



CONSTRUCTION PORTFOLIO

# Building Pune for over forty years.

Residential and commercial buildings, bungalows, factories, godowns, critical maintenance and government projects — delivered across Pune with four decades of hands-on experience.

**42+** YEARS OF CONSTRUCTION  
EXPERIENCE IN PUNE

**Chitra Enterprises** · Construction · Furniture · Painting · Contracting  
23C Kamdhenu Riddhi, Lane No.4, Mahatma Society, Kothrud, near Gandhi Bhavan, Pune.  
sanchitra.upasani@gmail.com · 9371003929  
GSTIN: 27AABPU2584Q1ZW

# Four decades of building

Chitra Enterprises is a Pune-based construction firm with more than four decades of experience spanning residential and commercial buildings, bungalows, factories and warehouses, building maintenance and government works. Every project is delivered with careful planning, sound engineering and dependable execution — built alongside established architects and RCC consultants across the city.

Residential buildings

Commercial buildings

Bungalows

Warehouses & factory buildings

Building maintenance, furniture & painting works

Commercial building construction

Residential construction

Factories

Godowns

Bungalows

Critical maintenance

Demolition works

Real estate — sale & purchase

## ARCHITECTS WORKED UNDER

Shri. Sachin Solanki

Shri. Peshve

Shri. Bhatawadekar

## RCC CONSULTANTS

Y. S. Sane

Shri. Dhavde

Shri. Hansal Parekh

Shri. Parag Chopra

## BANKERS

Bank of India

HDFC

# Sai Sparsha

Sadashiv Peth, Pune · Commercial & Residential · ≈ 40,000 sq. ft.

M/S. Jalan Unecha Group



Commercial & residential building at Sadashiv Peth, Pune, for M/S. Jalan Unecha Group — around 40,000 sq. ft.

## APPROACH & CHALLENGES

A deep basement at a high water table — work proceeded in nearly four feet of standing water, with continuous dewatering from two wells on site. The elevation carried cantilever and half-round canopies, and the congested central location made traffic, labour and material management the hardest part of the job.

LOCATION	TYPE	AREA
Sadashiv Peth, Pune	Commercial & Residential	≈ 40,000 sq. ft.

# Rajvardhan

Sadashiv Peth, Pune · Residential & Commercial · ≈ 15,000 sq. ft.

Mr. Anand Phadtare



Residential & commercial building at Sadashiv Peth, Pune, for Mr. Anand Phadtare — around 15,000 sq. ft.

## APPROACH & CHALLENGES

Handled end to end — tenant settlement, plan sanction and corporation licensing through to completion — with the full build delivered in about a year and a half.

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LOCATION

**Sadashiv Peth, Pune**

TYPE

**Residential & Commercial**

AREA

**≈ 15,000 sq. ft.**

# Free Birds Developers — “Sigma 1”

Kumthekar Road, Sadashiv Peth, Pune · Commercial · ≈ 20,000 sq. ft.

M/S. Free Birds Developers LLP



Commercial building at Kumthekar Road, Sadashiv Peth, Pune, for M/S. Free Birds Developers LLP — around 20,000 sq. ft.

## APPROACH & CHALLENGES

A double-basement project with three wells on the premises and heavy water ingress; dewatering was a major task. The basement was completed in three stages, and the full RCC building with all amenities was finished in about two years.

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LOCATION	TYPE	AREA
Kumthekar Road, Sadashiv Peth, Pune	Commercial	≈ 20,000 sq. ft.

# ARAI — Mobility Research Centre

Takwe, Talegaon, Pune · Government · Industrial foundations

Automotive Research Association of India (ARAI)



Government project for ARAI at Takwe, near Talegaon — heavy equipment foundations including transformer, control-panel and chimney foundations.

### APPROACH & CHALLENGES

Precise transformer, control-panel and chimney foundations executed with close team coordination and tight labour and material management.

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#### LOCATION

Takwe, Talegaon, Pune

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#### TYPE

Government · Industrial foundations

# Infinity Engineers — Factory

Sasewadi, Pune (Pune–Bangalore highway) · Industrial · Factory · ≈ 20,000 sq. ft.

M/S. Infinity Engineers (Mr. Patil)



Factory building at Sasewadi, Pune, for M/S. Infinity Engineers — around 20,000 sq. ft.

