



Sukhwani

Nysa



*Librant*

Lifestyle



# A new *Beginning*

Nysa is one of the notable creations of Sukhwani Constructions that is essentially built on the true spirit of a "New Beginning". In order to fulfill every dream of aspiring individuals, Nysa delivers homes that are spacious and are well-versed with exclusive amenities and specifications. Living a life at Nysa is like pushing a reboot button, as you get to explore a completely new life here. Come be a part of a refreshing beginning and restart a new life to explore the magnificent hues of happiness and comfort



Artistic Impressions















*Boundless*

Happiness





# Amenities

-  Children's play area
-  Landscaped garden
-  Fire Fighting system
-  Signage and Letter box
-  Entrance gate with security cabin
-  Amphitheatre
-  DG backup for common load
-  Automatic elevators of standard make
-  CCTV Surveillance in campus
-  Internal Trimix roads
-  Outdoor gym
-  Intercom Facility from Security guard to each flat
-  Rain Water Harvesting
-  Solar Water System
-  Decorative Entrance Lobby
-  Sand play area



Artistic Impressions





*Outshine*  
Aspirations

# Specifications

## STRUCTURE

- Earthquake resistant R.C.C. structure as per seismic design (IS Code 1893).
- AAC (Autoclaved aerated concrete) Blocks.

## WALLS AND CEILINGS

- Gypsum -finish surface to inner walls.
- External -sand faced plaster.
- Water -based acrylic emulsion paint inside walls.
- External acrylic paint.

## KITCHEN & UTILITY AREA

- Granite Kitchen platforms with S.S. sink.
- Adequate Electrical points.

## FLOORING & DADO

- Fully Vitrified Tiles - 600 mm X 600 mm with 3" vitrified skirting in entire Apartment.
- Dado tiles in dry balcony below sill level.
- Dado tiles in all toilets up to lintel level.
- Dado tiles up to 2 ft above kitchen counter.
- Anti skid tiles in Dry Balcony, Terraces, and Toilets.



Image for representation purpose only

## TOILETS:

- Concealed plumbing with standard CPVC and UPVC pipes.
- Electrical provision for Exhaust Fan & Water boiler.
- CP & Sanitary Fittings Jaguar / Cera or Equivalent.
- Granite and flush door frames for door.

## TERRACES

- MS Railing.

## DOOR & WINDOWS

- Both side Laminated Wooden Doors.
- Full jamb width laminated plywood door frames.
- M.S. safety grills with oil paint to bedrooms & living room.
- Granite window sills from inside.
- Aluminium sliding powder coated section for terrace doors & windows with mosquito mesh.

## ELECTRICAL

- Modular Socket and Switches.
- Provision for broadband internet connection.
- Concealed Electrical Wiring with earth leakage circuit breakers.
- TV / DTH point in Living and Master Bedroom.
- A/C provision in Living room & Master bedroom.
- Provision for Telephone in Living Room.
- Video Door Phone.







# Project Layout



Artistic Impressions

1) A Wing

2) Proposed Commercial Space

3) Internal Road

4) Kids Play Area

5) Outdoor Gym

6) Amphitheatre

7) Walking Track.

8) Sand Play Area.





# 2RHK

TYPE 1 EVEN

- A** Living Room
- B** Kitchen
- C** Dry Balcony
- D** Children's Bedroom
- E** Master Bedroom
- F** Bathroom
- G** Terrace
- H** Dining





