



PALACE EDGE



HS VENTURE
— Building Your Legacy —

**2 & 3 BHK
LUX RESIDENCES**

Where Elegance
Meets
Functionality



- Proposed Residential Building
R.S.No. 77/3, Plot No. D-1, Krushna Saraswati Park,
Near New Palace, Nagala Park, Kolhapur.

- PROJECT BY
HS VENTURE



**MAHARERA NO.
P53000080071**



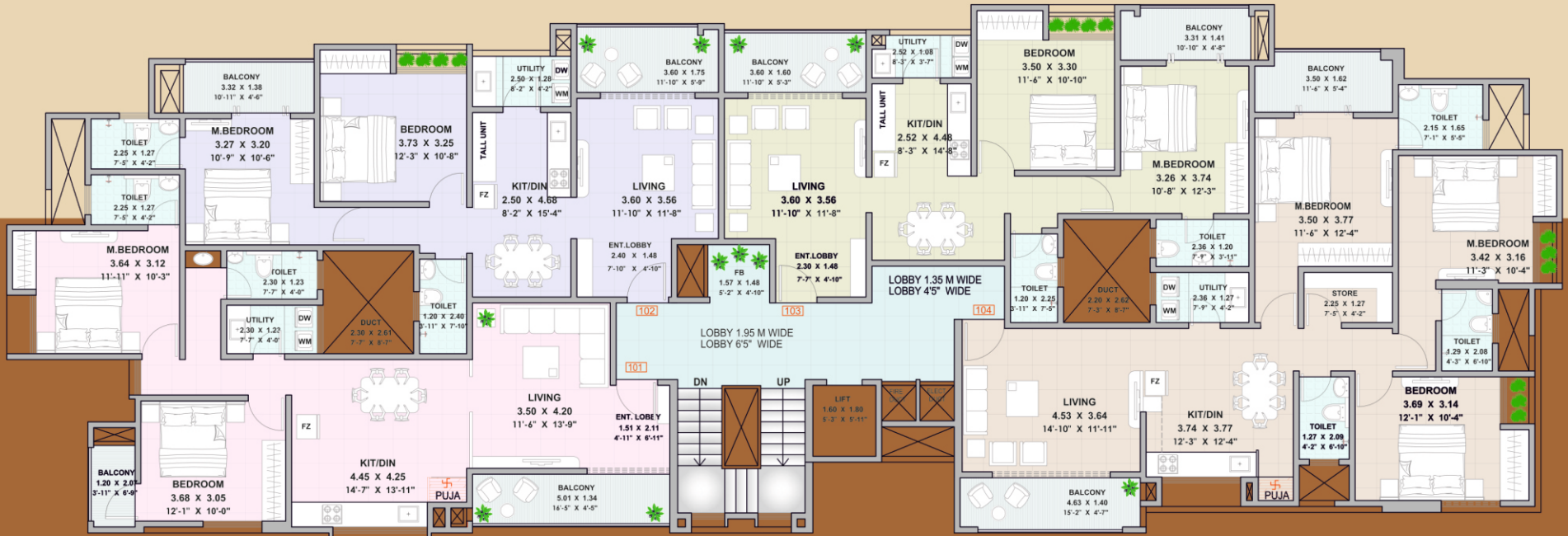
**Feel The Ancient
View With
Luxury Living**





