



# THE ORNATE

*By Majestique Landmarks*

A CLASS IN ITSELF



## Class Apart Interiors That Evoke Envy

The 3, 3.5, 4, and 5 BHK spaces at The Ornate by Majestique Landmarks, are well-versed with extraordinary interiors and exemplary aesthetics. Spacious, scintillating and supreme, that's what makes this project stand different from the rest, so much so that it is bound to evoke envy in the minds of a few. Get set to embrace a luxurious living in one of the tallest towers in the plush locality of Baner.



Class Apart Location  
For Grand Experiences

If life is all about creating the grandest of experiences, you've arrived at the perfect destination. Nestled amidst 3.25 acres of magnificence in the heart of Baner, this multi-dimensional abode reflects richness and style. The twin tower project is placed strategically to be in the vicinity of major employment hubs, world-class educational institutions, and all the other places of interest. Now, get to enjoy a lifestyle backed by ultimate convenience and satisfaction.



Class Apart  
Masterpiece



# Master Layout



# Amenities Layout



For The Sophisticated Arrival

# Class Apart Amusement

The extravagant amenities at The Ornate are crafted to reflect a rich lifestyle. We infuse leisure and luxury and present an array of amenities that will help you live every moment with utmost satisfaction.







*Stately Roof-Top  
Amenities*

---

---

# Stately Roof-Top Amenities



Live Life On  
The Highest Note



Cafeteria



Co-Working



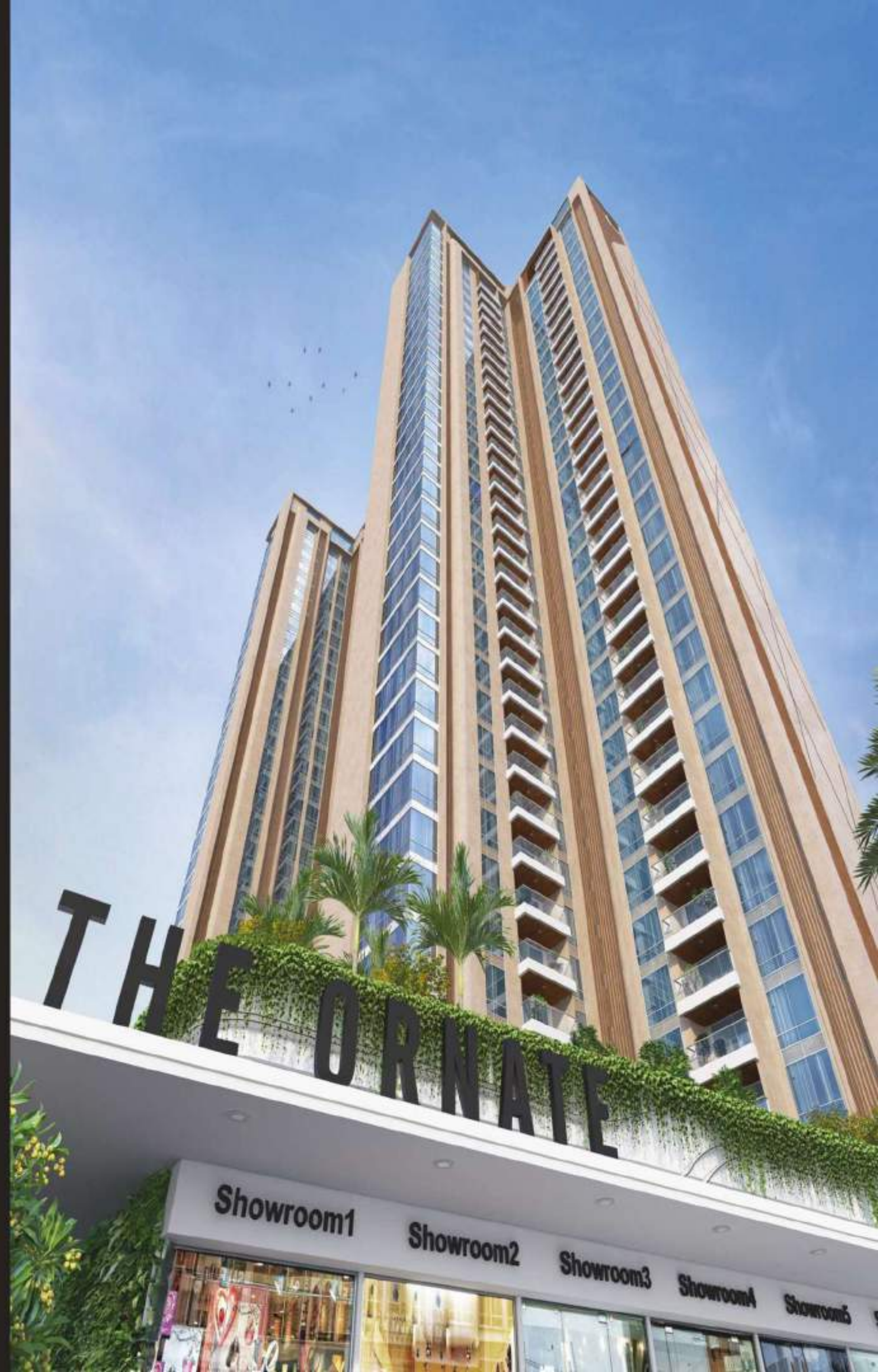
Billiards



Card Room

---

Leisure Meets Pleasure



# Specifications



## Tiling

- Italian Finish Vitrified Flooring · 800x1600
- Wooden Finish tiles in Sitout area
- Anti skid vitrified tiles for dry balcony
- Dado tiling in Washroom till false ceiling



## Washroom

- Washroom CP fittings from Grohe or equivalent
- Washroom sanitary fittings from TOTO/ American Standard or Equivalent
- Full glass partition for master washroom
- Semi-glass partition for rest of the washrooms
- False Ceiling in All Washrooms
- Anti skid tiles for Washrooms
- Exhaust fan for all Washrooms



