



A Sneak Peek into  
the Spectacular Architectural Design of Royalty.

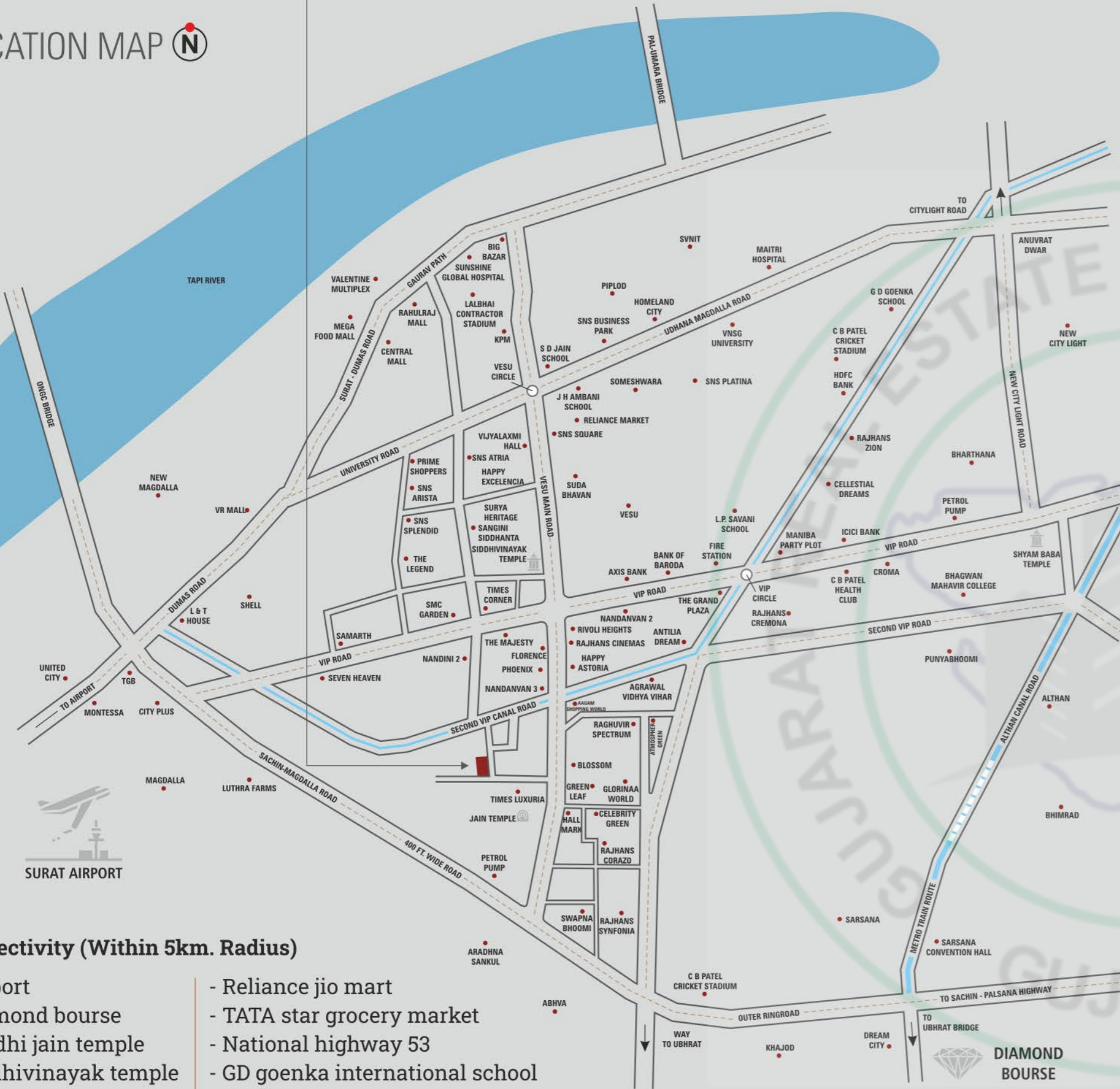
Experience the Enchantment of NITYANTA,  
Where Elegance Meets the Mesmerizing Beauty of the Night.



# Premium Lifestyle, Perfect Place.

Are you ready to experience luxurious living like never before? Look no further than our prime location and modern, upscale apartments!

## LOCATION MAP



### Connectivity (Within 5km. Radius)

- Airport
- Diamond bourse
- Labdhi jain temple
- Siddhivinayak temple
- BRTS
- VR mall
- Inox theater
- Reliance jio mart
- TATA star grocery market
- National highway 53
- GD goenka international school
- Agrawal school
- Shri shri ravishankar school

