



A PROJECT BY

Developer : Jiya Associates

Site : Kanha Nirmal - Bs. Dwarkesh Highview,
Nr. NH -8 Tarsali Flyover, Tarsali, Vadodara.

Contact

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Inquiry

E : inquiry@kanhanirmal.com
W : www.kanhanirmal.com

Architect



Structure

Zarna
Associates

0 98250 9913

A Project By :



|| Kanha ||
GROUP

at your relinquish...



|| Kanha ||
nirmal

Shop ~ Offices ~ 4 Bhk Luxurious Duplexs



|| Kanha ||
|| nirma ||

SMART FEATURES FOR YOU

This commitment to infinite grace & dignified class maintains aesthetics, high end technology & design innovations. A residential housing plan has varied implications which need to be foreseen at design phase.





NEXT LEVEL OF CONVENIENCE

Kanha Nirmal Is A Heaven Of Peace And Calm. Conceived To Pass The Benefit Of Space, Kanha Nirmal Is Unrestricted By Any Residential Development In Its Area. Its Open spaces And Innovative Design Maximize Utility Area And Offers More Lifestyle Facilities. Its Location Cuts One From The Rush Of The City. Its A Place Where You Can Hear The Call Of Self And The Call Of Life.



LAYOUT PLAN

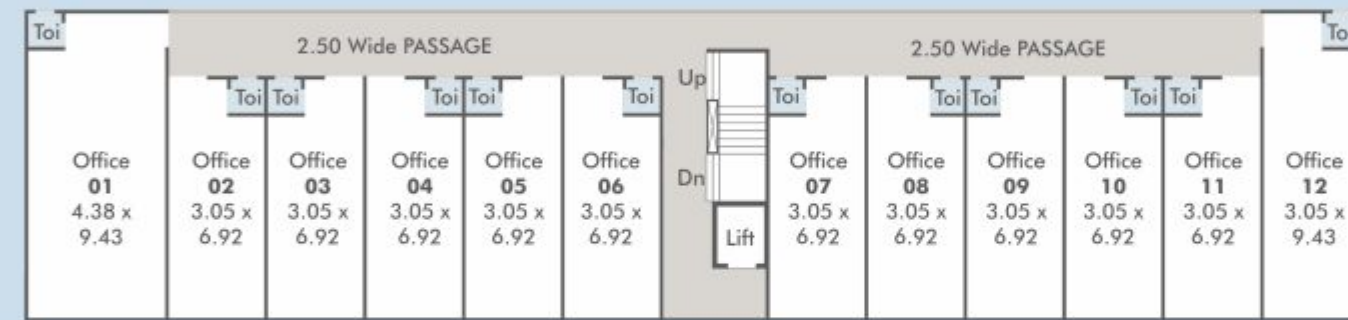
No.	Plot Area	No.	Plot Area
01	898 sq.ft.	19	752.5 sq.ft.
02	770 sq.ft.	20	752.5 sq.ft.
03	752.5 sq.ft.	21	752.5 sq.ft.
04	752.5 sq.ft.	22	972.2 sq.ft.
05	917.1 sq.ft.	23	1539.5 sq.ft.
06	875 sq.ft.	24	1110.3 sq.ft.
07	752.5 sq.ft.	25	1046.1 sq.ft.
08	752.5 sq.ft.	26	800.9 sq.ft.
09	752.5 sq.ft.	27	824.2 sq.ft.
10	752.5 sq.ft.	28	777.6 sq.ft.
11	770 sq.ft.	29	800.9 sq.ft.
12	1052.2 sq.ft.	30	800.9 sq.ft.
13	770 sq.ft.	31	800.9 sq.ft.
14	752.5 sq.ft.	32	800.9 sq.ft.
15	752.5 sq.ft.	33	800.9 sq.ft.
16	752.5 sq.ft.	34	819.5 sq.ft.
17	752.5 sq.ft.	35	684.1 sq.ft.
18	752.5 sq.ft.		



