



Developers :
NARMADA DEVELOPERS

Site : "Nirvana Bungalows",
Survey No: 22,
Opp. Gajanan Tenements,
Tarsali-Vadadla Road,
Vadadla, Vadodara.

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Architect :



Structure :

ASHOK SHAH
& ASSOCIATES



LOCATION

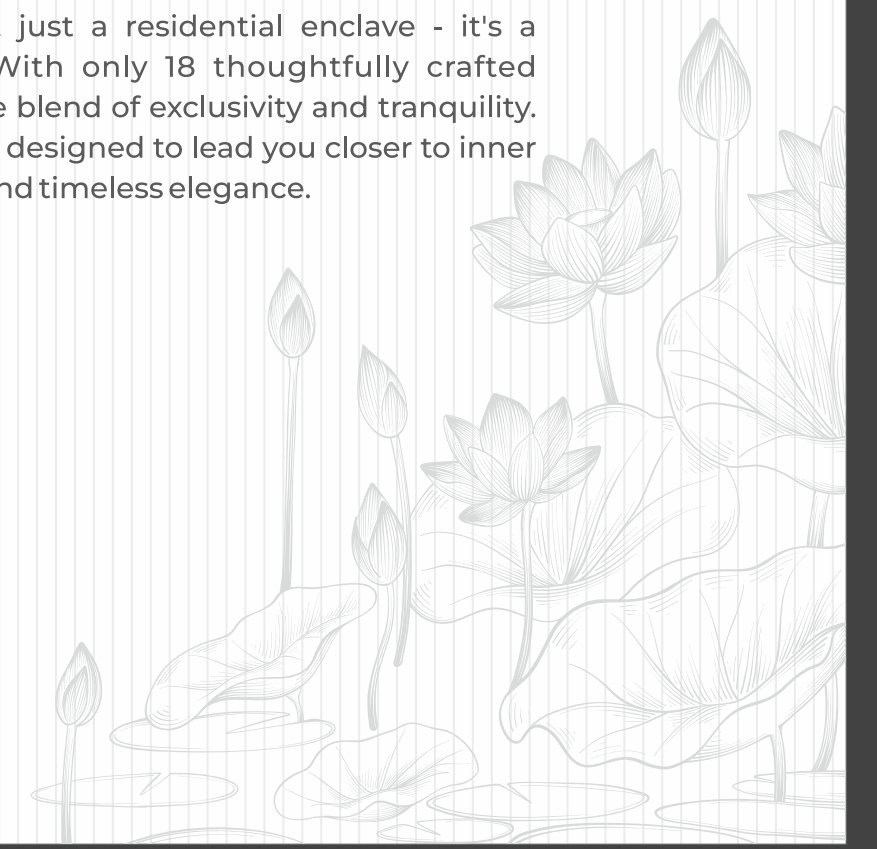


3 BHK LUXURIOUS
BUNGALOWS



