

Project By -  
NIRMAY INFRATECH GROUP



# NAIRITI HEIGHTS - 1

*Let's Quality Decides Our Reputation...*

**2 BHKD PREMIUM TERRACE FLATS**

Every new beginning, with your home...



# NAIRITI HEIGHTS - 1

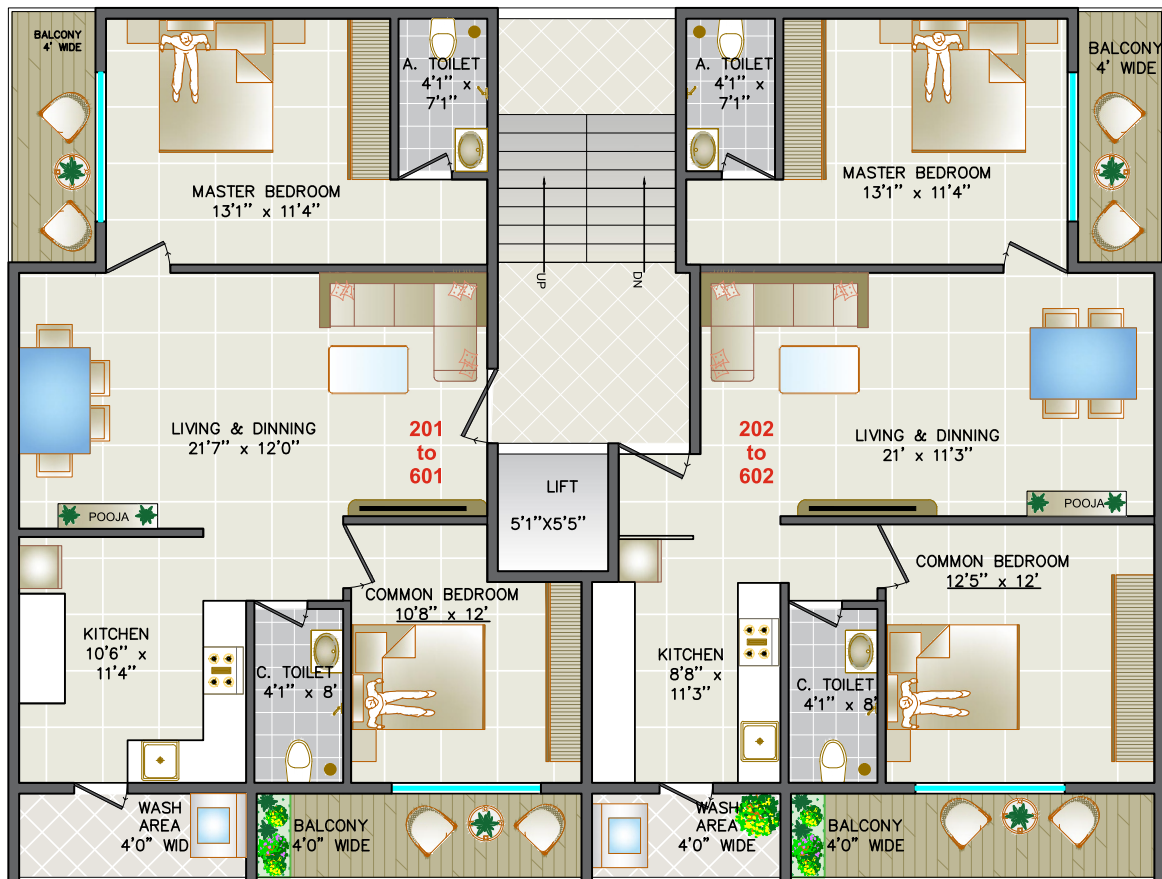
# RESIDENTIAL



Site Add. - Plot No. 62 & 63, Uday Nagar, Galli No.3, Near Ring Road, Nagpur - 440024



