

Near By Location

- Pipla Village 0.00km
- Besa Sq. 2.00km School
- 500 m Malgi Nagar sq.
- 4.00km Zudio Mall
- 1.5km Outer Ring Road
- 1.5km Haldiram
- 2.5km Dominos
- 2.00km Hospital
- 1.00km Croma Mall
- 1.5 km Am Cinema
- 1.5km

Croma Mall
Zudio Mall
AM Cinema

Besa Sq.

For Bookings Contact :



Office Address : House No.: 487/A, Godhuli, Behind
Tuli Imperial, Ramdaspath, Nagpur, India, 440012

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit. Elevation mentioned herein. All units are unfurnished. Furniture wherever shown is for illustrative purpose only. No furniture is to be supplied to the purchaser by the developer unless otherwise indicated are used for illustrative purpose only.



Location
(not to scale)



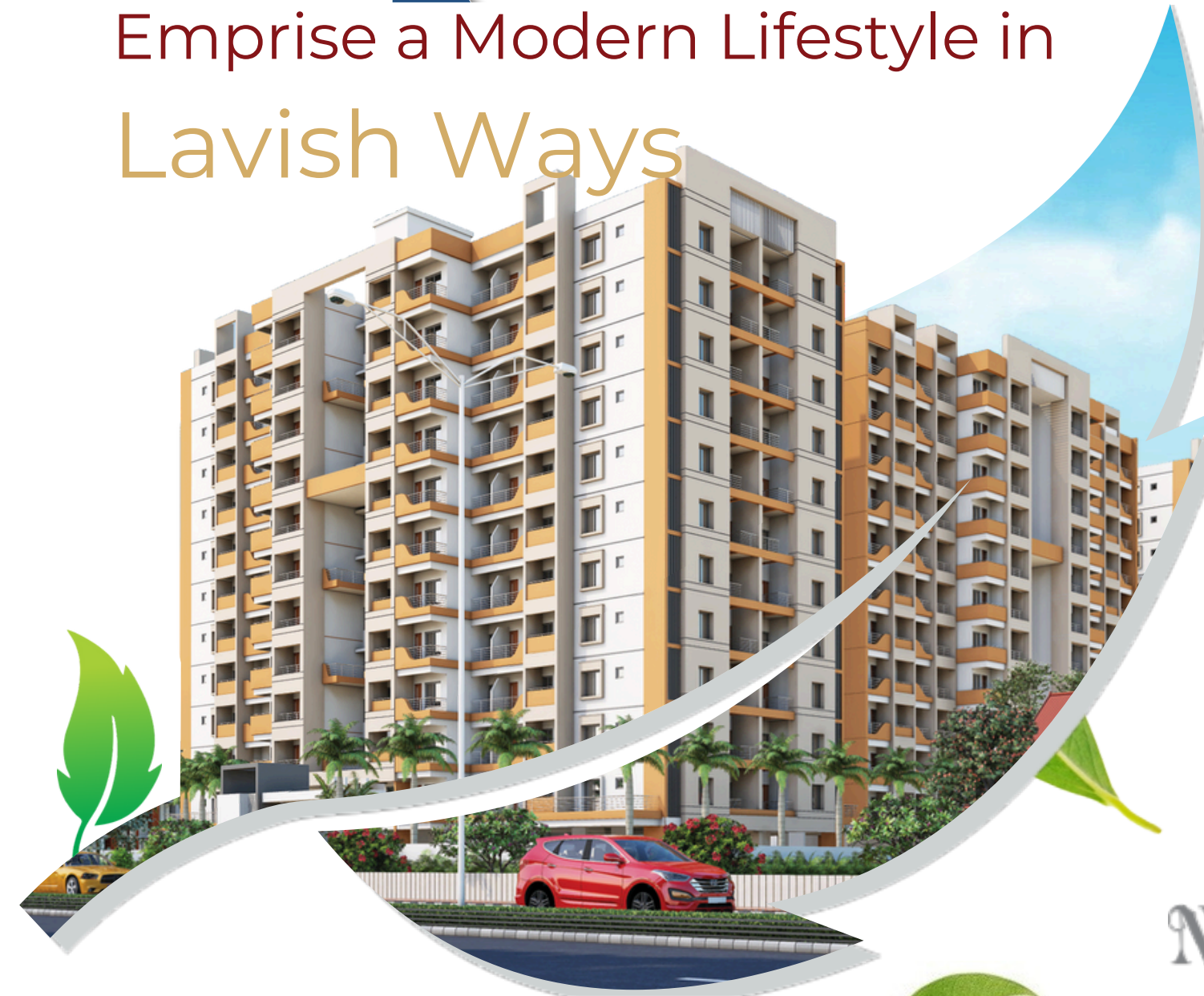
Marketed By :



