

# NIRMAN VISHNUBAUG



## Model Colony Jewel in the crown of Pune

Every city has select pockets which bring beauty and grace to its miles. 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 Datta-Gokhale and Pune University, Model Colony is a sprawling patch of emerald to say the least. Weiran 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.

## 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, healthy 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.



NIRMAN  
VISHNUBAUG





## 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 tree tops and greeting the blue sky.

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



## Specifications

### R.C.C.

Earthquake resistant structure

### Brickwork

Internal & external 4"5" 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. Jaguar / 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-slip 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

Toddler's play area

Party lawn

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

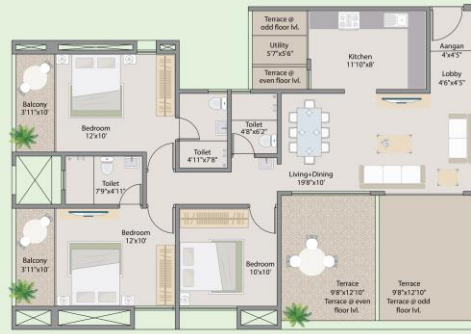
MNGS gas pipeline

Pigeon nets to all ducts

**Typical Unit 3**  
3 Bedroom Apartment



**Typical Unit 4**  
3 Bedroom Apartment



**Typical Unit 1**  
3 Bedroom Apartment



**Typical Unit 5**  
4 Bedroom Apartment



All plans are sanctioned in 3D units and will prevail over the typical plan. 1m = 1:200 N.  
Metric dimensions shown above are for representation only.



## 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 ease.

- Ample natural light
- Modular kitchen trillings
- Gypsum finished internal walls
- Acrylic emulsion paints
- UPVC windows
- Single lever mixer
- Digital lock for main door
- Generator backup for light points











## 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.

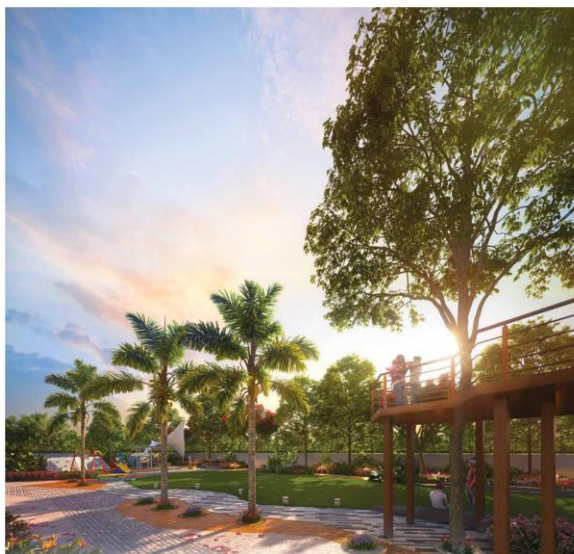
- |                               |                                   |
|-------------------------------|-----------------------------------|
| Solar rooftop                 | Organic waste converter           |
| Charging point for e-vehicles | Water efficient plumbing fixtures |
| Rain water harvesting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



## 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 |



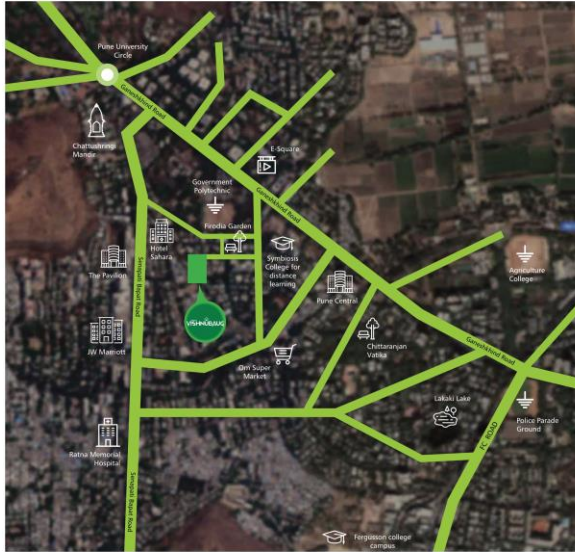
## Life @ Nirman Vishnubaug Happiness all the way

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 series of spaces. 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 it!

- |                               |                                    |
|-------------------------------|------------------------------------|
| Designer landscaped garden    | Jogging track                      |
| Children's play area          | Toddler's play area                |
| Sit citizens' 'shoudi' kuttas | Concrete / paved internal pathways |





### 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.



**Typical Unit 1**  
3 Bedroom Apartment



**Typical Unit 5**  
4 Bedroom Apartment



All plans are sanctioned in 1/20 scale and will prevail over the typical plan. 1m = 1/20th ft.  
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| Type | Carpet | Terrace | Total |
|------|--------|---------|-------|
| 5bhk | 3073   | 240     | 3313  |



KEY PLAN

UNIT 1001+1005



| Type | Carpet | Terrace | Total |
|------|--------|---------|-------|
| 4bhk | 1513   | 139     | 1652  |

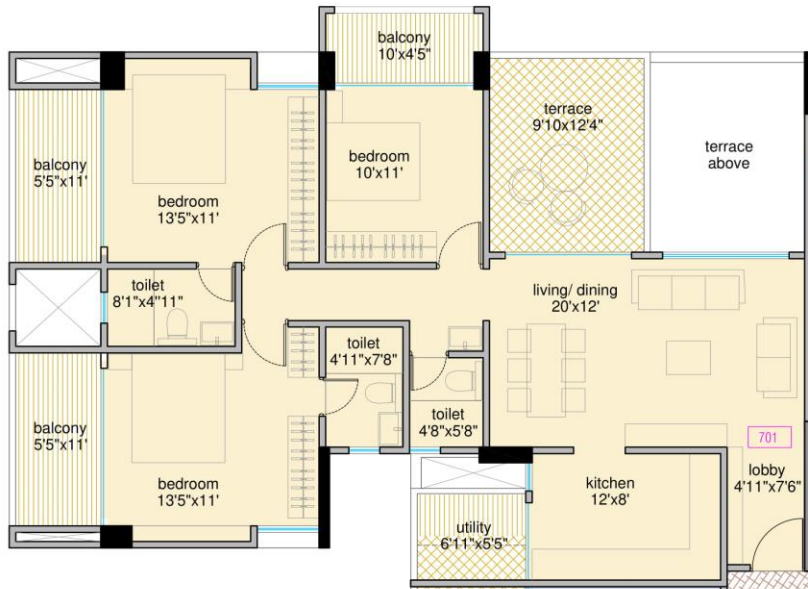


KEY PLAN

UNIT 805



| Type     | Carpet | Terrace | Total |  |  |
|----------|--------|---------|-------|--|--|
| 3bhk (B) | 1229   | 140     | 1368  |  |  |



KEY PLAN

UNIT 701



| Type     | Carpet | Terrace | Total |  |  |
|----------|--------|---------|-------|--|--|
| 3bhk (B) | 1228   | 140     | 1367  |  |  |



KEY PLAN

UNIT 601





**Typical Unit 3**  
3 Bedroom Apartment



**Typical Unit 4**  
3 Bedroom Apartment