### Shreemhari Infra LLP.

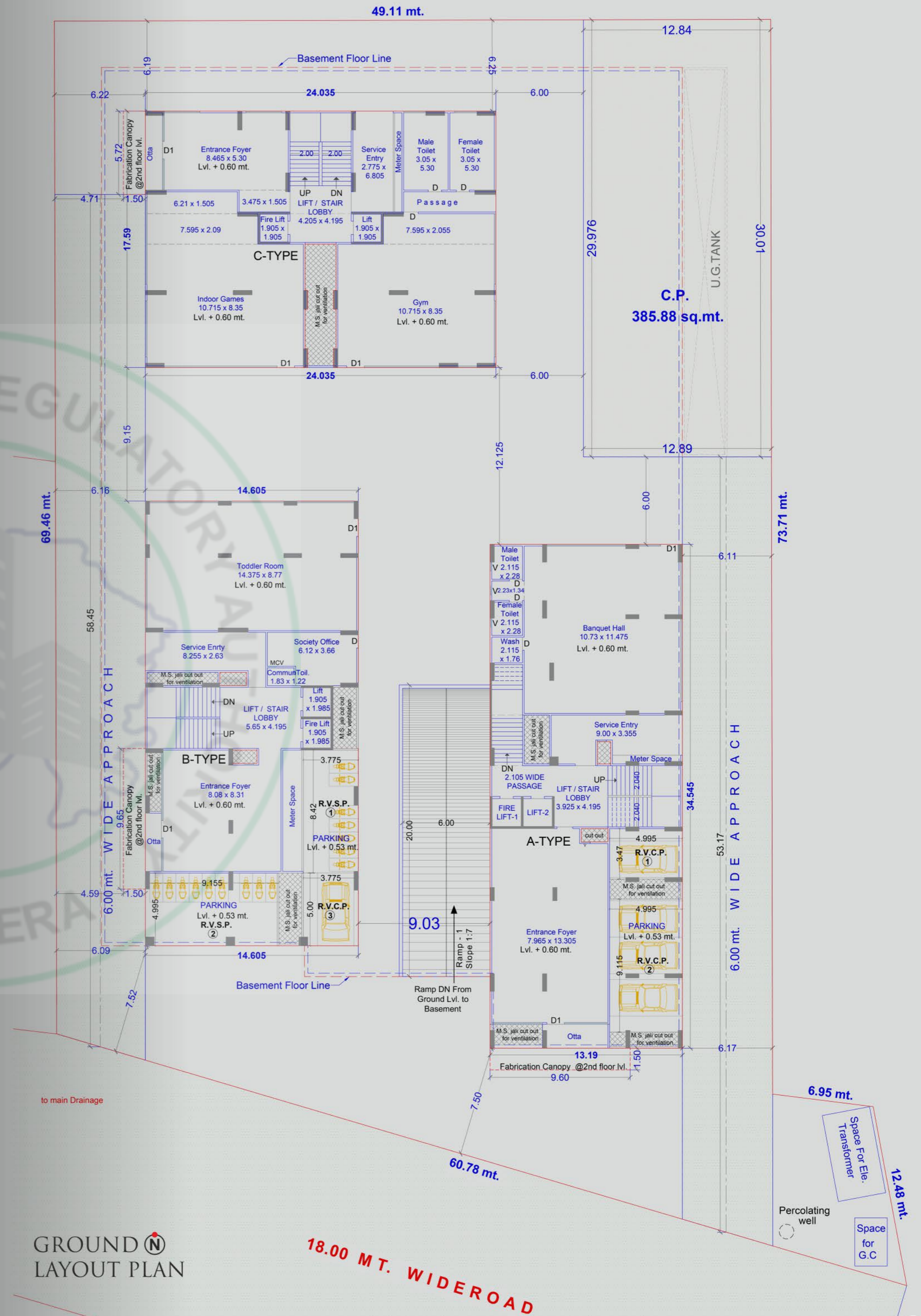
Site Office: Shreemhari Infra LLP, Nr. Greenland Bungalows, Vesu Canal Road, Vesu, Surat 395007

Contact: +91 87990 16990 | E-mail: admin@shreemhariinfra.com



SCAN FOR LOCATION

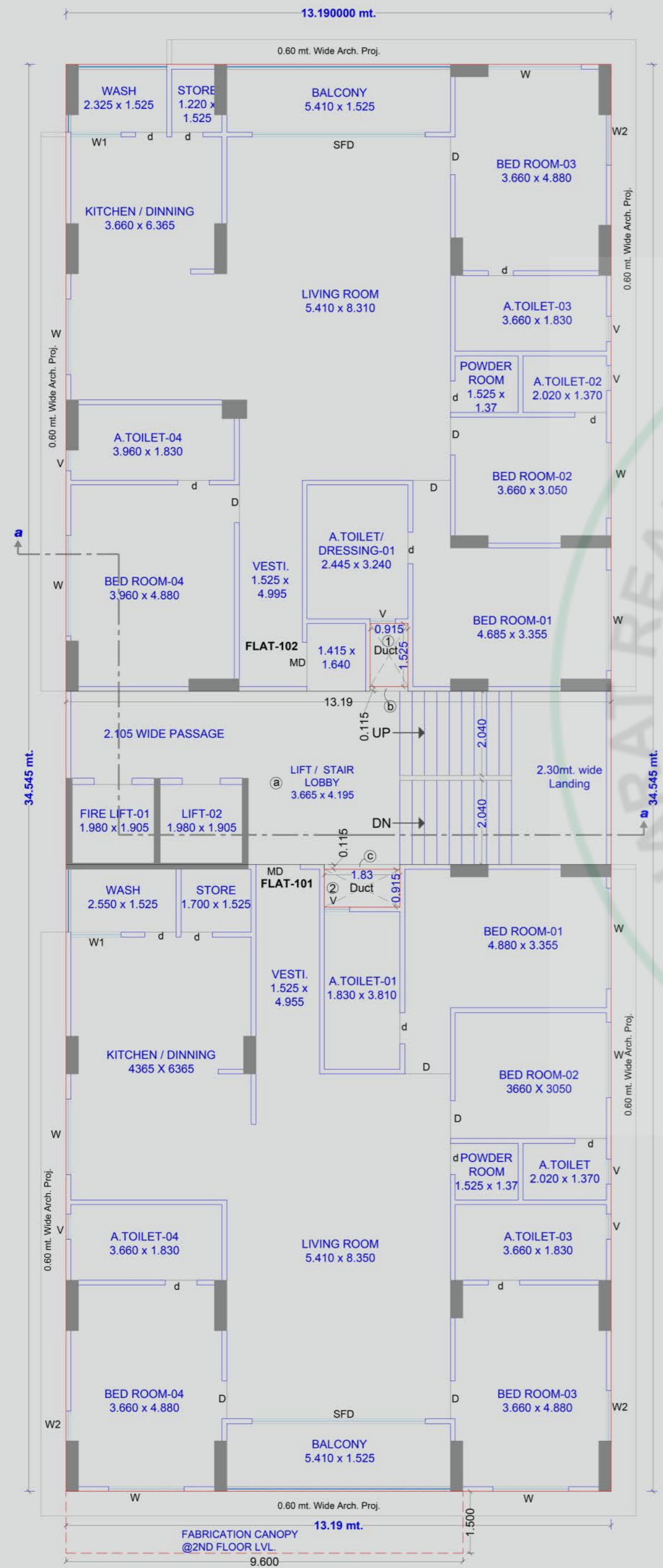
