


SITE ADDRESS

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Shivaji Nagar, Pune 411004

CONTACT

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“

All roads lead to Wall Street, but we feel the effects of Wall Street on every street corner.

- Dana Spiotta

”





## WHERE MONEY NEVER SLEEPS..

Wall Street, initially known as 'de Waal Straat', was built by the Dutch to protect their prosperity and interests from the British & the pirates. Since then, it has grown to harbour many achievements, numerous first records and affluence, even through challenges.

A universal symbol of high aspirations and great economic prosperity, it is today the nexus of world's financial growth & commercialism. Wall Street is the geographical as well as metaphorical centre of Manhattan's financial district. It is a symbol of people's dreams, boundless wealth and inspiring journeys of many who made it to the top - an emotion that millions carry in their heart.

Kushal Wallstreet is designed to harbour the same splendour and affluence; to be the Wall Street of Pune.







**FC ROAD'S  
BIGGEST  
BULL RUN  
BEGINS!**





KUSHAL  
WALLSTREET



Investment JWEY Capmax  
Finance Finance

Finance Bank

KUSHAL  
WALLSTREET

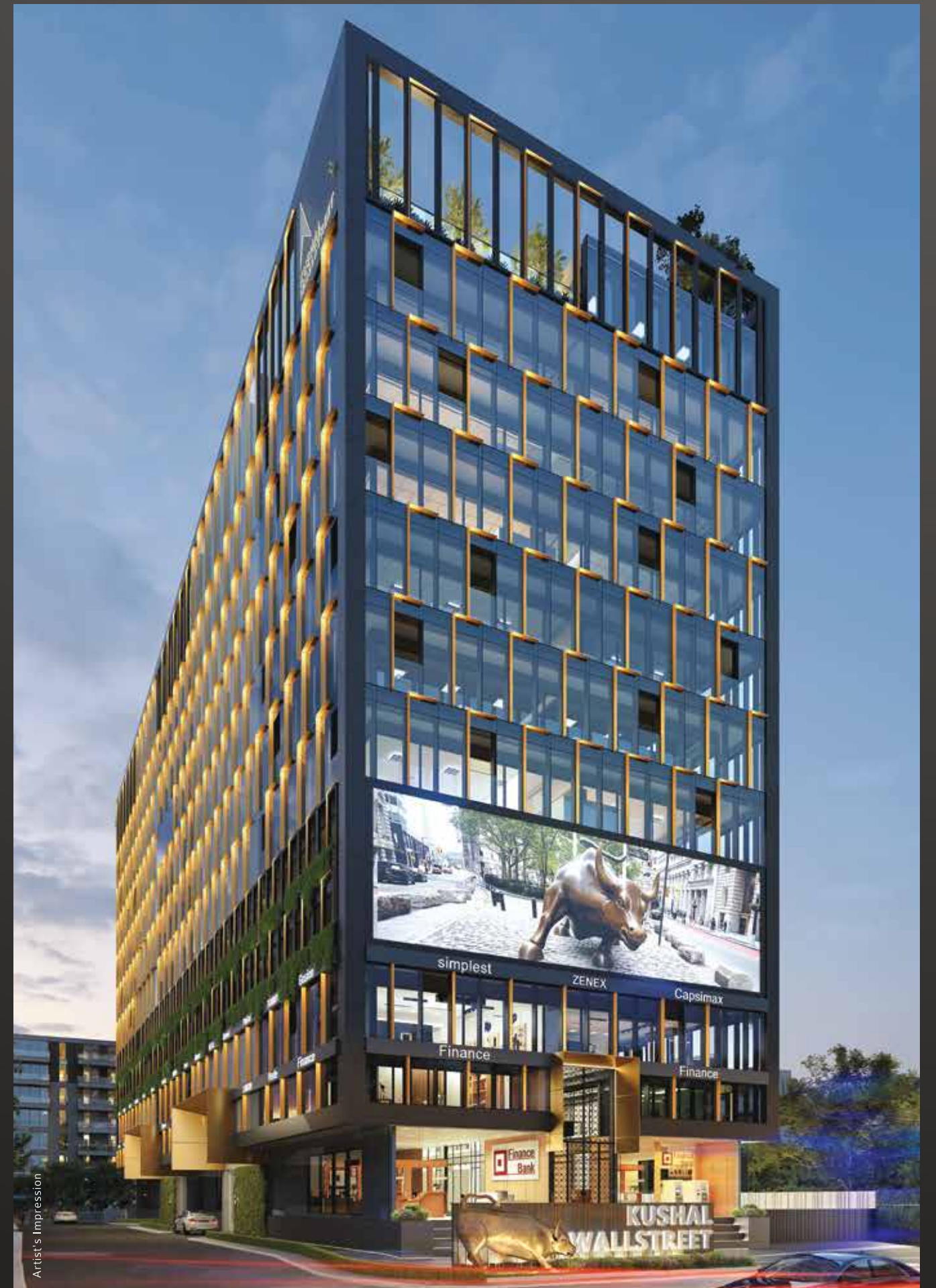




## PUNE'S MOST PRESTIGIOUS BUSINESS ADDRESS

A Vibrant Destination for:

- ↳ Large Corporate Powerhouses
- ↳ Professional Businesses
- ↳ BFSI Regional Headquarters
- ↳ HNI Corporations
- ↳ Reputed Educational Establishments
- ↳ Food and Hospitality Businesses



Artist's Impression

Savitribai Phule Pune University



