



A Joint Venture of Avinash Bhosale Group & Kumar Properties

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- A Entrance Foyer : 5'0" x 6'0"
- B Living / Dining : 19'0" x 14'0"
- C Balcony 1 : 13'0" x 4'0"
- D Kitchen : 9'8" x 9'0"
- E Utility : 9'6" x 4'0"
- F Bedroom 1 : 10'0" x 12'5"
- G Toilet 1 : 8'0" x 5'0"
- H Bedroom 2 : 10'6" x 13'7"
- I Toilet 2 : 8'0" x 5'6"
- J Balcony 2 : 9'10" x 4'0"

## 2 BHK

Sample Apartment | Carpet Area : 894 sq.ft. | Saleable Area : 1,118 sq.ft.



- A Entrance Foyer : 5'0" x 9'6"
- B Living / Dining : 19'2" x 15'0"
- C Balcony 1 : 13'5" x 4'0"
- D Kitchen : 10'9" x 9'0"
- E Utility : 4'0" x 9'6"
- F Bedroom 1 : 10'0" x 12'4"
- G Toilet 1 : 8'0" x 5'0"
- H Bedroom 2 : 10'6" x 13'6"
- I Toilet 2 : 8'0" x 5'0"
- J Balcony 2 : 9'4" x 4'0"
- K Study : 9'0" x 10'6"

## 2<sup>1/2</sup> BHK

Sample Apartment | Carpet Area : 1,044 sq.ft. | Saleable Area : 1,305 sq.ft.





- A Entrance Foyer : 5'0" x 7'0"
- B Living / Dining : 20'0" x 15'6"
- C Balcony 1 : 13'9" x 4'0"
- D Kitchen : 10'0" x 11'5"
- E Utility : 7'10" x 4'0"
- F Bedroom 1 : 10'6" x 12'5"
- G Toilet 1 : 5'0" x 8'0"
- H Bedroom 2 : 11'0" x 13'11"
- I Toilet 2 : 8'0" x 5'6"
- J Balcony 2 : 9'0" x 4'0"
- K Bedroom 3 : 10'0" x 13'8"
- L Toilet 2 : 5'0" x 8'0"

# 3 BHK

Sample Apartment | Carpet Area : 1,215 sq.ft. | Saleable Area : 1,495 sq.ft.







Phase - I

**Legend**

- |   |                                   |                                     |   |
|---|-----------------------------------|-------------------------------------|---|
| 1 The Island ('J' Junction)               | 8 Roundabout with Central Feature | 15 Pool Deck                        | 22 Amphitheatre                                 |
| 2 Main Entrance with Security Check Point | 9 Outdoor Terrace                 | 16 Swimming Pool                    | 23 Dense Perimeter Landscape                    |
| 3 Primary Road (18.0 m Wide R.O.W)        | 10 Garden Walk Way                | 17 Eco Pond                         | 24 Secondary Entrance with Security Check Point |
| 4 Secondary Road (9.5 m Wide R.O.W)       | 11 Apartment Cluster Courtyard    | 18 Landscape Terraces               | 25 Service Entrance with Security Check Point   |
| 5 Apartment Building Vehicular Drop-off   | 12 Clubhouse                      | 19 Meandering Eco Pond Garden       |   |
| 6 Apartment Building Arrival Plaza        | 13 Kids' Play Area                | 20 Pedestrian Spine                 |   |
| 7 Ramp Up/Down to Parking                 | 14 Multi-purpose Function Lawn    | 21 Main Multi-purpose Function Lawn |   |







## Amenities

### HEALTH

- Multiple Swimming Pools
- Gymnasium
- Yoga Centre
- Meditation Place
- Jogging Track

### ENTERTAINMENT

- Clubhouse
- Card Room
- Amphitheatre
- 24X7 Music Bar/Lounge
- Themed Restaurants
- Library
- Music Room with Instruments
- Kids' Zone
- Multipurpose Function Lawns

### NATURE & LANDSCAPE

- Landscaped Gardens
- Fountains
- Meandering Eco Gardens
- Large Water Bodies
- Sculptures & Statues
- Maze Gardens
- Garden Walkway
- Road-side Trees
- Dense Perimeter Landscape

