



24 PALLOD FARMS

24
PALATIAL RESIDENCES
AT PALLOD FARMS

The bungalow lifestyle

INDEPENDENT LIVING CHARM

Experience the charm of independent living in homes that feel just like bungalows spacious, private, and serene. With only **24 Exclusive Residences**, this rare community blends the exclusivity of a bungalow with the security and convenience of a premium residential enclave.

Space
meets serenity



THE LIFE OF EVERY SPACE



GREEN CANOPY
- FOR GREENERY



BUNGALOW
BELT



PRIME
LOCALE



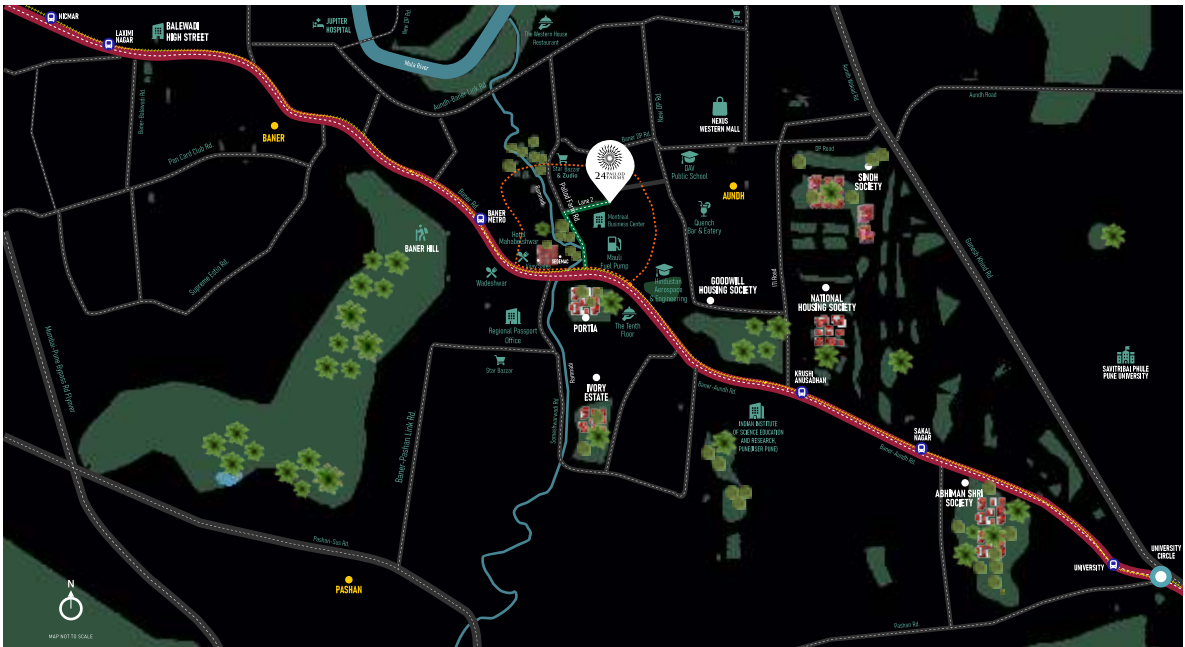
PARKSIDE
LIVING



In Pallo Farms:
the sweet spot of Baner & Aundh

WHERE LUXURY MEETS LEGACY

Live where luxury meets legacy. Pallo Farms is one of Baner's most sought-after neighbourhoods—peaceful, tree-lined, and steeped in exclusivity. With fewer homes and lower density than Baner and Balewadi, it offers the calm of a high-class residential pocket, closer to Aundh than Baner itself. Here, every lane whispers tranquillity, every view frames greenery, and every home rises with the grandeur of a modern bungalow.



RESTAURANTS

- Hotel Green Park
- Wadeshwar
- The Flour Works
- The White House
- Elephant & Co



FITNESS

- Baner Hill
- Lions Academy
- Urbounce Gym
- Gold's Gym
- MultiFit Baner



SHOPPING & ENTERTAINMENT

- Balewadi Highstreet
- Westend Mall
- D-Mart
- Reliance
- Pavilion Mall



SCHOOLS & COLLEGES

- D.A.V. Public School
- EuroKids Preschool
- Vidyanchal School
- Spicer College
- Industrial Training Institute



CONNECTIVITY

- Mumbai-Bangalore Highway
- Hinjewadi IT Park
- Metro Station



HOSPITALS

- Jupiter
- Manipal

Your
unparalleled lifestyle

WELCOME TO 24 PALLOD FARM

At Pallod Farms, just **24 Exclusive Residences** capture the essence of an independent bungalow lifestyle—spacious, private, and deeply refined. Set within Pune's most prestigious neighbourhood, this enclave is not just a place to live, but a community reserved for the few who value **privacy, heritage, and distinction**. Each residence is a **sanctuary of space and elegance**, designed for those who understand that true luxury lies in rarity.

