

Touch Your Dreams
Everyday



NIRMAN
AtiUS
Two





LIVE A LIFE OF FREEDOM

DISCOVER HIDDEN PASSIONS WITHIN AS YOU
TAKE THE ROAD LESS TRAVELLED.

Holistic, high quality, contemporary living spaces
that come with dedicated green zones and a children
friendly environment are a mere stone's throw from
Pune's bustling city life.

- 3 Towers
- 12 to 15 Floors
- 2 & 3 BHK Apartments.





Facilities

- Swimming Pool
- Well Equipped Gymnasium
- Children's Play Area
- Decorative Entrance Lobby
- Two Lifts For Each Building
- Table Tennis
- Landscaped Garden
- Ample Allotted Parking
- Garbage Chute
- Intercom Facility

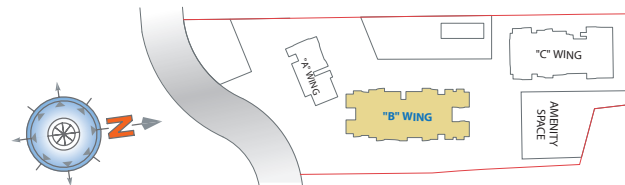


SPECIFICATION



Areas	Walls	Floor	Ceiling	Door	Windows/Glazing	Others
Structure	Earthquake resistant structure, 6"/4" AAC blockwork, External sand faced plaster and Gypsum punning to internal walls					
Living Room/ Dining	Internal oil bound distemper	Vitrified Tiles	Gypsum Punning with OBD Paint	Decorative veneer main door	3 Track powder coated aluminium sliding doors with mosquito mesh	7" Video door phone
Bedrooms	Internal oil bound distemper	Vitrified Tiles	Gypsum Punning with OBD Paint	Laminated / Moulded bedroom door with cylindrical lock	Powder coated sliding aluminium windows with safety grills	Provision for AC point
Kitchen	Internal oil bound distemper	Vitrified Tiles	Gypsum Punning with OBD Paint	Laminated / Moulded door with cylindrical lock	Powder coated sliding aluminium windows with safety grills	Granite Kitchen Platform with Stainless Steel Sink & Provision for Water Purifier
Terrace	Weather proof apex paint/ OBD	Anti-skid Tiles	Gypsum Punning with OBD Paint	Powder coated sliding aluminium doors	3 Track powder coated aluminium sliding doors with mosquito mesh	S. S. railing to terraces
Dry Terrace	Weather proof apex paint/ OBD	Anti-skid Tiles	Gypsum Punning with OBD Paint	Laminated / Moulded door	-	Clothes line for drying clothes, and provision for washing machine
Toilets	Ceramic Tiles	Anti-skid Tiles	Gypsum Punning with OBD Paint	Laminated waterproof doors for toilets with cylindrical lock	Powder coated aluminium window	C. P. Jaquar / Equivalent toilet fittings, Hot & cold single lever mixer unit & Wall hung commode with Concealed flush valve
Electrical	Concealed copper wiring with modular switch plates, Tube light in all the rooms, Exhaust fan in toilets, LED lights in common passage and Genset backup for common area & Lift's					
Lifts	2 High Speed Passenger Lifts					
Facilities	AC Club house, Fully equipped gymnasium, Swimming pool, Kids pool, Children's play area, Party lawn, Table tennis, Concrete / Paved internal pathways, Grand entrance gate, Video door phone, Multi dwelling unit (MDU)/Common antenna for DTH Connection & Organic waste converter					
Security	Intercom facility, CCTV Surveillance					

B BUILDING - Ground Floor Plan



Area Statement

Shop No.	Carpet Area	Loft Area	Shop No.	Carpet Area	Loft Area
06	52.44	25.53	15	26.13	13.72
07	89.00	29.01	16	26.13	13.72
08	31.40	15.52	17	24.81	12.40
09	30.05	14.84	18	21.10	11.20
10	27.80	13.72	19	21.10	11.20
11	27.80	13.72	20	22.98	13.17
12	27.80	13.72	21	24.30	14.49
13	22.76	11.20	22	24.23	14.73
14	26.13	12.40	23	15.15	7.47

All plans are sanctioned in meters only.

Dimensions in meter will prevail over dimensions in feet. 1 Sq. m. = 10.764 Sq. ft. / 1 m. = 3.28 ft.