# 2RHK

TYPE 1 ODD

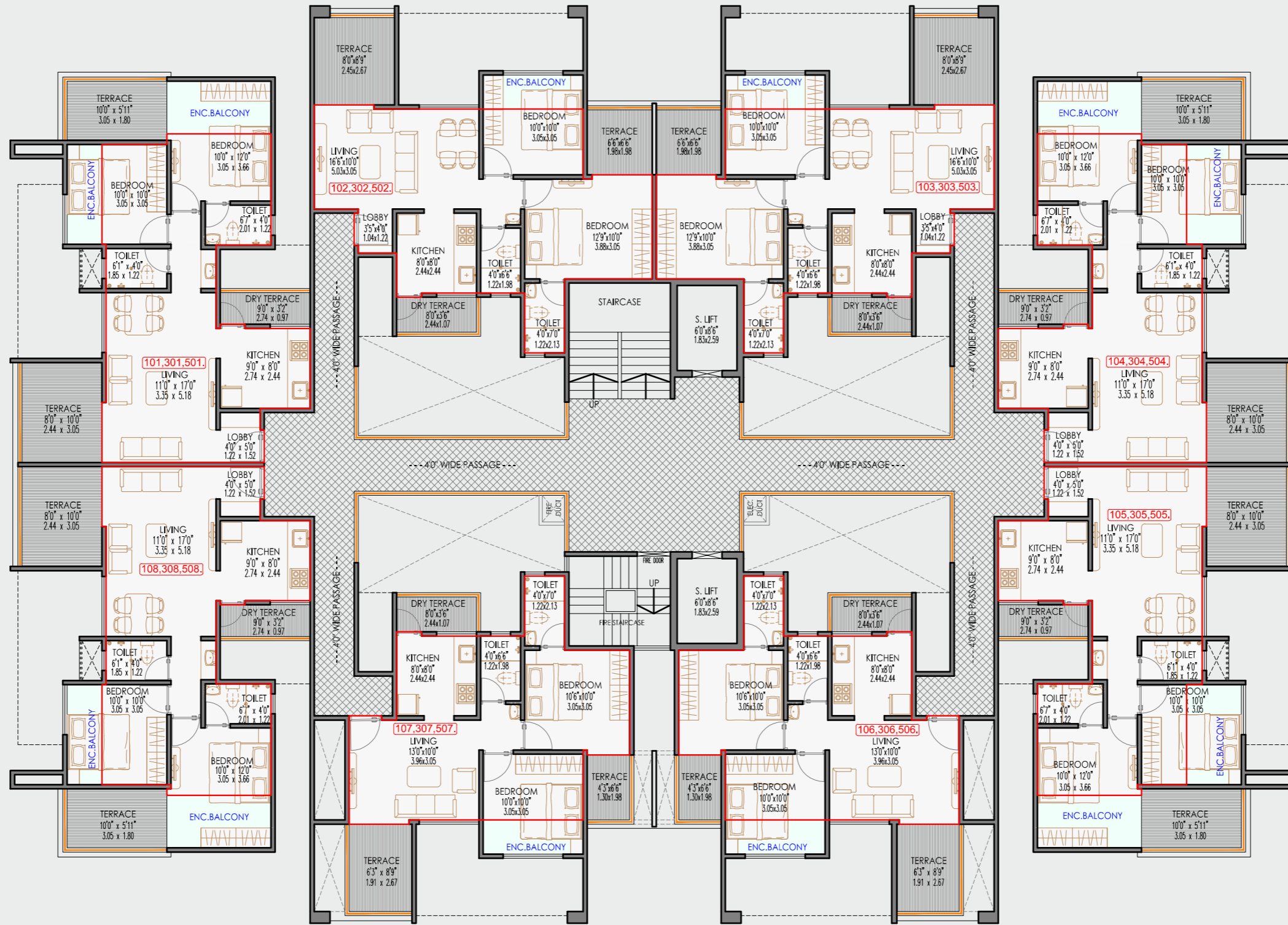
**A** Living Room  
**B** Kitchen

**C** Dry Balcony  
**D** Children's Bedroom

**E** Master Bedroom  
**F** Bathroom

**G** Terrace  
**H** Dining





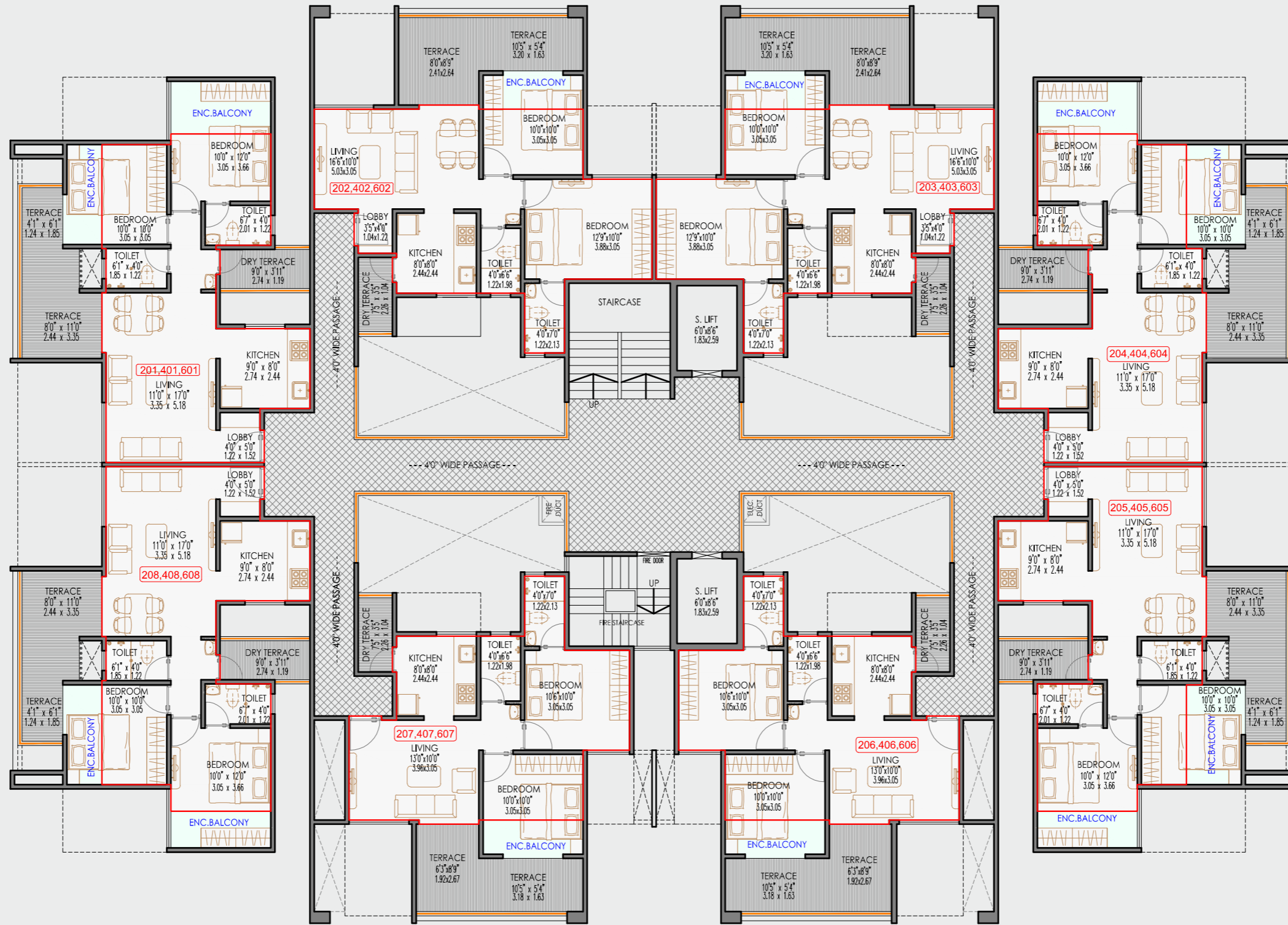
TYPICAL 1ST,3RD & 5TH FLOOR PLAN

Note:- All Room size including column offset.  
All Room size including enclosed balcony.

RERA CARPET AREA STATEMENT			IN SQ.FT. & SQ.MT.							
SR. NO.	FLAT NO.	TYPE	CARPET AREA (SQ.FT.)	CARPET AREA (SQ.MT.)	BALCONY ENC. AREA (SQ.FT.)	BALCONY ENC. AREA (SQ.MT.)	TERRACE AREA (SQ.FT.)	TERRACE AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.MT.)
1	101,301,501	2 BHK	525	48.77	90	8.36	168	15.61	783	72.74
2	102,302,502	2 BHK	541	50.26	34	3.16	141	13.10	716	66.52
3	103,303,503	2 BHK	541	50.26	34	3.16	141	13.10	716	66.52
4	104,304,504	2 BHK	505	46.92	110	10.22	168	15.61	783	72.74
5	105,305,505	2 BHK	505	46.92	110	10.22	168	15.61	783	72.74
6	106,306,506	2 BHK	466	43.29	34	3.16	110	10.22	610	56.67
7	107,307,507	2 BHK	466	43.29	34	3.16	110	10.22	610	56.67
8	108,308,508	2 BHK	525	48.77	90	8.36	168	15.61	783	72.74