ASR **BUILTCON**

ASR BUILTCON is dedicated to creating exceptional residential and commercial spaces that blend modern design with lasting value. Our commitment ensures every project reflects quality, trust, and excellence.

WHY CHOOSE ASR BUILTCON

- Vastu Regulatory Compliance Adhering to all Norms and Approvals
- 100% Quality Assurance Premium Construction Standards
- Projects Delivered on Time, Completed as Scheduled.
- Customer-Centric Approach

BUILDING TRUST, NOT JUST STRUCTURES





GRAND ENTRANCE | ARTIST VISUALIZATION

The address of 24 Pallod Farms

LANGUAGE OF RARITY

Arrive at a destination that speaks the language of rarity. With just 24 Exclusive Residences, Pallod Farms is a landmark of exclusivity—where every detail, from the entrance to the drop-up point, reflects refinement, privacy, and elegance.



GRAND
LOBBY



DESIGNER
ENTRY GATE



24/7
SECURITY



WAITING
LOUNGE



An entrance of distinction

PRELUDE TO GRANDEUR

Step into a lobby designed as a prelude to grandeur. Spacious, sophisticated, and welcoming—this is where modern design meets the calm elegance of a private retreat.



DAY FRONT VIEW | ARTIST VISUALIZATION

Your *luminous living*

SUSTAINABLE LUXURY LIVING

Certified by IGBC, Pallod Farms stands as a symbol of sustainable luxury. Thoughtful architecture and eco-sensitive design ensure your home is not just a statement of lifestyle, but a commitment to a greener tomorrow.

PROJECT USPS



STRATEGICALLY
LOCATED



STATE-OF-THE ART
AMENITIES



RICH BIODIVERSITY
(IN NEARBY REGION)



CONNECTED
TO METRO





*Your
world, entirely your own*

WHERE PRIVACY FINDS ITS PERFECT ADDRESS

Set in Pune's most exclusive neighbourhood, these limited residences balance space with seclusion. Surrounded by greenery and designed for discretion, they offer a rare blend of privacy, calm, and contemporary comfort.



Elegance after sunset

ONLY 4

EXCLUSIVE APARTMENTS,
EACH ON ITS OWN SINGLE FLOOR.

TWILIGHT IN ELEGANCE

As the city lights fade, Pallod Farms reveals a new face of charm. Illuminated silhouettes, serene avenues, and the quiet glow of community create an ambience of understated luxury.



Homes that feel like empire

GRAND SPACES WITHIN

Designed with expansive carpet areas, every residence at Pallod Farms offers the comfort and grandeur of a bungalow. High ceilings, wide layouts, and king-size proportions ensure your home is as open as your vision of life.

- LARGE CARPET AREAS FOR EVERY ROOM
 - FALSE CEILING WITH CONCEALED LIGHTING
 - ITALIAN MARBLE FLOORING FOR LIVING AREA
 - FLOOR TO CEILING GLASS WINDOW
 - LIVING ROOM CURTAIN CONTROL
 - AUTOMATION FOR LIVING ROOM
-



The heart of every home

THE LIFE OF EVERY SPACE

Spacious layouts and high ceilings create a sense of openness. Natural light flows effortlessly through wide windows. Every corner is designed to feel airy, bright, and alive.

- False ceiling with concealed lighting
- Floor to Ceiling Glass Window
- Italian Marble Flooring for Living Area
- Large Curtain Control Automation-enabled Homes
- High Quality Engineered Wooden Flooring in Master Bedroom
- Split AC in all Bedrooms
- DG Backup for Light & Fan Points in Every Room



BEDROOM | ARTIST VISUALIZATION



DINING AREA | ARTIST VISUALIZATION

- Fully Finished Bathrooms with Best-in-class Imported Fittings
- High-end Branded Jaquar / American Standard or Equivalent Make
- Sanitaryware with Hot & Cold Mixing Units in all Bathrooms
- Elegant False Ceiling in all Bathrooms with Provision for Concealed Light Fittings
- Wash Basin with Counters in all Bathrooms
- Granite Door Frames for Bathrooms
- Solar / Heat Pump Water in Master Bathroom
- Imported High Quality Designer Modular Kitchens
- Designer Dado Tiles in Kitchen
- Kitchen Sink with Hot & Cold Water
- MNGL Gas Point and Fitting



