

— PHASE 2 —

2 & 3 BHK RESIDENCES
AT VISHAL NAGAR, PIMPLE NILAKH



VENKATESH BUILDCON

BY ANKUSH ASABE



SINCE **2000**
Delivering Excellence



6000+
Happy Families



7M
Sq. Ft. Area Developed



8M
Sq. Ft. Area Developing





50+

Infra Projects



1M

Sq. Ft. Area Developed



2M

Sq. Ft. Area Developing

The

SWEET

OF WEST PUNE







MIDORI TOWERS





PROJECT HIGHLIGHTS



Phase 2

2 Acres

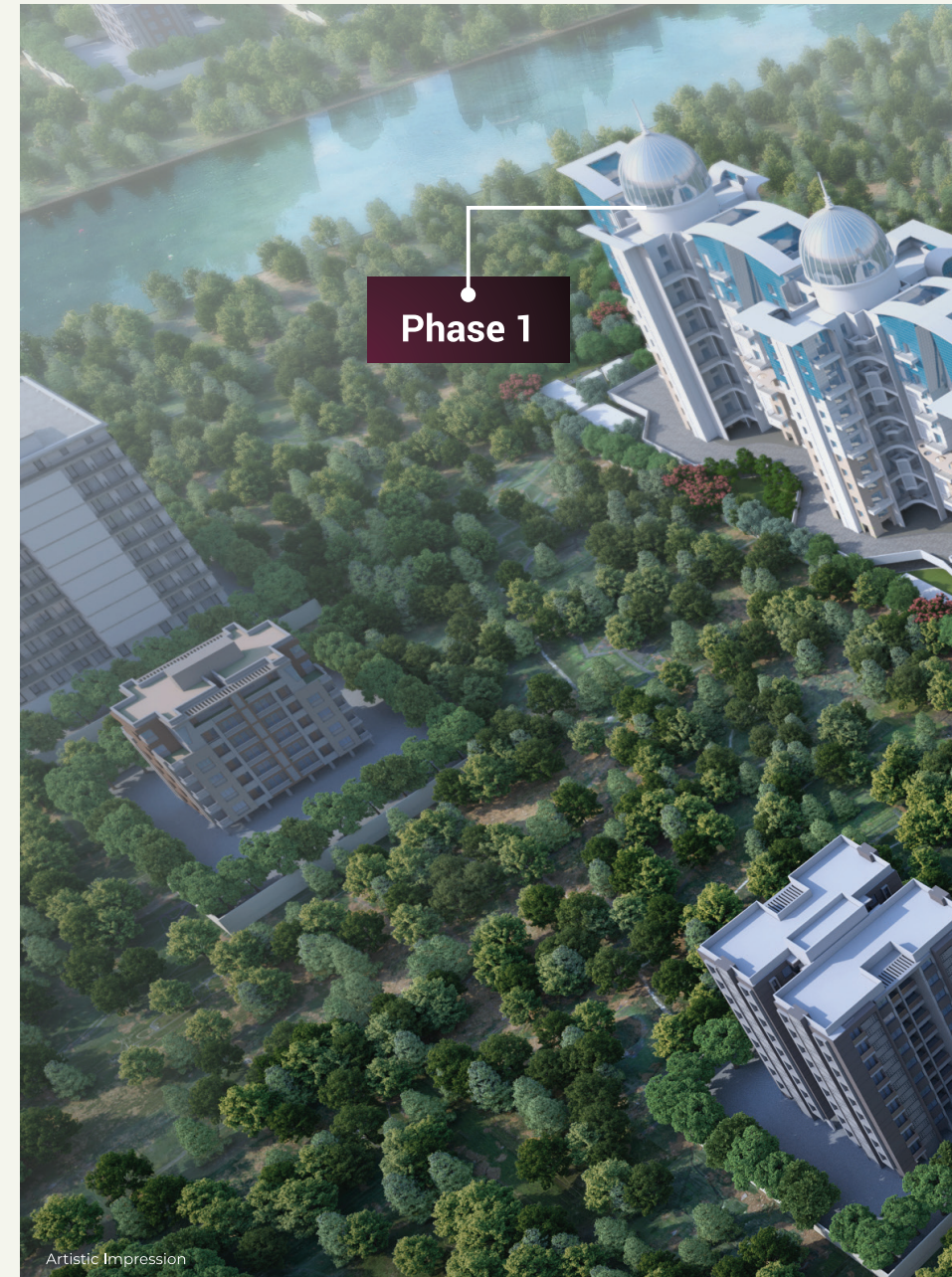
30+ Storeys

15+ Amenities

6 Level Parking

Podium Amenities Area (Sq. Ft.)