Architect Adda Architects	Consulting Engineer Rajmandir	Structural Consultant Technocrat Consultants	PMC Consultant Studio 13	MEPF Consultant Atomep Enteam Pvt. Ltd.
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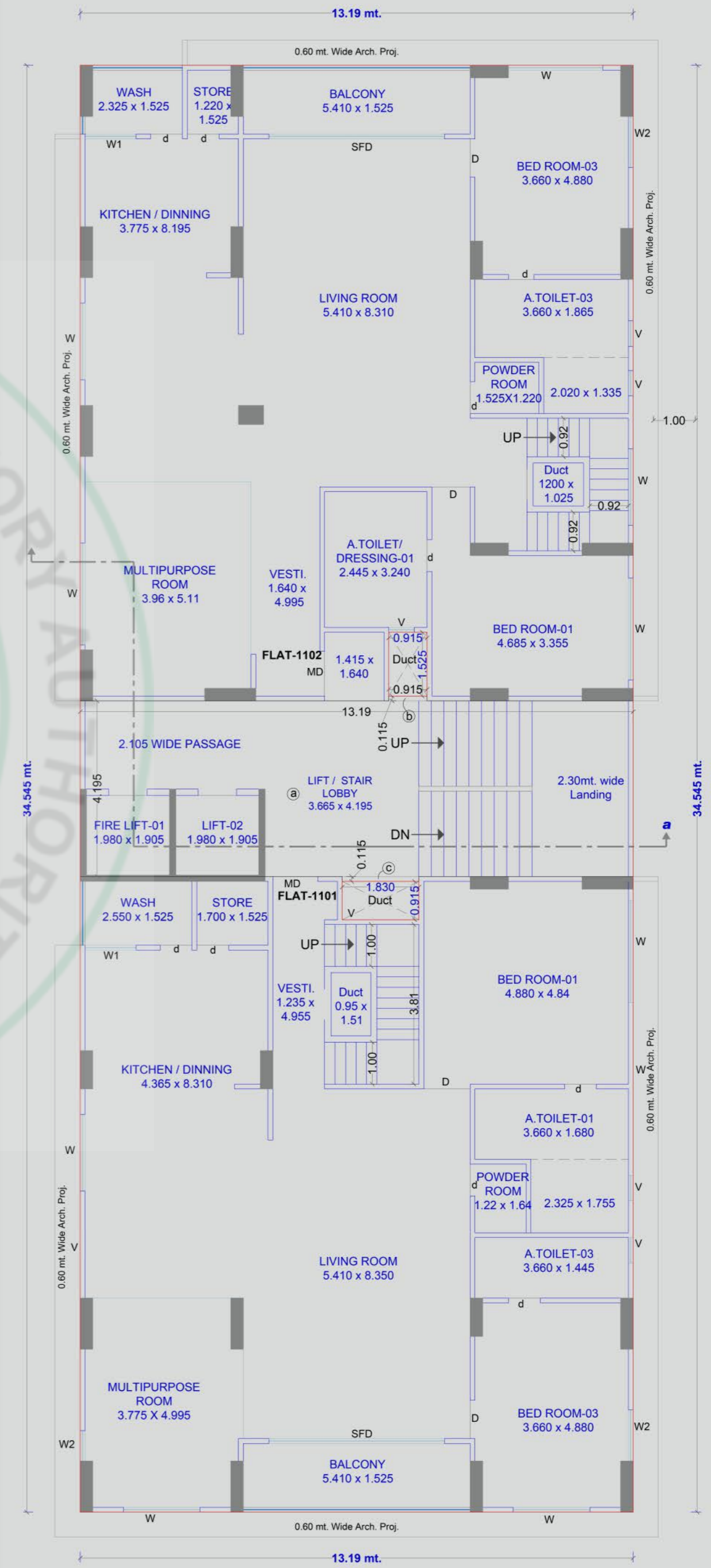
## GROUND LAYOUT PLAN