## APPROACH & CHALLENGES

Completed within a stipulated one and a half years — full RCC, brickwork and plaster — and finished with a front glass facade and elevation treatment.

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### LOCATION

Sasewadi, Pune (Pune–Bangalore highway)

### TYPE

Industrial · Factory

### AREA

≈ 20,000 sq. ft.

# Infinity Engineers — Godown

Chakan, Pune · Industrial · Godown · ≈ 20,000 sq. ft.

M/S. Infinity Engineers



Industrial godown at Chakan, Pune, for M/S. Infinity Engineers — around 20,000 sq. ft.

## APPROACH & CHALLENGES

A large-span godown where labour and material management at scale were the central tasks.

LOCATION

**Chakan, Pune**

TYPE

**Industrial · Godown**

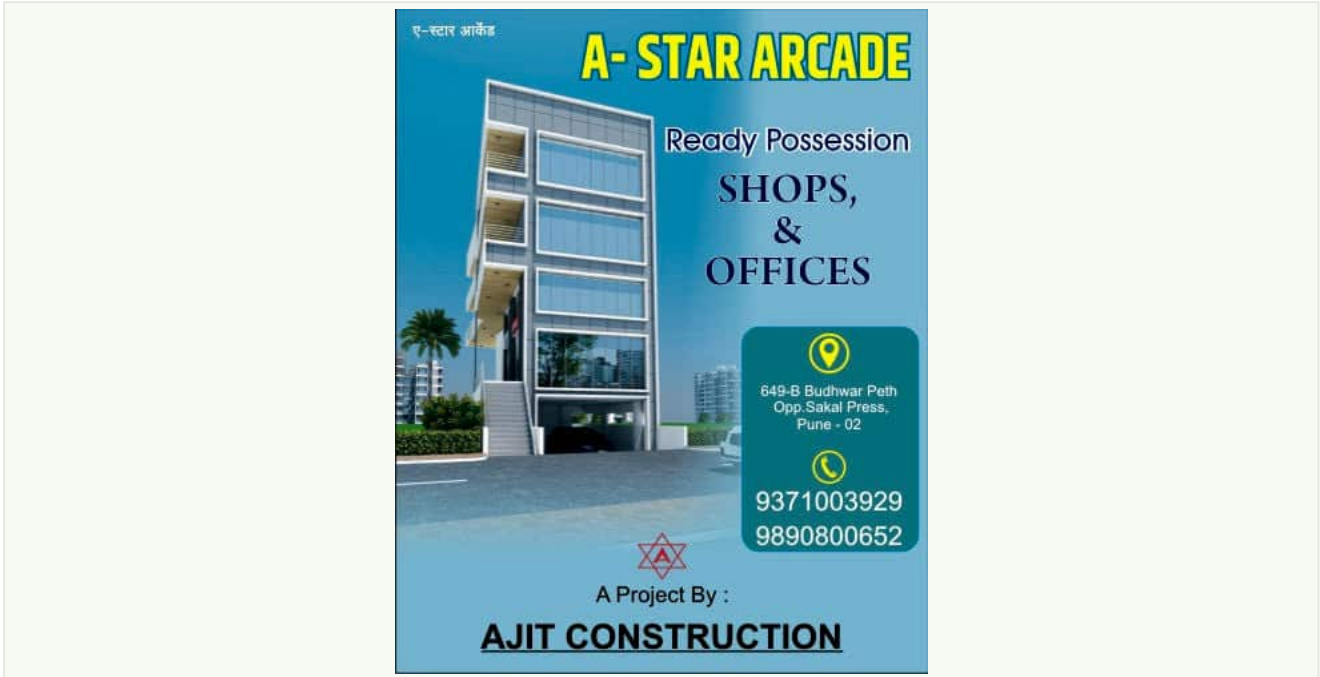
AREA

**≈ 20,000 sq. ft.**

# A-Star Arcade

Opposite Sakal office, Budhwar Peth, Pune · Commercial · ≈ 5,000 sq. ft.

M/S. Ajit Constructions



Commercial building opposite the Sakal office, Budhwar Peth, Pune, for M/S. Ajit Constructions — around 5,000 sq. ft.