B BUILDING - Typical 1st Floor Plan



Area Statement

Flat No.	Type	Carpet Area	Balcony Area	C.B Area	Courtyard Area	Garden Area
101	2 BHK	66.02	4.05	0.00	8.82	94.96
102	3 BHK	129.01	0.00	0.63	6.71	239.86
103	3 BHK	123.26	0.00	0.63	6.70	96.66
104	2 BHK	59.94	9.69	0.00	9.00	3.74
105	2 BHK	59.96	9.69	0.00	9.00	3.74
106	2 BHK	59.96	9.69	0.00	9.00	5.86
107	2 BHK	66.02	3.31	0.00	4.59	26.45
108	2 BHK	66.02	3.31	0.00	4.59	42.40
109	2 BHK	66.02	4.05	0.00	8.82	65.11

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B BUILDING - Typical 2nd Floor Plan



Area Statement

Flat No.	Type	Carpet Area	Balcony Area	C.B Area	Terrace Area	Arch.Proj.Area
201	2 BHK	59.67	10.15	0.00	0.00	0.53
202	3 BHK	80.15	14.84	0.63	31.82	2.23
203	3 BHK	79.83	14.84	0.63	26.79	2.23
204	2 BHK	59.67	10.15	0.00	0.00	0.53
205	2 BHK	59.67	10.15	0.00	0.00	0.53
206	2 BHK	59.67	10.15	0.00	0.00	0.53
207	2 BHK	59.67	9.41	0.00	0.00	0.53
208	2 BHK	59.67	9.41	0.00	0.00	0.53
209	2 BHK	59.67	10.15	0.00	0.00	0.53

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Architectural Projection
 Terrace / Sitout

B BUILDING - Typical 3rd,5th,7th,9th,11th,13th Floor Plan



Area Statement

Flat No.	Type	Carpet Area	Balcony Area	C.B Area	Terrace Area	Arch.Proj.Area
301,501,701,901,1101,1301	2 BHK	59.94	10.13	0.00	5.95	0.55
302,502,702,902,1102,1302	3 BHK	79.83	14.82	0.63	0.00	1.11
303,503,703,903,1103,1303	3 BHK	79.83	14.82	0.63	0.00	1.10
304,504,704,904,1104,1304	2 BHK	59.94	10.13	0.00	4.58	0.55
305,505,705,905,1105,1305	2 BHK	59.94	10.13	0.00	4.58	0.55
306,506,706,906,1106,1306	2 BHK	59.94	10.13	0.00	5.95	0.55
307,507,707,907,1107,1307	2 BHK	59.95	9.39	0.00	5.95	0.55
308,508,708,908,1108,1308	2 BHK	59.95	9.39	0.00	5.95	0.55
309,509,709,909,1109,1309	2 BHK	59.94	10.13	0.00	5.95	0.55

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B BUILDING - Typical 4th,8th,10th,14th Floor Plan



Area Statement

Flat No.	Type	Carpet Area	Balcony Area	C.B Area	Arch.Proj.Area
401, 801, 1001, 1401	2 BHK	59.67	10.13	0.00	0.55
402, 802, 1002, 1402	3 BHK	79.83	14.82	0.63	1.11
403, 803, 1003, 1403	3 BHK	79.83	14.82	0.63	1.10
404, 804, 1004, 1404	2 BHK	59.67	10.13	0.00	0.55
405, 805, 1005, 1405	2 BHK	59.67	10.13	0.00	0.55
406, 806, 1006, 1406	2 BHK	59.67	10.13	0.00	0.55
407, 807, 1007, 1407	2 BHK	59.68	9.39	0.00	0.55
408, 808, 1008, 1408	2 BHK	59.68	9.39	0.00	0.55
409, 809, 1009, 1409	2 BHK	59.67	10.13	0.00	0.55

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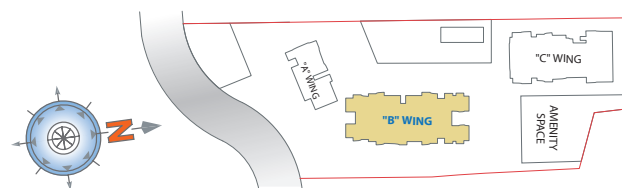
B BUILDING - TYPICAL 6th & 12th Floor Plan



Area Statement

Flat No.	Type	Carpet Area	Balcony Area	C.B Area	Arch.Proj.Area
601, 1201	2 BHK	59.67	10.13	0	0.55
602, 1202	3 BHK	79.83	14.82	0.63	1.11
603, 1203	3 BHK	79.83	14.82	0.63	1.10
604, 1204	2 BHK	59.67	10.13	0	0.55
605, 1205	2 BHK	59.67	10.13	0	0.55
606, 1206	2 BHK	59.67	10.13	0	0.55
607, 1207	2 BHK	59.68	9.39	0	0.55
608, 1208	2 BHK	59.68	9.39	0	0.55
609, 1209	1 BHK	44.21	10.13	0	0.55

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