



*for your self*

**ST**



31



31 PALMA DRIVE

31 PALMA DRIVE 



Digital Render

54  
FLORES  
drive  
HADAPSAR

Artistic Impression



## celebration of space

Founded in 1985, Bhandari Associates has been creating some remarkable spaces in and around Pune. These spaces are now benchmarks of construction excellence and have become landmarks over time. They have also established Bhandari Associates as a provider of Quality spaces that serve the purposes of residence and commerce. In its true sense these developments are a 'celebration of space'

KOTHRUD BANER BALEWADI PASHAN HINJEWADI  
WAKAD DANGE CHOWK WAGHOLI MOSHI HADAPSAR

The  
DRIVE  
Series  
COLLECTIVE

WHAT DRIVES YOU?

54  
FLORES  
drive  
HADAPSAR

31  
PALMA  
DRIVE  
U. KHARADI

43EQ  
BALEWADI

43  
Privet  
Drive  
BALEWADI

7  
Plumeria Drive  
live the change  
nr Dange Chowk

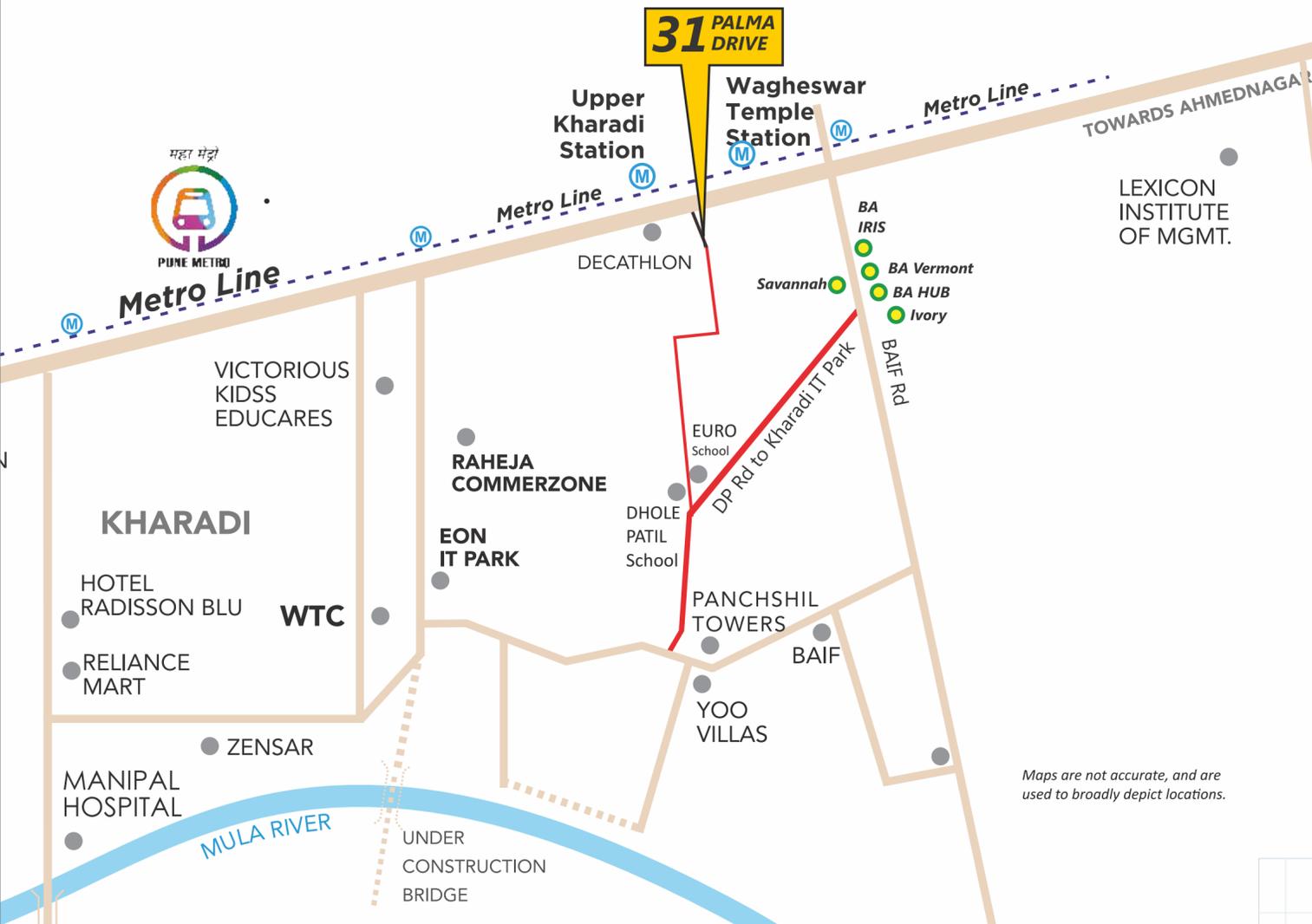
32  
Pinewood  
Drive  
HINJEWADI 3

The Drive Series Collective represents a curated portfolio of landmark developments that consistently raise the bar for design, quality and urban living. Each Drive Series project reflects an steadfast commitment to excellence - where advanced construction methodologies, rigorous quality controls, and the finest specifications come together to create spaces that are both globally benchmarked and personally resonant. New destinations are being added to The Drive Series Collective through 2024-25, further extending its presence across Pune's most sought-after locations.



Digital Render

Bhandari Associates, BA Gateway, 1620, Aundh,  
Next to Sakalnagar Metro Station, Baner Road, Pune 411 007.



# 31 PALMA DRIVE

## Upper Kharadi

Upper Kharadi is coming into its own.

It's close enough to Pune's IT and business districts to keep you connected, yet just far enough to feel calmer when you return home.

EON IT Park, the World Trade Center, international schools, hospitals, shopping, dining - all are comfortably within reach. And as the area grows, so does the ease of living here.

The new proposed DP Road will soon offer a direct shortcut to EON IT Park. It skips the usual traffic snarls and makes the commute effortless - a small change that will make a big difference to everyday life.

The newly proposed Metro line will take up accessibility several notches higher, with 31 Palma Drive just minutes away and equidistant from 2 stops!

At 31 Palma Drive, you're not choosing between access and peace. You're getting both.

Bhandari Associates has a long-standing presence in this micro-market, with five completed projects in the vicinity.

