





**LOHIA JAIN MALPANI**  
— PROPERTIES —

# Living. Perfected.



Balance is a rare luxury, but here, it feels effortless. At 209 Hadapsar, every home seamlessly integrates the rhythms of work, family and leisure. This sense of harmony is brought to life through the clean precision of straight-line architecture, offering spaces that are both elegant and deeply functional.

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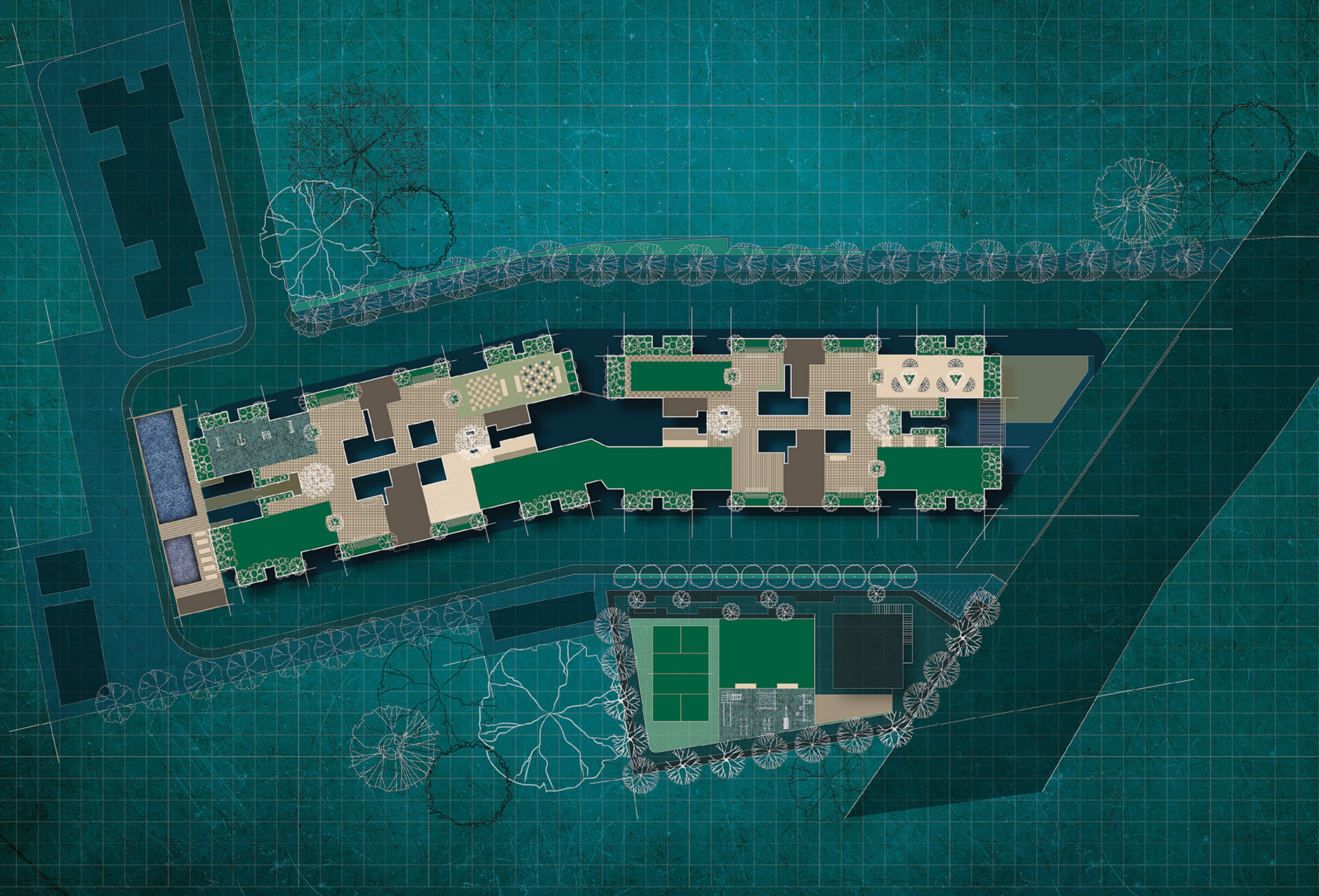
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# 01



## Perfection in Every Detail.

LOCATED IN THE HEART  
OF HADAPSAR

2.42 ACRES AREA  
OF LAND

2BHK AND 3BHK  
CONFIGURATION

2 BUILDINGS WITH  
23 FLOORS

UNOBSTRUCTED VIEW

### ARCHITECTURE

Welcome to 209 Hadapsar. Two elegant towers, each boasting 23 residential floors and two levels of basement parking, that are designed to offer an unparalleled living experience. Enjoy the convenience of dual entry points for effortless access. The buildings stand in perfect alignment, providing unobstructed views and excellent cross-ventilation.





