

NIRMAN
VISHNUBAUG



Living @ Nirman Vishnubaug

A life complete

They say the Universe is ready to give you what you want. You just have to ask. Nirman Vishnubaug is that perfect home that has literally everything you've always wanted. This time we assisted the Universe in making your dream home come true.

Right from choosing the location, preserving and enhancing the natural surroundings, to incorporating the smallest of details that make life beautiful, healthful and comfortable, we have enjoyed creating the living experience called Nirman Vishnubaug.

Located in the midst of modern comforts and conveniences, Nirman Vishnubaug is enveloped in its own aura of tranquility. The trendiest of malls and oldest of temples, the best corporate offices and the loveliest gardens are within minutes' distance.

Within its folds, Nirman Vishnubaug offers residences that are bright, airy and conversing with the trees and the skies. To the old it offers serenity, to the little ones it shows a world of fun and learning. To those in between, Nirman Vishnubaug offers positivity, romance and future.





Model Colony

Jewel in the crown of Pune

Every city has select pockets which bring beauty and grace to its milieu. One such locale that adds a unique touch of class to the amalgam of knowledge, industry, technology and culture called Pune, is Model Colony.

Lying arm in arm with the prestigious Deccan Gymkhana and Pune University, Model Colony is a sprawling patch of emerald to say the least. Veteran trees shade the quiet lanes with their dense foliage. The expansive parks, play grounds and pretty houses emanate a sense of freedom and congeniality. While old stone bungalows stand majestically as reminders of the old world charm, the modern apartment buildings eagerly look into a fast paced, vibrant future.

It's privileged. It's dignified. It's beautiful. Model Colony is pretty much what you see in the mirror everyday.

In this coveted locale, we are happy to design a home that befits your league.



Limited edition luxury

NIRMAN
VISHNUBAUG

We believe thoughts flow seamlessly and emotions run without inhibitions when you have the luxury of physical space. At Nirman Vishnubaug we offer you just what you need to think, imagine and live freely. Choose from spacious 3, 4 and 5 bedroom apartments, penthouses overlooking green treetops and greeting the blue skies.

As for the comforts of the residential project, it goes perfectly with your style. Understated, yet uncompromising.