## PUNE'S CENTRAL BUSINESS DISTRICT

FC Road is centrally located at the heart of Pune, putting you in close proximity to major business networks and financial activities. Its unmatched proximity to prime locales, commercial hubs and finest educational institutes as well as connectivity to every corner of the city brings your business nearer to youthful spirit, endless opportunities and commercial excellence. The bustling streets of Fergusson College Road have it all, from popular media houses to banking and finance centres to leisure hotspots. It is the Central Business District of Pune.

### STRATEGIC LOCATION

- Government Institutions
- Banks
- Financial Institutions
- Proposed Metro Stations
- Educational Institutes
- Corporate Houses
- Hotels
- Railway Stations
- Hospitals

ICC Trade Tower

JW Marriott

Standard Chartered

IDBI

Senapati Bapat Road

Symbiosis College

BMCC

Law College Road

Axis   
Towards Prabhat Road

Bank of Baroda

Garware College

Pune University Road

Agriculture College

Share Khan

LKP Securities Ltd

Adecco India Pvt Ltd

**KUSHAL WALLSTREET**

Fergusson College

Fergusson College Road

Wipro office

Starbucks

TOI

Vaishali

TATA Capital   
Motilal Oswal

Ramee Grand

Goodluck Chowk

Deccan

Karve Road

Shivaji Nagar

Shivaji Nagar Railway Station

Sancheti Hospital

Towards Airport

Civil Court

PMC



\*Map not to scale





Artist's Impression

## PREMIUM GRADE A COMMERCIAL SPACES AT PUNE'S FINEST CORPORATE EDIFICE

As we move ahead on a constantly changing timeline of the business world, our spaces should evolve too. Presenting KUSHAL WALLSTREET - an ultra-premium commercial landmark on FC Road designed to accelerate your business' growth, exclusively.



