

SUBAL SRUSHTI, SOUTH POLE  
RERA No. - P53000025014



सुबल  
सृष्टि

SOUTH POLE

2BHK

TOTAL SELLABLE AREA

FAMILY UNIT NUMBERS - S - 104 / 204 / 304 / 404 / 504 / 604 / 704

BUILT UP AREA OF THE UNIT + SUPER BUILT AREA OF THE UNIT

**51.14 SQ.M + 17.91 SQ.M = 69.05 SQ.M**

**550.25 S.FT + 192.71 S.FT = 742.96 S.FT**

HERE IS A BLISSFUL ABODE, ORNAMENTED BY NATURE **UNLIMITED**

[www.subalrealty.com](http://www.subalrealty.com)



ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only



ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only

## NIGHT VISION VIEW



**SUBAL SHRUSHTI'** - A purely Residential project being developed by Subal Realty a reputed firm dedicated to the highest quality projects with the experience of about twenty two years. SUBAL SHRUSHTI - Land location lies in the heart of Kolhapur City surrounded by TAPOVAN area. TAPOVAN is a premise made pavan by the holy feet of great Mahatma Gandhi. Lots of Banyan trees blend the land with mother nature, pollution free area having calm and quiet environment. The project is in purely Residential area having all amenities and facilities in the close vicinity. This is the Residential Project by name "SUBAL SRUSHTI" being developed by Subal Realty a partnership firm having reputed background in this line of working of about Eighteen Years.