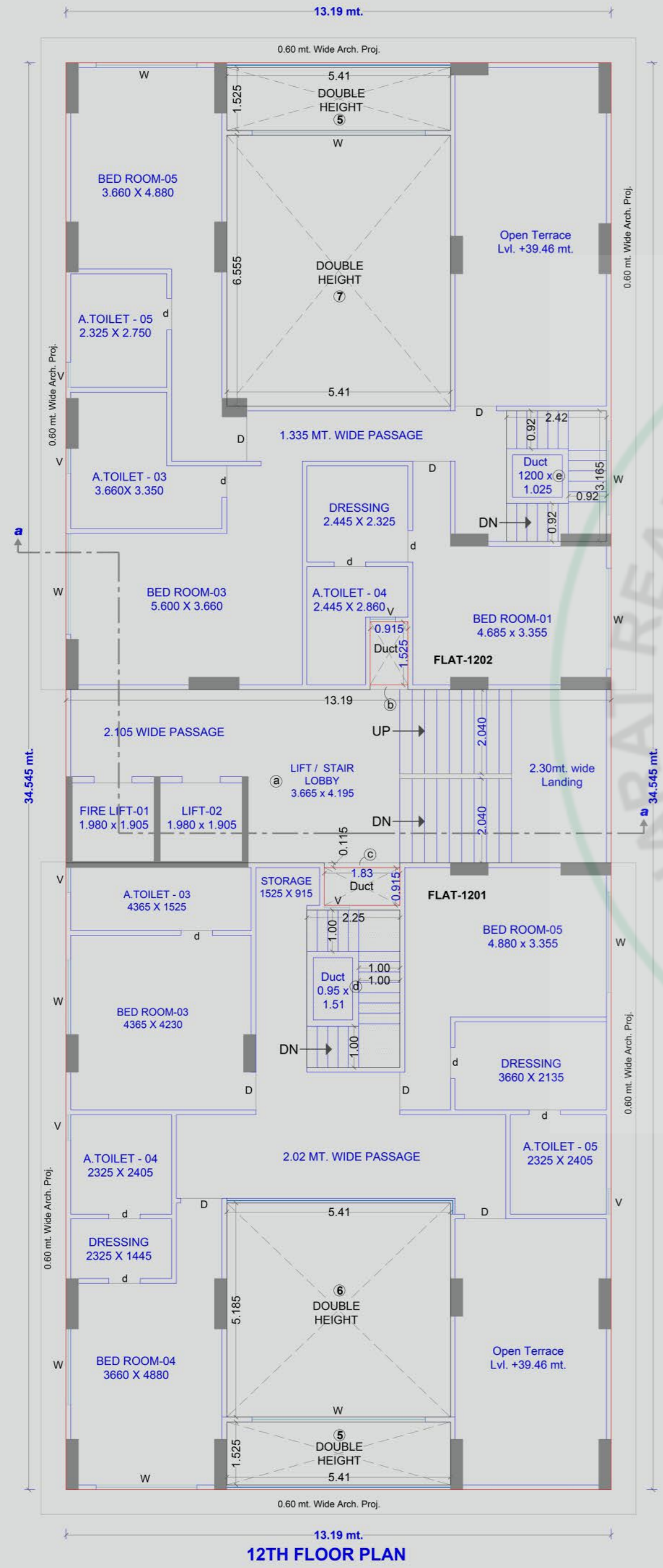
18.00 MT. WIDEROAD

BUILDING A   
1ST TO 10TH FLOOR

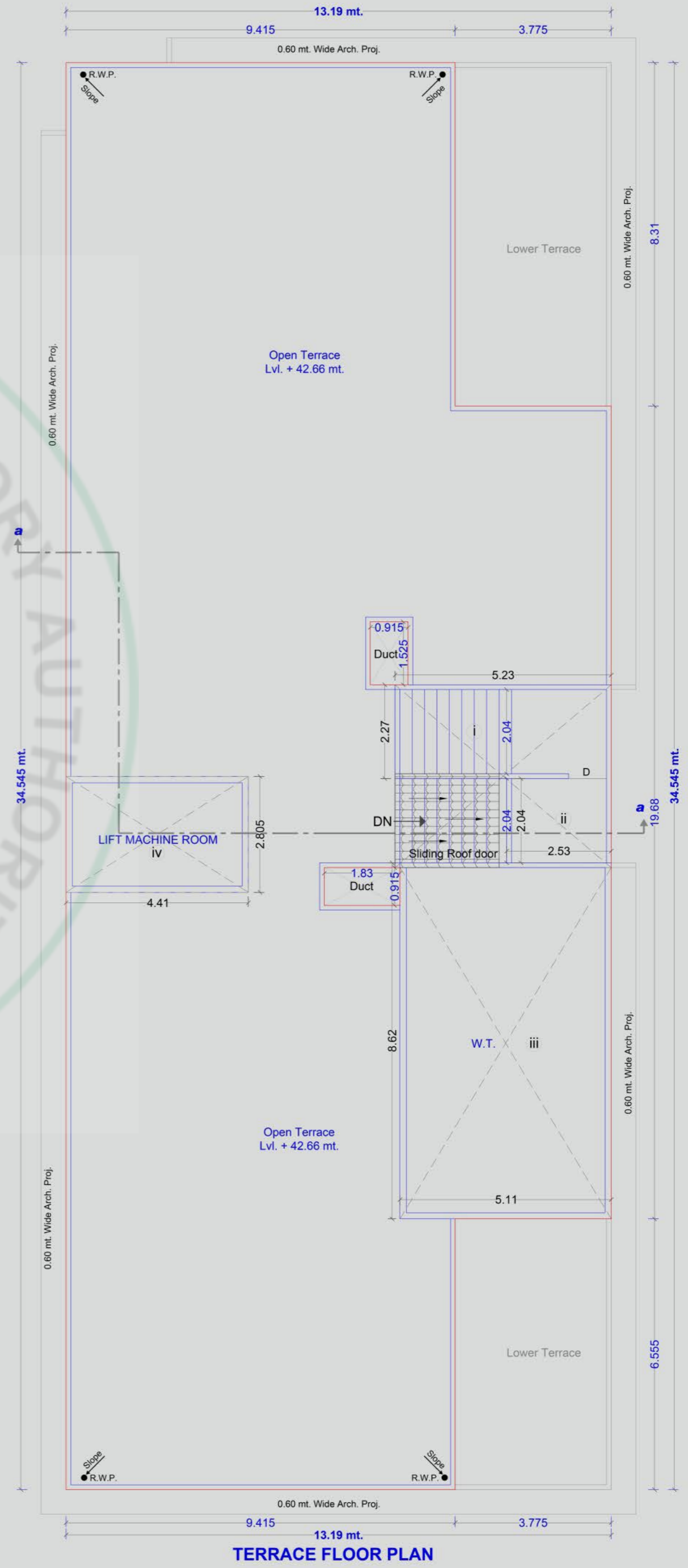