High Rise Tower



Professional Property Management Spaces



Integrated Management System



3-Side Access to the Property



IGBC Pre-Certified



SITE LAYOUT

FERGUSSON COLLEGE ROAD

9m Wide DP Road

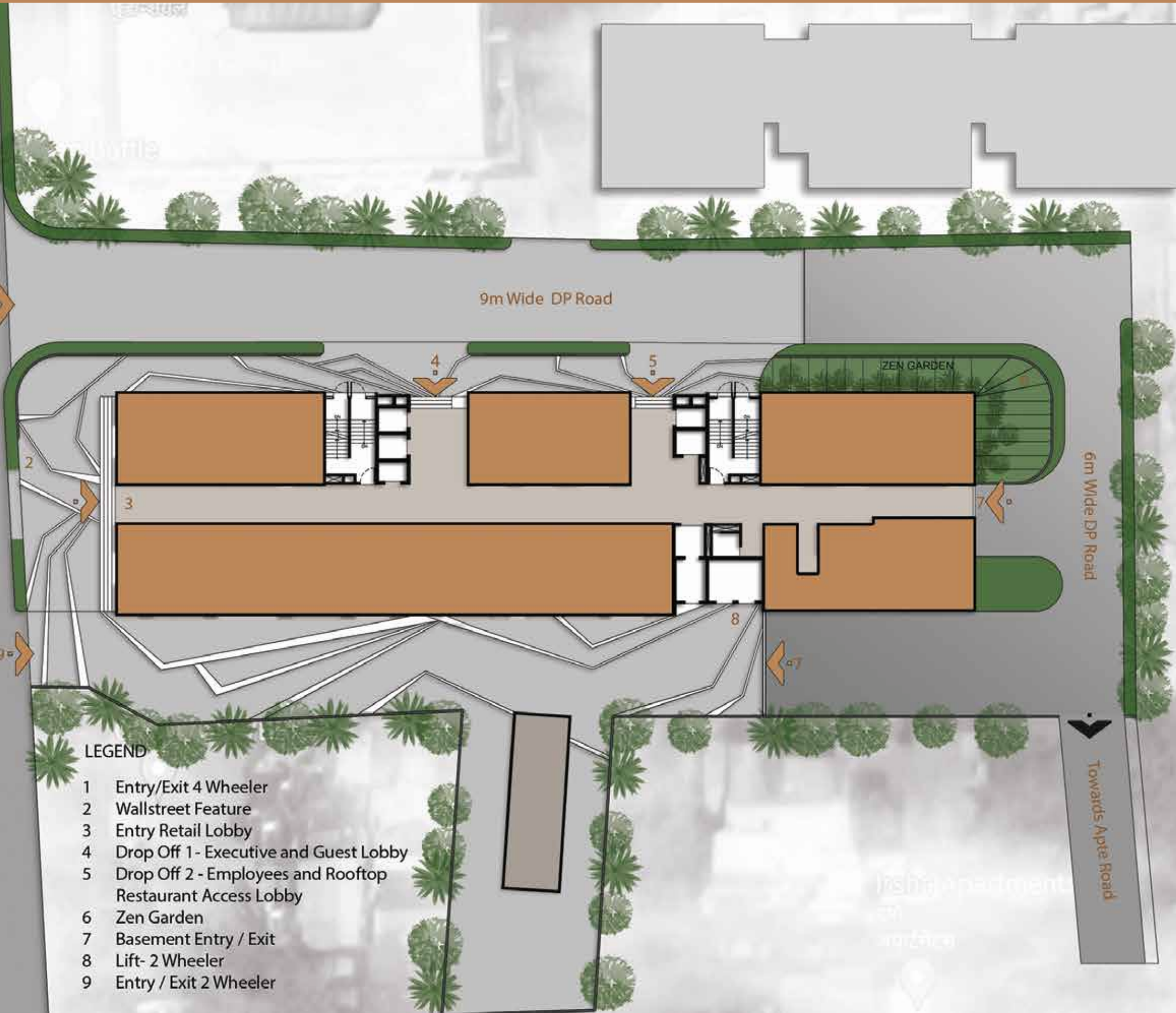
6m Wide DP Road

Towards Apte Road

ZEN GARDEN

LEGEND

- 1 Entry/Exit 4 Wheeler
- 2 Wallstreet Feature
- 3 Entry Retail Lobby
- 4 Drop Off 1 - Executive and Guest Lobby
- 5 Drop Off 2 - Employees and Rooftop Restaurant Access Lobby
- 6 Zen Garden
- 7 Basement Entry / Exit
- 8 Lift- 2 Wheeler
- 9 Entry / Exit 2 Wheeler





# SCHEMATIC SECTION





**FIN SHADING**  
Metallic Fins acting as Shading Devices

**TOP HUNG WINDOWS**  
For Ample Light and Ventilation

**PANORAMIC VIEWS**  
Glazed Glass Facades & Windows From Floor to Ceiling for Panoramic Views of FC Road & the Cityscape

**REFLECTIVE LOW E GLASS**  
Low E Reflective Façade Glazing that offers Anti-glare Feature

**Biophilic Terraces**  
Lush Green Plantation to Enhance Air Quality for Rooftop Restaurants

**JULIET BALCONY**  
Balconies to Enjoy Panoramic Views of FC Road & the Cityscape

**ACTIVE FACADE LIGHTING**  
On the Fins to Enliven the Façade



**KUSHAL WALLSTREET**

ZEST ProfEX CURVE OCTAVIA NUBIS SURGI Leading NSEW Ashii Almere NEST KERALA PLAGER TOMMY Gosion  
NEXT WALL D'EDGE NIMOLI Spencer GenEX Calibri LINKIN Verti Finance





