

Developers



jayinfraprojects1702@gmail.com

Site Address

NISARG 33, Opp. Kashiba Party Plot,
Bil–Chapad Road, Bil, Vadodara.

M : 9898903620 | 7984304283

Architect



Structure



SCAN FOR
Location



Mode of Payment

- 15% At The Time Of Booking • 20% Plinth Level • 15% At Ground Floor Slab Level • 15% At First Floor Slab Level • 15% At Second Floor Slab Level • 10% At Plaster Level
- 05% At Flooring Level • 05% Final Finishing Level

• Possession will be given after one month of settlement of all accounts. • Extra work shall be executed after receipt of full payment in advance, as per developer's estimate. • Documentation charges such as Stamp Duty, Registration, Electricity (GEB) common and individual unit, Legal and related expenditure will be extra and shall be paid once the said unit is finished. • Monthly maintenance charges will be extra as decided from time to time. • GST is payable along with each payment. • Any new Central and State Government Taxes, any incremental charges, any corporation taxes if applicable shall be borne by the clients. • Elevation alteration will not be allowed in any circumstances. • Finishing means internal completion of the said unit. • The developer reserves the right to make any addition, alteration and amendments as may be necessitated from time to time in layout and building plan. • If customer has availed bank loan facility then it is the responsibility of the customer to disburse the amount from the bank to clear stage wise outstanding as per the payment schedule. • This brochure shall not be treated as a legal document; it is only for the purpose of information and early display of the project. • Warranty, guarantee and liabilities for things like Lifts, Switches, Lighting, Bath Accessories, steel etc..., supplied by external companies will be of manufacturer and after finishing guarantee and warranty will be passed-on to the buyer. • Continuous default payment will lead to cancellation. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client, after payment for the same is received from the other customer. Administrative charges of 50000/- & the amount of extra work (if any) will be deducted from refund amount. • After virtual completion of the work/Saledeed done, all the repair and the maintenance like drainage, watchman salary, club house maintance, gardening, electricity bill etc. shall be borne by society members.

RERA REG. NO.: PR/GJ/VADODARA/VADODARA/Others/RAA12829/290124/311228

RERA WEBSITE : www.gujrera.gujarat.gov.in

ZURICH 8025047913 3D Visualisation by LUCID - The Artistry

LAVISH COMFORTS, TIMELESS ELEGANCE



આધુનિક અને રમણીય ઘરની ઓળખ...



Nisarg Group, a renowned name in real estate, has transformed Vadodara's skyline with its portfolio of lavish and stylish homes. With a focus on quality craftsmanship and elegant design, Nisarg Group has redefined luxurious living, offering residents unparalleled comfort and sophistication. Their commitment to excellence shines through in every project, creating residential landmarks that stand as testaments to their dedication to providing exceptional homes.



THE LUXURY OF
PRIVILEGES



THE MASTERPIECE OF
DESIGN



THE COMFORT OF
CONNECT





કુદરતી સાનિધ્યમાં અવર્ણનીય લક્ઝુરીયસ પ્રાંગણ NISARG ૐ

Nisarg 33 seamlessly blends urban luxury with natural tranquillity, offering panoramic views and optimal cross ventilation. Immerse yourself in a modern sanctuary where sophistication meets serenity. Positioned strategically for luxurious homes create a private oasis, combining contemporary design with the calming essence of nature. Experience a lifestyle redefined, where every moment is a testament to luxurious living.





અવિસ્મરણીય પ્રેમનો રહેવાસ એવું ઘર NISARG ૩૩

Experience class, comfort, and chic living in our spacious 4 BHK bungalows at Nisarg 33. Designed to embrace lush green views and provide ample ventilation, each home seamlessly connects residents with the outdoors. Enjoy absolute privacy in a serene living environment, adorned with impeccable finishes and high-end fittings. Whether marveling at breathtaking views or embracing city vibrancy, Nisarg 33 offers the perfect blend of nature and luxury in every home.



LAYOUT PLAN

- TYPE A
- TYPE B
- TYPE C

Unit No	Type	Built Up
01	B	1741
02	B	1741
03	B	1741
04	B	1741
05	B	1741
06	B	1741
07	B	1741
08	B	1741
09	B	1741
10	B	1741
11	B	1741
12	B	1741
13	B	1741
14	C	1820
15	C	1820
16	C	1820
17	C	1820
18	A	1762
19	A	1762
20	A	1762
21	A	1762
22	A	1762
23	A	1762
24	A	1762
25	A	1762
26	A	1762
27	A	1762
28	A	1762
29	A	1762
30	A	1762
31	A	1762
32	A	1762
33	A	1762





AMENITIES

- 

Single Gated Entry With Security Cabin.
- 

Children's Play Area.
- 

AC Club House With Gym & Indoor Games.
- 

Common Landscaped Garden.
- 

CCTV Camera in Common Area.
- 

Multi-Purpose Hall / Banquet Hall.
- 

Termite Treatment With Piping Systems.
- 

Solar Panel for common area.
- 

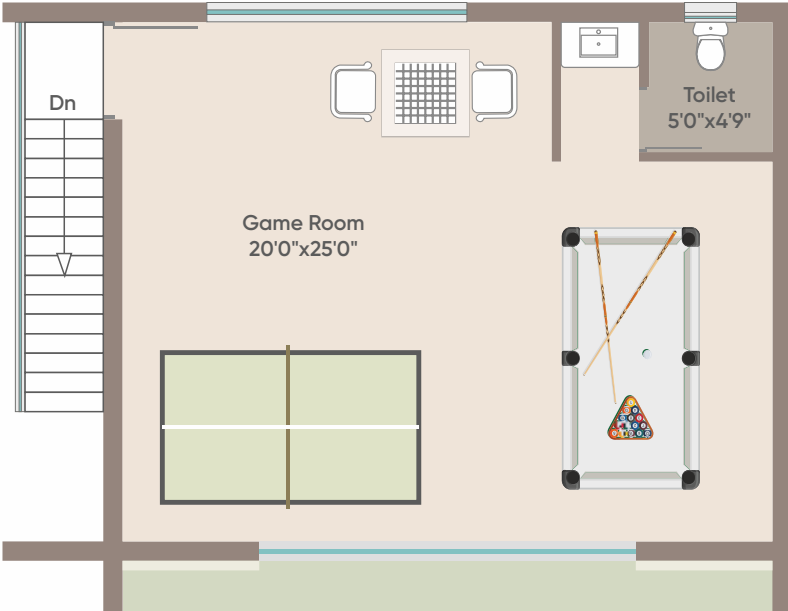
Internal RCC Roads With Paver Block Sidewalks & Street Lights.