18 LUXURIOUS BUNGALOWS

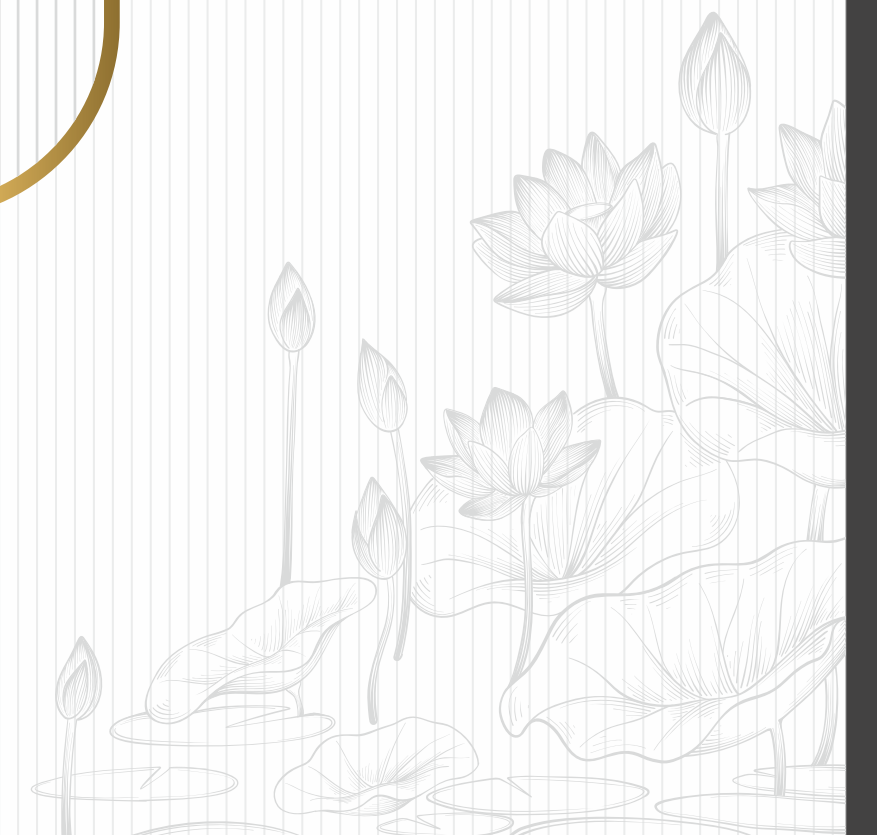
Nirvana Bungalows isn't just a residential enclave - it's a sanctuary of serenity. With only 18 thoughtfully crafted bungalows, it offers a rare blend of exclusivity and tranquility. Every corner of Nirvana is designed to lead you closer to inner peace, modern comfort, and timeless elegance.