REGISTRATION
No. P50500034685



Emprise a Modern Lifestyle in Lavish Ways



Shree Nagari-1

Feel active. Feel healthy.
Feel spirited. Feel happy.

ENTRANCE GATE



There's no price for certain things. Like the warmth of a happy home. Because your house is a confluence of your dream, your aspirations and most importantly you. Welcome to Shree Nagari-1, a smart 2BHK project, in the heart of your city. It is a beautiful creation at a convenient location, just the place where you want to be. Your apartment here would be crafted to perfection, a masterpiece with sheer opulence. Above all, Shree Nagari-1 has a distinctive charm that will leave you spellbound!



NIGHT VIEW



EXCELLENCE FOR YOU TO EXPERIENCE MORE !

Shree Nagar-1 facade is a sight to the sore eyes. Heartening and chic. The design satisfies every man's desires of a magnificent lifestyle. Innovative designed to incorp-orate style, comfort, serenity and freshness.

2 & BHK | Type 1 Wing A

FIRST FLOOR PLAN



TYPICAL 2nd, 4th, 6th, 8th, 10th FLOOR PLAN



TYPICAL 3rd, 5th, 7th, 9th, 11th FLOOR PLAN



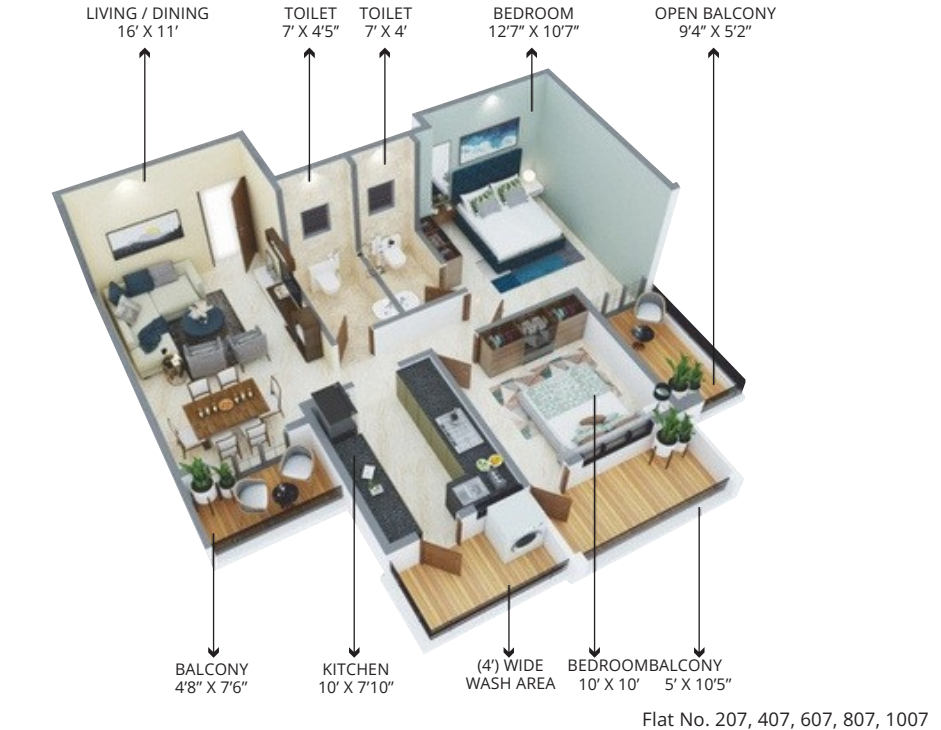
The floor plan illustrates a symmetrical, multi-unit residential building. The central core features a lobby (107/22.6) with stairs and elevators. Two main wings extend from the core, each containing several units. Each unit typically includes a bedroom (e.g., 107/11.0, 107/11.6), a bathroom (e.g., 107/7.0, 107/7.6), a kitchen (e.g., 107/8.0, 107/8.6), and a living/dining area (e.g., 107/11.0, 107/11.6). Units also feature open balconies (e.g., 107/3.0, 107/3.6) and wash areas (e.g., 107/3.0, 107/3.6). Common areas include a central lobby (107/22.6), stairs, and elevators. The plan is color-coded: green for living areas, blue for bedrooms, and yellow for bathrooms. A north arrow is located at the bottom center.