Artist's Impression

## THE PROMENADE - RETAIL THERAPY

The unending bustle of FC Road brings in great opportunities for retail businesses to thrive. Adding a golden edge to these opportunities with glamorous spaces, here are some of the selective amenities that go a long way to shape a coveted retail experience at Kushal Wallstreet:

- ↳ Designer Passage Area with Adequate Signages
- ↳ Rolling Shutters
- ↳ Dedicated Lavatories in Shops
- ↳ Common Restrooms
- ↳ Dedicated Entry and Lift for Offices & Restaurants, and Retail
- ↳ Ample Parking Space
- ↳ Double Height Lobby
- ↳ Led Screen for Advertisement on the Facade



A Perfect Retail Destination For:

- ↳ Retail Banking
- ↳ Apparel Brands
- ↳ F&B Zone
- ↳ Travel Companies
- ↳ Premium Beauty Salons
- ↳ Mobile and Electronic Showrooms



2 Floors of Exclusive Retail Experience with Modern Conveniences and Amenities





## DEDICATED LOBBIES

↳ 3 Purpose Driven Dedicated Lobbies with 6 High Speed Dedicated Lifts

- Retail Lobby
- Executive Lobby
- Lobby for Restaurants and Employees

↳ Special Drop Off & Pick Up Zone





Artist's Impression

## EXCLUSIVE DOUBLE HEIGHT LOBBY

- ⤴ Exclusive Executive Lobby for Owners, CEOs and VIPs
- ⤴ Double Height Designer Lobby
- ⤴ Visitor Management System



Artist's Impression

## INTELLIGENT WORK SPACES

Ideal Destination for:

- ⤴ Corporate and MNC Offices
- ⤴ Banking and Financial Institutes (BFSI)
- ⤴ Real Estate Developers and High Profile Industries
- ⤴ Legal and Solicitor Firms
- ⤴ Health Care Centers
- ⤴ Media Houses
- ⤴ Co-working Office Spaces



