

Stunning in
Every Sense



MIDORI
TOWERS

—
PHASE II

2 & 3 BHK & 4 BHK DUPLEXES

AT PIMPLE NILAKH

Let the World Look *Up to You!*

Midori Towers is one of **the tallest high-rise** developments in **Pimple Nilakh**. Creating a new benchmark in graceful living, the project is crafted for the elite few who always seek the extraordinary.





MIDORI
TOWERS
—
PHASE II
SITE LAYOUT



AMENITIES



AMENITIES & FACILITIES

- Spa / Salon with Massage Room
- Lounge Seating & Reception Area
- Senior Citizen Sit-out Area
- Kitchen/ Open Café
- Indoor Swimming Pool With Deck
- Multi Purpose Hall
- Indoor Games Area
- Yoga/zumba Area
- Gym
- Children's Play Area / Sandpit Area
- Toddler Area
- Party Lawns
- Video Door Phone with intercom facility
- Lobby with secured Entrance
- Air Conditioned Master Bedroom
- Fire Fighting System
- 100% Generator Backup for Lifts, Parking & Common Areas
- S. T. P. (Sewage Treatment Plant)
- O. W. C (Organic Waster Composter)
- Rain Water Harvesting System



Swimming Pool



Gym and Yoga Area



ARTISTIC IMPRESSION

Entrance Lobby



ARTISTIC IMPRESSION

Lounge Seating

SPECIFICATIONS



RCC

- Design as per Earthquake Resistance norms
- External R.C.C. Non-Structural walls (Aluform Technology)
- Internal R.C.C. Non-Structural walls (Aluform Technology)



WALL FINISH

- Gypsum finishing to internal walls
- Texture paint to external walls



FLOORING

- Vitrified tiles of 900 x 900 mm for the entire flat with matching skirting(Excluding Master Bedroom)
- Laminated Wooden Flooring in Master Bedroom
- Vitrified tiles of 900 x 900 mm for passage & common lobbies
- Coloured Italian Marble in Main Entrance Lobby
- Designer anti-skid ceramic tiles for sit-out/terrace
- Checkered tiles/Trimix concrete in parking area
- Designer dado up to 3'0" for dry balcony/utility
- Granite/Kota trade to the staircase



DOORS & WINDOWS

- Wooden/Ply door frame to main & bedroom doors having laminated shutters with quality fittings
- Aluminum sliding shutter with mosquito net to sit-out/terrace/balcony attached to living room
- Aluminum sliding windows with Mosquito net & M. S. safety grills
- Granite jams and sills to windows
- Glass railings for attached sit-out/terrace in living/bedroom



KITCHEN

- Granite platform with stainless steel sink of Nirali or Equivalent make
- Glazed tiles dado up to lintel level
- Provision for electrical and plumbing point for washing machine
- Good quality Chimney and Cook top will be provided
- Provision for water purifier



TOILET

- Designer anti-skid ceramic flooring and dado up to lintel level
- Boiler/Electric geyser in all toilets
- Boiler & Exhaust Fan in toilets



ELECTRICAL

- Modular electrical switches with concealed copper wiring
- TV point in living and master bedroom
- Video door phone with Intercom facility
- Provision for common Dish Antenna
- Provision for AC point in all bedrooms
- Provision for car charging point
- Provision for inverter point
- Providing and fitting AC in Master Bedroom
- Tube Light & fans in all rooms



PLUMBING AND SANITATION

- Internal concealed CPVC plumbing with C. P. fittings of Jaquar / Hindware or equivalent make
- Sanitary ware Jaquar/Cera or equivalent make



PAINTING

- Internal walls finishing with acrylic O. B. D. paint
- External walls finishing with texture paint (Apex weather-proofemulsion paint)
- M. S. grills for windows with oil paint



LIFT

- Automatic lift Kone/Otis/Schindler/Hyundai make with DG backup



GENERATOR BACKUPS

- 100% backups for common areas and parking FIRE FIGHTING
- Fire fighting system with sprinkler and smoke detector in all rooms as approved by Fire Department of PCMC



WATER SOURCES

- PCMC (Civil Authority), bore well & water tankers (Chargeable)



1ST FLOOR PLAN

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
101	3 BHK TYPE 01	83.39	2.57	0.00	9.16	12.33	107.45	1157
102	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
103	3 BHK TYPE 02	89.34	3.00	3.74	0.00	11.16	107.24	1154
104	3 BHK TYPE 01	88.29	2.57	0.00	4.26	12.33	107.45	1157
105	4 BHK	172.852	4.18	10.06	0.00	0.00	187.09	2014

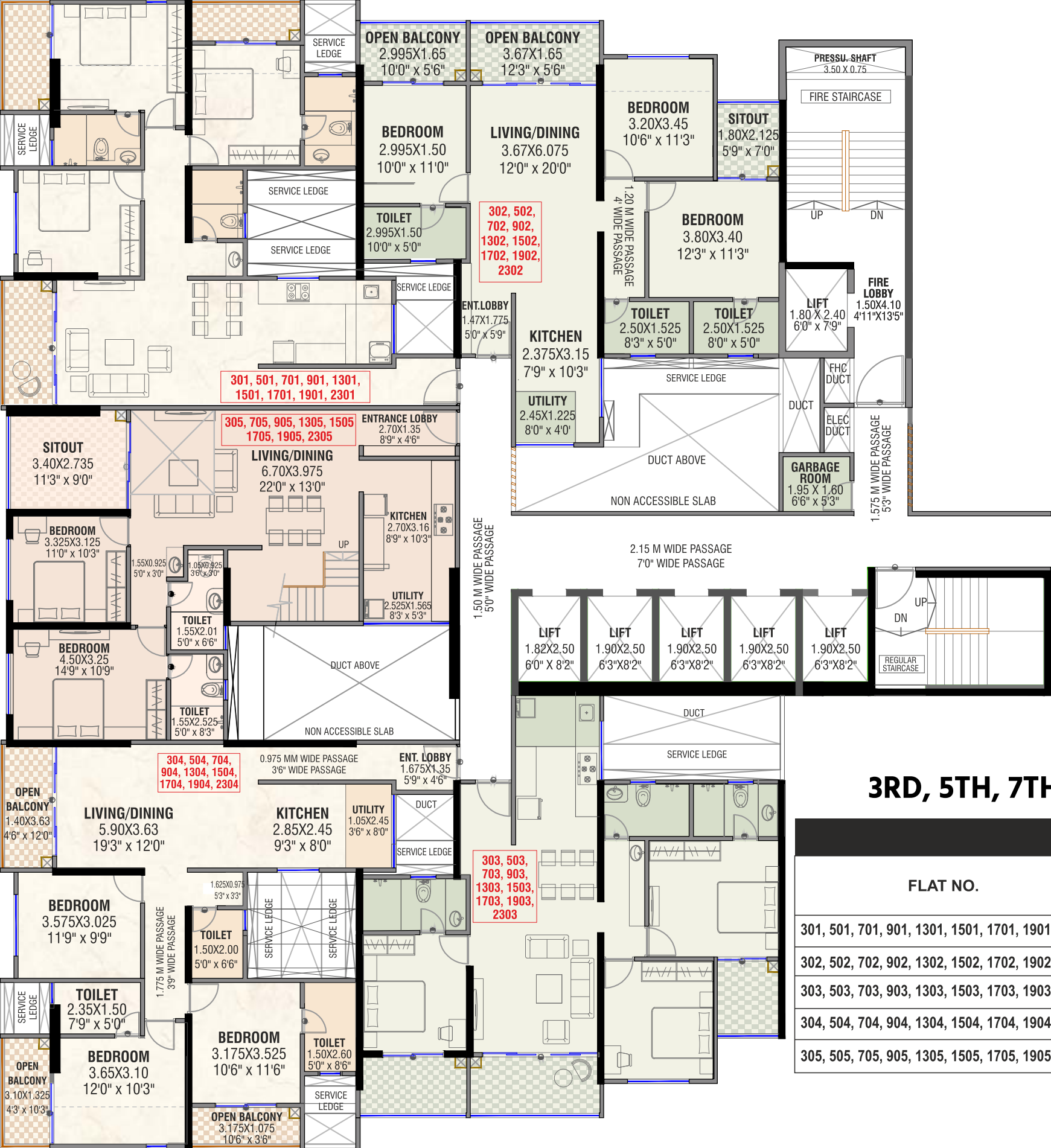




2ND FLOOR PLAN (REFUGE FLOOR)

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
201	3 BHK TYPE 01	83.39	2.57	0.00	9.16	12.33	107.45	1157
202	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
203	3 BHK TYPE 02	89.34	3.00	3.74	0.00	11.16	107.24	1154
204	3 BHK TYPE 01	88.29	2.57	0.00	4.26	12.33	107.45	1157





TYPICAL ODD FLOOR PLAN
3RD, 5TH, 7TH, 9TH, 13TH, 15TH, 17TH, 19TH & 23RD FLOOR

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
301, 501, 701, 901, 1301, 1501, 1701, 1901, 2301	3 BHK TYPE 01	83.39	2.57	0.00	9.16	12.33	107.45	1157
302, 502, 702, 902, 1302, 1502, 1702, 1902, 2302	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
303, 503, 703, 903, 1303, 1503, 1703, 1903, 2303	3 BHK TYPE 02	89.34	3.00	3.74	0.00	11.16	107.24	1154
304, 504, 704, 904, 1304, 1504, 1704, 1904, 2304	3 BHK TYPE 01	88.29	2.57	0.00	4.26	12.33	107.45	1157
305, 505, 705, 905, 1305, 1505, 1705, 1905, 2305	4 BHK	172.852	4.18	10.06	0.00	0.00	187.09	2014





TYPICAL EVEN FLOOR PLAN

4TH, 8TH, 10TH, 12TH, 14TH, 18TH, 20TH, 22ND & 24TH FLOOR

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
401, 801, 1001, 1201, 1401, 1801, 2001, 2201, 2401	3 BHK TYPE 01	83.39	2.57	0.00	9.16	12.33	107.45	1157
402, 802, 1002, 1202, 1402, 1802, 2002, 2202, 2402	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
403, 803, 1003, 1203, 1403, 1803, 2003, 2203, 2403	3 BHK TYPE 02	89.34	3.00	3.74	0.00	11.16	107.24	1154
404, 804, 1004, 1204, 1404, 1804, 2004, 2204, 2404	3 BHK TYPE 01	88.29	2.57	0.00	4.26	12.33	107.45	1157





6TH & 16TH FLOOR (REFUGE FLOOR)