### Distances from 31 Palma Drive

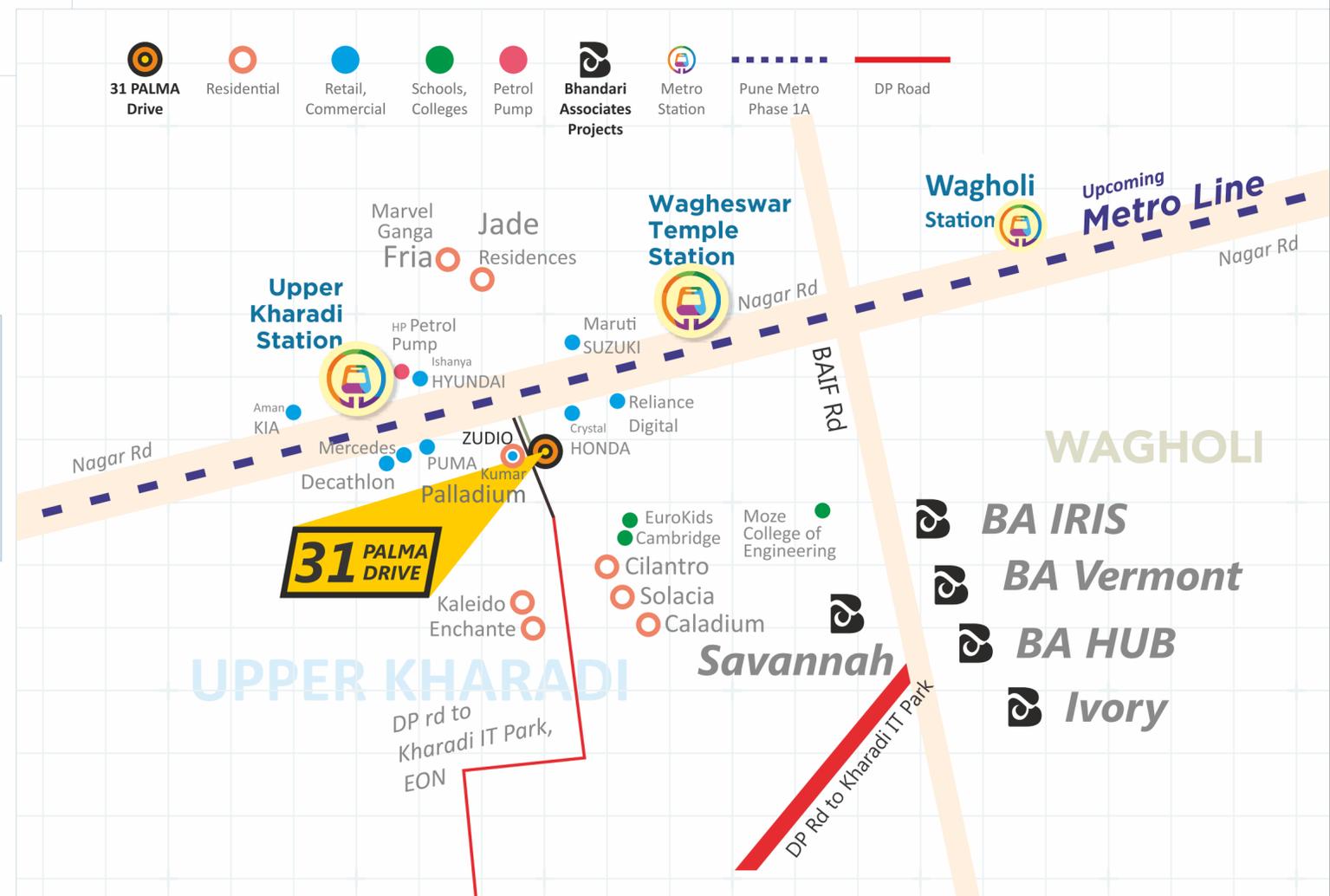
**METRO STATIONS**  
Pune Metro Proposed Lines (Phase 2) - Line-2 Extension  
Upper Kharadi Station - 500 m  
Wagheshwar Temple Station - 500m

**OFFICES**  
EON IT Park - 12 mins (new DP rd)  
International Tech Park - 09 mins (new DP rd)  
Barclays - 10 mins (new DP rd)  
Mercedes-Benz - Silver Star - 05 mins  
Amanora Park Town - 25 mins  
Magarpatta IT Park - 25 mins

**MALLS**  
Phoenix Marketcity Mall - 18 mins  
Amanora Mall - 25 mins  
Seasons Mall - 22 mins

**INSTITUTES**  
Lexicon Institute of MGMT - 10 mins  
Lexicon International School - 10 mins  
Symbiosis Law College - 15 mins  
Podar International School - 10 mins  
SNBP International School - 15 mins  
Raisoni College of Engineering - 10 mins  
Moze College Of Engineering - 05 mins

**MEDICAL FACILITIES**  
Apollo Care Emergency Hospital - 15 mins  
Manipal Hospital - 20 mins  
Care Multispeciality hospital - 09 mins  
Dignity9 Multispeciality Hospital - 10 mins







Digital Render

# 31 PALMA DRIVE





Digital Render

31 PALMA  
DRIVE 

# Amemotities



31 PALMA  
DRIVEN





Digital Render

Evening view of the Swimming Pool on the Podium level, surrounded by Gardens and landscaping

# Amenities

## OPEN SPACE AMENITIES

Amphitheatre  
Kids play area  
Jogging loop (160m)  
Fitness corner  
Scented garden area  
Cricket Turf / Pickle Ball / Futsal Court



## FACILITIES

Bicycle parking  
Car charging bay  
Car wash zone



## PODIUM OUTDOOR AMENITIES

Toddlers play area  
Resting lounge  
Kids pool area  
Kids interactive track  
Parents lounge  
Pool lounge deck  
Outdoor shower  
Sunken seating at pool  
Swimming pool - 5\*15 m  
Outdoor co working station



## PODIUM INDOOR AMENITIES

Mini theatre  
Poker room with bar counter and lounge seating  
Spa with massage room  
Salon  
Multi purpose hall with pantry  
Indoor game area TT / Carrom / Foosball/ Chess / Air Hockey  
Kids creche with toilet  
Gym  
Yoga room  
Conference room  
Pet grooming area  
Gaming Arcade