19000 Sq. Ft.

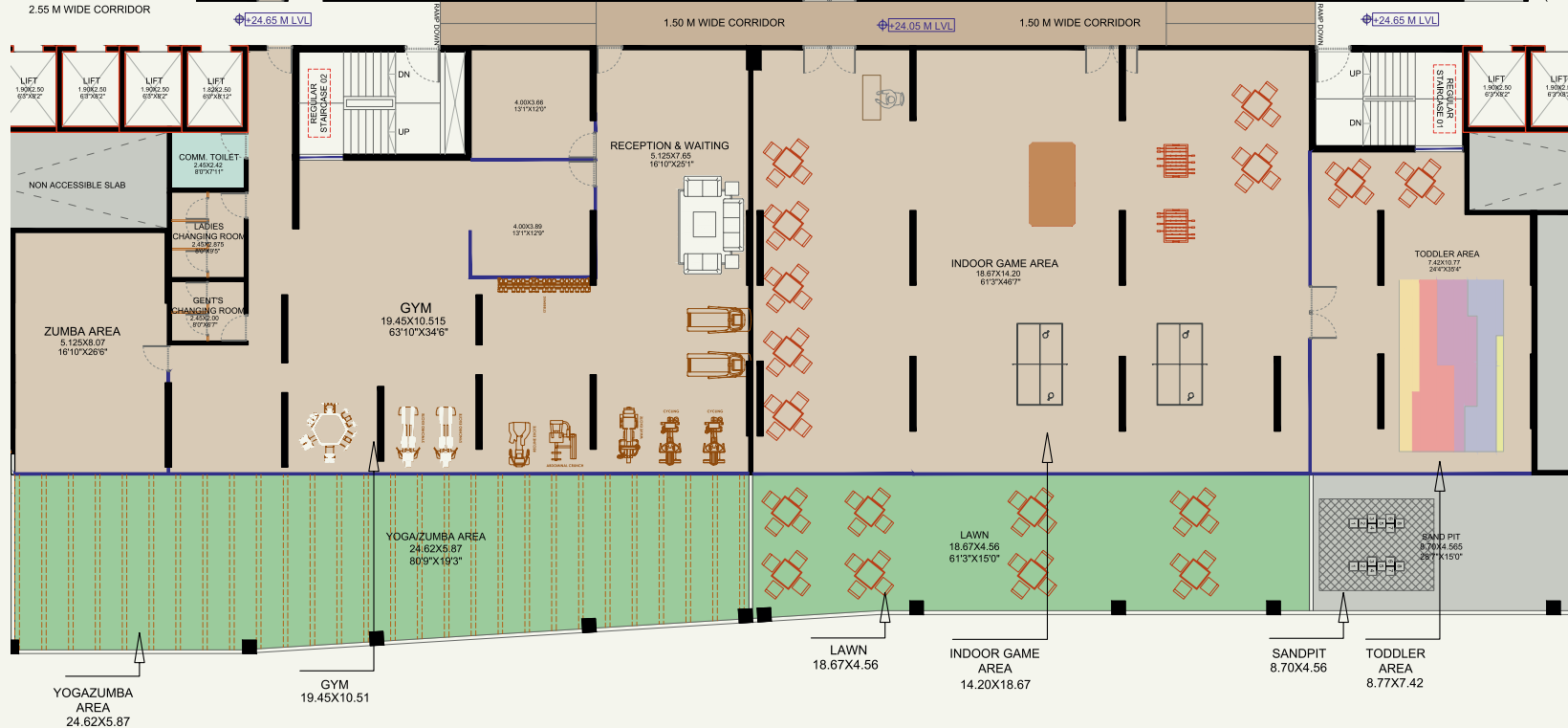