BUILDING A   
11TH FLOOR





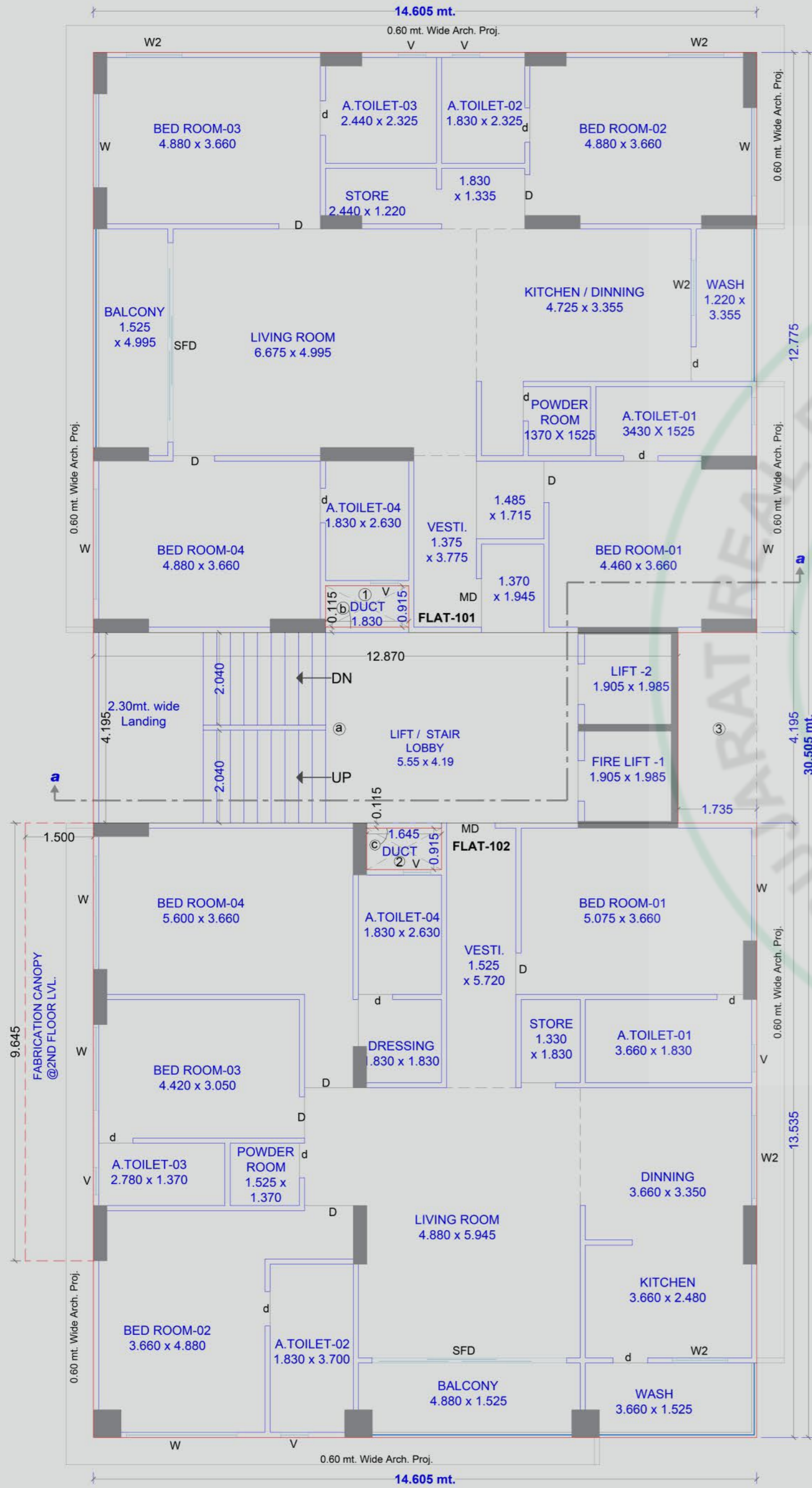
12TH FLOOR PLAN



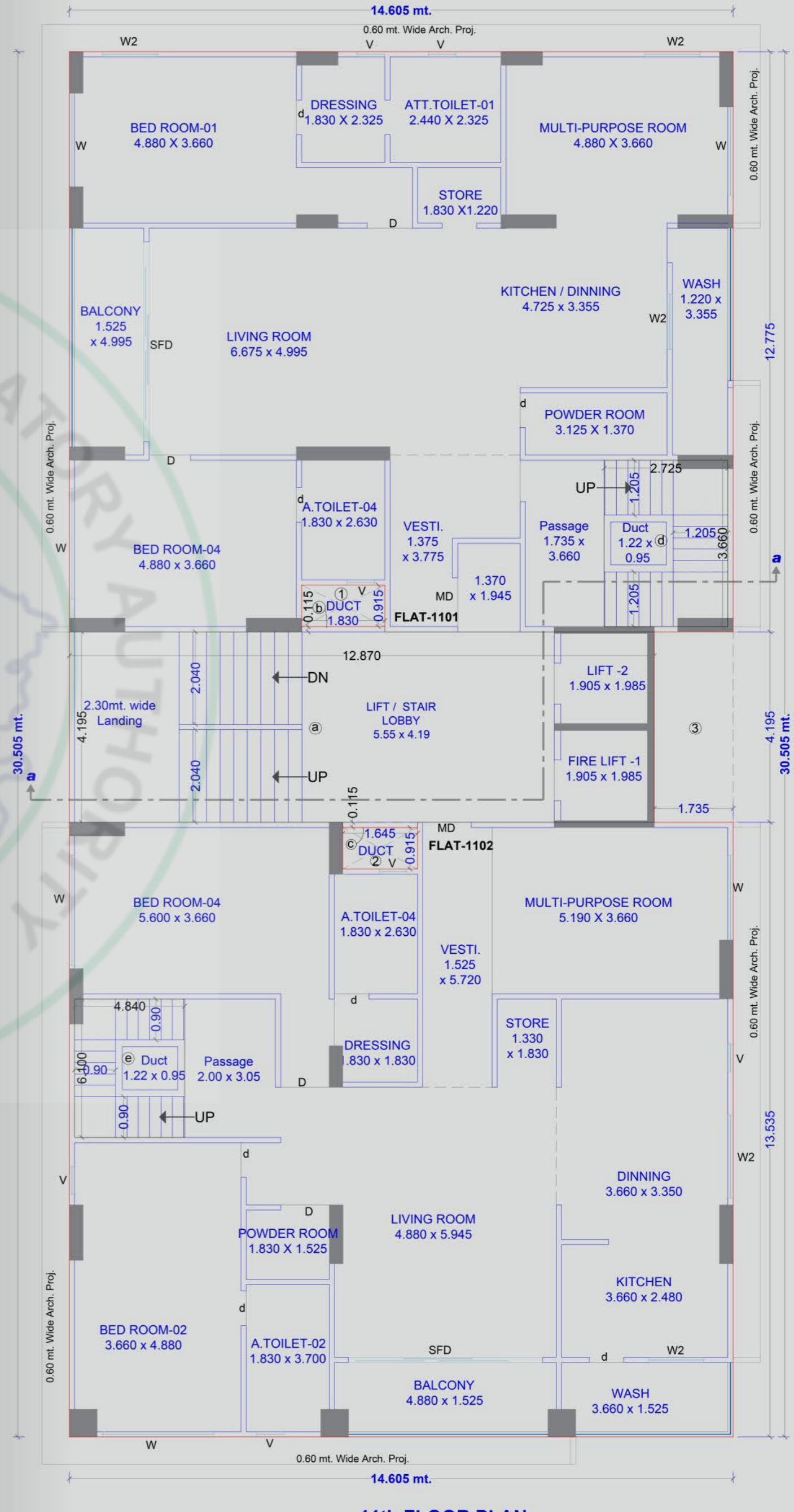