## Typical Second to Sixth Floor Plan

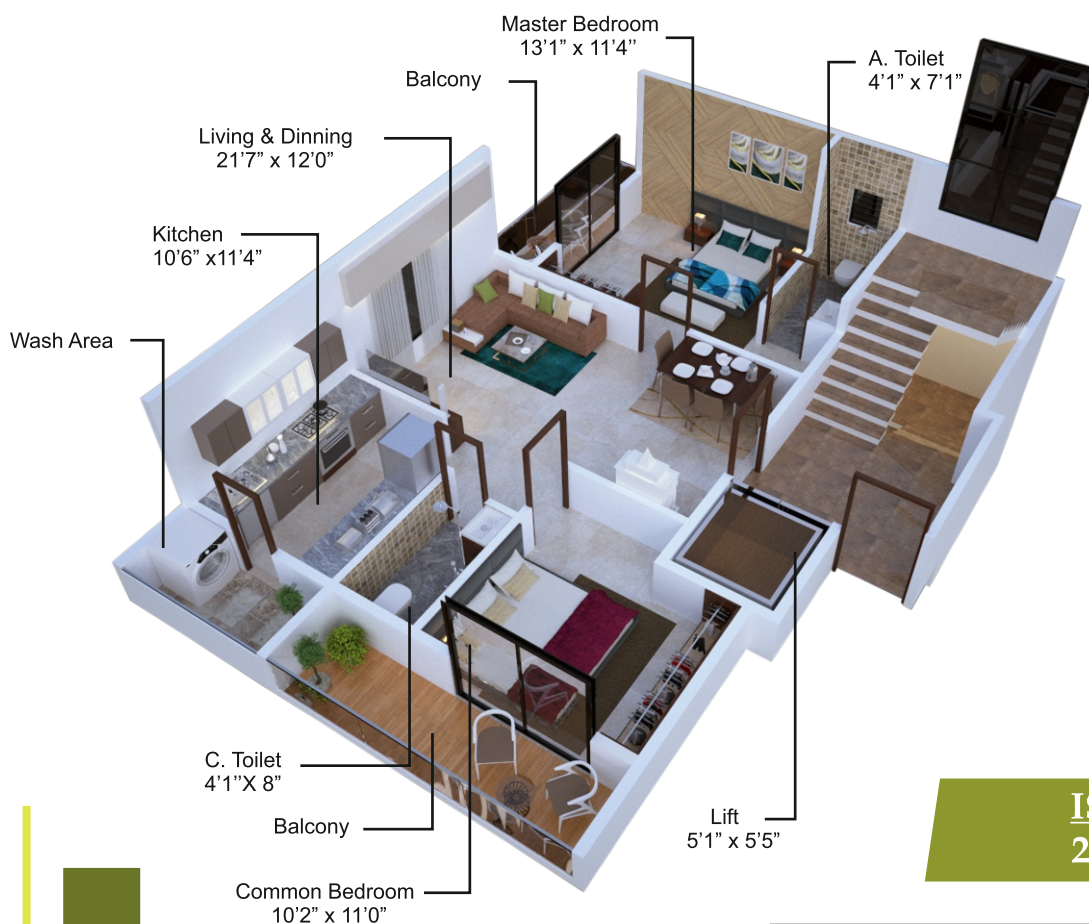


## ISOMETRIC VIEW 2BHKD (201 to 601)



“  
A HOUSE IS MADE  
OF WALLS AND BEAMS...  
A HOME IS BUILT WITH  
**LOVE AND  
DREAMS..!**





## ISOMETRIC VIEW 2BHKD (202 to 602)

Area Statement S/B Up	
Flat No. 201 - 601	Area - 1285 Sq. Ft.
Flat No. 202 - 602	Area - 1325 Sq. Ft.



# PARKING

# Premium Specifications



## Structure

Earthquake Resistant Design

## Features

Use 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 Finish 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 to 4' Height Above Otta



## Electrification

Concealed Wiring with ISI Marked Wires & Switches

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

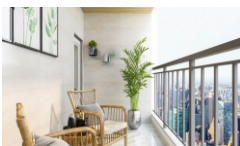
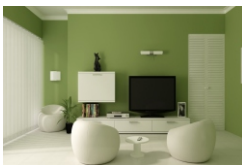
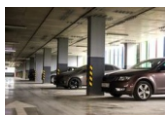