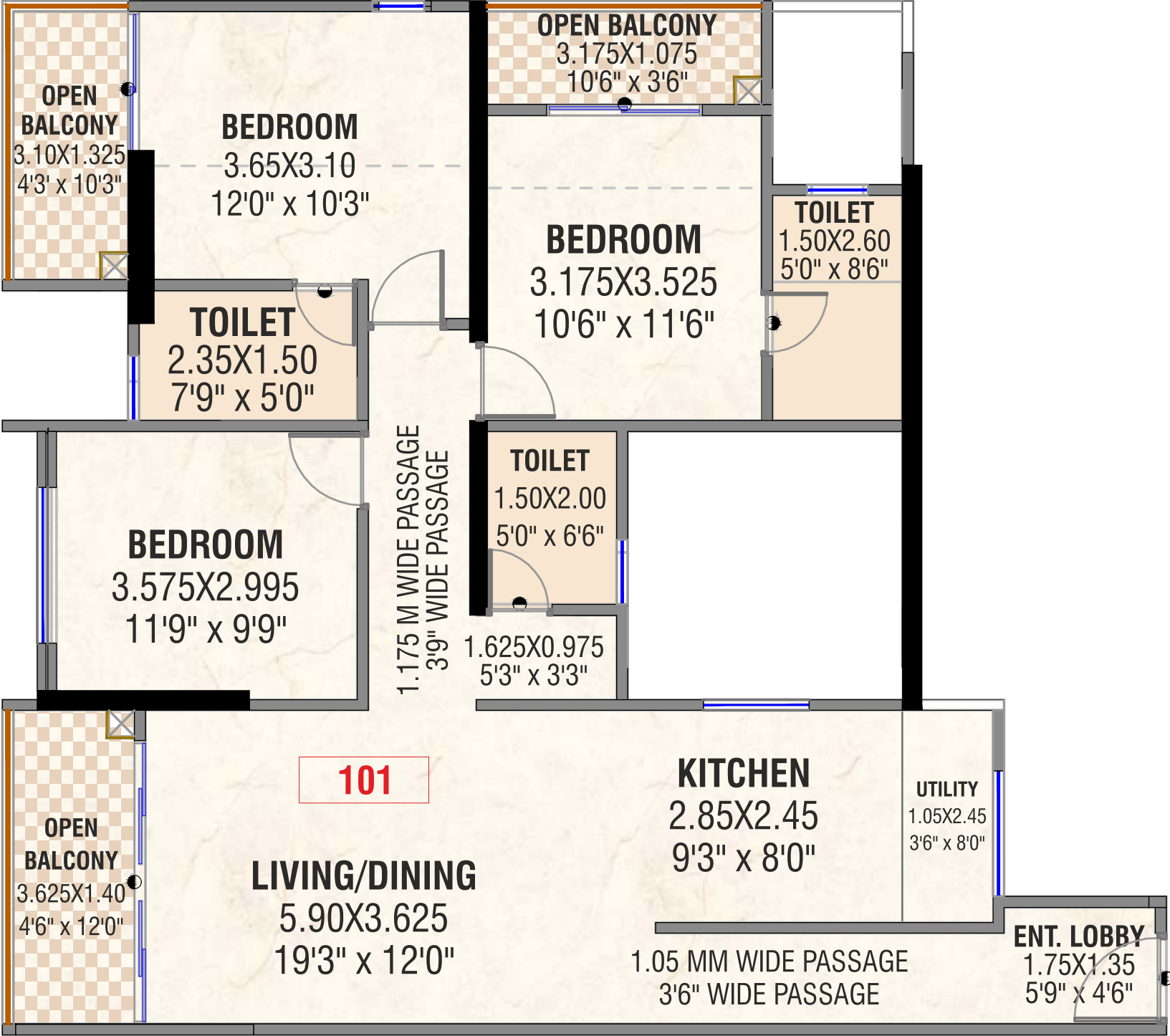
CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
601,1601	3 BHK TYPE 01	83.39	2.57	0.00	9.16	12.33	107.45	1157
602,1602	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
603	3 BHK TYPE 02	89.34	3.00	3.74	0.00	11.16	107.24	1154
604,1604	3 BHK TYPE 01	88.29	2.57	0.00	4.26	12.33	107.45	1157



11TH & 21ST FLOOR (REFUGE FLOOR)

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
1101, 2101	3 BHK TYPE 01	83.39	2.57	0.00	9.16	12.33	107.45	1157
1102, 2102	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
1103	3 BHK TYPE 02	89.34	3.00	3.74	0.00	11.16	107.24	1154
1104, 2104	3 BHK TYPE 01	88.29	2.57	0.00	4.26	12.33	107.45	1157
1105, 2105	4 BHK	172.852	4.18	10.06	0.00	0.00	187.09	2014

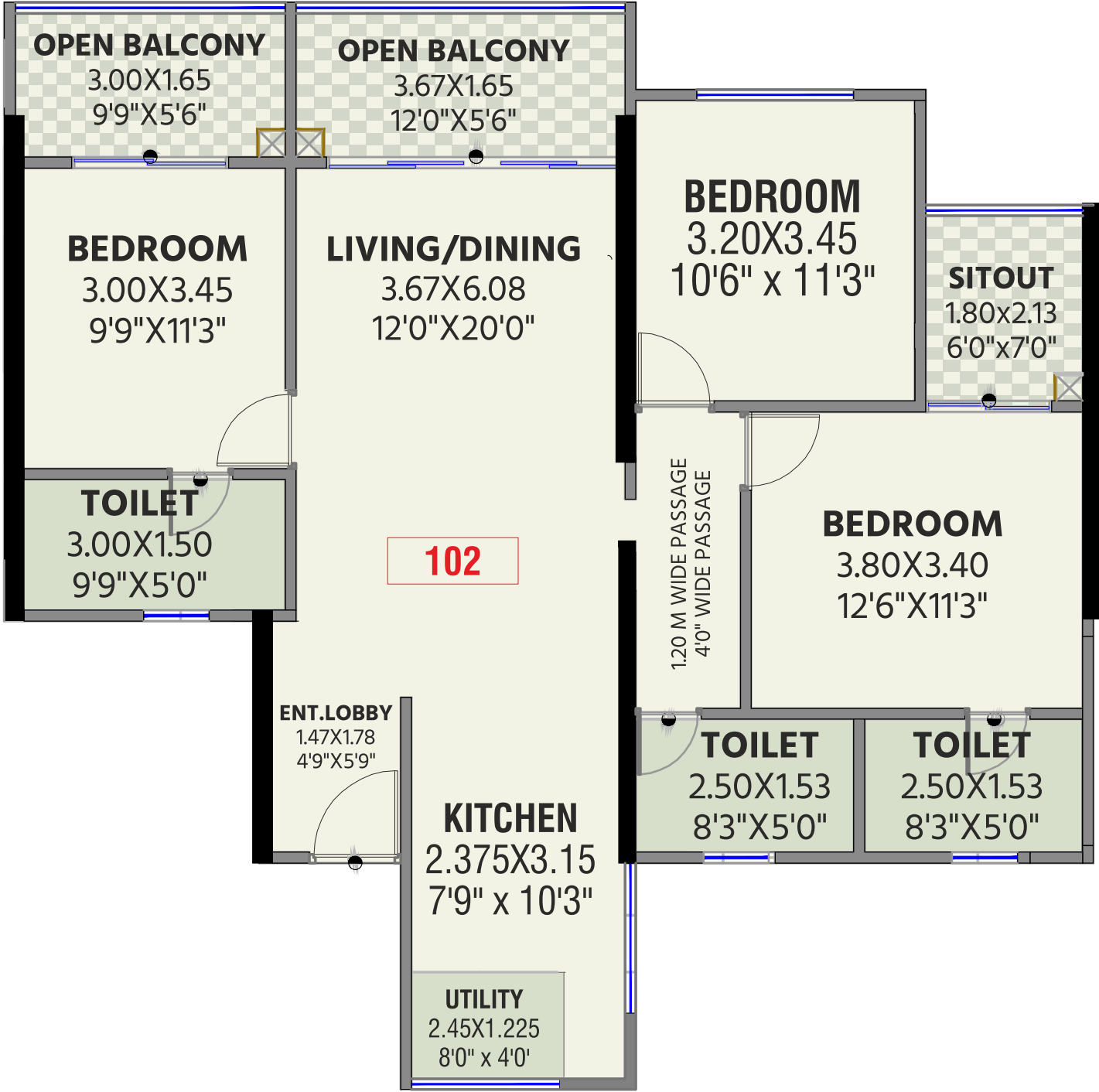




3 BHK TYPE 01

CARPET AREA STATEMENT							
FLAT NO.	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
						SQ.M	SQ.FT
101	83.39	2.57	0.00	9.16	12.33	107.45	1157