### SPORTS

- Table Tennis
- Snooker
- Cricket Nets
- Volleyball
- Basketball
- Tennis
- Squash
- Badminton
- Mini Soccer Field
- Athletic Track
- Cycling Track

### CONVENIENCE

- Dedicated Bus Service
- Poly Clinic
- Bank/ATM Centre
- Creche
- Play School
- Private School
- Hyper Market
- Salon
- Guest Rooms
- Multiple Community Halls
- Banquet Hall

### ECO-FRIENDLY SYSTEMS

- Sewage Treatment
- Water Harvesting
- Water Purification

### SECURITY & SAFETY

- Intelligence Surveillance System
- Video Door Phone
- Intercom Connectivity
- UPS Backup for Apartments
- Power Backup for Lifts & Common Areas
- Ambulance with Paramedics

### ADD-ON VALUE

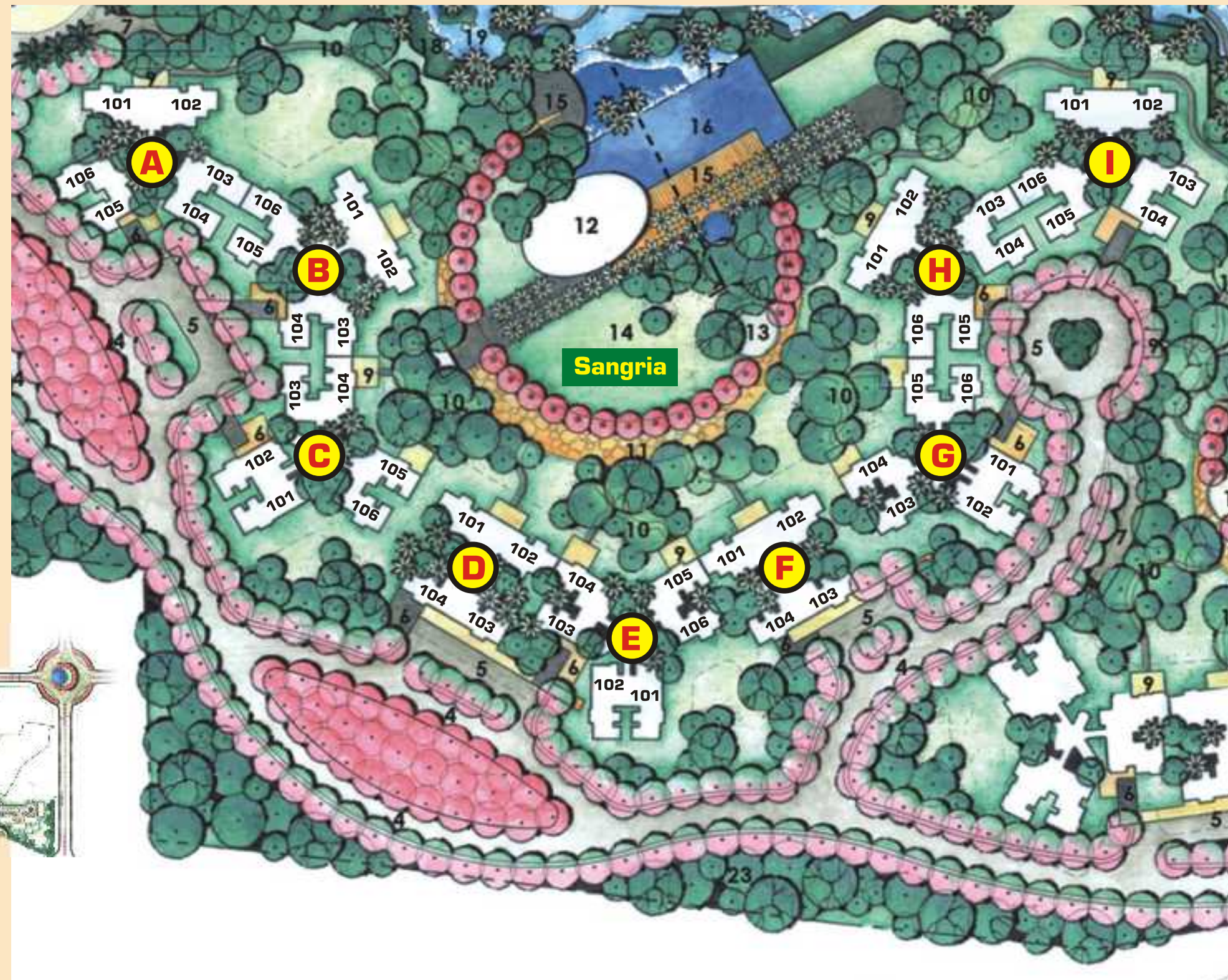
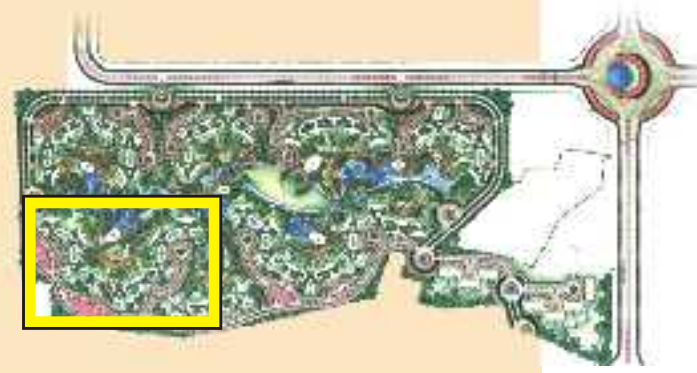
- Wi Max
- Pedestrian Spine
- Wider Roads
- Special No-vehicle Zones
- Separate Traffic Lanes for Children
- Tax Collection Centre
- Maintenance Office
- Community Office
- Service Apartments