Ample parking ensures ease of use, and our meticulously planned floor layouts ensure privacy, with only two flats sharing a passage. On one side, a two-floor commercial space brings daily conveniences right to your doorstep, while a separate entrance for the LIG building maintains exclusivity and privacy for our residents.



3-LEVEL PARKING

ALU-FORM CONSTRUCTION  
TECHNOLOGY

BOTH BUILDINGS CONNECTED  
ON ONE SIDE OF THE TERRACE



# Living. Perfected.

DESIGNED FOR OPTIMUM LIGHT  
AND VENTILATION

DESIGNED FOR NO  
WASTAGE OF SPACE

LARGE AND SPREAD-OUT  
ROOM SIZES

8 FLATS PER FLOOR WITH 2  
FLOORS SHARING A PASSAGE

## APARTMENTS

Each 2BHK and 3BHK home is a masterpiece of thoughtful design and elegance. Our apartments are planned to optimise space and comfort, offering you an environment where style meets functionality seamlessly. Large and Spread-out room sizes ensure an open, airy feel, while the abundance of natural light and ventilation creates a serene atmosphere. Every detail, from the intelligent layout to the refined finishes, is carefully selected to enhance your living experience and provide a sophisticated sanctuary tailored to your lifestyle.





Your bedroom should feel like it was made just for you. Spacious and thoughtfully proportioned, these rooms gracefully accommodate everything you need - a comfortable bed, side tables, a dresser and more. Oversized windows draw in light and views, ensuring your sanctuary is always bright, open and perfectly in tune with your lifestyle.



BALCONY IN 3BHK  
MASTER BEDROOMS

PREMIUM SPECIFICATIONS

4 LIFTS PER BUILDING

# Specifications.

## APARTMENTS

Earthquake - Resistant RCC Structure  
 Treatment For Termites  
 Alu-Form Construction Technology  
 3.05 m Height From RCC Slab Top To Slab Top

## DESIGN

Designed For Better Light & Ventilation  
 Optimal Usage Of Space  
 Designed To Fit All Furniture Properly

## WINDOWS & RAILING

Large 27 mm Section Matt Powder Coated Window With Multi Locking System Of Hiviq  
 Free Stand Aluminium Clove Railing With Toughened Sandwich Glass

## KITCHEN

15 mm Full Body Vitrified Tile Platform In Kitchen  
 Provision For Washing Machine  
 Sink With Drain Board Of Nirali Or Equivalent

## FLOORING

800 mm X 800 mm Double Charge Vitrified Tiles  
 Wooden Finish Anti-Skid Tiles In Balcony  
 Anti-Skid Vitrified Tiles In Toilets

## PARKING

3 - Level Parking  
 All Parking On RCC Structure  
 Common Washroom On Ground Floor

## DOORS

Modular Door Frames & Door  
 Mortise Handles & Cylindrical Locks  
 15 mm Full Body Vitrified Door Frame For Washrooms  
 Waterproof FRP Doors For Washroom  
 27 mm Section Matt Powder Coated Window With Multi Locking System Of Hiviq

## WASHROOMS

600 mm X 1200 mm Glaze / Matt Vitrified Tile  
 Jaquar Or Equivalent Fittings  
 Hindware Or Equivalent Sanitary Ware  
 Countertop Wash Basin  
 False Ceiling In Washroom

## ELECTRICAL

Wire Of Poly-Cab Or Equivalent  
 Electrical Fittings Of Schneider Or Equivalent  
 A/C Points With Provision For Outdoor Unit  
 Multiple Convenient Points Along With Well-Planned Telephone, Broadband & DTH Cables

