Credits

Architect
Shitesh Agrawal Architects Pvt.Ltd.

Structural Consultant
M/s. G. A. Bhilare Consultants Pvt. Ltd.

Landscape Designer
Nimesh Porwal and Associates

Legal Advisor
Adv. Chandrakant Nanekar
Adv. G. K. Dravid

MEP Consultants
GREE MEP Consultants

WADHWANI
CONSTRUCTIONS
happy to serve you

This brand name is only for marketing purpose

OM MANGALAM, Survey No. 1/1P to 4P Plot 1 and 2,
Near Symbiosis University, Nearby Mumbai-Pune Expressway,
Kiwale, Taluka Haveli, Pimpri-Chinchwad, Maharashtra 412101

sales@wadhwaniconstruction.com

9922 377 999 | 9130 021 475

www.wadhwaniconstruction.com

Rera No. P52100034227

Disclaimer - This brochure is purely conceptual and the plans shown need not to be scale. Nature and location of all the amenities and the proposed development shown in the brochure are subject to modification. All furniture, fixtures, accessories, images shown in this brochure are indicative and are not the part of actual product offering.
This brochure is a preliminary offer document and not the legal one. It does not provide any final commitment. Agreement to sale is the only legal document between developer and the purchaser. This brochure is for private circulation only. Project plan is partially sanctioned.

OM Mangalam



Xcl**u**sive **3** BHKs with Amazing Amenities
@ Kiwale



Artistic Impression

Mangalam

YASH

3 BHK XCLUSIVE

Behold a brighter experience

Three cheers for the heavenly living experience. A cheer, for the extra spacious villa apartment, that has a distinct space allocated to celebrate every blissful moment of life...

A big cheer, for the immaculate layout design of Om Mangalam YASH...

And a rousing cheer, for the supreme living experience and the matchless sophistication it confers...! Raise the toast.



Location Map



The new centre of universe

There could be a thousand reasons why you would feel proud to belong to this locale. Nearness to all things that matter in life and all the lifestyle conveniences that bestow enriching experiences, is the fabulous privilege you would enjoy at YASH. The upmarket setting around your home has its proven set of advantages. Schools, colleges, multiplexes, shopping malls, eateries, gardens, Gahunje stadium are within easy reach. Hinjewadi IT Hub too is easily accessible. And Expressway is at a stone throwing distance...



Artistic Impression



Reference Image

It feels great to unwind!

Every time you dive into the pool at the Ground floor and plunge in the cool, blue water; you would feel rejuvenated and relaxed. The water shall pamper you and the skies would come down to caress. And the moment you look at the amazing views around, you would certainly rejuvenated! The amenities here have been thoughtfully crafted to translate your leisure into sweet & refreshing memories.