## Doors/Windows

- Pinewood Main Door with Digital lock
- All Washroom door shutters laminated on both sides
- Three track Aluminium mechanized windows with mosquito mesh
- Toughened Heat Soaked Glass railings for attached terraces in all the Apartments
- Designer laminated flush doors with tubular locks
- Smart door access and management



## Painting/Wall Finish

- Gypsum/POP finished walls
- Textured paint finish for the exterior of the building
- Asian - Plastic emulsion paint for Internal walls and ceiling
- External paint - Asian



## Electrical

- Electrical Switches · Legrand/Schneider or Equivalent
- Concealed Polycab / or equivalent in wiring in Entire Flat.
- Power backup for designated points in apartment
- Provision of electrical point for inverter
- Provision of TV in Living and all bedrooms
- AC point in Living & all bedrooms
- Premium quality ultra sleek modular switches



## Security System

- Boom Barrier at Entrance Gate
- Security Cabin with Monitoring System
- CCTV for Entire Campus and Entrance Lobby
- CCTV Surveillance for Crèche and Kids Play Area.
- Fire-fighting systems .
- Video door phone integrated with intrusion alarm system & intercom in living room
- Kitchen with sprinkler and gas leak detector
- Access control for main gate, car parking floors and entrance lobbies
- Vehicle access management



## Kitchen

- Kitchen Platform with Stainless-Steel Sinks
- Provision for Dishwasher in Dry Balcony
- Dado up to 2 ft.
- Provision for Water Purifier
- Modular Kitchen Unit by Sleek, only for 4BHK
- Reticulated gas pipe system



## Common Features

- Grand entrance lobby of 30 ft.
- Mitsubishi or Thyssenkrupp Elevators or equivalent
- Alu-form technology Construction
- Multi Level Car parking
- Earthquake resistant structure
- Rain water harvesting and Sewage Treatment Plant (STP)
- Organic waste converter
- Provision for Wi-Fi in the apartments



## DRINKING WATER

- Separate Storage for Drinking Water
- Separate Supply System for Drinking Water in Kitchen



## PARKING

- Sufficient Designated Car Parking
- Space for Visitors Parking
- Well-designed & spacious Parking Levels