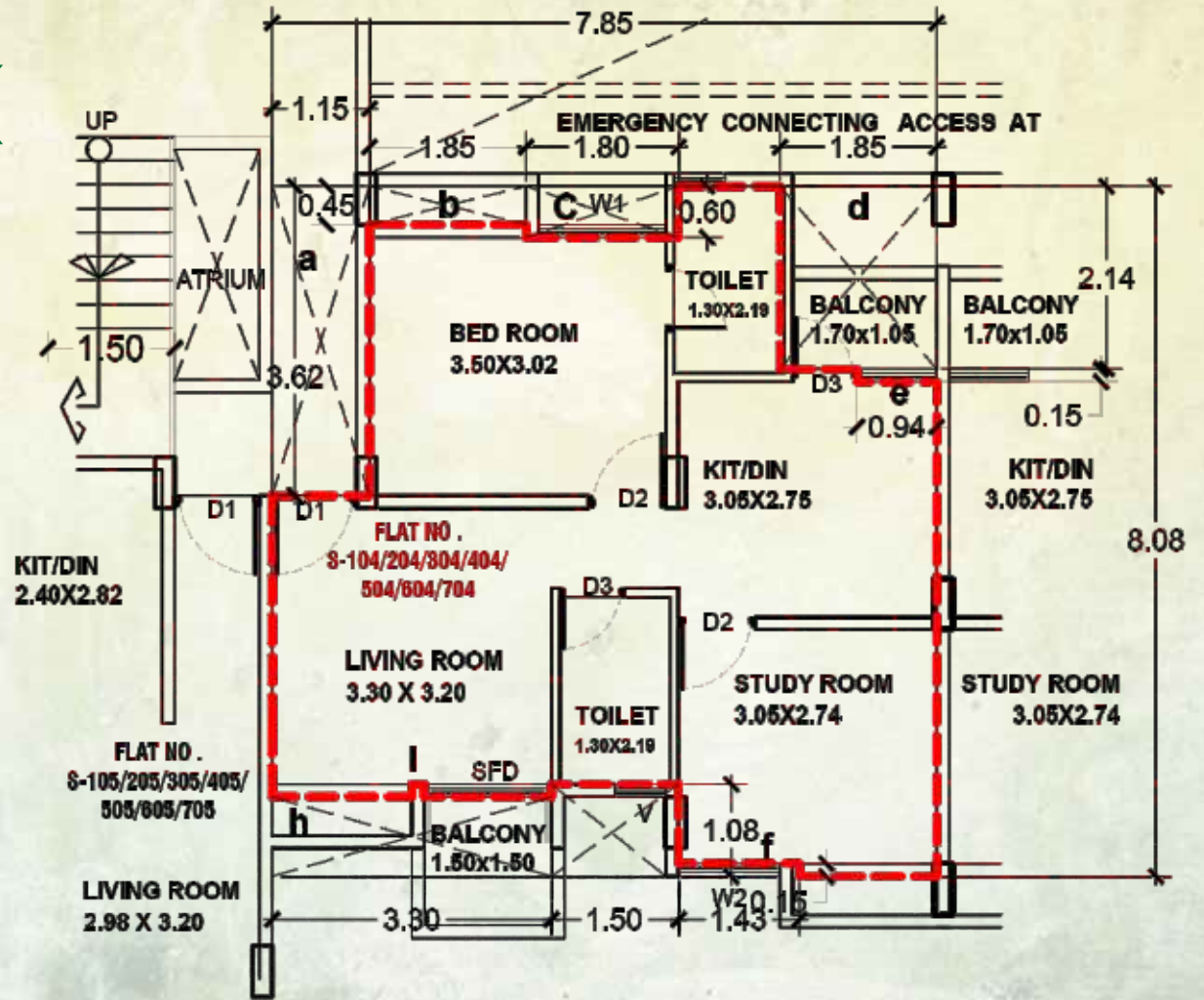
# RERA CARPET AREA

S - 104 / 204 / 304 / 404 / 504 / 604 / 704

## 2BHK

RERA CARPET AREA IN SQ.M				
AREA OF BLOCK	7.86	X	8.06	63.43 SQ.M (A)
DEDUCTIONS :				
a)	1.15	x	3.62	4.16
b)	1.85	x	0.45	0.83
c)	1.80	x	0.60	1.08
d)	1.85	x	2.14	3.96
e)	0.94	x	0.15	0.14
f)	1.43	x	0.15	0.21
g)	1.50	x	1.08	1.62
h)	3.30	x	0.93	3.07
i)	0.15	x	0.15	0.02
TOTAL				15.10 SQ.M (B)

RERA CARPET AREA OF FLAT			
(A)	(B)	48.33 SQ.M	
63.428	15.10		
RERA CARPET AREA	EXTERNAL WALL AREA	BUILT-UP AREA OF FLAT	
48.33	2.81	51.14	