Amenities At Building Entrance Lobby

- Society Office
- Conference Room
- Creche
- Multipurpose Hall

Amenities on The Podium

A. Open GYM **B.** Net Cricket **C.** Walking Plaza **D.** Kids Play Area

E. Informal Amphitheater Seating **F.** Multipurpose Space

Amenities on The Ground Floor

A. Party Lawn **B.** Multi Purpose Court **C.** Swimming Pool

D. Kids Pool **E.** Gazebo Seating **F.** Jogging Track

G. Gym Above Party Lawn



Artistic Impression



Artistic Impression



Artistic Impression

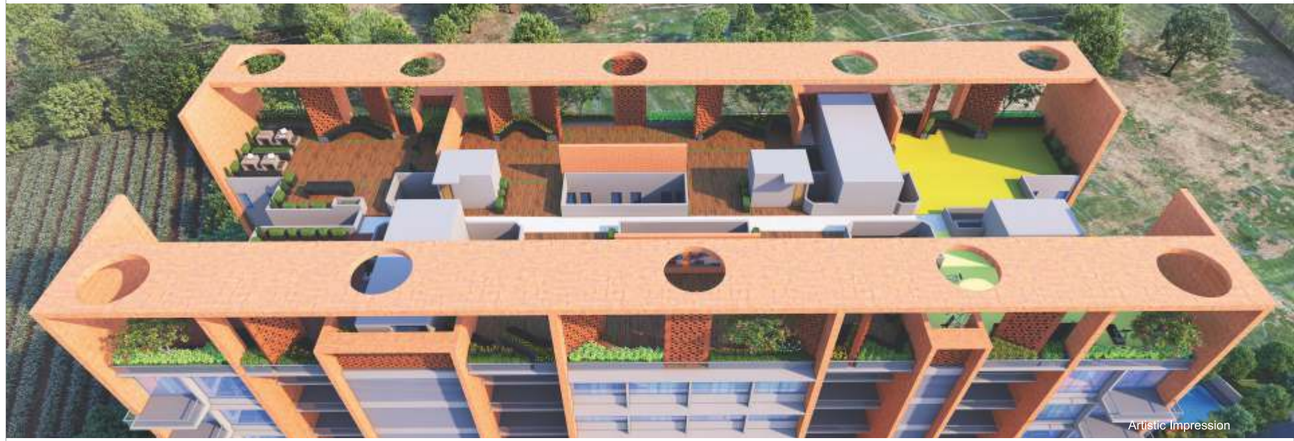


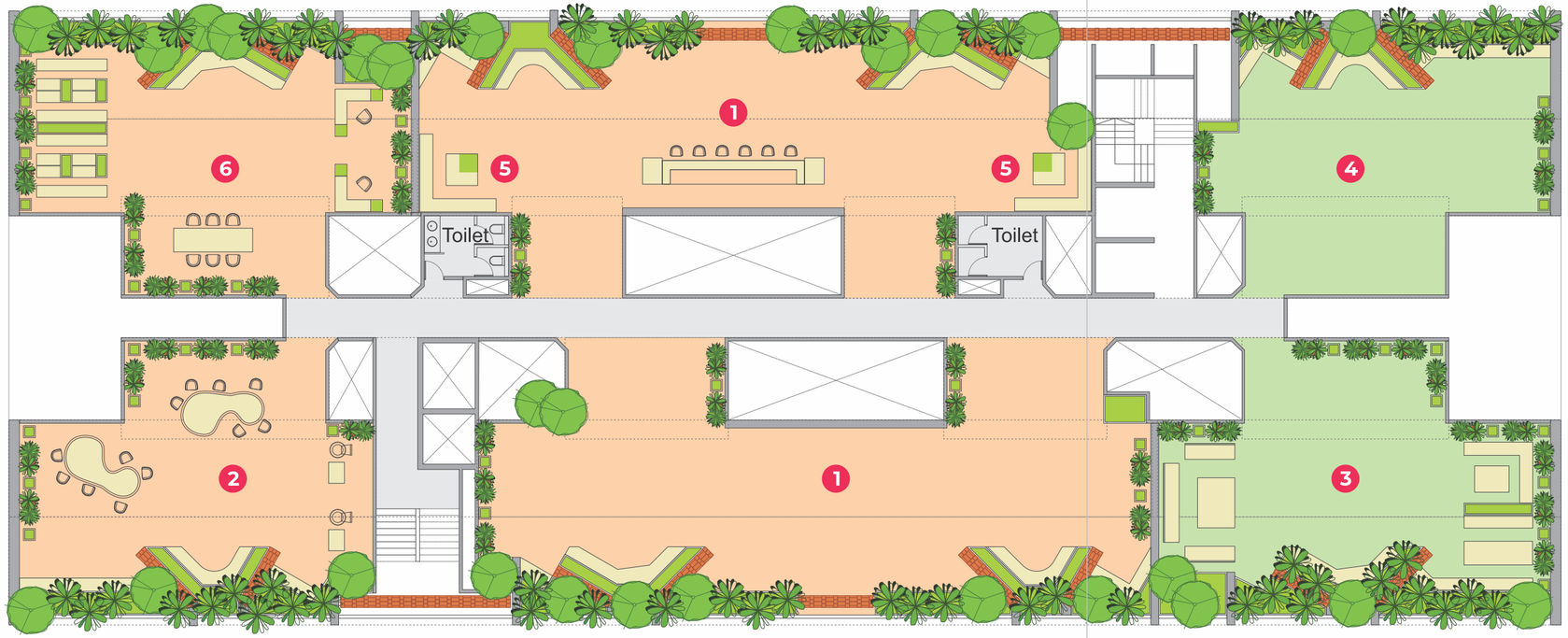
Artistic Impression


Artistic Impression


Artistic Impression

Amenities
on the Top Terrace





1. Party Area
2. Kids Activity Area
3. Lounge Area
4. Meditation Area and Zen Garden
5. Barbeque Area
6. Work From Home Area



