



BUTTEPATIL  
PROPERTIES

# Gulab Shilp

Where serenity & serendipity meet!

1 & 2 BHK apartments at Warje, Pune



With a classic range of modern facilities and an authentically designed space to provide a gracious lifestyle and an environment beholding cheerfulness, we present to you, Gulab Shilp. A space custom-made to fit your individual aesthetics and provide a homely taste for life. A wide range of facilities and services for you to feel the comfort of a healthy living environment, Gulab Shilp is the kind of dream house you have always been looking for!

Gulab Shilp is a residential project with strategically designed 1 & 2 BHK apartments.



# 1 & 2 BHK Apartments

Homes that cherish  
every moment!



2 BHK Apartment Layout ( 614 SQ. FT )



**2 BHK Apartment Layout ( 648 SQ. FT )**



2 BHK Apartment Layout ( 714 SQ. FT )

# TYPICAL FLOOR PLAN

PROPOSED 9.00 M WIDE ROAD  
AREA UNDER ROAD WIDENING



RERA SALABLE AREA STATEMENT (SQ.FT)

| FLAT TYPE                                | FLAT<br>CARPET +<br>DRY BALC. | OPEN BALC. | TERRACE | TOTAL | SALABLE |
|------------------------------------------|-------------------------------|------------|---------|-------|---------|
| 101,201,301,401,501,<br>601,801,901,1001 | 564                           | 50         | 0       | 614   | 829     |
| 102,202,302,402,502,<br>602,802,902,1002 | 662                           | 52         | 0       | 714   | 964     |
| 103,203,303,403,503,<br>603,803,903,1003 | 441                           | 48         | 0       | 489   | 660     |
| 104,204,304,404,504,<br>604,804,904,1004 | 595                           | 52         | 0       | 648   | 874     |
| 105,205,305,405,505,<br>605,805,905,1005 | 622                           | 82         | 0       | 704   | 950     |

NORTH



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# Specifications

## STRUCTURE

- Earthquake resistant R.C.C. Structure
- Light weight blocks or 6" cement bricks
- Internal plaster - Gypsum plaster - Saint Gobain Vinayak, India gypsum
- External plaster - Sand face plaster with attractive elevational feel And mixture

## FITTINGS

- Bathroom Fittings: Plumber/Jaquar
- Electrical Fittings: Legrand or Anchor
- Poly cab/Havells for cables
- PVC pipes for electrical Diamond or Equivalent
- Sanitary Fittings: Varmora / Hindware / Cera

## DOOR & WINDOWS

- Aluminum Sliding windows with Mosquito Net
- Flush main door with laminate finish 40mm
- Pre laminated frames for Bedroom Doors, 35mm Thick bedroom doors with factory Pressed laminate
- Doors for attached balcony & Toilets with FRP Coating
- Black Granite/Marble sill for Window frames and door jams  
(Bathroom Terrace/ Balcony) with Edge polishing

## KITCHEN

- Kitchen platform with Granite with branded stainless steel sink.
- Ceramic Tiles above kitchen platform
- Electrical Provisions for Microwave, Mixer, Freeze, Exhaust

## TILES

- Floor Tiles: Vitrified or Equivalent
- Wall Tiles above Kitchen Platform
- Dry Balcony, Terrace and Toilet Designer, Tiles Brand :- Kajaria /Johnson / AGL / Pavit

## PAINT

- Internal paint: Oil Bound Distemper
- External paint: Exterior Emulsion Elastomeric paint dulux weather shield/Asian Paint/Nerolac

## BACKUP

- Automatic Elevator with Battery backup
- Electrical backup in staircase and parking light
- Electrical provision for inverter in each flat

## SAFETY FEATURES

- Safety M.S Grills to all windows
- Video door phone - Hikvision/Godrej

## LIFT

- Automatic Doors with SS Cabin (Make Otis/Johnson)