LOCATION

Opposite Sakal office,  
Budhwar Peth, Pune

TYPE

Commercial

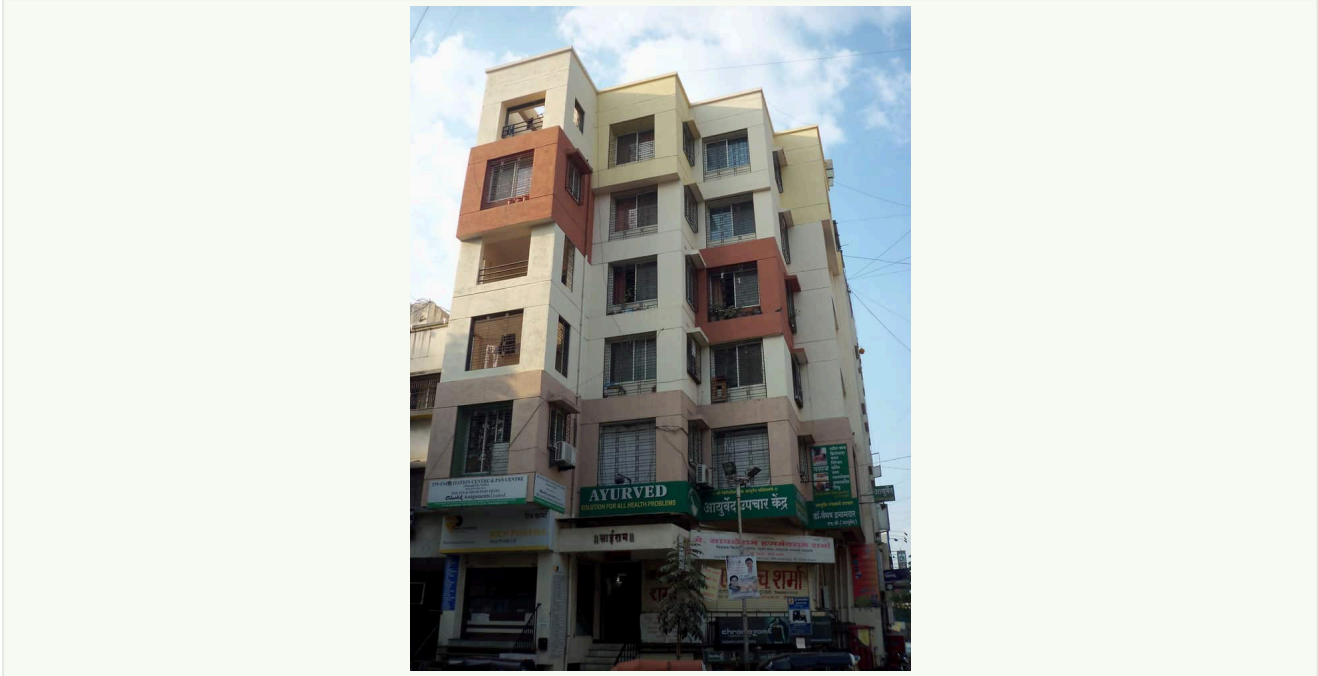
AREA

≈ 5,000 sq. ft.

# Sai Ram

Sadashiv Peth, Pune · Commercial & Residential · ≈ 10,000 sq. ft.

M/S. Jalan Unecha Group



Commercial & residential building at Sadashiv Peth, Pune, for M/S. Jalan Unecha Group — around 10,000 sq. ft.

## APPROACH & CHALLENGES

Built from a basement upward in a congested area, where traffic and access were the main constraints.