3 BHK CUT SECTION

type 1

CARPET AREA : 1768 SQ.FT

- | | |
|------------------------------|-----------------------------------|
| 1 LOBBY
6'6"X4'6" | 9 MASTER TOILET
10'6"X5'6" |
| 2 LIVING AREA
14'3"X21'9" | 10 WALK-IN WARDROBE
10'6"X6'3" |
| 3 DINING AREA
10'6"X9" | 11 DRY BALCONY
10'X6' |
| 4 COMMON TOILET
6'6"X5' | 12 KITCHEN
10'X12'9" |
| 5 MASTER TOILET
8'X7' | 13 BALCONY
14'3"X6' |
| 6 BEDROOM 2
15'3"X11' | 14 TOILET
5'6"X8'6" |
| 7 BEDROOM 3
19'6"X12' | 15 BALCONY
6'6"X8'6" |
| 8 BALCONY
6'6"X3'6" | 16 BEDROOM 1
12'6"X14' |



3 BHK CUT SECTION

type 2

CARPET AREA : 1568 SQ.FT

- | | |
|-------------------------------|--------------------------------|
| 1 LOBBY
6'6"X4'6" | 9 BEDROOM 2
11'X12'9" |
| 2 LIVING AREA
14'3"X21'9" | 10 KITCHEN
10'X12'9" |
| 3 DINING AREA
10'6"X9' | 11 DRY BALCONY
10'X6' |
| 4 COMMON TOILET
7'9"X5' | 12 BALCONY
14'3"X6' |
| 5 BEDROOM 3
11'6"X14' | 13 MASTER TOILET
10'6"X5'6" |
| 6 MASTER TOILET
8'3"X5'6" | 14 BALCONY
6'6"X8'6" |
| 7 WALK-IN WARDROBE
8'3"X8' | 15 BEDROOM 1
12'6"X14' |
| 8 BALCONY
14'3"X6' | |

typical floor plan

103+103A, 203+203A, 303+303A, 403+403A, 503+503A, 603+603A			
3 BHK			
REAR CARPET (incl. enclosed balcony)	143.55 SQM	1545 SQFT	
OPEN BALCONY	20.48 SQM	223 SQFT	
TOTAL AREA	164.23 SQM	1768 SQFT	

