

MARK
YOUR
PRESENCE





When it comes to achieving success,
you tend to take too much stress.
You are bound within corporate cubicles
to birth out-of-the-box miracles.
How do you outshine, outdo, outperform,
and break the monotony of age-old norms?
Vikram Colossal is a futuristic place
with dedicated business spaces,
that help you transform
your brand into a trademark.
Well thought spaces here speak for their
perfection as they set a benchmark
for unbeatable quality.
A business established here surely
will transform your workspace into
a Vikram Colossal landmark.

MAKE YOUR MARK



WORKSPACES THAT TRANSFORM
YOUR BUSINESS INTO A



TRADEMARK

COMMERCIAL SPACES
THAT SET PERFECTION AS A



BENCHMARK

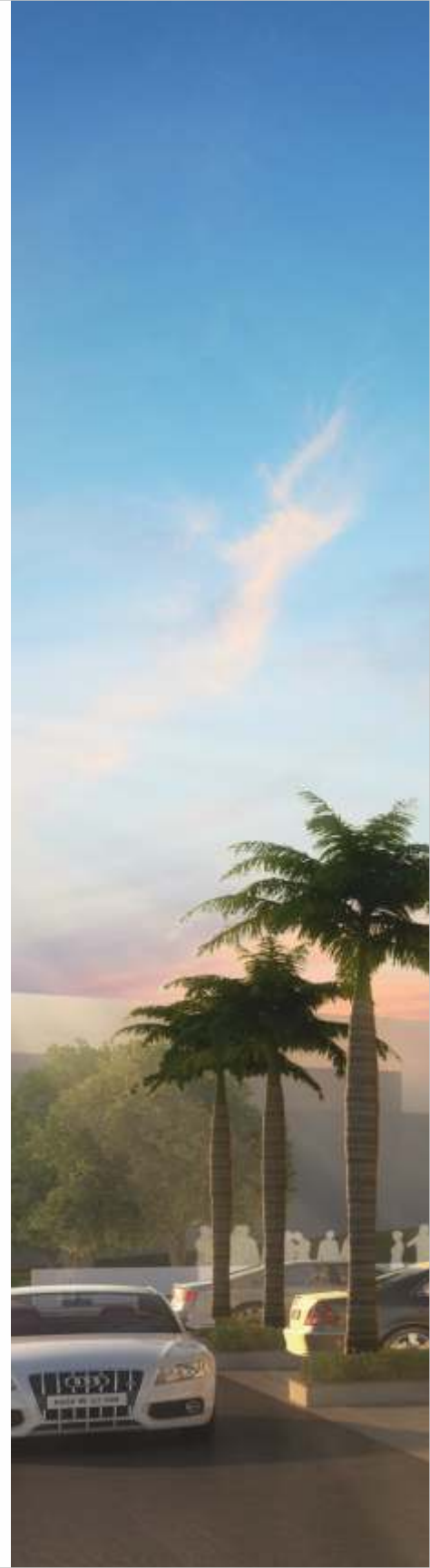




IMPECCABLE ARCHITECTURE
OF A VIKRAM COLOSSAL



LANDMARK





SPO
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SELRIDGES

VIKRAM
COLOSSAL
THE CENTRE OF BUSINESS

Shops for Own
Style Ups

VANHEUSEN

Sports zone

Coffee Hub

drinks

May your
Coffee
Rich in before
Healthy does

TRANSFORMING BUSINESSES
AT THE VIKRAM COLOSSAL



LANDMARK





AMENITIES

Vikram Colossal is purely a work of art to those who appreciate the flawless finesse and superior craftsmanship. The state-of-the-art amenities are the epitome of an excellent HALLMARK culminated into each and every infinitesimal detail. Come, experience perfection in person.