CLUB HOUSE PLAN

GROUND FLOOR



FIRST FLOOR

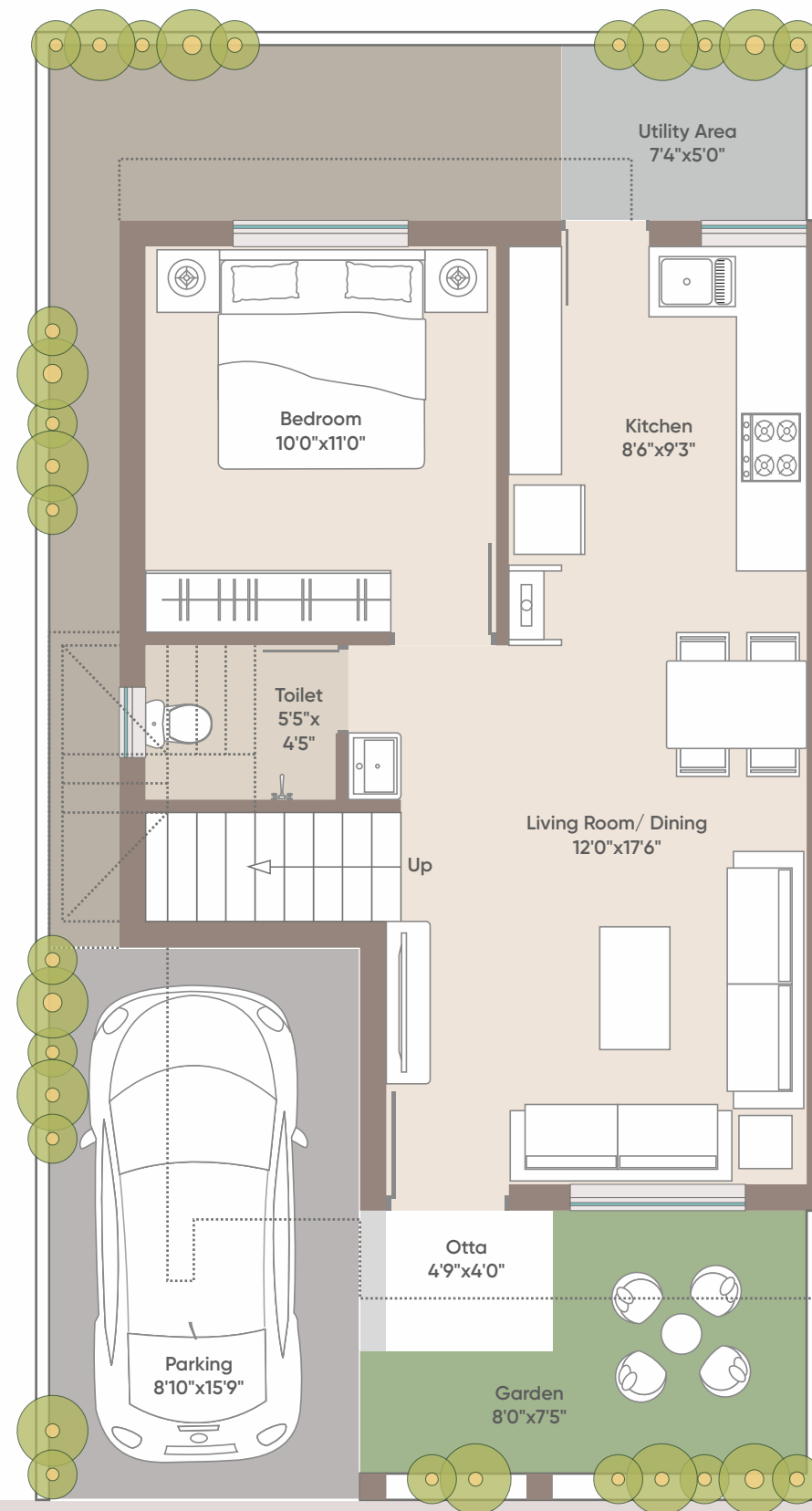


TYPE A
4BHK