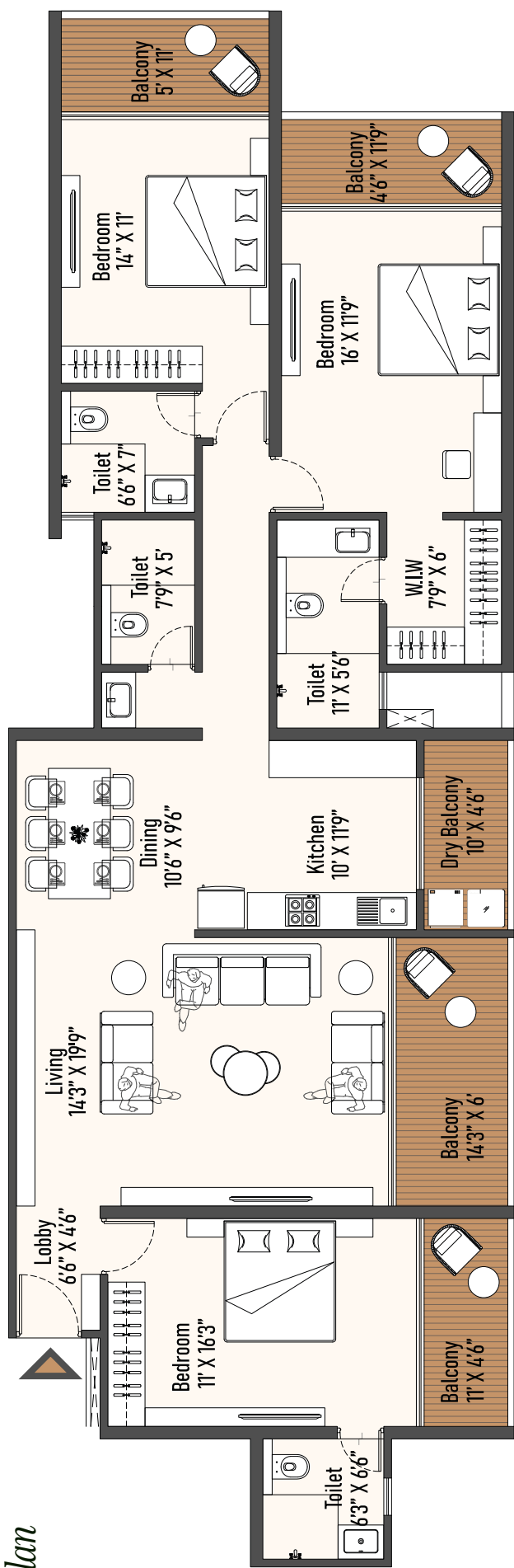


104+104A, 204+204A, 304+304A, 404+404A, 504+504A, 604+604A			
3 BHK			
REAR CARPET (incl. enclosed balcony)	127.68 SQM	1374 SQFT	
OPEN BALCONY	22.90 SQM	246 SQFT	
TOTAL AREA	150.58 SQM	1621 SQFT	

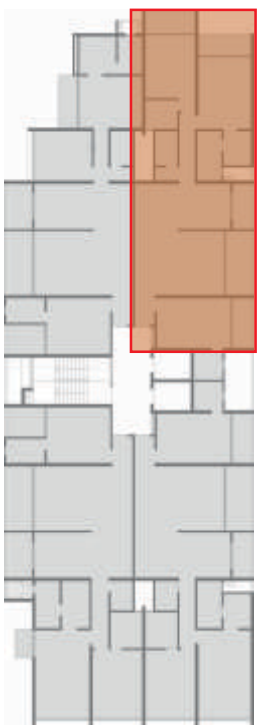
102+102A, 202+202A, 302+302A, 402+402A, 502+502A, 602+602A			
3 BHK			
REAR CARPET (incl. enclosed balcony)	136.35 SQM	1468 SQFT	
OPEN BALCONY	16.86 SQM	181 SQFT	
TOTAL AREA	153.21 SQM	1649 SQFT	

101+101A, 201+201A, 301+301A, 401+401A, 501+501A, 601+601A			
3 BHK			
REAR CARPET (incl. enclosed balcony)	134.41 SQM	1447 SQFT	
OPEN BALCONY	24.82 SQM	267 SQFT	
TOTAL AREA	16.22 SQM	1735 SQFT	