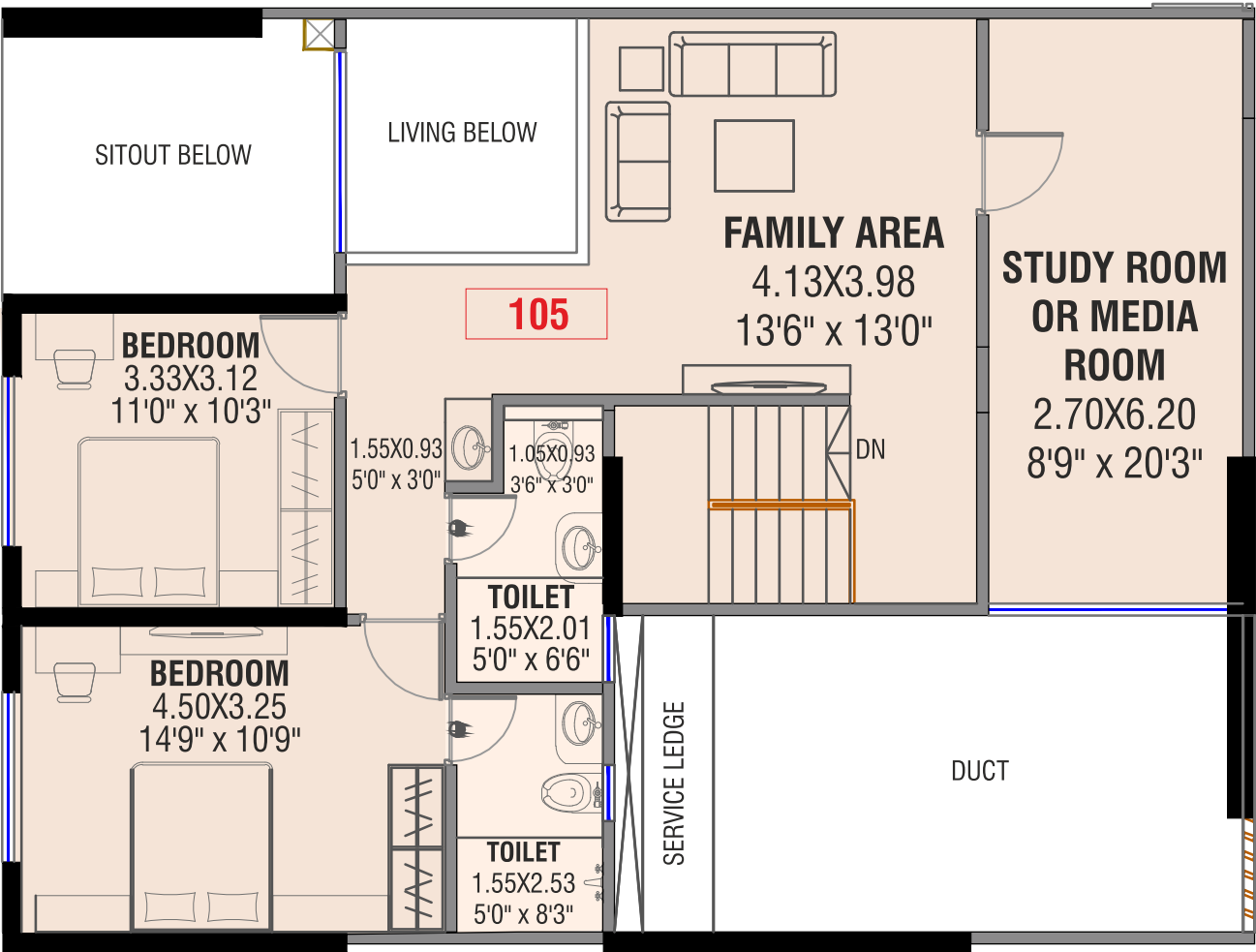
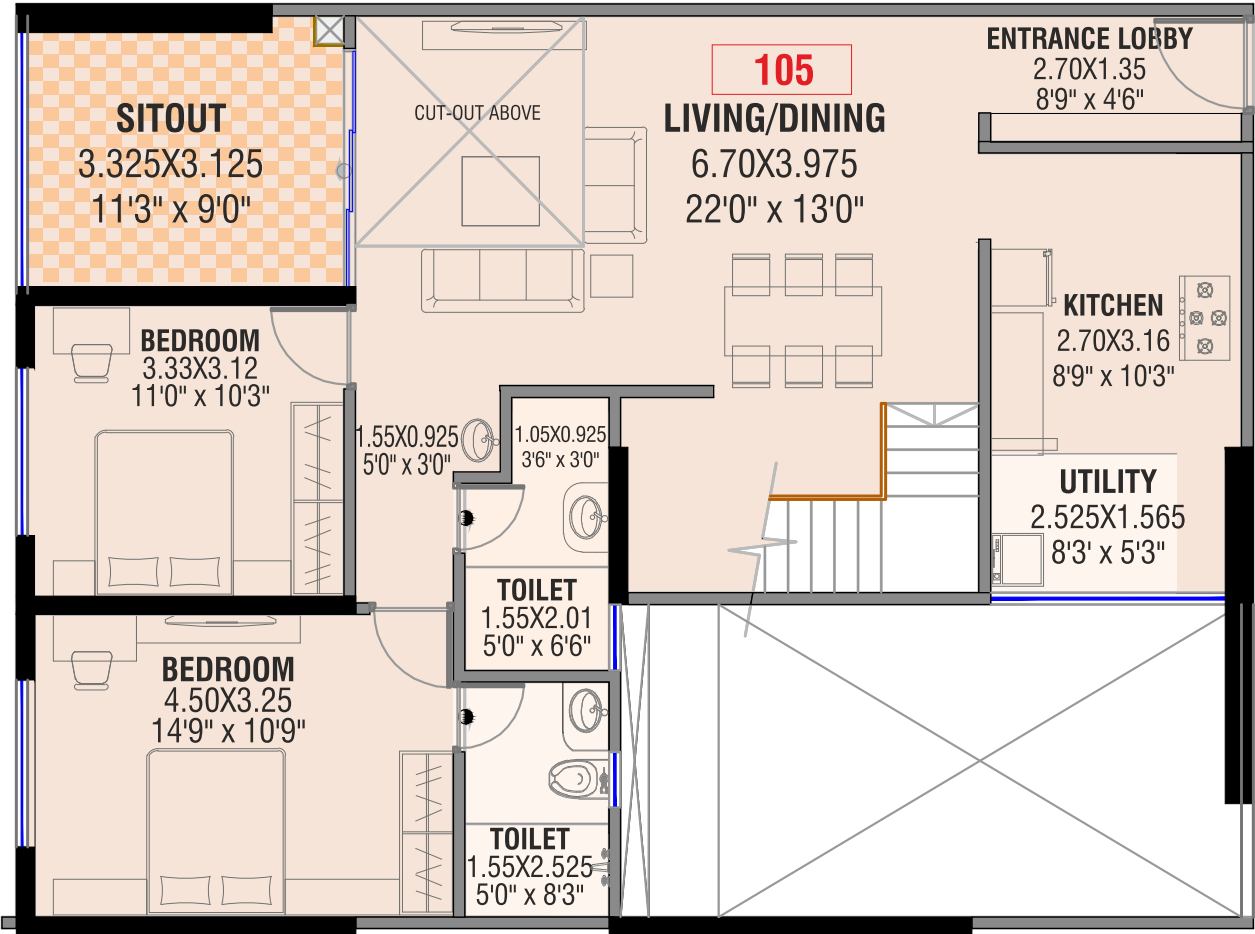




3 BHK TYPE 02

CARPET AREA STATEMENT							
FLAT NO.	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
						SQ.M	SQ.FT
102	86.54	3.00	0.00	2.80	11.16	107.24	1154

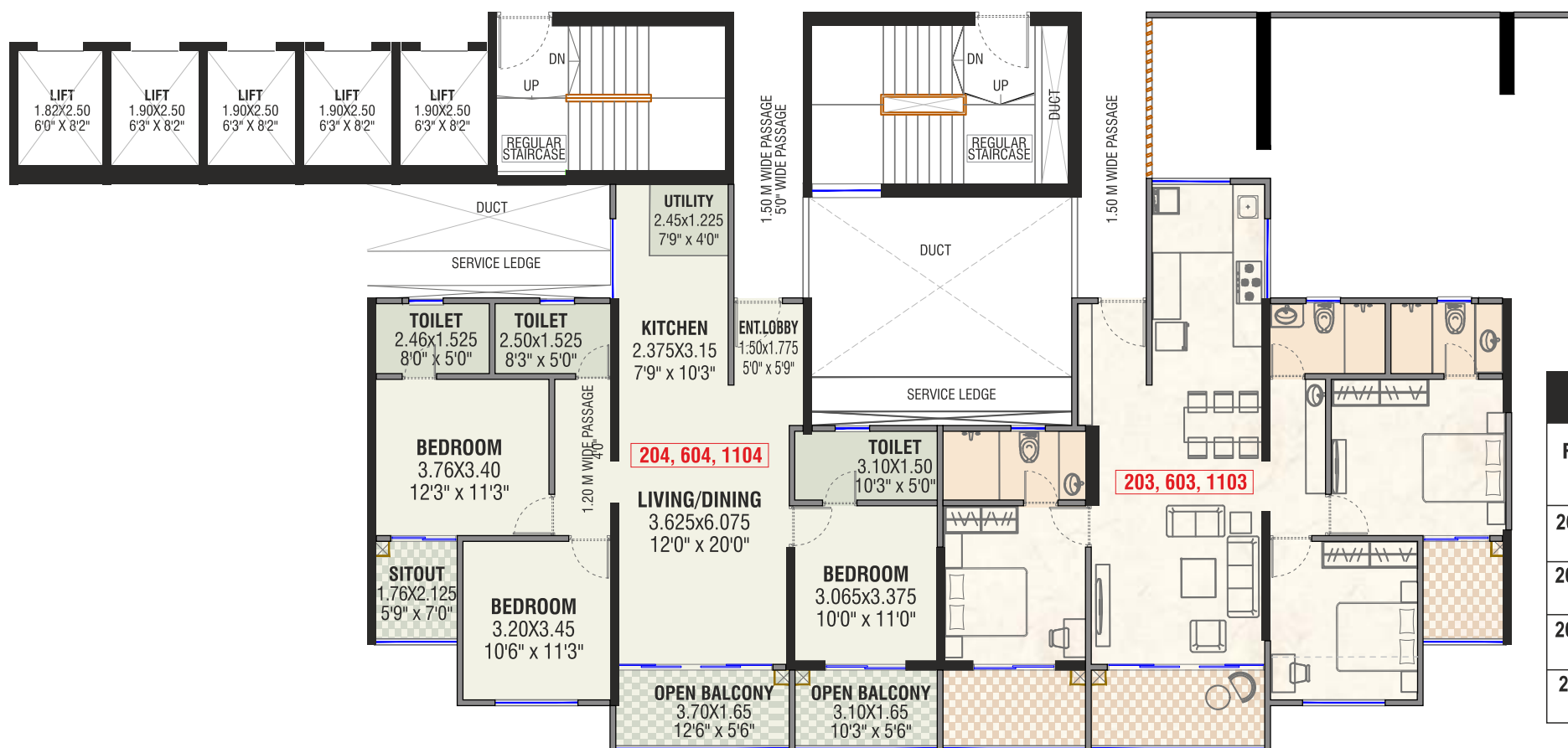
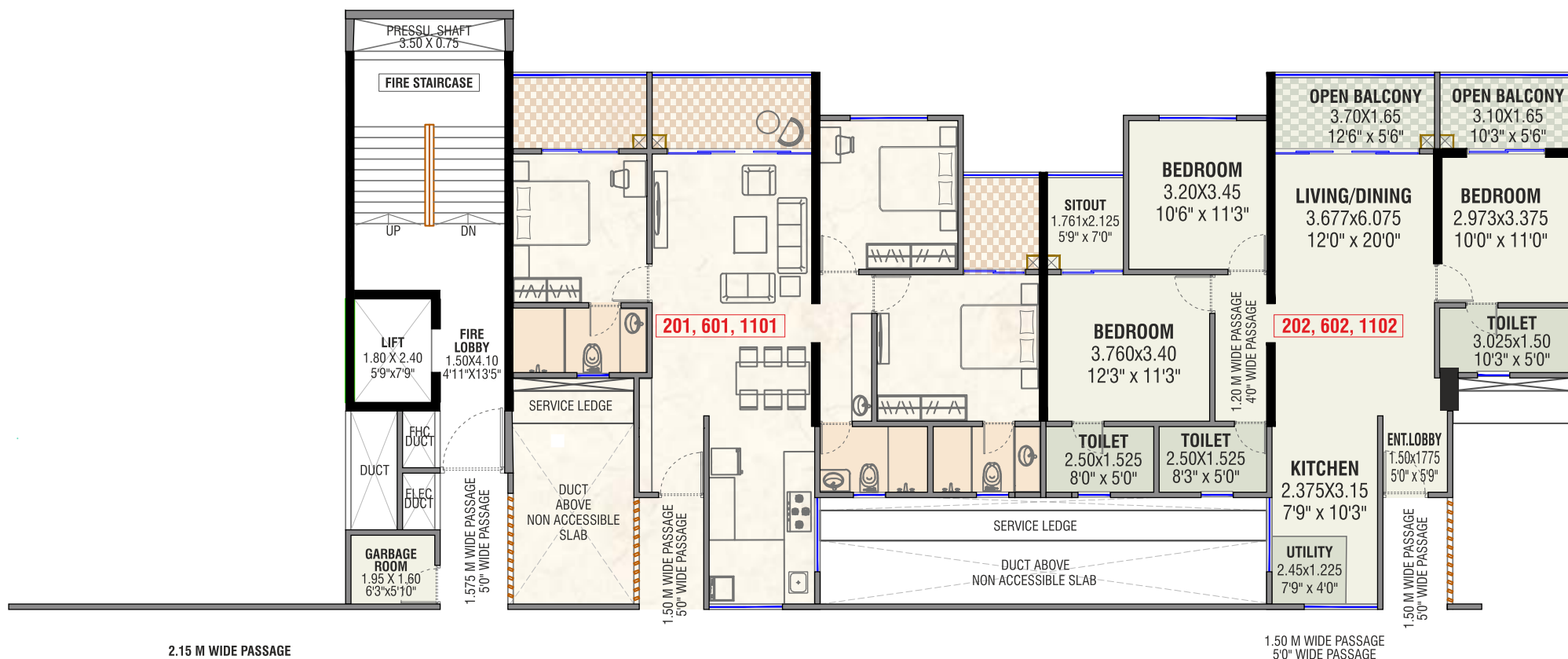