# TOWER A 3 BHK GARDEN



A	ENTRANCE LOBBY	2.16 x 1.60 7'-0" X 5'-3" 1.24 x 1.22 4'-0" X 4'-0"	SQ.M SQ.FT SQ.M SQ.FT
B	LIVING AND DINING	3.65 x 7.31 12'-0" X 24'-0"	SQ.M SQ.FT
C	BEDROOM-01	3.20 x 4.28 10'-6" X 14'-0"	SQ.M SQ.FT
	ATTACHED TOILET	2.50 x 1.52 8'-2" X 5'-0"	SQ.M SQ.FT
D	KITCHEN AND UTILITY	3.20 x 3.84 10'-6" X 12'-6"	SQ.M SQ.FT
E	SIT-OUT	3.65 x 2.13 12'-0" X 7'-0"	SQ.M SQ.FT

F	COMMON TOILET	1.52 x 2.13 5'-0" X 7'-0"	SQ.M SQ.FT
G	BEDROOM-02	3.35 x 4.57 11'-0" X 15'-0"	SQ.M SQ.FT
	ATTACHED TOILET	1.52 x 2.43 5'-0" X 8'-0"	SQ.M SQ.FT
	OPEN TO SKY TERRACE	3.05 x 5.13 10'-0" X 16'-9"	SQ.M SQ.FT
H	BEDROOM-03	3.35 x 3.96 11'-0" X 13'-0"	SQ.M SQ.FT

# TOWER A 3.5 BHK



A	ENTRANCE LOBBY	2.16 X 1.60 7'-0" X 5'-3" 1.24 X 1.22 4'-0" X 4'-0"	SQ.M SQ.FT SQ.M SQ.FT
B	LIVING AND DINING	3.65 X 7.31 12'-0" X 24'-0"	SQ.M SQ.FT
C	SIT-OUT	3.65 X 2.13 12'-0" X 7'-0"	SQ.M SQ.FT
D	KITCHEN AND UTILITY	3.20 X 3.84 10'-6" X 12'-6"	SQ.M SQ.FT
E	BEDROOM-01	3.20 X 4.28 10'-6" X 14'-0"	SQ.M SQ.FT
	ATTACHED TOILET	2.50 X 1.52 8'-2" X 5'-0"	SQ.M SQ.FT

F	COMMON TOILET	1.52 X 2.13 5'-0" X 7'-0"	SQ.M SQ.FT
G	BEDROOM-02	3.35 X 3.39 11'-0" X 11'-3"	SQ.M SQ.FT
H	BEDROOM-03	3.05 X 4.57 10'-0" X 15'-0"	SQ.M SQ.FT
	ATTACHED TOILET	1.52 X 2.43 5'-0" X 8'-0"	SQ.M SQ.FT
I	BEDROOM-04	3.35 X 3.96 11'-0" X 13'-0"	SQ.M SQ.FT

# TOWER A 3 BHK DELUXE



A	ENTRANCE LOBBY	2.16 x 1.60 7'-0" X 5'-3" 1.24 x 1.22 4'-0" X 4'-0"	SQ.M SQ.FT SQ.M SQ.FT
B	LIVING AND DINING	3.65 x 7.31 12'-0" X 24'-0"	SQ.M SQ.FT
C	BEDROOM-01	3.20 x 4.28 10'-6" X 14'-0"	SQ.M SQ.FT
	ATTACHED TOILET	2.50 x 1.52 8'-2" X 5'-0"	SQ.M SQ.FT
D	KITCHEN AND UTILITY	3.20 x 3.84 10'-6" X 12'-6"	SQ.M SQ.FT

E	SIT-OUT	3.65 x 2.13 12'-0" X 7'-0"	SQ.M SQ.FT
F	COMMON TOILET	1.52 x 2.13 5'-0" X 7'-0"	SQ.M SQ.FT
G	BEDROOM-02	3.35 x 4.57 11'-0" X 15'-0"	SQ.M SQ.FT
	ATTACHED TOILET	1.52 x 2.43 5'-0" X 8'-0"	SQ.M SQ.FT
H	BEDROOM-03	3.35 x 3.96 11'-0" X 13'-0"	SQ.M SQ.FT



