

The Location

not to scale



Credits

Architect :

Somnath Kerur & Associates

Structural Consultant :

Spectrum Consultants

Elevation Design & Visualization :

Irisscope Studios

Some of our completed projects in vicinity

- Impact Enclave
- Impact Paradise

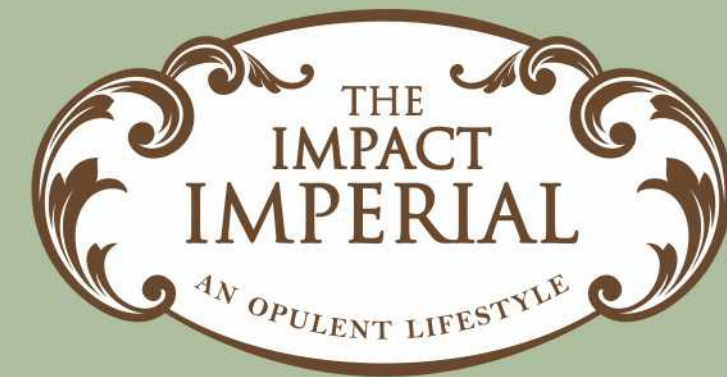


Pravin Gursale | 9822076168



- **Sales & Site Office :** S. No. 286/1 D, Dhanori-Lohegaon Road, Off Porwal Road, Pune- 411047.
- **Aurangabad Branch :** 5, Guru Ramdas Complex, Mondha Naka Chowk, Jalna Road, Aurangabad. Call : 9822096043.
- **Corporate Office :** 11, Kamala Regency, 1128, Shivajinagar, Dnyaneshwar, Paduka Chowk, F.C. Road, Pune- 411004.
- **Web :** www.impactdevelopers.in | **Email :** impact.mks@gmail.com
- **For Bookings Contact :** 8600018635/ 37, 9822096043, 9552527005.

Note : The plans, specifications, amenities, number of flats, number of units, number of floors, area, images & photographs in the brochure are only indicative & are subject to change without any prior notice. The rights of certain changes are reserved by the developers.



1 & 2 BHK LUXURY HOMES @ DHANORI-LOHEGAON ROAD, PUNE

Every Moment of Happiness!



Impact projects are well known in Dhanori Lohegaon area. This location has been one of the fastest developing areas near Vishrantwadi. It is in vicinity to shopping malls, hospitals, IT Parks, Pune International Airport, famous schools & colleges, banks and historical places like the Aga Khan Palace, all within 2 to 4 kms only.

Impact projects are surrounded by exotic gift of nature for healthy living and compliments with connectivity for a developed lifestyle. Thus, 'Impact' creates a unique yet Luxurious living for its residents.

'The Impact Imperial', recently presented project by the Impact Developers, has an excellent design and elevation, creating an aura of exclusivity to maximize attractiveness and functionality of every square inch of your 'Home Sweet Home'. It adds an acute sense of heritage that gives poise, elegance & glory to the lifestyle that brings home happiness and prosperity. Enclosed with every conceivable amenity and facility, offering a unique ambience.



*An Address of
Eternal* **Joy!**
@ Dhanori, Pune



Homes of impressive *elegance...*



“The Impact Imperial” provides all comforts that meets peace & luxury in homes that have been built with superior quality and planning, with keen attention on detailing. So, be the family of, The Impact Imperial and feel the difference of its exclusivity!





1 BHK Furniture Layout

LEGEND

- Ⓐ Entrance
- Ⓑ Living Room
- Ⓒ Kitchen
- Ⓓ WC
- Ⓔ Bathroom
- Ⓕ Bedroom
- Ⓖ Terrace



2 BHK Furniture Layout

LEGEND

- Ⓐ Entrance
- Ⓑ Living Room
- Ⓒ Terrace
- Ⓓ Kitchen
- Ⓔ Toilet
- Ⓕ Bedroom
- Ⓖ M. Bedroom
- Ⓗ M. Toilet

Artist's imagination sectional view of flat





Amenities

ELITE LIFESTYLE

- Designer modular kitchen
- Club house with Gym
- Indoor Games
- Landscaped garden
- Senior citizen sitting area
- Jogging track
- Decorative entrance gate
- Kids playing area
- Party area on top terrace
- Ample car parking
- Vermiculture pit
- CCTV surveillance & intercom facility
- Rain water harvesting
- Solar water heater
- Generator backup for Lift & common area
- Designer lobby
- Common satellite dish
- Attractive elevation

Specifications

GRACE OF MODERN LIVING



Structure

Earthquake resistant R.C.C. framed structure.



Brick work

External walls : 6" thick brick/ block work.
Internal walls : 4" thick brick/ block work.



Plaster

External : Double coat sand faced.
Internal : Sand faced with pop finish.



Flooring & Wall tiles

24"x24" Vitrified tiles in entire flat.
Anti -skid flooring for bathroom & terrace.
All bathrooms with designer glazed tiles dado.
Designer glazed tiles dado above kitchen platform.



Doors

Attractive door of main entrance and bedrooms.
Waterproof flush doors with granite door frame for bathroom & toilet.
M. S. french door for terrace.



Windows

Alluminium powder coated windows with mosquito mesh & M.S. safety grill.



Kitchen

Designer modular kitchen.
Granite top kitchen platform with S.S. sink.
Provision for exhaust fan & water purifier.



Plumbing & Sanitary

Concealed plumbing with Jaguar/equivalent fittings.



Electrical

Concealed electrification with modular switches.
Cable & Telephone point.
Provision for Air conditioner.



Painting

Internal : Oil bond distemper.
External : Decorative acrylic paint.



Lift

Fully automatic branded lift with generator backup.



TYPICAL
FIRST & THIRD FLOOR PLAN



AREA STATEMENT IN SQ.FT.