4 BHK

CARPET AREA STATEMENT							
FLAT NO.	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
						SQ.M	SQ.FT
105	172.852	4.18	10.06	0.00	0.00	187.09	2014

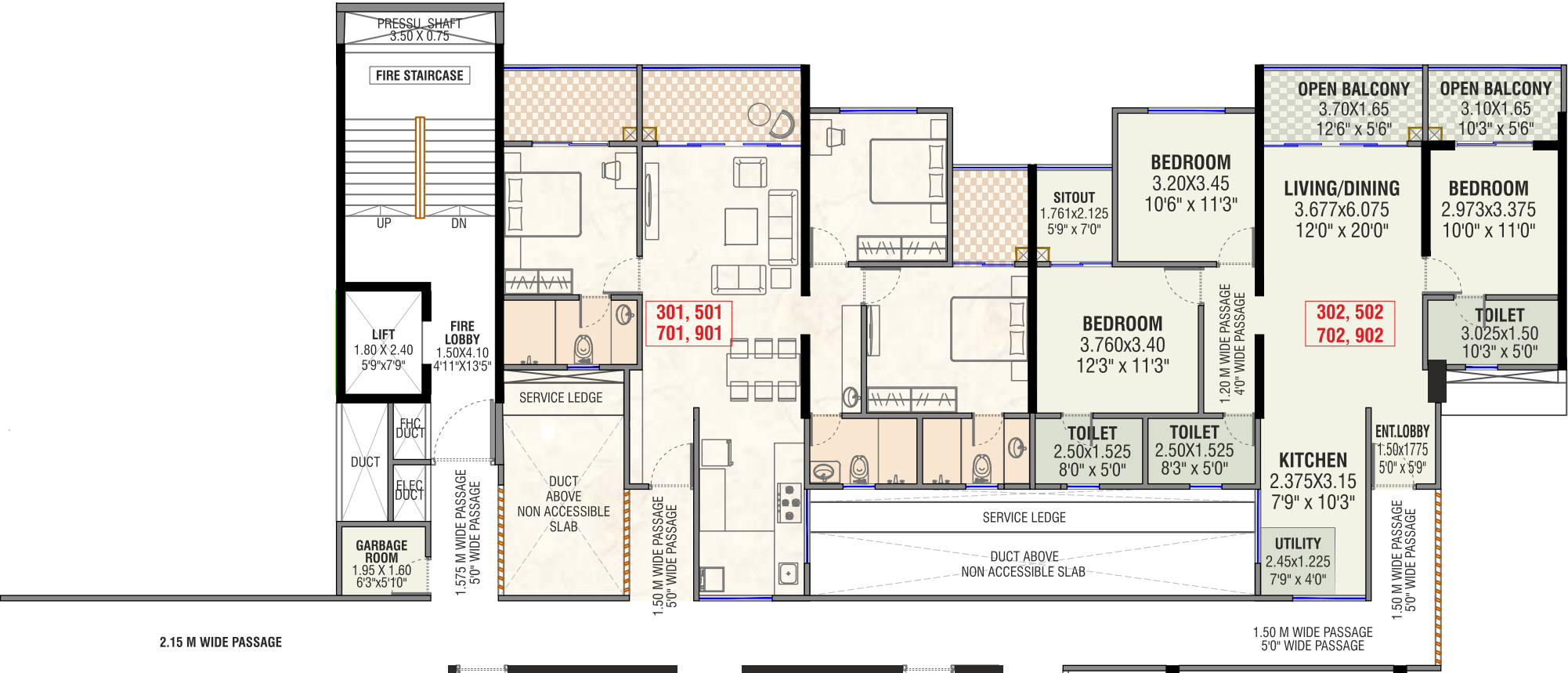




2ND, 6TH, 11TH FLOOR PLAN (REFUGE FLOOR)

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
201, 601 1101	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154
202, 602 1102	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154
203, 603 1103	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
204, 604 1104	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154

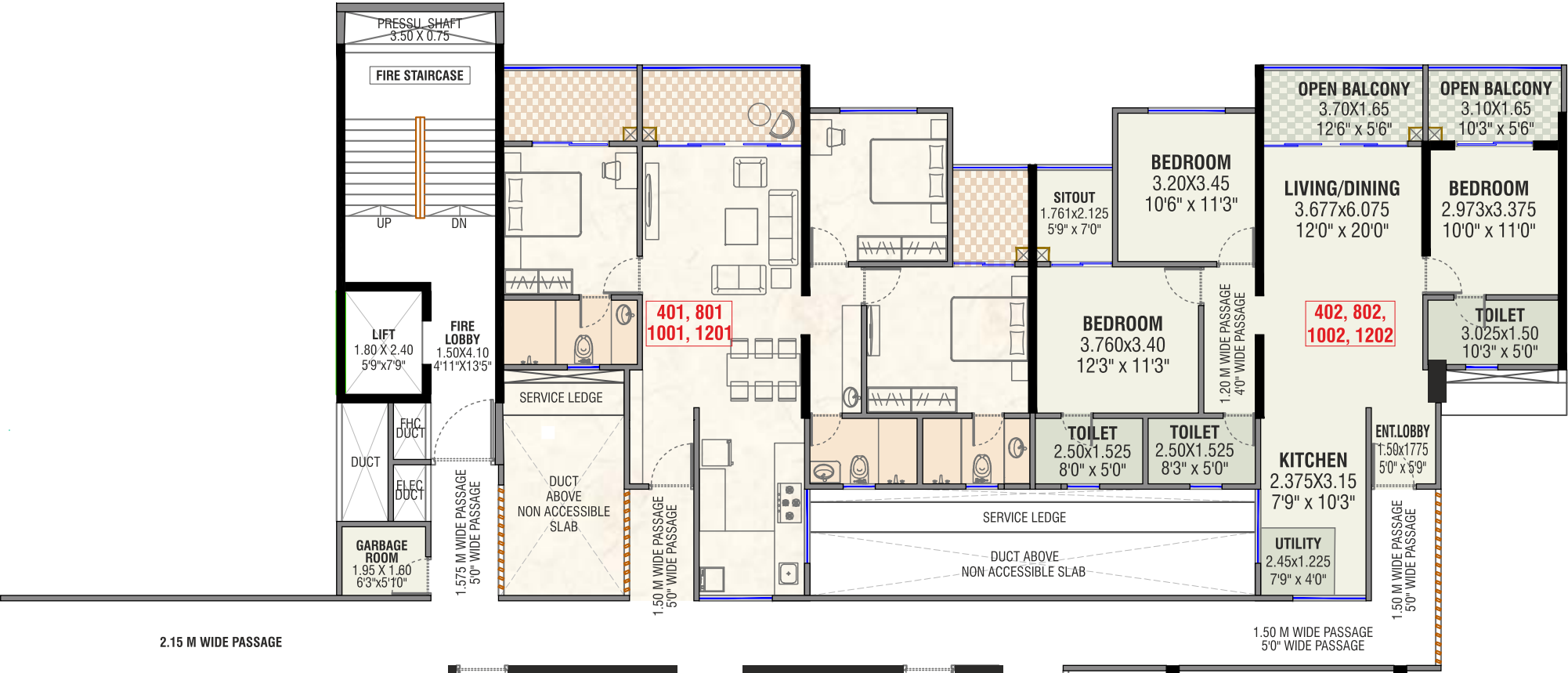




TYPICAL ODD FLOOR PLAN 3RD, 5TH, 7TH, 9TH FLOOR

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
301, 501 701, 901	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154
302, 502 702, 902	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154
303, 503 703, 903	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
304, 504 704, 904	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154