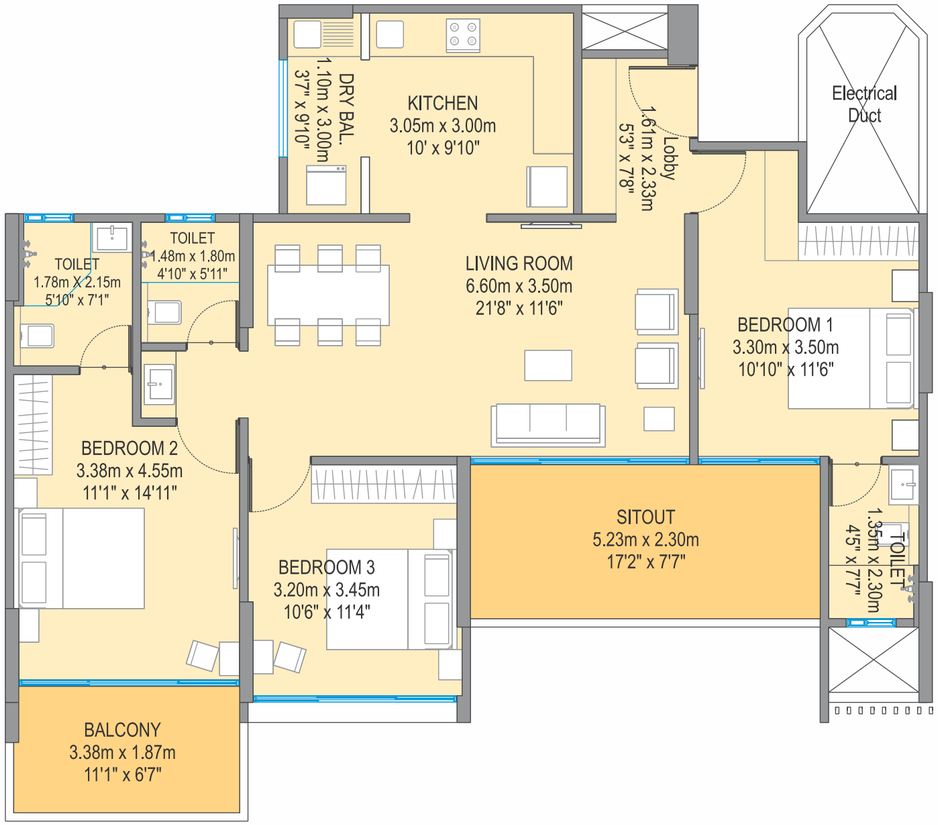
Artistic Impression



Artistic Impression

Welcome to the wide perspective of life

To enlarge the magnitude of your life and multiply your joys, YASH has arrived. Everything about YASH is of extensively superior value. The elevated life blessed by that feeling of multifold privileges, is something that would stay with you forever. Presenting astounding high-rise tower of 14 storeys. With innovatively designed 3 Bed lavish flats, YASH is for them who expect more from everything they venture in. Own your world. You are welcome to the wider perspective of life.