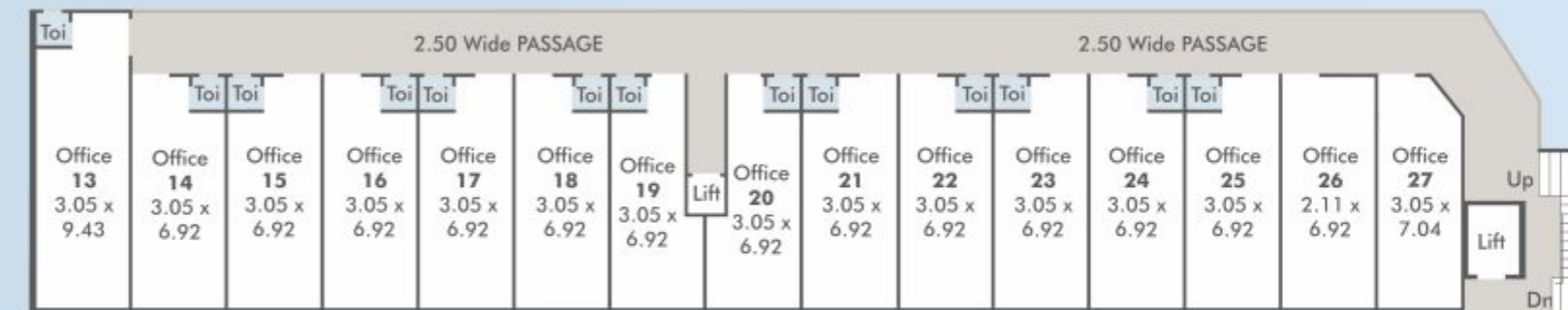
NEXT LEVEL OF ARCHITECTURE

What If You Desire More And
Get The Most! What If You
Never Missed Out On Life!
Here's A Dwelling Especially For
Life. Lovers Who Seek A Little
More Our Of Life. Kanha Nirmal
Promises An Enriching Experience
With Additional Amenities
Designed With Additional
Amenities Designed To Supply Life
In Abundance. So, Embrace The
New Kanha Nirmal To Enrich
Our Experience.