Life @ Nirman Vishnubaug is you all the way



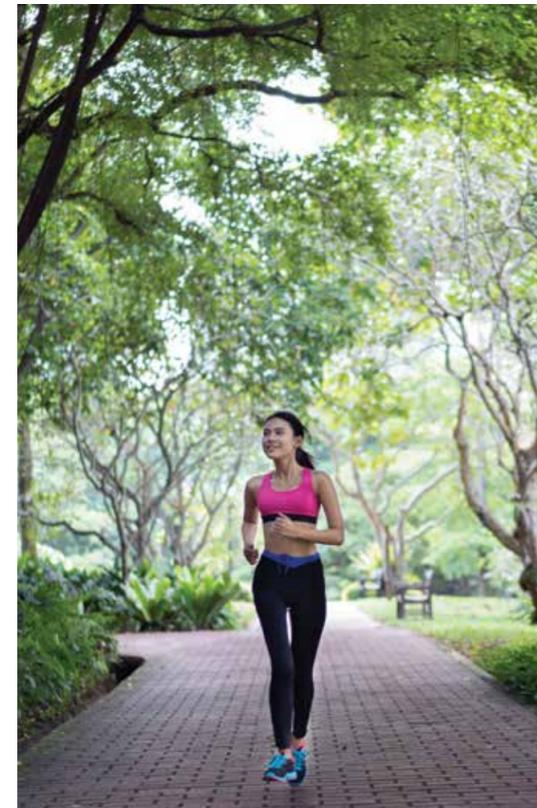


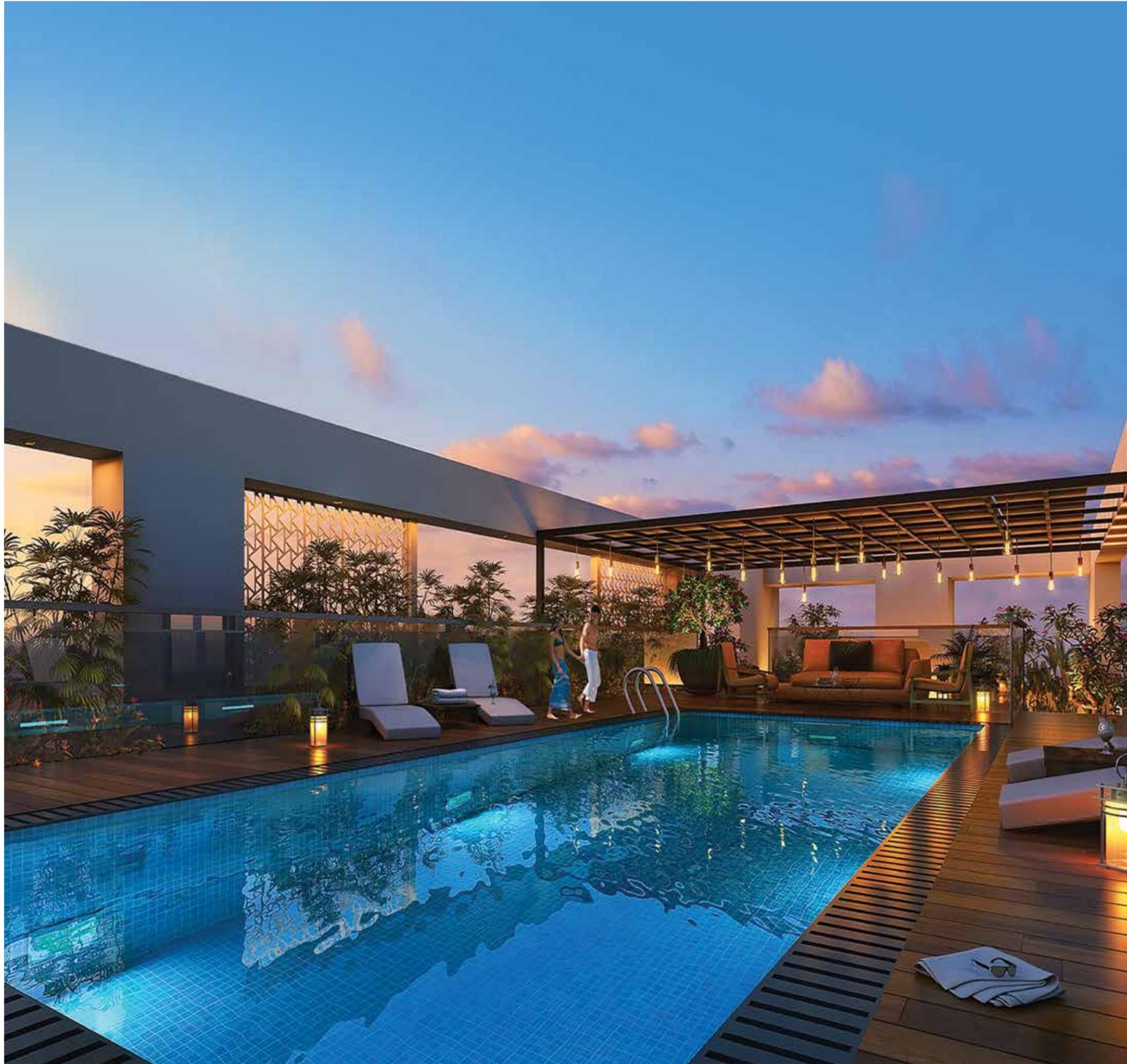
Life @ Nirman Vishnubaug Happiness all the way

Nirman Vishnubaug is about adding more to every moment. Step out into the fresh air and feel the sun rays on your cheeks! The spacious garden spreads before your eyes in a sense of peace. These green surroundings are a heart warming combination of tall, old trees and young little flowering bushes as well as ornamental plants that make it complete like the families that live here.

The young and not so young at Nirman Vishnubaug, have ample opportunities to enjoy life to the fullest, at their own pace and just the way they like!

Designer landscaped garden	Jogging track
Children's play area	Toddlers' play area
Sr. citizens' sitout/ katta	Concrete / paved internal pathways





Life @ Nirman Vishnubaug Good life all the way

No need to go anywhere for a workout or for coffee evenings. Everything is right here under one roof, except technically, the rooftop swimming pool! Enjoy the luxury of an exclusive 'club' right here.