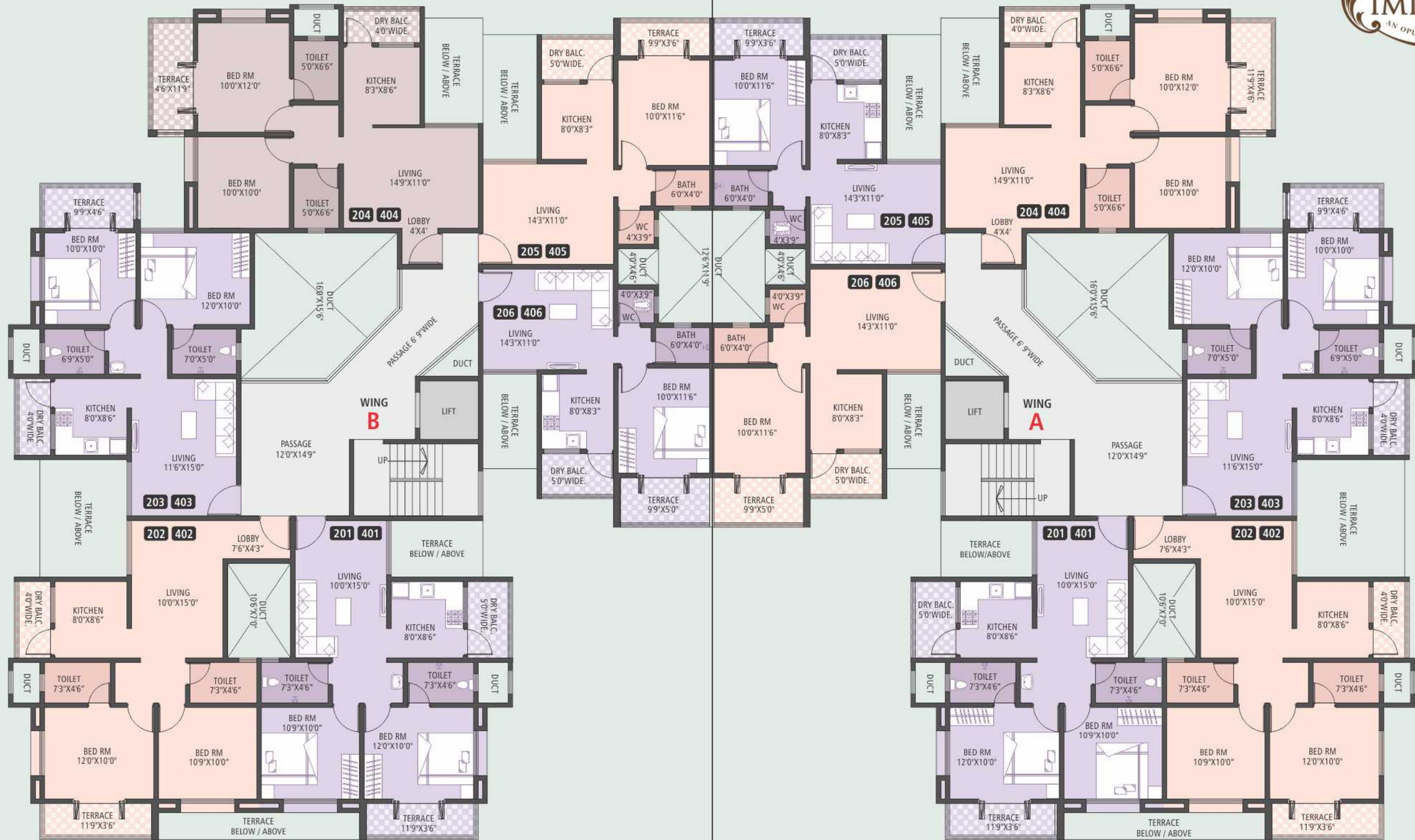
Flat No.	Type	Flat Carpet	Terrace Carpet	Saleable Area
101,301	2 BHK	622.00	99.00	937.00
102,302	2 BHK	643.00	94.00	958.00
103,303	2 BHK	622.00	57.00	883.00
104,304	2 BHK	641.00	66.00	919.00
105,305	1 BHK	447.00	78.00	683.00
106,306	1 BHK	447.00	60.00	659.00

AREA STATEMENT IN SQ.FT.

Flat No.	Type	Flat Carpet	Terrace Carpet	Saleable Area
101,301	2 BHK	622.00	97.00	935.00
102,302	2 BHK	640.00	110.00	975.00
103,303	2 BHK	622.00	72.00	902.00
104,304	2 BHK	641.00	66.00	919.00
105,305	1 BHK	447.00	78.00	683.00
106,306	1 BHK	447.00	60.00	659.00



TYPICAL
SECOND & FOURTH FLOOR PLAN



B

AREA STATEMENT IN SQ.FT.

Flat No.	Type	Flat Carpet	Terrace Carpet	Saleable Area
201,401	2 BHK	616.00	42.00	856.00
202,402	2 BHK	639.00	42.00	885.00
203,403	2 BHK	610.00	44.00	850.00
204,404	2 BHK	629.00	53.00	887.00
205,405	1 BHK	438.00	35.00	615.00
206,406	1 BHK	438.00	49.00	633.00

A

AREA STATEMENT IN SQ.FT.

Flat No.	Type	Flat Carpet	Terrace Carpet	Saleable Area
201,401	2 BHK	616.00	42.00	856.00
202,402	2 BHK	639.00	42.00	885.00
203,403	2 BHK	610.00	44.00	850.00
204,404	2 BHK	629.00	53.00	887.00
205,405	1 BHK	438.00	35.00	615.00
206,406	1 BHK	438.00	49.00	638.00