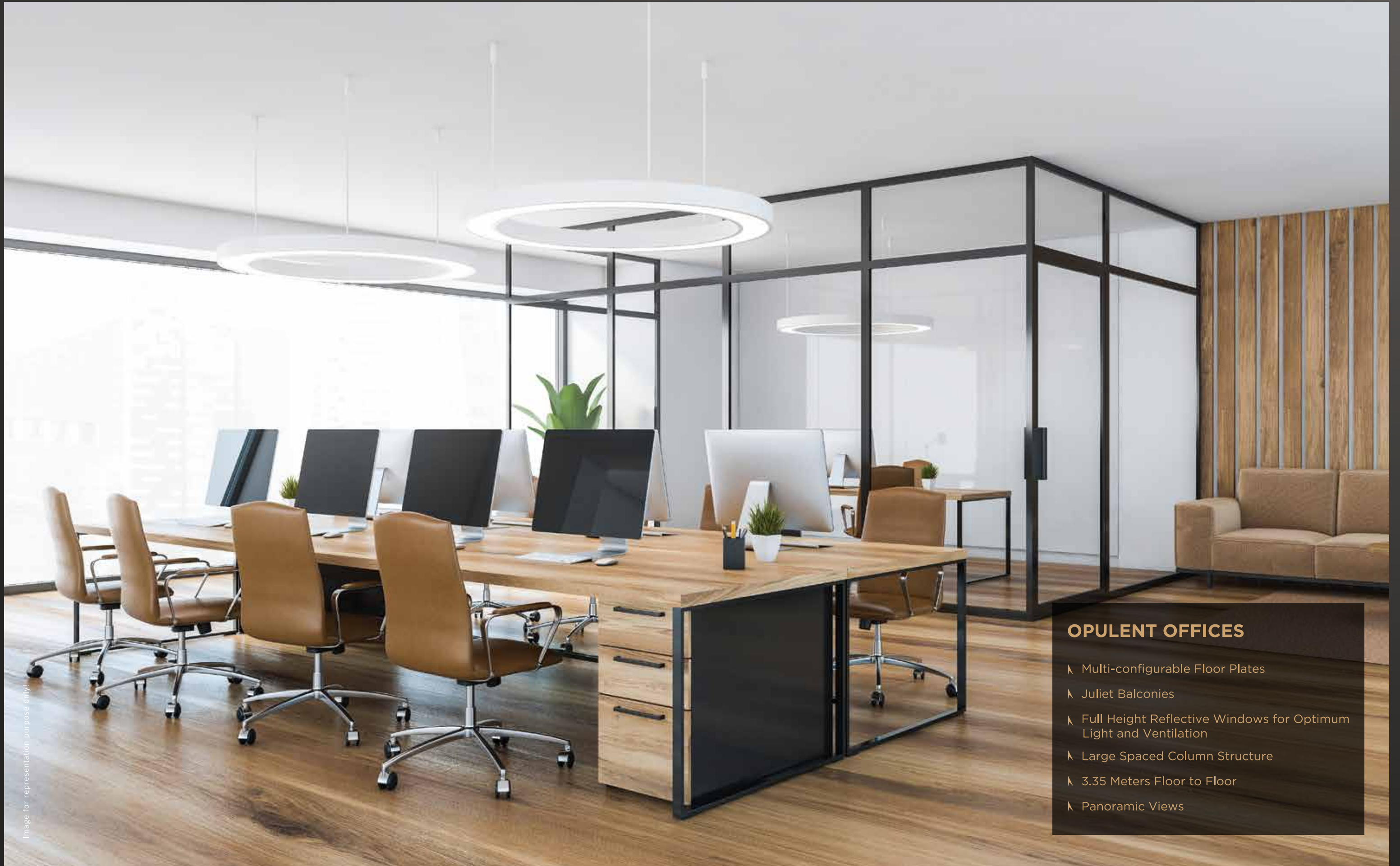


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## OPULENT OFFICES

- ↳ Multi-configurable Floor Plates
- ↳ Juliet Balconies
- ↳ Full Height Reflective Windows for Optimum Light and Ventilation
- ↳ Large Spaced Column Structure
- ↳ 3.35 Meters Floor to Floor
- ↳ Panoramic Views