Swimming pool	Games arena
Kids' pool	Table tennis
Party lounge	Indoor games
Fully equipped gym	BBQ area on terrace





Solar rooftop



Low VOC material



LED lighting



Organic waste convertor



Rain water harvesting



Drip irrigation



Charging point for e-vehicles



Life @ Nirman Vishnubaug Green, all the way

Our architects and designers have taken their time in conceiving the residences. Free flowing spaces, generous sit-outs and large windows keep up a dialogue with the elements. Nirman Vishnubaug becomes even more special as it encourages an environmentally friendly lifestyle with amazing energy saving Green features.

Solar rooftop	Organic waste convertor
Charging point for e-vehicles	Water efficient plumbing fixtures
Rain water harvesting system	Low VOC material and paints
Drip irrigation	LED lighting

We believe in being responsible and responsive to Nature, which is why we have made a sincere effort at making Nirman Vishnubaug a green initiative.



Charging point for e-vehicles



Led Lighting



Converting food waste into soil supplement



Drip irrigation



Solar rooftop

The 55 beautiful full grown trees were the highlight of the piece of land we chose to create Nirman Vishnubaug. Naturally, we were ready to bend backwards to preserve them. With the blessings of Mother Earth and the design creativity of our architects, we succeeded in blending material luxury with Nature's beauty. At Nirman Vishnubaug, enjoy the precious gift of space and greenery that very few plots in the city can offer.





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C.T.S. No. 1077 A, F.P. No. 429/A/2,
Behind Government Polytechnic, Near Firodiya Garden,
Model Colony, Shivajinagar, Pune - 411016



Life @ Nirman Vishnubaug Elegance, all the way

We wanted your residence to look beautiful and work well for you at the same time. Research and inspiration came together to blend style and functionality. The result? Homes that value personal space and celebrate relationships with elan.