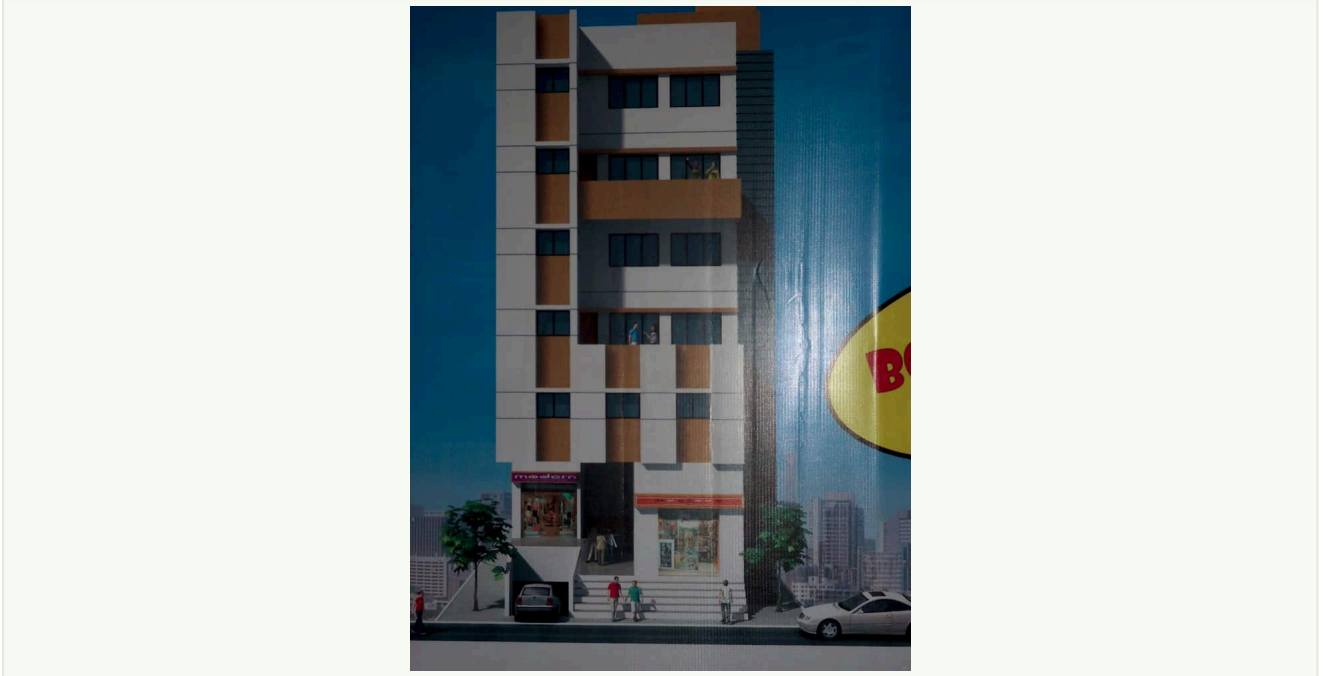
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LOCATION	TYPE	AREA
Sadashiv Peth, Pune	Commercial & Residential	≈ 10,000 sq. ft.

# Arun Sheth & Co. Building

Sadashiv Peth, near Bajirao Road, Pune · Commercial & Residential · ≈ 10,000 sq. ft.

M/S. Arun Sheth & Co.



Commercial & residential building at Sadashiv Peth, near Bajirao Road, Pune, for M/S. Arun Sheth & Co. — around 10,000 sq. ft.

## APPROACH & CHALLENGES

A commercial-cum-residential building with a basement, built in a tight, congested central-Pune plot.

### LOCATION

**Sadashiv Peth, near  
Bajirao Road, Pune**

### TYPE

**Commercial & Residential**

### AREA

**≈ 10,000 sq. ft.**

# Mule Building

Rasta Peth, Pune · Commercial & Residential · ≈ 5,000 sq. ft.

Shri. Mule



Commercial & residential building at Rasta Peth, Pune, for Shri. Mule — around 5,000 sq. ft.

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LOCATION

**Rasta Peth, Pune**

TYPE

**Commercial & Residential**

AREA

**≈ 5,000 sq. ft.**

# Bhatewara — Baner

Baner, Pune · Commercial · ≈ 20,000 sq. ft.

Mr. Bhatewara



Commercial building at Baner, Pune, for Mr. Bhatewara — around 20,000 sq. ft.

LOCATION

**Baner, Pune**

TYPE

**Commercial**

AREA

**≈ 20,000 sq. ft.**

PROJECT 12

# Gajanan Chaitanya

Kothrud, Pune · Residential · ≈ 10,000 sq. ft.

Mr. Gangal



Residential building at Kothrud, Pune, for Mr. Gangal — around 10,000 sq. ft.

## APPROACH & CHALLENGES

A very congested site with a small entrance, which made access and construction logistics the main challenge.