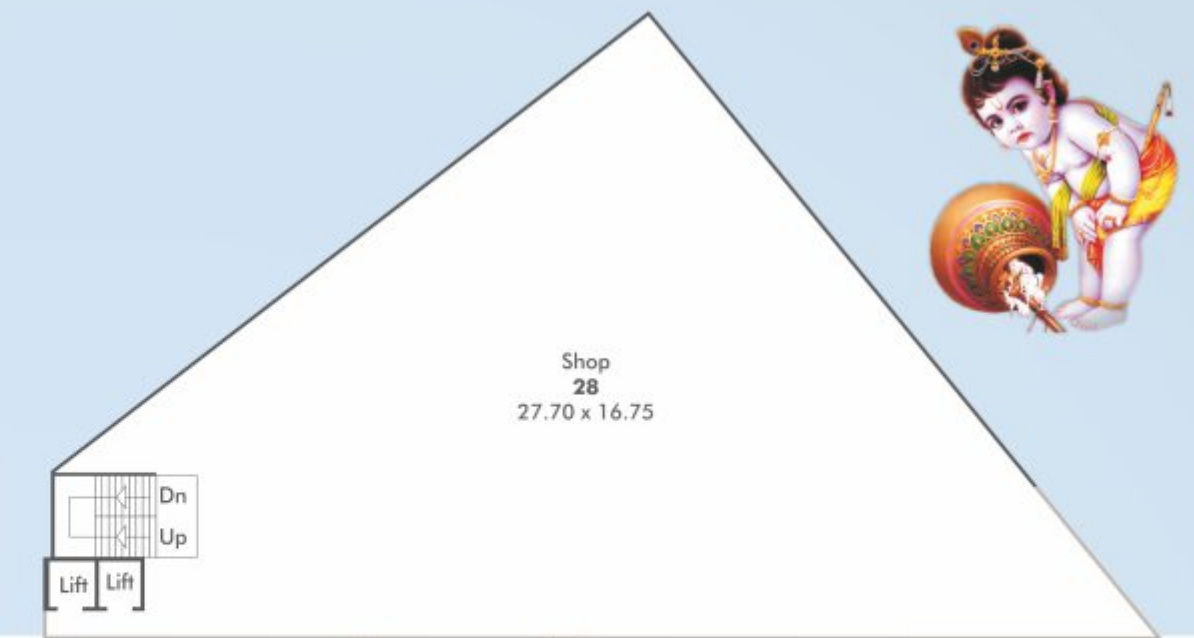
SECOND FLOOR PLAN



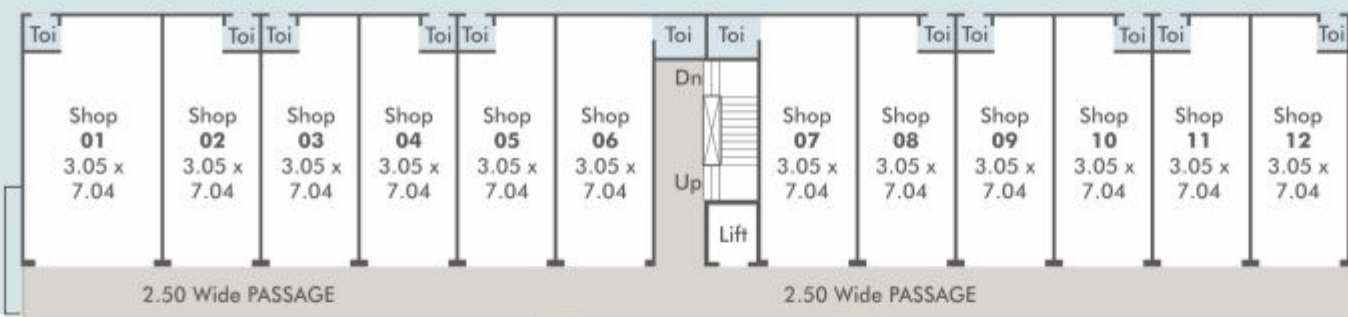
12.00 Mt. Wide Road



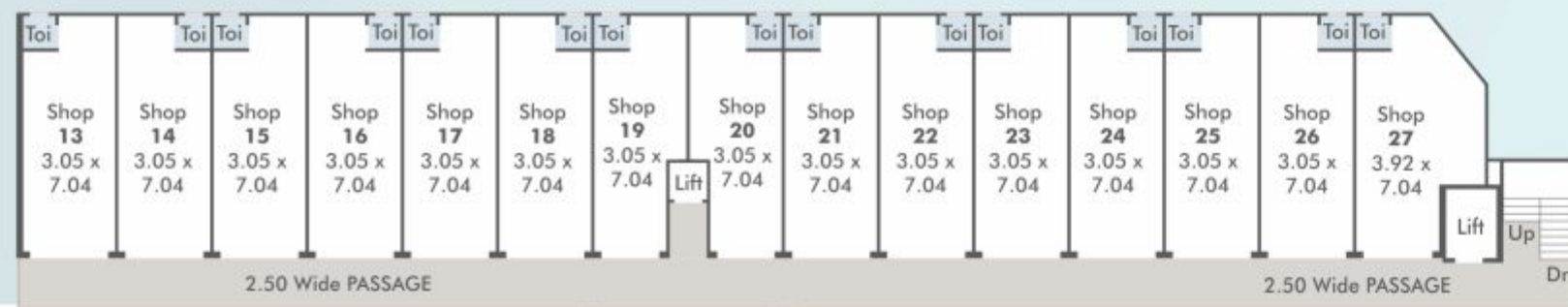