Secured Ample
Parking Space



Passenger Lift Shaft -
16 Passenger (01 No),
10 Passenger (01 No)
Service Lift -
16 Passenger (01 No)



Fire Fighting - Hydrant &
Sprinkler System with
Smoke Detection as per Statutory
Norms in Common Areas



Basement
Ventilation System



CCTV, Camera

GREEN BUILDING FEATURES



Rain Water Harvesting



Waste Water Treatment

ADDITIONAL FEATURES

- Service ducts for Intercom for Broad Band, Intercom, LAN, Telephone, TV, Smoke detection, V Sat, TV Cable etc
- Internal Security & Alarm System
- Automatic Water Level Controller
- Dedicated Earthing for Each Unit shall be Provided
- Lightening Arrester



VIKRAMI COLOSSAL

THE NEW EXHIBITION FOR FREQUENT TRAVELLERS

EVERY DETAIL EXUDES
AN EXCELLENT

 **HALLMARK**

COMMON TECHNICAL SPECIFICATIONS

★ ★ ★



STRUCTURE

- Earthquake Resistant R.C.C. Framed Structure



MASONRY & PLASTER FINISH

- 6" thick BBM / AAC Block Masonry for both Internal and External Walls
- Neeru Finish / Cement Finish Internal Plaster
- Sand Face Plaster (Double Coat) for External Walls



EXTERNAL FACADE

- Energy Efficient Toughened Glass / Double Coat Sand Faced External Grade Cement Plaster with External Texture Paint and External Grade Cladding



POWER SUPPLY

- DG BACK UP: 100% DG Back Up with 60 % Diversity
- 10 KVA per 1000 Sq.Ft. of Carpet Area
- Main Power Supply shall be provided up to DB at Floor Level
- Dedicated Earthing for Each Unit shall be provided
- Three Phase Power Supply



OFFICE TECHNICAL SPECIFICATIONS

- Floor to Floor Height - 3.3 M
- Floor to Ceiling Height - 3 M
- Design Load (4 KN - Live Load, 1.5 KN Floor Finish, 1.5 KN Partition Wall)
- Finish - Bare Shell Unit (No Flooring & No Wall Finishing)
- Fire Fight - Sprinkler System in Common Area as per Statutory Norms
- Electrical load - 10 KVA / 1000 Sq.Ft. Carpet
- DG Back Up - 100% DG Back UP with 60 % Diversity
- AC Gantry
- Gantry Louvers - Aluminum Powder Coated
- Doors - Laminated Flush Doors / MS Rolling Shutter
- Toilet - Finished Ladies and Gents Toilet
- Window Sill - Granite / Marble

COMMON TECHNICAL SPECIFICATIONS

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TOILET TECHNICAL SPECIFICATIONS

- Waterproofing Chemical / BB Coba
- Flooring - 600x600mm Anti Skid Ceramic Tiles
- Wall Cladding - 600x600mm Wall Tiles
- Ceiling - Grid False Ceiling
- Door Frame - Wooden Ply Frame
- Window Sill - Granite
- Sanitary and C P Fitting - Wash Basin, Wall Hung WC Green Certified
- Exhaust Fan
- Pressure tested Concealed Plumbing
- Granite Counter for Basin
- Concealed Flush Tank



COMMON AREA TECHNICAL SPECIFICATIONS

- Trimix Floor finish at Parking
- Acrylic Paint to Common Area / Passages / Lobbies / Staircase walls and Ceilings
- POP Finishing to Walls / Ceilings in Common Passages, Common Lobbies, Lift Lobbies and Common Areas
- 3 track UPVC Windows
- 6" thick BBM / AAC Block Masonry for both Internal and External Walls
- Neeru Finish / Cement Finish Internal Plaster
- Sand Face Plaster (Double Coat) for External Walls
- POP Wall Punning to Common Areas / Common Passages / Common Lobbies and Staircase.
- POP False Ceiling POP to Lift Lobby and Common Passages



TILING

- Main Entrance Lobby (G.F.) - Designer Granite Flooring / Wall Cladding & Lift Cladding
- Upper Floor Lobby - Natural Stone Flooring / Wall Cladding & Lift Cladding
- Staircase (From Mezzanine) - Granite Flooring
- External Drive Way - Paving Block

PAINTING

- Acrylic Paint to Common Area / Passages / Lobbies / Staircase walls and Ceilings
- External Texture Paint and External Grade Cladding
- Oil paint for M.S. work

PARKING

- Fully Covered Multi Level Mechanical Parking / Tower Parking
- Trimix Floor Finish in Parking Area / Drive Way and Ramp

ODD FLOOR SECTION CUT SECTION



Note: The above image is for representation purpose only, we will be providing bare shell units.

