



NIRMAN GIRIRAJ

BUSINESS PARK

Nirman Giriraj will provide with high quality environment for business owners. The project offers suitable location for shops, offices and showrooms requirements.

Nirman Giriraj is located at an excellent location


NIRMAN
GIRIRAJ



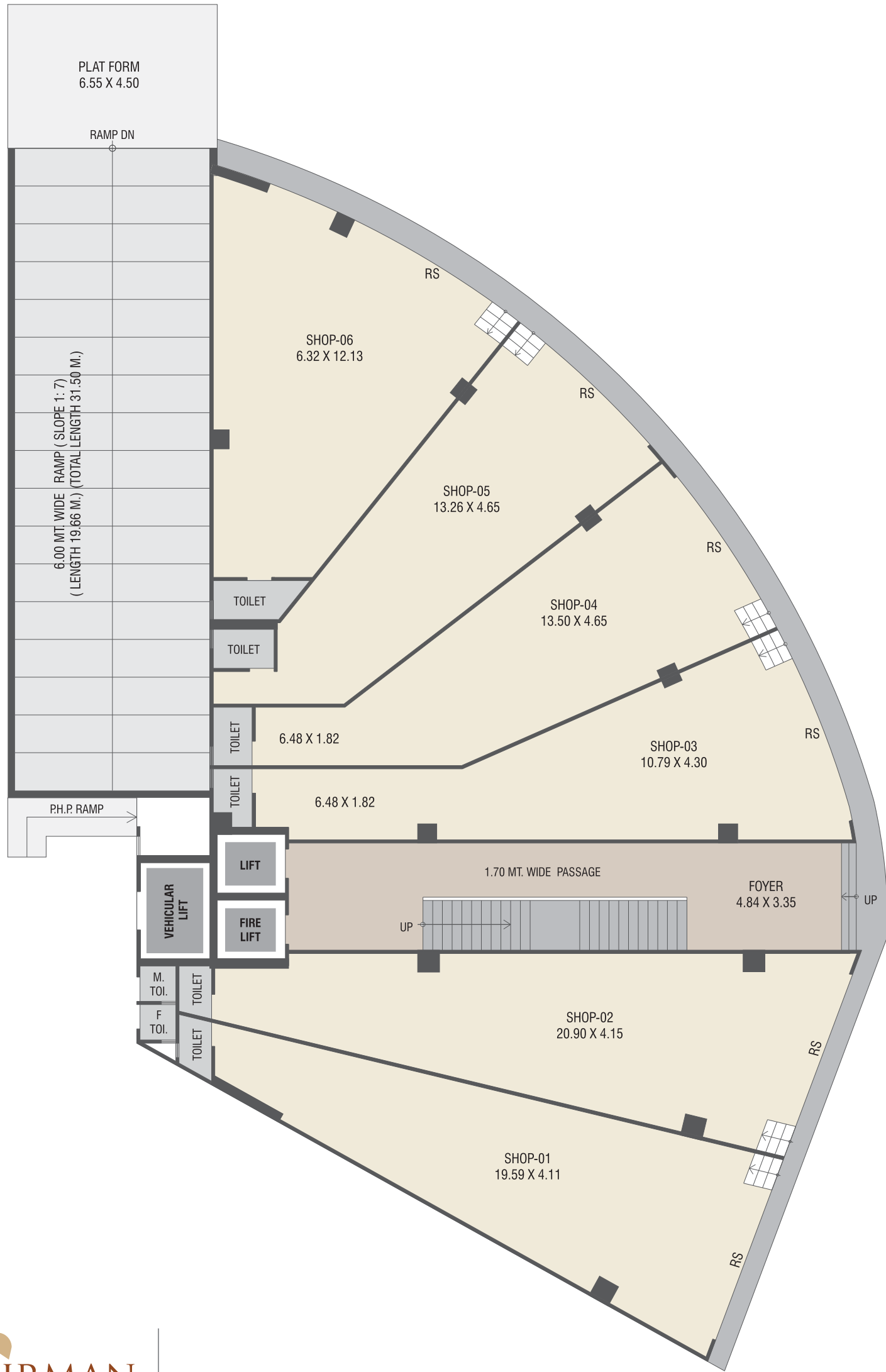


THE PERFECT DESTINATION FOR BUSINESS

**NIRMAN
GIRIRAJ**

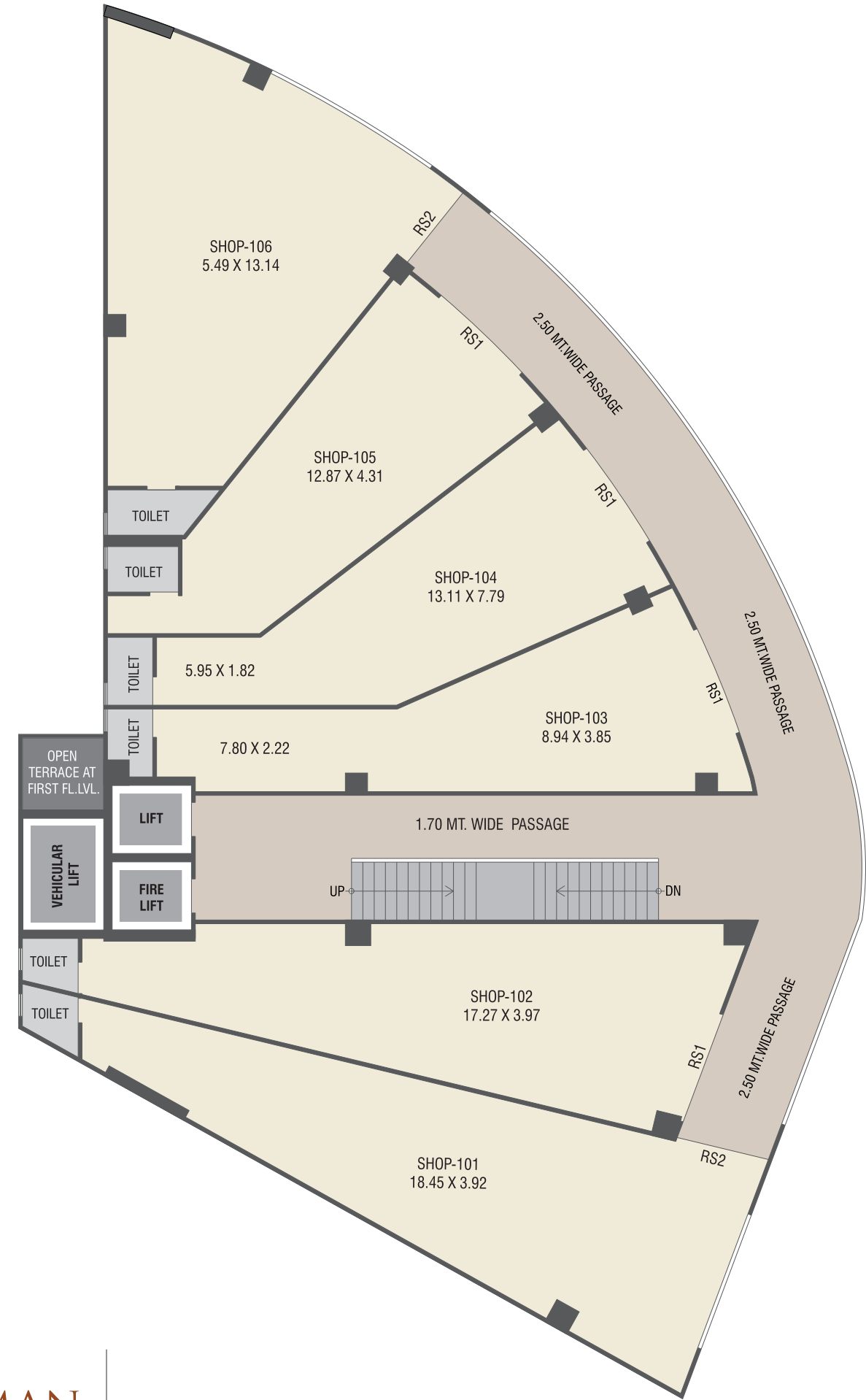
NIRMAN