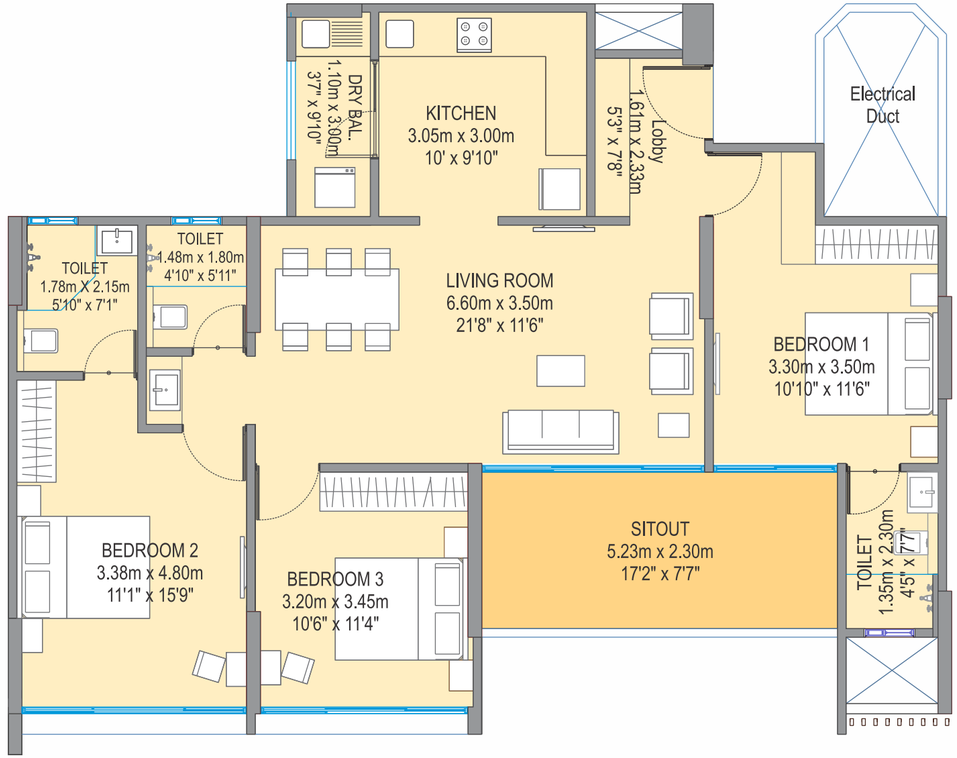


A WING, B WING - 2ND - 7TH, 9TH - 12TH & 14TH FLOOR PLAN AREA STATEMENT								
Flat No.	Type	Carpet Area	Sit Out	Open Balcony (Attached to Bedroom)	Dry Balcony Area (Attached to Kitchen)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)	Carpet Area (SQ.FT.) (Roundeb)
201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402	3 BHK	91.61	12.02	6.41	3.30	113.34	1219.96	1220
1% PLASTER DEDUCTION		**90.69**	**11.90**	**6.35**	**3.27**	**112.20**	**1207.76**	**1208**

Typical 3BHK - 1208 Sq. Ft.