unit plan

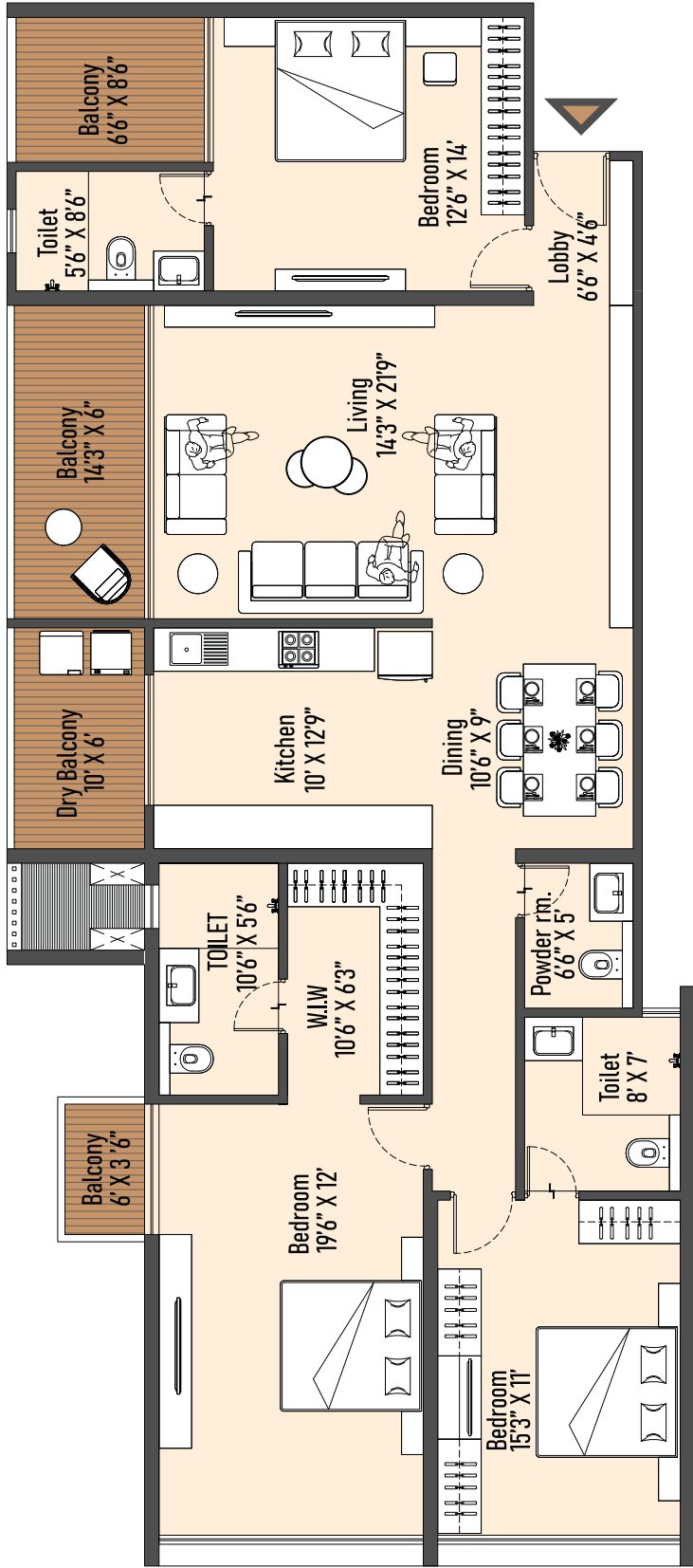


101+101A, 201+201A, 301+301A, 401+401A, 501+501A, 601+601A				
3 BHK				
RERA CARPET (incl. enclosed balc.)	134.41 SQ.M	1447 SQ.FT		
OPEN BALCONY	26.82 SQ.M	289 SQ.FT		
TOTAL AREA	161.23 SQ.M	1735 SQ.FT		

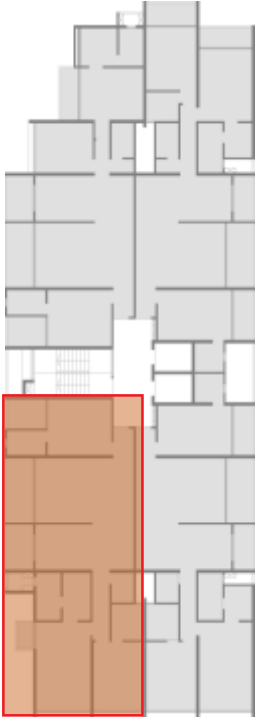


KEY PLAN





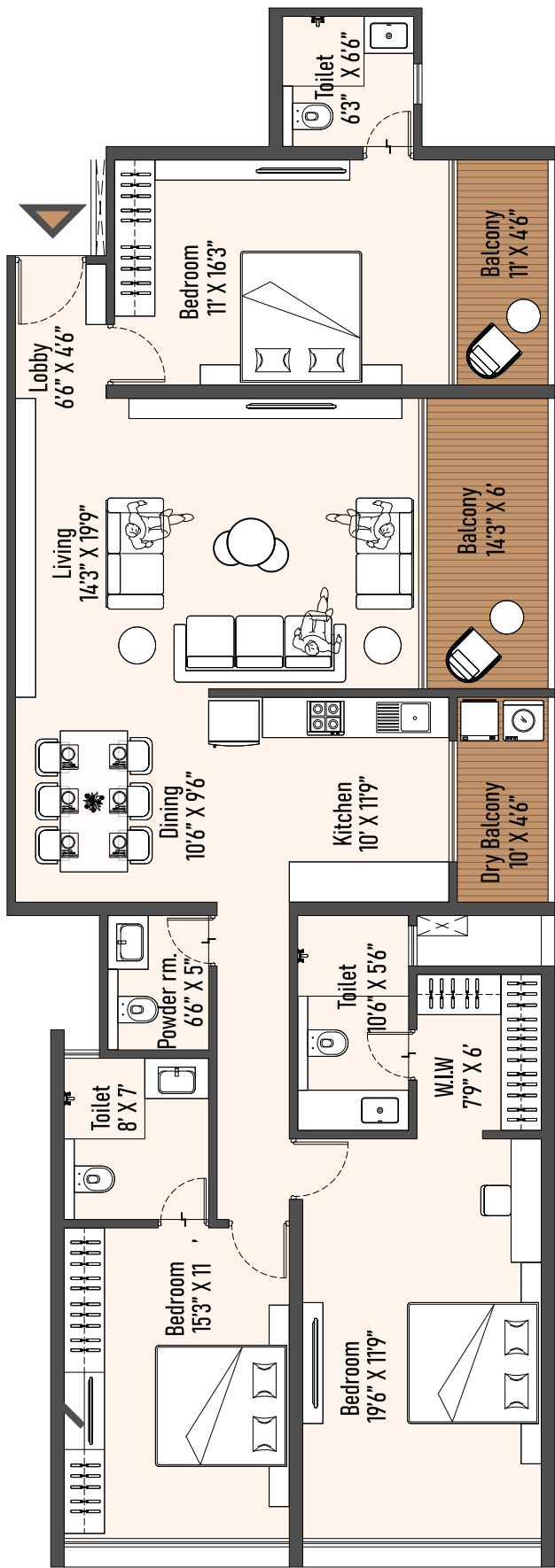
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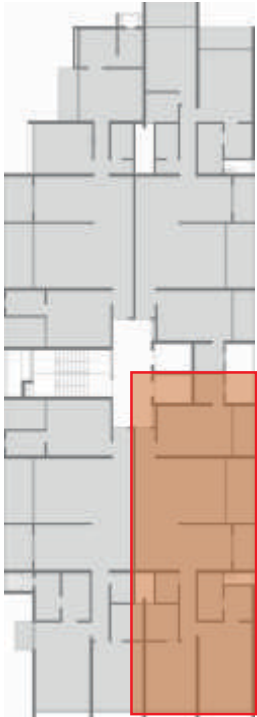
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unit plan