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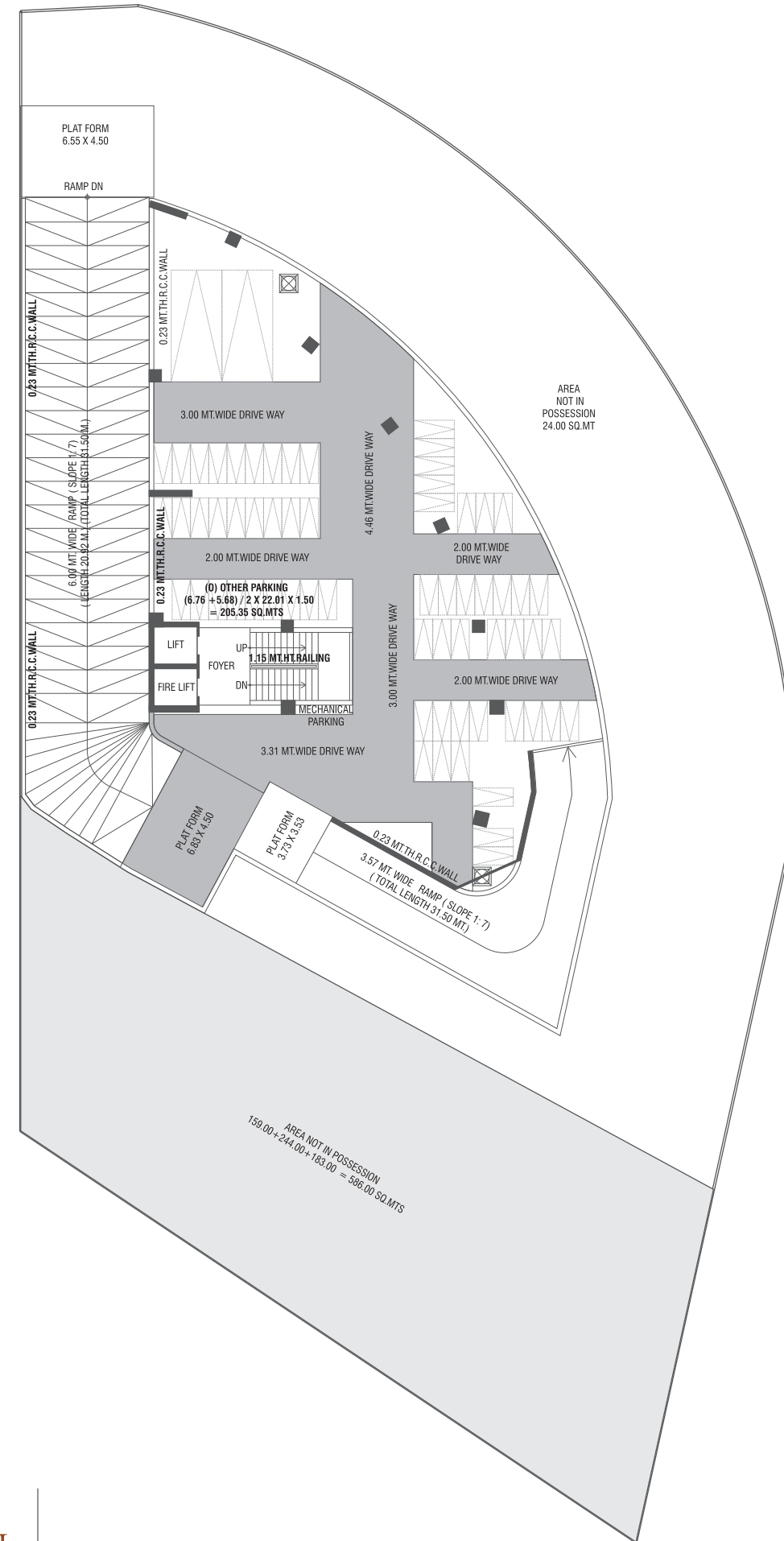
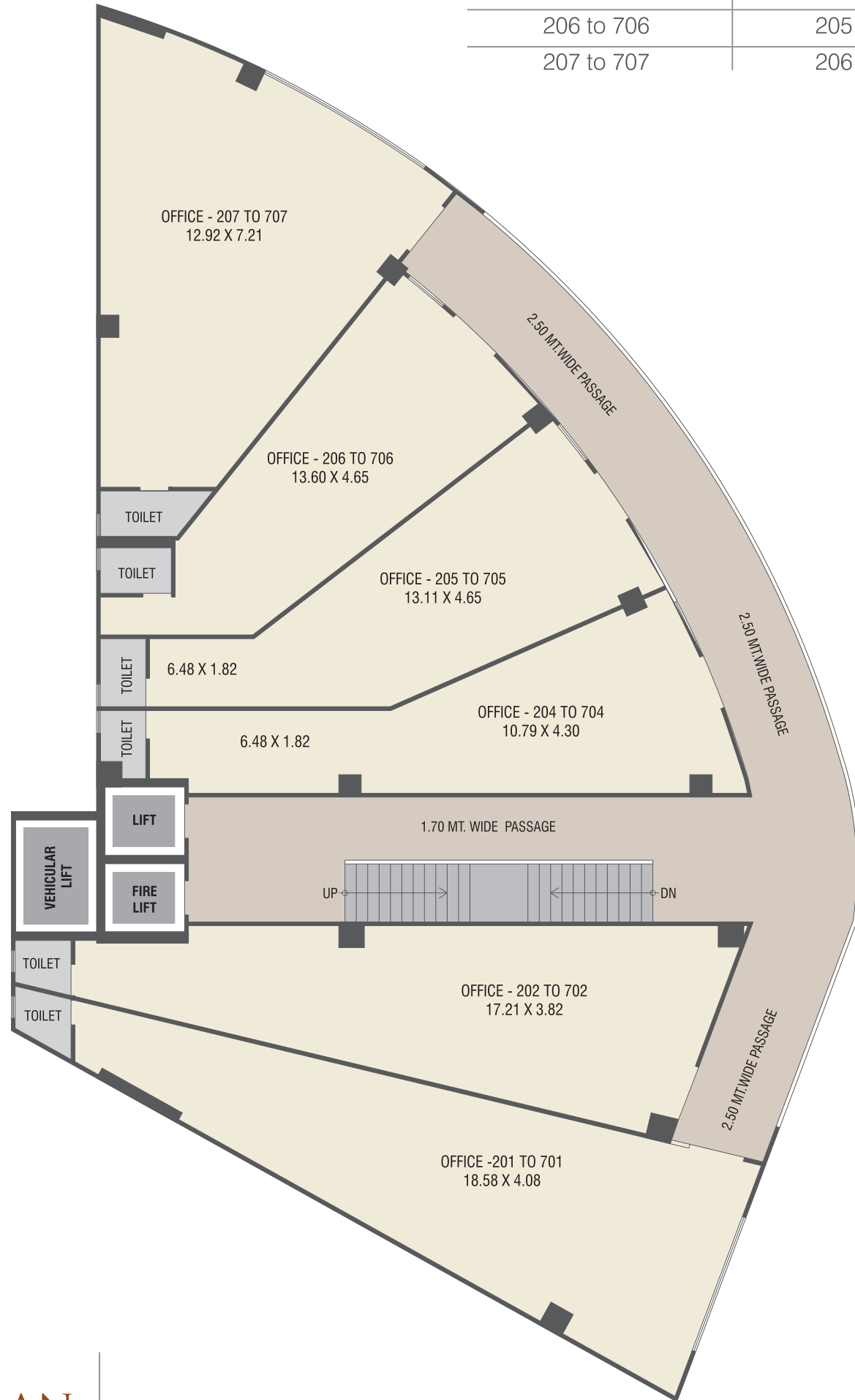
GROUND FLOOR PLAN