Artistic Impression

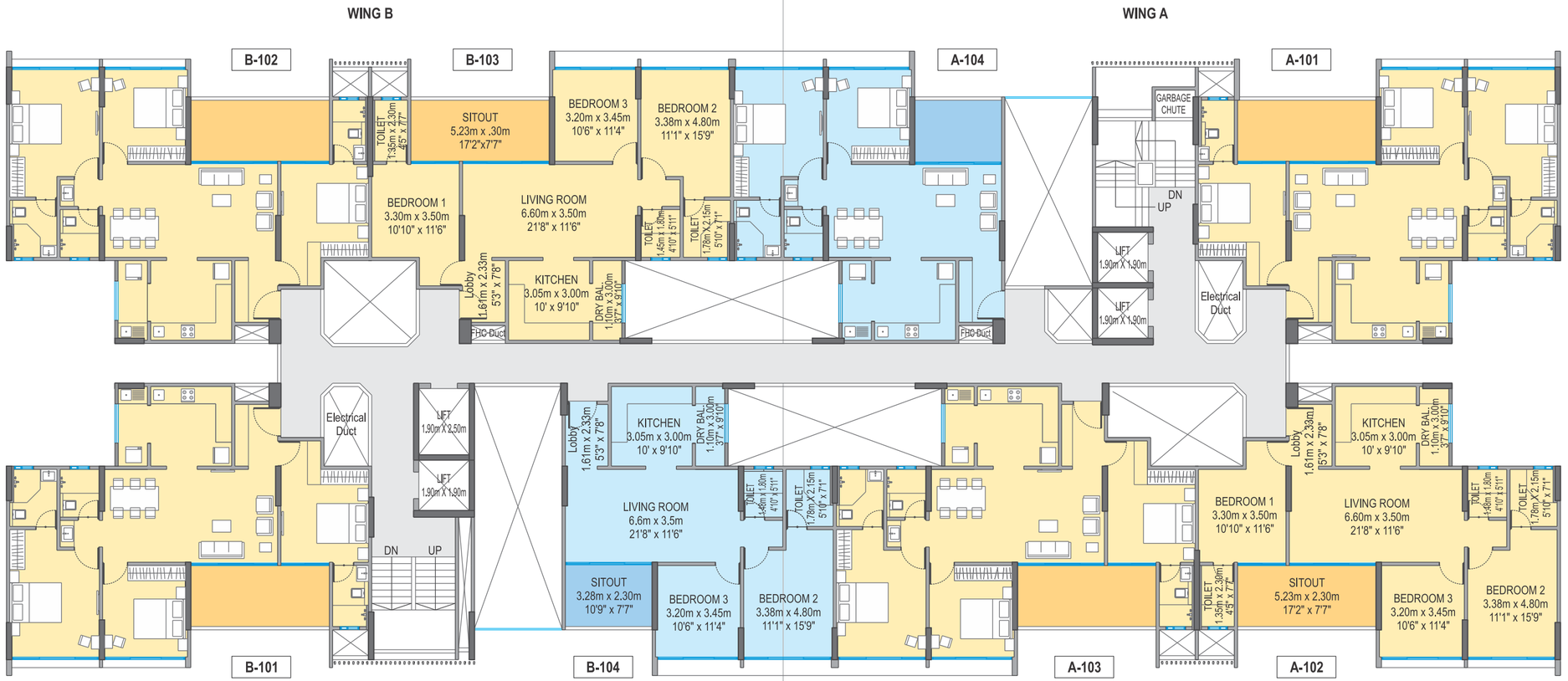


A WING, B WING - 1ST FLOOR PLAN AREA STATEMENT								
Flat No.	Type	Carpet Area	Sit Out	Open Balcony (Attached to Bedroom)	Dry Balcony Area (Attached to Kitchen)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)	Carpet Area (SQ.FT.) (Roundeb)
101, 102, 103	3 BHK	92.02	12.02	0.00	3.30	107.34	1155.40	1155
1% PLASTER DEDUCTION		**91.10**	**11.90**	**0.00**	**3.27**	**106.27**	**1143.84**	**1144**

Typical 3BHK - 1144 Sq. Ft.