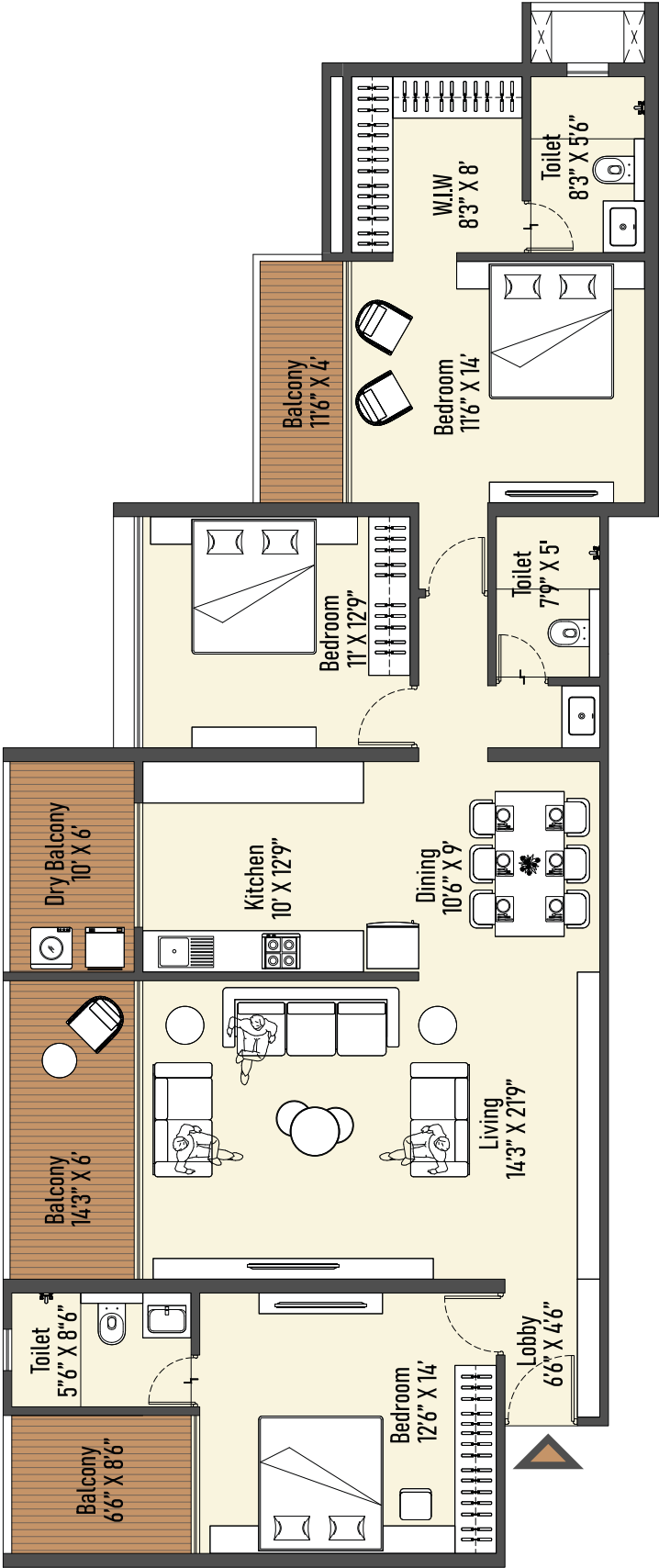
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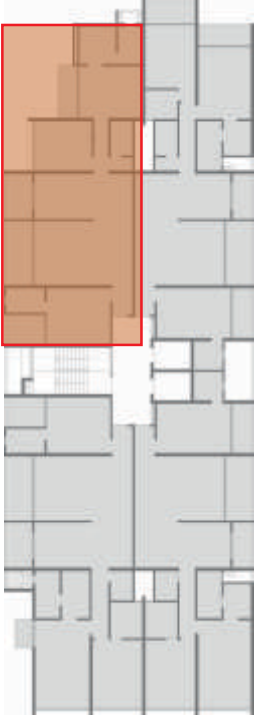
KEY PLAN