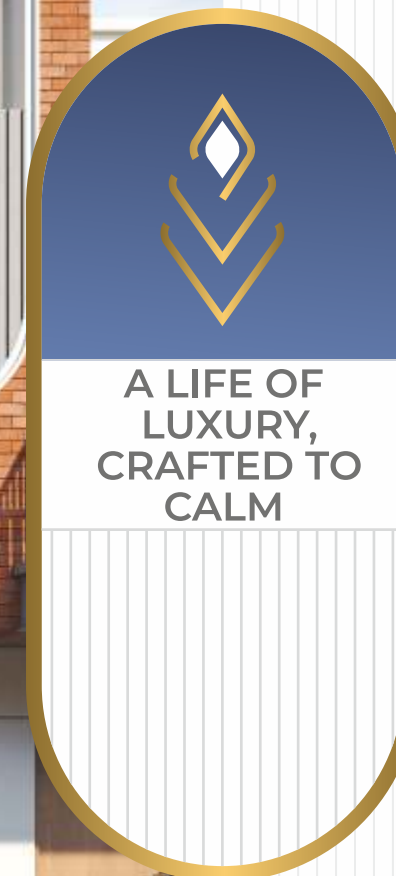




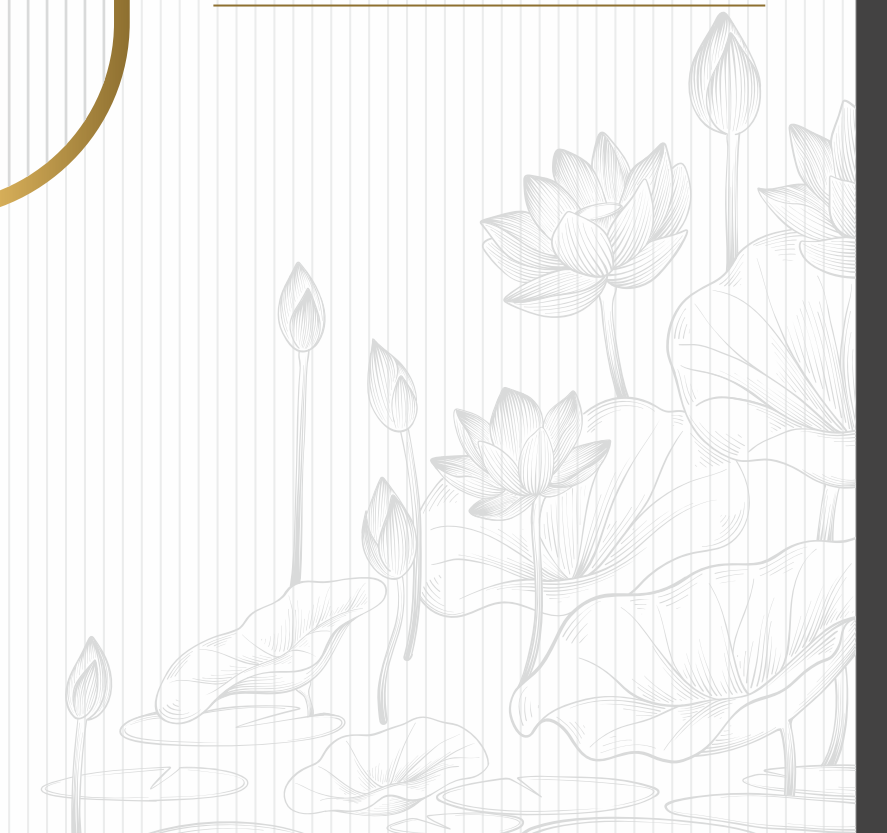
A GRAND
WELCOME
TO CALM

Step into a world where stillness speaks louder than noise. The majestic entrance of Nirvana Bungalows creates a lasting first impression - one that whispers elegance, safety, and a lifestyle centered around soulful living. This is not just an entry; it's your first step toward bliss.