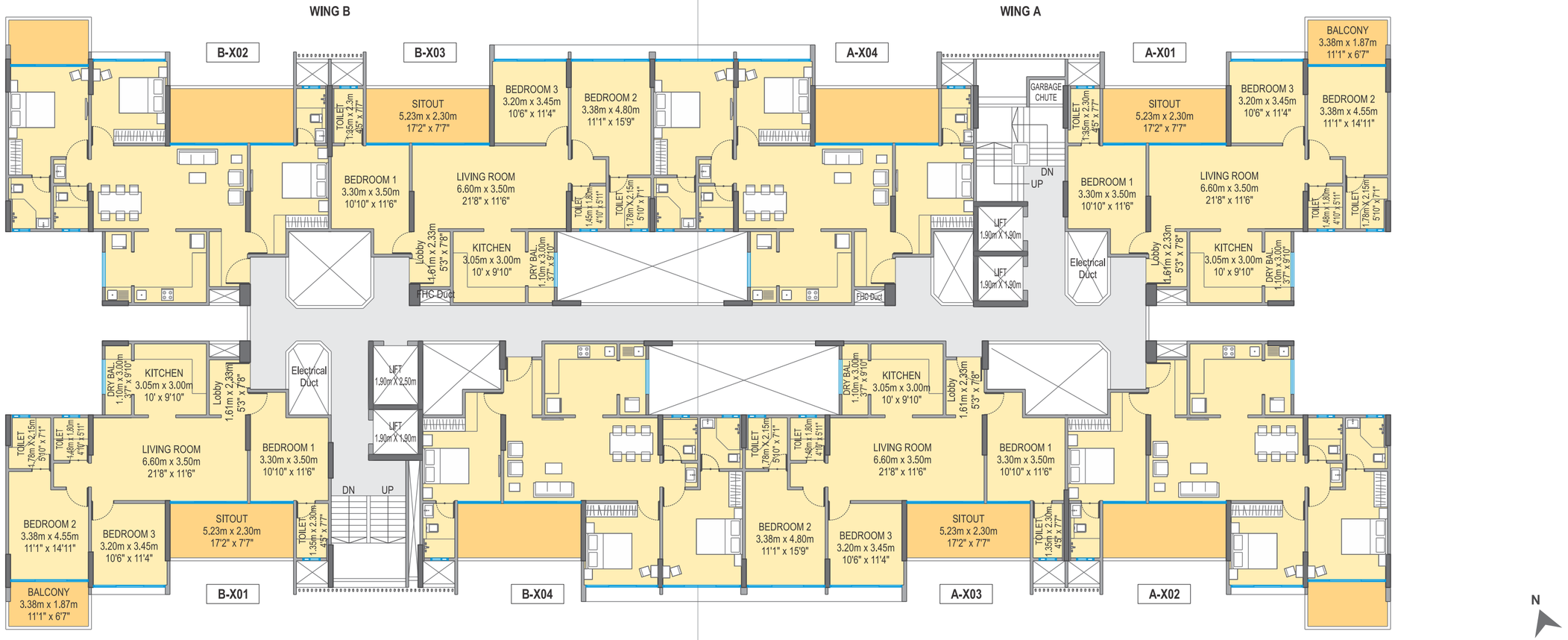


Artistic Impression



1ST FLOOR PLAN

A WING, B WING - 1ST FLOOR PLAN AREA STATEMENT								
Flat No.	Type	Carpet Area	Sit Out	Open Balcony (Attached to Bedroom)	Dry Balcony Area (Attached to Kitchen)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)	Carpet Area (SQ.FT.) (Roundoff)
101, 102, 103	3 BHK	92.02	12.02	0.00	3.30	107.34	1155.40	1155
1% PLASTER DEDUCTION		**91.10**	**11.90**	**0.00**	**3.27**	**106.27**	**1143.84**	**1144**
104	2BHK	74.47	7.53	0.00	3.30	85.30	918.13	918
1% PLASTER DEDUCTION		**73.72**	**7.46**	**0.00**	**3.27**	**84.44**	**908.94**	**909**