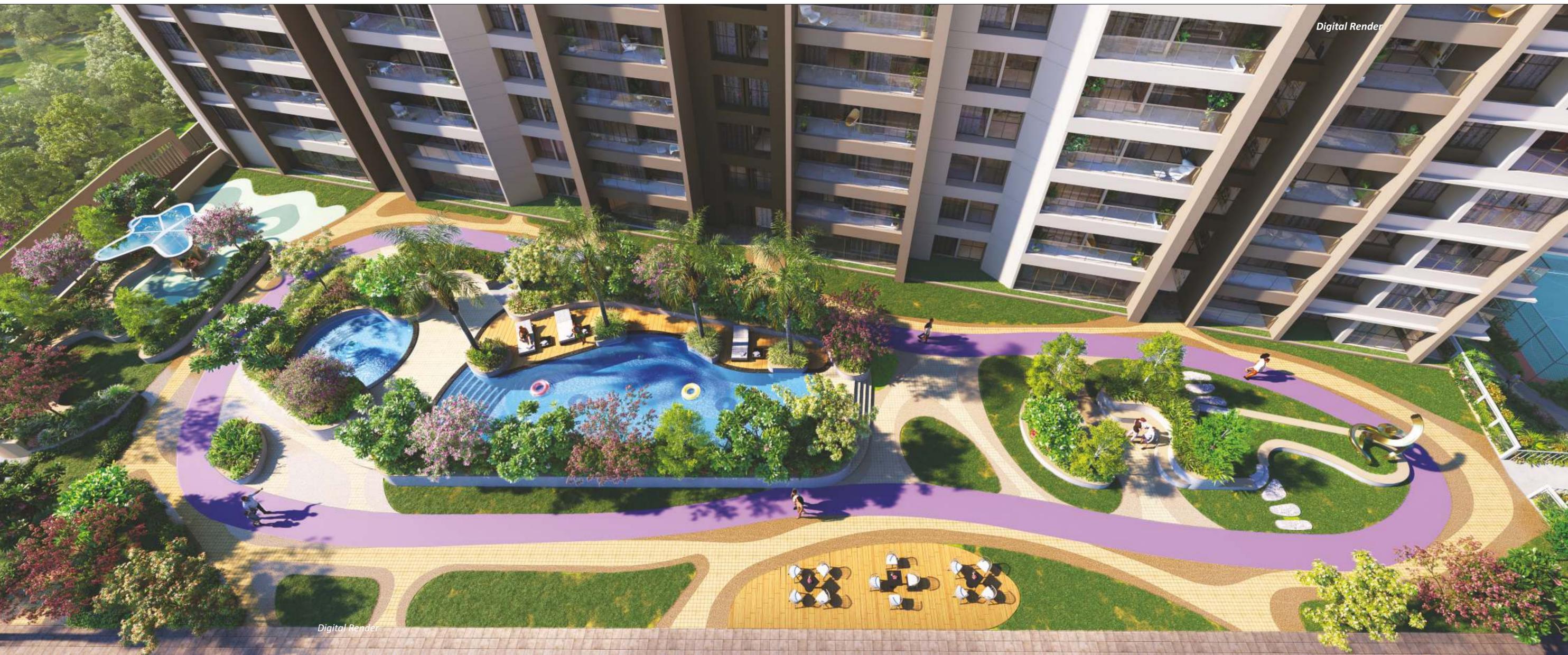
## SPORTS & WELLNESS

Jogging track  
Fitness corner  
Yoga court  
Meditation deck  
Multi-purpose court  
Outdoor gym  
Seniors garden pavilion



**100%**  
**SURFACE PARKING**  
**NO stacked parking**

View of Podium level Amenities showing Swimming Pools, Landscaping and the walking pathway





Digital Render

1. Open Air Fitness Corner
2. Covered Pavilion
3. Canopy Walk
4. Spiral Staircase providing access to & fro from Podium

5. Basketball Shooting Court
6. Walking Path
7. Amphitheatre
8. Multipurpose Turf - Cricket / Pickleball / Futsal
9. Pavilion