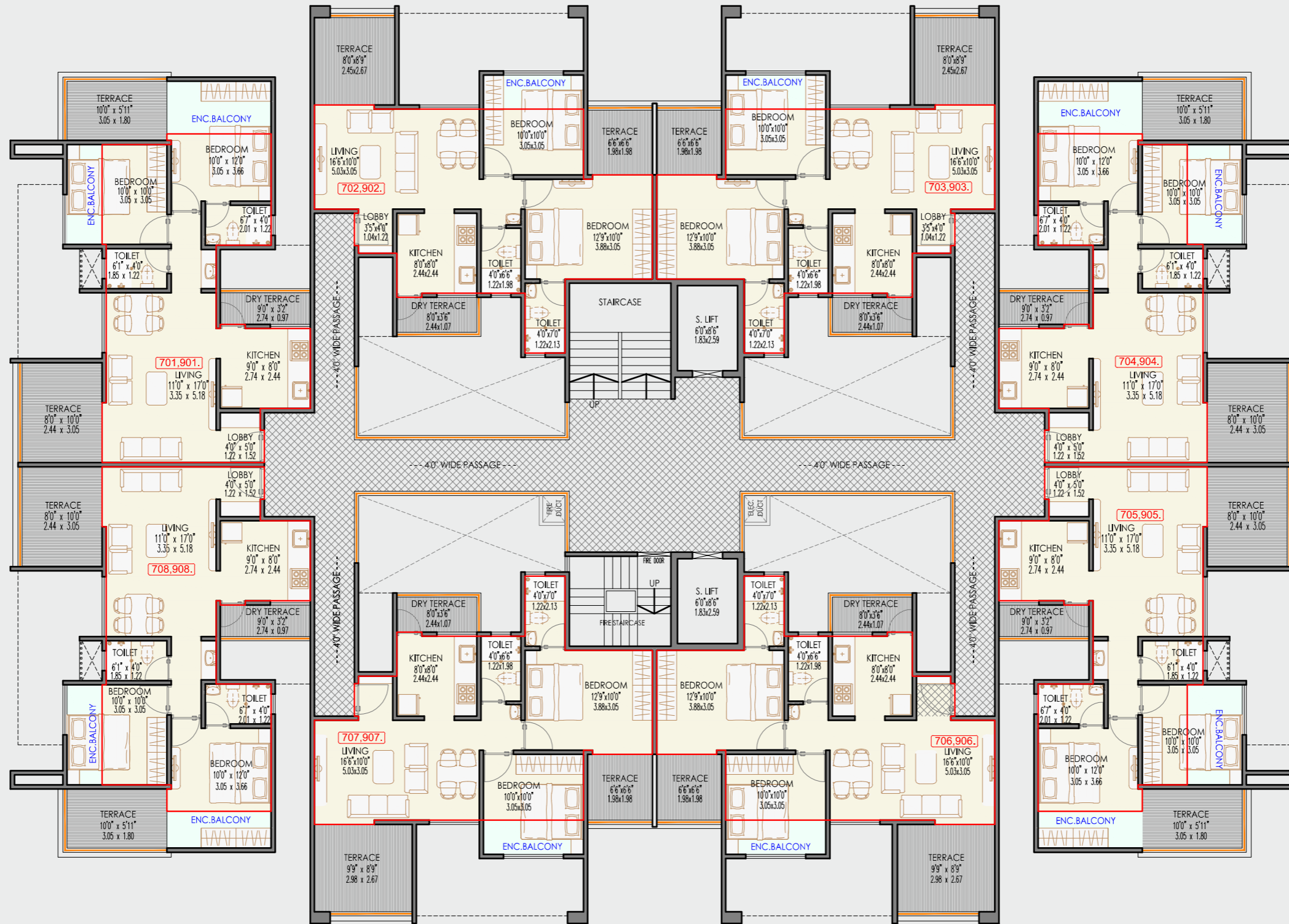
TYPICAL 2nd, 4th & 6th FLOOR PLAN

Note:- All Room size including column offset.  
All Room size including enclosed balcony.