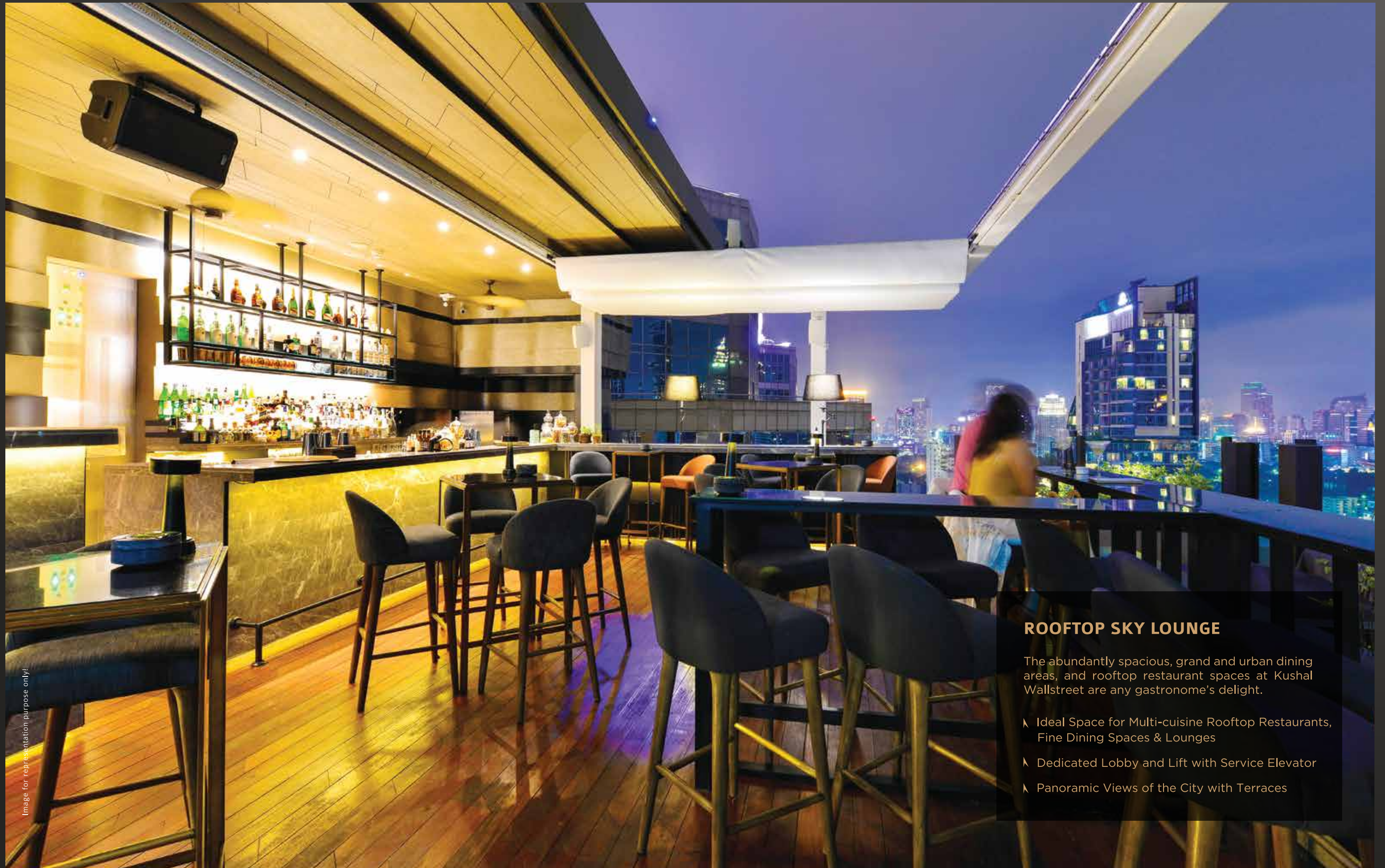


Image for representation purpose only!

## ROOFTOP SKY LOUNGE

The abundantly spacious, grand and urban dining areas, and rooftop restaurant spaces at Kushal Wallstreet are any gastronome's delight.

- ↳ Ideal Space for Multi-cuisine Rooftop Restaurants, Fine Dining Spaces & Lounges
- ↳ Dedicated Lobby and Lift with Service Elevator
- ↳ Panoramic Views of the City with Terraces





Image for representation purpose only.

## AMENITIES

### ROOF-TOP BREAKOUT LOUNGE AND CREATIVITY ZONE

Ingenious ideas, ambitions and growth take flight when your team is ever-inspired and stress-free. Enjoy a happy work culture with special amenities offered exclusively for your team at Kushal Wallstreet.

- ↳ Dedicated DIY/Self-serviced Breakout Lounge for Owners and Employees
- ↳ Creative Zen Garden for Harnessing Creativity and Street Art



Artist's Impression



# BUILDING FEATURES

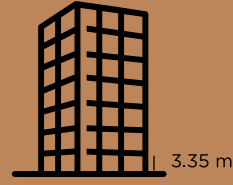
AMENITIES AND SPECIFICATIONS:



Dedicated Designer Lobbies for Offices, Retail and Restaurant Spaces



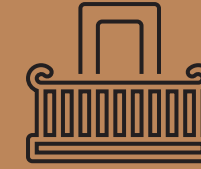
Executive Lobby with Access Control



Floor to Floor Height: 3.35 Metres



Designer Façade with Anti-glare Reflective Glazing



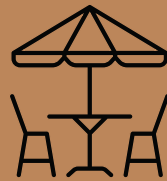
Juliet Balconies and Top Hung Windows for Optimum Ventilation



IGBC Pre-certified Building



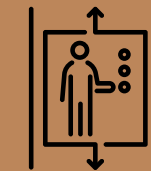
Zen Garden on Ground Floor



Cafeteria with a Biophilic Garden



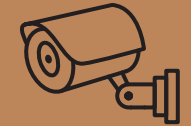
5 High Speed Passenger Elevators + 1 Service Elevator + 1 Two-wheeler Elevator



Employee and Rooftop Elevator Lobby



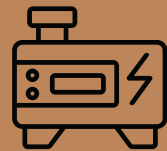
Fire-fighting Systems with Fire Alarm and Sprinkler System