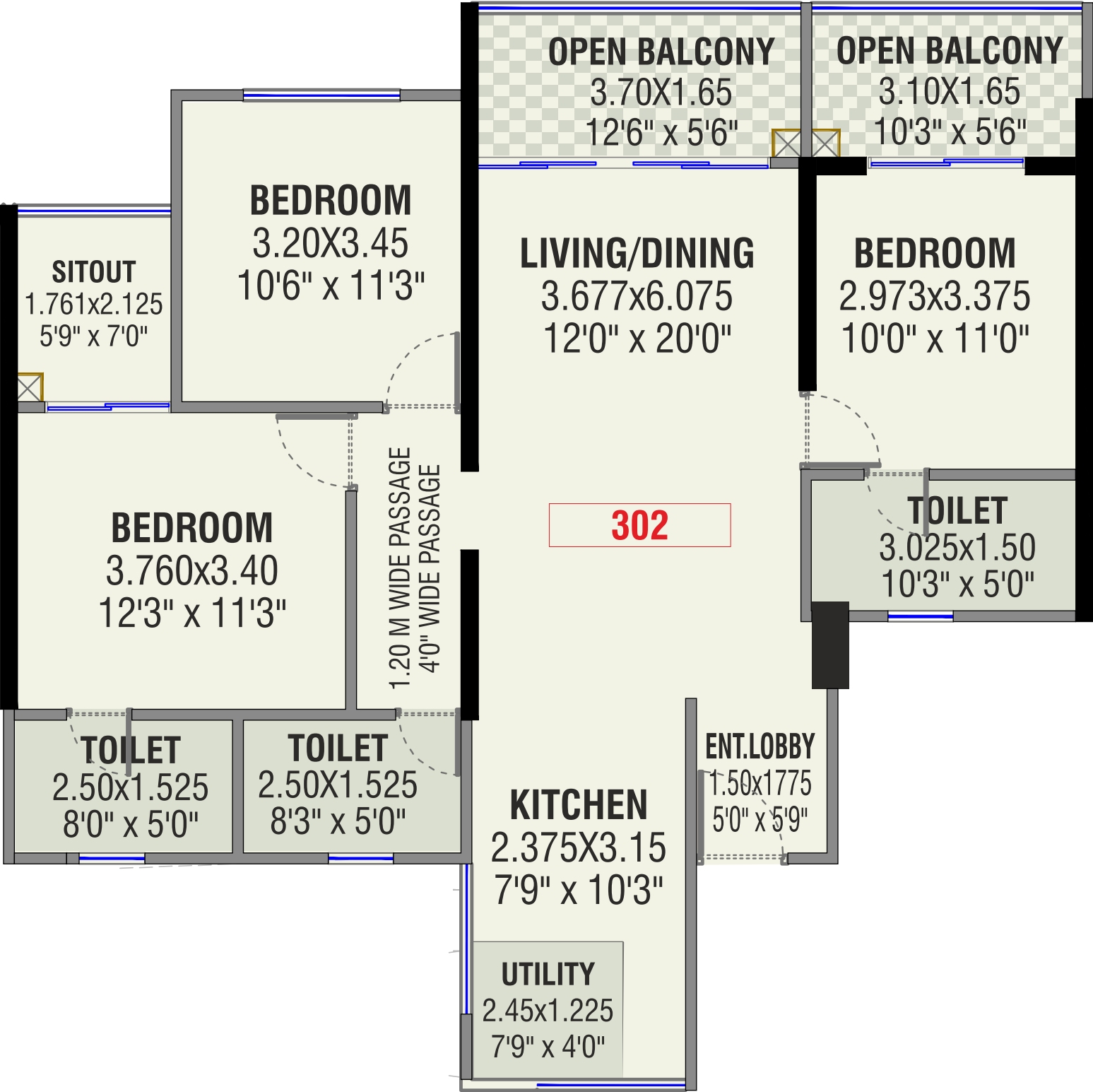




**TYPICAL EVEN FLOOR PLAN
4TH, 8TH, 10TH, 12TH, FLOOR**

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
401, 801 1001, 1201	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154
402, 802, 1002, 1202	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154
403, 803, 1003, 1203	3 BHK TYPE 02	86.54	3.00	3.74	2.80	11.16	107.24	1154
404, 804 1004, 1204	3 BHK TYPE 02	89.34	3.00	3.74	0	11.16	107.24	1154

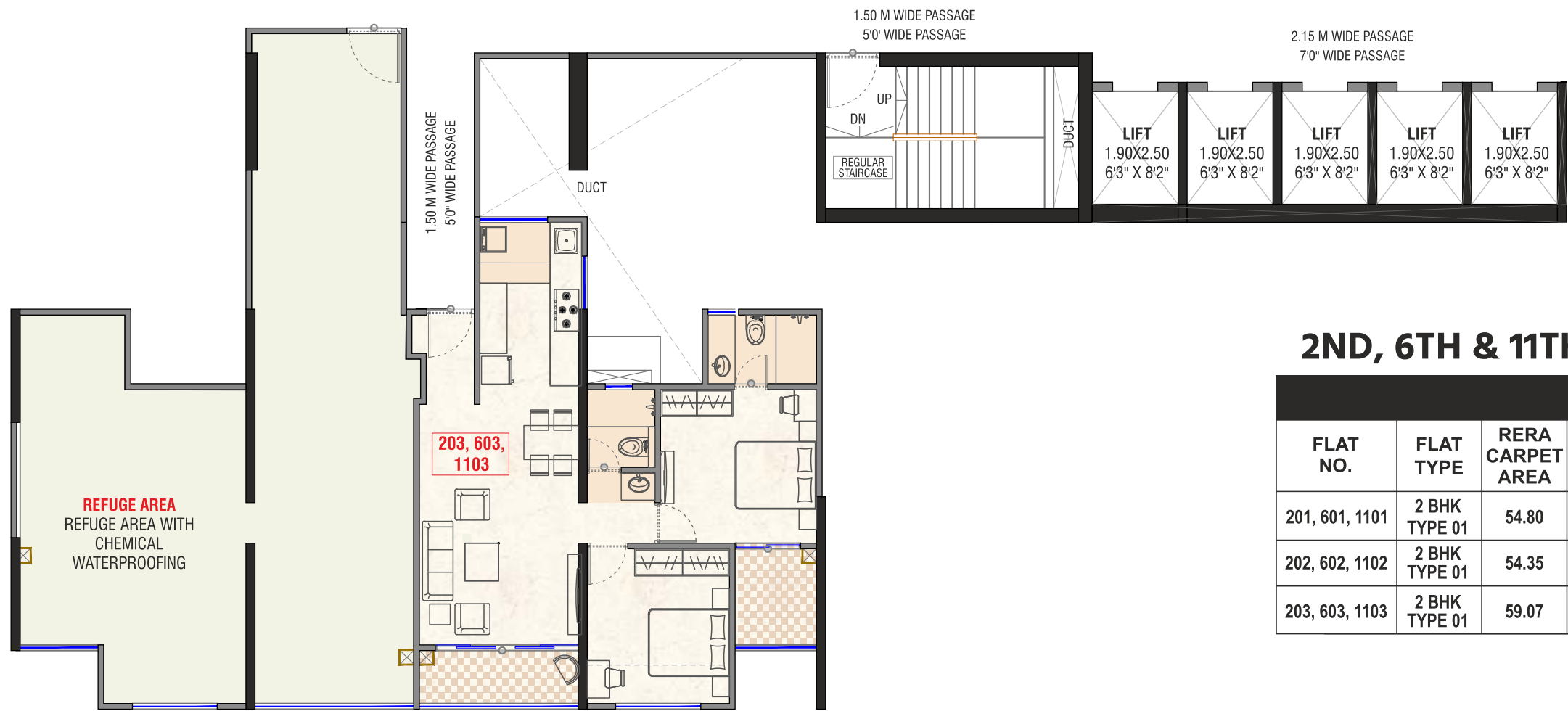
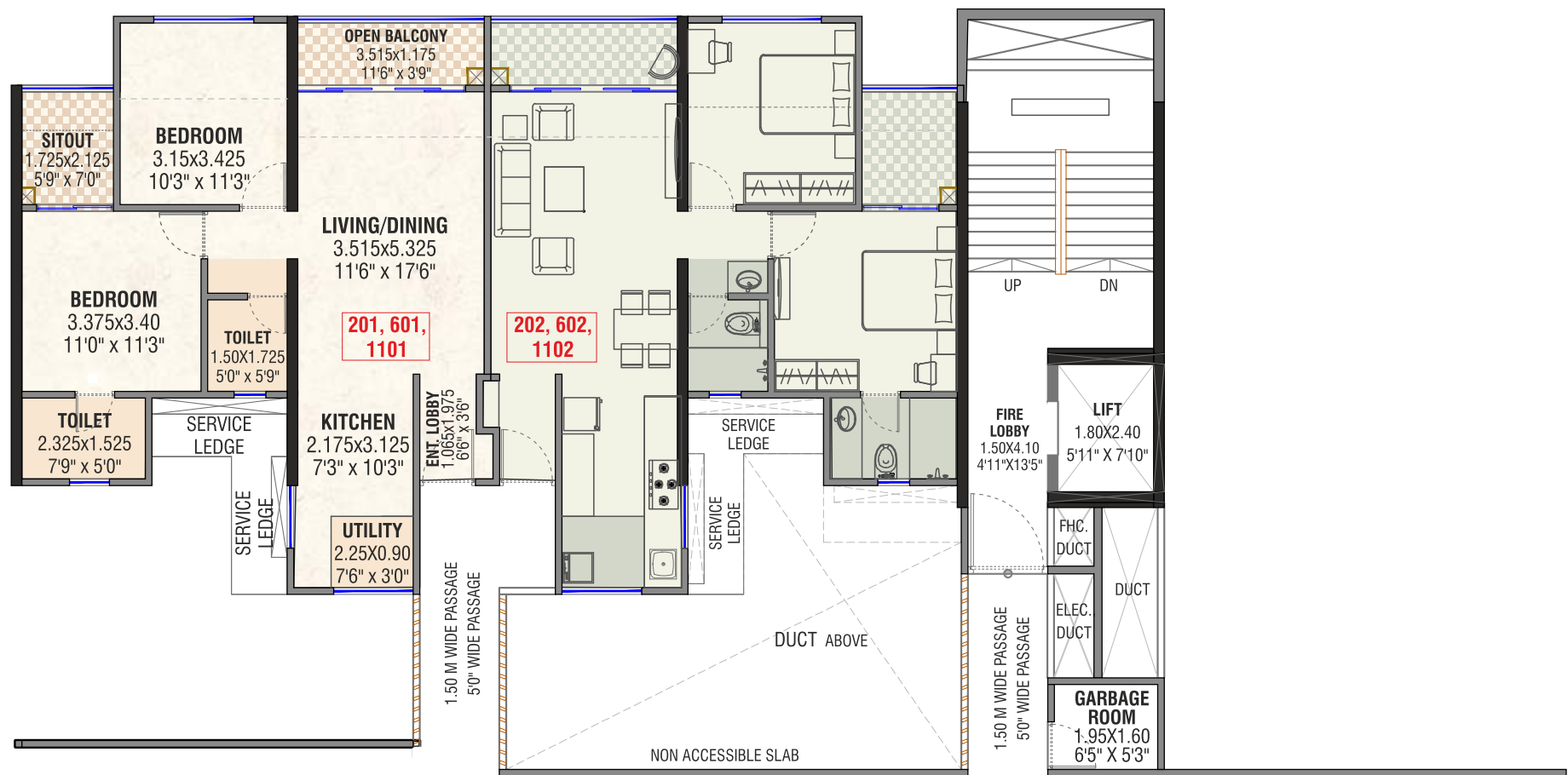




3 BHK TYPE 02

CARPET AREA STATEMENT							
FLAT NO.	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
						SQ.M	SQ.FT
302	89.34	3.00	3.74	0	11.16	107.24	1154

