

# HIMALAYA A V E N U E

LOCATION MATTERS  
YOUR BUSINESS GROWTH

# HIMALAYA AVENUE





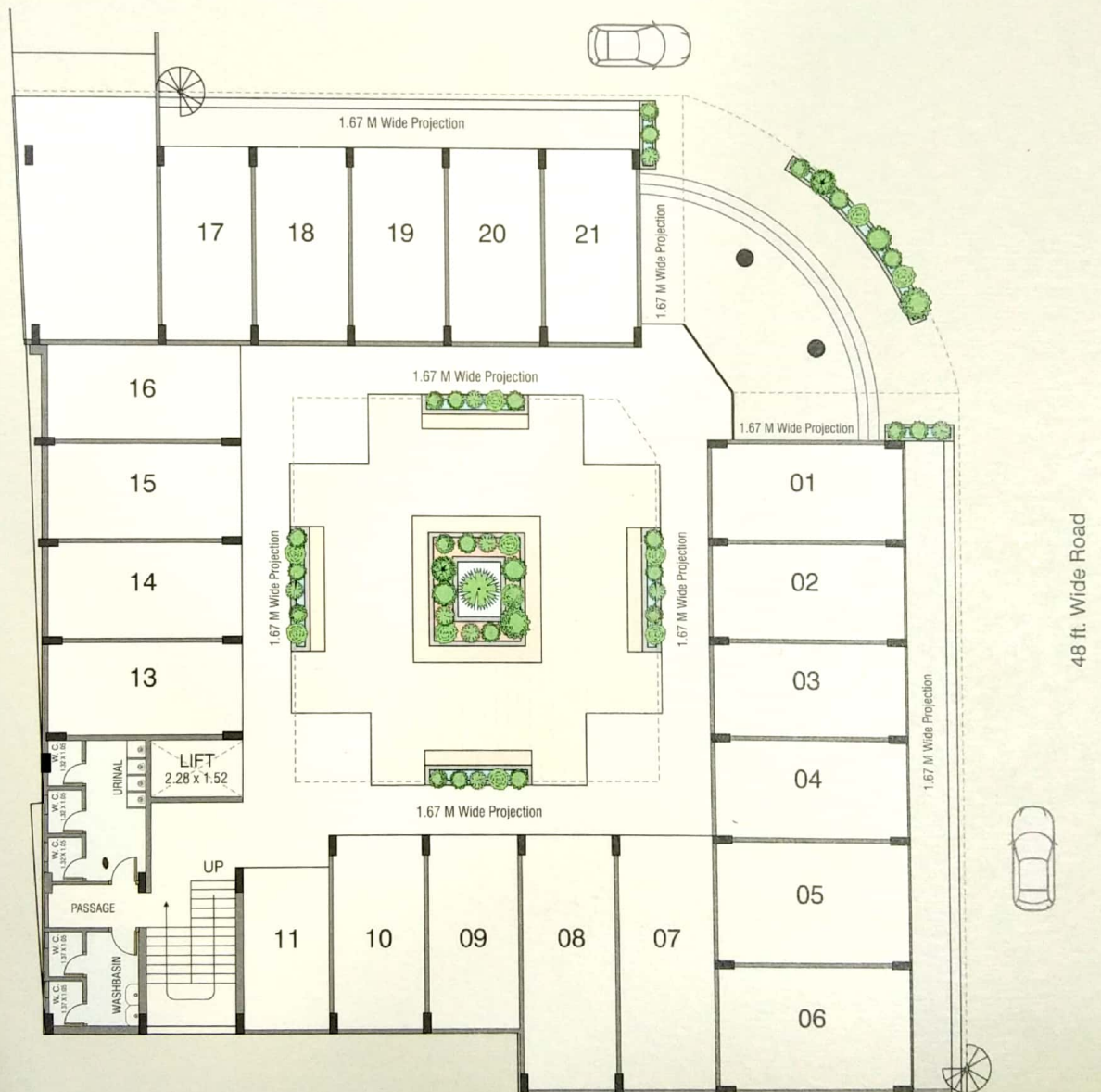
switch for  
**better and bigger**  
your business growth