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LOCATION

**Kothrud, Pune**

TYPE

**Residential**

AREA

**≈ 10,000 sq. ft.**

PROJECT 13

# Gajanan Sushant

Bibwewadi Gaonthan, Pune · Residential · ≈ 12,000 sq. ft.

M/S. Gajanan Developers



Residential building at Bibwewadi Gaonthan, Pune, for M/S. Gajanan Developers — around 12,000 sq. ft.

## APPROACH & CHALLENGES

A complete RCC building structure, finished with a proper colour scheme.

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LOCATION	TYPE	AREA
<b>Bibwewadi Gaonthan, Pune</b>	<b>Residential</b>	<b>≈ 12,000 sq. ft.</b>

# Gajanan Prasad

Navsahyadri Society, Karve Nagar, Pune · Residential

M/S. Gajanan Developers



Residential building at Navsahyadri Society, Karve Nagar, Pune, for M/S. Gajanan Developers.

## APPROACH & CHALLENGES

Good RCC work, plaster and elevation treatment, finished with a considered colour scheme.

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### LOCATION

**Navsahyadri Society,  
Karve Nagar, Pune**

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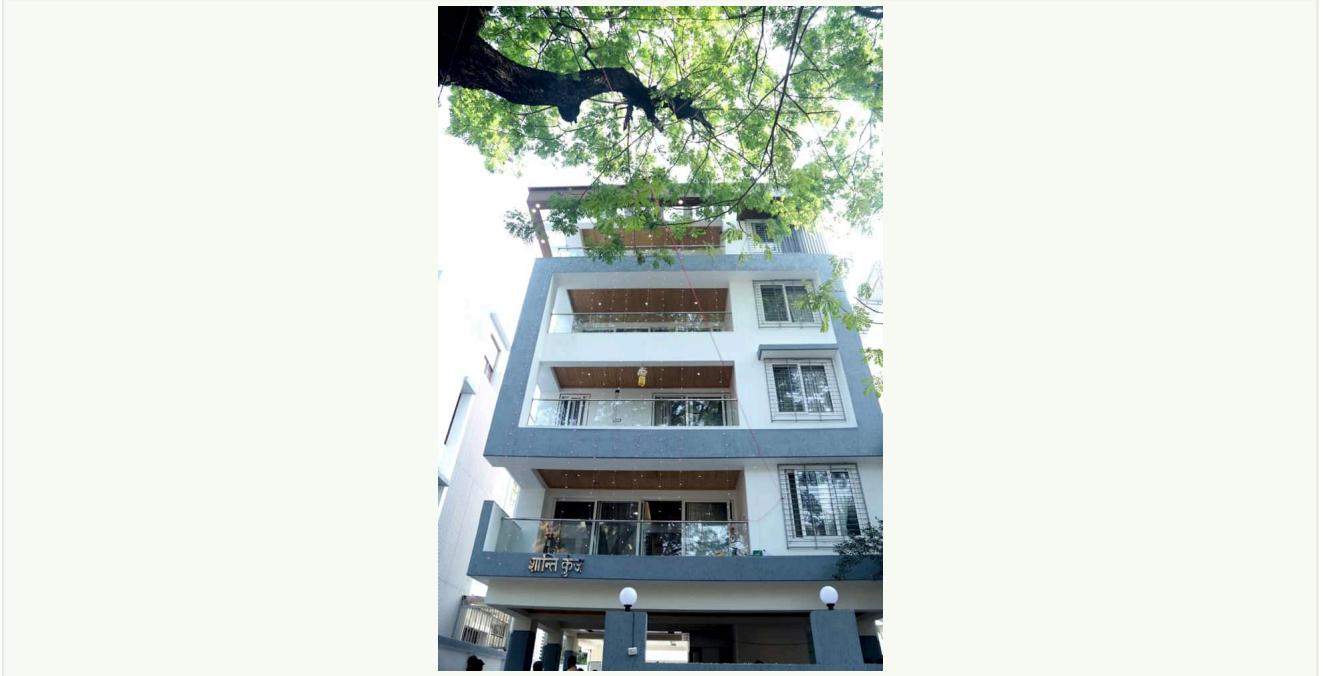
### TYPE

**Residential**

# Sarda Bungalow — “Shanti Kunj”

Prem Nagar, Bibwewadi, Pune · Residential · Bungalow · ≈ 8,000 sq. ft.

