

PANCHVATI
AS YOU'VE NEVER SEEN
IT BEFORE

Nirman
UPAVAN
Live it to experience it.

2, 2.5 & 3 BHK
LUXURY RESIDENCES



Renew, Refresh, Rejuvenate.

Panchvati. The very word evokes visions of tree shaded woods, serene, bucolic landscapes, quiet walkways; a world of beauty now lost in the concrete facets of everyday reality... until now.

Open your eyes to a new world, a Panchvati that's not new, but renewed. And refreshing, with landscaped grounds that draw inspiration from the Panchvati of yore; serene lifespaces blessed with energizing natural light and fresh breeze; meeting places that invite communal spirit. Experience the enchantment of nature, in a home unlike any other.

Welcome to Nirman Upavan.

Highlights:

- Landscaped Gardens
- Kids' Play Area
- Roof Top Party Area
- Yoga & Meditation Area
- Cardio Room
- Basketball & Multipurpose Court
- Walking/Cycling Track
- Video Door Phone
- CCTV Surveillance-for Common Area
- Fire Extinguishers
- Sky Lounge
- Ample Parking Area
- Lift with Power Back-up



Kid's Play Area



Cycling Track





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Classical by design

A short walk from the Kalaram Mandir, in the locales Lord Ram blessed by his presence, Nirman Upavan brings you an inimitable combination of comfort, convenience, innovative layout and a measure of spirituality in exquisitely designed 2, 2.5 & 3 BHK value plus homes and shop spaces. Spacious and planned for natural ventilation, the apartments at Nirman Upavan offer a range from 883 to 1369 sq. ft. of free movement.

With the ease of shopping a hop, skip and jump away, Nirman Upavan adds a higher level of convenience to your comfort.



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The joy of togetherness

Life is a celebration. It is about being together and spreading your happiness – whether it is an accomplishment, an occasion or simply the joy of being alive. Nirman Upavan enriches your life with a wide range of podium amenities that turn every activity, be it sports, leisure or entertainment into a fun-filled recreation.



Clubhouse • Landscaped Gardens • Kids' Play Area
Roof Top Party Area • Multipurpose Court • Walking/Cycling Track



Multipurpose Court



Walking Track



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Putting your safety first

Experience peace of mind at Nirman Upavan, with a multi-tier security system that incorporates fully automated state-of-the-art security features as well as trained professionals to monitor the premises 24x7.



Video Door Phone • CCTV Surveillance-for Common Area
Fire Extinguishers • Ample Parking Area



Fire Extinguishers



Ample Parking



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A higher state of bliss

Raise your consciousness to a higher plane – literally, as the verdant vistas, far below the Sky Lounge, captivate your mind, and your senses experience the soothing embrace of quiet peace. The artfully designed meditation zone and the yoga area invite you to complement the physical fitness of your body with a holistic wellness of the mind.



Yoga & Meditation Zone • Cardio Room • Sky Lounge



Sky lounge



Yoga & Meditation Area



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Planned to please

Economical and ergonomic, with spaces meant for ease of movement and seamless living, every residence, regardless of configuration, offered at Nirman Upavan invites you to experience the comfort of dwelling in well planned spaces.







2.5 BHK Cut Section

Carpet Area - 802 Sq.ft.

Saleable Area - 1067 Sq.ft.



2 BHK Cut Section

Carpet Area - 664 Sq.ft.
Saleable Area - 883 Sq.ft.

Elements of perfection

What's grandeur without attention to detail? From the largest to the smallest, every aspect of Nirman Upavan is subjected to the most stringent scrutiny to ensure you experience the peace of mind that only comes with complete satisfaction.

Specifications:

- Attractive designs with earthquake resistant R.C.C. Construction
- Vitrified tiles in all rooms
- Jaguar or equivalent bathroom fittings
- For AC – Compressor parking space with concealed pipe fittings
- Gypsum Plaster for Internal plaster
- Plastic Emulsion Paint for internal walls
- Anodized 3 track aluminum sliding windows with safety grill
- Granite kitchen platform with S.S. sink
- Concealed plumbing
- Concealed electrification with semi-modular switches
- External finish in acrylic paints'
- 7' Height designer glazed tile dado in bathroom
- AAC Blocks Light Weight Concrete Blocks used for walls
- Mosquito net in windows in bathroom pavilion
- Provision for exhaust fans in bathroom & kitchen
- 1 tube & 1 fan in all rooms & kitchen & bulb in toilet
- 1 fan & 1 light point connected to the common back-up





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Comfortably central

Nirman Upavan's location in the heart of the city puts you at the centre of all action. Educational institutions, shopping destinations, industrial areas, and more, are all within easy reach, so you can indulge your lightest whim at a moment's notice!



