



NISARGA KANCHAN



URULI KANCHAN

PUNE

EXCLUSIVE RESIDENTIAL NA PLOTS

MAHA RERA NO. P52100025568



VIP REALTORS

VIP Realtors have been into land development field for many years. We believe in offering good properties at good prices. Client satisfaction has been our core approach over the years. We have developed land in and around Pune. Our satisfied clientele is a testimonial of our good business relations.

The company always strived hard to strengthen the pillars of professionalism, constantly adding new techniques, systems, practices to set new goals; thus adding sheer growth year on year. We are known for our commitment - transparency in transaction - reliability & honesty, and we strongly believe in catering to the needs of our customers in every best possible way. We have recently completed a Project of Residential NA Plots, 42 Green Park at Baramati and have an upcoming Project 'The Backwater' at Khadakwasla, Pune.



We are proud to present our latest offering ' NISARGA KANCHAN' in the next suburb of Pune, Uruli Kanchan, a **RERA Registered Exclusive Gated Community of Sanctioned Residential NA Plots with clear title.**

NISARGA KANCHAN brings you the possibility of fulfilling your aspirations for a bungalow living, without compromising your expectations. Our well planned gated community offers a spread of 44 plots to build your own blissful masterpiece. Beautiful surrounding, thoughtful planning and essential services in close proximity combine to make it an unique location.

There is something for everybody; whether you are looking to build a bungalow, a weekend home to visit with your friends and family, or looking for investing in land for good returns 'Nisarga Kanchan' is the perfect place.



PROJECT FACILITIES

Tar Roads

Street lights

Elegant Entrance Gate

Road side plantation

Well demarcated plots

Provision for water connection

Compound wall for Project

Provision for electricity connection



LIFESTYLE AVENUES

Club House

Open Gym

Meditation Greens

Indoor Games

Toddlers play zone

Bird Attracting Trees

PROJECT LAYOUT



PLOT AREA STATEMENT

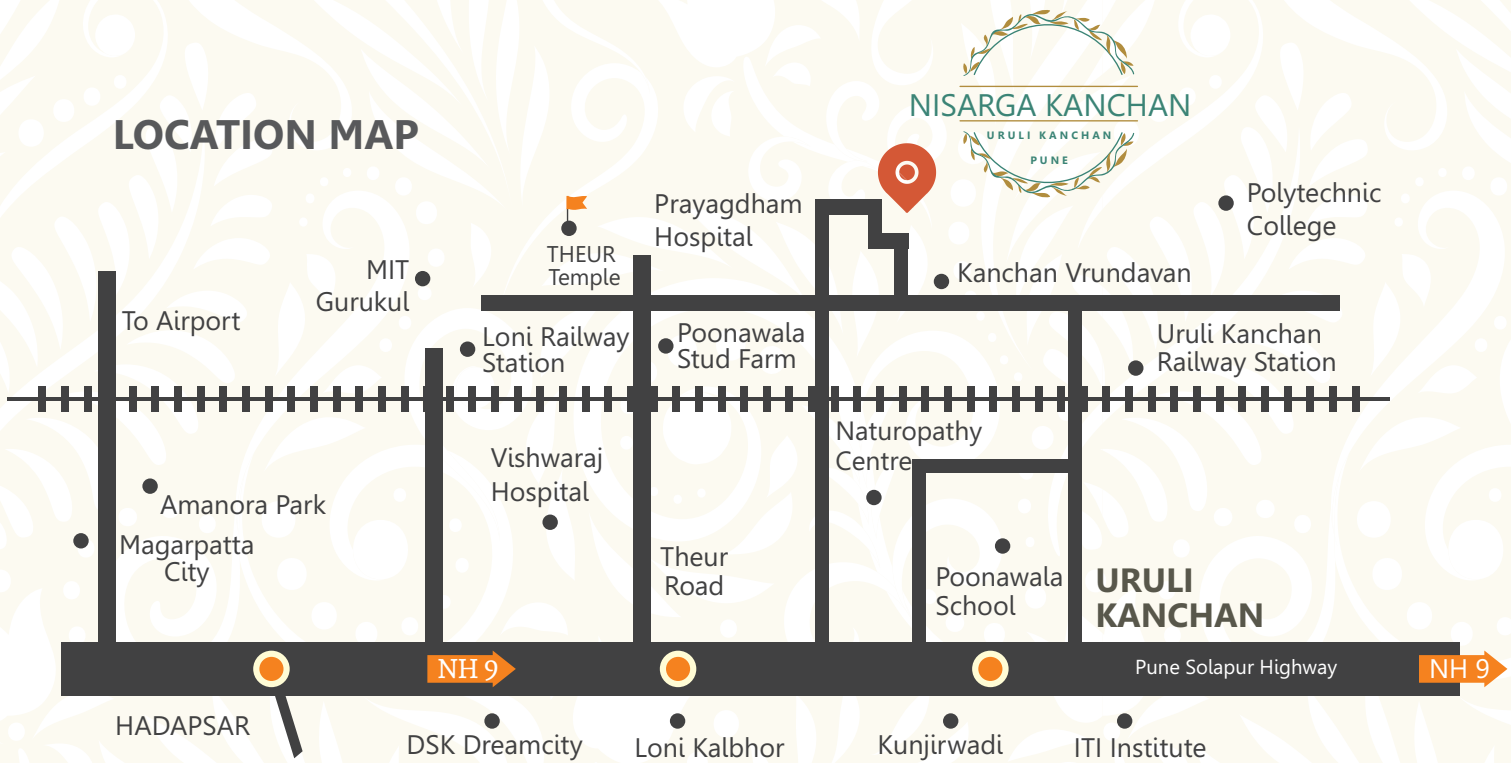
Plot No	in (SQ. M)	in (SQ. FT)
1	608.54	6550.32
2	490.27	5277.27
3A	125.59	1351.85
3B	125.59	1351.85
4A	125.59	1351.85
4B	135.13	1454.54
5A	135.13	1454.54
5B	125.59	1351.85
6A	125.59	1351.85
6B	125.59	1351.85
7A	125.59	1351.85
7B	163.97	1764.97
8A	175.24	1886.28
8B	125.59	1351.85
9A	125.59	1351.85
9B	125.59	1351.85
10A	125.59	1351.85
10B	135.13	1454.54
11A	135.13	1454.54
11B	125.59	1351.85
12A	125.59	1351.85
12B	125.59	1351.85