# Project Plan



Unit Nos.	Type	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)
101, 102	3 BHK	1,215	1,495
103, 104	2 BHK	894	1,118

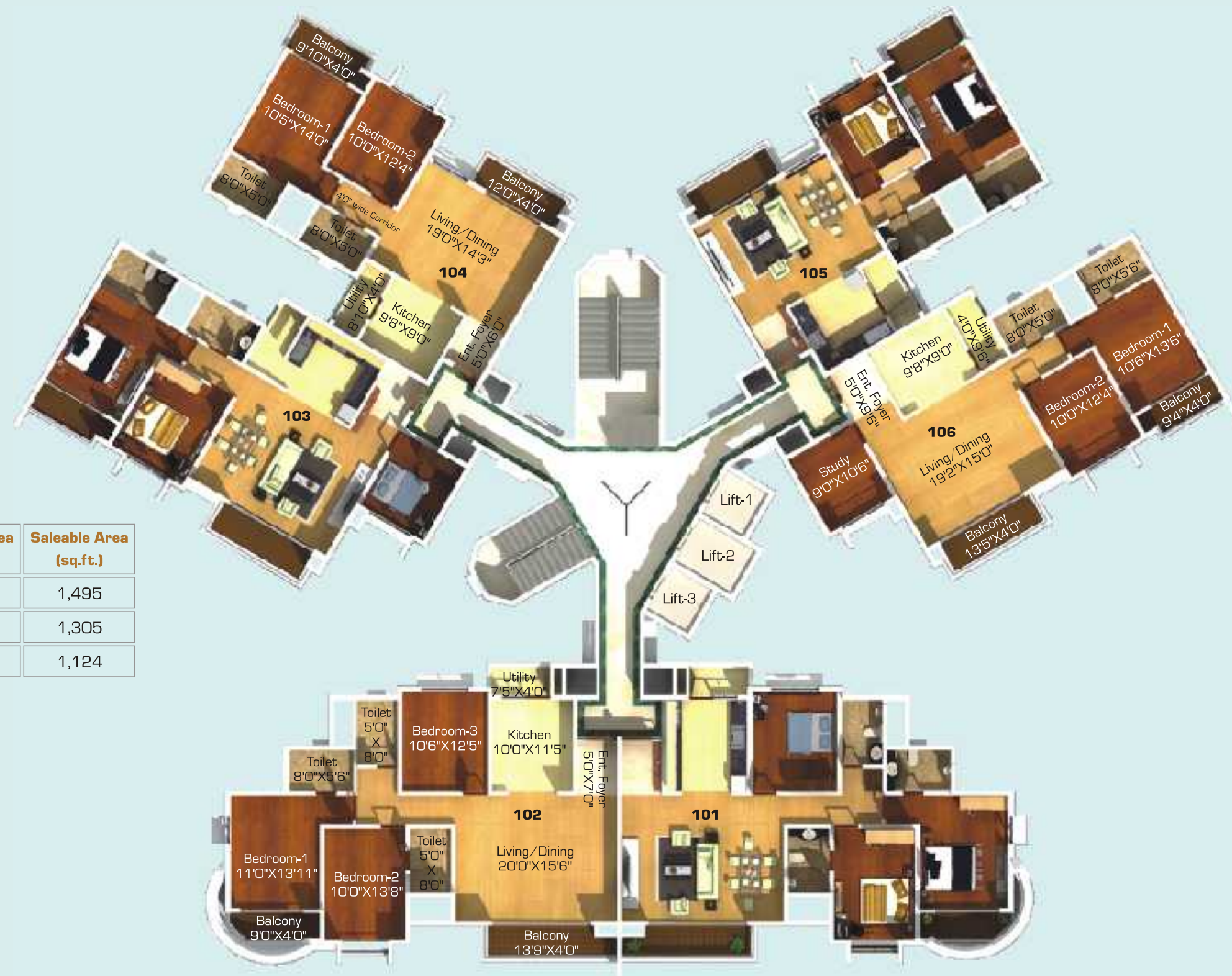


# Building D & F





Building  
A, B, H, I



Unit Nos.	Type	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)
101, 102	3 BHK	1,215	1,495
103, 106	2 <sup>nd</sup> BHK	1,044	1,305
104, 105	2 BHK	899	1,124



Building  
C, E, G



Unit Nos.	Type	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)
101, 102	3 BHK	1,206	1,485
103, 106	2 BHK	899	1,124
104, 105	2 <sup>nd</sup> BHK	1,044	1,305





## Specifications

### Entrance Lobby

- Imported tiles/marble flooring in main entrance lobby of every building
- POP/Gypsum ceiling with decorative lights in main entrance lobby of every building
- Security point per lobby with intercom connectivity to every apartment, main gate and important common areas
- Seating for residents and visitors
- Designer name plate directory
- Letter box for each apartment

### Flooring

- Laminated light coloured wooden flooring for living room, dining room and internal lobby areas
- Laminated dark coloured wooden flooring for all bedrooms
- Granamite flooring for kitchen
- Anti-skid flooring for balconies

### Kitchen

- Kitchen platform with jet black granite top
- Stainless steel sink with drainboard
- Designer kitchen dado wall tiles up to 1'6" height
- High quality chrome-plated brass taps
- Concealed plumbing with premium quality pipes
- Electrical point provisions for kitchen hob and chimney, microwave and convection oven
- Plumbing point provisions for water purifier, washing machine/drier
- Provision for exhaust fan
- Provision for washing machine
- Piped gas connection