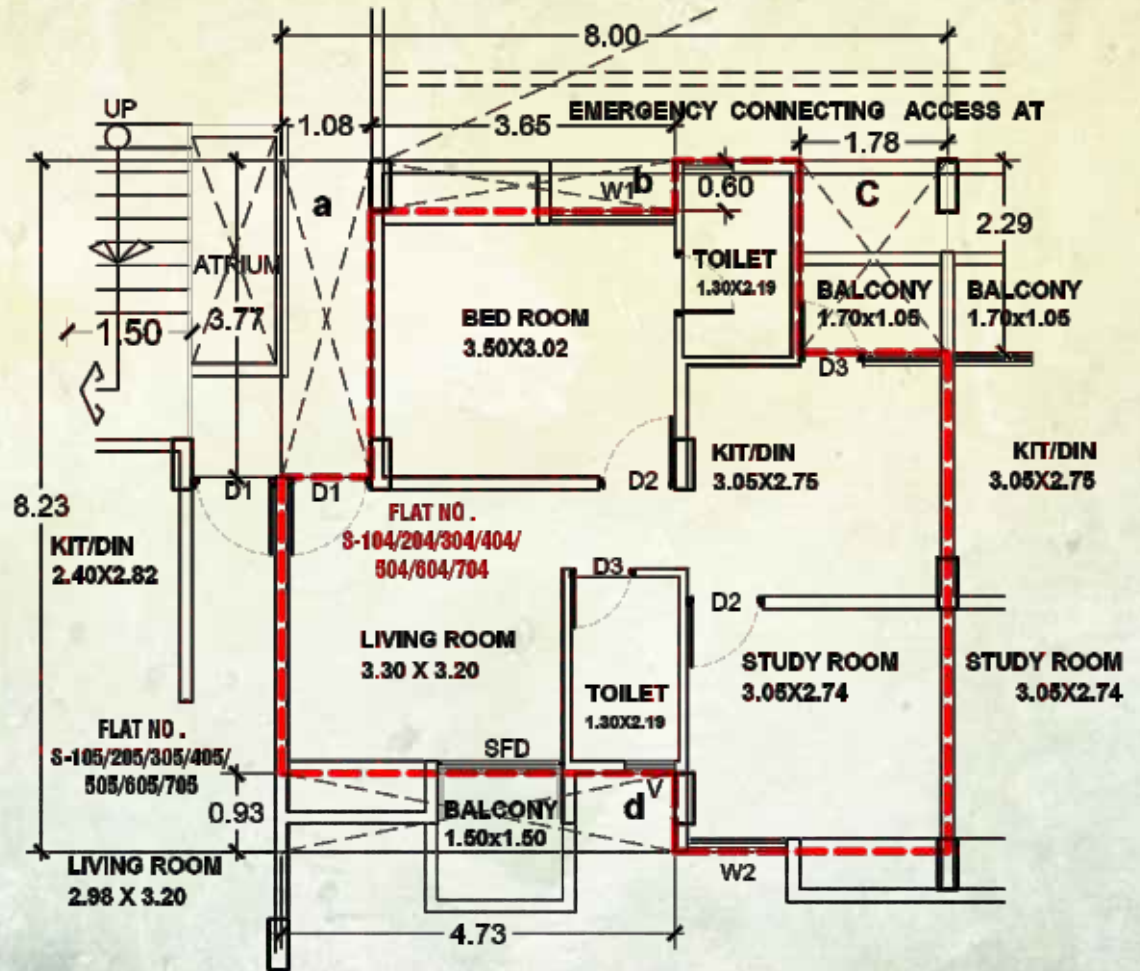
**RERA CARPET AREA OF FLAT 48.33 SQ.M**



# BUILT UP AREA

S - 104 / 204 / 304 / 404 / 504 / 604 / 704

## 2BHK



BUILT UP AREA CALCULATION				
AREA OF BLOCK	8.00	X	8.23	65.84 SQ.M (A)
DEDUCTIONS :				
a)	1.08	X	3.77	4.05
b)	3.85	X	0.60	2.19
c)	1.78	X	2.29	4.06
d)	4.73	X	0.93	4.39
			TOTAL	14.70 SQ.M (B)
BUILT UP AREA OF FLAT				
(A)	65.840	-	(B)	14.70
				51.14 SQ.M
BUILT UP AREA IN S.F.T			550.25 S.F.T	