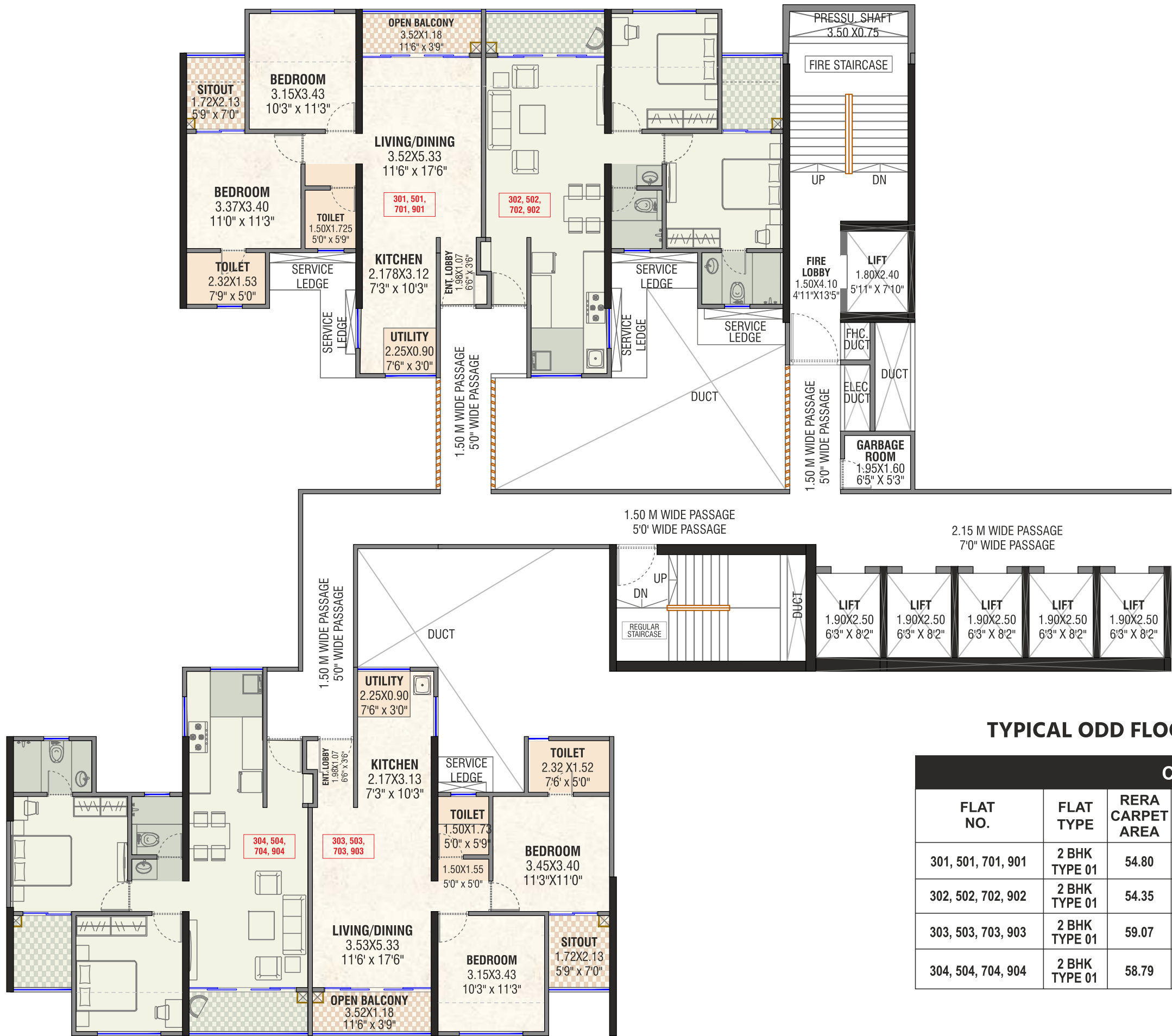




2ND, 6TH & 11TH FLOOR PLAN (REFUGE FLOOR)

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
201, 601, 1101	2 BHK TYPE 01	54.80	2.03	2.14	9.27	4.12	72.36	779
202, 602, 1102	2 BHK TYPE 01	54.35	2.03	2.14	9.27	4.12	72.36	779
203, 603, 1103	2 BHK TYPE 01	59.07	2.03	3.72	3.42	4.12	72.36	779

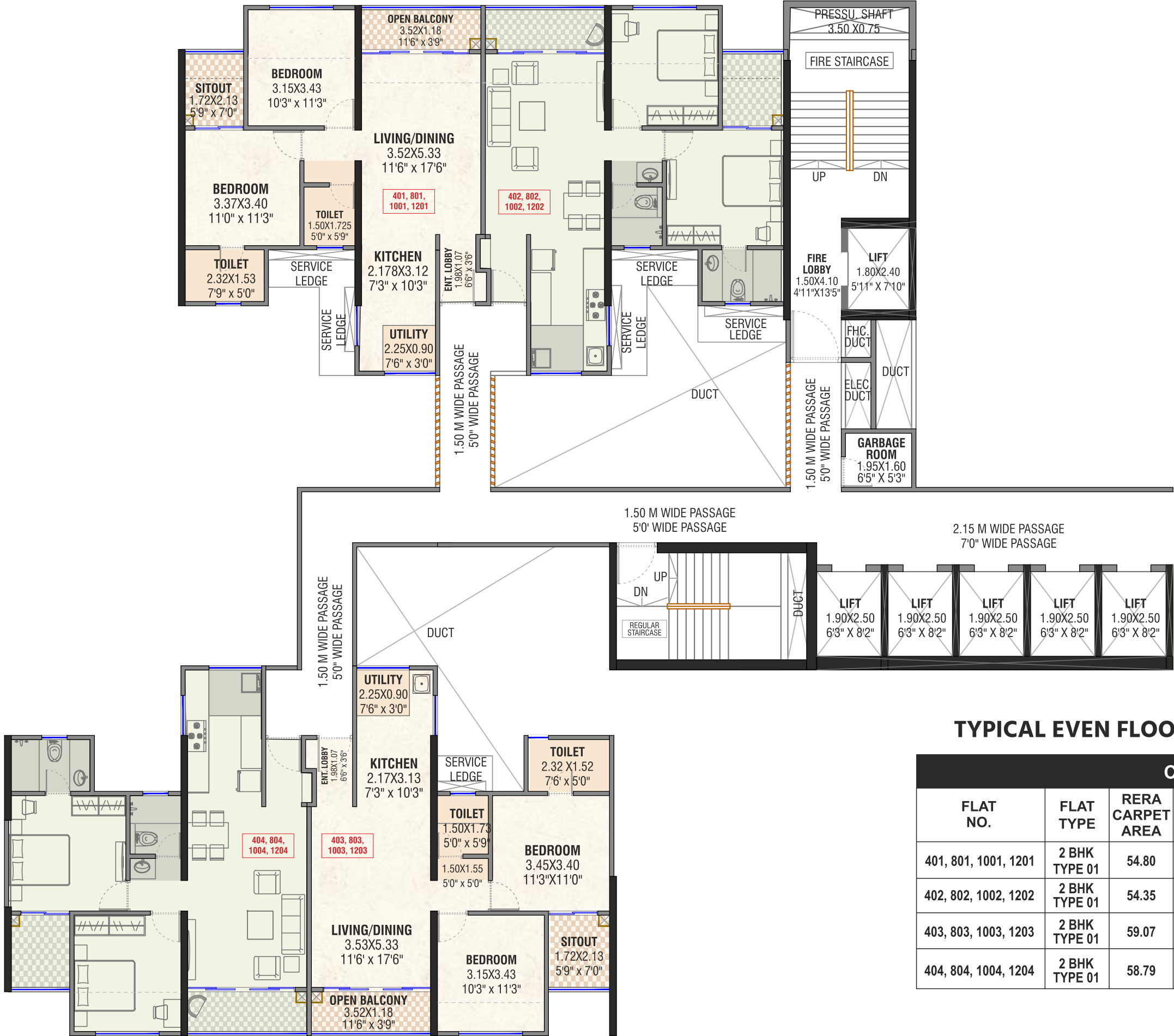




TYPICAL ODD FLOOR PLAN 3RD, 5TH, 7TH, 9TH FLOOR

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
301, 501, 701, 901	2 BHK TYPE 01	54.80	2.03	2.14	9.27	4.12	72.36	779
302, 502, 702, 902	2 BHK TYPE 01	54.35	2.03	2.14	9.27	4.12	72.36	779
303, 503, 703, 903	2 BHK TYPE 01	59.07	2.03	3.72	3.42	4.12	72.36	779
304, 504, 704, 904	2 BHK TYPE 01	58.79	2.03	3.72	3.70	4.12	72.36	779

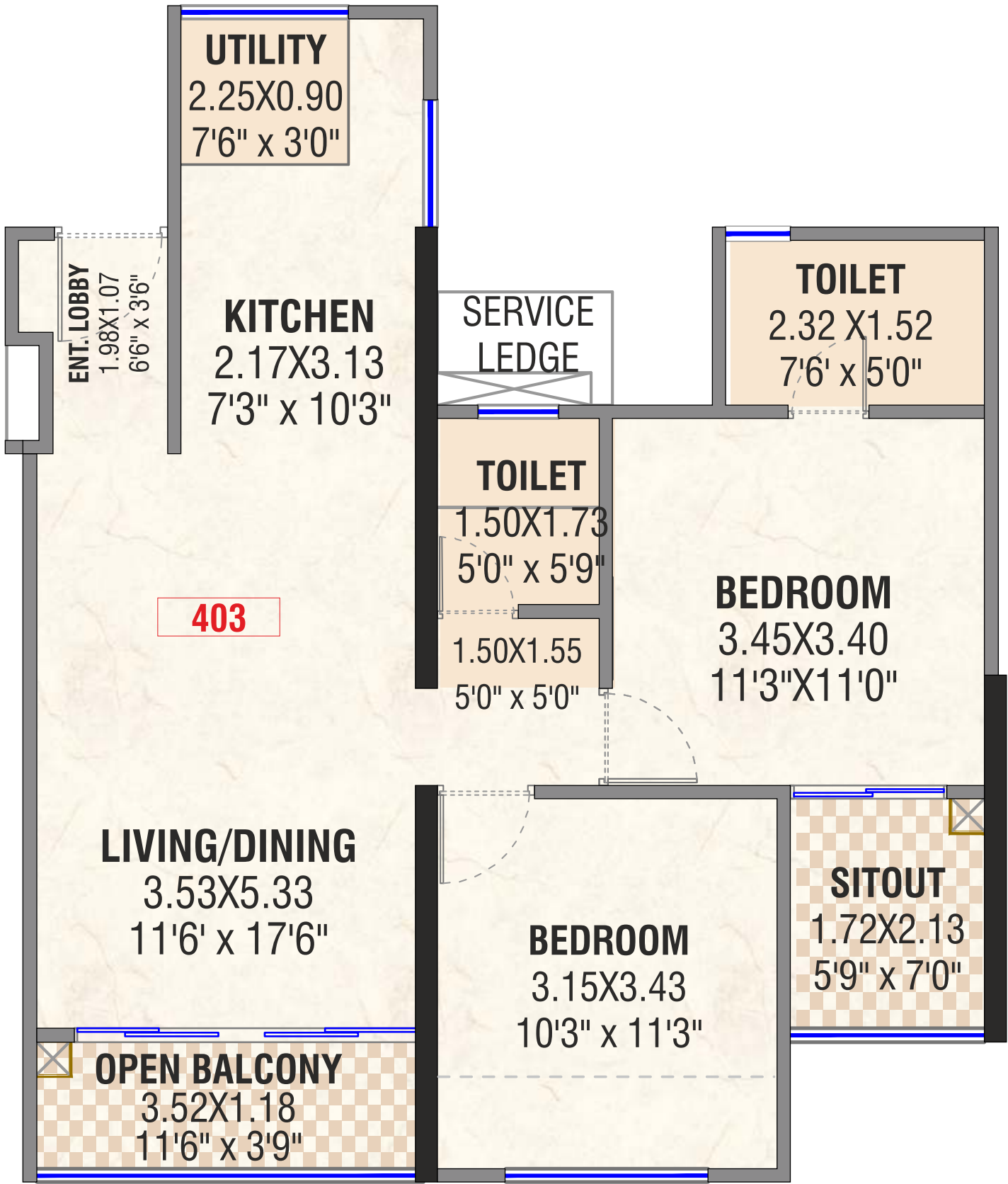




TYPICAL EVEN FLOOR PLAN 4TH, 8TH, 10TH, 12TH FLOOR

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
401, 801, 1001, 1201	2 BHK TYPE 01	54.80	2.03	2.14	9.27	4.12	72.36	779
402, 802, 1002, 1202	2 BHK TYPE 01	54.35	2.03	2.14	9.27	4.12	72.36	779
403, 803, 1003, 1203	2 BHK TYPE 01	59.07	2.03	3.72	3.42	4.12	72.36	779
404, 804, 1004, 1204	2 BHK TYPE 01	58.79	2.03	3.72	3.70	4.12	72.36	779