The floor plan illustrates a symmetrical layout for the 10th floor. The central core features a lobby (12.6x17.7) and a 5'-0" wide passage. The plan is divided into two main sections by this central corridor. Each section contains multiple residential units, each equipped with a bedroom, bathroom, kitchen, and living area. Specific room dimensions are provided for many units, such as 11.8'x11.6' for bedrooms and 10.7'x10.7' for bathrooms. The plan also includes common areas like a 1.30 M wide passage and a 1.20 M wide wash area. A compass rose at the bottom center indicates the orientation, with North (N) pointing downwards.

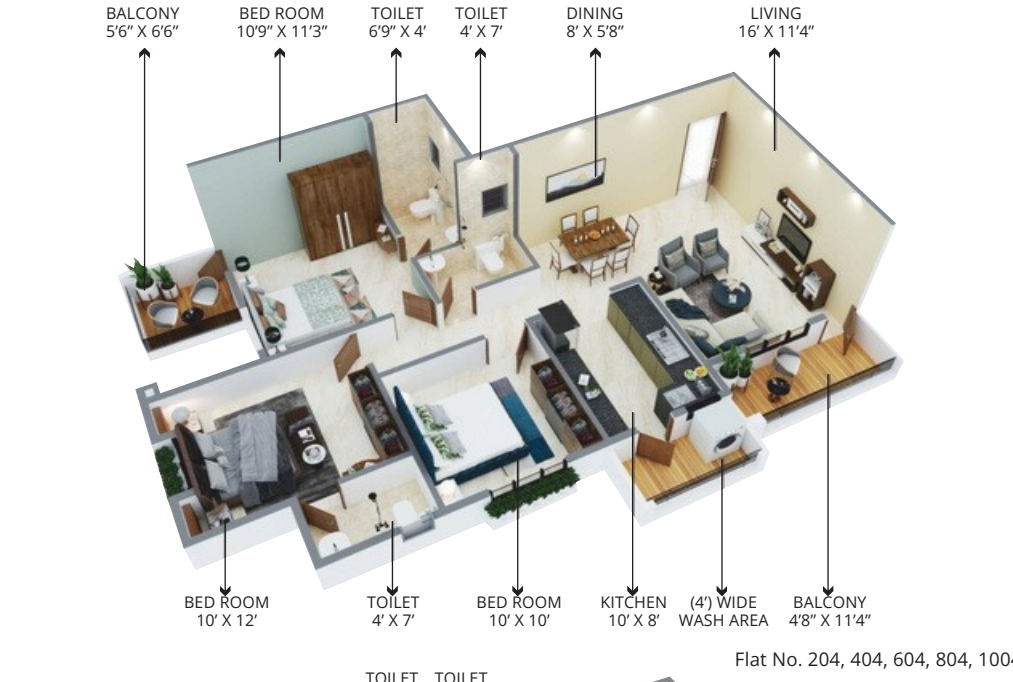
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ISOMETRIC VIEW TOWER - 1