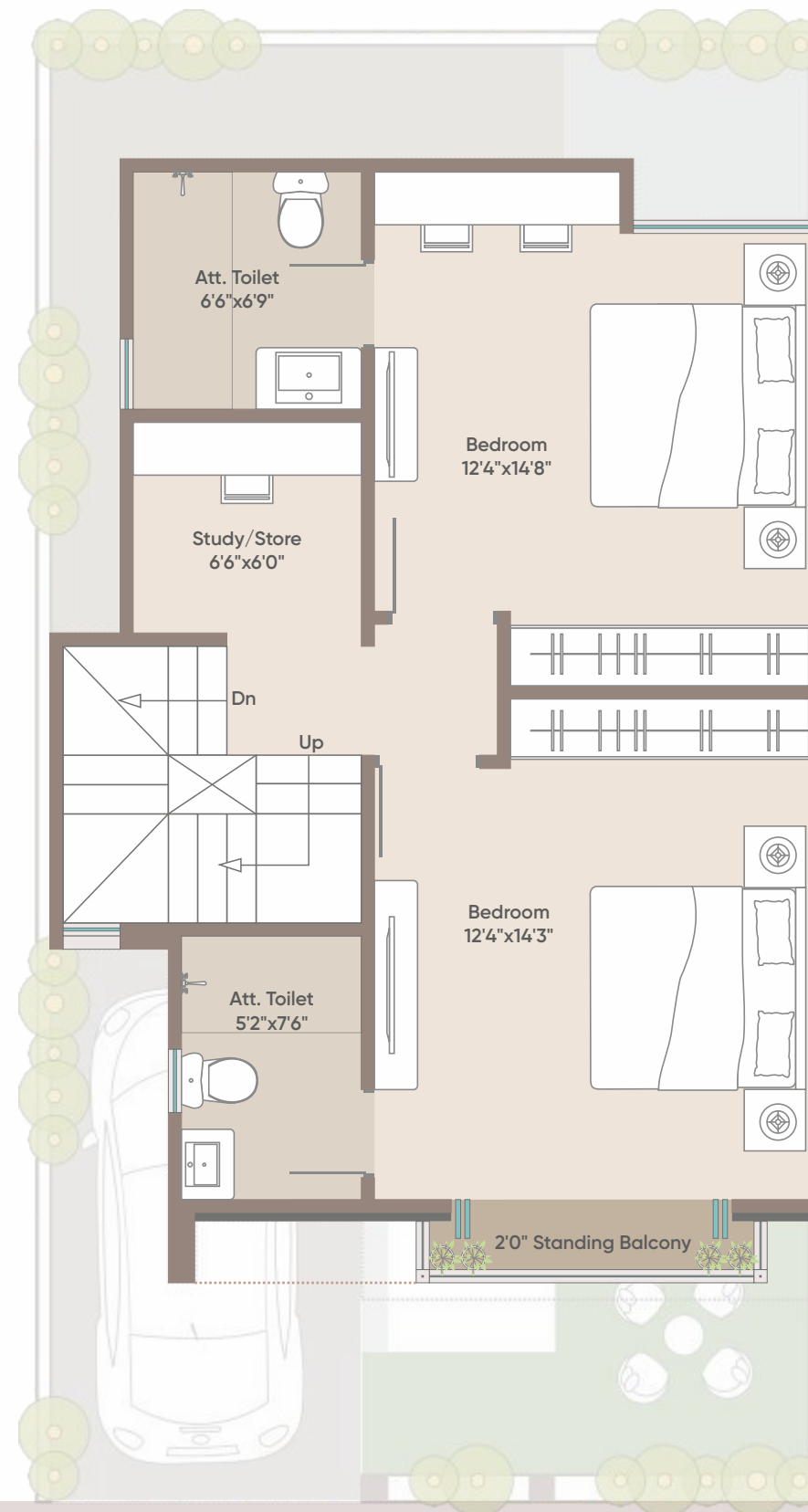
UNIT NO.: 18 TO 33

CA 1341 Sq.Ft.

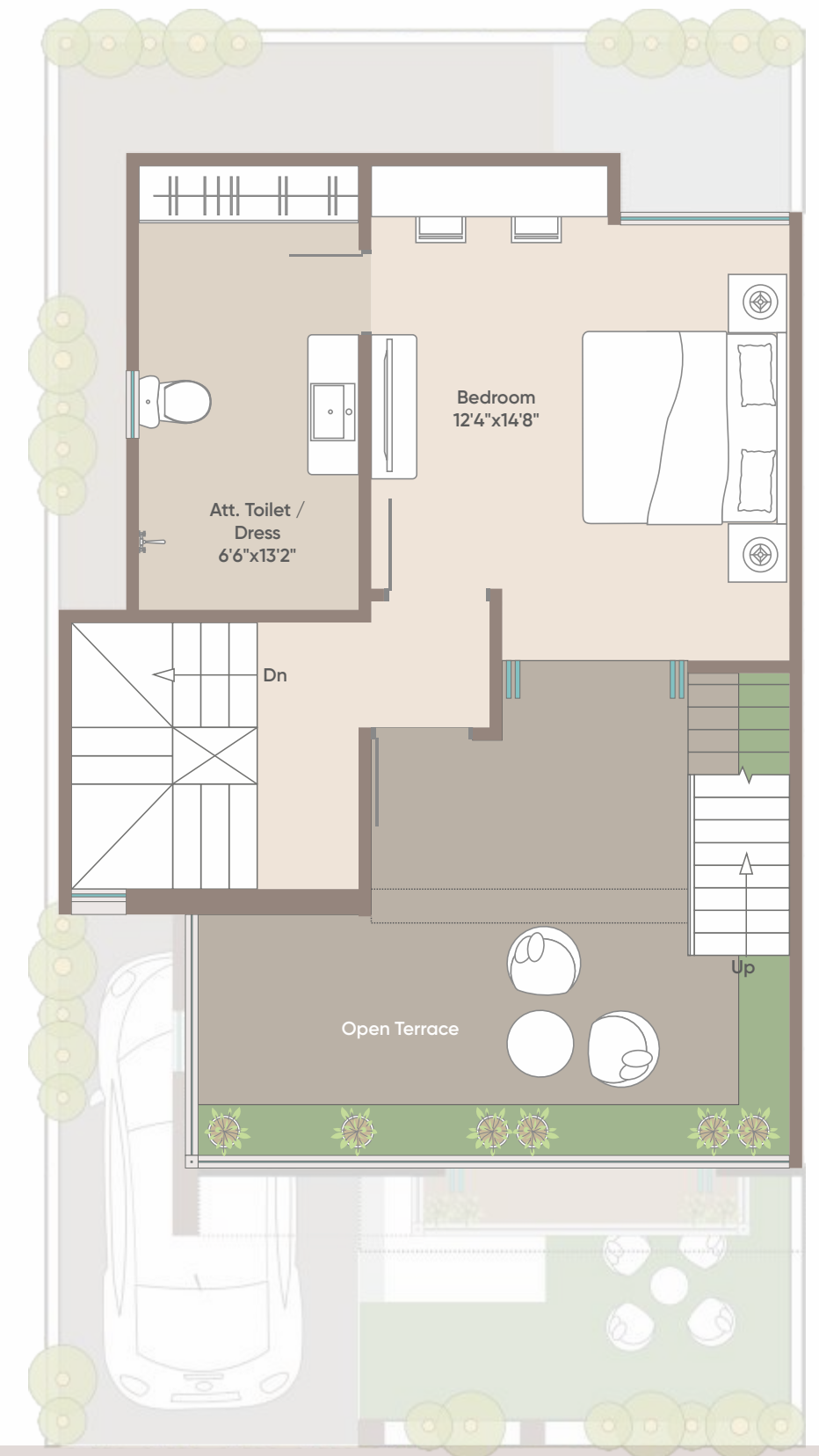
B.UP 1762 Sq.Ft.