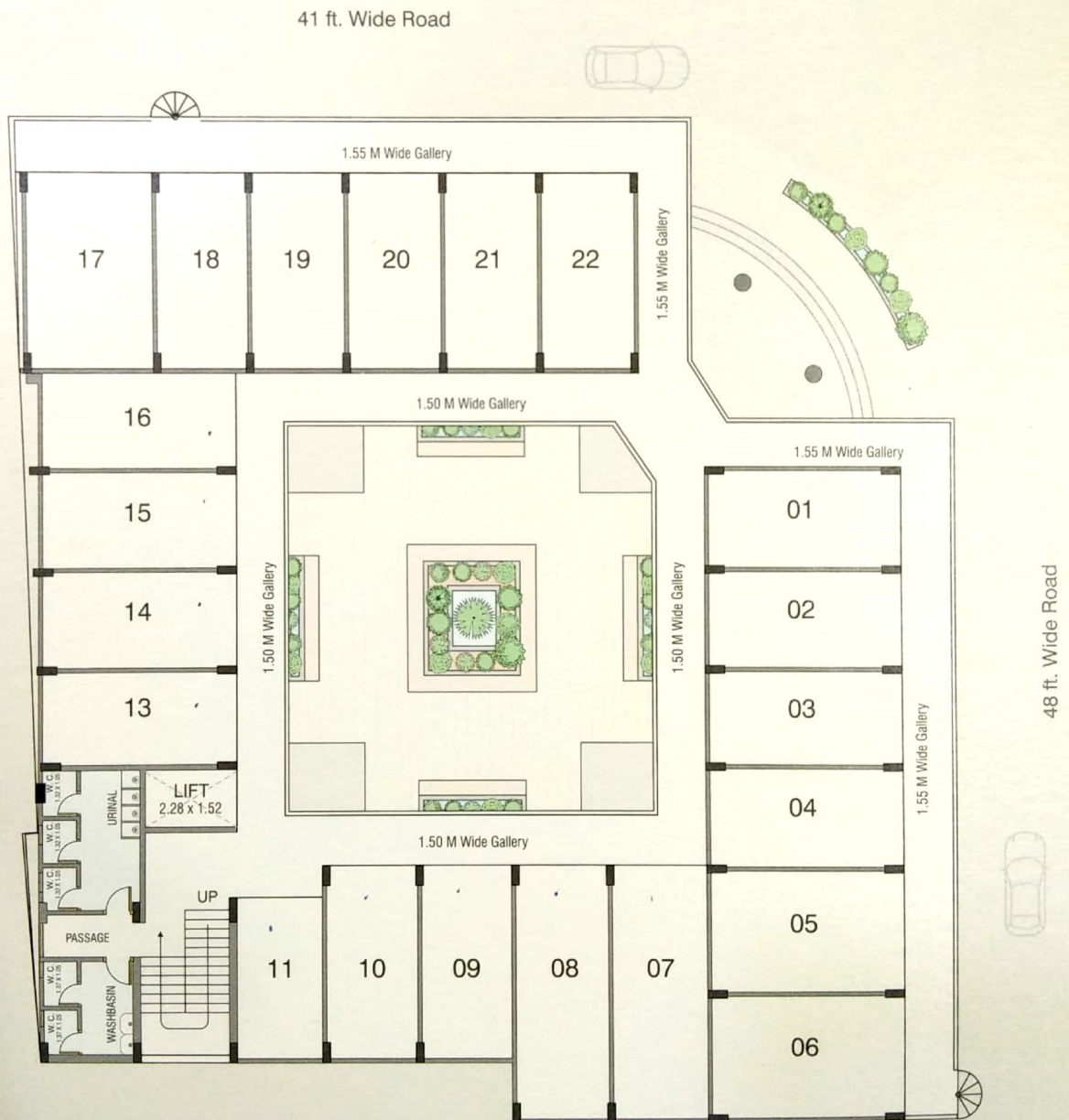
# GROUND FLOOR PLAN

## HIMALAYA AVENUE

41 ft. Wide Road