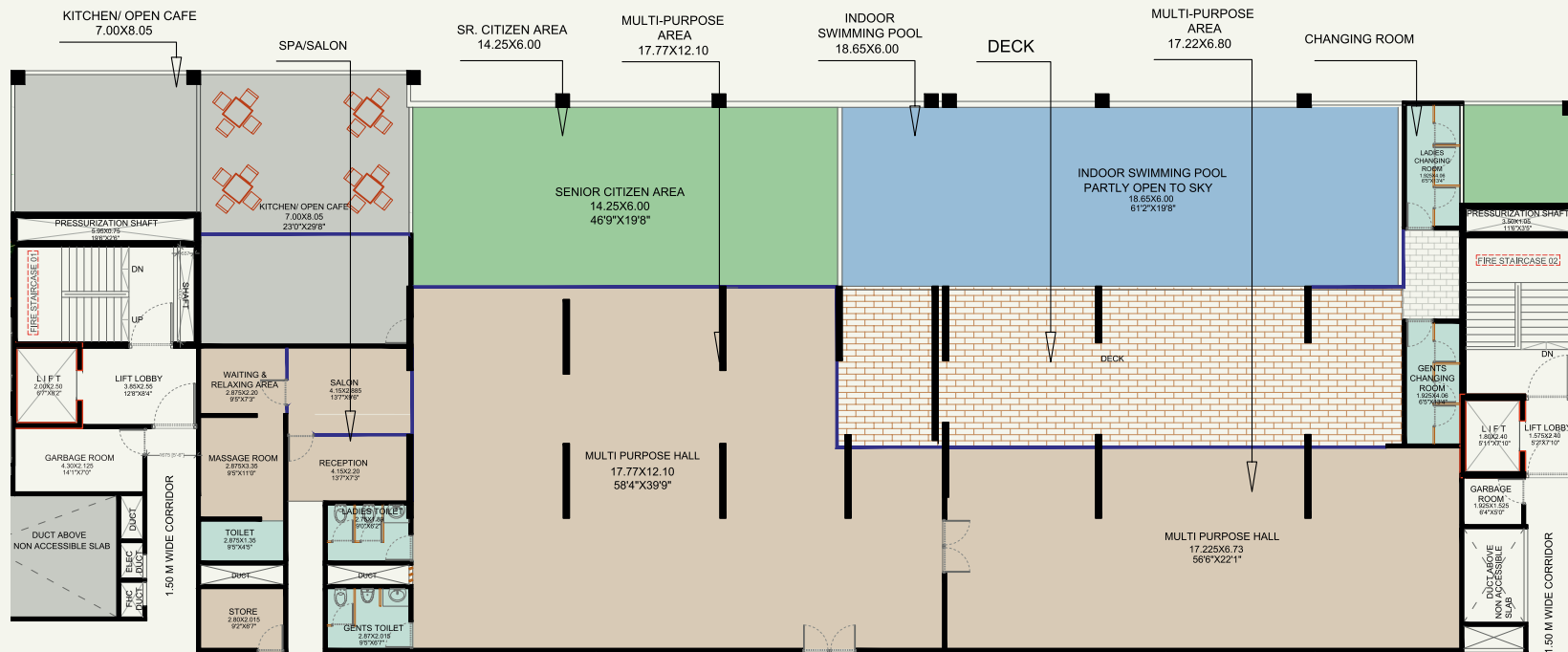