Ample natural light

UPVC windows

Modular kitchen trolleys

Single lever mixer

Gypsum finished internal walls

Digital lock for main door

Acrylic emulsion paints

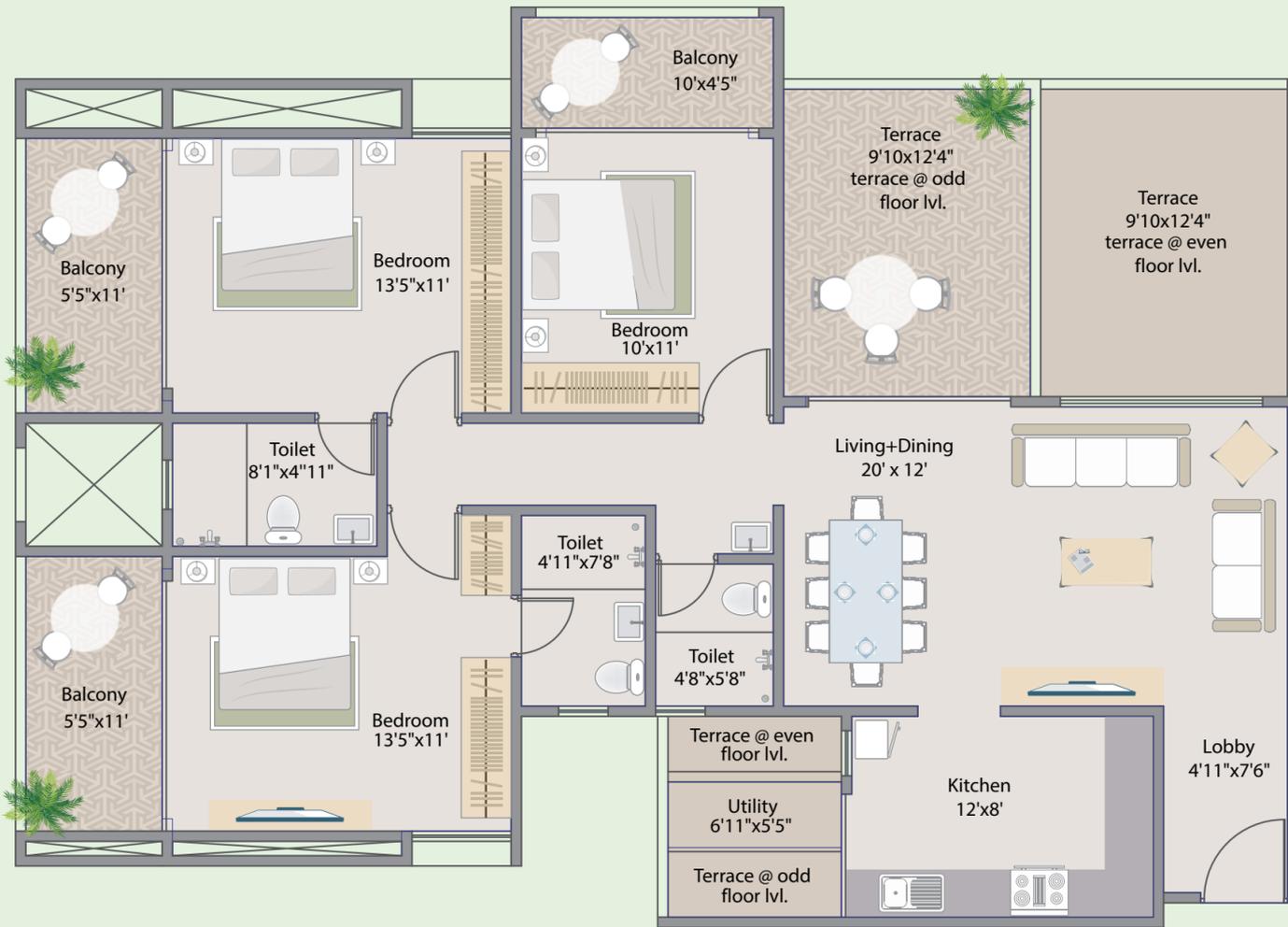
Generator backup for light points





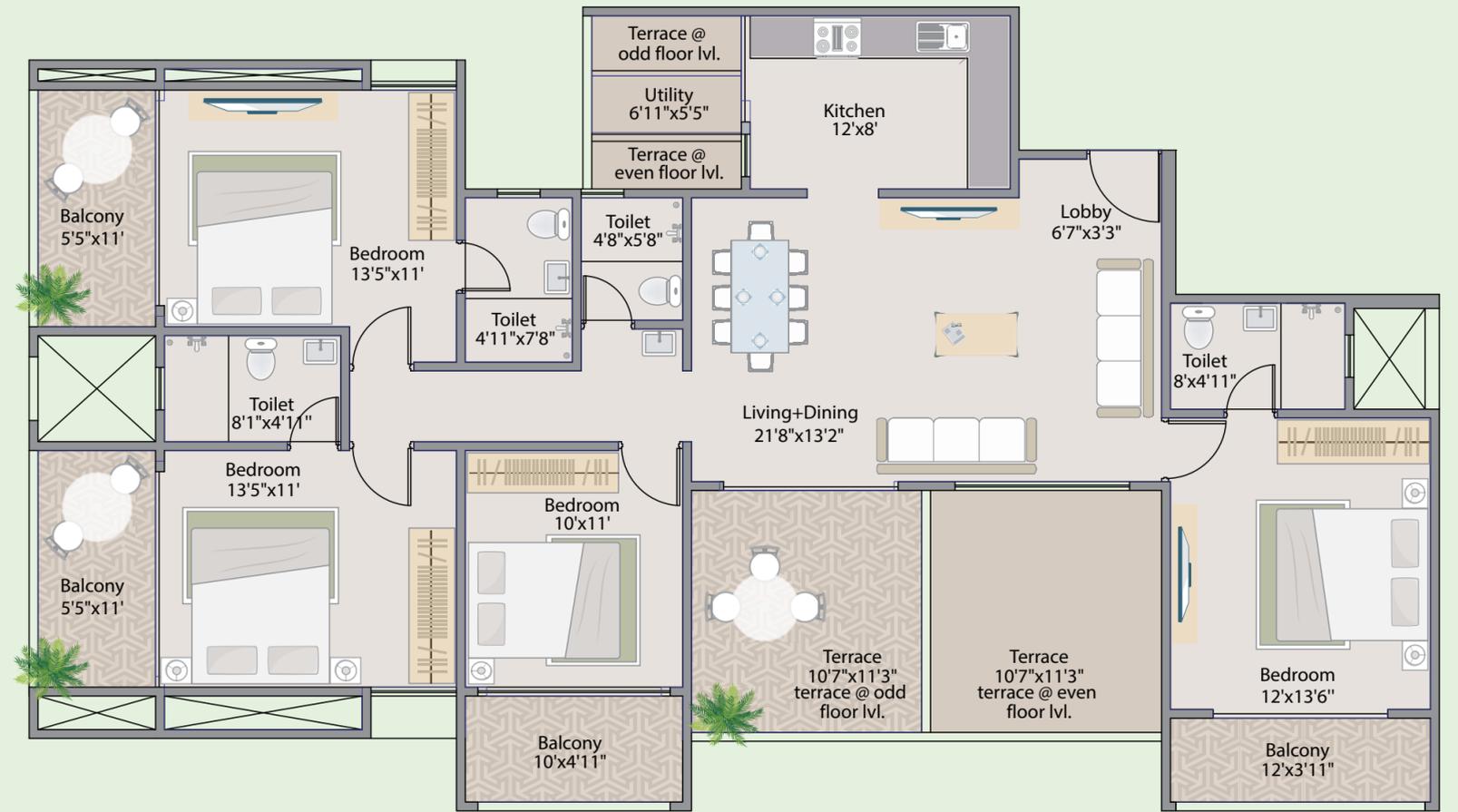
Typical Unit 1