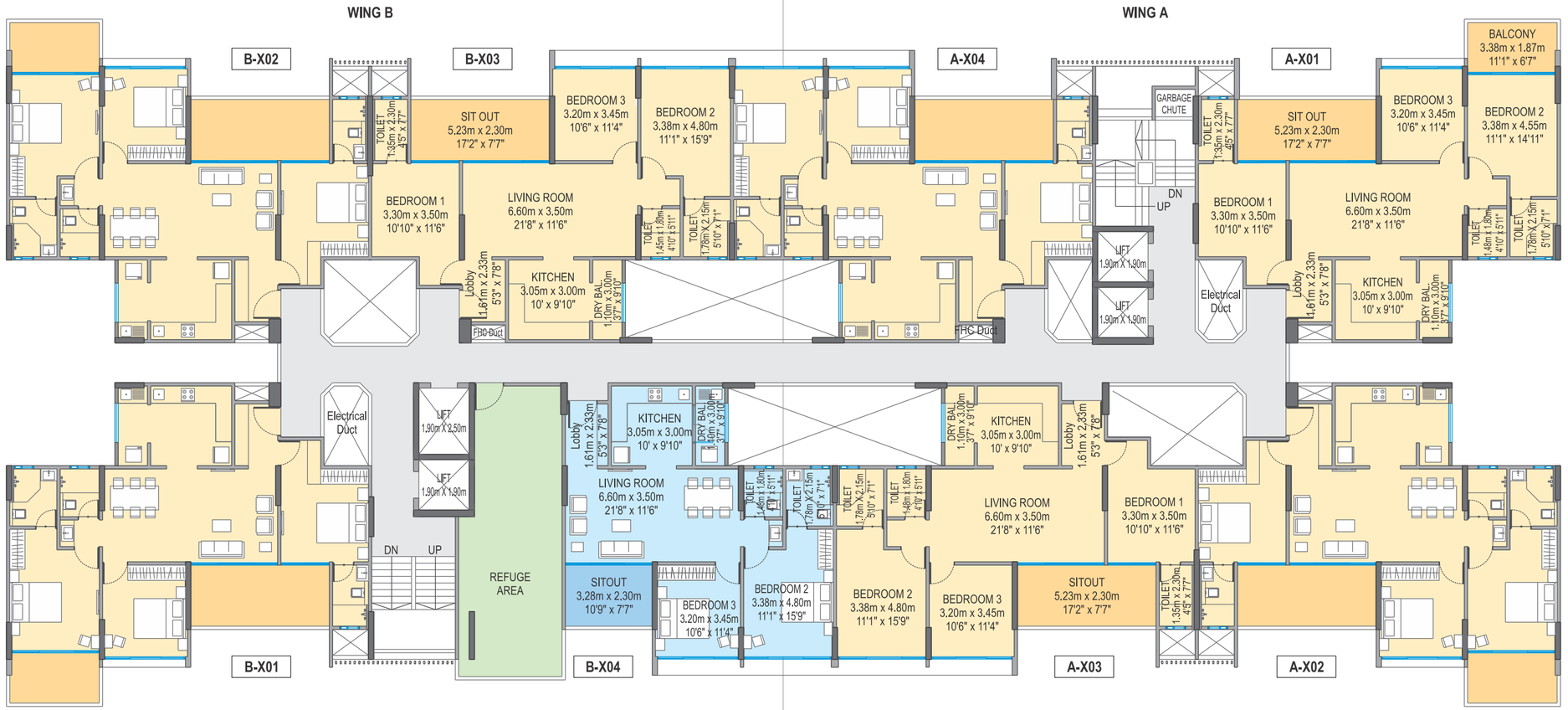


N

A WING, B WING - 2ND - 7TH, 9TH - 12TH & 14TH FLOOR PLAN AREA STATEMENT

Flat No.	Type	Carpet Area	Sit Out	Open Balcony (Attached to Bedroom)	Dry Balcony Area (Attached to Kitchen)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)	Carpet Area (SQ.FT.) (Roundoff)
201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402	3 BHK	91.61	12.02	6.41	3.30	113.34	1219.96	1220
1% PLASTER DEDUCTION		**90.69**	**11.90**	**6.35**	**3.27**	**112.20**	**1207.76**	**1208**
203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204, 1404	3BHK	92.03	12.02	0.00	3.30	107.34	1155.44	1155
1% PLASTER DEDUCTION		**91.11**	**11.90**	**0.00**	**3.27**	**106.27**	**1143.89**	**1144**

2ND - 7TH, 9TH - 12TH & 14TH FLOOR PLAN



N

A WING - 8TH & 13TH (REFUGE) FLOOR PLAN AREA STATEMENT

Flat No.	Type	Carpet Area	Sit Out	Open Balcony (Attached to Bedroom)	Dry Balcony Area (Attached to Kitchen)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)	Carpet Area (SQ.FT.) (Roundoff)
801, 802, 1301, 1302	3 BHK	91.61	12.02	6.41	3.30	113.34	1219.96	1220
1% PLASTER DEDUCTION		**90.69**	**11.90**	**6.35**	**3.27**	**112.20**	**1207.76**	**1208**
803,1303	3BHK	92.03	12.02	0.00	3.30	107.34	1155.44	1155
1% PLASTER DEDUCTION		**91.11**	**11.90**	**0.00**	**3.27**	**106.27**	**1143.89**	**1144**
804, 1304	2BHK	74.47	7.53	0.00	3.30	85.30	918.13	918
1% PLASTER DEDUCTION		**73.72**	**7.46**	**0.00**	**3.27**	**84.44**	**908.94**	**909**

8TH & 13TH (REFUGE) FLOOR PLAN

B WING - 8TH & 13TH (REFUGE) FLOOR PLAN AREA STATEMENT

Flat No.	Type	Carpet Area	Sit Out	Open Balcony (Attached to Bedroom)	Dry Balcony Area (Attached to Kitchen)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)	Carpet Area (SQ.FT.) (Roundoff)
801, 802, 1301, 1302	3 BHK	91.61	12.02	6.41	3.30	113.34	1219.96	1220
1% PLASTER DEDUCTION		**90.69**	**11.90**	**6.35**	**3.27**	**112.20**	**1207.76**	**1208**
803, 804, 1303, 1304	3BHK	92.03	12.02	0.00	3.30	107.34	1155.44	1155
1% PLASTER DEDUCTION		**91.11**	**11.90**	**0.00**	**3.27**	**106.27**	**1143.89**	**1144**