# TOWER A 3 BHK GRAND



A	ENTRANCE LOBBY	2.16 X 1.60 7'-0" X 5'-3" 1.24 x 1.22 4'-0" X 4'-0"	SQ.M SQ.FT SQ.M SQ.FT
B	LIVING AND DINING	3.35 X 6.40 11'-0" X 21'-0"	SQ.M SQ.FT
C	BEDROOM-01	3.20 x 4.28 10'-6" X 14'-0"	SQ.M SQ.FT
	ATTACHED TOILET	1.50 x 2.44 5'-0" X 8'-0"	SQ.M SQ.FT
D	KITCHEN AND UTILITY	3.20 x 3.67 10'-6" X 12'-0"	SQ.M SQ.FT

E	SITOUT	3.35 x 1.82 11'-0" X 6'-0"	SQ.M SQ.FT
F	COMMON TOILET	1.52 x 1.98 5'-0" X 6'-6"	SQ.M SQ.FT
G	BEDROOM-02	3.35 x 3.66 11'-0" X 12'-0"	SQ.M SQ.FT
H	BEDROOM-03	3.35 x 4.28 11'-0" X 14'-0"	SQ.M SQ.FT
	ATTACHED TOILET	1.50 x 2.44 5'-0" X 8'-0"	SQ.M SQ.FT

# TOWER A 4 BHK WITH REFUGE



A	ENTRANCE LOBBY	1.44 x 1.65 4'-9" X 5'-6" 3.13 x 2.01 10'-3" X 6'-6" 1.55 x 2.01 5'-0" X 6'-8" 1.65 x 1.17 5'-6" X 3'-9"	SQ.M SQ.FT SQ.M SQ.FT SQ.M SQ.FT SQ.M SQ.FT	H	SIT-OUT	3.35 x 1.82 11'-0" X 6'-0"	SQ.M SQ.FT
B	LIVING AND DINING	3.35 x 6.40 11'-0" X 21'-0"	SQ.M SQ.FT	I	BEDROOM-02	3.20 x 4.28 10'-6" X 14'-0"	SQ.M SQ.FT
C	SIT-OUT	3.35 x 1.82 11'-0" X 6'-0"	SQ.M SQ.FT		ATTACHED TOILET	1.50 x 2.44 5'-0" X 8'-0"	SQ.M SQ.FT
D	DRAWING ROOM	3.20 x 4.41 10'-6" X 14'-6"	SQ.M SQ.FT		WALKING WARDROBE	1.50 x 2.44 5'-0" X 8'-0"	SQ.M SQ.FT
E	SIT-OUT	3.20 x 1.40 10'-6" X 4'-6"	SQ.M SQ.FT	J	COMMON TOILET	1.52 x 1.98 5'-0" X 6'-6"	SQ.M SQ.FT
F	KITCHEN AND UTILITY	3.20 x 3.67 10'-6" X 12'-0"	SQ.M SQ.FT	K	BEDROOM-03	3.35 x 3.66 11'-0" X 12'-0"	SQ.M SQ.FT
G	BEDROOM-01	3.35 x 4.36 11'-0" X 14'-3"	SQ.M SQ.FT	L	BEDROOM-04	3.35 x 4.28 11'-0" X 14'-0"	SQ.M SQ.FT
	ATTACHED TOILET	1.52 x 2.43 5'-0" X 8'-0"	SQ.M SQ.FT		ATTACHED TOILET	1.52 x 2.43 5'-0" X 8'-0"	SQ.M SQ.FT
	WALKING WARDROBE	1.52 x 2.38 5'-0" X 7'-9"	SQ.M SQ.FT				

