



Indulge in Grandeur,
Live in
Luxury



SITE ADDRESS

Plot No. 2, Old Subhedar Layout, Sharda Chowk
Main Road, Nagpur



Super Builtup Area

1A - 2A - 200 sqft

1B - 2B - 160 sqft



2D Ground Floor



18 M WIDE ROAD

Super Builtup Area

101 to 701 - 1750 sqft

102 to 702 - 1550 sqft

2D Floor Plan



18 M WIDE ROAD



Experience the Pinnacle of
LUXURY LIVING



ISOMETRIC

3D FLOOR PLAN





PREMIUM SPECIFICATION



Structure

Earthquake Resistant Design

Features

Double AAC Blocks or Clay Bricks to Keep Building Thermal Resistant, Energy Efficient and Sound Insulation.



Wall

Internal: 115 mm Thick Wall

External: 150 mm Thick Wall



Plaster

Internal: Smooth Gypsum or Cement Plaster

External: Smooth Finish Cement Plaster



Paint

Internal: Plastic Paint with Primer Base

External: Weather Shield Max with Primer Base



Doors

Front Door: Flush Door with Veneer on Front with Ply Veneer Frame

Internal Door : Flush Door with Veneer on Front with Ply Veneer Frame



Window

Aluminum Powder Coated Windows with MS Gril



Toilet

Dado Tiles Till Ceiling & Anti-Skid Tiles on Floor



Sanitary Ware

Johnson/Cera Wash Basin Wall Hung Commode / Orissa Pan



Bathroom Fixtures

Jaguar Esco / Asian Bath Sense Fixtures



Kitchen

Kitchen Otta with Granite Top with SS Sink

Under Platform Modular Kitchen

Glazed Tiles Shall Be Provided up tp 4' Height Above Otta



Electrification

Concealed Wiring with ISI Marked Wires & Switches

T.V. Tele Point in Drawing Room and Master Bedroom



Water

Separate Overhead Water Tank for Corporation Water for Drinking Purpose Boring Water for Utility Purpose