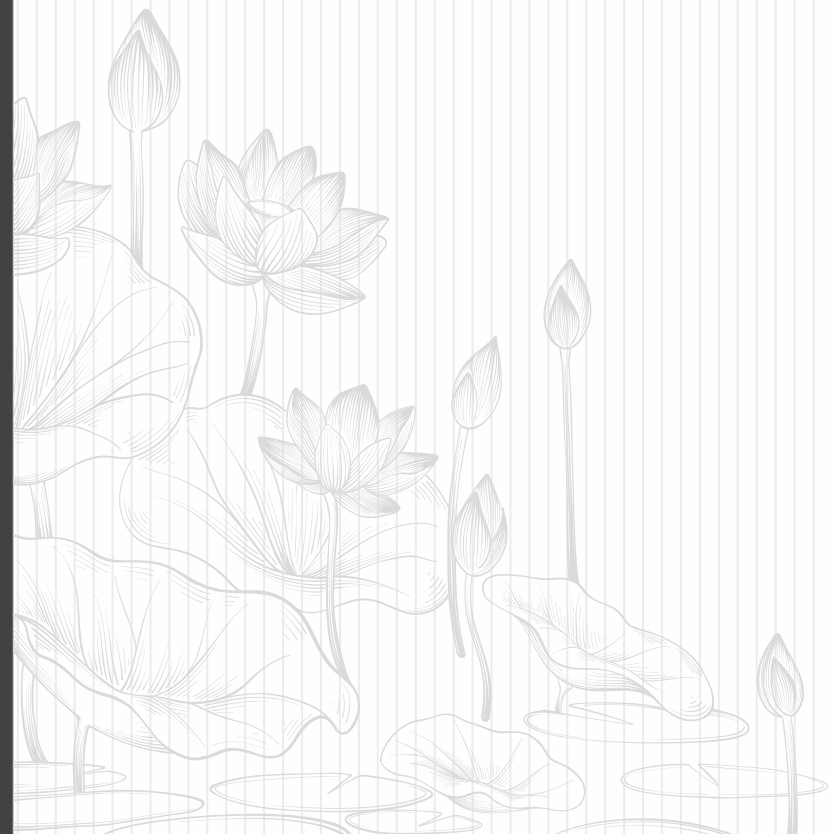


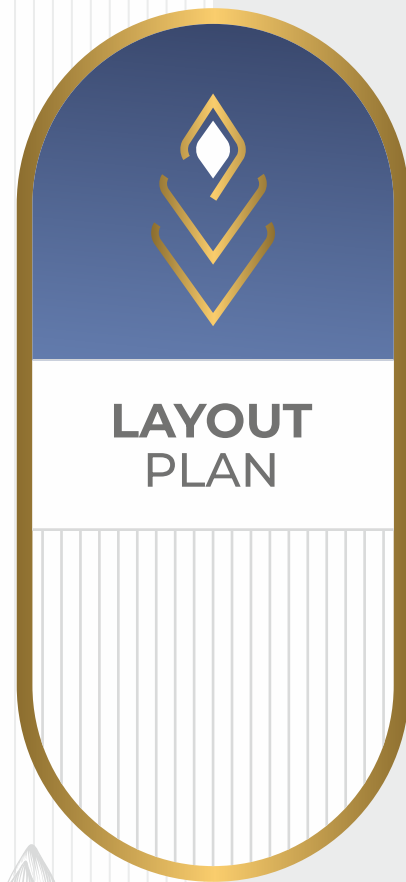


Welcome to Nirvana Bungalows - where luxury embraces tranquility. Each 4 BHK bungalow is a timeless blend of premium architecture and peaceful living. From the moment you enter, you're surrounded by curated elegance, vast open spaces, and a sense of serenity that feels like home to your soul.



The architectural elegance of Nirvana shines through even from a higher perspective. Clean lines, open layouts, and modern forms come together to create a sense of grounded luxury - a bird's-eye glimpse of a balanced life.





**LAYOUT
PLAN**

AREA TABLE

PLOT NO.	PLOT AREA
01	1620
02 to 09	902
10	1418
11	1295
12 to 17	902
18	932

AREA IN SQ.FT.