unit plan



104+104A, 204+204A, 304+304A, 404+404A, 504+504A, 604+604A				
3 BHK				
RERA CARPET (incl. enclosed balc.)	127.66 SQ.M	1374 SQ.FT		
OPEN BALCONY	22.90 SQ.M	246 SQ.FT		
TOTAL AREA	150.56 SQ.M	1621 SQ.FT		



KEY PLAN





TERRACE AMENITIES TOP VIEW | ARTIST VISUALIZATION

*Above
it all*

ROOFTOP SANCTUARY LIVING

Atop Pallo Farm lies a rooftop retreat—an elevated sanctuary where nature, views, and community spaces merge seamlessly. Whether it's quiet mornings or starry nights, the rooftop offers a rare perspective on life.



MEDITATION
AREA



GAZEBO



PLANTATION



KIDS POOL



BARBEQUE
CORNER



Luxury beyond your home

CURATED LIFESTYLE AMENITIES

Pallod Farms offers a curated selection of lifestyle amenities that complement your private world. From wellness and leisure to community spaces, every amenity has been thoughtfully designed to enhance daily life while preserving the project's calm and exclusivity.



SWIMMING POOL | ARTIST VISUALIZATION



OPEN GYM | ARTIST VISUALIZATION



COMMON
STEAM ROOM



SEMI COVERED &
OPEN PARTY AREA



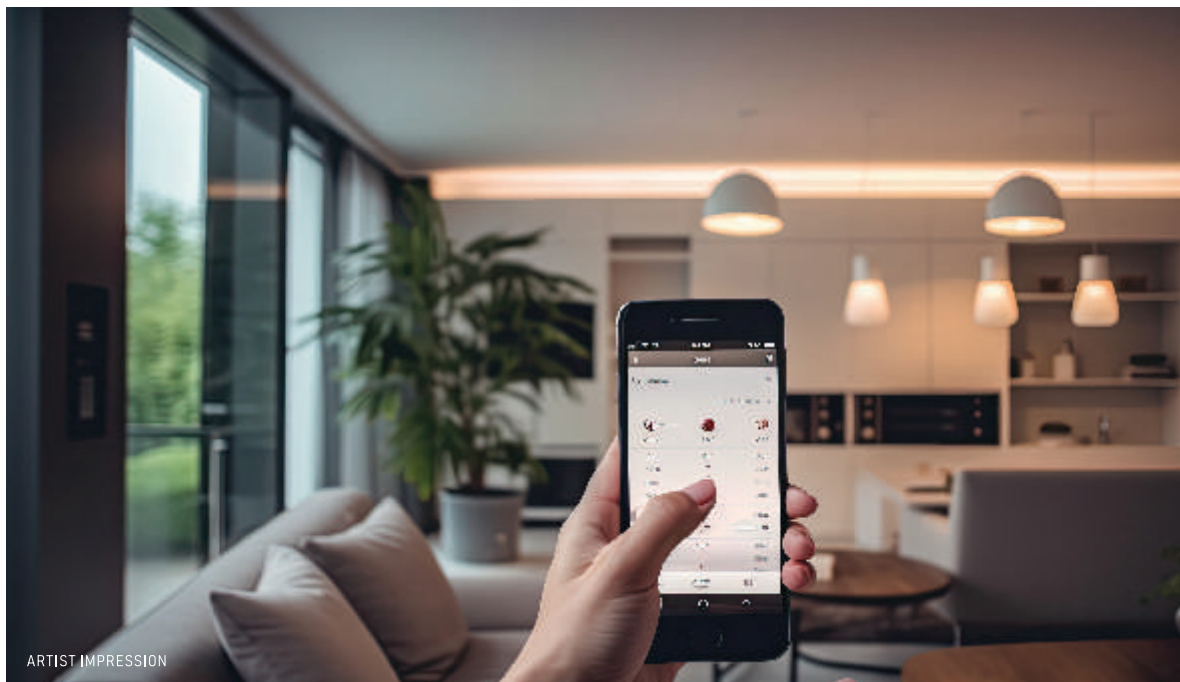
JACUZZI



OPEN GYM



SIT OUTS



Automate your home

SIMPLIFY YOUR LIFE

In our homes, intelligence and intimacy coexist in harmony. Smart home features have been seamlessly woven into the architecture and every home provides an experience curated for your comfort. This is luxury that knows you... inside out.