3-tier Campus Security with Peripheral CCTV Security Cameras



Provision for Fibre Optic Internet Connectivity



100% DG Back-up \*100% Back-up for Common Areas and 1kw/1000 Sq. Ft. for Shops and Offices



Well-planned Energy and Water Management System



Rain Water Harvesting



Treated Fresh Air in Common Passage Area



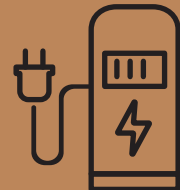
Hassle-free Parking Management System



Ample Mechanical Car Parking



Ample 2-wheeler Parking



EV Charging Points Provision



Led Screen and Digital Signages for Advertisements



Public Address System



Maintenance and Management by Professional Facility Management Consultants



# SPECIFICATIONS

## STRUCTURE

- ↳ ENVIRONMENTALLY SENSITIVE BUILDING, DESIGNED TO RESIST SEISMIC FORCE OF ZONE 3

## MASONRY

- ↳ AAC BLOCK MASONRY

## INTERNAL PLASTER

- ↳ GYPSUM FINISH PLASTER IN COMMON AREAS

## EXTERNAL PLASTER

- ↳ DOUBLE COAT SAND FACED PLASTER WITH RECRON FIBRES

## PAINT

- ↳ LUSTRE FINISH INTERNAL PAINT IN COMMON AREA
- ↳ WEATHER SHIELD EXTERNAL PAINT

## FLOORING & DADO

- ENTRANCE LOBBY AREA
- ↳ ELEGANT ITALIAN MARBLE LAID WITH PAPER JOINTS AND FINISHED WITH EIGHT COATS (MIRROR) POLISH

## COMMON PASSAGE AREA

- ↳ DESIGNER VITRIFIED TILE FLOORING

## COMMON TOILETS

- ↳ STAIN RESISTANT VITRIFIED TILE FLOORING
- ↳ DIGITAL TILE DADO
- ↳ GRANITE WASH BASIN PLATFORM

## DOORS

- SHOPS
- ↳ ROLLING SHUTTERS

## SANITARY & PLUMBING

- ↳ WATER CLOSETS (COMMON TOILET)
- ↳ WESTERN STYLE WALL MOUNTED WC CISTERNS (COMMON TOILET)
- ↳ CONCEALED CISTERN - WATER-SAVING, DUAL-FLUSH WITH WALL PLATE
- ↳ WASH BASINS (COMMON TOILET)
- ↳ COMMON TOILETS - COUNTER TOP WHB

## C.P. FITTINGS

- ↳ WHB FAUCETS (COMMON TOILET)
- ↳ WASH BASINS - CP, HEAVY BODY METAL FAUCETS

## PLUMBING

- ↳ DRAINAGE & SEWAGE LINES - PVC PIPING SYSTEM
- ↳ PLUMBING SYSTEM - PEX TYPE WATER SUPPLY SYSTEM

## ELECTRICALS

- WIRING
- ↳ CONCEALED 19 MM PVC CONDUITS OF 2 MM THICKNESS
- ↳ 15A POWER POINTS PROVIDED WITH 3/20 COPPER WIRING OF 660/440V - ADEQUATE FOR ALL EQUIPMENT OF CAPACITY UPTO 3 KW > 5A POWER POINTS WITH WIRING OF 3/22 RATING - ADEQUATE FOR EQUIPMENT OF CAPACITY UPTO 1100W
- ↳ EARTHING - 1/18 COPPER WIRE (LOOP SYSTEM)
- ↳ EARTH LEAKAGE CIRCUIT BREAKER AND MCB PROVIDED IN EACH APARTMENT
- ↳ LIGHTNING ARRESTER AND EARTH
- ↳ PITS PROVIDED WITH SEPARATE EARTH POINTS FOR ELEVATORS

## ELEVATORS

- ↳ DESIGNER HI-SPEED ELEVATORS WITH AUTOMATIC DOORS

## CAR PARK

- ↳ AMPLE MULTI-LEVEL CAR PARKING

## UTILITIES / SERVICES

- ↳ BACK-UP POWER PROVIDED FOR COMMON AREA LIGHTING
- ↳ ACOUSTIC ENCLOSED GENERATORS & AMF PANELS WITH AUTOMATIC CHANGEOVER SWITCHES