12.00 Mt. Wide Road



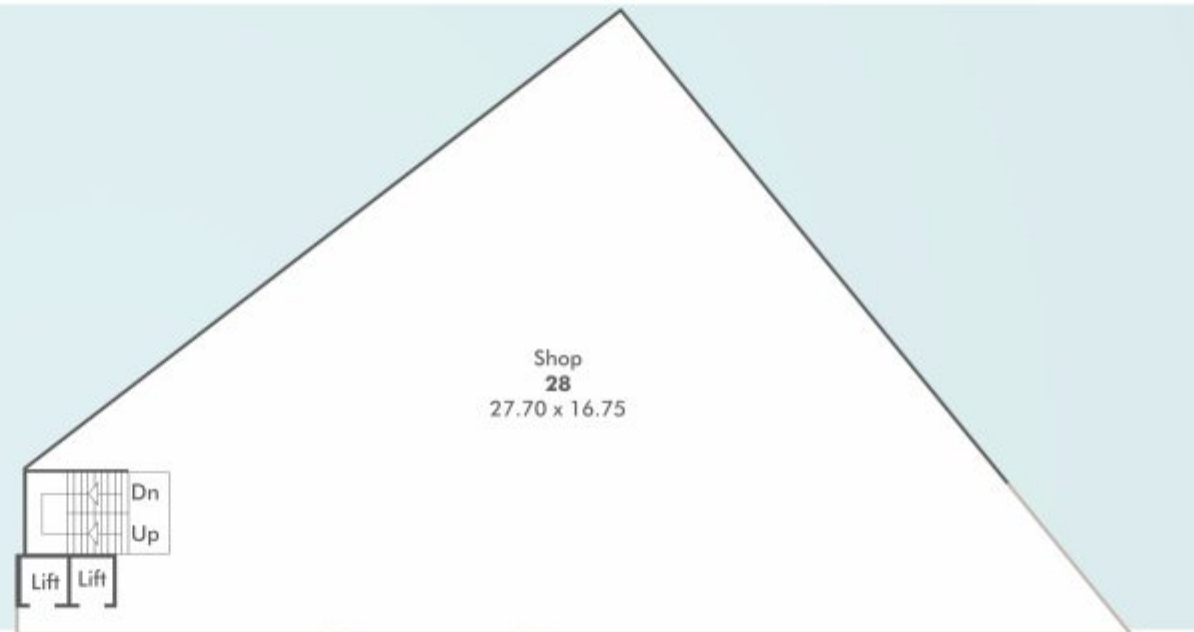
FIRST FLOOR PLAN



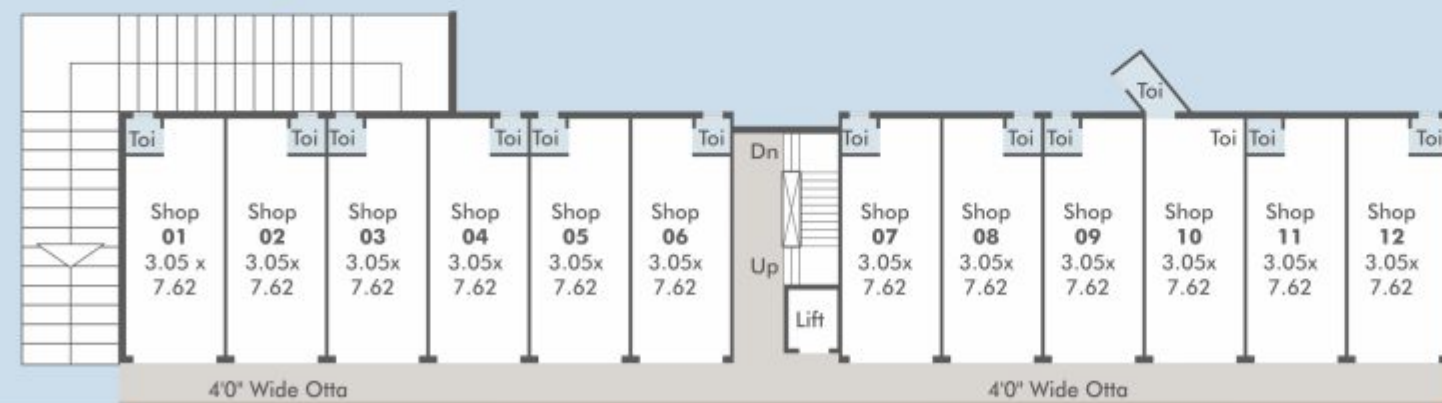
12.00 Mt. Wide Road



12.00 Mt. Wide Road



GROUND FLOOR PLAN