# TOWER A 4 BHK



A	ENTRANCE LOBBY	1.50 x 1.52 5'-0" X 5'-0" 1.50 x 2.16 5'-0" X 7'-0" 1.24 x 1.22 4'-0" X 4'-0"	SQ.M SQ.FT SQ.M SQ.FT SQ.M SQ.FT	G	BEDROOM-02	4.65 x 3.33 15'-3" X 11'-0"	SQ.M SQ.FT
B	LIVING AND DINING	7.61 x 3.96 25'-0" X 13'-0"	SQ.M SQ.FT	H	BEDROOM-03	3.80 x 3.18 12'-6" X 10'-6"	SQ.M SQ.FT
C	BEDROOM-01	3.97 x 3.20 13'-0" X 10'-6"	SQ.M SQ.FT		ATTACHED TOILET	2.45 x 1.52 8'-0" X 5'-0"	SQ.M SQ.FT
	ATTACHED TOILET	2.44 x 1.52 8'-0" X 5'-0"	SQ.M SQ.FT	I	BEDROOM-04	3.35 x 4.83 11'-0" X 16'-0"	SQ.M SQ.FT
D	KITCHEN AND UTILITY	2.75 x 4.92 9'-0" X 16'-2"	SQ.M SQ.FT		ATTACHED TOILET	2.44 x 1.52 8'-0" X 5'-0"	SQ.M SQ.FT
E	SIT-OUT	2.15 x 3.96 7'-0" X 13'-0"	SQ.M SQ.FT		WALKING WARDROBE	2.44 x 1.52 8'-0" X 5'-0"	SQ.M SQ.FT
F	POWDER TOILET	1.52 x 2.13 5'-0" X 7'-0"	SQ.M SQ.FT	J	SITOUT	2.12 X 2.04 7'-0" X 6'-9"	SQ.M SQ.FT





**NOTES\***

- 1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
- 2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
- 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
- 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
- 6) LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
- 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
- 8) 1SQ.M. = 10.764 SQ.FT

BUILDING-I (TOWER-A)					
FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	NET OUT	TOTAL CARPET EACH UNIT
			SQ.M	SQ.M	SQ.M
KITE, VIKI, 1431, 1431L, 2431, 2431L FLOOR	4 BHK	401, 901, 1401, 1901, 2401, 2901	174.17	16.86	171.01
	3 BHK	402, 902, 1402, 1902, 2402, 2902	109.12	7.92	117.04
	4 BHK	403, 903, 1403, 1903, 2403, 2903	142.77	13.42	156.19
	4 BHK	404, 904, 1404, 1904, 2404, 2904	172.87	7.92	171.79