18.00 MT. WIDE ROAD

ENTRY / EXIT



**GROUND
FLOOR PLAN**

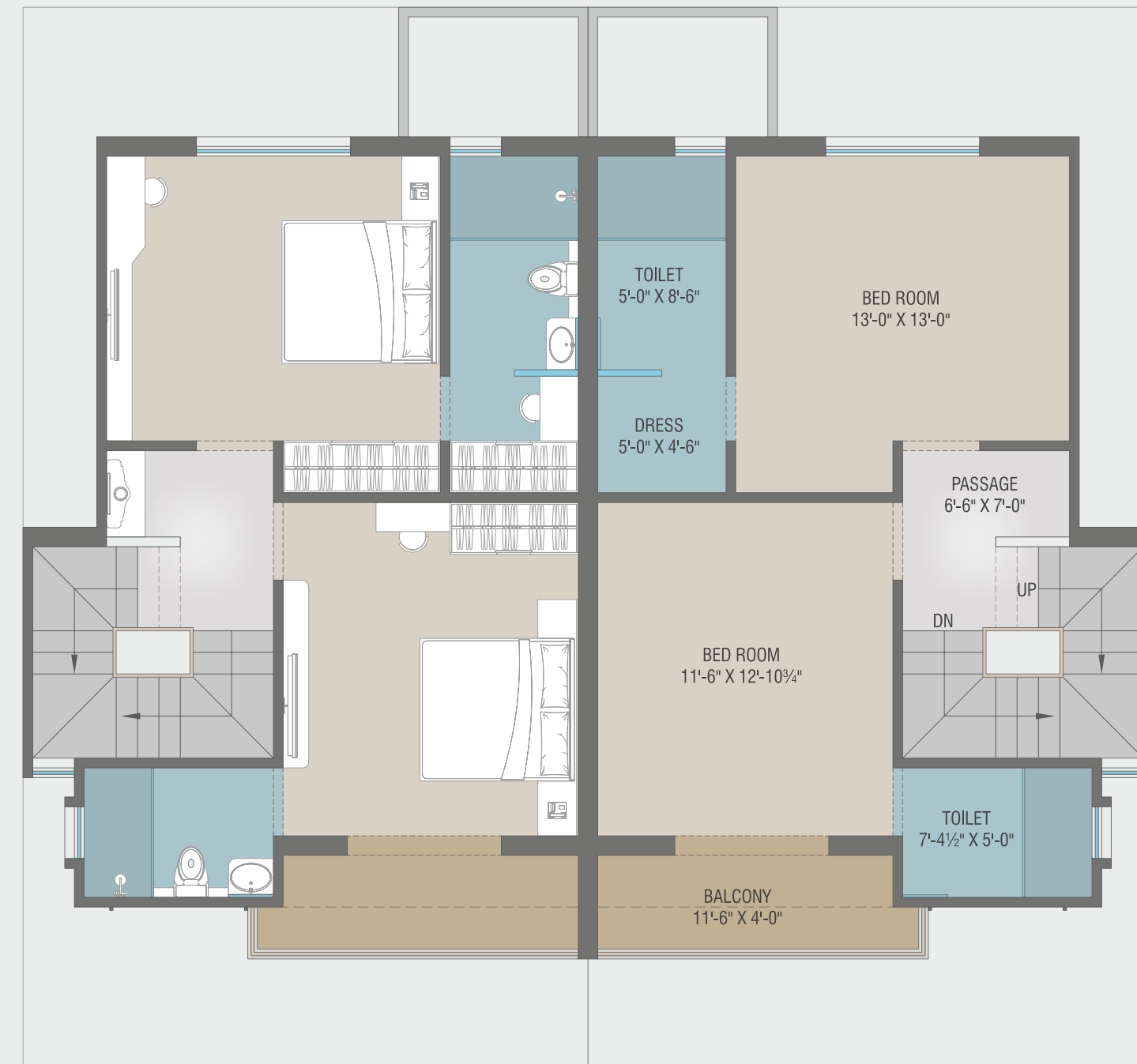
**FIRST
FLOOR PLAN**

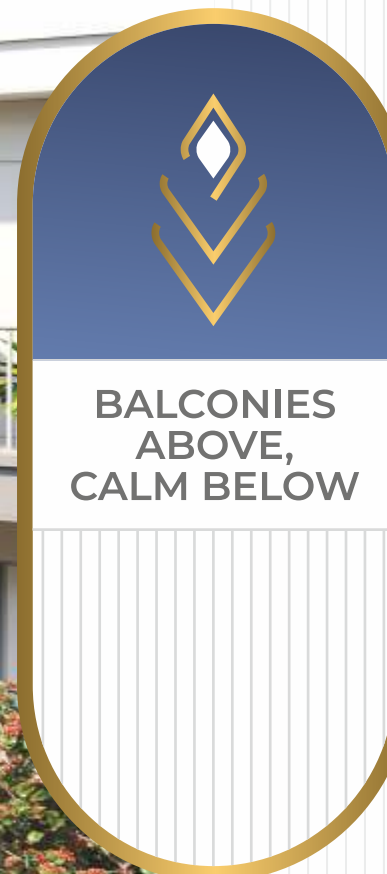


**FLOOR PLAN
1 TO 18**

CARPET AREA =
947 SQ. FT.