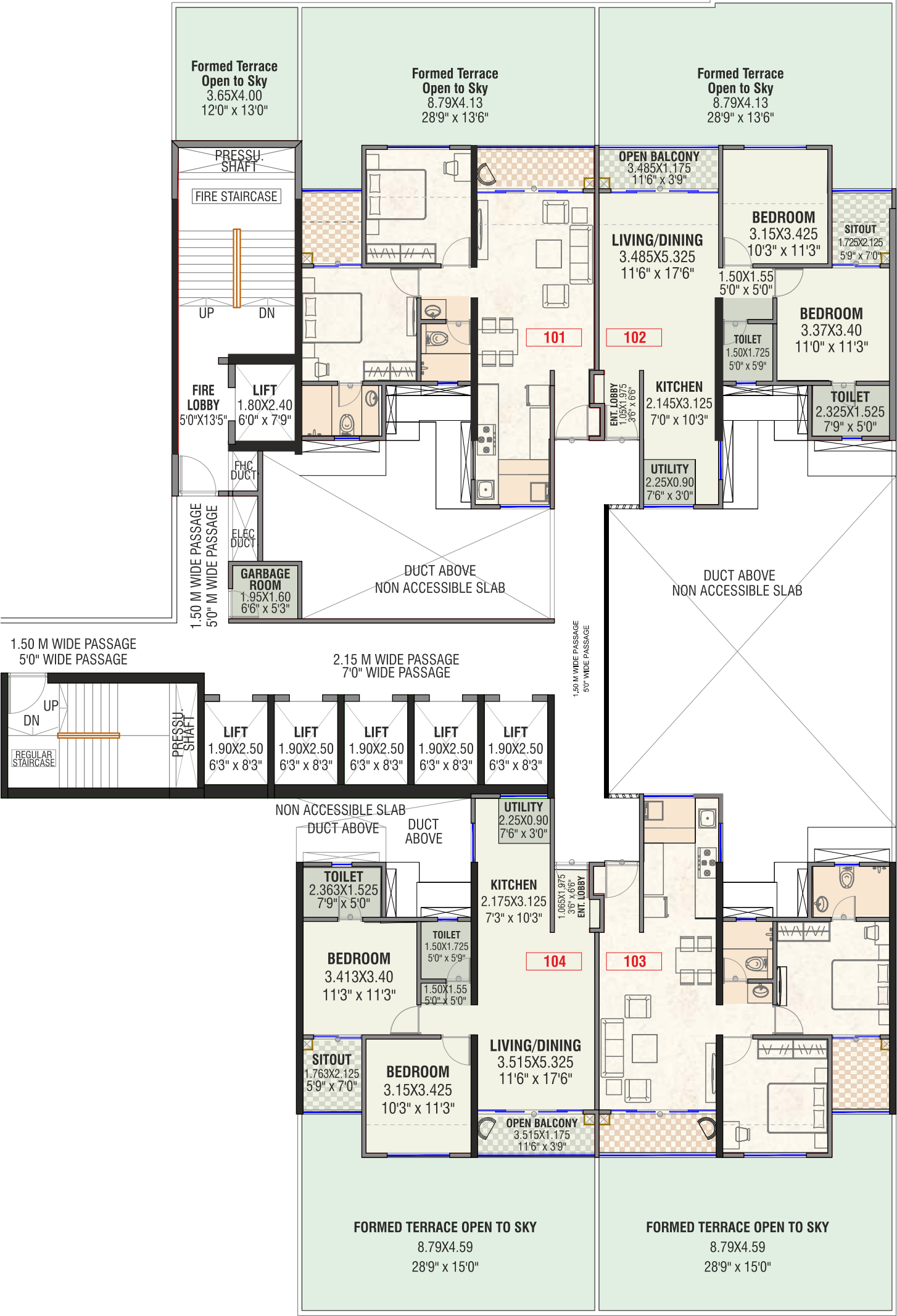




2 BHK TYPE 01

CARPET AREA STATEMENT							
FLAT NO.	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
						SQ.M	SQ.FT
403	54.80	2.03	2.14	9.27	4.12	72.36	779

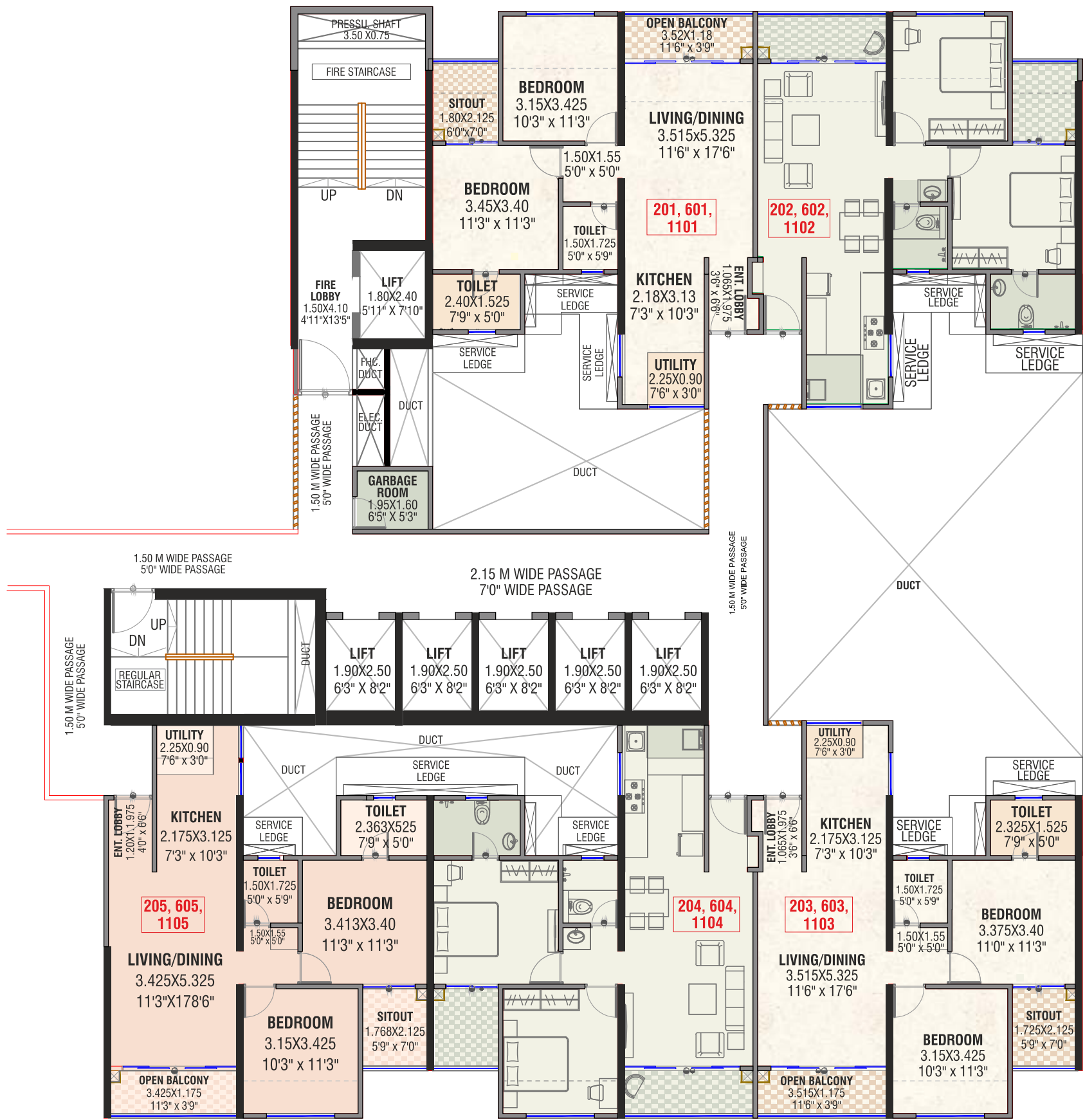




1ST FLOOR PLAN

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
101	2 BHK TYPE 01	54.61	2.03	2.14	9.46	4.12	72.36	779
102	2 BHK TYPE 01	54.07	2.03	2.14	10.00	4.12	72.36	779
103	2 BHK TYPE 01	59.73	2.03	3.72	2.76	4.12	72.36	779
104	2 BHK TYPE 01	59.62	2.03	3.72	2.87	4.12	72.36	779