Shri. Sarda



A full luxury bungalow — “Shanti Kunj” — at Prem Nagar, Bibwewadi, Pune, for Shri. Sarda, around 8,000 sq. ft.

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LOCATION

Prem Nagar, Bibwewadi,  
Pune

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TYPE

Residential · Bungalow

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AREA

≈ 8,000 sq. ft.

# Gokulkar Bungalow

Girish Society, Warje, Pune · Residential · Bungalow · ≈ 8,000 sq. ft.

Mr. Gokulkar



Bungalow at Girish Society, Warje, Pune, for Mr. Gokulkar — around 8,000 sq. ft.

## APPROACH & CHALLENGES

A triangular plot turned into a Vastu-compliant square home — the geometry was the central design challenge.

LOCATION

Girish Society, Warje, Pune

TYPE

Residential · Bungalow

AREA

≈ 8,000 sq. ft.

# Bhide Bungalow

Girish Society, Warje, Pune · Residential · Bungalow · ≈ 5,000 sq. ft.

Mr. Bhide



Bungalow at Girish Society, Warje, Pune, for Mr. Bhide — around 5,000 sq. ft.

## APPROACH & CHALLENGES

Gable and sloping-roof treatment was the main challenge. Finished with quality plaster, a colour scheme, compound wall and parking development.

LOCATION

Girish Society, Warje, Pune

TYPE

Residential · Bungalow

AREA

≈ 5,000 sq. ft.

# Tandale Bungalow

Madiwale Colony, Bajirao Road, Pune · Residential · Bungalow · ≈ 7,500 sq. ft.

Mr. Tandale



Bungalow at Madiwale Colony, Bajirao Road, Pune, for Mr. Tandale — around 7,500 sq. ft.

## APPROACH & CHALLENGES

Finished with a strong elevation treatment.

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### LOCATION

**Madiwale Colony, Bajirao  
Road, Pune**

### TYPE

**Residential · Bungalow**

### AREA

**≈ 7,500 sq. ft.**

# Kelkar Bungalow

Dhayari, Pune · Residential · Bungalow · ≈ 3,000 sq. ft.

Mr. Kelkar



Bungalow at Dhayari, Pune, for Mr. Kelkar — around 3,000 sq. ft.

## APPROACH & CHALLENGES

A bungalow with dedicated parking and a flat unit, finished with a considered light and colour scheme.

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LOCATION

**Dhayari, Pune**

TYPE

**Residential · Bungalow**

AREA

**≈ 3,000 sq. ft.**

PROJECT 20

# Salunkhe Bungalow

Karve Nagar, Pune · Residential · Bungalow · ≈ 2,000 sq. ft.

Mr. Salunkhe



Bungalow at Karve Nagar, Pune, for Mr. Salunkhe — around 2,000 sq. ft.

## APPROACH & CHALLENGES

A compact bungalow with simple, functional amenities.

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LOCATION	TYPE	AREA
Karve Nagar, Pune	Residential · Bungalow	≈ 2,000 sq. ft.

# Amdekar

Kothrud Gaonthan, Pune · Residential · ≈ 15,000 sq. ft.

Mr. Amdekar



Residential building at Kothrud Gaonthan, Pune, for Mr. Amdekar — around 15,000 sq. ft.

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LOCATION

**Kothrud Gaonthan, Pune**

TYPE

**Residential**

AREA

**≈ 15,000 sq. ft.**

# Suresh Developers

Pune · Residential · ≈ 15,000 sq. ft.

M/S. Suresh Developers



Residential RCC building in Pune for M/S. Suresh Developers — around 15,000 sq. ft.

## APPROACH & CHALLENGES

An RCC residential structure completed in a very congested area.