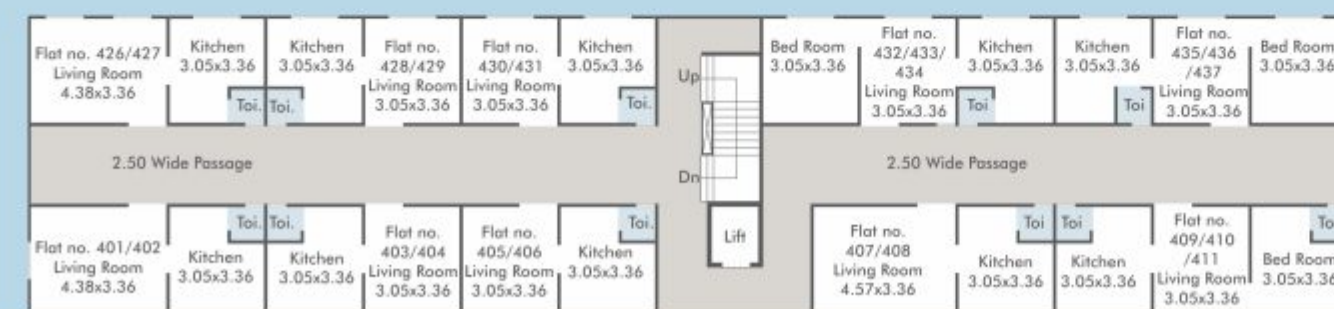
12.00 Mt. Wide Road



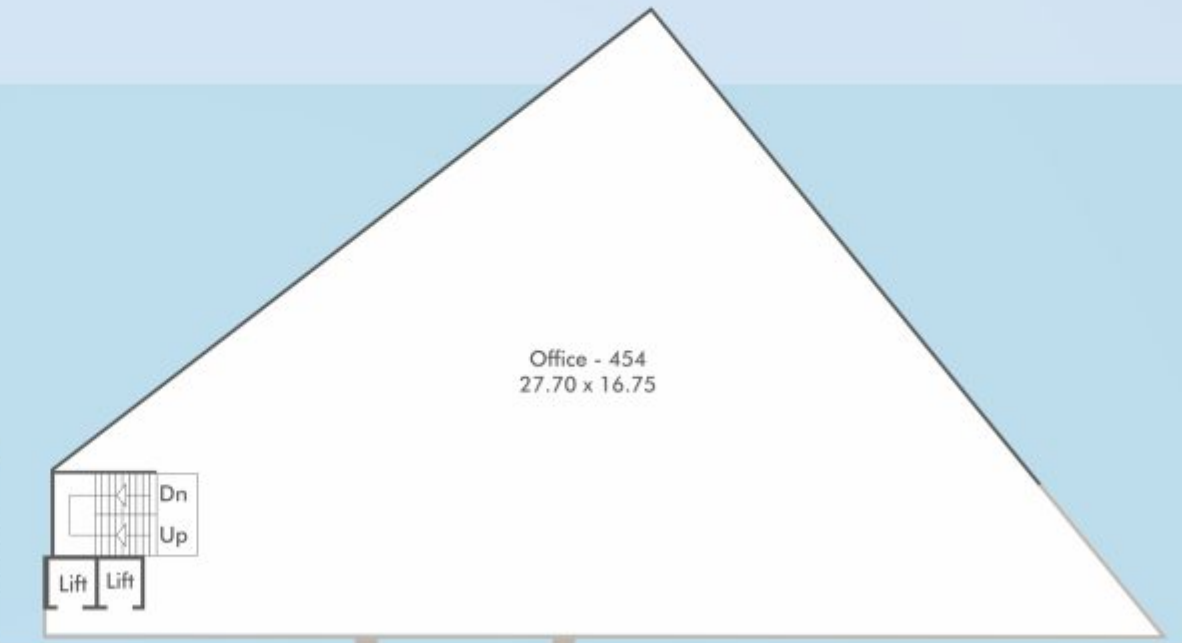
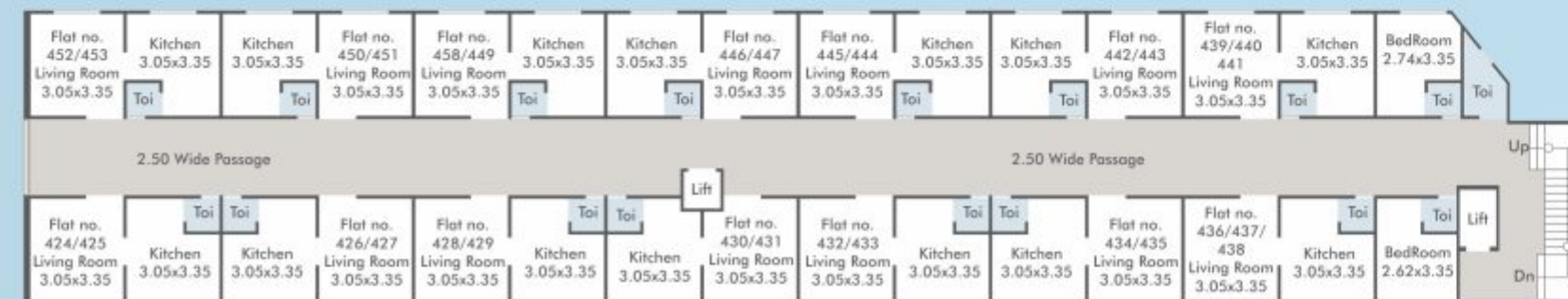
12.00 Mt. Wide Road