## SECURITY

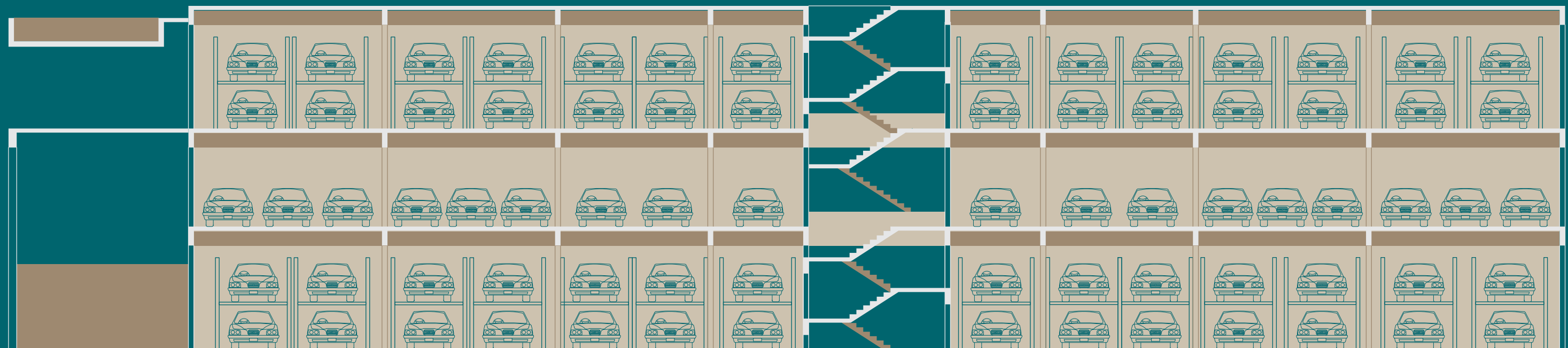
3 Level Security With Access Control  
 Video Door Phone  
 Boom Barrier With RFID Tags  
 CCTV Cameras Covering All Common Areas

## ENVIRONMENTAL INITIATIVES

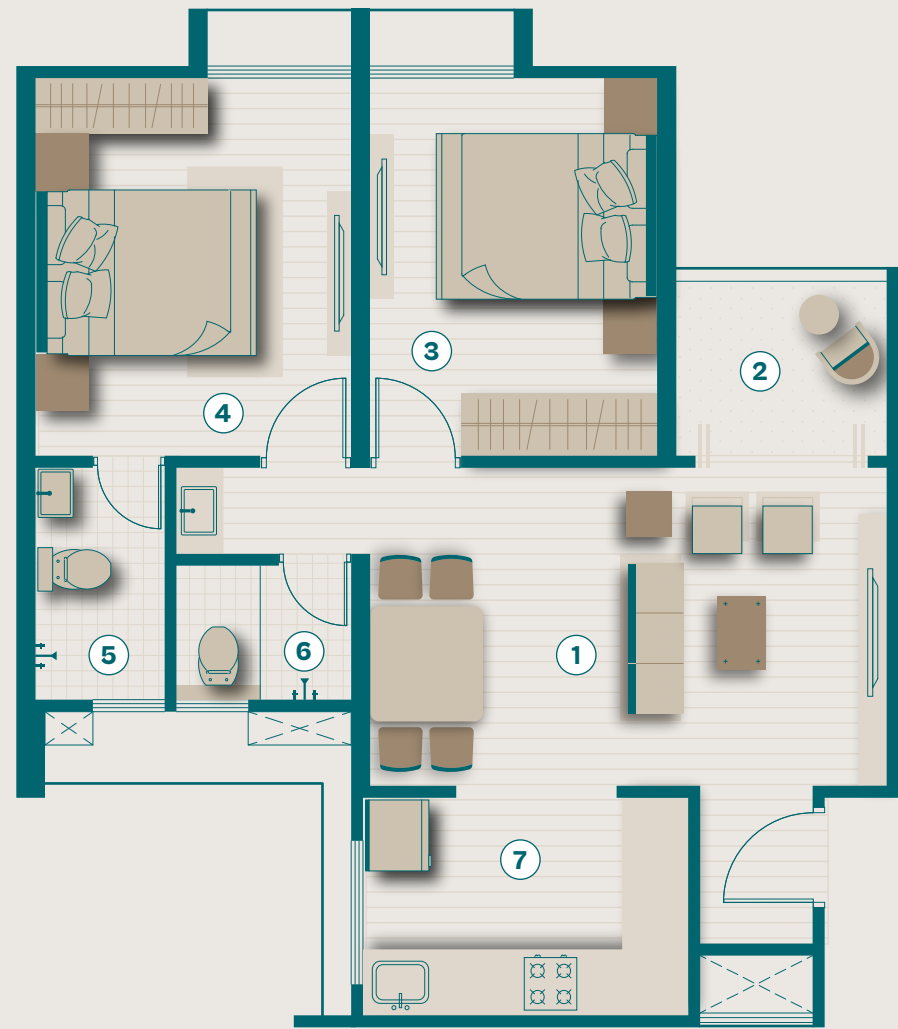
Solar Water In Common Washroom  
 Generator For Common Areas  
 Water Treatment Plant For Bore-Water  
 Garbage Chute