GROUND FLOOR



FIRST FLOOR



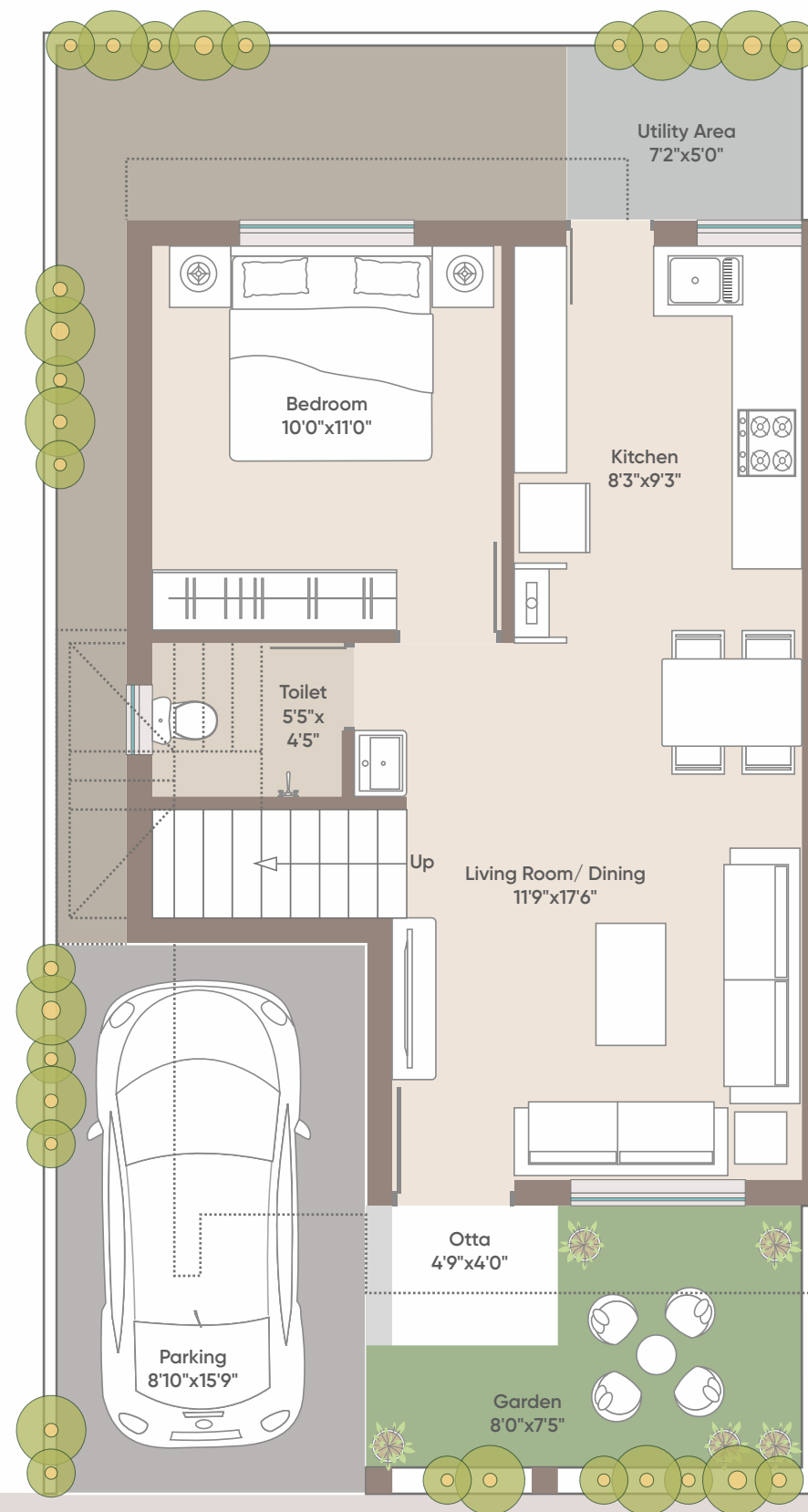
SECOND FLOOR

TYPE B
4BHK

