

PROJECT BY :  
NIRMAY INFRASTRUCTURE



# NAIRITI HEIGHTS - 3

2 BHKD PREMIUM TERRACE FLAT

A Long Journey... With Sweet & Happy Dreams...



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📍 PLOT NO. 142, 143 VAIBHAV NAGAR, NARSALA ROAD, DIGHORI, NAGPUR

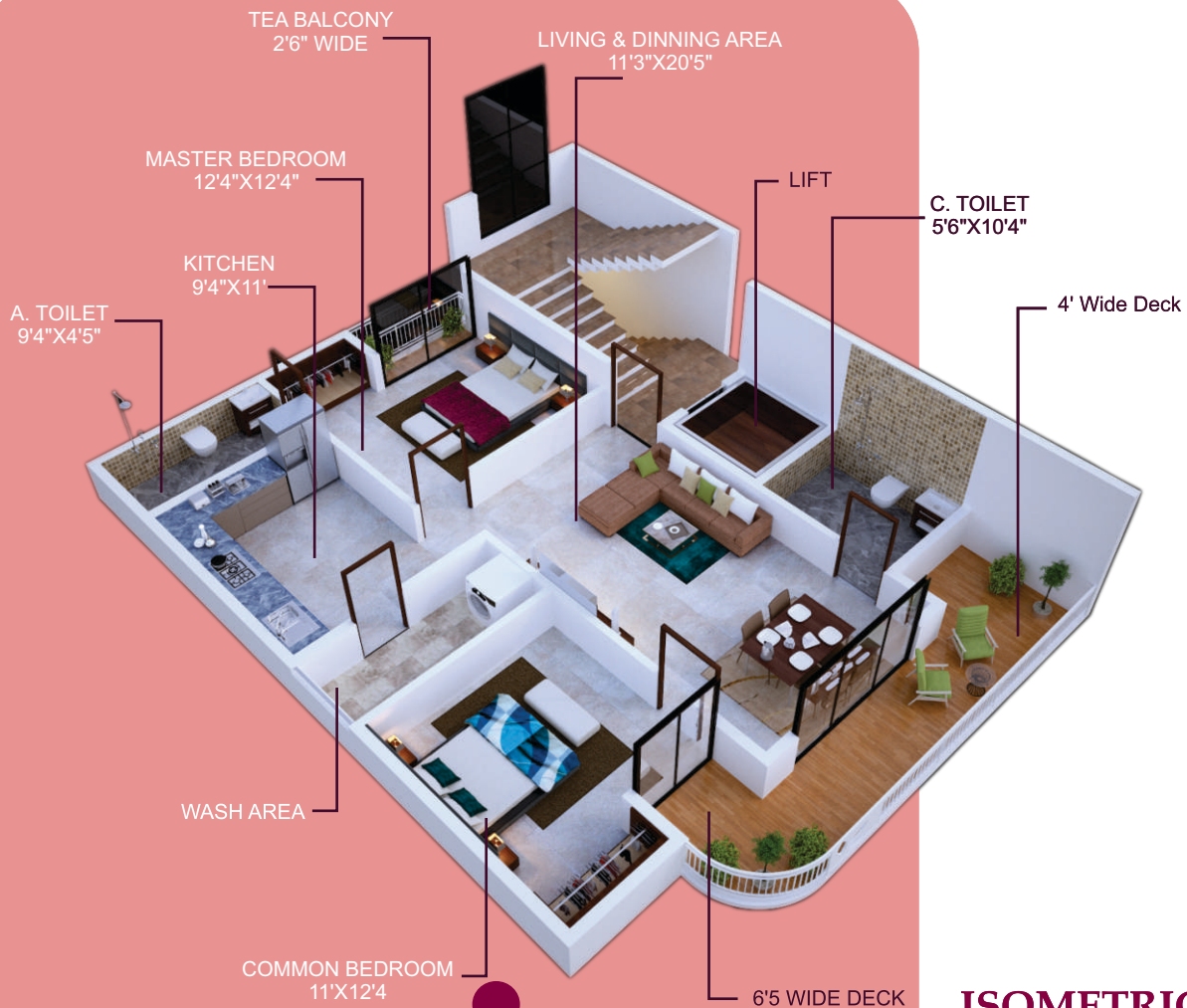


## ISOMETRIC VIEW 2 BHKD (101 to 601)



Area Statement	
Flat No.	Super Built up Area
101 to 601	1315 Sq. Ft.
102 to 602	1265 Sq. Ft.





## ISOMETRIC VIEW 2 BHKD (102 to 602)



## PARKING PLAN

Allotted Parking For  
4 Wheelers & 2 Wheelers





# Premium Specifications



## Structure

Earthquake Resistant Designs

## Features

Premium quality Construction  
Use of AAC blocks/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 : Gypsum plaster.  
External : Smooth finish cement plaster.



## Flooring

32" x 32" & 24" x 48" - Vitrified double charged tiles in all rooms & wooden texture tiles in balcony/terrace



## 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 shutter door with mica on both side.



## Window

Aluminum powder coated windows with MS grill



## 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 S.S Sink.  
Under platform modular kitchen.  
Glazed Tiles shall be provided up to 4' height above otta.