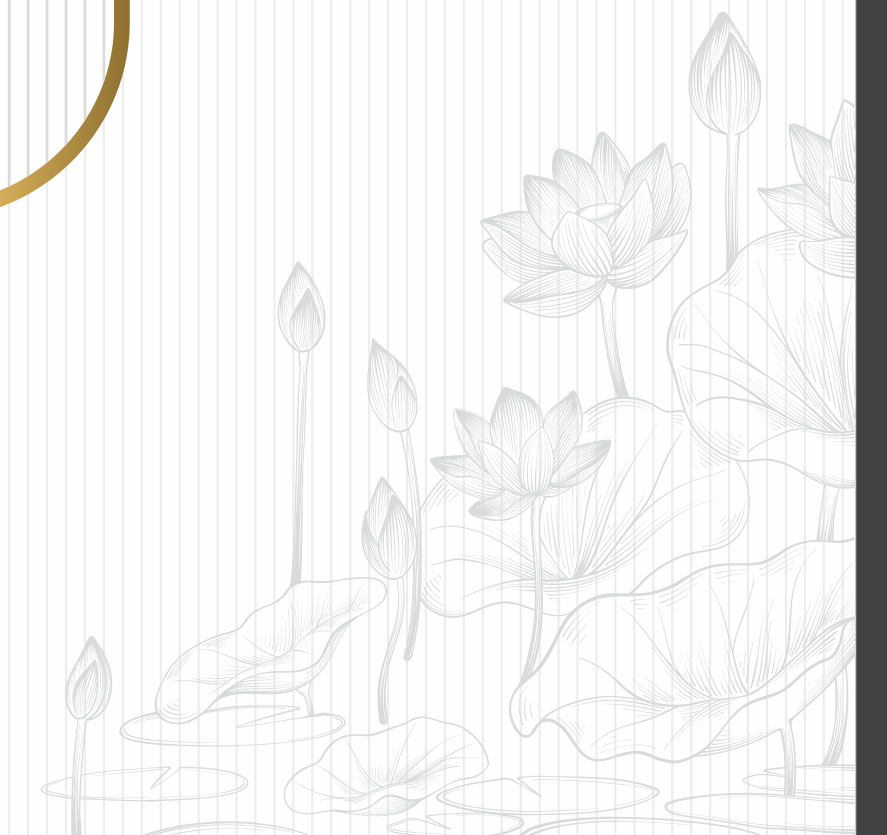
B.UP AREA PER UNIT =
1367.1 SQ. FT.













**BALCONIES
ABOVE,
CALM BELOW**

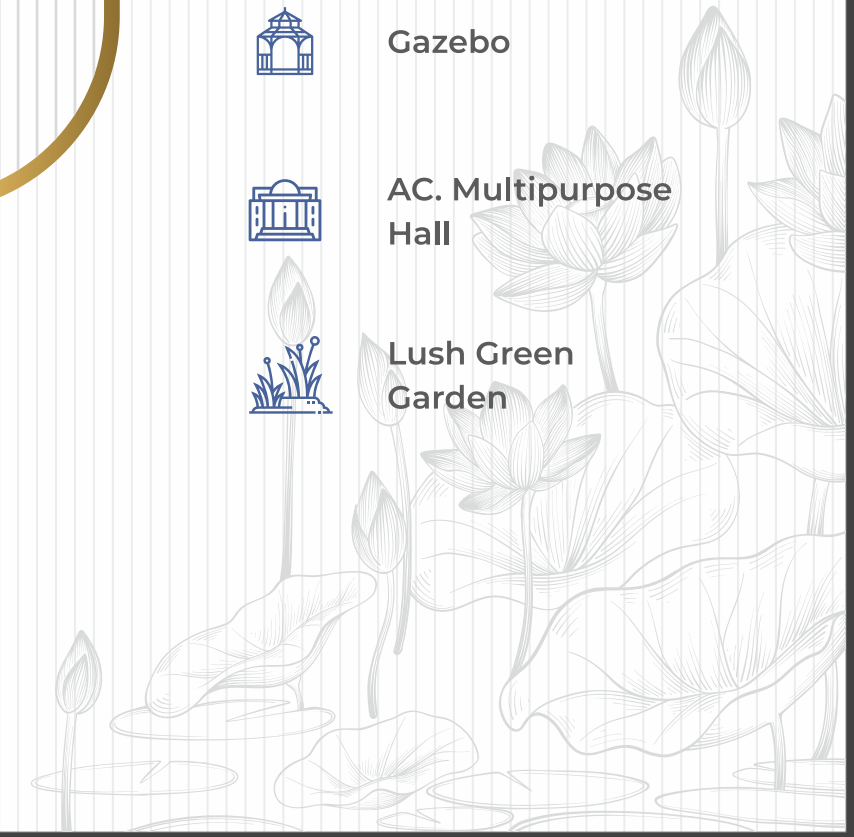
Step out onto your balcony and experience the rhythm of calm mornings and golden evenings. With thoughtfully planned streetscapes and green surroundings, every turn is a gentle reminder that you've arrived at a place where peace lives permanently.

