

NB
upavan

life in harmony



From the thrill of the city to the serenity of nature.
Surrounded by lush greenery, a home that's built to bring
all the joys and comforts of the world to you and your loved
ones — welcoming you with open arms.



A home where every corner is
thoughtfully-designed to nurture your
mind, body and soul.

NB
upavan

3 BHK Apartments and Retail Spaces



The nature of harmony in our masterplan

inhale fresh air in a home that
goes beyond the idea of four
walls



Where harmony is in the air



enhancing your connection
with nature — thoughtfully
designed with ease of access
for all





A lifestyle loaded with vibrant views

a heaven for those who crave greenery, privacy, tranquillity, and a connection with nature





Ognaj's First IGBC Pre-certified Green Building

a sustainable and green way of living



rainwater harvesting



water-efficient
plumbing fixtures



energy-efficient
fixtures



indoor environment
quality



renewable energy
for power backup



low VOC paint



waste
management



Where life is playful



living here is nothing less
than a playful dream —
luxurious homes with vibrant
play and recreation areas





Well-Designed
Entrance Lobby



Pick-Up and
Drop-Off



Separate
Entry and Exit



Gymnasium



Amphitheatre



Yoga Deck



Children's
Play Area



Gazebo



Party Lawn



Water Body



Open-to-Air
Sitting with Planters



Tailor Made Society
Management App



Multipurpose
Hall



Electric Vehicle
Charging Provision



Basement with Provisional
Stack Parking in Future



Ramp for
Wheel Chair



Temple Space



CCTV Surveillance

Amenities

spaces where you and
your loved ones enjoy a
new lifestyle, and foster
a new relationship with
nature



Commercial
RERA Carpet Area

Shop No.	Area (Sq Ft)
1	704.28
2	387.61
3	595.46
4	203.87
5	577.16
6	372.97
7	372.97
8	729.15
9	398.59
10	398.59
11	440.35
12	472.97
13	472.97
14	472.97
15	428.08
16	428.08
17	352.63
18	545.62
19	146.50
20	429.48
21	343.26
22	623.77



Ground Floor Plan

a lifestyle that inspires and engages — exceptional commercial and residential spaces

Residential Plan

1	Residential Entry	8	Children's Play Area
2	Security Cabin	9	Sit-out Space
3	Pick-up & Drop-off Zone	10	Gazebo
4	Residential Basement Ramp	11	Party Lawn
5	Club House	12	Residential Parking
6	Yoga Deck	13	Foyer
7	Amphitheatre	14	Temple

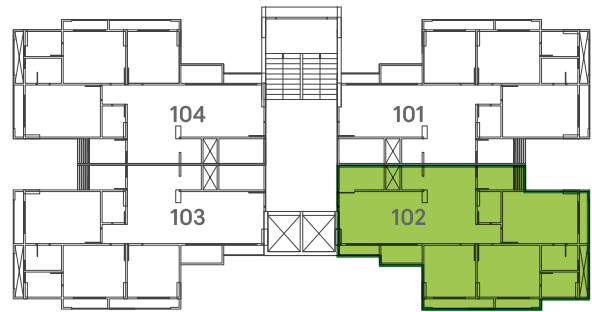




Typical Floor Plan

with views from expansive spaces





Typical Unit Plan

1st to 12th Floor

Residential Plan

RERA

Carpet Residential: 845.18 Sq Ft

Balcony: 27.01 Sq Ft

Wash: 33.15 Sq Ft

Indicative Super Built up Area: 1665.01 Sq Ft

travel

• S.P. Ring Road	2 Min.
• S.G. Highway	10 Min.
• Gota	15 Min.
• Science City	15 Min.
• Gandhinagar	18 Min.
• Airport	25 Min.

education

• Sabarmati University	2 Min.
• Sardardham	8 Min.
• SGVP Int. School	12 Min.
• Nirma University	15 Min.
• Ambedkar University	15 Min.
• Hiramani School	18 Min.

health

• KD Hospital	10 Min.
• Samarpan Hospital	10 Min.
• SGVP Holistic Hospital	12 Min.

temple

• Aadiratnakar Jain Temple	5 Min.
• Vaishnodevi Temple	10 Min.
• Umiya Dham	10 Min.
• Tirupati Balaji Temple	15 Min.
• Hanuman Temple	18 Min.
• Hathi Temple	18 Min.

resort

• Sterling Greenwoods Resort	1 Min.
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Connectivity

where buildings go hand in hand





structure

Safe & sound quality controlled R.C.C. Frame structure with best material component
Earthquake-resistant design

wall finish

Internal: Mala plaster with putty finish
External: Double coat sand face plaster with acrylic paint

flooring & wall tiling

Vitrified tiles in drawing and living, dining and bedrooms
Granite platform in kitchen with S. S. Sink
Designer tiles up to lintel level above kitchen platform & toilets
China mosaic on all terraces

pipe & fittings

Premium quality CPVC / UPVC fittings

toilets

Designer toilet
Glaze tile up-to lintel level
CP brass fittings

electrical work

3-Phase concealed ISI copper wiring
Distribution board with separate MCB & ELCB
ISI -marked standard modular switches
Sufficient electrical points in all areas
T. V. wiring conduit
Broadband connection conduit

doors & windows

Main door with wooden frame & safety locks
Internal doors with wooden frames, flush shutters & safety locks
Superior quality hardware fittings
Aluminum sliding window with granite frame

wall paint

Long lasting & weather-resistant acrylic paint on all external walls
All internal walls with smooth cement-based putty finish

plumbing & sanitation

Premium quality sanitary ware & plumbing fixtures

lift & foyer

Well-designed foyers with 2 automatic lifts in each block



Specifications

that make your life simpler



Setting New Benchmarks

At NB Group, we believe in setting new benchmarks by bringing quality living to Ahmedabad.

We have been able to lay the foundation for a lifestyle that brings the best of luxury, convenience and sustainability with a commitment to cutting-edge design and future-ready technology.

We are pledged to the environment and a holistic lifestyle. Our values are ingrained with the spirit of delivering projects that care for your overall well-being and give you a healthy and quality lifestyle while caring for the environment.

Our unwavering commitment to quality, transparency and strong business ethics has made us who we are today.

Disclaimer:

- Stamp Duty, Registration Charges, Maintenance, Applicable Taxes & Other Government Charges if any, shall be borne by the purchaser.
- Furnishing and fixtures shown in the brochure are for advertisement only, and they shall not be considered a part of any legal documents.
- Images are only for presentation purposes and will not be provided.
- The developers reserve the right to change or make any modifications and/or addition in the scheme as a whole or any part thereof, any details therein at their sole discretion.
- All the dimensions/measurements given are unfinished and approximate.
- The photographs and artistic impressions are for reference only.
- All the architectural & interior views and pictures in the brochure are computer graphical interpretations of the actual property.



Site Address:

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PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09390/011221



Project Developed by:

NB PROJECTS

nbbuildcon.com



A Member of

GIHED
CREDAI

ARCHITECT



STRUCTURAL
ENGINEER



MEPF CONSULTANT



IGBC
CONSULTANT



BIM
CONSULTANT



CONTRACTOR