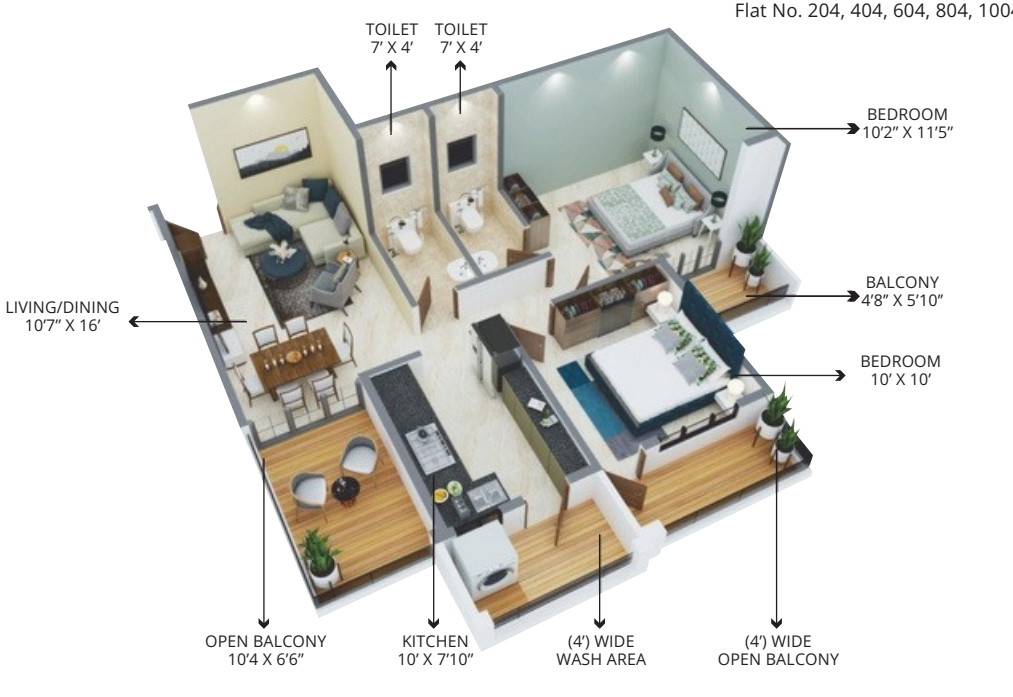
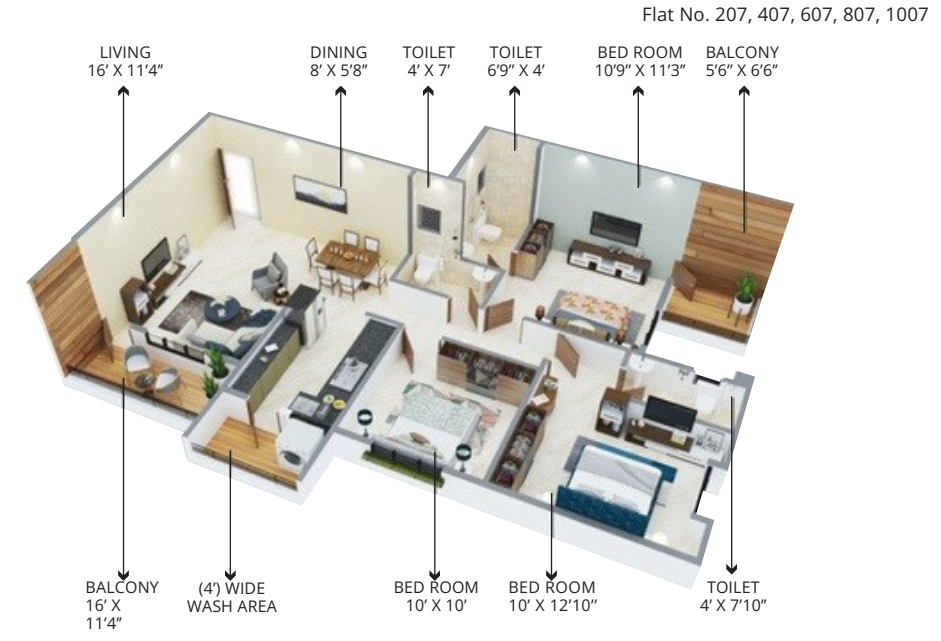
ISOMETRIC VIEW TOWER - 1