## Ground Level Amenities



Multipurpose Court / Turf  
Ground Level

31 PALMA DRIVE 

Digital Render



View of the Podium with  
covered seating areas, flowering  
gardens and walkways

Digital Render



View of the Gym

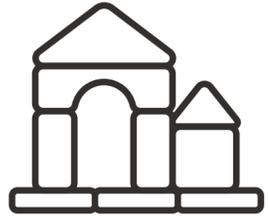
Digital Render



View of the Indoor Games Room, showing Carom, Foosball table, TT table and Pool table



Digital Render



### Creche

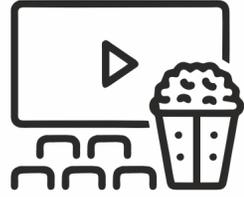
Equipped and managed Creche for the Children, along with Nursing Room facilities



### Podcast Studio

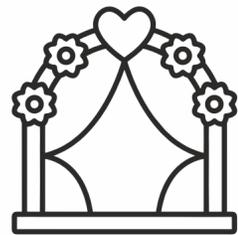
Equipped Podcast Setup for the Up & Coming as well as Professional Vloggers and Podcasters





## Mini Theater

Own the Private BIG Screen experience,  
Movies, Live Matches, Gaming,  
Private Screenings and much more!



## Multipurpose Hall

Get-Togethers, Birthdays,  
Private Parties, Festivals,  
Events... its your own space!





## Yoga Room

Meditate, Practise Yoga,  
rejuvenate!



## Waiting Lounge Lobby

A 5 star experience awaits  
for visitors & residents





Every home here begins with clarity of space. Layouts are spacious, open, and proportioned to feel generous without excess.

The living and dining areas are designed for light and flow, creating a natural centre to family life. The kitchen combines function with ease - a workspace that also connects to the home around it.

Bedrooms are private retreats, with thoughtful fenestrations that bring in light while keeping the outside world at a gentle distance. The master suite, in particular, is layered for comfort, scale, and quiet indulgence.

These aren't just apartments. They are spaces that let you feel at home - in ways both immediate and lasting.

# Residences



## The Living Room

A thoughtfully designed living and dining space that stretches across expansive dimensions, combining a sense of openness with subtle sophistication, ensuring every moment feels both comfortable and luxuriously elevated.

**31 PALMA**  
D R I V E





Birds Eye view of 31 Palma Drive

12m Wide Internal Rd

15m Wide PMC Rd



# CITY FACING

3 BHK TYPE - 3 Unit No 2	FLAT CARPET		BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	101
	SQ.FT	993.09	96.53	1091



3 BHK TYPE - 3 Unit No 3	FLAT CARPET		BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	101
	SQ.FT	993.09	96.53	1091

## TOWER B - TYPICAL FLOORS

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH  
13TH, 14TH, 15TH, 16TH, 18TH, 19TH, 20TH



# B

3 BHK TYPE - 3 Unit No 1	FLAT CARPET		BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	101
	SQ.FT	993.09	96.53	1091

3 BHK TYPE - 3 Unit No 4	FLAT CARPET		BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	101
	SQ.FT	993.09	96.53	1091