FOURTH FLOOR PLAN

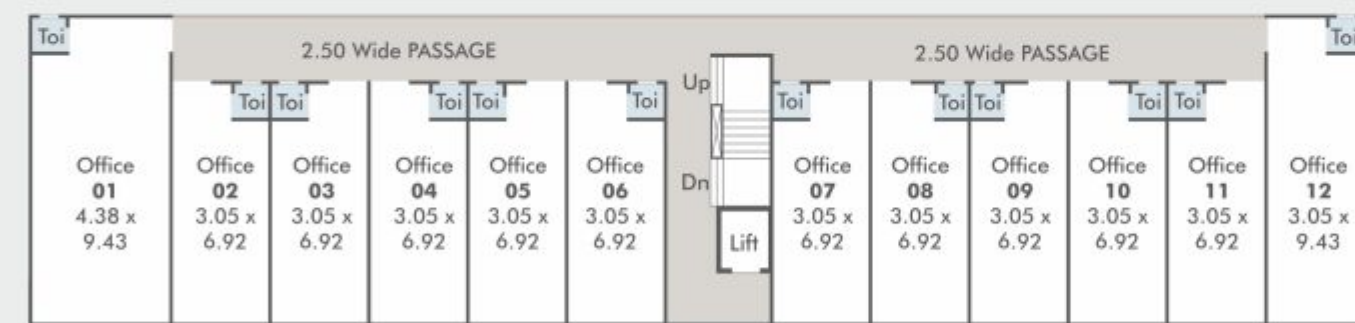


12.00 Mt. Wide Road

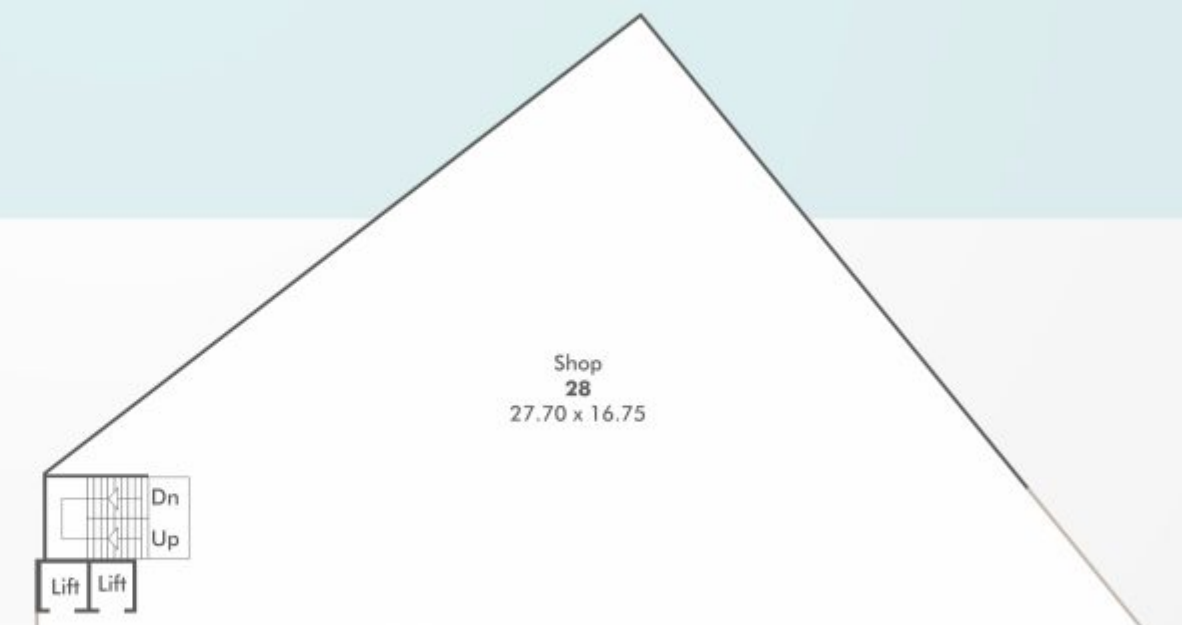
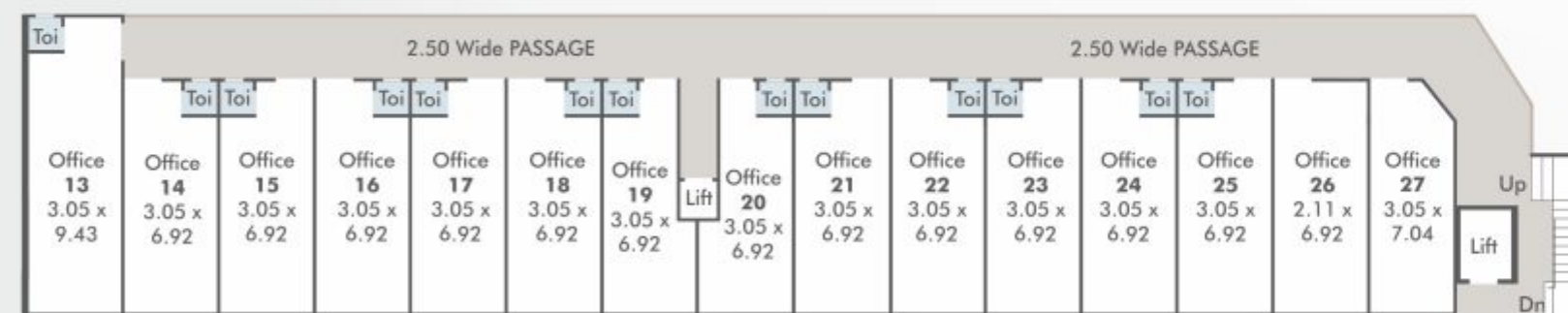