• Phase 2



MIDORI
TOWERS
CLASS II





SWIMMING POOL

Artistic Impression





The

SWEET

OF **INDULGENCES**



RCC

- » Design as per Earthquake Resistance norms
- » External RCC Non-Structural walls (Aluform Technology)
- » Internal RCC Non-Structural walls (Aluform Technology)

FLOORING

- » Vitrified tiles of 600 X 600 mm for the entire flat with matching skirting (Excluding Master Bedroom)
- » Laminated Wooden Flooring in Master Bedroom.
- » Vitrified tiles of 600 X 600 mm for passage & common lobbies
- » Coloured Italian Marble in Main Entrance Lobby
- » Designer anti-skid ceramic tiles for sit-out / terrace
- » Checkered tiles / Trimix concrete in parking area
- » Designer dado up to 3'0" for dry balcony / utility
- » Granite / Kota trade to the staircase

WALL FINISH

- » Gypsum finishing to internal walls
- » Texture paint to external walls

PAINTING

- » Internal walls finishing with acrylic O. B. D. paint
- » External walls finishing with texture paint (Apex weather-proof emulsion paint)
- » MS grills for windows with oil paint

DOOR & WINDOWS

- » Wooden / Ply door frame to main & bedroom doors having laminated shutters with quality fittings
- » Aluminum sliding shutter with mosquito net to sit-out / terrace / balcony attached to living room
- » Aluminum sliding windows with Mosquito net & M. S. safety grills
- » Granite jams and sills to windows
- » Glass railings for attached sit-out / terrace in living / bedroom

TOILET

- » Designer anti-skid ceramic flooring and dado up to lintel level
- » Boiler/Electric geyser in all toilets
- » Exhaust fan in all toilets

KITCHEN

- » Granite platform with stainless steel sink of Nirali or Equivalent make
- » Glazed tiles dado up to lintel level
- » Provision for electrical and plumbing point for washing machine
- » Good quality Chimney and Cook top will be provided
- » Provision for water purifier

LIFT

- » Automatic lift Kone / Otis / Schindler / Hyundai make with DG backup

GENERATOR BACKUP

- » 100% backups for common areas and parking

FIRE FIGHTING

- » Fire fighting system with sprinkler and smoke detector in all rooms as approved by Fire Department of PCMC

WATER SOURCES

- » PCMC (Civil Authority), bore well & water tankers (Chargeable)

ELECTRICAL

- » Modular electrical switches with concealed copper wiring
- » TV point in living and master bedroom
- » Video Door Phone with Intercom facility
- » Provision for common Dish Antenna
- » Provision for AC point in all bedrooms
- » Provision for inverter point
- » Providing and fitting AC in Master Bedroom
- » Tube Light & fans in all rooms

PLUMBING AND SANITATION

- » Internal concealed CPVC plumbing with C. P. fittings of Jaquar /Hindware or equivalent make
- » Sanitary ware Jaquar / Cera or equivalent make



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CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
101	3 BHK	83.39	2.57	0.00	9.16	12.33	107.45	1157
102	3 BHK	86.54	3.00	3.74	2.80	11.16	107.24	1154
103	3 BHK	89.34	3.00	3.74	0.00	11.16	107.24	1154
104	3 BHK	88.29	2.57	0.00	4.26	12.33	107.45	1157
105	4 BHK Duplex	172.85	4.18	10.06	0.00	0.00	187.09	2014

1st Floor Plan



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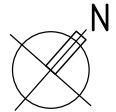
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201, 601, 1601	3 BHK	83.39	2.57	0.00	9.16	12.33	107.45	1157
202, 602, 1602	3 BHK	86.54	3.00	3.74	2.80	11.16	107.24	1154
203, 603, 1603	3 BHK	89.34	3.00	3.74	0.00	11.16	107.24	1154
204, 604, 1604	3 BHK	88.29	2.57	0.00	4.26	12.33	107.45	1157

Refuge Floor Plan 2nd, 6th & 16th



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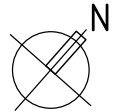
CARPET AREA STATEMENT

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301, 501, 701, 901, 1301, 1501, 1701, 1901, 2301	3 BHK	83.39	2.57	0.00	9.16	12.33	107.45	1157
302, 502, 702, 902, 1302, 1502, 1702, 1902, 2302	3 BHK	86.54	3.00	3.74	2.80	11.16	107.24	1154
303, 503, 703, 903, 1303, 1503, 1703, 1903, 2303	3 BHK	89.34	3.00	3.74	0.00	11.16	107.24	1154
304, 504, 704, 904, 1304, 1504, 1704, 1904, 2304	3 BHK	88.29	2.57	0.00	4.26	12.33	107.45	1157
305, 505, 705, 905, 1305, 1505, 1705, 1905, 2305	4 BHK	172.85	4.18	10.06	0.00	0.00	187.09	2014

Typical Odd Floor Plan
3rd, 5th, 7th, 9th, 13th, 15th, 17th, 19th & 23rd



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Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
401, 801, 1001, 1201, 1401, 1801, 2001, 2201, 2401	3 BHK	83.39	2.57	0.00	9.16	12.33	107.45	1157
402, 802, 1002, 1202, 1402, 1802, 2002, 2202, 2402	3 BHK	86.54	3.00	3.74	2.80	11.16	107.24	1154
403, 803, 1003, 1203, 1403, 1803, 2003, 2203, 2403	3 BHK	89.34	3.00	3.74	0.00	11.16	107.24	1154
404, 804, 1004, 1204, 1404, 1804, 2004, 2204, 2404	3 BHK	88.29	2.57	0.00	4.26	12.33	107.45	1157