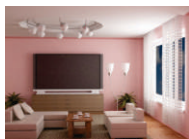
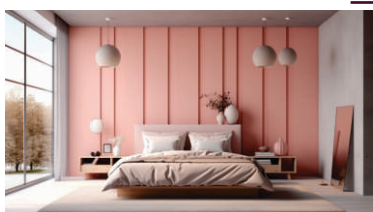
## Electrification

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



## Security

Intercom connectivity for each flat.  
Video Door Phone at each flat entrance.  
CCTV surveillance for common area.



## Parking

Allotted Car Parking for 4 Wheelers  
& Surface Parking for 2 Wheelers



## Lift

6 passenger Lift with Battery Backup for Power Breakdown



## Vastu

100% Vastu compliant flats



## POP / Gypsum

Gypsum ceiling in all rooms and LED Light panels in drawing hall only.



Solar Panel For Zero Common Electric Bill



Modular Kitchen



EV Charging Socket in Parking



Solar Water Heater  
In Common Bathroom

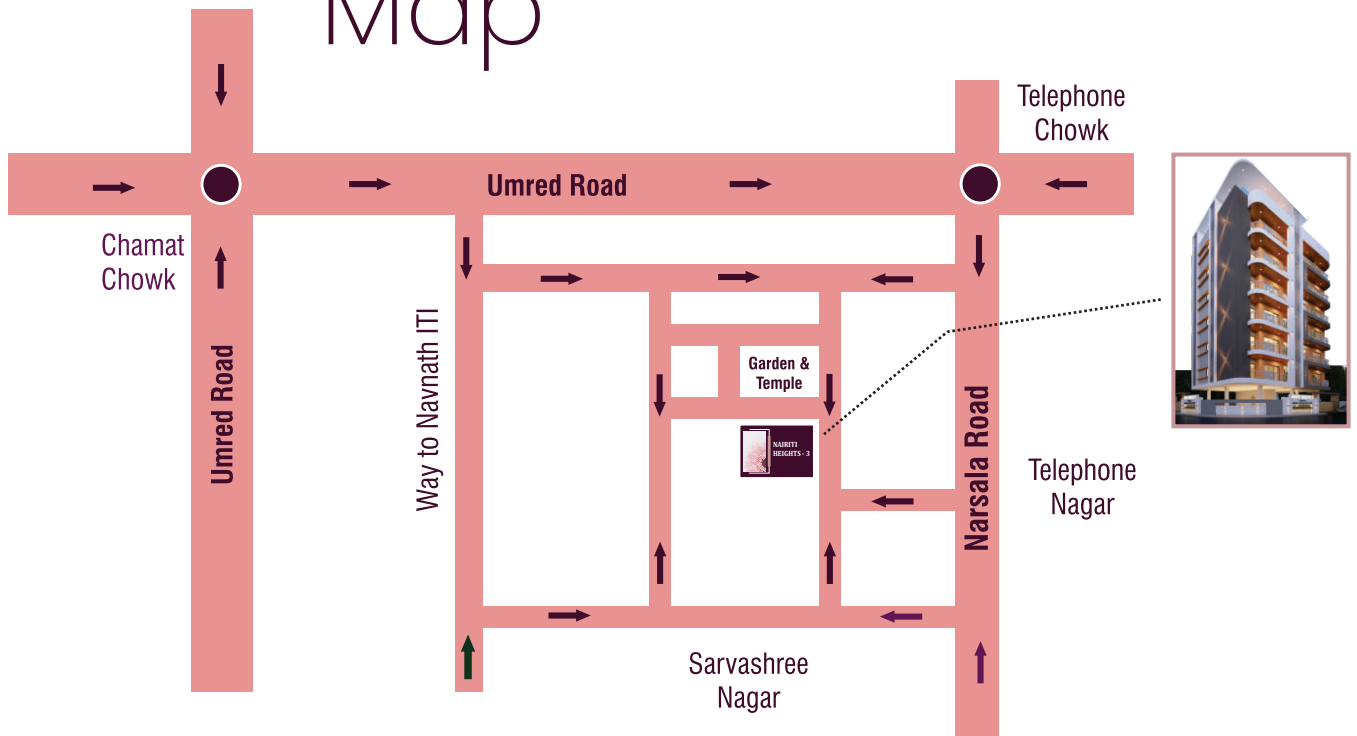
- Common Lighting on Solar PV cells
- Rain Water Harvesting
- Peripheral Plantation / Landscaping
- Water proofing treatment to all toilets & top floor terrace

## 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.

# Location Map



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**NIRAMY INFRASTRUCTURE**

**Project Promoters**

**Credit**

Architect & Planning Consultant

**BOLD DESIGN STUDIO**

Structural Consultant

**ER. SUDESH B. MALODE**

Legal Advisor

**ADV. RITESH C. MAHENDRA**

Corporate Office : **NIRMAY INFRASTRUCTURE**, Flat No. 101, Sai Darshan Apartment, Beside Sai Mandir,  
Above Krishnum Restaurant, Wardha Road, Nagpur - 15

Our Branch Office : Umred & Chandrapur

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