### Bathrooms

- A combination of designer tiles for bathrooms
- White/coloured sanitary bathware
- High quality chrome-plated brass taps and faucets in all bathrooms
- Shower panel with hot and cold mixing unit in master bathroom
- Single lever diverter with hot and cold mixing unit for other bathrooms
- Provision for exhaust fan in all bathrooms
- Provision for fitting boiler/geyser in all bathrooms
- Concealed plumbing with premium quality pipes
- Water-resistant doors

### Security – Doors & Windows

- Powder-coated aluminium sliding windows with mosquito net and grill
- Main door with designer skin panel
- All internal doors in timber/fibre/puf with designer skin panel
- S.S. mortice lock for all doors
- Video door phone
- Intercom connectivity to all flats, building lobby, main gate and important common areas

### Electricals

- Concealed electrical copper wiring with circuit breakers
- Earth leakage circuit breakers in main electrical panel
- A.C. points in each room
- Adequate electrical points in each room
- Premium quality switches in all rooms
- Provision for cable, telephone, intercom and broadband connectivity in all rooms
- 24 hr. power backup for all elevators and common areas

### Parking

- Provision for parking at two levels
- Well-lit and numbered parking bays
- Plenty of parking space for visitors/guests
- Easy access from building lobbies with wide staircases, elevators and walkways to gardens/podium/upper floors

### Value Additions

- Separate toilet for drivers/servants in every building
- Fire-fighting systems for every building
- Superior internal wall finish with washable emulsion paint
- Superior washable cement paint for external walls
- Automatic passenger elevators
- Wide stairways