Typical Floor Plan
4th, 8th, 10th, 12th, 14th, 18th, 20th, 22nd & 24th



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CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
1101, 2101	3 BHK	83.39	2.57	0.00	9.16	12.33	107.45	1157
1102, 2102	3 BHK	86.54	3.00	3.74	2.80	11.16	107.24	1154
1103, 2103	3 BHK	89.34	3.00	3.74	0.00	11.16	107.24	1154
1104, 2104	3 BHK	88.29	2.57	0.00	4.26	12.33	107.45	1157
1105, 2105	4 BHK Duplex	172.85	4.18	10.06	0.00	0.00	187.09	2014

Refuge Floor Plan 11th & 21st



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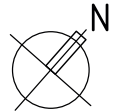
REFUGE FLOOR PLAN
2nd, 6th, 11th, 16th, 21st

CARPET AREA STATEMENT

Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	89.34	3.00	3.74	0	11.16	107.24	1154
Series 2	89.34	3.00	3.74	0	11.16	107.24	1154
Series 3	86.54	3.00	3.74	2.80	11.16	107.24	1154
Series 4	89.34	3.00	3.74	0	11.16	107.24	1154



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TYPICAL ODD FLOOR PLAN
3rd, 5th, 7th, 9th, 13th, 15th, 17th, 19th, 23rd

CARPET AREA STATEMENT							
Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	89.34	3.00	3.74	0	11.16	107.24	1154
Series 2	89.34	3.00	3.74	0	11.16	107.24	1154
Series 3	86.54	3.00	3.74	2.80	11.16	107.24	1154
Series 4	89.34	3.00	3.74	0	11.16	107.24	1154

3 BHK
1154 SQ.FT.



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2 BHK
779 SQ.FT.



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TYPICAL ODD FLOOR PLAN
3rd,5th,7th,9th,13th,15th,17th,19th,23rd Floor

CARPET AREA STATEMENT							
Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	54.80	2.03	2.14	9.27	4.12	72.36	779
Series 2	54.35	2.03	2.14	9.27	4.12	72.36	779
Series 3	59.07	2.03	3.72	3.42	4.12	72.36	779
Series 4	58.79	2.03	3.72	3.70	4.12	72.36	779



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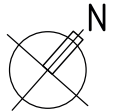


TYPICAL EVEN FLOOR PLAN
4th,8th,10th,12th,14th,18th,20th,22nd,24th FLOOR

CARPET AREA STATEMENT							
Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	54.80	2.03	2.14	9.27	4.12	72.36	779
Series 2	54.35	2.03	2.14	9.27	4.12	72.36	779
Series 3	59.07	2.03	3.72	3.42	4.12	72.36	779
Series 4	58.79	2.03	3.72	3.70	4.12	72.36	779