AMENITIES

PODIUM FLOOR

- Open Gym
- Walking Plaza
- Net Cricket
- Informal Seating
- Kids Play Area
- Multi-Purpose Space

AT TERRACE

- Work from Home Area
- Kids Activity Area
- Barbeque Area
- Party Area
- Meditation Area Zen Garden
- Lounge Area / Senior Citizen Area

AT BUILDING ENTRANCE LOBBY

- Society Office
- Conference Room
- Creche
- Multipurpose Hall

GROUND FLOOR (Open Space)

- Ground Floor Water Tank
- Swimming Pool & Pool Deck as per Consultant Drawings.
- Party Lawn
- Multipurpose Open Court
- Gazebo Seating
- Gym
- Sewage Water Treatment System as per Consultant Requirement.
- Generator Backup for Common Amenities
- Entrance Areana
- 5 Ft Compound Wall with Plaster
- Video Door Phone with Intercom System
- CCTV System (Entrance Area & Main Gate)
- Internal Cement Concrete Road with Streetlight
- Hydropneumatics System for Water Management
- OWC (Organic Waste Convertor) as per Consultant Requirement.
- Fire System as Per PCMC Norms.
- Garbage Chutes
- DG (Generator Backup for Common Area)

SPECIFICATIONS

STRUCTURE: R.C.C. Earth Quick Resistance Structure as Per R.C.C. Drawings.

MASONRY: External Wall & Internal wall 5" AAC Block.

PLASTER: External Double Coat Sand Faced Plaster with Sand Face Plaster and Internal Wall Mounted Pop.

TILING: 1m x 1m Vitrified Tiles for Hall, Kitchen, Dinning & Passage Area.

Master Bed room laminate wood flooring.

Child bedroom & Guest bedroom 24" x 24" vitrified tiles.

Ceramic Tiles for Bathroom Dado 7 Ft Height with Acrylic ceiling.

Ceramic Tiles for Dry Terrace Dado 4 Ft. Height.

Ceramic Tile Dado Above Kitchen Ota 4 Ft. Dado.

KITCHEN: 10 Rft Kitchen Ota with Stainless Steel Sink .

ELECTRIFICATION:

Hall - 2 Light Pt., 2 Fan Pt., TV & Tel Point, 1 Ceiling pt., Bell Push, 1 half Pt., AC point.

M Bed& Child bed - 2 Light Point, 1 Fan, TV & Tel Point, AC Point, 1 Two Way LP, 1 half Pt.

Bed - 2 Light Pt., 1 Fan, 1 Half Pt., Ac point.

Kitchen - 2 Light Pt., 1 Fan, 1 Half Pt., Mixer, Oven, Chimney Point, Refrigerator, Aqua guard Pt.

Bathroom - 1 Light, Exhaust & Geyser Point

Terrace - 1 Light & 5 Amp Point

Dry Terrace - 1 Light & Washing Machine Pt. Inverter Provision for Flat (1 Light + 1 Fan Point in Each Room)

Wadhwani Constructions

Wadhwani Constructions established in 1996 has become a leading enterprise in the business of developing properties and has transformed the suburb of Pimple Saudagar in Western Pune. Its values-based and honesty-driven policies, and its healthy business practices have earned the enterprise its unmatched reputation and customer confidence. Wadhwani Constructions with its inspiring track record showcases its exemplary residential as well as commercial projects of Pimple-Saudagar as it now focuses on transforming Punawale.

Completed Residential Projects



Sai Paradise
@ Punawale



Sai Saheb
@ Rahatni



Sai Vision Ambience
@ Pimple Saudagar



Sai Shubham
@ Pimple Saudagar



Mayureshwar – Sai Nisarg Park
@ Pimple Saudagar



Sai Vaibhav
@ Pimple Saudagar

Ongoing Projects

Residential



Om Mangalam Chaitanya
@ Kiwale

Commercial



Sai Millenium
@ Punawale

Completed Commercial Projects



Sai Paradise
@ Punawale



Sai Kripa
@ Kharalwadi



Ganeesham Commercial
Pimple Saudagar



Sai Vision Ambience
@ Pimple Saudagar



Sai Crystal
@ Pimple Nilakh