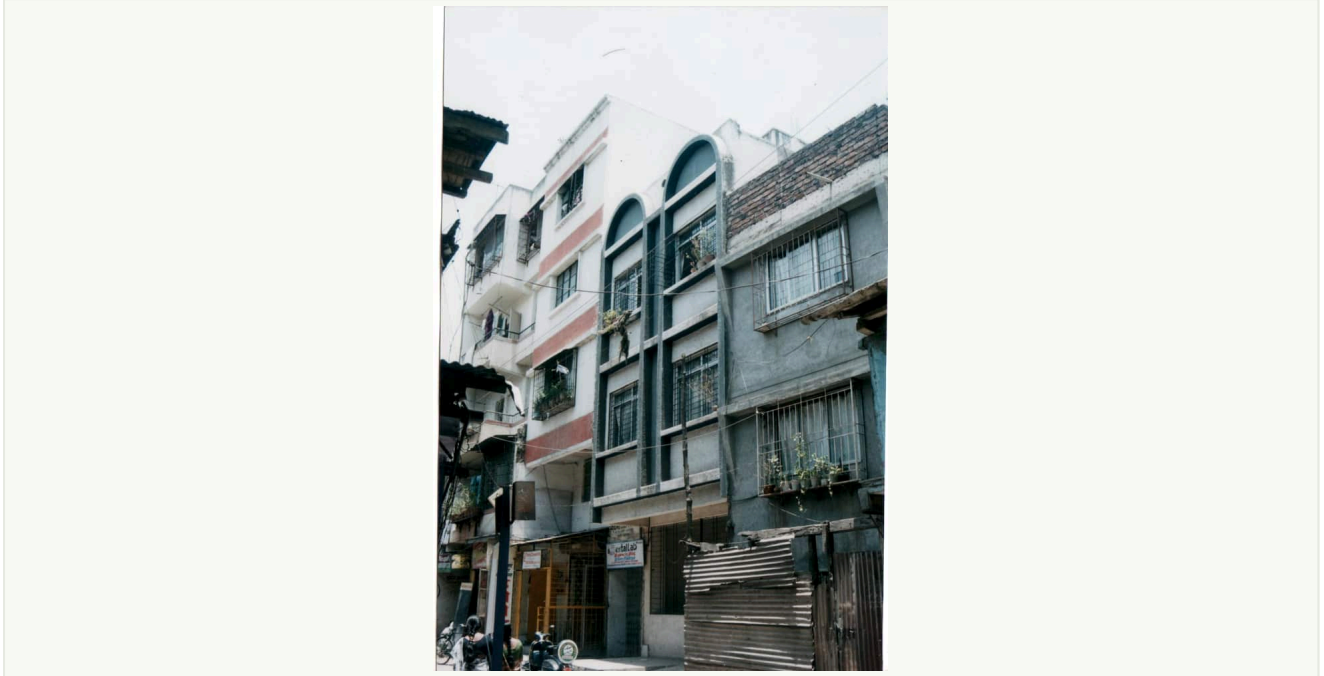
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LOCATION	TYPE	AREA
Pune	Residential	≈ 15,000 sq. ft.

# Kulkarni Building

Rasta Peth, Pune · Residential · ≈ 10,000 sq. ft.

Mr. Kulkarni



Residential building at Rasta Peth, Pune, for Mr. Kulkarni — around 10,000 sq. ft.

## APPROACH & CHALLENGES

A very congested site on a narrow road made access and execution especially difficult.

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LOCATION

**Rasta Peth, Pune**

TYPE

**Residential**

AREA

**≈ 10,000 sq. ft.**

# Mane Bungalow — Extension

Manmohan Society, Karve Nagar, Pune · Residential · Bungalow extension · ≈ 2,000 sq. ft.

Mr. Mane



Bungalow extension at Manmohan Society, Karve Nagar, Pune, for Mr. Mane — around 2,000 sq. ft.

## APPROACH & CHALLENGES

Carried out while the family continued living on the ground floor — the work had to be sequenced carefully around them.

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### LOCATION

**Manmohan Society, Karve Nagar, Pune**

### TYPE

**Residential · Bungalow extension**

### AREA

**≈ 2,000 sq. ft.**

# Narale Bungalow — Extension

Manmohan Society, Pune · Residential · Bungalow extension · ≈ 2,000 sq. ft.

Mr. Narale



Bungalow extension at Manmohan Society, Pune, for Mr. Narale — around 2,000 sq. ft.

## APPROACH & CHALLENGES

Finished with exterior colour and solid RCC work.

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### LOCATION

**Manmohan Society, Pune**

### TYPE

**Residential · Bungalow extension**

### AREA

**≈ 2,000 sq. ft.**

# Saha Bungalow

Pune · Residential · Bungalow

Mr. Saha



Bungalow in Pune for Mr. Saha.