Sewage Treatment Plant  
 EV Charging Points In Common & Visitor Parking  
 Rainwater Harvesting  
 Solar System For Part Common Lighting

## PARKING SECTION PLAN



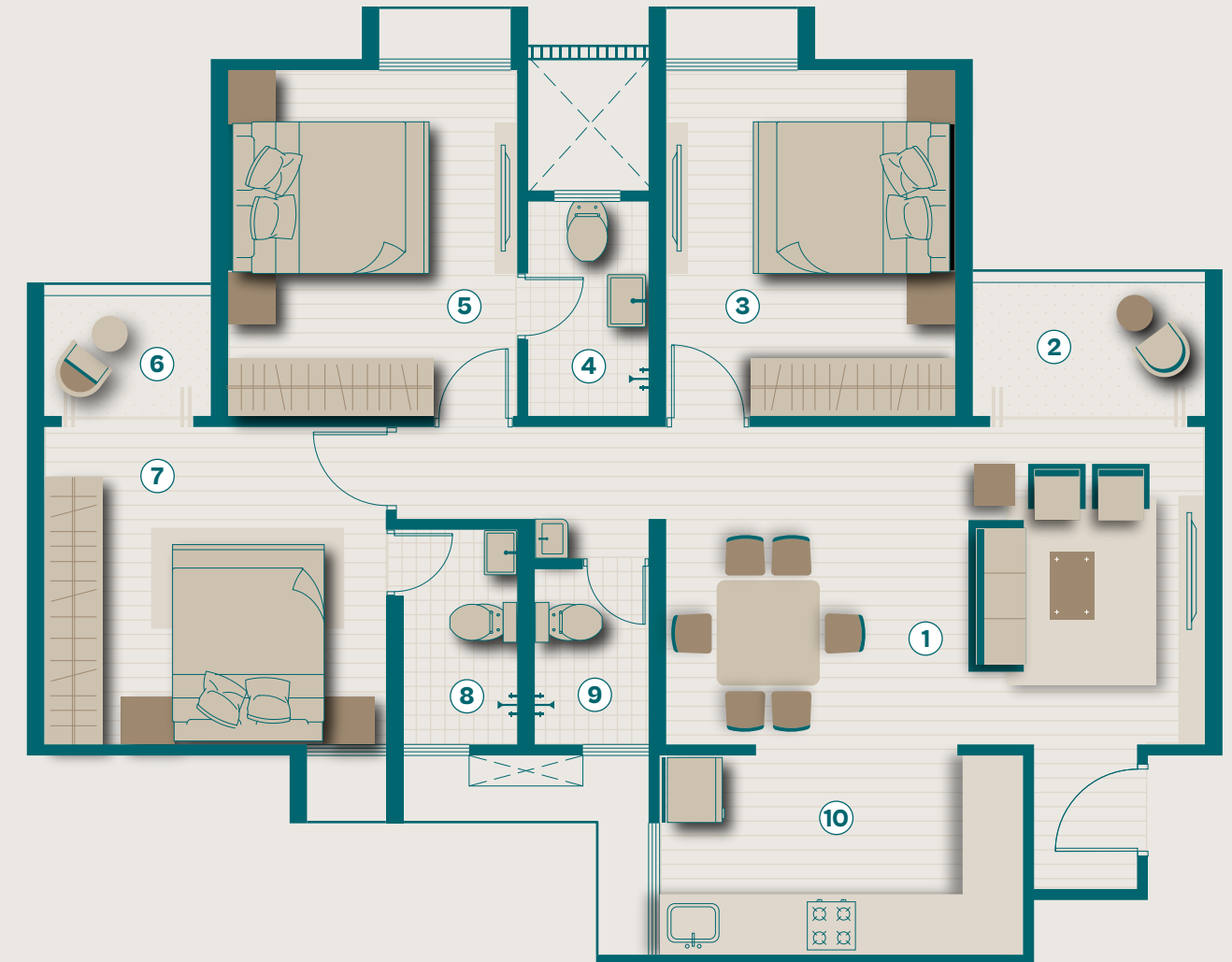
## 2 BHK Floor Plans.