## Water

Separate Overhead Water Tank for

Corporation Water for Drinking Purpose

Boring Water for Utility Purpose



# Special Extra Modern Specification



## 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

6 Passengers Lift

with Battery Backup for  
Power Breakdown



## Parking

Allotted Car Parking for 4 Wheelers

& 2 Wheelers



## EV

Electric Vehicle Charging Socket in Parking

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

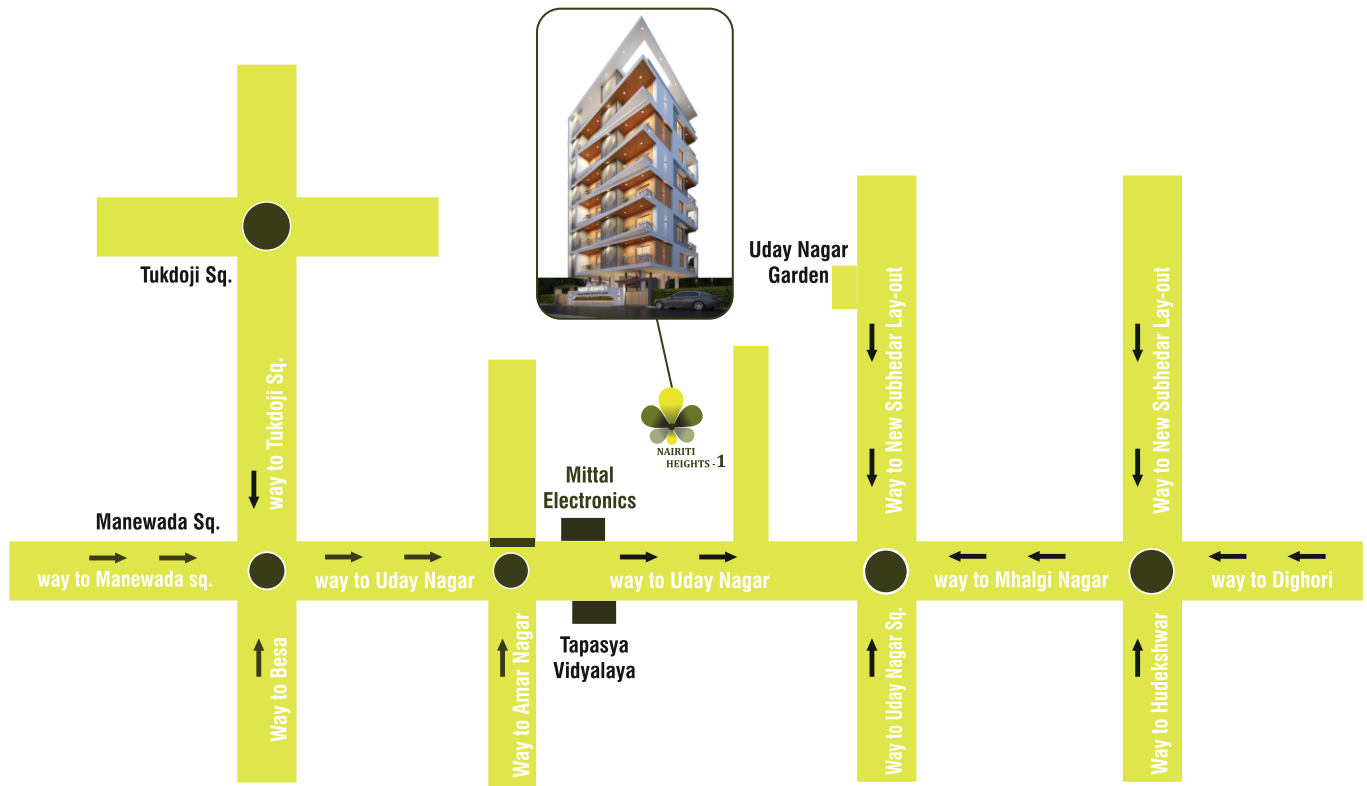
## Note :

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



PLOT NO. 62 & 63, UDAY NAGAR, GALLI NO. 3, NEAR RING ROAD NAGPUR - 440024



## NIRMAY INFRATECH GROUP

**Credit**

Architect & Planning Consultant

**BOLD** BOLD DESIGN STUDIO

Structural Consultant

ER. SUDESH B. MALODE

Legal Advisor

ADV. RITESH C. MAHENDRA

Corporate Office : **NIRMAY INFRATECH**, Flat No. 101, Sai Darshan Apartment, Beside Sai Mandir, Above Krishnum Restaurant, Wardha Road, Nagpur - 15  
Branch Office : **NIRMAY INFRATECH**, Flat No. 102, Shivneri Apartment, Beside Kalparuksha Hospital, Chatrapati Nagar, Nagpur - 440015

Note : This is a conceptual broucher and not a legal documents. The developer reserves the right to alter and make changes in the Elevation & Specification