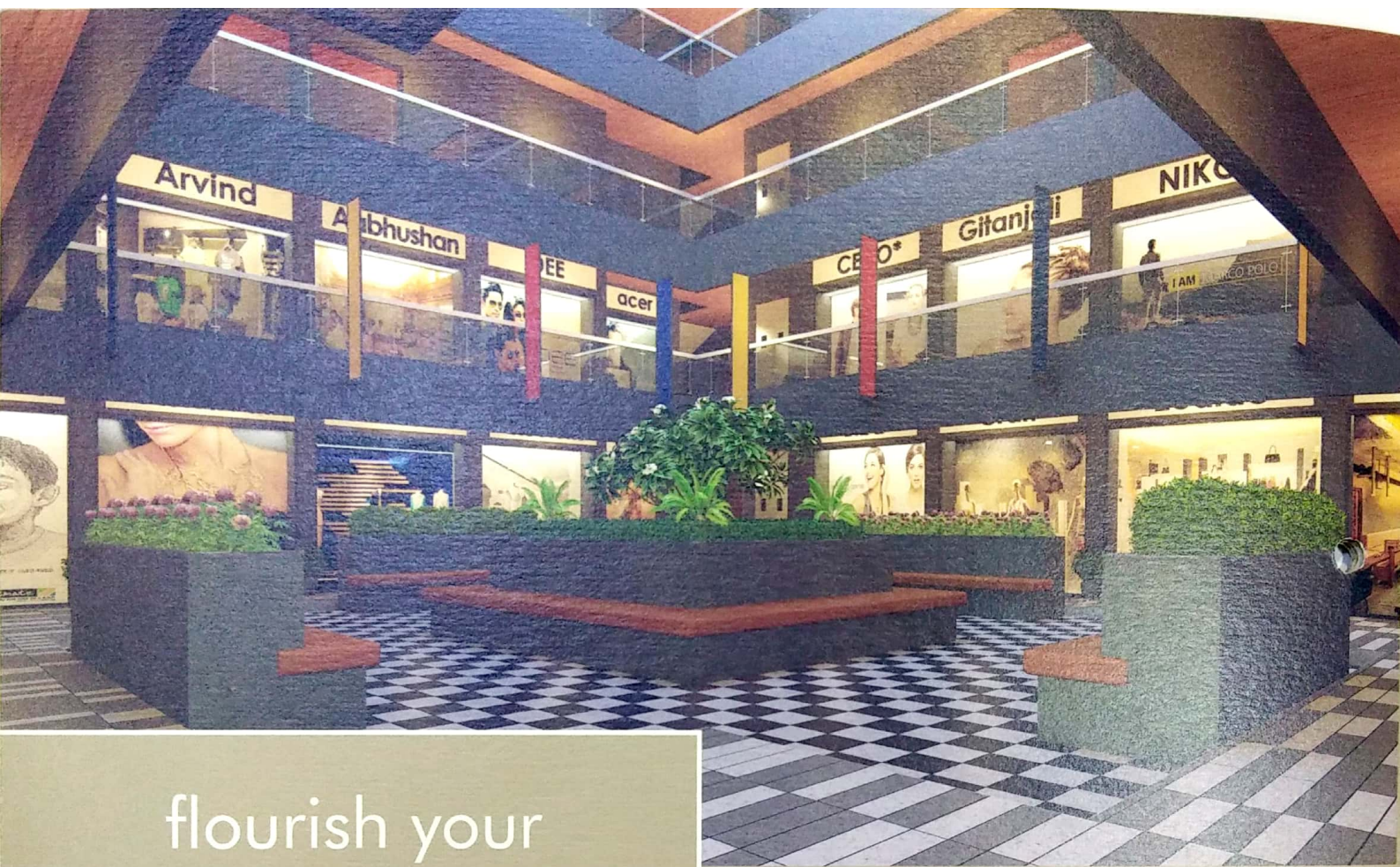


# FIRST FLOOR PLAN



# HIMALAYA AVENUE





flourish your  
business for...