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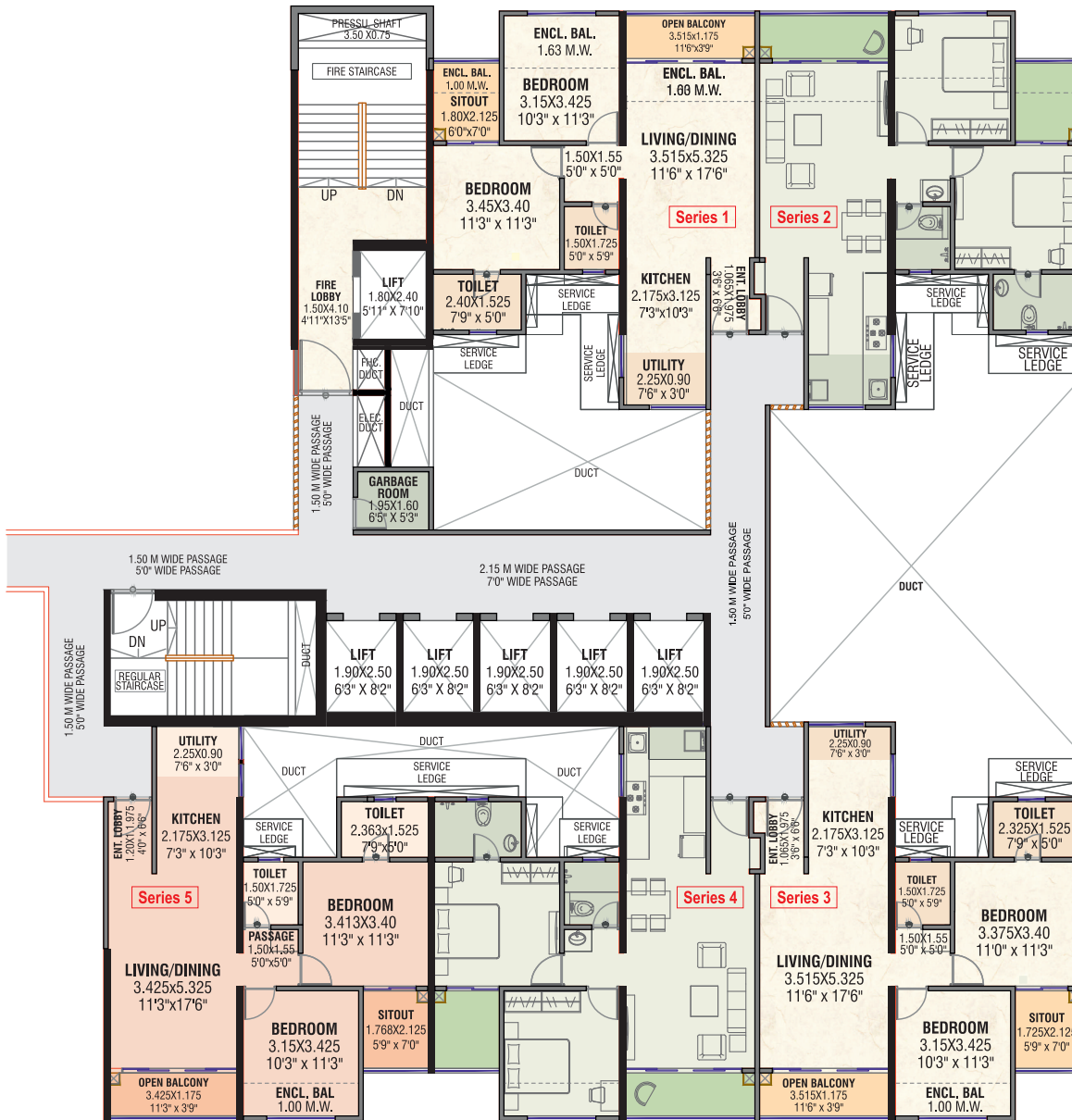
1ST FLOOR PLAN

CARPET AREA STATEMENT

CARPET AREA STATEMENT							
Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	54.61	2.03	2.14	9.46	4.12	72.36	779
Series 2	54.07	2.03	2.14	10.00	4.12	72.36	779
Series 3	59.73	2.03	3.72	2.76	4.12	72.36	779
Series 4	59.62	2.03	3.72	2.87	4.12	72.36	779