# Common Amenities



Decorative Entrance  
Lobby



Rooftop Solar PV  
Systems



Mechanized Car Parking



Sufficient Plantation



Firefighting Systems With  
All Fittings With ISI Marking



CCTV Surveillance



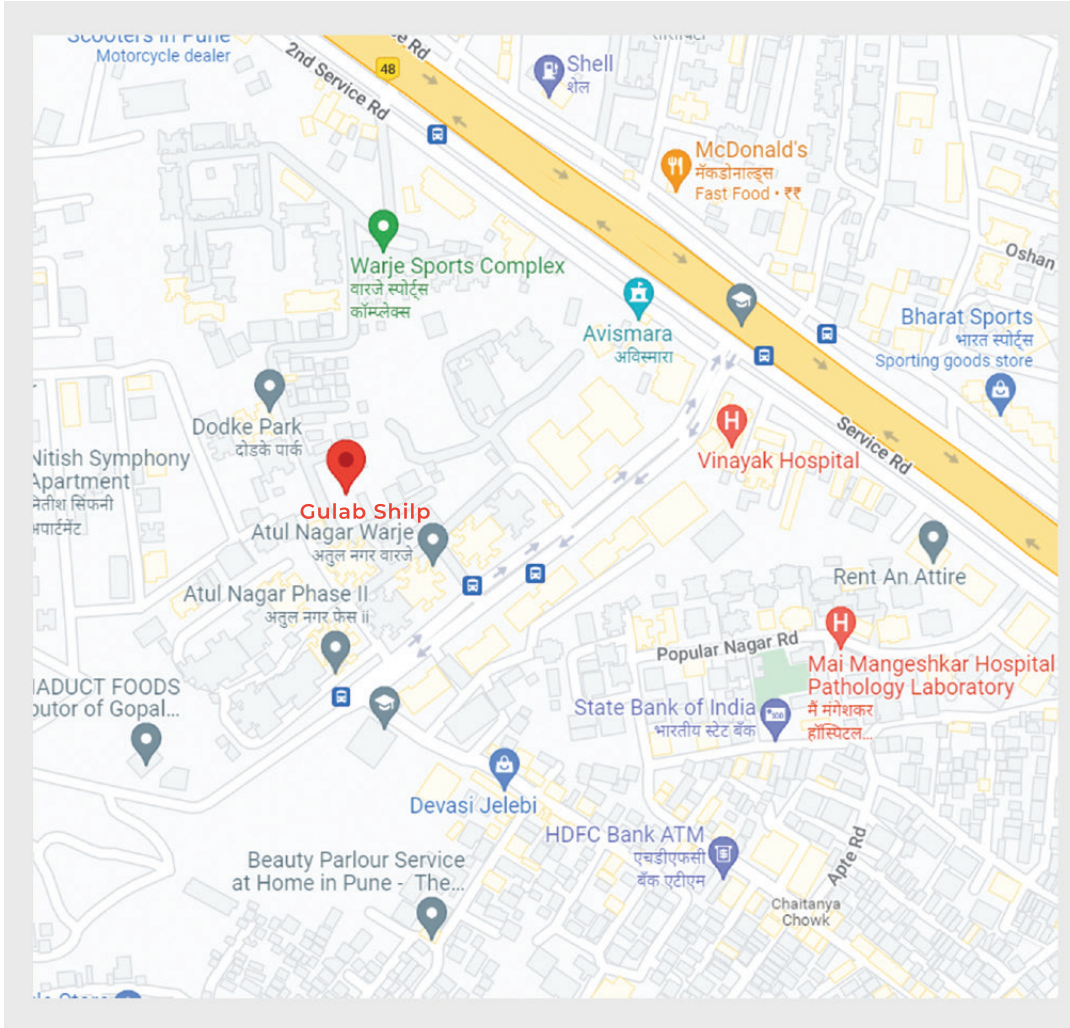
Parking Paver blocks

# About us

We at Buttepatil Properties are one of the market leaders with over 35 years of Experience & Expertise in the field of Construction & Redevelopment Activities. We have specific focus on Design & Engineering Excellence and have developed more than a million square feet of work in and around Pune. We have a dedicated team of Architects, Structural Consultants, Engineers, Contractors & Lawyers who strive to deliver to their best of abilities.

Over the years, we have executed many prestigious projects & have carved a niche for ourself in the real estate & redevelopment segment. We have unmatched track record of completing most projects ahead of time without compromising on quality. Our brand stands at the core of who we are & what we stand for is not just our deliveries but also our everyday conduct. Our ultimate goal is to turn your Dream Homes into Reality.

# Location Map



Strategically located in the heart of 'Warje' with excellent connectivity towards:

NH4 - Within 1 Km

Vinayak Hospital - 650 m

Mai Mangeshkar Hospital - 1.1 Km

RMD Sinhagad Springdale - 950 m

Matoshree National School - 1.8 km

Warje Sports Complex - 200 m

**Site Address** - S.no 80, Atulnagar,  
Opposite Dodke Park, Warje, Pune 58



**Rera Registration Number** - P52100032862



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**Office Address -**

657A, Gulab Pavilion, 7th Floor,  
Near Z Bridge, Deccan Gymkhana,  
Pune - 04, Maharashtra, India.

**Contact Us -**

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