Tapovan



Kumbhamela Holy Bath in Godavari River



Kalaram Mandir

LOCATION MAP



Key Distances:

Nirmani City Bus Stand	1 Km	Dental College	0.8 Km	Theatre - Mahalaxmi Theatre	1.02 Km
Panchavati Karanja	0.7 Km	K. K. Wagh Engg. College	2.9 Km	Main Road	0.9 Km
Nashik Road Railway Station	9 Km	Holy places - Tapovan	2.5 Km	Petrol Pump	0.9 Km
Ozhar Airport	20 Km	Gangaghat/ Ramkund	0.8 Km	Hotel Panchavati Yatri	1.5 Km
Schools - R P.Vidyalaya	0.5 Km	Kapaleshwar Temple	0.8 Km	Panchvati Police Station	1 Km
Poddar International School	4 Km	Hospitals - Surya Hospital	1.0 Km	Vegetable Market	0.2 Km
Colleges Panchavati	1.00 Km	Chopda Institute of Pediatrics	0.9 Km		





परंपरा विश्वासाची

Building Excellence

Nirman Group is real estate giant in every sense of the word with a variety of impressive feathers in their already burgeoning hats. Founded in 1980, Nirman Group has now become a household name in the city of Nasik with their reputation of great quality homes that also provide great lifestyles. The company creates a whole range of high-quality spaces of various configurations. Projects such as apartment complexes, row houses, bungalows, commercial spaces, development of individual plots, NA final layout plots as well as agricultural land constitute the impressive portfolio of Nirman Group.

With an unflinching emphasis on quality construction and service, Nirman Group quickly scaled peak after lofty peak of the competitive real estate sector of Nasik. The company has a well established reputation of transparency, integrity and honesty in services as well as one of high quality construction with stunning design and fine urban amenities that has earned them the trust and goodwill of their ever increasing client base.

The recent tie up with the prestigious Gadodia Group has laid the path for many a stellar accomplishment in the near future.

FEW COMPLETED PROJECTS

NIRMAN CLASSIC
College Road, Nashik
3 BHK Apartments

NIRMAN INSPIRE
Kanhere Wadi, Nashik
Shops & Offices

NIRMAN KUNJ
Near Mumbai Agra Road, Nashik
2 BHK Apartments

NIRMAN SUGANDH
Anandvali, Off Gangapur Rd, Nashik
2 BHK Apartments

NIRMAN SAMRUDDHI
Uttar Nagar, Nashik-Pune Road, Nashik
3 BHK Luxurious Apartments

DHARMARAJ PLAZA
Gangapur Road, Nashik
2 & 3 BHK Apartments

NIRMAN ARCADE
Nigadi, Pune
Shops & Offices

NIWAS RIVER VIEW
Savarkar Nagar, Nashik
3 BHK Row Houses

NIRMAN RESIDENCY
Sharanpur Trimbak Link Road, Nashik
2 & 3 BHK Apartments

NIWAS PARK
Off. Gangapur Road, Nashik
2 & 3 BHK Row Houses

GREEN COTTAGES
Gangapur road, Nashik
2 & 3 BHK Row Houses

DHARMARAJ PLAZA
Gangapur Road, Nashik
Shops & Offices

CURRENT COMMERCIAL PROJECT

nirman
**raghuveer
plaza**



Shops & offices in Panchvati

Designer lobby | Independent toilets for each shop/office
Lift with battery backup | Unique modern elevation
Common parking on complete ground floor

OFFICES: 200sq. ft. onwards
SHOPS / SHOWROOMS: 500sq. ft. onwards

for **DOCTORS, LAWYERS, INSTITUTES,**
COACHING CLASSES etc.

Site Office: Nirman Raghuveer Plaza, Opp. Royal Ceramic, Near Seva Kunj,
Old Agra Road, Panchavati, Nashik - 422003

Call: **90110 00721 / 88888 81821/2/3/4**

CURRENT PROJECTS

Kedar Nagar
nirman's
Vrindavan
GARDENS

A Township of 1 & 2 BHK Apartments

Near Satpur MIDC, Nashik.



Landscaped Gardens | Children's Play Area | Senior Citizens' Corner
Indoor & Outdoor Games | Acupressure Walk | Amphitheater | Fire Fighting System

Call: **88888 81825/6**



COMFORTABLY CENTRAL HOMES

NEAR DWARKA CIRCLE

2 BHK Flats & Shops

Near Satpur MIDC, Nashik.



Landscaped Gardens | Children's Play Area | 24x7 Security, with Intercom
Lift with Battery Back-up | Ample Parking | Designer Lobby with Waiting Area

Call: **94036 97321 / 90110 00721**

Plots at Manori Village & Ozarkhed, Nashik.
and many more...

Call: **9325413873 / 9822055201**



Credits

Architects: **Sagar A. Kabre - Kabre Consultants**

R.C.C.Designer: **Prasanna Bhore**

Design Consultant: **MAK Media & Creations Pvt. Ltd.**

Site Office:

Nirman Upavan, Dhikale Nagar, Near Kalaram Mandir, Panchavati, Nashik - 422 003.

Call: 94036 97321 / 90110 00721

Corporate Office:

Nirman Ashraya Development Pvt. Ltd.

Nirman House, L.P. Poddar Marg, College Road, Nashik - 422 005.

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Note: The Promoter reserves his right to utilise any increase in F.S.I. that will be sanctioned in its building plans by Nashik Municipal Corporation which will be used to the benefit of the Promoter during or after construction of the building mentioned in this brochure.

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