## COMMON FACILITIES

- ↳ COMMON AREA LIGHTS
- ↳ CCTV NIGHT-VISION CAMERAS AT ALL STRATEGIC LOCATIONS





Actual site photo



## ABOUT KUSHAL LANDMARKS

Conceived by our beloved founder late Shri Bhimrajji Chhajed, Kushal Landmarks with its rich legacy of 26+ years has built numerous premium real estate projects in Pune, spread across 3 million sq. ft. With over 15 construction projects (Completed + Ongoing), Kushal Landmarks is dotting the city elegantly with its expertise in the field of real estate development. We have done transactions of more than 3000+ acres with corporates like Forbes Marshall, Minda, Bharat Forge and many more. Our company is backed by a substantial land bank in Pune and Jodhpur. We stand strong and tall on the strength of our core values - undeterred dedication towards work and focus on customer satisfaction. We practise transparency, innovation and technological upgradation in all our processes. Timely delivery, quality construction and fostering trust are the virtues that drive Kushal Landmarks to newer accomplishments, in the long run.





## ABOUT NAMAN ENTERPRISES

Naman Enterprises is a professionally run and technically sound Pune based organization. It has constructed experience of over one million sq. ft. and an exhaustive expertise in the areas of commercial, residential and SRA projects.

Known for its construction expertise, Naman Enterprises has delivered various projects till date exceeding the clients expectations in terms of quality, value, safety and timely delivery. The company has been instrumental in developing many commercial & residential projects in Pune. It brings your vision to life with its exhaustive experience & brilliance.

Our rich rich engineering experience and strong hold over modern technology has made us Pune's leading construction company. The group's portfolio includes number of high end residential, commercial and redevelopment projects at premium strategic locations.



## ABOUT SPAN CONSTRUCTION

An esteemed name in Pune's luxury real estate market, Span Construction has carved a niche in curating lavish gated communities. Offering the best of living spaces, amenities and comfort in all its projects, the company is today trusted for its focus on quality in every detail and innovation in designs as well as processes.





Artist's Impression

## **NAMAN DEVELOPERS: AN AMALGAM OF THREE ACES**

Kushal Landmarks, Span Construction and Naman Enterprises together form Naman Developers, an association with a common vision has contributed elegantly to the ultra premium residential development of Pune. Kushal Landmarks with its landmarks spread across 3 million sq. ft. and over 15 construction projects, some completed and others underway, is dotting Pune with innovation in realty developments. Span Construction is a reputed enterprise focused on developing luxurious gated communities with the best of amenities, quality and innovation. Naman Enterprises, on the other hand, with its footprint spread over 1 million sq. ft. of developed land, has an exhaustive expertise in the areas of commercial and residential construction.

Bringing together the prowesses of three big names in the industry, Naman Developers proudly presents Kushal Wallstreet - a landmark set to change the way you perceive luxury & convenience in Pune's commercial market.



## COMPLETED PROJECTS



INDRAPRASTHA COMPLEX - Rasta Peth, Pune, MH, India



KUSHAL NIVRITI - Kondhwa, Pune, MH, India



BELLA CASA - Baner Sus Annex, Pune, MH, India



KUNDAN KUSHAL NAGAR - Khadki, Pune, MH, India



EKAAKSH - Model Colony, Pune, MH, India



SHEETAL PLAZA - Model Colony, Pune, MH, India

## ONGOING PROJECTS



KUSHAL SWARNALI - Chakan, Pune, MH, India



ROHAN MITHILA - Vimannagar, Pune, MH, India



INDRAPRASTHA PLUS - Rasta Peth, Pune, MH, India



## CREDITS/PARTNERS AND STATUTORY DETAILS

Architect - Omkar Associates

Design Architect - Madane Design Workshop LLP

Structural Consultant - Spectrum Consultant

MEP Consultant - SN Joshi Consultants Pvt. Ltd.

Facade Consultant - Vishal Shah

Banking Partner - SBI

A Project By



### ADDRESS

Kushal Landmarks, Poona Small Scale Industrial Estate,  
427, Plot No. 2, Sau. Minatai Thakre Vasahat Road,  
Gultekdi, Pune, Maharashtra 411037

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