



The Heart-Pulse of your Dream House...!



**IMPULSE**  
RESIDENCY

1 & 2 bhk Super Luxurious Terrace Flats  
@ DHANORI- LOHEGAON ROAD

A Prestigious Project By  
**Impulse Buildcon**



**A, B Wing Front View**

## Impulse Buildcon

welcomes you all to Nature of Lohegaon...

Since long time..Lohegaon was primarily known for the Pune Airport and for nothing else....but after cosmopolitization of Pune city into a Pune metro....it has now been chosen as a hot destination to dwell.....just 7 kms from Pune railway station you witness the beauty and peace of mind to reside...and of course with all the necessities a metro should have.....honestly one can say that the heart of the city has bypassed here without angioplasty...! Nature and Spirituality harmonized with ideal dwellings surrounded which a man on this earth requires a most...!!!

List of nearby colleges/Schools:

**Dr. MAR THEOPHILUS SCHOOL**, Dr. D. Y. Patil School of Engineering, Marathwada Mitra Mandal's Institute of Technology, Dr. D. Y. Patil School of Management, Dr. D. Y. Patil School of Architecture, The Kidz Arena Preschool and Daycare center, etc.

Banks:

Canara Bank, SBI Mini Branch, ATM:- Canara Bank, Axis Bank, ICICI Bank, SBI.

Every Sunday inside Lohegaon there is an Open Vegetable market where vendors from local village and nearby areas gather on school ground and sell fresh vegetable at very low cost. Nearby, Vishrantwadi is also well connected to the rest of Pune and upcoming BRT services which is underway.. The new cosmopolitan Pune has become vibrant here considering the infrastructure of IMPULSE Buildcon...



**A, B Wing Night View**

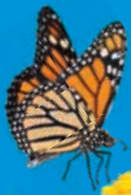


Bird Eye View



A, B Wing Back View

The Beginning of a Beautiful Life....

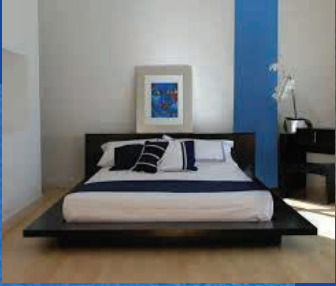


1bhk

Flat No. 105/305



Cut Section



2bhk

Flat No. 101/301



Cut Section

  
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- 1) A wing
- 2) B wing
- 3) Club House
- 4) Children Play Area
- 5) Parking
- 6) Amenities Space
- 7) 30m wide Road
- 8) Security Entrance Gate



← Club House

Decorative Entrance Gate →





**TYPICAL FLOOR PLAN**  
(1st & 3rd FLOOR)

1ST & 3RD FLOOR (WING-A)				
FLAT NO	TYPE	FLAT CARPET	TERRACE CARPET	SALEABLE AREA
101,301	2BHK	622.00	99.00	936.00
102,302	2BHK	643.00	95.00	960.00
103,303	2BHK	622.00	57.00	882.00
104,304	2BHK	641.00	66.00	919.00
105,305	1BHK	447.00	79.00	683.00
106,306	1BHK	447.00	58.00	656.00

1ST & 3RD FLOOR (WING-B)				
FLAT NO	TYPE	FLAT CARPET	TERRACE CARPET	SALEABLE AREA
101,301	2BHK	622.00	99.00	936.00
102,302	2BHK	643.00	95.00	960.00
103,303	2BHK	622.00	57.00	882.00
104,304	2BHK	641.00	66.00	919.00
105,305	1BHK	447.00	79.00	683.00
106,306	1BHK	447.00	58.00	656.00





**TYPICAL FLOOR PLAN**  
(2nd & 4th FLOOR)

2ND & 4TH FLOOR (WING-A)				
FLAT NO	TYPE	FLAT CARPET	TERRACE CARPET	SALEABLE AREA
201,401	2BHK	616.00	44.00	858.00
202,402	2BHK	639.00	44.00	887.00
203,403	2BHK	609.00	47.00	853.00
204,404	2BHK	629.00	56.00	890.00
205,405	1BHK	438.00	38.00	618.00
206,406	1BHK	438.00	51.00	635.00

2ND & 4TH FLOOR (WING-B)				
FLAT NO	TYPE	FLAT CARPET	TERRACE CARPET	SALEABLE AREA
201,401	2BHK	616.00	44.00	858.00
202,402	2BHK	639.00	44.00	887.00
203,403	2BHK	609.00	47.00	853.00
204,404	2BHK	629.00	56.00	890.00
205,405	1BHK	438.00	38.00	618.00
206,406	1BHK	438.00	51.00	635.00



Jogging Track

Children Play Area

Security

Senior Citizen Park

Landscape Garden

Club House

Generator Backup For  
Common Area.

Indoor Games

## Amenities

- ▶ Round the Clock Security with Intercom
- ▶ Generator Backup for Common Area
- ▶ Children Park & Senior Citizen Sit-out
- ▶ Ample/ Private Parking Space
- ▶ Internal Concrete / Paved Road
- ▶ Solar Water Heater
- ▶ Eco-Friendly Project
- ▶ Vermiculture pits
- ▶ Rain Harvesting
- ▶ CC T.V. Coverage in Premises
- ▶ Decorative Entrance Lobby
- ▶ Glass Railing
- ▶ French door to Terrace

## Specification & Features

- Structure : R.C.C .framed structure design for Earthquake resistance.
- Bricks : 6" externally & internally 4" brick work
- Plaster : External dubble coat Sand faced plaster & internal sand faced plaster with POP finish
- Windows : Powder coated 3 track sliding window with mosquito net & safety grill.
- Paint : Internal oil bond distemper & decorative Acrylic, externally Apex paint
- Flooring : 2'x2' Vitrified tiles in all rooms. 2'x2' antiskid tiles in terrace & toilets
- Doors : All doors decorative & good quality
- Kitchen Otta : Granite platform with S.S. Sink & dado up to lintel level
- Bathroom : Designer bathroom, good quality vitreous ceramic ware & premium Jaquar CP fittings
- Plumbing : Concealed plumbing with good quality fittings
- Electrification : ISI mark concealed wiring with modular switches, cable TV, AC point in master bedroom
- Lift : Automatic branded lift with Power back-up



# Site Map



## Impulse Buildcon

S.no.: 286/ 1D, Lohgaon,  
Dhanori Road, Pune : 411 047.

E-mail : [impulsebuildcon15@gmail.com](mailto:impulsebuildcon15@gmail.com)

## Credits

L. Engineer  
Somnath Kerur & Associates

R.C.C. Consultant  
Mukesh Galande

Website : [www.impulsebuildcon.in](http://www.impulsebuildcon.in)

## Completed Projects



Impact Paradise



Impact Enclave

**Mobile No: 9822116580 / 8446139293 / 9823566746**