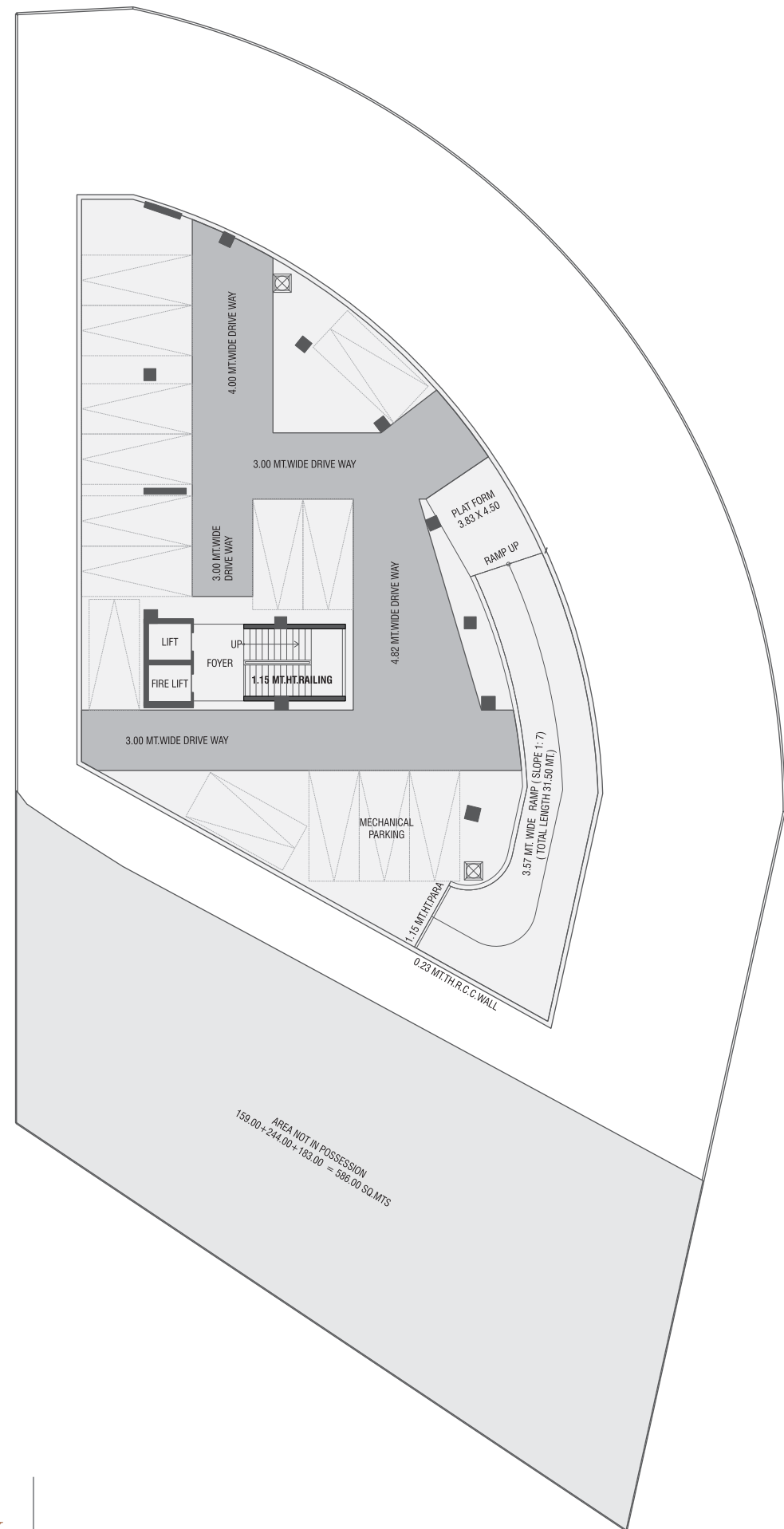


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1ST FLOOR PLAN

OFFICE NUMBER AS PER BUILDING PLAN	ACTUAL OFFICE NUMBERS AS PER AREA TABLE BUILDING PLAN
201 to 701	201 to 701
202 to 702	202 to 702
204 to 704	203 to 703
205 to 705	204 to 704
206 to 706	205 to 705
207 to 707	206 to 706