3 Bedroom Apartment



Typical Unit 5

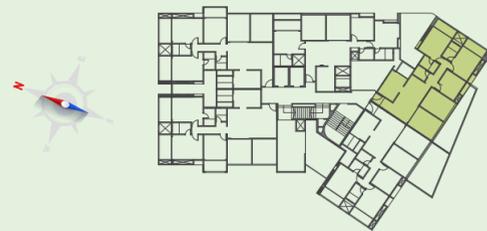
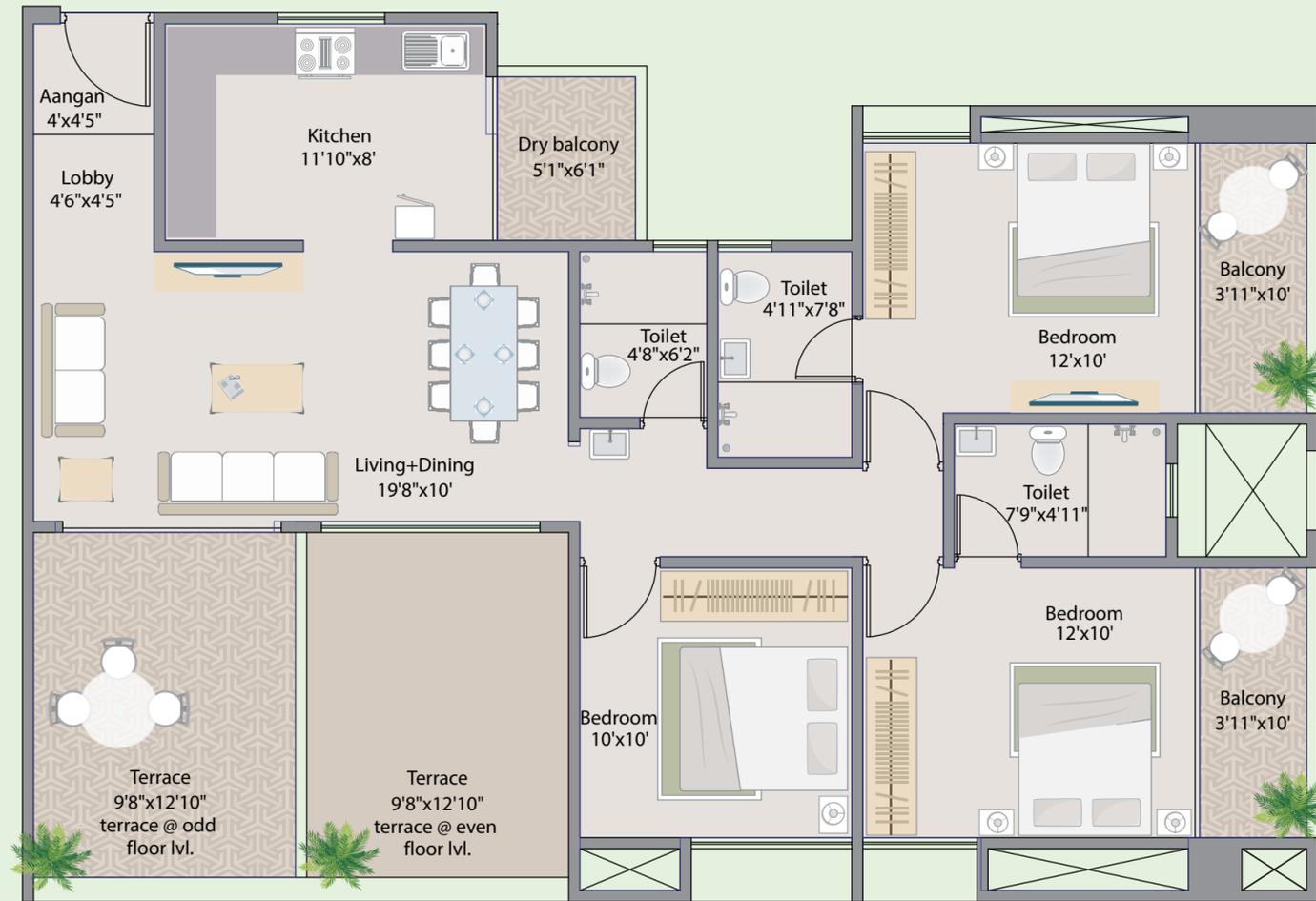
4 Bedroom Apartment