EVEN FLOOR PLAN CUT SECTION

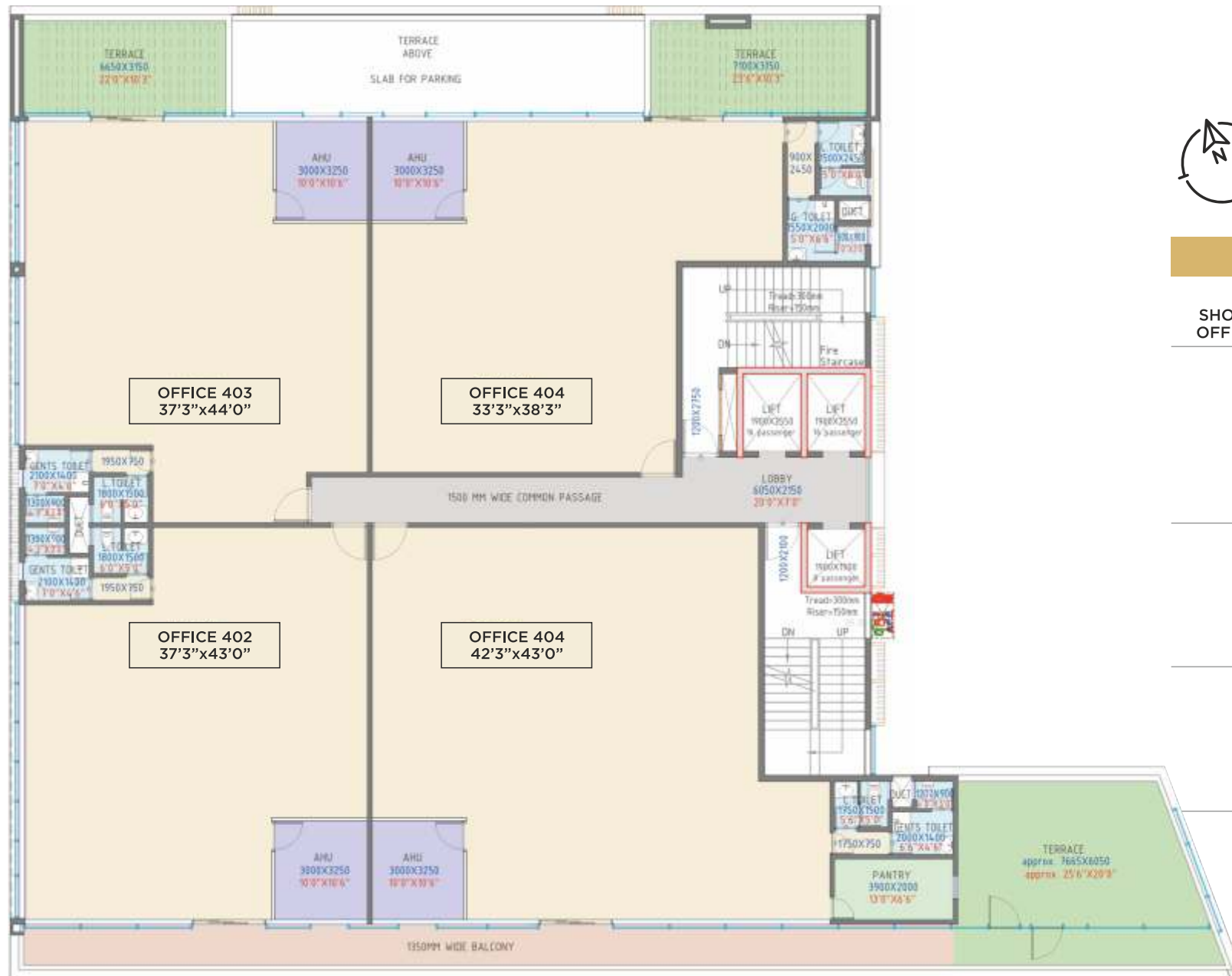


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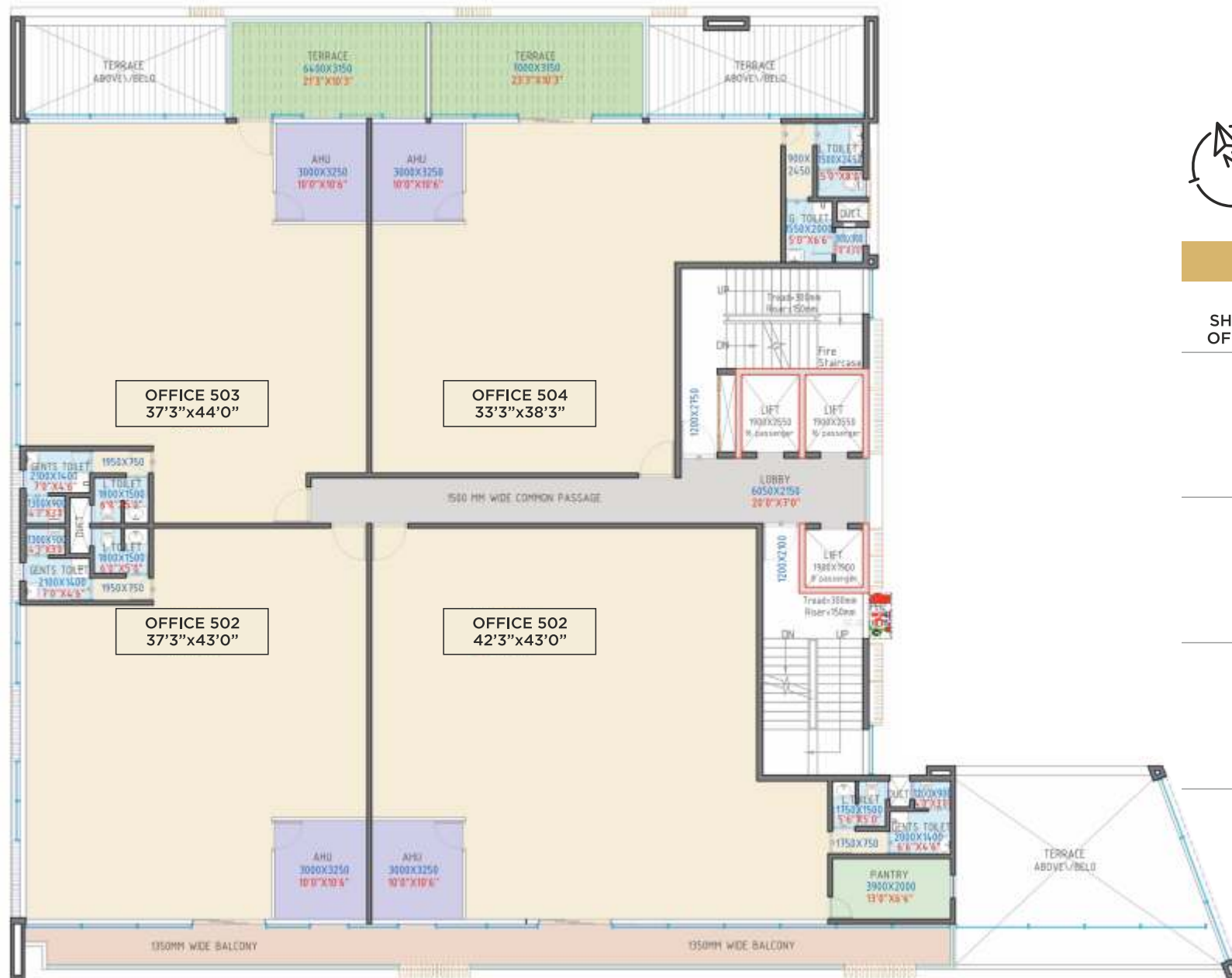


GROUND FLOOR

SHOPS/SHOWROOM/ OFFICE/RESTAURANT	TYPE	CARPET AREA (SQM)	TOTAL CARPET AREA (SQM)	TOTAL CARPET AREA (SQFT)	SALEABLE CARPET (SQFT)
SHOP 01	CARPET	23.90	25.81	277.82	388.95
	TOILET	1.91			
SHOP 02	CARPET	23.48	25.39	273.30	382.62
	TOILET	1.91			
SHOP 03	CARPET	20.09	21.97	236.49	331.08
	TOILET	1.88			
SHOP 04	CARPET	27.15	21.03	312.48	437.47
	TOILET	1.88			