12.00 Mt. Wide Road

THIRD FLOOR PLAN



12.00 Mt. Wide Road



12.00 Mt. Wide Road



COMMERCIAL FEATURES



Aesthetically designed building.



CCTV facility in common areas for added security.



Standard Elevators



Excellent frontage with magnificent visibility.



Ample car parking.



Earthquake resistant structure design.



24 Hours Security & Cleaning Sweepers.



Designer Building

COMMERCIAL SPECIFICATIONS



Adequate and standard concealed electrification with adequate points.



Arrangement for TV / Telephone / Internet through duct.



Landscaping For Beautification



Vitrified flooring.



Inlet & Outlet for water supply



Eco Friendly Environment





NEXT LEVEL OF LUXURY

There's nothing like the suburbs
to balance out the work day. To
put a distance between the arena
of action and your sacred retreat
for relaxation. Now open spaces,
unobstructed views, the privilege of
perspective. The convenience of
connectivity and a timeless reminder
of the grandeur of the earth



The Ultimate Indulgence
Impeccably Crafted To Perfection... **GROUND FLOOR PLAN**



Comfort And Convenience
Meets Glamorous Executions... **FIRST FLOOR PLAN**



7.50 Mt. Wide Road



7.50 Mt. Wide Road



NEXT LEVEL TO WAY OF LIVING

Some people want more from life and aren't apologetic about it. To them luxury is not just a state of mind, but a way of life. And for those chosen few who see luxury as a right we introduce "KANHA NIRMAL" a property for those who can appreciate the finer things in life. Because those who know.



PROPOSED... SPECIFICATIONS

- Structure
All R.C.C. and Brick masonry as per structural engineer design.
- Flooring
2" x 2" Vitrified tiles in all rooms.
- Kitchen
Granite sandwich platform top 8' length, Glazed tiles upto lintel level
With Standard S.S. sink.
- Bath & Toilet
Fully glazed tiles & c.p. fittings.
- Electrification
Concealed copper wiring with modular switches.
- Door
Elegant entrance door & internal are flush door with standard S.S. fittings.
- Plumbing
Concealed U.P.V.C. & C.P.V.C. plumbing with high quality fittings.
- Outer Finish
Weather proof two coat paint & internal wall putty with acrylic distemper paints.
- Windows
Aluminum section anodized coated.