**Total Carpet Area: 732.5 Sq. ft.**

- 1. Living/Dining: 17'9" x 11"
- 2. Balcony: 7'3" x 6'
- 3. Kids Bedroom: 10' x 13'
- 4. Master Bedroom: 11' x 13'
- 5. Master Toilet: 4'6" x 8'
- 6. C Toilet: 4'6" x 6'
- 7. Kitchen: 11' x 8'

## 3 BHK Floor Plans.



**Total Carpet Area: 1070 Sq. ft.**

- 1. Living/Dining: 20'3" x 12"
- 2. Balcony: 8'9" x 5'
- 3. Guest Bedroom: 11' x 13'
- 4. Kids Bedroom: 11' x 13'
- 5. Master Bedroom: 13' x 12'
- 6. Master Toilet: 4'6" x 8'
- 7. C Toilet: 4'6" x 6'
- 8. Master Toilet: 4'6" x 8'
- 9. C Toilet: 4'6" x 6'
- 10. Kitchen: 13'8" x 8'



04

# Perfected for all Your Needs.

## RECREATION

Our community offers thoughtful recreation designed to cater to every family member. Enjoy a refreshing swim in the pool, or relax and socialise on the landscaped terrace. Children have play areas, while older family members can unwind in dedicated relaxation zones. Our clubhouse features indoor games and a modern gym. For guests, there are well-appointed rooms and ample parking. Eco-friendly features like STP, solar energy, and EV charging points highlight our commitment to a responsible lifestyle. Each element is crafted to enhance your living experience and add joy to your daily life.