STILT FLOOR PARKING PLAN



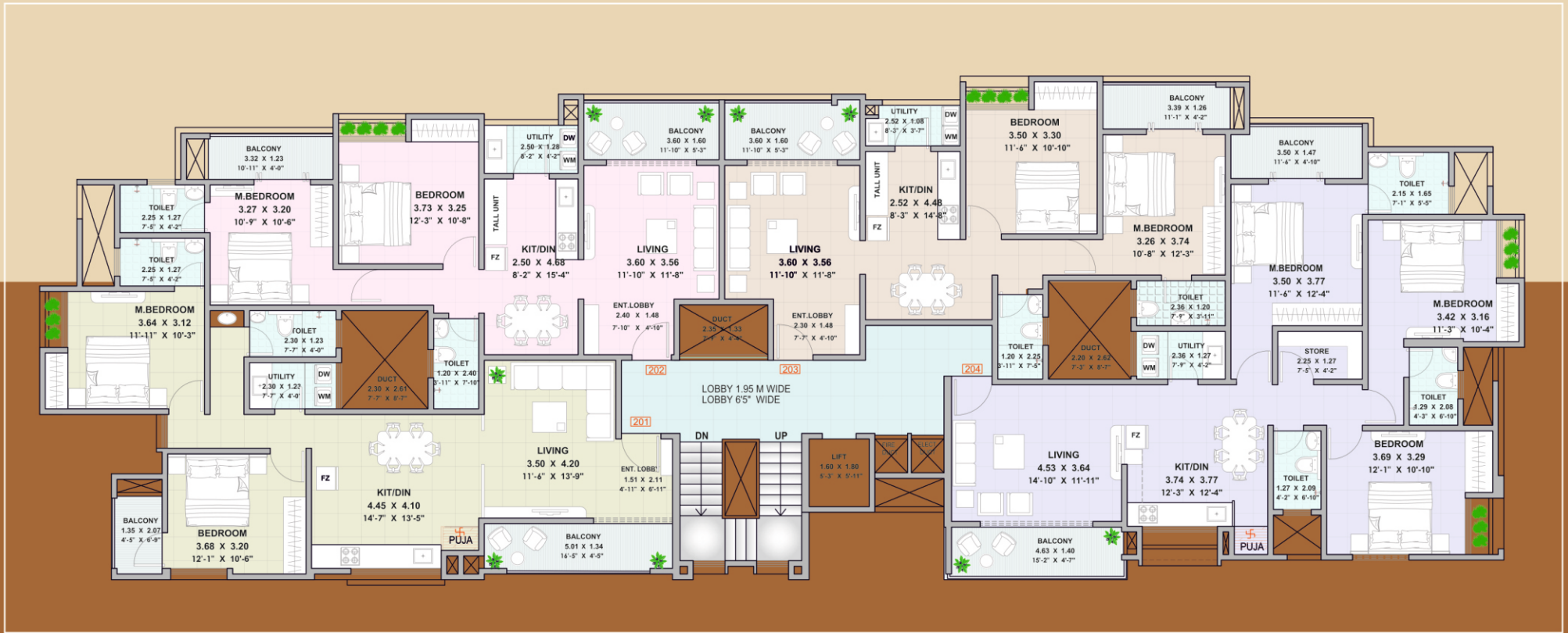


TYPICAL 1ST, 3RD, 5TH FLOOR PLAN



AREA STATEMENT

UNIT NO.	TYPE	CARPET AREA IN SQ.M.(A)	BALCONY AREA IN SQ.M.(B)	CUPBOARD AREA IN SQ.M.(C)	TOTAL CARPET AREA IN SQ.M.(A+B+C=D)	TOTAL CARPET AREA IN SQ.FT.
101/301/501	2 BHK	77.27	9.20	0.89	87.36	940
102/302/502	2 BHK	67.53	10.88	1.07	79.48	855
103/303/503	2 BHK	68.36	10.41	1.01	79.78	858
104/304/504	3 BHK	94.44	11.86	2.24	108.54	1168



TYPICAL 2ND, 4TH, 6TH FLOOR PLAN  NORTH

AREA STATEMENT

UNIT NO.	TYPE	CARPET AREA IN SQ.M.(A)	BALCONY AREA IN SQ.M.(B)	CUPBOARD AREA IN SQ.M.(C)	TOTAL CARPET AREA IN SQ.M.(A+B+C=D)	TOTAL CARPET AREA IN SQ.FT.
201/401/601	2 BHK	77.05	9.51	0.89	87.45	941
202/402/602	2 BHK	67.52	9.84	1.10	78.46	844
203/403/603	2 BHK	68.69	10.03	1.26	79.98	860
204/404/604	3 BHK	95.13	12.03	2.12	109.28	1176

3 BHK FLAT

CARPET AREA IN SQ.M.	95.13
BALCONY AREA IN SQ.M.	12.03
CUPBOARD AREA IN SQ.M.	2.12
TOTAL CARPET AREA IN SQ.M.	109.28
TOTAL CARPET AREA IN SQ.FT.	1176



2 BHK FLAT

CARPET AREA IN SQ.M.	68.69
BALCONY AREA IN SQ.M.	10.03
CUPBOARD AREA IN SQ.M.	1.26
TOTAL CARPET AREA IN SQ.M.	79.98
TOTAL CARPET AREA IN SQ.FT.	860

AMENITIES



Modern Lift with Battery Backup



Solar Electricity for Common Areas



EV Charging Point



Rain Water Harvesting



Video Door Phone



Security Cabin

TERRACE AMENITIES



Party Space



Gym



Terrace Deck

SPECIFICATIONS



Structure

Earthquake Resistant R C C Framed Structure
Confirming To Iss Codes.



KITCHEN

- Granite Counter Top With Ss Sink.
- Tile Cladding Upto Beam Soffit.