**BUILT UP AREA 51.14 SQ.M (550.25 S.FT)**

# SUPER BUILT UP AREA

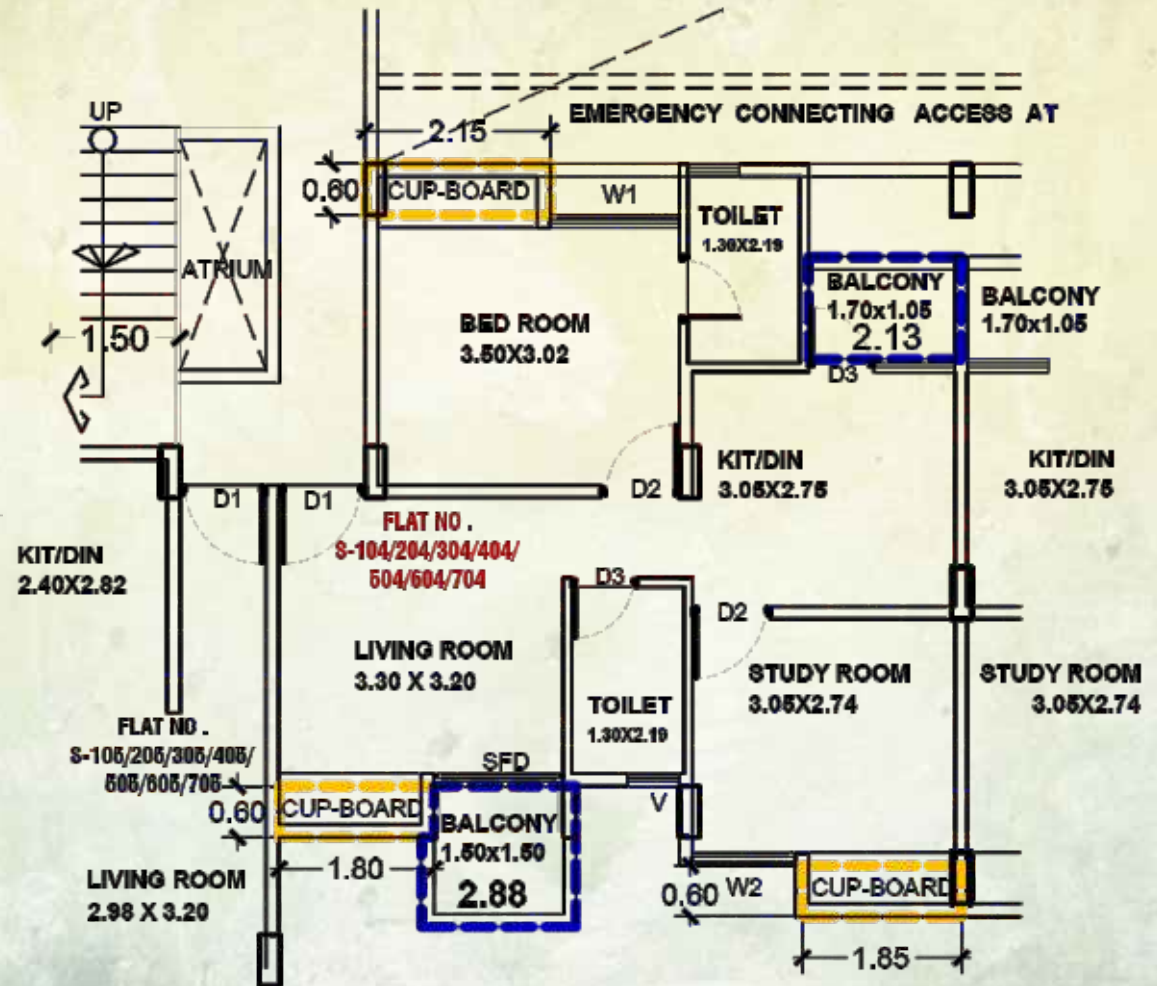
[ BALCONY + CUPBOARD + COMMON ]

S - 104 / 204 / 304 / 404 / 504 / 604 / 704



## 2BHK

SUPER BUILT-UP AREA CALCULATION					
<b>BALACANY</b>					
	1	2.13			
	2	2.88			
	<b>TOTAL</b>				<b>5.01 SQ.M</b>
<b>CUP BOARD</b>					
	1	2.15	X	0.60	1.29
	2	1.80	X	0.60	1.08
	3	1.85	X	0.60	1.11
	<b>TOTAL</b>				<b>3.48 SQ.M</b>
<b>COMMON AREAS</b>					
BUILT UP AREA SHARE OF COMMON AREAS LIKE PASSAGES / SOCIETY OFFICE (INCLUDED AS BUILT-UP IN F.S.I.)					<b>4.79 SQ.M</b>
BUILT UP AREA SHARE OF COMMON AREAS LIKE STAIR-CASE / LIFT (EXCLUDED IN BUILT-UP AS F.S.I.)					<b>4.83 SQ.M</b>
<b>TOTAL :</b>					<b>17.91 SQ.M (C)</b>



**SUPER BUILT UP AREA OF FLAT 17.91 SQ.M (192.71 S.FT)**



# APARTMENT ISOMETRIC VIEW

S - 104 / 204 / 304 / 404 / 504 / 604 / 704

## 2BHK



ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only





# APARTMENT INTERIOR LAYOUT

S - 103 / 203 / 303 / 403 / 503 / 603 / 703

## 2BHK





# SPECIFICATION

## STRUCTURE :

- Earthquake Resistant R.C.C. Framed Structure.