RERA CARPET AREA STATEMENT			IN SQ.FT. & SQ.MT.							
SR. NO.	FLAT NO.	TYPE	CARPET AREA (SQ.FT.)	CARPET AREA (SQ.MT.)	BALCONY ENC. AREA (SQ.FT.)	BALCONY ENC. AREA (SQ.MT.)	TERRACE AREA (SQ.FT.)	TERRACE AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.MT.)
1	201,401,601	2 BHK	525	48.77	90	8.36	138	12.82	753	69.96
2	202,402,602	2 BHK	539	50.07	37	3.44	151	14.03	727	67.54
3	203,403,603	2 BHK	539	50.07	37	3.44	151	14.03	727	67.54
4	204,404,604	2 BHK	504	46.82	110	10.22	138	12.82	752	69.86
5	205,405,605	2 BHK	520	48.31	94	8.73	138	12.82	752	69.86
6	206,406,606	2 BHK	464	43.11	37	3.44	136	12.63	637	59.18
7	207,407,607	2 BHK	464	43.11	37	3.44	136	12.63	637	59.18
8	208,408,608	2 BHK	541	50.26	74	6.87	138	12.82	753	69.96





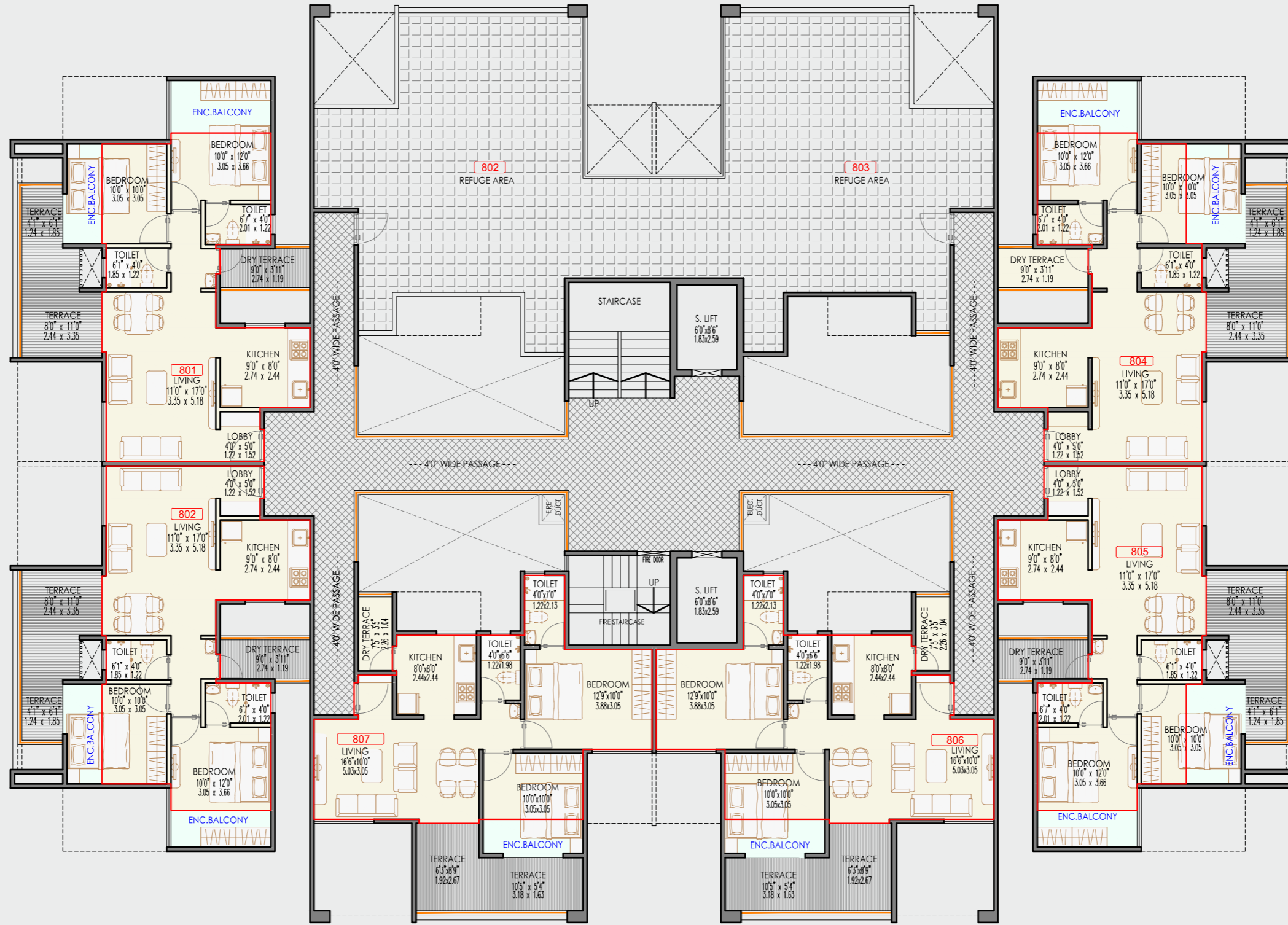


## TYPICAL 7TH & 9TH TH FLOOR PLAN

RERA CARPET AREA STATEMENT			IN SQ.FT. & SQ.MT.							
SR. NO.	FLAT NO.	TYPE	CARPET AREA (SQ.FT.)	CARPET AREA (SQ.MT.)	BALCONY ENC. AREA (SQ.FT.)	BALCONY ENC. AREA (SQ.MT.)	TERRACE AREA (SQ.FT.)	TERRACE AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.MT.)