TERRACE FLOOR PLAN



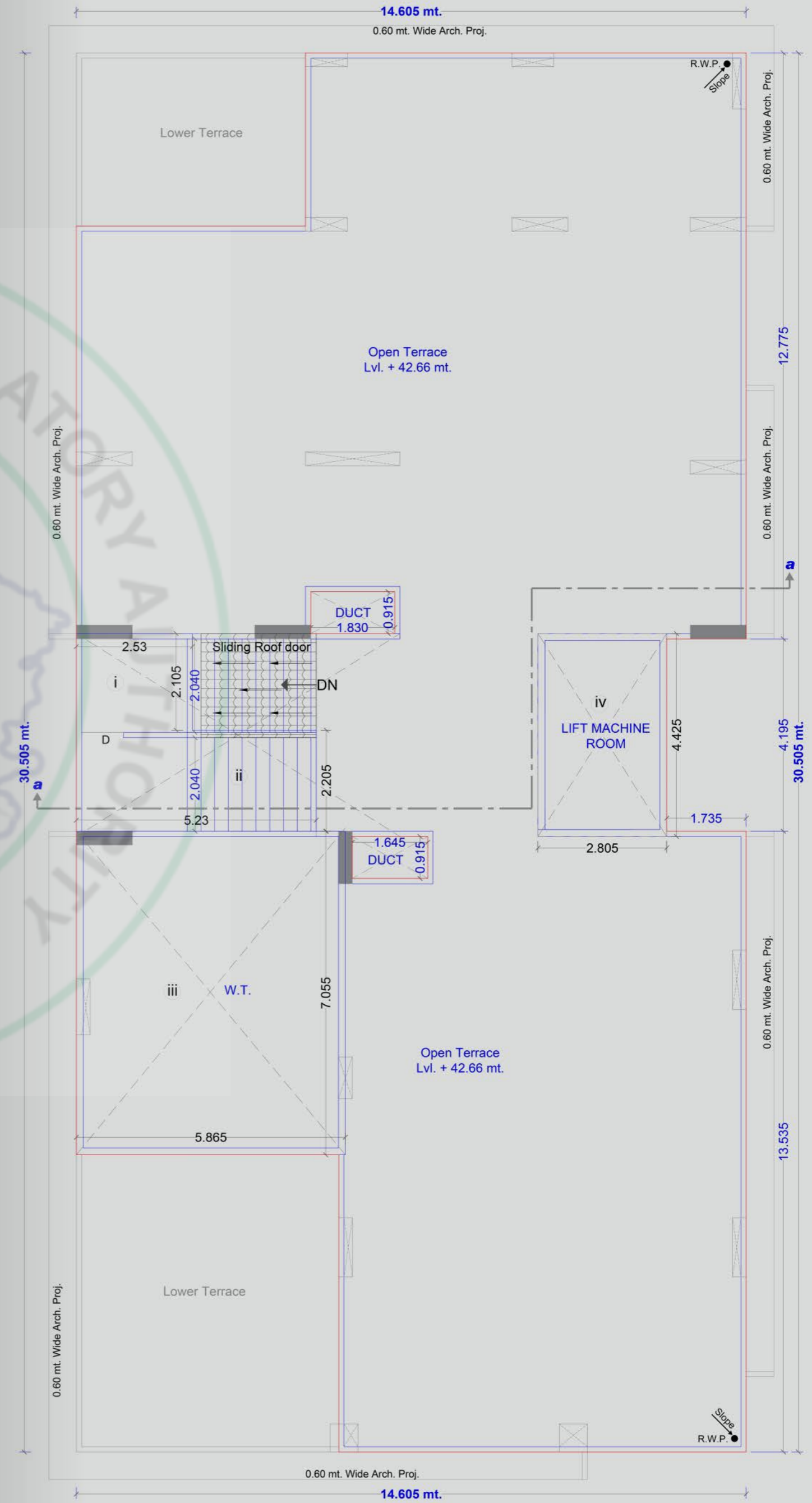
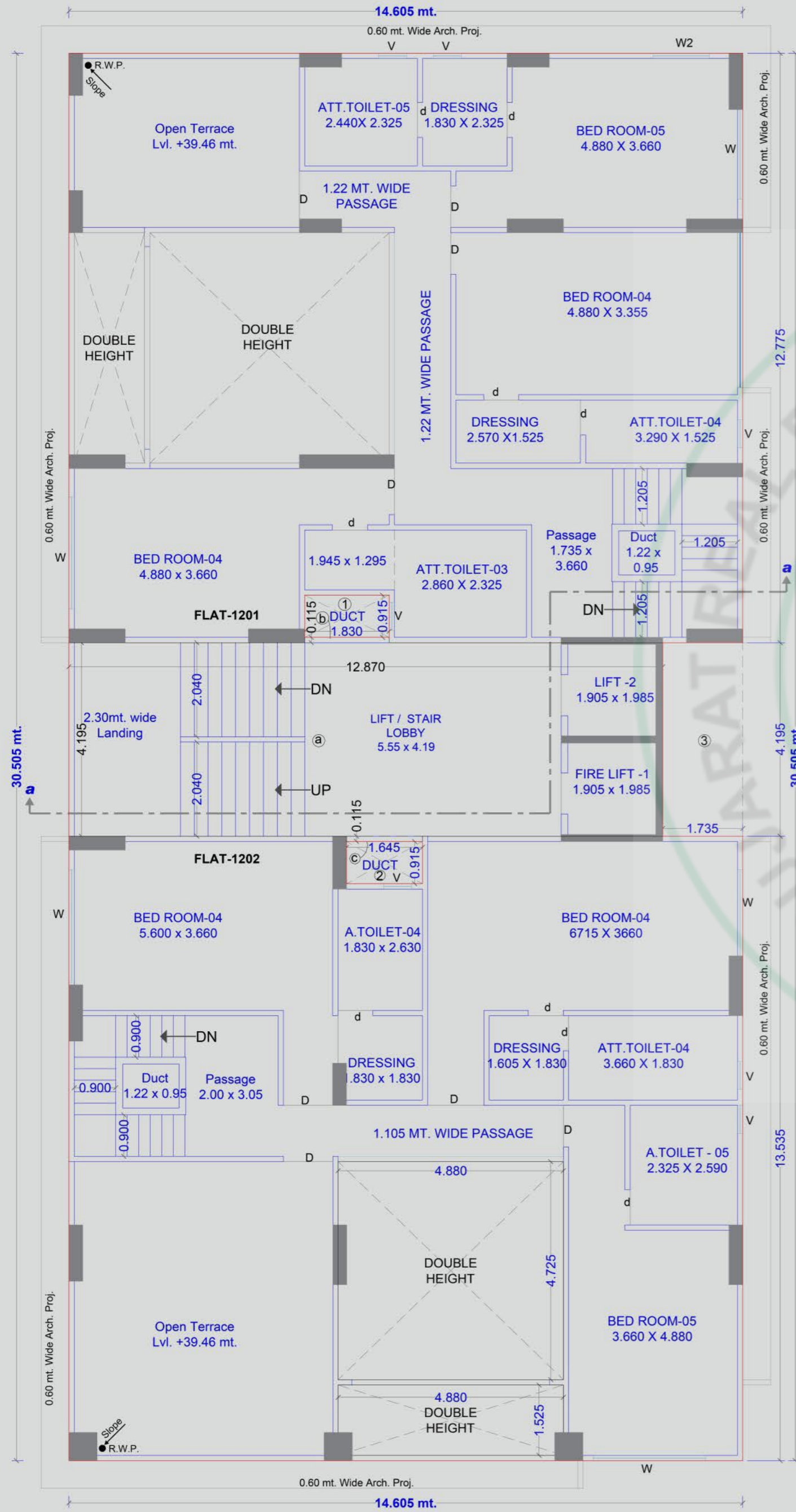
BUILDING B  
1ST TO 10TH FLOOR