All plans are sanctioned in SI units and will prevail over the typical plan. 1m = 3.283 ft.
Metric dimensions shown above are for representation only.

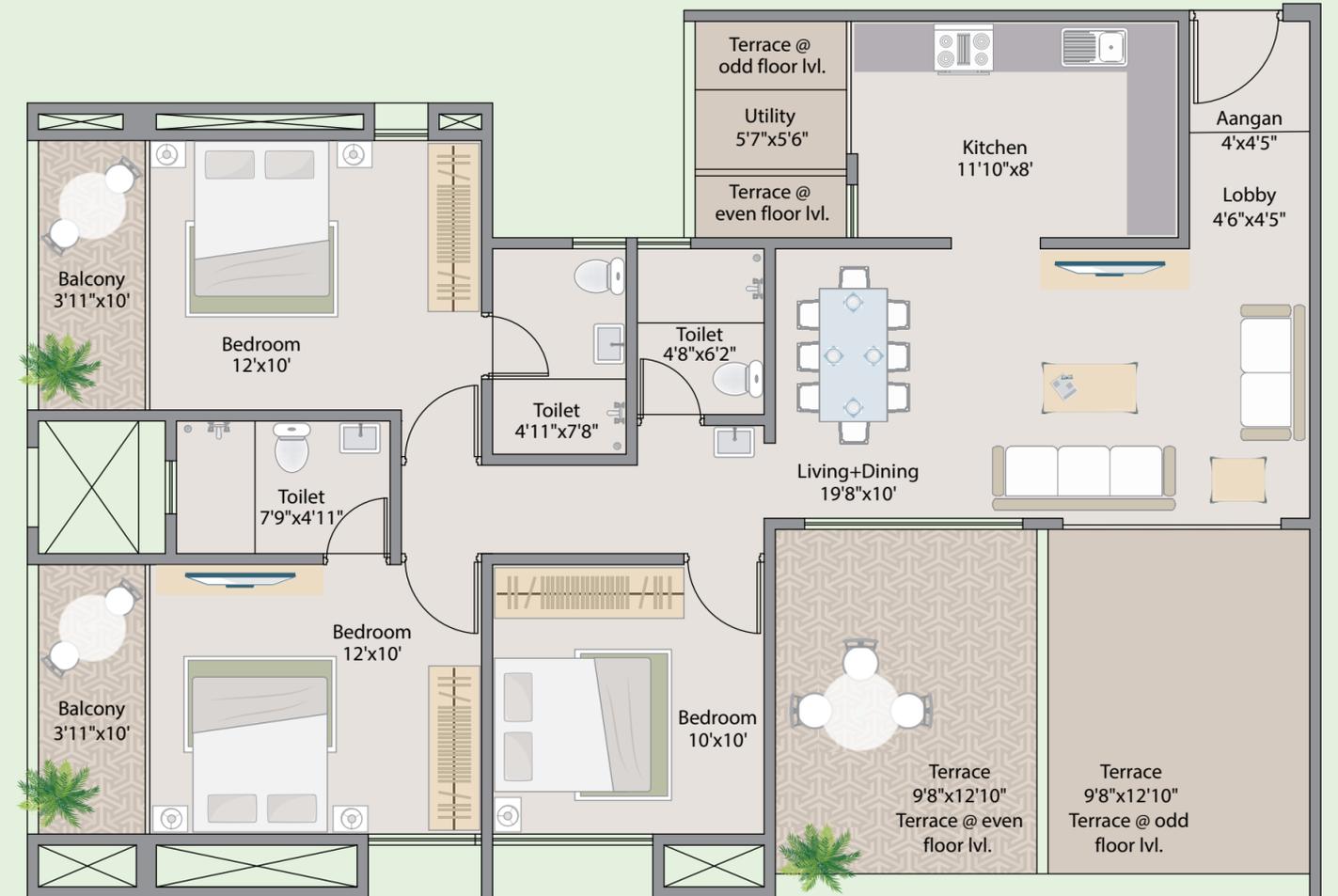
Typical Unit 3

3 Bedroom Apartment



Typical Unit 4

3 Bedroom Apartment





Specifications

R.C.C.

Earthquake resistant structure

Brickwork

Internal & external 4"/6" thick AAC block-work

Plaster

External sand-faced & Internal gypsum finish

Door

Decorative veneered main door

Laminated bedroom door with cylindrical lock

3 track p c aluminium doors for terraces.

Laminated waterproof decorative doors for toilets

Digital lock for main door

Windows

UPVC sliding windows with safety grills

Glass louvered aluminium ventilators in toilets

Toilets

Concealed CPVC plumbing

Designer glazed tile dado 4'0" x 2'0"

C. P. Jaquar / equivalent toilet fittings

Single lever hot & cold mixer unit

Wall hung commode

Flooring

24" x 48" vitrified tiles in living/dining

32" x 32" vitrified tiles in all rooms

Anti-skid tiles in toilets & terraces

Kitchen

L shape granite kitchen platform with SS sink

Arrangement for washing machine, dish washer in dry balcony / utility along with SS sink