Plot No	in (SQ. M)	in (SQ. FT)
13A	125.59	1351.85
13B	169.79	1827.62
14A	129.91	1398.35
14B	100.31	1079.74
15A	100.65	1083.4
15B	100.39	1080.6
16A	100.14	1077.91
16B	100.72	1084.15
17A	100.70	1083.93
17B	100.70	1083.93
18A	100.70	1083.93
18B	100.71	1084.04
19A	100.60	1082.86
19B	100.60	1082.86
20A	100.57	1082.54
20B	100.61	1082.97
21	152.03	1636.45
22A	119.04	1281.35
22B	109.17	1175.11
23A	109.17	1175.11
23B	109.17	1175.11
24	205.54	2212.43

Note

FSI on Pro Rata basis i.e. Plot Area X 1.428

LOCATION MAP



KEY DISTANCES

Uruli Kanchan Station 5 mins | Uruli Market 5 mins | Naturopathy Centre 5 mins
Cyrus Poonawala School | 5 mins | Prayag Dham Hospital 5 mins | MIT Gurukul 15 mins | Vishwaraj
Hospital 15 Mins | Loni Kalbhori 15 Mins | Theur Ganpati 15 mins | Upcoming International Airport 20 mins |
Hadapsar 25 mins | Magarpatta City 30 mins | Pune 40 mins

VIP REALTORS 128/129 Market Yard, Gultekdi, Pune 411037



Nisarga Kanchan P52100025568
<http://maharera.mahaonline.gov.in>

Site Address: Gat 161/2 Koregaon Mul,
Prayagdhm Road, Tal.Haveli, Dist.Pune.

   **nisargakanchan** | enquiry@excellenceshelters.com |  **8308816587**

Disclaimer: While every reasonable care has been taken in providing the information and area mentioned herein, they are tentative and subject to change and should not be considered to form part of any offer or contract. Developer reserves the right to make alteration/ amendments and necessary changes from time to time. Any perspectives, images and/ or drawings in this brochure are an artist's impression and is indicative only.