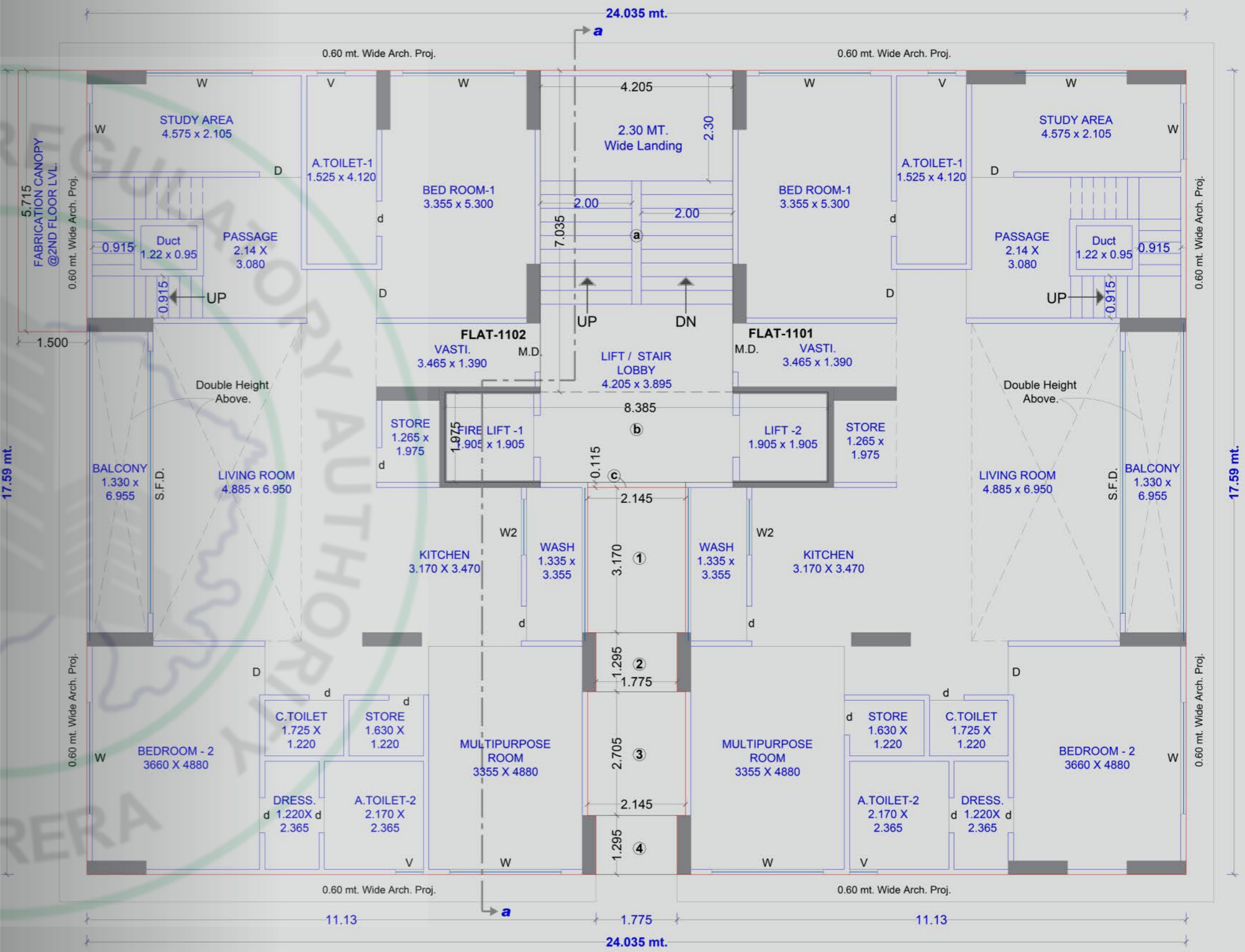
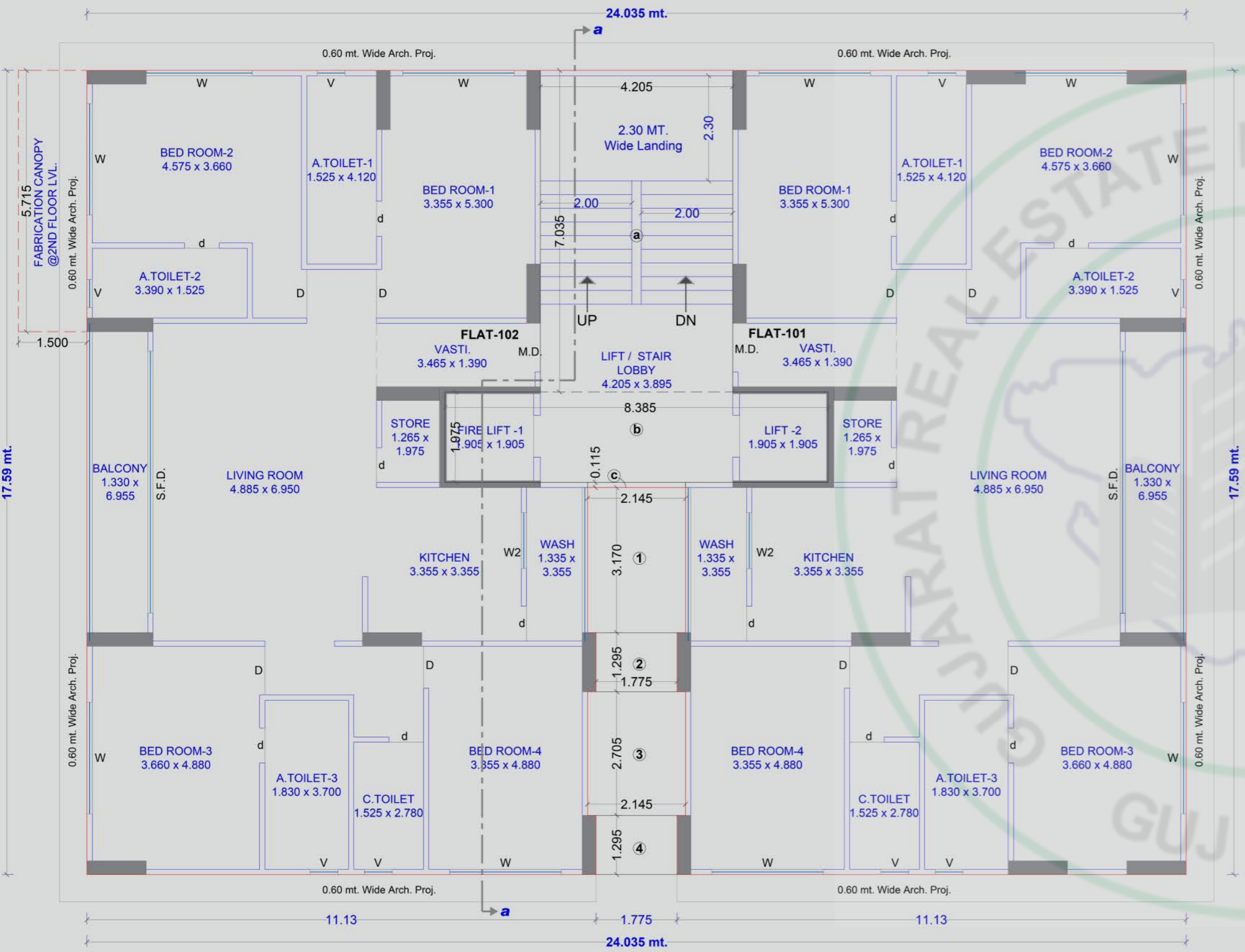