SPECIFICATIONS



STRUCTURE

Earthquake resistant frame structure.



WALL

All internal walls will be finished with white putty over mala plaster and external walls will be finished with double coat plaster/textured finish with premium quality acrylic paints.



PLUMBING

Premium brand CPVC/ UPVC pipes and fittings.



FLOORING

Vitrified tiles in all areas.



DOORS & WINDOWS

Decorative main door and other enamel painted/polished flush doors with wooden frame. Aluminum section sliding windows with full glass and marble/granite sill.



ELECTRIFICATION

3-Phase concealed copper wiring with sufficient electrical points as per architectural drawings.



TOILET

Designer tiles dado up to lintel level with premium quality C.P. fittings and sanitary ware.



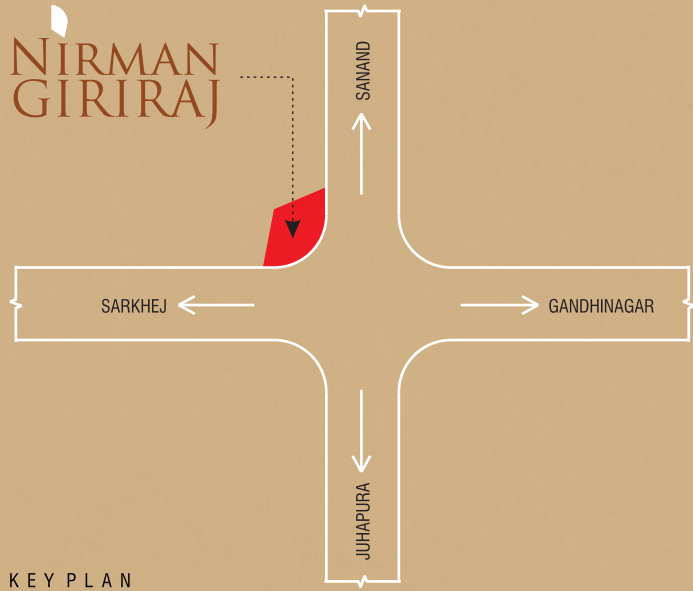
WATER SUPPLY

Common borewell along with hydro-pneumatic pressure system for water supply.

DISCLAIMER :

- Torrent Power Ltd charges, AMC charges, GST & other government charges shall be paid separately and borne by the purchaser.
- Stamp Duty & Registration fees and Legal expenses on allotment and possession of unit shall be borne by the purchaser and applicable as prevailing laws.
- Maintenance deposit and advance maintenance contribution shall be paid separately and borne by the purchaser.
- External changes of any nature are **STRICTLY NOT ALLOWED**. Only internal changes shall be allowed with prior permission of the developer and shall be charged extra.
- 10% cancellation charges on basic amount.
- Terms and conditions as per separate sale agreement (Banakhat).
- In the interest of continual developments in design and quality of construction, the developer reserves all rights to make any necessary changes in the project which shall be binding for all purchasers.
- Variations may occur as per local regulations and our policy of improvement.
- This brochure is intended only for easy display and information of the project and it does not form part of any legal document.

NIRMAN
GIRIRAJ



KEY PLAN

DEVELOPER

GIRIRAJ
CONSTRUCTION

CONTACT

99799 14579

ARCHITECT

9th Street
architects

SOURABH VERMA
PRASHANT SHAH

STRUCTURAL ENG.

STRUCTURA
DESIGN CONSULTANT

SAUMYA SHAH