FOURTH FLOOR					
SHOPS/SHOWROOM/ OFFICE/RESTAURANT	TYPE	CARPET AREA (SQM)	TOTAL CARPET AREA (SQM)	TOTAL CARPET AREA (SQFT)	SALEABLE CARPET (SQFT)
OFFICE 401	CARPET	167.93	264.93	2851.71	3992.39
	TERRACE	46.60			
	PASSAGE	25.79			
	AHU	7.91			
	TOILET	9.85			
OFFICE 402	CARPET	126.49	159.12	1712.77	2397.87
	PASSAGE	15.49			
	AHU	10.01			
	TOILET	7.16			
OFFICE 403	CARPET	126.70	164.66	1772.40	2481.36
	TERRACE	20.95			
	AHU	9.85			
	TOILET	7.16			
OFFICE 404	CARPET	125.56	165.93	1786.07	2500.50
	TERRACE	22.37			
	AHU	9.85			
	TOILET	8.15			
	PANTRY	39.00			



FIFTH FLOOR

SHOPS/SHOWROOM/ OFFICE/RESTAURANT	TYPE	CARPET AREA (SQM)	TOTAL CARPET AREA (SQM)	TOTAL CARPET AREA (SQFT)	SALEABLE CARPET (SQFT)
OFFICE 501	CARPET	167.93	218.40	2350.86	3291.20
	PASSAGE	25.86			
	AHU	9.85			
	TOILET	6.85			
OFFICE 502	CARPET	126.49	158.47	1705.77	2388.08
	PASSAGE	14.81			
	AHU	10.01			
	TOILET	7.16			
OFFICE 503	CARPET	126.52	163.69	1761.96	2466.74
	TERRACE	20.16			
	AHU	9.85			
	TOILET	7.16			
OFFICE 504	CARPET	125.56	165.62	1782.73	2495.83
	TERRACE	22.06			
	AHU	9.85			
	TOILET	8.15			



SIXTH FLOOR

SHOPS/SHOWROOM/ OFFICE/RESTAURANT	TYPE	CARPET AREA (SQM)	TOTAL CARPET AREA (SQM)	TOTAL CARPET AREA (SQFT)	SALEABLE CARPET (SQFT)
OFFICE 601	CARPET	167.93	264.93	2851.71	3992.39
	TERRACE	46.60			
	PASSAGE	25.79			
	PANTRY	7.91			
	AHU	9.85			
	TOILET	6.85			
OFFICE 602	CARPET	126.49	159.12	1712.77	2397.87
	PASSAGE	15.49			
	AHU	10.01			
	TOILET	7.16			
OFFICE 603	CARPET	126.70	164.66	1772.40	2481.36
	TERRACE	20.95			
	AHU	9.85			
	TOILET	7.16			
OFFICE 604	CARPET	125.56	165.93	1786.07	2500.50
	TERRACE	22.37			
	AHU	9.85			
	TOILET	8.15			



SEVENTH REFUGE FLOOR

SHOPS/SHOWROOM/ OFFICE/RESTAURANT	TYPE	CARPET AREA (SQM)	TOTAL CARPET AREA (SQM)	TOTAL CARPET AREA (SQFT)	SALEABLE CARPET (SQFT)
OFFICE 701	CARPET	127.30	173.44	1866.91	2613.67
	PASSAGE	21.53			
	PANTRY	7.91			
	AHU	9.85			
	TOILET	6.85			
OFFICE 702	CARPET	126.49	158.37	1704.69	2386.57
	PASSAGE	14.71			
	AHU	10.01			
	TOILET	7.16			
OFFICE 703	CARPET	126.52	163.69	1761.96	2466.74
	TERRACE	20.16			
	AHU	9.85			
	TOILET	7.16			
OFFICE 704	CARPET	125.56	165.62	1782.73	2495.83
	TERRACE	22.06			
	AHU	9.85			
	TOILET	8.15			