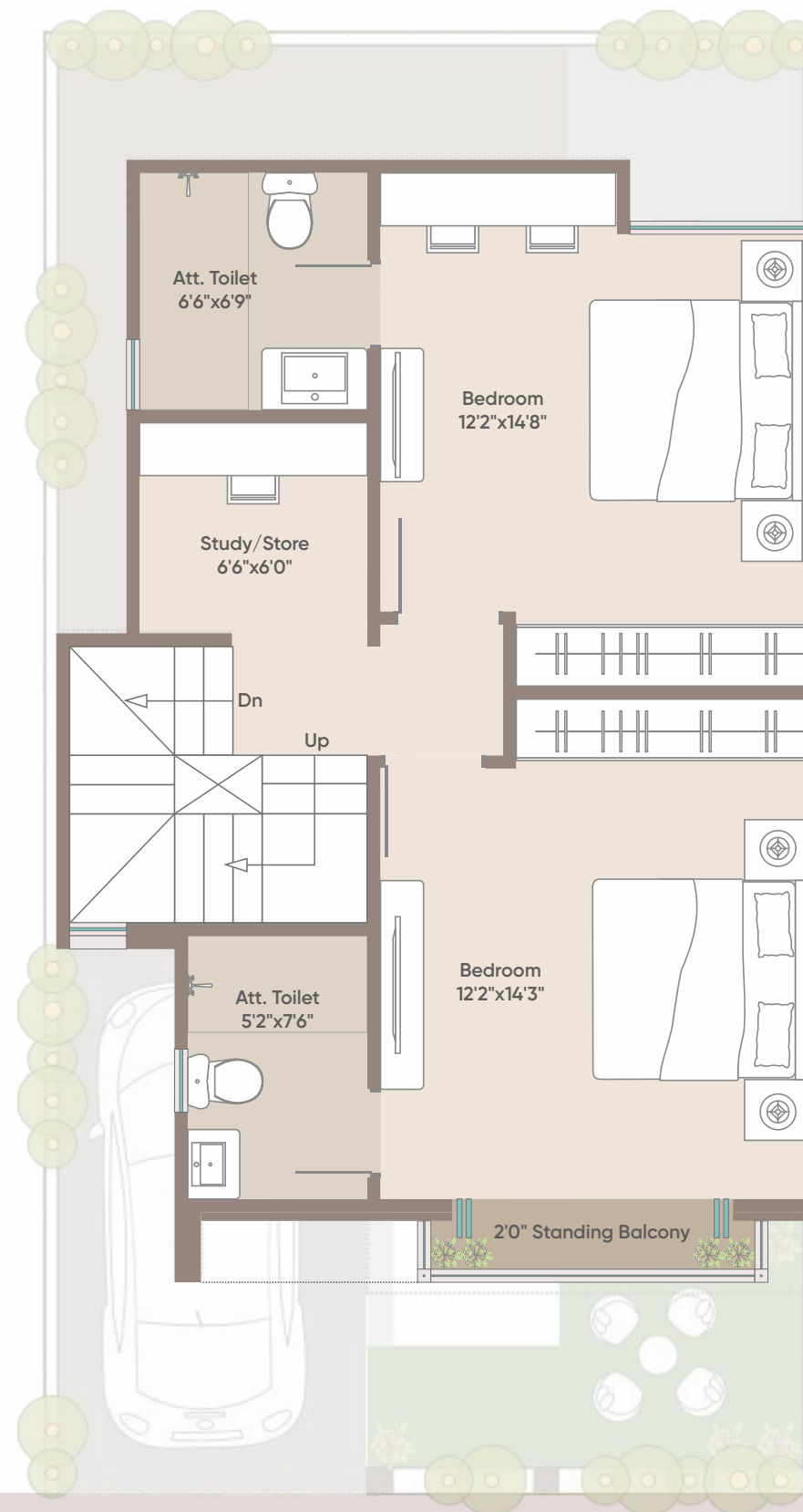
UNIT NO.: 01 TO 13

CA 1320 Sq.Ft.

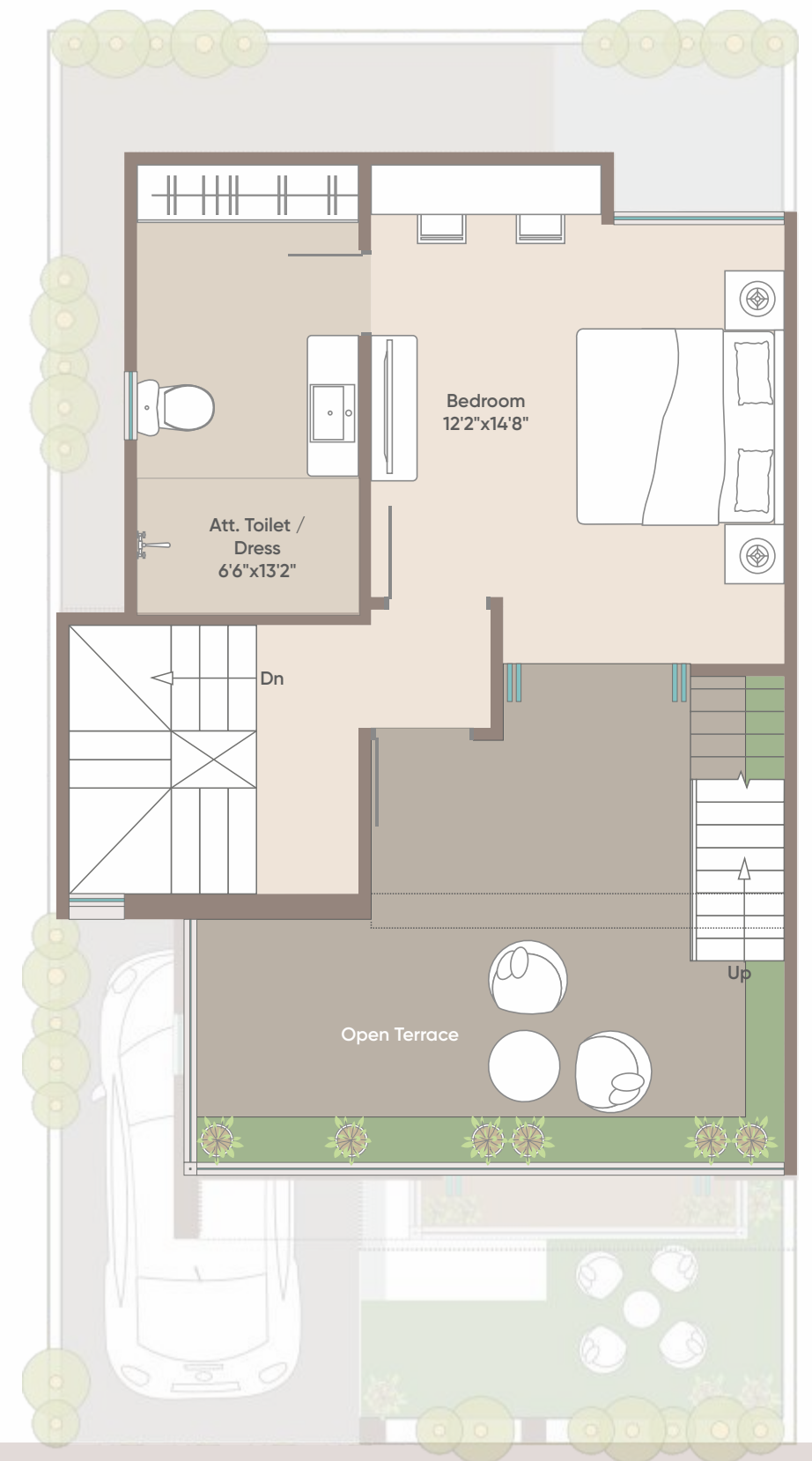
B.UP 1741 Sq.Ft.