ISOMETRIC VIEW TOWER - 2



ISOMETRIC VIEW TOWER - 2



SALIENT FEATURES



Elevators



GYM/Common Hall



Generator Backup



Intercom Facility



Smart Door Lock



Waiting lounge in Ground F.



Fire Safety



24 Hours Security



CCTV Surveillance



Landscape Garden on Podium



Ample Parking Space



Entrance Lobby



Rain Water Harvesting



Children Play Area



Solar Light in Common Area



SPECIFICATION

STRUCTURE Earthquake resistance R.C.C. frame structure. WALLS External : All external wall shall be made by Fly Ash/ Red Bricks 150 mm thick. Internal: All internal wall shall be made by Fly Ash/Red Bricks 115 mm thick. PLASTER External : All external walls shall be of smooth plaster. Internal: All internal walls and ceilings shall be of smooth plaster. DOOR Main door : Veneer Finish door or equivalent with S.S. fitting & fixtures. Internal door : R.C.C. cement frame with laminated moulded flush door panel with S.S. fixture. WINDOWS 2 track powder coated aluminium windows with Tinted Glass / Plain Glass with M.S. grill. KITCHEN Granite otta with S.5. sink with modular kitchen. Glaze tiles dado upto 2ft. level, above the platform. TOILET Digital file dado upto 7'0" height. Wall hung commode and wash basin of Cera/Jaguar or equivalent Provision of hot and cold water connection with bath mixer of Jaguar/Ark. Provision for Geyser, Solar & Exhaust Fan.

Concealed electrical wiring standard make PVC conduct pipe & modular switches. (Legrand or equivalent) ISI make wires to be used for various circuits (4 sq.mm 1.5 sq.mm. 1 sq.mm.) with wiring for inverter, air conditioner point. telephone point & TV, cable point in hall. One power point and 4.5 point provide in all rooms. Power point for geyser & 2 other in toilet. Single Phase electrical circuit will be provided

2 Nos, of 8 passenger lift of Kone/Otis/ Schindler with ARD (Automatic Rescue device) System. PAINTINGS External: The building shall be externally painted with weather proof 100% acrylic based paint. Internal All rooms shall be painted with Emulsion paint with full putty (white cement base) for surface preparation. Door & window grill shall be painted with two coats of Hi-gloss Enamel paint over one coat of primer. P.O.P. Decorative POP at hall. NOTE : The purchaser has to pay the following items separately Stamp Duty, Registration Fees and GST shall be paid by purchaser Documentation & Legal Charges Electric Meter, Water Meter & Lift & C.A. (Lift & C.A. Lwnship) Maintenance will be charged extra All right are reserved with builder for making changes in drawing and specifications. Any extra work shall be charged separately before execution.

LIFT

COMMON AREA

- Power back-up for lift and Common Area,
 - Designer paving block in marginal space.
 - Tiles in common staircase with M.S. Railing,
- Solar unit for Water Heater
 - Security with CCTV system,
 - IPS flooring or ceramic tiles flooring on terrace.
- Fire fighting system.
 - Rain water harvesting.
 - Ample car parking.