**NORTH**



**BUILDING I - TOWER A  
REFUGE FLOOR PLAN**



**NOTES\***

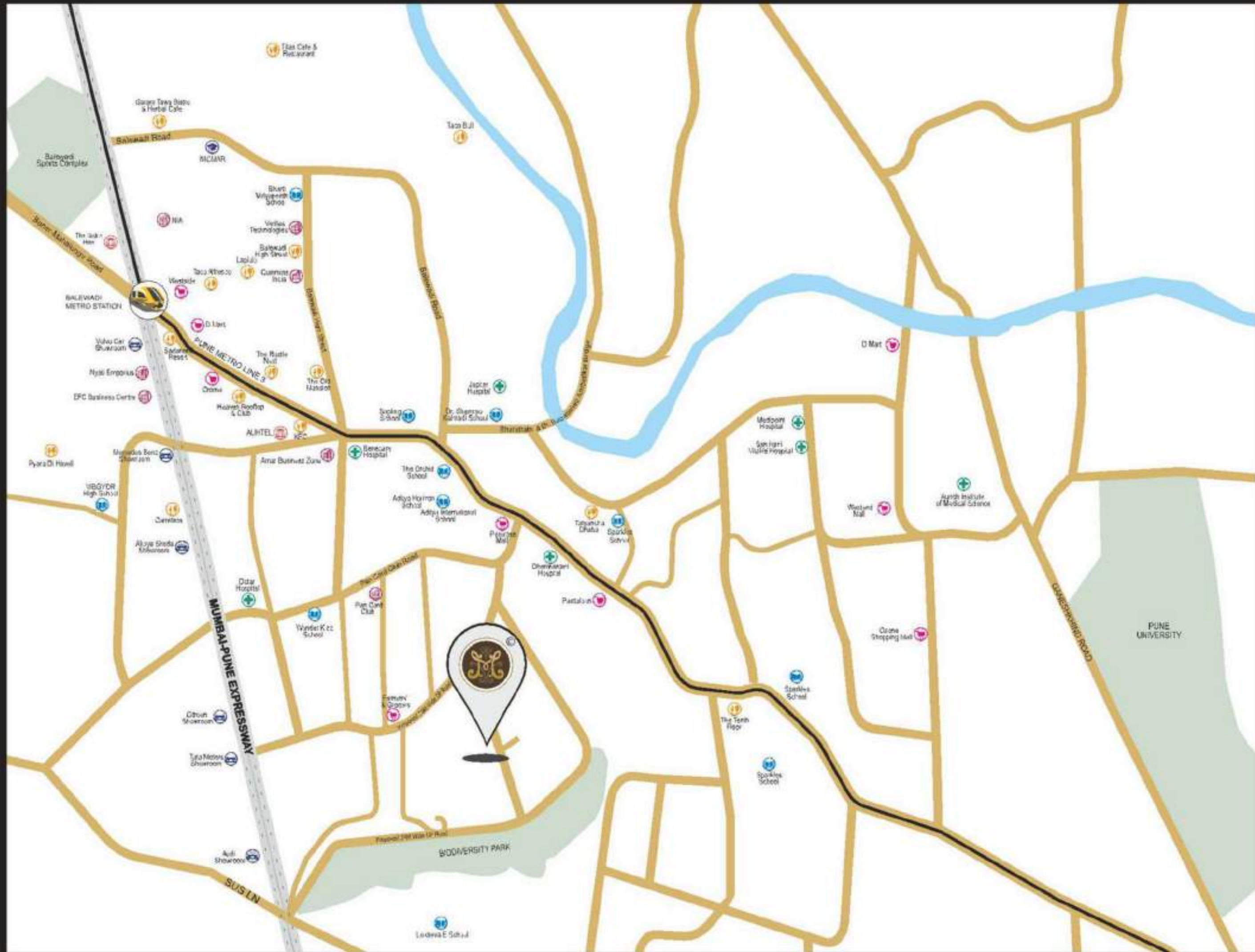
- 1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
- 2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
- 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
- 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
- 6) LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
- 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
- 8) 1SQ.M. = 10.764 SQ.FT

BUILDING I - TOWER A					
FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	NET OUT	TOTAL CARPET EACH UNIT
	3 BHK	N01, 1001, 1501, 2001, 2501, 3001	99.52	99.52	99.52
	3 BHK	N02, 1002, 1502, 2002, 2502, 3002	99.96	99.96	99.96
	3 BHK	N03, 1003, 1503, 2003, 2503, 3003	109.11	109.11	109.11
	4 BHK	N04, 1004, 1504, 2004, 2504, 3004	142.77	142.77	142.77
	3 BHK	N05, 1005, 1505, 2005, 2505, 3005	109.81	109.81	109.81
TOTAL					
TOTAL			459.17	459.17	459.17

**NORTH**



**BUILDING I - TOWER A**  
**TYPICAL FLOOR PLAN**



Location Map



**Majestique**  
L a n d m a r k s

## DISCOVER A MAJESTIQUE WORLD

Delighted  
**15,000+**  
Families

Delivered  
**23+**  
projects

Advancing  
**15+**  
ambitious projects

Ongoing  
**1 Crore sq. ft.**  
of Construction

Delivered  
**75 Lakhs sq. ft.**  
of Construction

Presence in all  
**4 Zones**  
of Pune



Multiple Award winning company in Lifestyle and Premium Homes Segment



## CREDITS

**Landscape Designer**  
Suman Shilp

**R.C.C Consultant**  
G.A. Bhillare

**M.E.P. Consultant**  
M.E.P. Consultant Pvt. Ltd.

**Architect**  
Jay Aeram & Associates

**STRATEGY & BRAND CONSULTANT**  
SAKET COMMUNICATIONS PVT. LTD.




JV Partners



Site Address: The Ornate, Survey No. 14, at Pan Card Road, Baner, Pune - 411045.

Call Now : +91 7507 11 66 00

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

 MahaRERA No. P52100046463

\*The images shown are artist impressions and are for representation purposes only and should not be construed as a promise made by the developer for amenities in the building/apartment.  
The delivery of the product will be as per the mutually agreed list of amenities which will be finalized with the purchaser individually and mentioned in the agreement.