The Location

not to scale



Credits

Architect :
Somnath Kerur & Associates
Structural Consultant :
Spectrum Consultants
Elevation Design & Visualization :
Irisscope Studios

A Project By

IMPACT
PROMOTERS & DEVELOPERS

Some of our completed projects in vicinity

- **Impact Enclave**
- **Impact Paradise**

Impact Paradise



Impact Enclave

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 I 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.

THE IMPACT IMPERIAL

AN OPULENT LIFESTYLE

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

Every Moment of Happiness!



THE IMPACT IMPERIAL
AN OPULENT LIFESTYLE

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*



THE IMPACT IMPERIAL

AN OPULENT LIFESTYLE

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!

THE IMPACT IMPERIAL
AN OPULENT LIFESTYLE



1 BHK *Furniture Layout*

LEGEND

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





2 BHK *Furniture Layout*

LEGEND

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

Artist's imagination sectional view of flat

THE IMPACT IMPERIAL
AN OPULENT LIFESTYLE

THE IMPACT IMPERIAL
AN OPULENT LIFESTYLE



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

THE IMPACT IMPERIAL
AN OPULENT LIFESTYLE



B

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

A

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

S
E W
N

TYPICAL

SECOND & FOURTH FLOOR PLAN

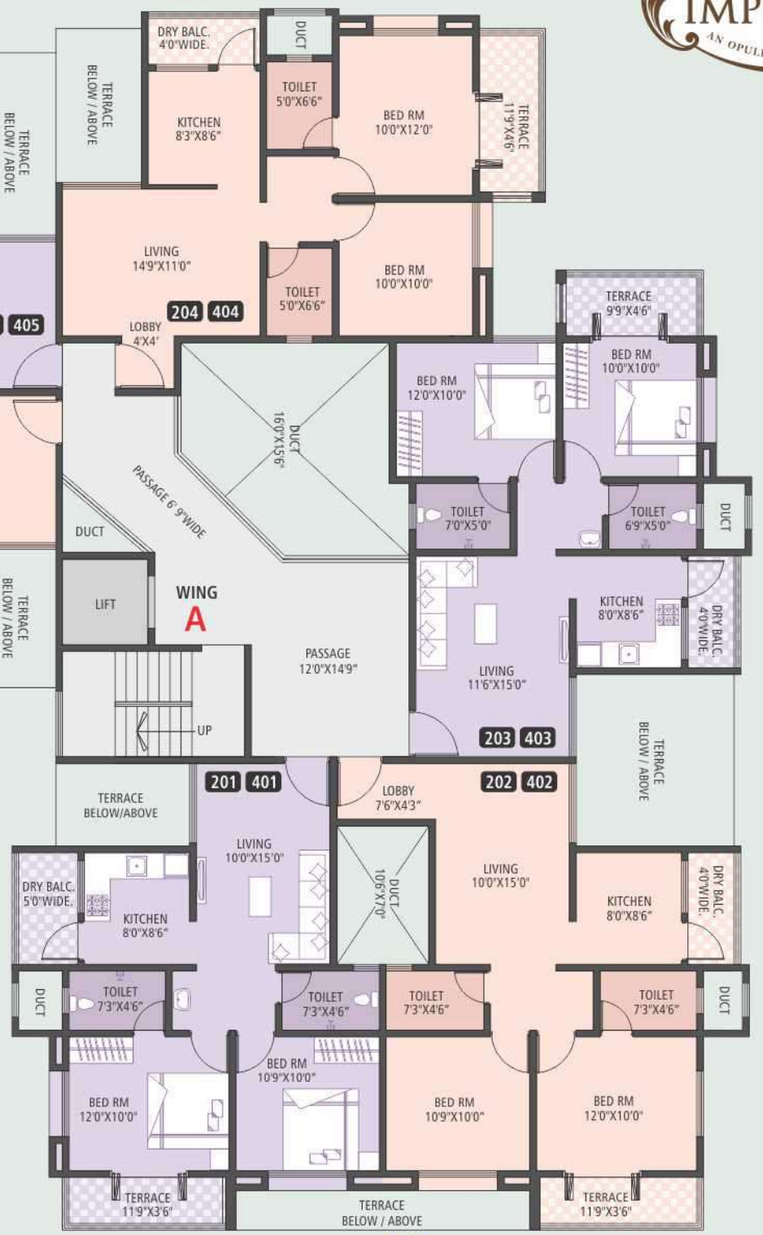
THE IMPACT IMPERIAL
AN OPULENT LIFESTYLE



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