20+ AMENITIES

4+ ENVIRONMENTAL  
INITIATIVES



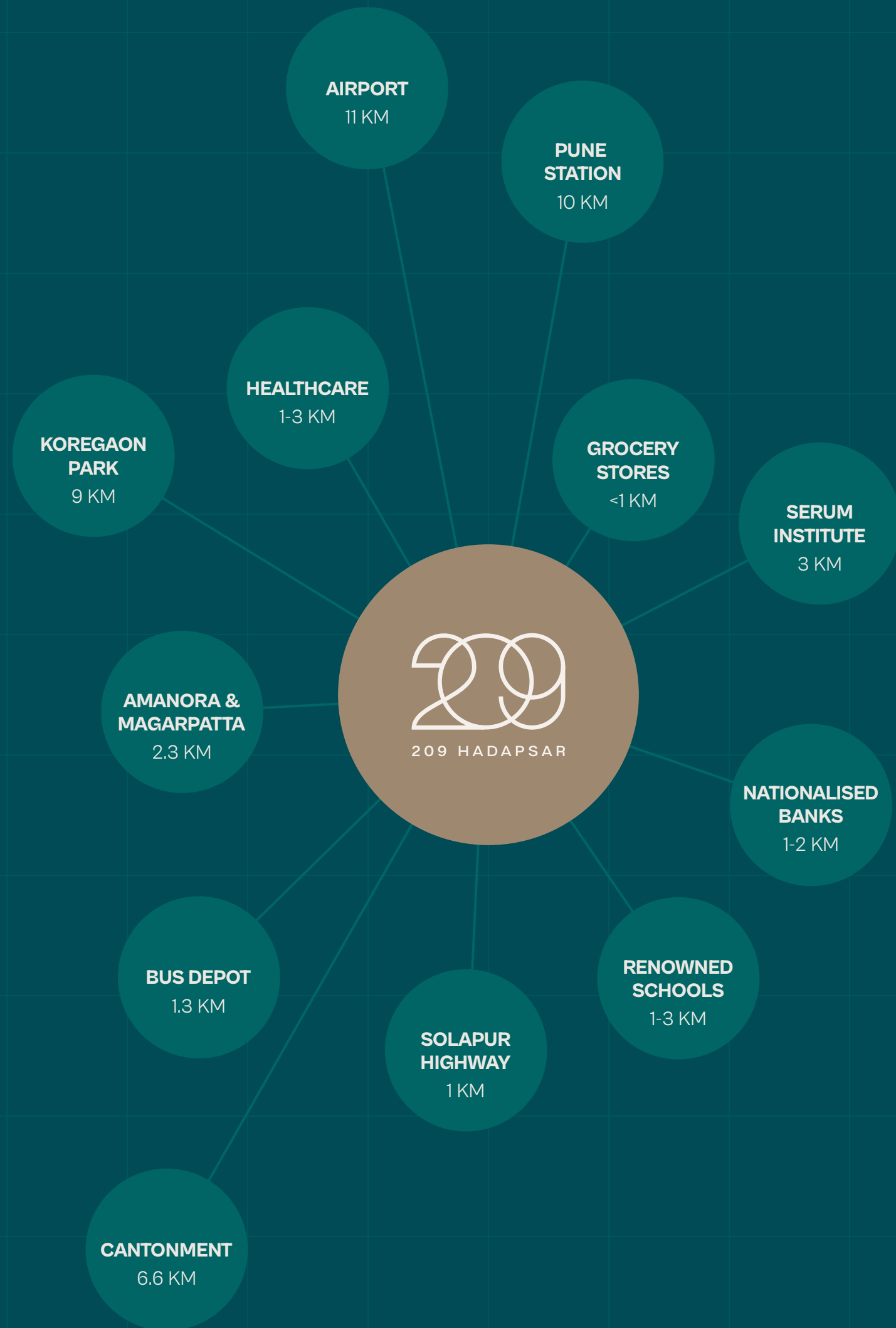


Embrace a variety of amenities designed for leisure and activity. Challenge friends to indoor games in the clubhouse or energise yourself in the modern gym. Take a leisurely walk along the scenic pathway, relax in the stylish gazebo, or let children enjoy the dedicated play area and sandpit. Dive into the swimming pool, mindfully situated above the ramp for easy access. Each feature is crafted to enhance your everyday living experience.



- SWIMMING POOL
- INDOOR GAMES
- GYMNASIUM
- GUEST ROOMS
- KIDS PLAY AREA
- SANDPIT
- CLIMBING WALL
- MULTI-SPORTS AREA
- LANDSCAPED GARDEN
- HAMMOCKS
- LIFE-SIZE CHESS & LUDO
- HOPSCOTCH
- SEATING PODS
- YOGA AREA
- BARBEQUE AREA
- PARTY AREA
- ACUPRESSURE TRACKS
- DRIVER ROOM
- WAITING AREA AT GATE





# The Perfect Address.

## LOCATION

Situated in the thriving heart of Hadapsar, this address seamlessly blends tranquility with prime connectivity. Located on DP Road, directly across from the Serum Institute, you'll enjoy swift access to Solapur Road, the Bus Depot and the proposed Metro Station. The strategic location ensures a smooth commute to Amanora and Magarpatta, linking you effortlessly to work and leisure. Surrounded by renowned schools, hospitals, malls, and banks within a 1 km radius, and with essential services like convenience stores and medical facilities just 250 meters away, everything you need is within easy reach. This isn't just an address—it's your dream home.

LOCATED IN THE HEART OF HADAPSAR

LOCATED RIGHT IN FRONT OF SERUM INSTITUTE

EASY ACCESS TO SOLAPUR ROAD, BUS DEPOT, PROPOSED METRO STATION

PROXIMITY TO CORPORATE OFFICES, IT PARKS, SCHOOLS, MALLS, BANKS, HOSPITALS



# Perfection. Delivered.

## ABOUT THE BUILDER

LJM Properties LLP is a partnership firm comprising Lohia Jain Group and Malpani Properties with 40+ years of experience.

A firm believer in delivering quality, LJM Properties has always strived for excellence. Their motto is to conjure innovative ideas that combine unique value propositions, customer - centric approach and robust engineering with timely execution that is in sync with the highest living standards. Today the company is engaged in numerous residential and commercial projects of repute and is planning to expand its horizon in various locations.

We take great pride in our LJM Quality & showcase it through our signature projects. We have completed 35+ projects with 13+ ongoing projects across 8+ Locations in Pune.



Clockwise from top:

- CITY CENTRE
- GREENVILLE
- THE CAPITAL
- UNIKA



# The Team.

## ARCHITECTS

Arch Abhay Joshi  
Lovekar Design Associates

## RCC CONSULTANT

Sunil Mutalik & Associates

## MEP CONSULTANT

Gree MEP Consultants

## LANDSCAPE CONSULTANT

AM Designs

## LEGAL CONSULTANT

Adv Pradeep Nanajkar  
Adv Ajay Gadegaonkar

## BRANDING CONSULTANT

Awchat & Olsen Design  
Whitedot Adverts



Clockwise from top:

THE RESERVE, KOREGAON PARK ANNEXE  
AISHWARYA, SARASBAUG  
CELESTIA, PHURSUNGI

# Contact:



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In Association with the Ghule Family