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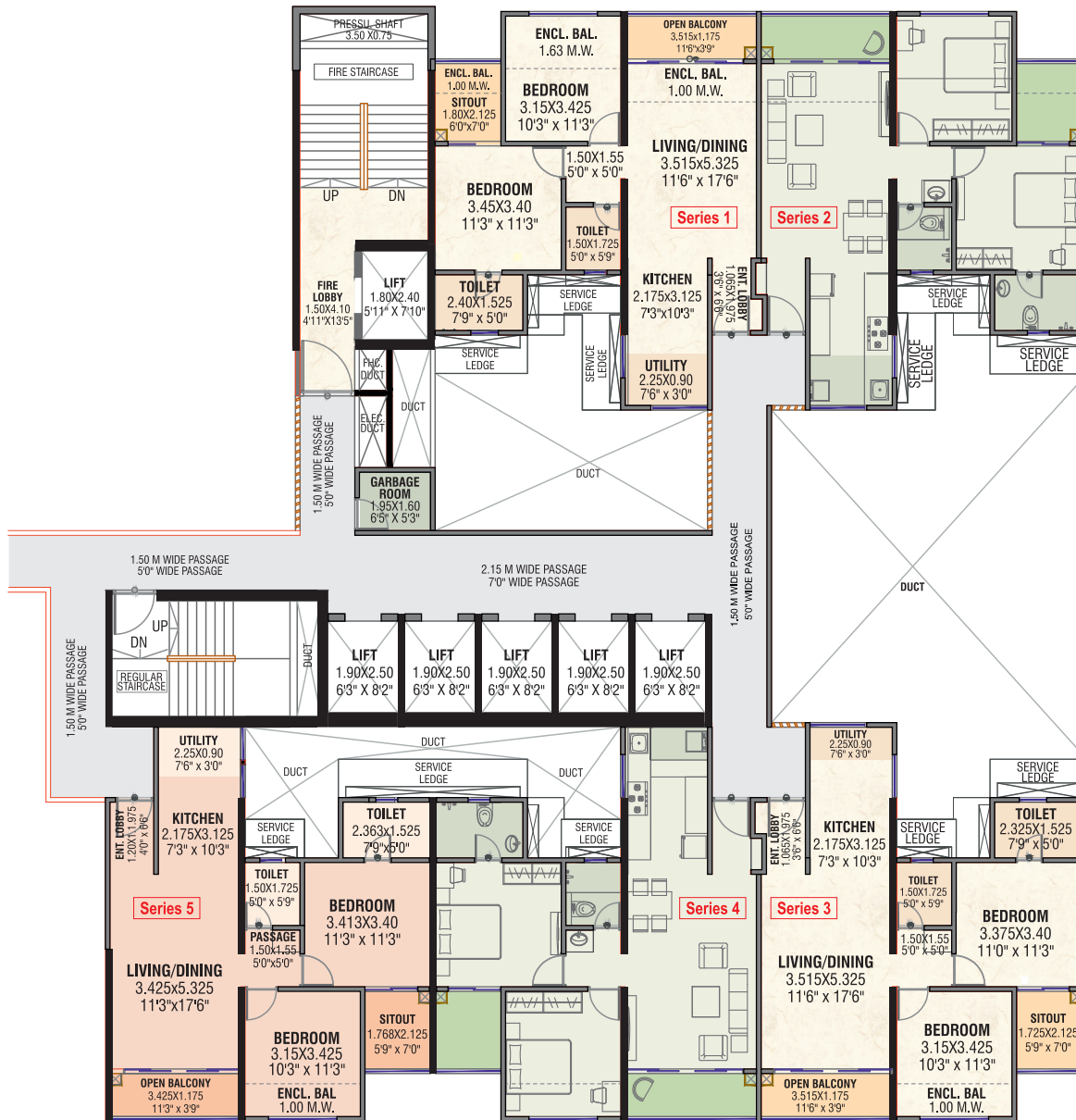


TYPICAL ODD FLOOR PLAN
3rd,5th,7th,9th,13th,15th,17th,19th,23rd

CARPET AREA STATEMENT							
Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	54.61	2.03	2.14	9.46	4.12	72.36	779
Series 2	54.07	2.03	2.14	10.00	4.12	72.36	779
Series 3	59.73	2.03	3.72	2.76	4.12	72.36	779
Series 4	59.73	2.03	3.72	2.76	4.12	72.36	779
Series 5	59.66	2.03	3.72	2.76	4.10	72.27	778



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TYPICAL EVEN FLOOR PLAN
4th,8th,10th,12th,14th,18th,20th,22th,24th

CARPET AREA STATEMENT							
Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	54.61	2.03	2.14	9.46	4.12	72.36	779
Series 2	54.07	2.03	2.14	10.00	4.12	72.36	779
Series 3	59.73	2.03	3.72	2.76	4.12	72.36	779
Series 4	59.73	2.03	3.72	2.76	4.12	72.36	779
Series 5	59.66	2.03	3.72	2.76	4.10	72.27	778



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FLOOR PLAN REFUGE FLOOR PLAN

2nd, 6th, 11th, 16th, 21st

CARPET AREA STATEMENT

Series No.	Rera Carpet Area	Utility Area	Sit-out Area	Enclosed Balcony Area	Open Balcony Area	Total	
						SQ.M	SQ.FT
Series 1	54.61	2.03	2.14	9.46	4.12	72.36	779
Series 2	54.07	2.03	2.14	9.46	4.12	72.36	779
Series 3	59.73	2.03	2.14	9.46	4.12	72.36	779
Series 4	59.73	2.03	2.14	9.46	4.12	72.36	779
Series 5	59.66	2.03	3.72	2.76	4.10	72.27	778



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