FLOORING

- Light/semi dark coloured (600*1200mm) Vitrified tiles.
- Anti-skid ceramic flooring for toilets and Balconies/Terraces.
- Tough guard flooring for staircase and common area.



DOORS / WINDOWS

- All Doors/entrance - Laminated Flush Doors.
- Windows - Powder coated aluminum sliding windows with mosquito mesh.
- Granite Door/Window Frames.
- Ms Safety Grills For All Windows



Brickwork

- 6" AAC Blocks brickwork for both External and Internal Work.
- Internal :- Gypsum finish plaster.
External :- Double coat sand finish plaster.



TOILET

- Sanitary Ware - Jaquar/ Kohlar/ American Standard / Equivalent
- CP Fittings- Finolex / Equivalent
- Wall Cladding - Ceramic Tile Upto Lintel Level



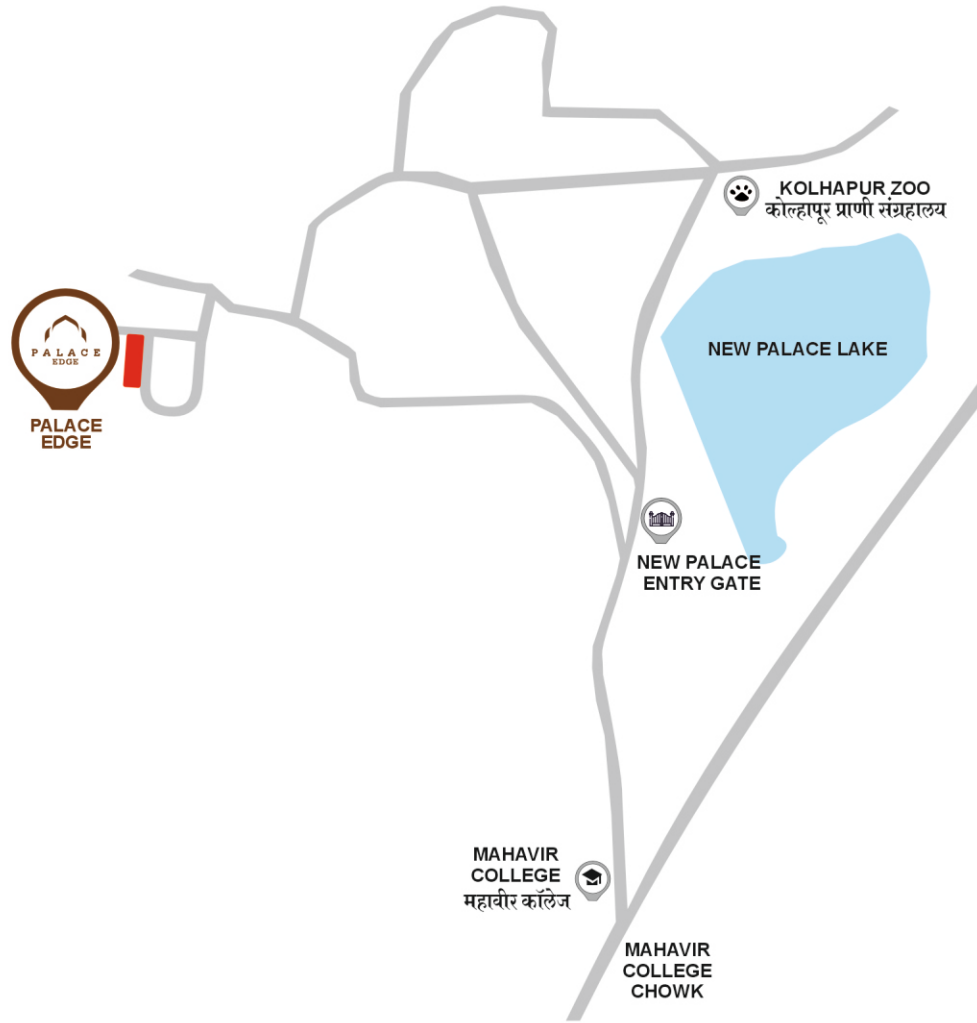
ELECTRICAL

- Modular Switches Anchor / Legrand / Equivalent - Childproof
- Provision For Tv, Ac, Aquaguard, Inverter And Oven/mixer Point.



PAINTS

- External :- Water resistant Paint.
- Internal :- O.B.D. Paint on internal walls along with putty and primer.



Structural Consultant
JAYSINH DESHMUKH
 B.E. (Civil) M.E. (Structure)

Project Architect
MANASEE ENGINEERRS
 Architect & Engineers



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**PALACE
EDGE**



East View



North-WestView