OFFICES



SHOPS



GYM



SHOWROOM



RESTAURANT



BANQUET



BANKS



RETAIL



JEWELLERS



HOSPITALS



GIFT STORES



BAKERY



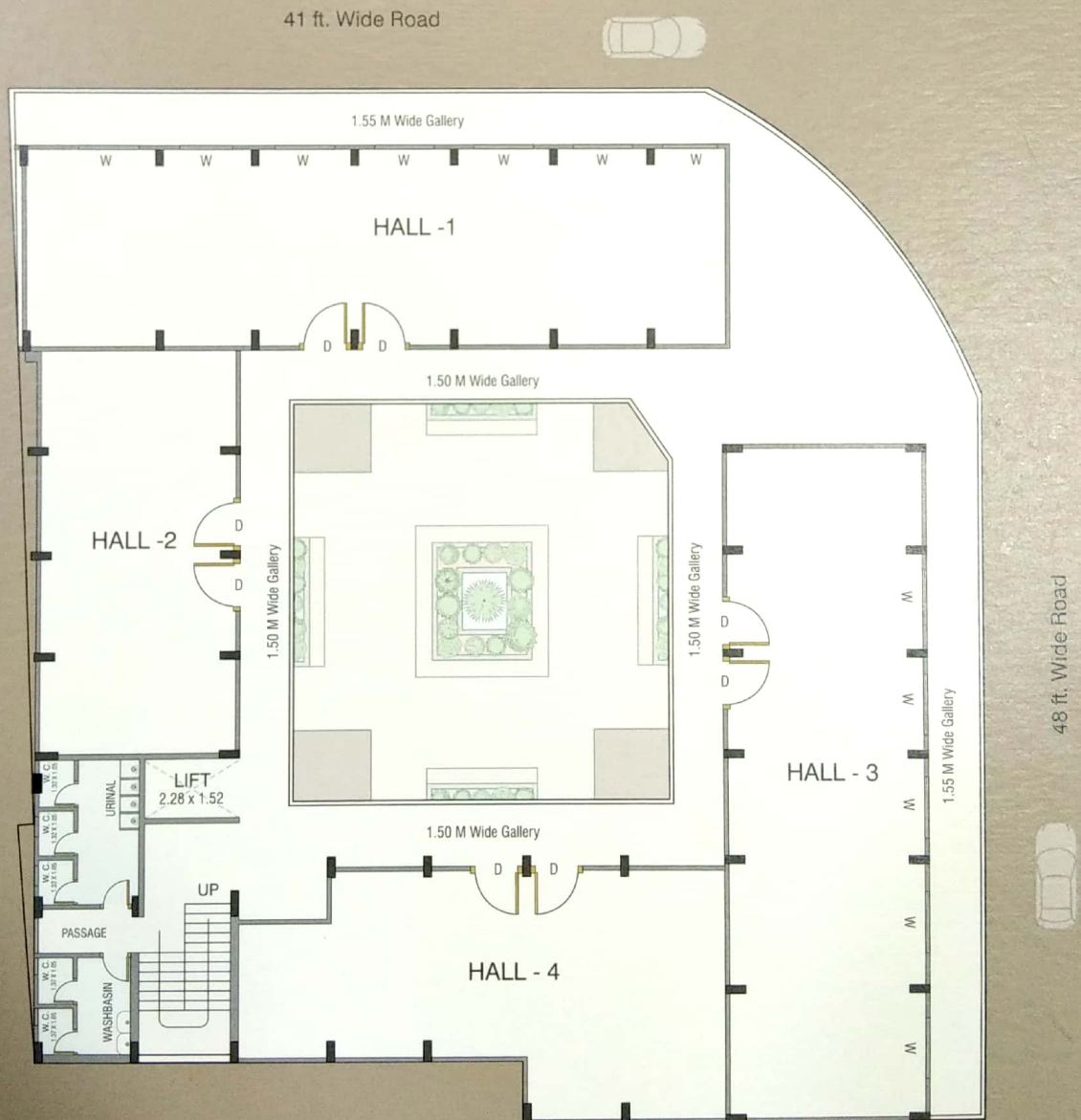
OPTICAL



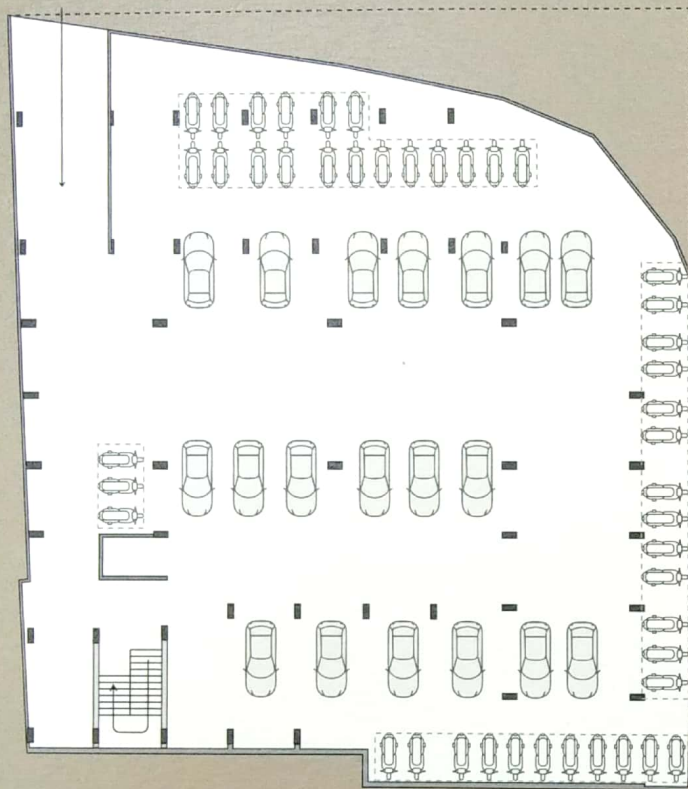
RENTALS

## SECOND & THIRD FLOOR PLAN

# HIMALAYA AVENUE



## BASEMENT PARKING PLAN



## LEGAL INFORMATION

- N. A. Land for commercial use
- Lift license & use certificate

## LEGAL EXPENSES

- Sale deed, stamp duty, registration fees
- Legal files charges
- GST
- UGVCL expenses

## INTERNAL AREA FINISHES

- Lift dedo: Vitrified & Granamite combo
- Staircase: Granite & Granamite combo
- Passage: Verified
- Toilet: Vitrified tiles up to lintel level
- Parking: Ground level & Full Basement
- Specious atrium
- Earthquake resistance RCC structure considering load scale
- General Lifts
- M. S. Shutters for shop
- World class building elevation

## EXTERNAL AREA FINISHES

- 24" X 24" Vitrified flooring
- Modular Switches
- ISI Electrifications
- Electric points for A.C. PC and Printers
- 2 Coat Birla putty finished
- Water connections & drainage pipes in each unit

## GENERAL AMENITIES

- MC water supply
- Fire safety
- CCTV cameras
- Attractive and spacious foyer
- 24 Hour security guard
- Overhead water tank
- Application of china mosaic floor with two coat plaster at terrace level
- Double coat weather proof texture colour
- Outer 2 coat sand face or mala plaster & inner side single coat smooth plaster.

## LOCATION PLAN



### Notes

- No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance.
- Dimensions and area mentioned in the brochure are approximate and indicative.
- This brochure is not a part of legal documents. It is only for information and private circulation.
- All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members.
- Subject to Palanpur jurisdiction

/ Site Address

**HIMALAYA AVENUE**

Laxman Tekri, Mansarovar Road, Palanpur  
+91 96878 08474

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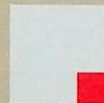


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