Because your wish your dream to last forever... **AMENITIES**



Club House



Landscape Garden



Gym Room



Indoor Game Room



Internal Road



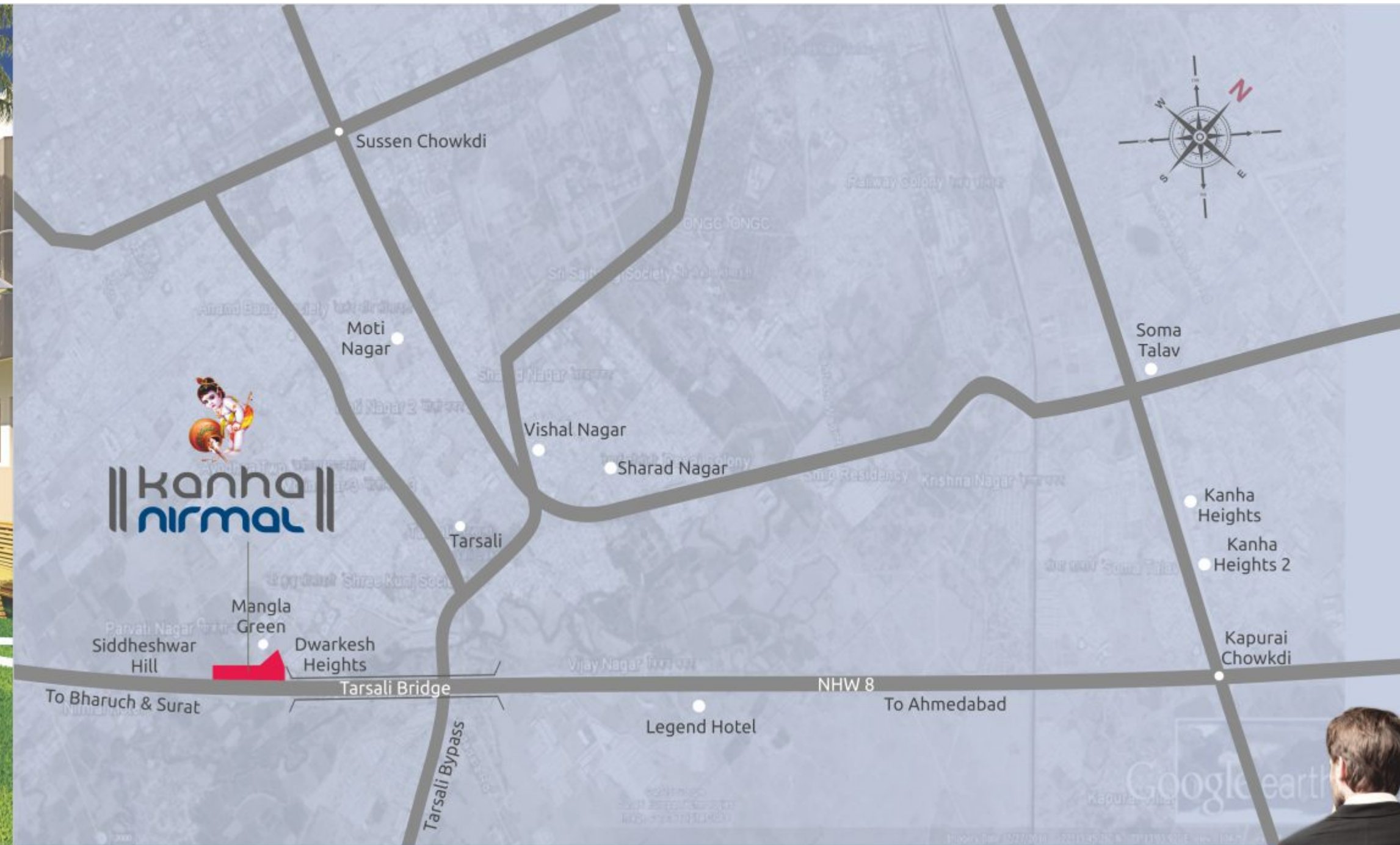
Street light



Aesthetical Design



Security Cabin



Payment Modes :

- 30% at the time of Booking
- 15% Ground Floor Slab Level
- 10% First Floor Slab Level
- 10% Second Floor Slab Level
- 10% Third Floor Slab Level
- 10% Fourth Floor Slab Level
- 10% Fifth Floor Slab Level
- 05% Flooring & Finishing level

We Request :

1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVCCL & VMSS charges, Service tax, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.