## WALLS :

- External Wall 15cm thick & Internal Wall 10cm thick of AAC Block /Fly Ash Bricks.

## PLASTER :

- Gypsum/ Sand Faced Plaster With Neroo finish to inner walls & ceiling for all rooms and Toilets.
- External two coat Sand faced plaster.

## FLOORING :

- Vitrified Tiles (600mm x 600mm) of Single Color / Design in All Rooms.
- Matching skirting for all Rooms.

## DOORS AND WINDOWS :

- RCC Door Frame and flush Door Shutters with S.S. Fittings/Fixtures in all rooms.
- RCC Doors Frame & Water proof one side Laminated Shutters with S.S. Fittings/Fixtures for Toilets.
- Powder coated Aluminum Sliding Door with M.S. safety Grill Door for Balcony.
- Powder coated Aluminum 2 Track Sliding Windows with M.S. safety Grill .

## KITCHEN :

- Granite Platform (2.5m in length) with Stainless Steel Sink.
- Ceramic tile dado up to 1.2m. height.

## PAINTING :

- Acrylic paints for external walls.
- Good quality Oil Bond paint for internal walls.
- Oil paints for Grills of door/window /vents & Railings.

## RAILINGS:

- M.S. Railing with oil paint.

## ELECTRIFICATION :

- Concealed copper wiring with ELCB. / MCB. of ISI make to entire flat.
- Modular switches of reputed make .
- Adequate electrical Lighting points in all rooms.
- T.V. / Telephone points in living room.
- 16 Amp. power points for heating appliances and washing machine.

## NOTE :

In the event that any manufacture discontinues any brand/make mentioned above or the same is not easily available in the market the DEVELOPER reserves the right to change specifications & amenities at its discretion and provide other brand /make of equivalent price range.



# AMENITIES

- 1. Gated Entry with Security Cabins.**
- 2. Lift with Battery Backup.**
- 3. Fire Fighting System .**
- 4. Landscaped Garden. (Common for SUBAL SRUSHTI CONDOMINIUM)**
- 5. Society /office on Ground Floor.**
- 6. C.C.T.V For Common areas & Parking.**
- 7. Battery Back-up for stair-case and common passages.**
- 8. The common elements of Structure/Premises**
  - a. RCC structure and main walls of the building .
  - b. Staircase, Entrance area, Main passage and Lift Lobbies in the building.
  - c. Electrical Meter and UPS Rooms.
  - d. Watchman cabin/s
  - e. Lift Room and Lift Well.
  - f. Compound Wall, gates, Electric sub - station with Transformer. (Common for SUBAL SRUSHTI CONDOMINIUM)
  - g. Underground Sump Tank & Overhead water storage tanks and Bore Well.
  - h. Common drainage/sewer lines and Water Connection connecting main lines.
  - i. Lighting and Electric Fitting in staircase, common Passages, Parking, Drive-Way.
  - j. Rain water Harvesting system.
  - k. Health Center and Recreation Center. This facility already provided in North Pole  
Building is designated as the Common facility available for entire SUBAL SRUSHTI CONDOMINIUM

# LOCATION MAP



## CONNECTED BY CONVENIENCE

- ITI College : 0.8 km**
- Sai Mandir, Kalamba : 1.4 km**
- Krishna Hospital : 0.5 km**
- Shintiniketan School : 5.8 km**
- Potdar High School : 2.8 km**
- CIBER College : 5.3 km**
- Shivaji University : 5.5 km**
- Mahalaxmi Temple : 2.9 km**
- Nh4 Highway : 08 km**





**Reg. Office Address :**

Subal, 2104/13 E-Ward, Rukmini Nagar,  
Kolhapur, Maharashtra.

**Subal Srushti Site Office :**

Subal Srushti, 733/8 (Part). A-Ward, Tapowan,  
Kolhapur, Maharashtra.

Tel : +91 231 - 2322939 | Cell : +91 7709293939, 9822043339 | Email : sunilmahajan0039@gmail.com

[www.subalrealty.com](http://www.subalrealty.com)