## APPROACH & CHALLENGES

Finished with a distinctive colour scheme and decorative brickwork, plus a compound wall and safety gate.

LOCATION

**Pune**

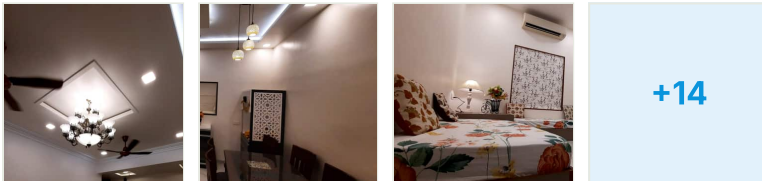
TYPE

**Residential · Bungalow**

# Rajguru Residence — Interiors

Vithalwadi, Pune · Interior & Furnishing · ≈ 2,000 sq. ft.

Mr. Rajguru



Complete flat interiors at Vithalwadi, Pune, for Mr. Rajguru — around 2,000 sq. ft.

## APPROACH & CHALLENGES

Full interior fit-out — furniture, POP and false-ceiling work, decorative and functional electrical fittings, AC fitting, and room-by-room furniture alignment across the master bedroom, guest and children's rooms, kitchen and living spaces.

LOCATION

Vithalwadi, Pune

TYPE

Interior & Furnishing

AREA

≈ 2,000 sq. ft.

# Jhankar — Critical Maintenance

Pune Camp · Critical Maintenance · ≈ 3,000 sq. ft.

Mr. Jhankar



Critical maintenance and structural restructuring at Pune Camp for Mr. Jhankar — around 3,000 sq. ft.

## APPROACH & CHALLENGES

A compound wall had tilted under tree-root and branch pressure. The tree was removed, the wall taken down and re-structured, and the work completed with steel fabrication framing and MS sheeting — fixing the sheets from outside the frame was the most difficult part.

LOCATION	TYPE	AREA
Pune Camp	Critical Maintenance	≈ 3,000 sq. ft.

## ALSO DELIVERED

# Selected additional projects

<b>Vishrantwadi Project — Phoenix Group (24 flats)</b>	Vishrantwadi, Pune · ≈ 15,000 sq. ft.
<b>Warehouse</b>	Shahada · 18,000 MT capacity
<b>Warehouse</b>	Navapur · 15,000 MT capacity
<b>Residential building — Mr. Jamkhedkar</b>	near Deenanath Mangeshkar Hospital, Pune · ≈ 15,000 sq. ft.
<b>Residential building — Mr. Ghanekar</b>	Kothrud, Pune · ≈ 10,000 sq. ft.
<b>Commercial &amp; Residential — Mr. Potnis</b>	Sadashiv Peth, Pune · ≈ 10,000 sq. ft.
<b>Sai Datta — M/S. Jalan Unecha Group</b>	Sadashiv Peth, near Shanipar, Pune · ≈ 12,000 sq. ft.
<b>Commercial &amp; Residential — Swami Samarth Constructions (Mr. Mehta)</b>	Shukrawar Peth, Pune · ≈ 10,000 sq. ft.
<b>Warehouses — Mehta Soap Factory</b>	Vithalwadi, Pune · ≈ 12,000 sq. ft.
<b>Nagar Palika building (Government)</b>	Trimbakeshwar · ≈ 20,000 sq. ft.
<b>Bungalow supervision — Mr. Patil</b>	Tuljapur · ≈ 3,000 sq. ft.
<b>Residential building — Mr. Jamkhedkar</b>	Katraj, Pune · ≈ 8,000 sq. ft.
<b>Building maintenance, furniture &amp; painting works</b>	in and around Pune; Pendharkar College painting, Dombivli

## Project videos

Some work is best shown in motion — including our demolition projects and heavy machine-foundation work. These are available as video on the portfolio website:

[chitra.enterprises](https://chitra.enterprises)

### **Heung Kuk — Compound Wall & Machine Foundations**

Heung Kuk Ltd (Korean company) · Kesurdi MIDC, near Shirwal

Around four acres of compound wall and five heavy machine foundations executed with precise design and execution for Heung Kuk Ltd, a Korean company, at Kesurdi MIDC.

### **Demolition Works**

Pune

Controlled demolition projects across Pune.