# AMENITY FACING

# CITY FACING

3BHK TYPE 3 Unit No 2	FLAT CARPET	BALC. CARPET	TOTAL CARPET
SQ.M	92.36	8.97	101
SQ.FT	994.16	96.53	1091



3BHK TYPE 2 Unit No 3	FLAT CARPET	BALC. CARPET	TOTAL CARPET
SQ.M	101.19	11.14	112
SQ.FT	1089.21	119.91	1209

## TOWER C - TYPICAL FLOORS

1ST,2ND,3RD,4TH,5TH,6TH,8TH,9TH,10TH,11TH,  
13TH,14TH,15TH,16TH,18TH,19TH,20TH



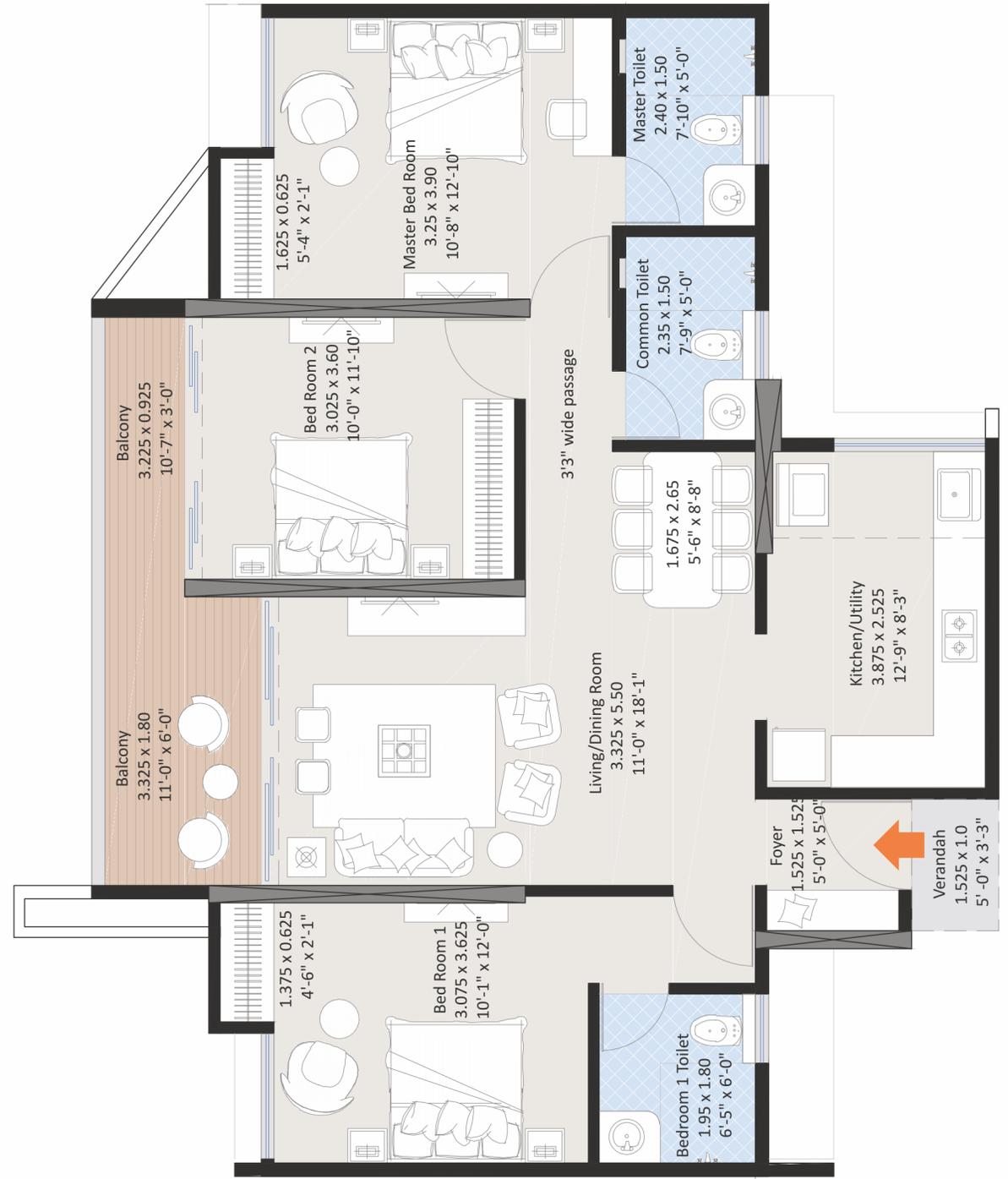
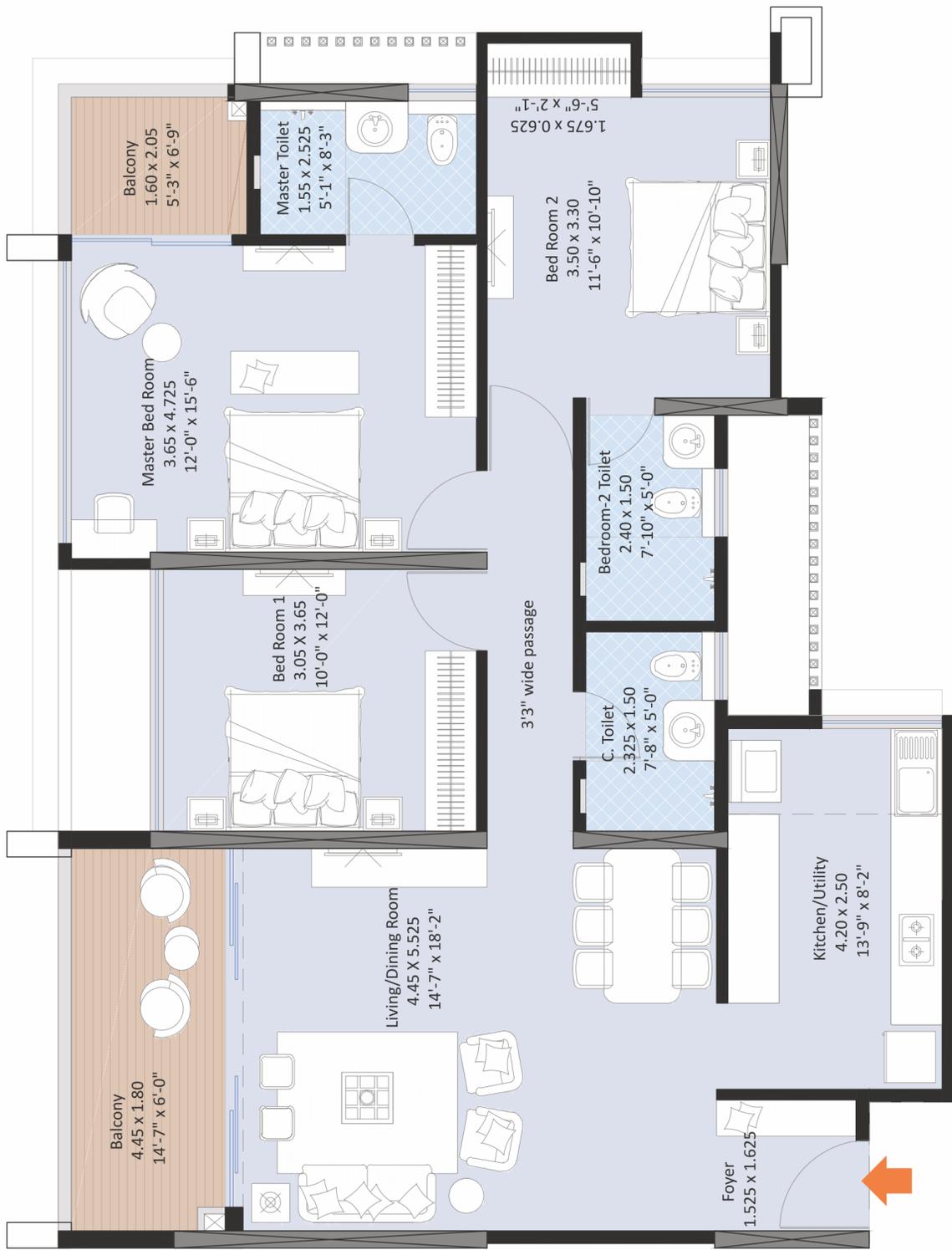
3 BHK TYPE - 3 Unit No 1	FLAT CARPET	BALC. CARPET	TOTAL CARPET
SQ.M	92.36	8.97	101
SQ.FT	994.16	96.53	1091