SPECIAL EXTRA MODERN SPECIFICATION



Vastu

100% Vastu Compliant Flats



Gypsum

Gypsum Ceiling in All

Rooms and LED Light

Panels in Drawing Hall Only



Modular Kitchen

Under Platform Modular Kitchen



Solar Water

Solar Hot Water Facility in Common Bathroom



Pest Control

Pest Management in Building Premises including All Flats



Security

Intercom Connectivity For Each Flat

Video Door Phone at Each Flat Entrance

CCTV Surveillance for Common Area



Solar

Solar Panel For Zero Common Electric Bill



Lift

8 Passengers Lift with Battery Backup for Power Breakdown



Parking

Allotted Car Parking for 4 Wheelers & 2 Wheelers



EV

Electric Vehicle Charging Socket in Parking

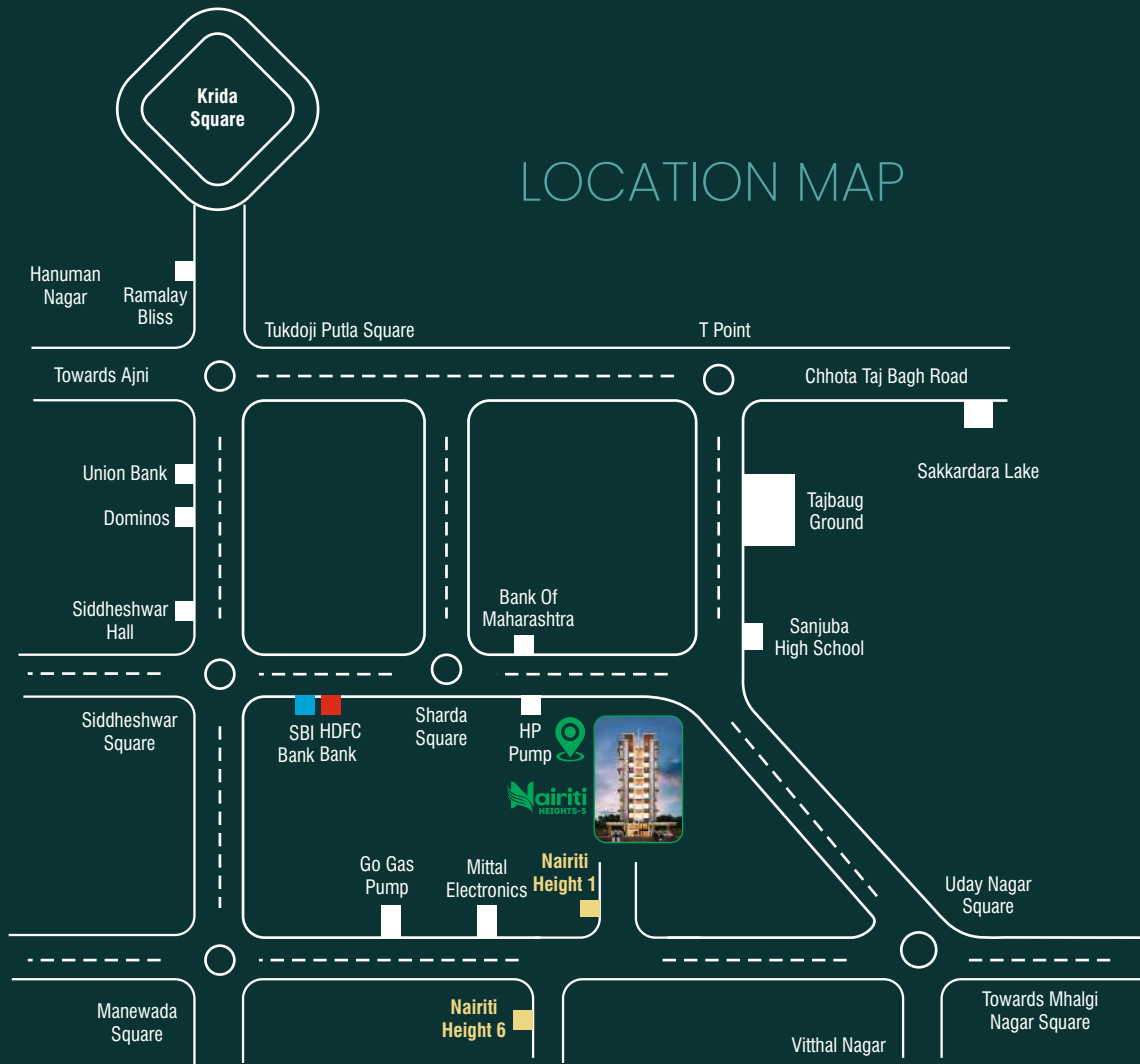
Note

The Purchaser has to pay the following charges separately

1. M.S.E.B. Meter deposit and networking charges.
2. Registration, Stamp Duty, Legal & Documentation Charges.
3. Water meter with other networking charges,
4. Advance deposit payment towards extra work other than specified
5. Applicable GST as per Government norms.

Extra Amenities

- Common Lighting on Solar PV cells
- Rain Water Harvesting
- Peripheral Plantation / Landscaping
- Water proofing treatment to all Toilets & top floor terrace



NIRMAY PROPERTIES

Project Promoters



NAYAN GHATE : 9765904999

Credit

Architect & Planning Consultant

BOLD DESIGN STUDIO

Structural Consultant

DEVAL S. NAKHATE

Legal Advisor

ADV. RITESH C. MAHENDRA

Turnkey Consultant

NAIRITI HOME DESIGNS

Corporate Office

Nirmay Infratech , Flat No. 101, Sai Darshan Apartment,
Beside Sai Mandir, Above Krishnum Restaurant,
Wardha Road, Nagpur - 440015

Branch Office

Nirmay Infratech , Flat No. 102, Shivneri Apartment,
Beside Kalpavruksha Hospital, Chatrapati Nagar,
Nagpur - 440015

Contact Us:

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Note : This Is Conceptual Broucher And Not A Legal Documents. The Developer Reserves The Right To Alter And Make Changes In The Elevation & Specification.