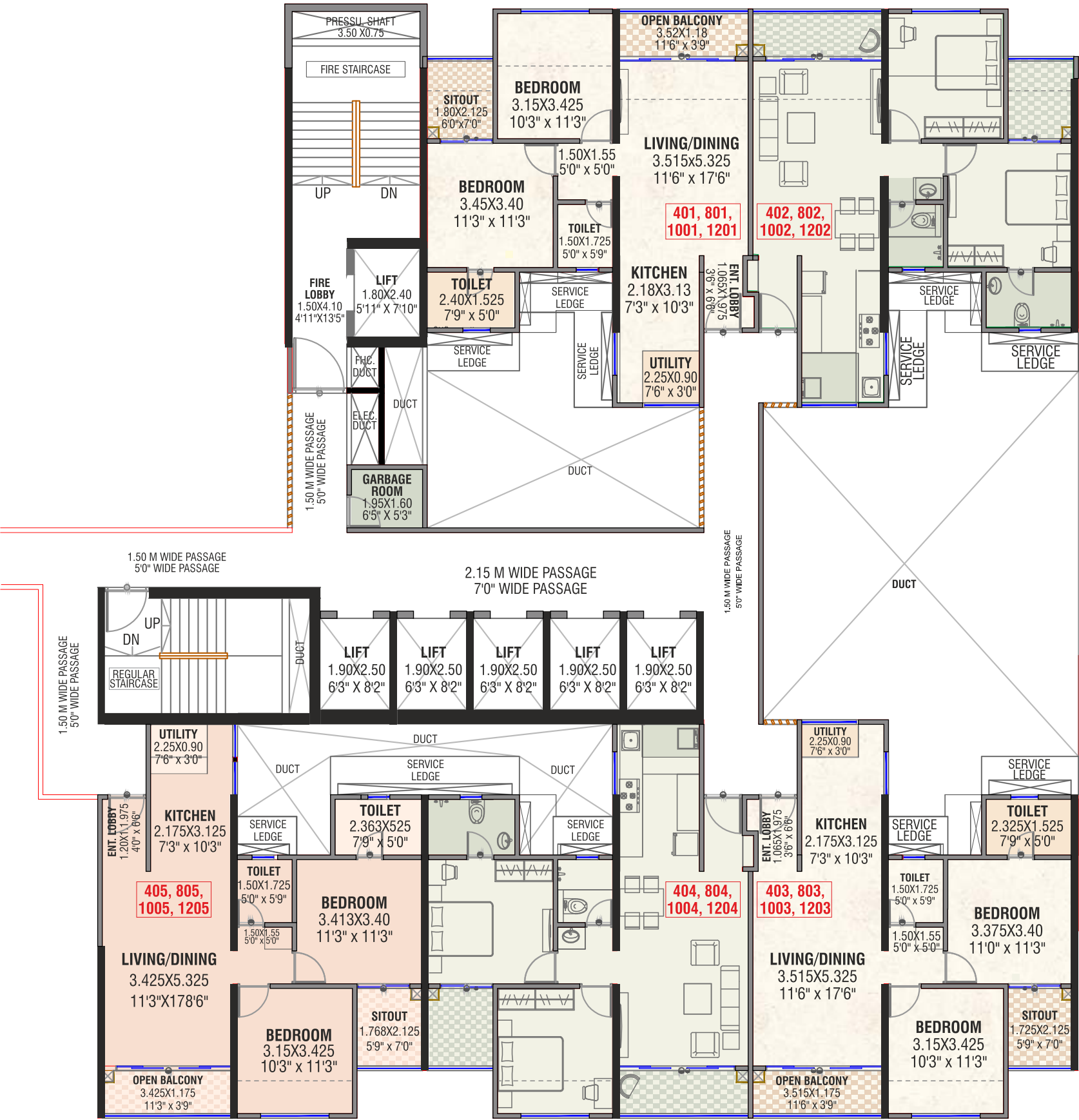




2ND, 6TH & 11TH FLOOR PLAN (REFUGE FLOOR)

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
201, 601, 1101	2 BHK TYPE 01	54.61	2.03	2.14	9.46	4.12	72.36	779
202, 602, 1102	2 BHK TYPE 01	54.07	2.03	2.14	10.00	4.12	72.36	779
203, 603, 1103	2 BHK TYPE 01	59.73	2.03	3.72	2.76	4.12	72.36	779
204, 604, 1104	2 BHK TYPE 01	59.73	2.03	3.72	2.76	4.12	72.36	779
205, 605, 1105	2 BHK TYPE 02	59.66	2.03	3.72	2.76	4.10	72.27	778

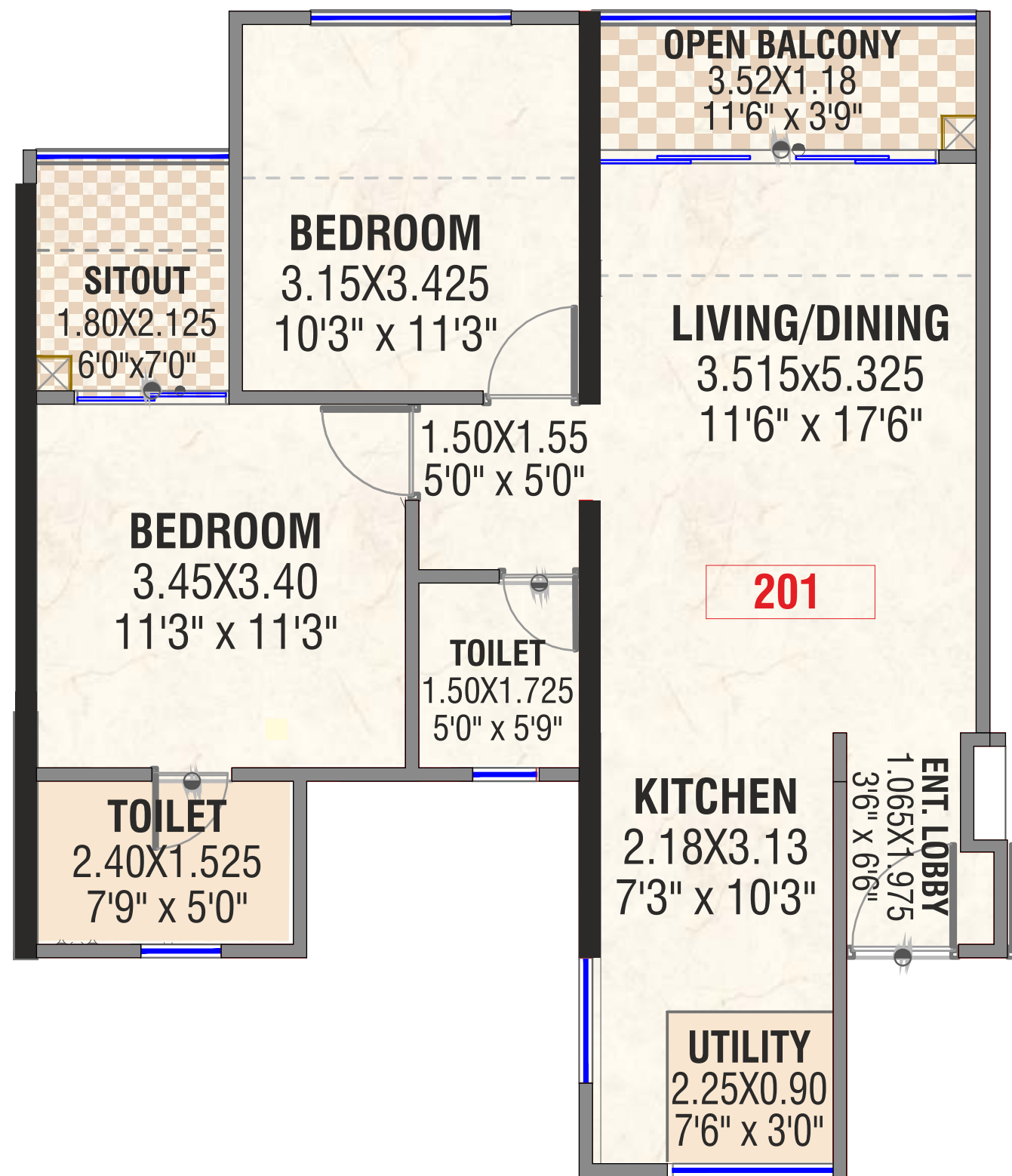




**TYPICAL EVEN FLOOR PLAN
4TH, 8TH, 10TH, 12TH FLOOR**

CARPET AREA STATEMENT								
FLAT NO.	FLAT TYPE	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
							SQ.M	SQ.FT
401, 801, 1001, 1201	2 BHK TYPE 01	54.61	2.03	2.14	9.46	4.12	72.36	779
402, 802, 1002, 1202	2 BHK TYPE 01	54.07	2.03	2.14	10.00	4.12	72.36	779
403, 803, 1003, 1203	2 BHK TYPE 01	59.73	2.03	3.72	2.76	4.12	72.36	779
404, 804, 1004, 1204	2 BHK TYPE 01	59.73	2.03	3.72	2.76	4.12	72.36	779
405, 805, 1005, 1205	2 BHK TYPE 02	59.66	2.03	3.72	2.76	4.10	72.27	778





2 BHK TYPE 01

CARPET AREA STATEMENT							
FLAT NO.	RERA CARPET AREA	UTILITY AREA	SIT-OUT AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TOTAL	
						SQ.M	SQ.FT
201	54.61	2.03	2.14	9.46	4.12	72.36	779



Location & Connectivity



SCHOOLS & COLLEGES

TICTACTOE PRE-SCHOOL	400 M
MILKYWAY PRESCHOOL	450 m
ORCHID SCHOOL	3 KM
RABINDRANATH TAGORE SCHOOL OF EXCELLENCE	4.5 KM



HOSPITALS

APPLE HOSPITAL	1.8 KM
JUPITER HOSPITAL	2.3 KM
AUNDH E.S.I.C HOSPITAL	3.7 km



LANDMARKS

KASPATE WASTI	2 KM
BALEWADI HIGH STREET	4 KM
JAGTAP DAIRY CHOWK	3.2 KM
AUNDH	4.4 KM
HINJAWADI	4.5 KM



RESTAURANTS

RICH WOOD	0.8 KM
CAFÉ COFFEE DAY	1.9 KM
MCDONALD'S	4 KM

This is an indicative map and not to scale. Approximate Distances.



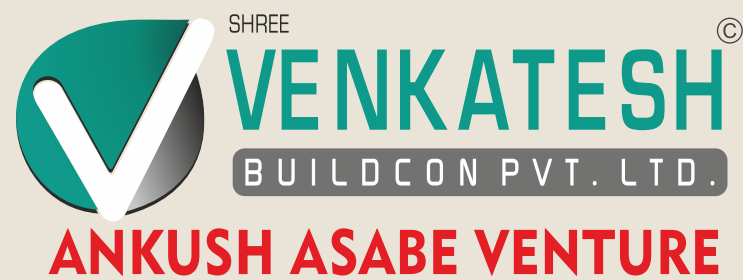
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15+
YEARS OF
EXPERIENCE

50+
INFRA
PROJECTS

1 Million
SQ. FT.
DEVELOPED

2 Million+
SQ. FT.
DEVELOPING



At Venkatesh Buildcon Pvt. Ltd., we believe that it takes all of the above, plus indomitable dedication. Since 2000, Venkatesh Buildcon Pvt. Ltd. has been crafting masterpieces for people to experience a lifestyle that is second to none. It is a moment of pride to emerge victorious as The People's Choice over the span of two decades. Venkatesh Buildcon Pvt. Ltd. has achieved such a tremendous feat by delivering promptly, revolutionizing commercial spaces and setting a benchmark for architectural mavericks. Venkatesh Buildcon Pvt. Ltd. has redefined the architectural landscape of Pune by being nothing less than the best and delivering likewise.

2000

ESTABLISHMENT
YEAR

6000+

HAPPY
FAMILIES

6.5 Million

SQ. FT.
DEVELOPED

7.5 Million+

SQ. FT.
DEVELOPING

MIDORI
TOWERS
—
PHASE II



MahaRERA No.:
P52100025516, P52100025886,
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A PROJECT BY

Vikram Developers & Promoters



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Head Office : No. 19, Gajanan Housing Society, Shree Krishna Height, Ganesh Khind Road, Shivaji Nagar, Pune 411016

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