3BHK TYPE 2 Unit No 4	FLAT CARPET	BALC. CARPET	TOTAL CARPET
SQ.M	101.19	11.14	112
SQ.FT	1089.21	119.91	1209

GROUND OPEN SPACE FACING



# AMENITY FACING



**3BHK**  
Type 2

Unit No <b>C 03</b>		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	101.19	11.14	<b>112</b>
	SQ.FT	1089.21	119.91	<b>1209</b>

Unit No <b>B 03</b>		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.36	8.97	<b>101</b>
	SQ.FT	994.16	96.53	<b>1091</b>

**3BHK**  
Type 3

# Specifications + Common Features

## STRUCTURE

- Earthquake resistant structure as per seismic design.
- ALUFORM construction technology
- Apartment Floor height - 3000mm

## WALL / CEILING FINISH

- Internal walls - Finished with 2 coats of putty & 2 coats of premium Emulsion - Jotun or Equivalent
- Ceilings - Finished with 2 coats of putty & 2 coats of premium Emulsion , Jotun or Equivalent
- Exterior walls - Texture surface and Top coat acrylic paint with color as per architect design
- Bathrooms - Vitrified Tile up to Lintel level of size 600x1200mm & above, false ceiling will be finished with a coat of primer  
(continued)

## WALL / CEILING FINISH

- Kitchen & Utility - Engineered Stone (15mm) for a height of 600mm AND above the counter top finished level, 2 coats of premium Emulsion
- Toilet ceiling - Plain false ceiling (As per design intent) with light fittings

## FLOOR FINISH WITH SKIRTING

- Main flooring - 1200mm x 800 mm vitrified tiles in complete apartment
- Bathrooms - 1200mm x 600 mm - Antiskid tiles in bathrooms
- Balcony - 200mm x 1200 mm - Antiskid tiles in Balconies / Sit out

## KITCHEN, UTILITY

- Engineered Stone (15mm) - Top kitchen platform and dado
- CP fitting - Jaquar Lyric Sink Cock  
(continued)

## KITCHEN, UTILITY

- Sink - Scratch resistant SS sink with drain board (Franke or equivalent)
- Gas leak detector - Gas leak detector system piped gas system - Provision for Reticulated piped gas system
- Dado tiles - 4' height tiles in dry balcony
- Otta width - 24" /21" Kitchen otta
- Services - provision for washing machine and dish washer in dry balcony

## BALCONY

- SS Railing with Laminated Toughened glass
- Sill level finished with granite
- Wooden finish floor tiles
- Drain channels in sit out area
- Wooden finish False Ceiling with Lights

## BATHROOMS

- Exclusive bathrooms with premium designer sanitary ware (Toto /Kohler / equivalent)
- CP fittings make Toto / Kohler / Jaquar or equivalent
- Shower partition in all en suite bathrooms and shower enclosure in master bathroom
- Designer dado tiles in all bath rooms up to lintel level
- Counter washbasin in all bathrooms
- Provision for Solar water in master bathroom
- False ceiling with light fittings in all bath rooms
- Exposed WC flush valve SCHELLOMAT Silent , with brass push button

*The brochure is purely conceptual and not a legal offering, nor will it be a part of the agreement. Number of Buildings, Floors and No. of flats/units may be revised. Promoters reserve the right to amend the layout, plans, elevations, design, specifications, amenities, etc. without notice. Layouts and views are artistic impression on completion of all phases of the said project.*

**Lift:** High Speed Automatic lifts with MS finish.

**Back-up:** 100% Power backup for common amenities such as Clubhouse, lifts, STP & common area lighting.

**Name board:** Apartment owner name list will be provided.

**Lift cladding:** Marble cladding at ground main entrance level and Designer Tiles for other levels.

**Lobby:** Marble flooring at ground main entrance level and Designer Tiles for other levels.

**Corridor:** Vitrified tile of size 800x1600mm / equivalent flooring at all levels.

**Staircase floor:** Granite flooring at first 5 levels of parking, remaining levels Kota finishing.

**Staircase handrail:** MS handrail with enamel paint finish in all floors.

Basement & car parking floors: Tremix flooring.

**Typical floors:** Firefighting system with sprinklers and smoke detectors in apartment as per fire norms, Motion sensor Lights in Lobbies

**Water storage:** Centralized Underground water tank, as per requirement.

**Rain water harvest:** Rain water harvesting as per site requirement.

**STP:** Centralized Sewage Treatment Plant.

**Safety:** 24 Hours surveillance CCTV cameras in designated common areas, CCTV Provision in Lifts

**Walkways:** Walkway spaces well defined as per landscape design intent.

**Security:** 3 tier Security, Security booth will be provided at the entrance/exit.

**Compound wall:** Site perimeter fenced by compound wall with entry gates & height as per Design intent.

**Landscape:** Suitable landscape at appropriate places in the project as per design intent.

**Driveway:** Convex mirror for safe turning in driveway in/out.

**External Driveway:** Interlocking paver block / tremix flooring for driveway area.

**Facilities for Drivers & House Help -** Designated Seating Areas & Washrooms in Parking



Digital Render

Master Bedroom with Walk in Wardrobe

ST

*for your self*