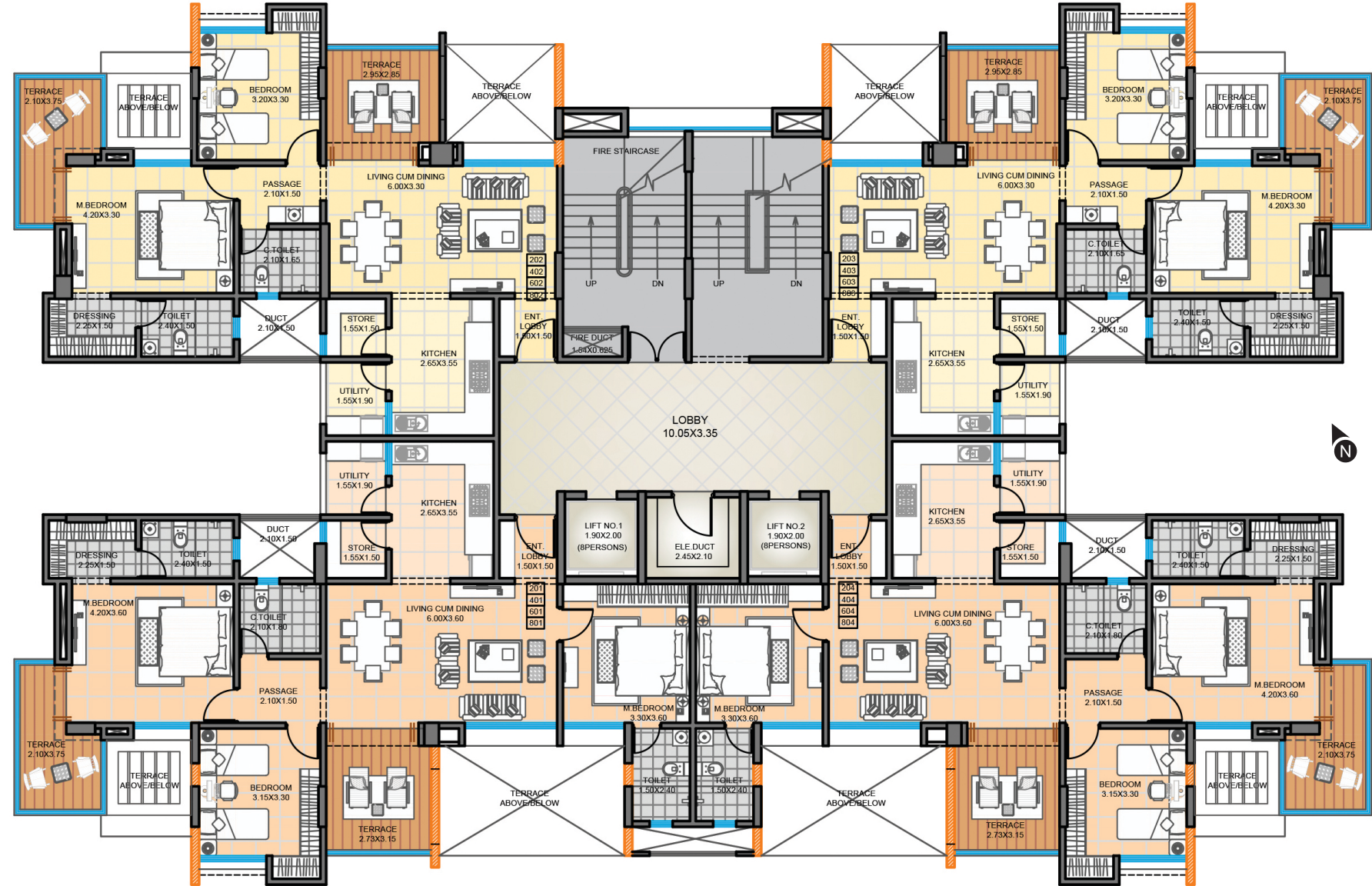
PAINTING

- Acrylic paint for external walls.
- Good quality emulsion paint for internal walls.
- Smooth wall putty on internal walls.



G & H BUILDING :
TYPICAL 1ST, 3RD, 5TH, 7TH FLOOR PLAN

UNIT TYPE	FLAT NO	RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TREEACE 100% AREA SQ.M	TOTAL BUILT UP AREA SQ.M	TOTAL BUILT UP AREA SQ.FT
2BHK	102/103, 302/303, 502/503, 702/703	77.50	0.75	2.95	13.75	94.95	1022
3BHK	101/104, 301/304, 501/504, 701/704	98.36	0.75	2.95	20.75	122.81	1321



G & H BUILDING :
TYPICAL 2ND, 4TH, 6TH, 8TH FLOOR PLAN

UNIT TYPE	FLAT NO	RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TREEACE 100% AREA SQ.M	TOTAL BUILT UP AREA SQ.M	TOTAL BUILT UP AREA SQ.FT
2BHK	202/203, 402/403, 602/603, 802/803	77.56	0.75	2.95	14.61	95.87	1032
3BHK	201/204, 401/404, 601/604, 801/804	97.50	0.75	2.95	14.84	116.04	1249



Site Address:
R. S. No.1110A/1A,
Behind Shalini Palace,
Rankala Park,
Kolhapur - 416 012

A Project by



Office Address:
DC Plaza, Office No. F - 06,
1st Floor, Nagala Park,
Kolhapur - 416 003.

+91 7276041617 0231-2667885
info@shreebuild.com www.shreebuild.com



ARCHITECT
Ar. Sambhaji Patil
Archland Architects,
Interior and landscape

STRUCTURAL
DESIGNER
Dr. A. B. Kulkarni
& Associates (Sangli)



Scan for more
project details



HIRA SHREE LAKE CITY, Phase 5 - 'G & H' Building
This G & H building project has been registered via
MahaRERA Registration Number: P53000079354 and
is available on the website <https://maharera.mahaonline.gov.in>
under registered projects.

Disclaimer: All images, layouts, and plans in this brochure are for illustrative purposes only and may not represent the final product. The developer reserves the right to make changes to the project design, specifications, and amenities without prior notice. The information provided herein is deemed reliable but is not guaranteed and is subject to change. Prospective buyers are advised to verify all details independently before making a purchase decision.

Project Location Advantages

	Rankala Lake Park	0.25 Km
	D-Mart	0.25 Km
	Shree Mahalaxmi Temple	2 Km
	CPR Hospital	3 Km
	High Court Bench	3 Km
	CBS & Railway Station	4 Km
	Podar International School	4 Km
	Sayaji Hotel & DYP Mall	5 Km
	D. Y. Patil College (Engineering & Medical)	6 Km
	Kolhapur Airport	12 Km