Modular trolleys below kitchen platform

Electrification

Concealed electrification with fire resistant cables

Schneider or equivalent switches

A. C. points in all bedrooms

Exhaust fan in toilet & kitchen

1/1.5 KVA generator backup for light points

Painting

Internal acrylic emulsion

External acrylic paint

Amenities



Designer landscaped garden

Well equipped gymnasium

Amphitheatre

Children's play area

Toddlers' play area

Party lawns

Table tennis

Swimming pool / kids' pool

Concrete / paved internal pathways

BBQ area on terrace

Decorative entrance lobby

100% Generator backup for all common areas

Two stretcher lifts

Intercom facility

Ample allotted parking

Fire fighting system

Provision for broadband connectivity

Grand entrance gate

Security guard cabin

STP system

Nirman Vishnubaug Specials

Solar PV system for common areas

Access control for lobby

LED lights and fans in all rooms

Video door phone

Multi dwelling unit (MDU)/ common antenna for DTH

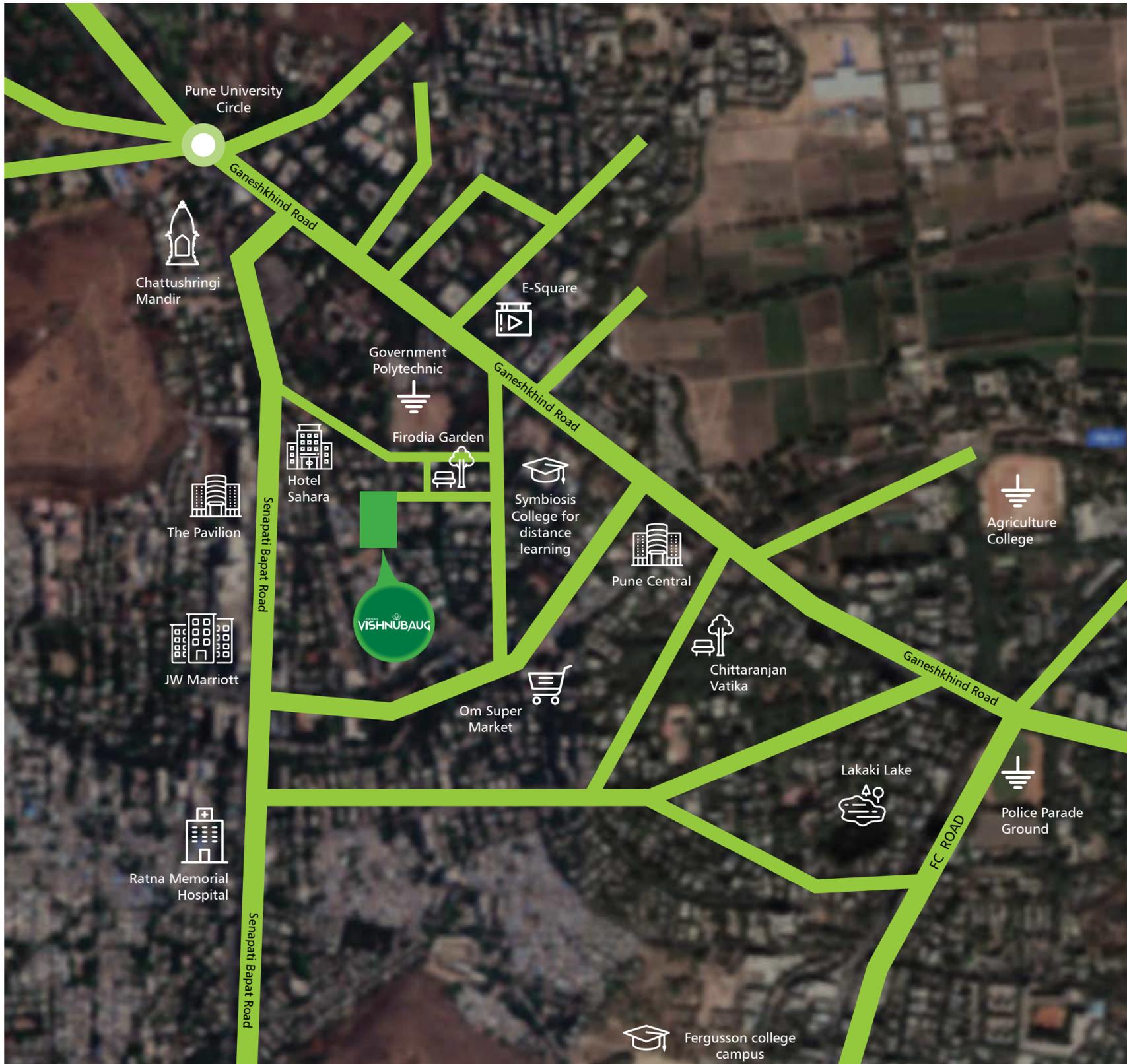
MNGL gas pipeline

Pigeon nets to all ducts

Layout Plan



- A** ENTRANCE
- B** DROP OFF ZONE
- C** SECURITY CABIN
- D** PATTERNED DRIVEWAY
- E** GRATING UNDER EXISTING TREE
- F** CHILDREN'S PLAY AREA
- G** CLIMBING WALL
- H** TENSILE S STRUCTURE
- I** PAVILLION/ FESTIVE COURT
- J** SITTING COURT
- K** PARTY LAWN
- L** WALKING TRACK
- M** DENSE PLANTING
- N** OPEN AMPHITHEATRE



Etching life in concrete

Nirman Developers stepped into the urban construction arena in 1993, with the mission to create high quality homes and offer them at pragmatic prices. The founders' own qualifications as civil engineers gave them an edge in successfully realizing this goal. Over the past 25 years, hundreds of individuals and families have been enjoying the enduring quality, refined aesthetics and comforts of Nirman creations.

Today, with over 2 million sq. ft of quality residential and commercial projects including apartments, villas, hotels and offices to their credit, Nirman Developers have ensconced a place of trust in the hearts of their clients.



Site Address

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Nirman Developers

301, Citi Center, Opp. Ayurved Rasashala,
Karve Road, Pune - 411004.

Tel.: +91 20 2545 5880 / 81, Mob: +91 9699 160 160

E-mail: sales@nirmandevelopers.in
www.nirmandevelopers.in

Nirman Vishnubaug : P52100023778
<http://maharera.mahaonline.gov.in>



Note:

The images and material contained in the brochure are conceptual illustrations and artist impressions. Only the actual agreement (to be entered into between the flat purchaser and the developers), shall be binding on the parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the purchaser by the developer. The developer reserves all rights to make alterations, modifications and changes in the sanctioned plan, lay out specifications, flats/units, elevations, designs and amenities that will be made available in the project. The flats are sold on the basis of RERA carpet area. The plans are sanctioned in SI units