1	701.901	2 BHK	525	48.77	90	8.36	168	15.61	783	72.74
2	702.902	2 BHK	541	50.26	34	3.16	141	13.10	716	66.52
3	703.903	2 BHK	541	50.26	34	3.16	141	13.10	716	66.52
4	704.904	2 BHK	505	46.92	110	10.22	168	15.61	783	72.74
5	705.905	2 BHK	522	48.49	93	8.64	168	15.61	783	72.74
6	706.906	2 BHK	541	50.26	34	3.16	156	14.49	731	67.91
7	707.907	2 BHK	541	50.26	34	3.16	156	14.49	731	67.91
8	708.908	2 BHK	542	50.35	73	6.78	168	15.61	783	72.74







## TYPICAL 8TH FLOOR PLAN

RERA CARPET AREA STATEMENT							IN SQ.FT. & SQ.MT.			
SR. NO.	FLAT NO.	TYPE	CARPET AREA (SQ.FT.)	CARPET AREA (SQ.MT.)	BALCONY ENC. AREA (SQ.FT.)	BALCONY ENC. AREA (SQ.MT.)	TERRACE AREA (SQ.FT.)	TERRACE AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	TOTAL AREA (SQ.MT.)
1	801	2 BHK	525	48.77	90	8.36	138	12.82	753	69.96
2	802	2 BHK					REFUGE AREA			
3	803	2 BHK					REFUGE AREA			
4	804	2 BHK	505	46.92	110	10.22	138	12.82	753	69.96
5	805	2 BHK	521	48.40	94	8.73	138	12.82	753	69.96
6	806	2 BHK	539	50.07	37	3.44	136	12.63	712	66.15
7	807	2 BHK	539	50.07	37	3.44	136	12.63	712	66.15
8	808	2 BHK	541	50.26	74	6.87	138	12.82	753	69.96