GROUND FLOOR



FIRST FLOOR



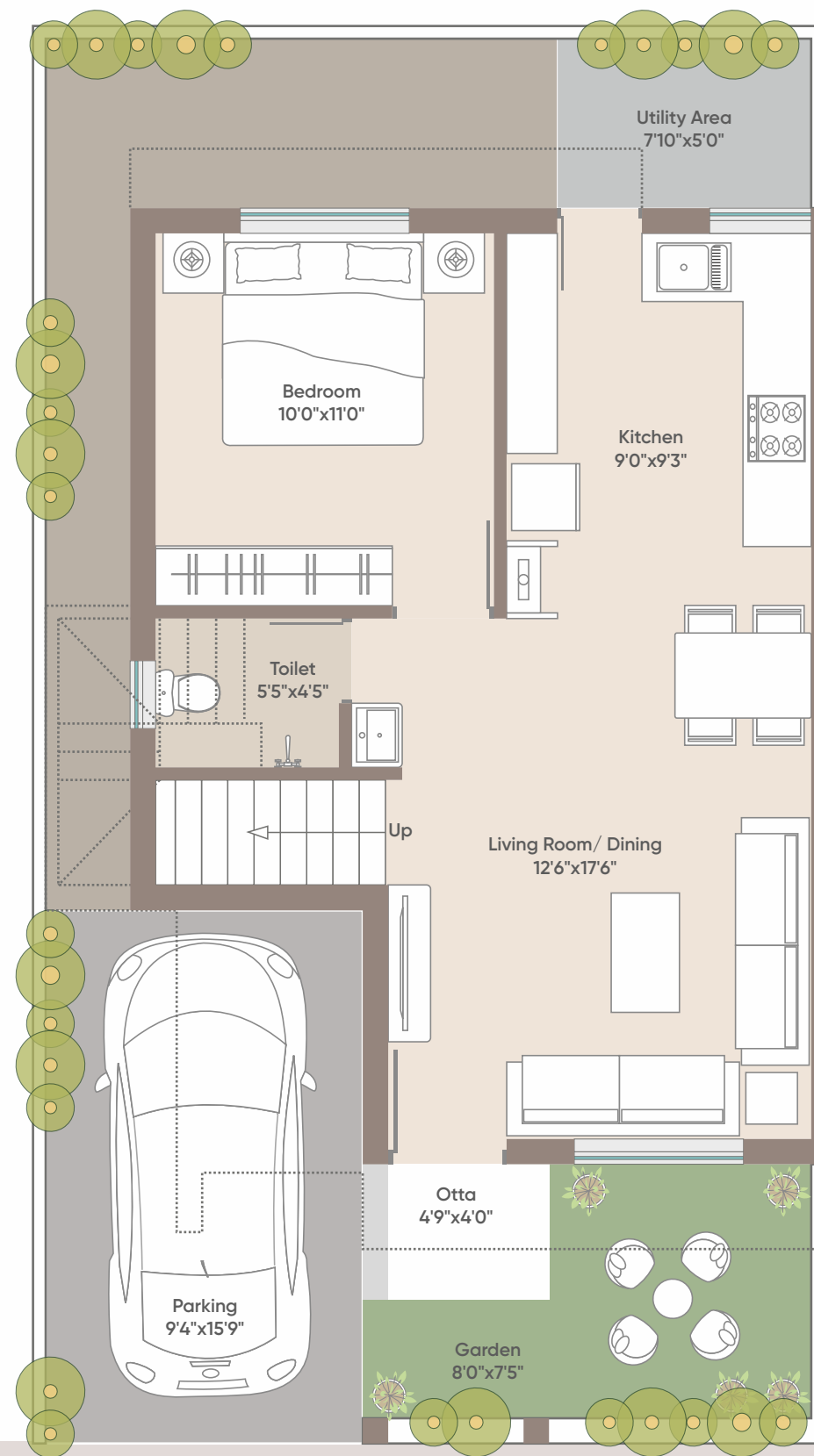
SECOND FLOOR

TYPE C
4BHK

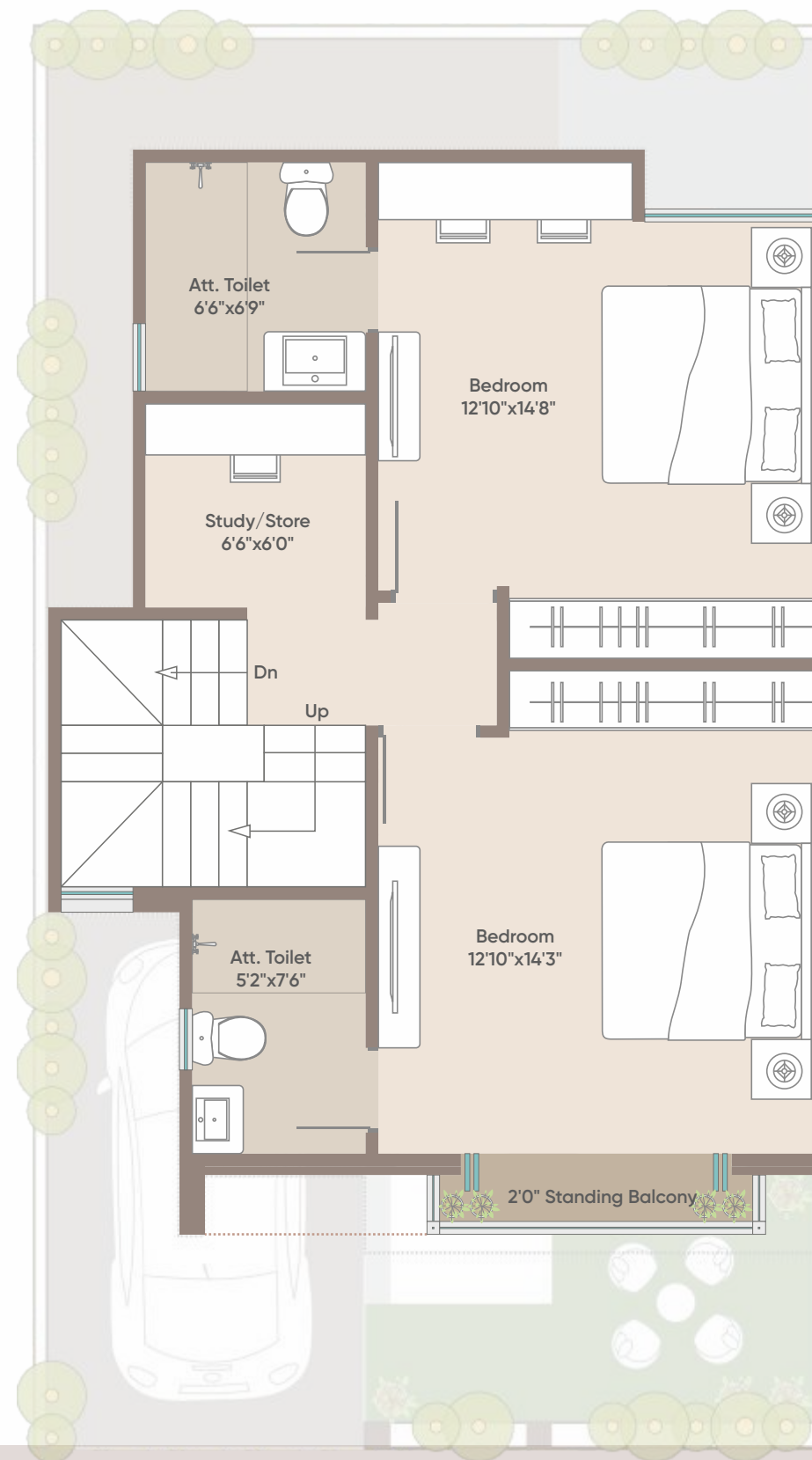
UNIT NO.: 14 TO 17

CA 1395 Sq.Ft.

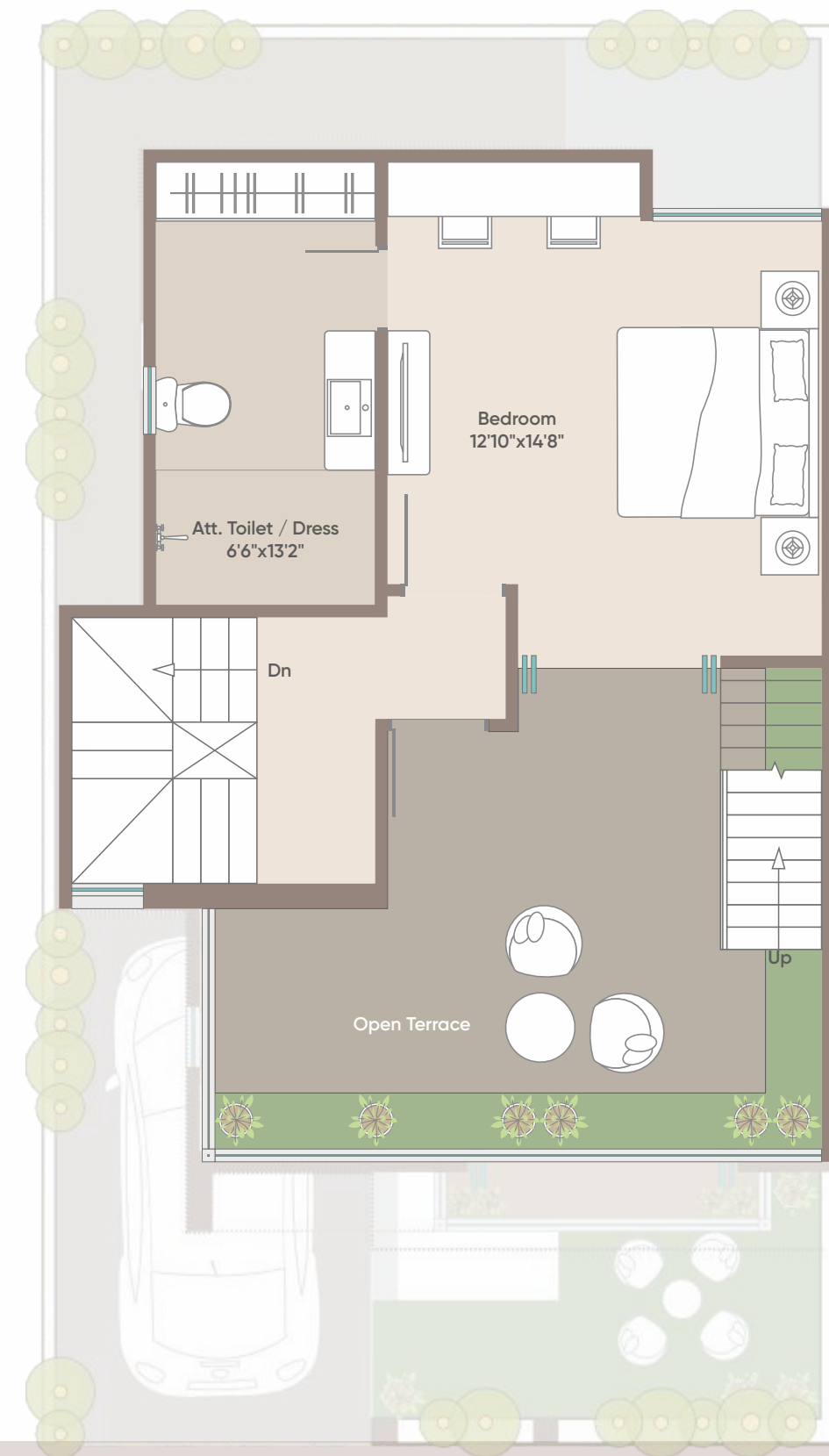
B.UP 1820 Sq.Ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS



STRUCTURE

- All RCC Work & Brick Masonry are as per Structural Engineer's Design.



FLOORING

- Vitrified Tile Flooring in all Rooms.
- Kota Stone / Heavy Duty Tiles in Parking.
- GVT Tiles in Otta.



DOORS

- Attractive Entrance Door with Premium Quality safety Lock & fittings.
- Laminated Internal Doors & Flush Doors.
- Main Door Video Intercom.
- All Locks are of Godrej or Equivalent.