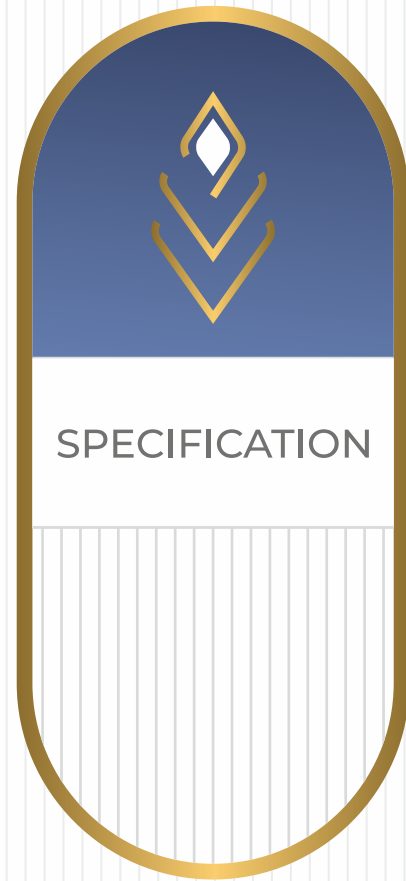




AMENITIES

-  Designed Gate
-  Security Cabin
-  Senior Citizen Sitting Area
-  Children Play Area
-  Jogging Track
-  Gazebo
-  AC. Multipurpose Hall
-  Lush Green Garden





STRUCTURE:

- Earthquake resistant RCC & Brick masonry work as per structural engineer's design.



FLOORING:

- Premium Vitrified tile flooring in all rooms as per architect's design.



KICHEN:

- Good quality granite platform with SS Sink & fully glazed tile dado up to lintel level.



BATHROOMS:

- Premium quality glazed tile dedo up to lintel level, branded sanitary ware.



PAINT & FINISH:

- Internal walls: smooth finish plaster with putty & primer
- Exterior walls: Double coat finish plaster with weather resistant paint.



DOORS & WINDOWS:

- Wooden frame with attractive main door other doors are flush doors.
- Powder coated aluminium windows



PLUMBING:

- PVC Concealed pipe with good quality CP fittings.



ELECTRIFICATION:

- Concealed copper ISI wiring & modular switches with sufficient point. A.C. Point in all bedrooms & geyser point in all bathrooms.



TERRACE:

- Tiles flooring/China mosaic in terrace area with waterproof treatment.



WATER SUPPLY:

- Underground and overhead tank for water supply (Common Borewell)

VALUE ADDED AMENITIES

- Eco-friendly surrounding environment
- Underground cabling for wire free look
- Termite control treatment
- Attractive number plates

- Rainwater Harvesting system in common Plot
- Under Ground & Overhead water tank
- CCTV surveillance in common area



MODE OF PAYMENT : 20% ON BOOKING | 15% ON PLINTH | 15% ON GF SLAB | 15% ON FF SLAB | 15% AT PLASTER | 15% AT FLOORING | 5% ON FINSHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, GST Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Continuous default payments leads to cancellation (5) Architect/Develpers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (6) Incase of delay in light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary. (8) Common compound wall of individual unit will be as per architect's design (9) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (10) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (11) After virtual completion of the work all the repair and the maintenance, the drainage, watchman salary, electricity bill etc. shall be borne by society members (12) Members of society are not allowed to change elevation of duplex in any circumstances. (13) This brochure shall not be treated as a legal document, it is only for the purpose information.

Above project is registred under Gujrera. Rera Reg. No.:
For futher details visit: www.gujrera.gujarat.gov.in under registered project.