ARTIST IMPRESSION



Automate your home

SIMPLIFY YOUR LIFE

- Living Room Large Curtain Control Automation Enabled Homes
- Digital Door Lock Integration, and Touch Monitors
- False Ceiling with Concealed Dimming Lighting
- Elegant False Ceiling in all Bathrooms with Concealed Light
- Fitting Provisions
- Slab-to-slab Aluminium Window Systems with Specialised
- High Performance Glass



*Showing
elegance in every detail*

SPECIFICATIONS

Designed with wide layouts and streaming natural light, the kitchen at Pallo Farm is both elegant and functional — a refreshing space that turns everyday cooking into an uplifting experience.



ARTIST IMPRESSION

SPECIFICATIONS



structure

- Earthquake-resistant Structure as per IS Codes
- 4"/5"/6" Brickwork
- Sleek Structural Design and Contemporary Facade



finishing

- Interior Walls: Water-resistant Plastic Emulsion Paint
- Exterior Walls: Plastered with 2 Coats
of Reliance Fibres and 2 Coats of Water-resistant Paint
- Asian Paints / Nerolac / Standard as Same Quality
- Internal Walls with POP / Gypsum Finish



flooring / dado

- Italian Marble in Living Room
- 800 mm X 800 mm Vitrified Flooring for Kitchen & Bedrooms
(Kajaria / Johnson / Nitco / Equivalent Specification)
- Anti-skid / Matte Finish Tiles in Terrace and Balcony
- Granite Platform in Kitchen with SS Sink and Drain Board
- Designer Dado Tiles in Kitchen up to 2'



ARTIST IMPRESSION

SPECIFICATIONS

electrical

- Modular Electrical Fittings
- Concealed Copper Wiring
- Power Points in Kitchen and Bathrooms for Geyser
- Power Points for Refrigerator, Oven / Microwave & Dishwasher
- Legrand / Anchor / Polycap / Equivalent
- MCB / ELCB: Havells or Equivalent
- Copper Wiring for Air Conditioner

doors / windows

- Powder-coated Aluminium Windows, 3-track Sliding with Mosquito Net Grills
- Premium Quality Laminated Wooden Doors and Frames
- Water-resistant Door Shutters for Bathrooms
- 7'6" Door Height



ARTIST IMPRESSION

SPECIFICATIONS

bathrooms

- Heat Pump Water Connection in Bedroom Toilets
- Accessories & Shower Enclosures
- WC Fittings with Rimless Antibacterial Finish
- CP Fittings of Reputed Make
- Sanitary Fittings of Reputed Make

safety

- Intercom Connectivity
- CCTV for Ground Floor and Campus Periphery
- Premium Quality Video Door Phone
- Biometric Safety Lock
- Security Cabin
- Software Based Access for Security Cabin
- 3-tier Security
- SOS Function

others

- 2 Designer Branded Elevators with MRL
(Battery-powered Automatic Landing Operation)
- Central DTH as per Service Provider System
- Solar PV Panel up to 25 KVA Capacity
- Fibre-to-Home High-speed Internet Provision
- Green Building
- Rubberised Paver Blocks in Parking Area
- Non-corrosive 3-layer Plumbing System
- FRLS Electrical Wiring



CORPORATE OFFICE

Shraddha House, CTS. No.-1206A/1, Plot No. 887-A, Shirole Road,
Opp. J. M. Road, Shivajinagar, Pune – 411 004.

SITE ADDRESS

Pallod Farms, Lane 2, Sr.No. 277/(Pt)
Baner, Pune – 411 045.



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maharera.mahaonline.gov.in

CREDITS

Design Architect	: ADVA Solutions Pvt. Ltd.
Planing Architect	: Ankur Associates
RCC Consultants	: S. W. Mone & Associates
Landscape Design	: Suman Shilp
MEP Consultants	: Siddhivinayak Consultants
Brand Consultant	: Qurious Design Pvt. Ltd.

Disclaimer: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.



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+91 91724 84200