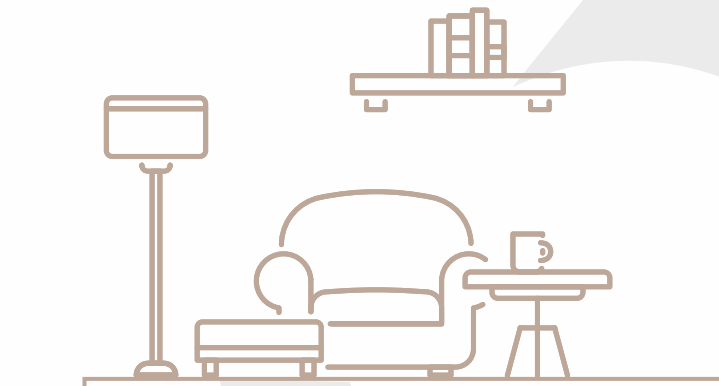
WINDOWS

- 3 Tracks Anodised Aluminum Sliding Windows with Reflective Glass & Mosquito net.
- M.S Powder coated safety Grills.



TERRACE

- Open Terrace Finished with China Mosaic.



WATER FACILITY

- Individual Underground RCC Tank and PVC overhead water tank in all Bungalows.



PAINT & FINISH

- Interior mala Plaster with putty & Primer.
- Exterior Double Coat Plaster with Damp Proof Primer & Acrylic Paint.



ELECTRIFICATION

- Concealed ISI Copper Wiring with Branded Modular Switches with Sufficient points in Kitchen & all bedrooms with ELCB Switch For Your Family Safety.
- AC Point In All Bed Rooms & Living Room.
- Washing Machine Point in wash area.
- Chimney & Oven Point in kitchen with ISI Wire & Switches.



KITCHEN

- Granite Platform with S.S. Sink, Glazed Tiles Dedo or Equivalent.
- Individual RO System in kitchen for all bungalows.



BATH

- Designer Bathrooms with Jaquar or equivalent CP Fitting and Cera or equivalent Vessels and Tubs.
- Geyser point in all bathrooms



PLUMBING

- ISI - PVC & UPVC Concealed Piping of Truflo or equivalent.

ભૌતિક સુવિધાઓથી સજ્જ એક એવું ઘર NISARG ૩૩

Step on to the balconies of Nisarg 33 and let the sky paint a breathtaking panorama before you. Enjoy moments of tranquillity as the sky's hues transform every scene into a serene masterpiece. Experience a daily escape to the heavens, where the beauty of the sky becomes an integral part of your luxurious lifestyle.



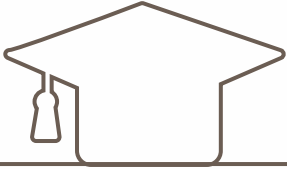


મનમોહક
ડિઝાઇનવાળું ઘર
NISARG ૩૩

Gaze in awe at the grandeur and sophistication of Nisarg 33's magnificent elevation. Our residences stand tall, setting the standard for luxurious living with their visual masterpiece. Experience an elevated lifestyle that redefines luxury, where every detail reflects the essence of extraordinary living.



AN ADDRESS
THAT MATTERS



SCHOOL

- St. Kabir School
- Sabari School
- Podar School
- Mira Tree House School
- Vibgyor School
- BAPS School
- Bright Day School
- Navrachana International School

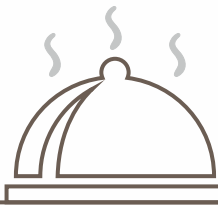


SUPER MARKET

- Samanvay Status
- Ranchhodray Masala
- Jagdish Farsan
- Reliance - OP Road
- Sun Pharma Road
- D-Mart Akota

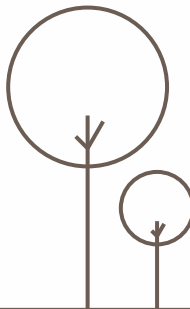
SHOPPING NEAR BY

- Samanvay Status
- Sun Pharma Road
- Reliance - OP Road
- Race Course
- Alkapuri
- Sun Pharma Road



RESTAURANTS

- Samanvay Status
- Khodiyar Kathiyawadi Multi Cuisine
- Premvati BAPS



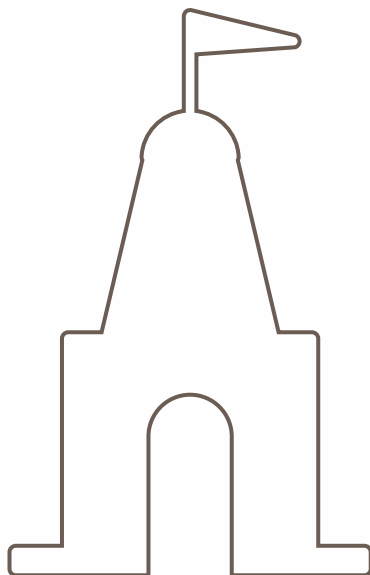
GARDEN

- BIL TP 1
- Narayan Sarovar - Chansad



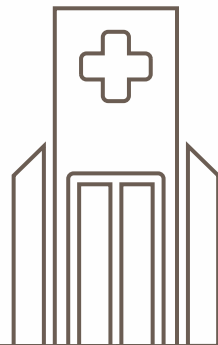
MULTIPLEX

- Sun Pharma Road
- Reliance Inox - OP Road
- Coming up at Samanvay Status



TEMPLE

- BAPS Swaminarayan Temple - Atladra
- BAPS Swaminarayan Temple - Chansad
- BAPS Swaminarayan Temple - Bhayli
- Jain Temple - Bhayli Crossing
- Parmeshwar Mahadev - BIL TP 1



HOSPITAL

- BAPS Multispeciality Hospital
- Zydus Hospital
- Samanvay Status
- Welcare Hospital - Dr. Bharat Modi



NEAR BY

- Narayan Sarovar - Chansad
- Delhi-Mumbai Express Highway
- Vegetable Market - Bhayli Crossing
- Vegetable Market - Padra