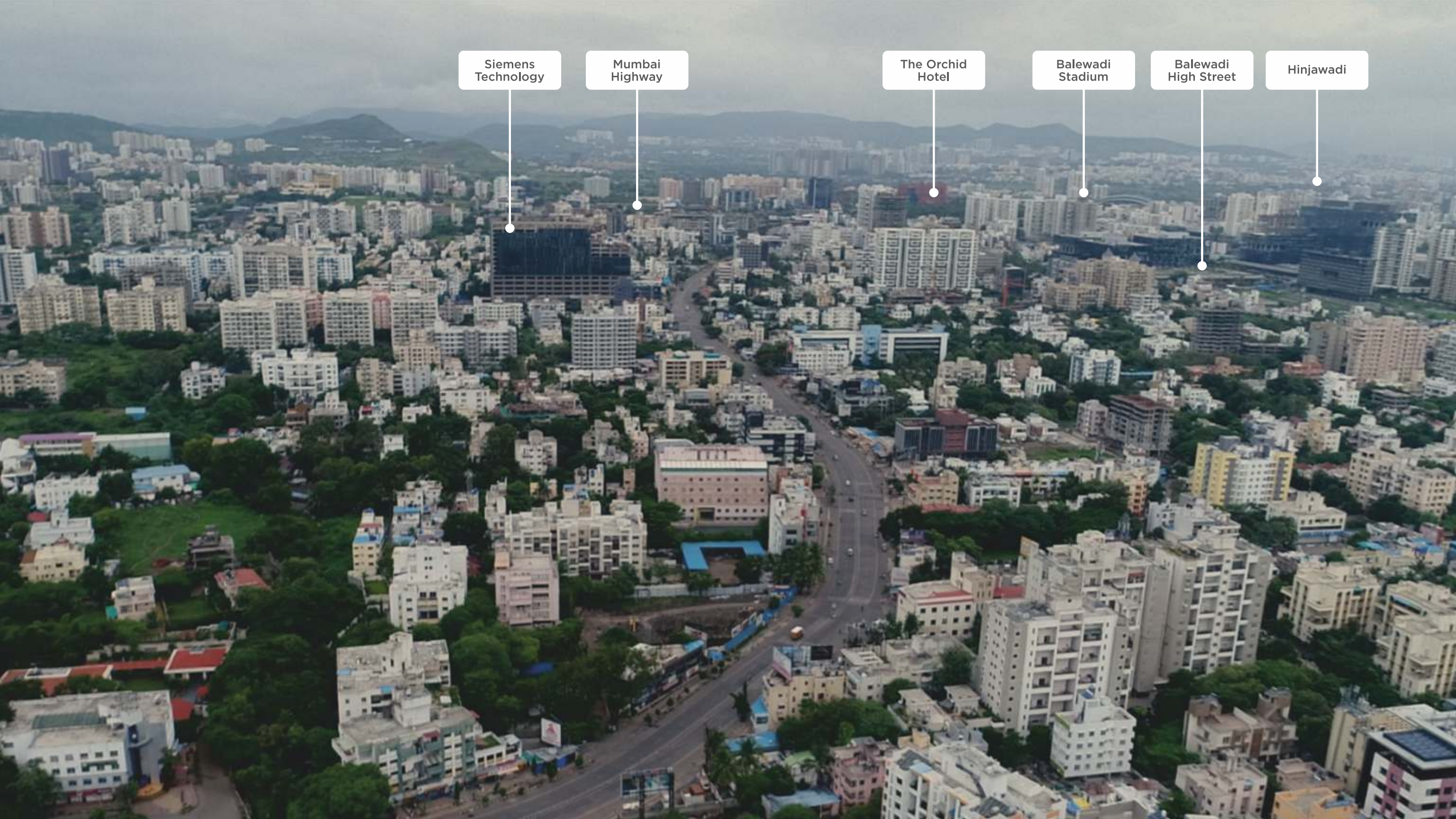
EIGHTH FLOOR					
SHOPS/SHOWROOM/OFFICE/RESTAURANT	TYPE	CARPET AREA (SQM)	TOTAL CARPET AREA (SQM)	TOTAL CARPET AREA (SQFT)	SALEABLE CARPET (SQFT)
RESTAURANT 801	CARPET	105.53	125.94	1355.62	1897.87
	AHU	13.48			
	TOILET	6.93			
RESTAURANT 802	CARPET	94.79	138.78	1493.83	2091.36
	TERRACE	22.37			
	AHU	13.47			
	TOILET	8.15			
TERRACE 1		21.95	21.95	236.27	330.78
TERRACE 2		436.69	436.69	4700.53	6580.74
TERRACE 3		45.85	45.85	493.53	690.94

IMPECCABLE ARCHITECTURE
OF A VIKRAM COLOSSAL



LANDMARK





Siemens
Technology

Mumbai
Highway

The Orchid
Hotel

Balewadi
Stadium

Balewadi
High Street

Hinjawadi



NEAR BY LANDMARKS

Pune University 5.1km
Jupiter Hospital 800m

Balewadi High Street 2.5km
Hotel Mahabaleshwar 1.6km

Hinjewadi 7km
Shivchatrapati Sports Complex 3.3km





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