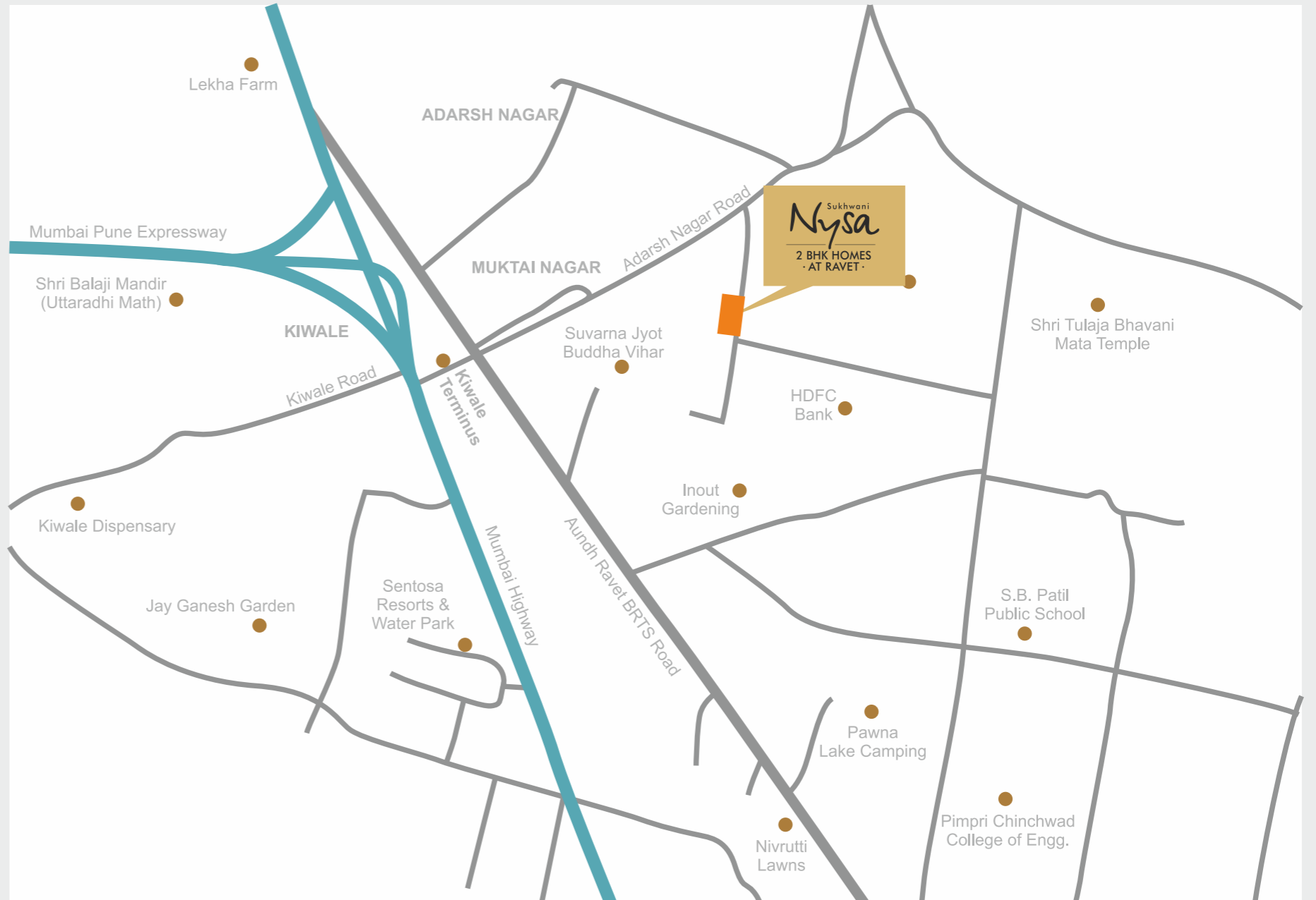
# Proven Credentials

In a business where reputations have to be built brick by brick. Sukhwani Constructions stands tall as a proven name, with an established presence, and an array of completed projects that have brought delight to many families and businessmen, especially in Pimpri Chinchwad. Being in the line of quality constructions for over 35 years, we have created several landmarks across the Pune city by meeting the need for excellent homes and commercial premises.

# Prime Location

A metropolitan suburb of Pune, Ravet is a rapidly growing locality of Pimpri-Chinchwad in terms of nurtured surroundings, essential facilities and a modern lifestyle. It is recognized for its systematically planned architecture with schools, malls and hospitals sprawling in and around its vicinity. Loads of places to hang out on weekends and proximity to major parts of town makes Ravet a truly desired place to settle in.

## Location Map



## Location Advantages

- Talegaon Industrial Area -15 km
- Hinjewadi IT Park -10 km
- Aditya Birla Hospital-8 km
- D -mart Kivale -3 km
- Mukai Chowk Main Bus Stop -1 km
- Mumbai -Bangalore Express Highway-1 km
- Symbiosis College, Kivale -3 km
- Mumbai -Pune Expressway -3 km
- Sentosa Resort -3 km
- Pune International Airport -20 km





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