BUILDING B  
11TH FLOOR

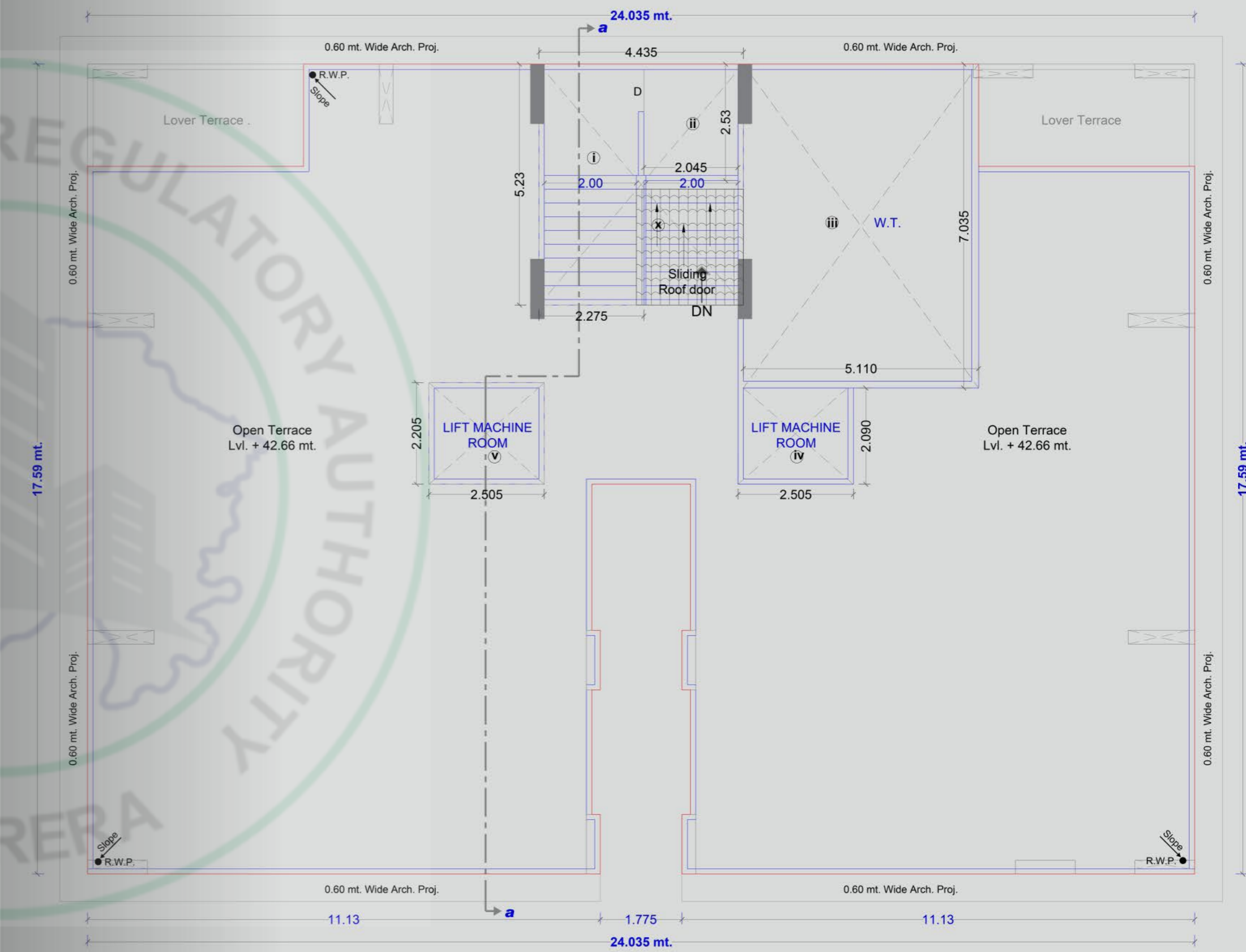
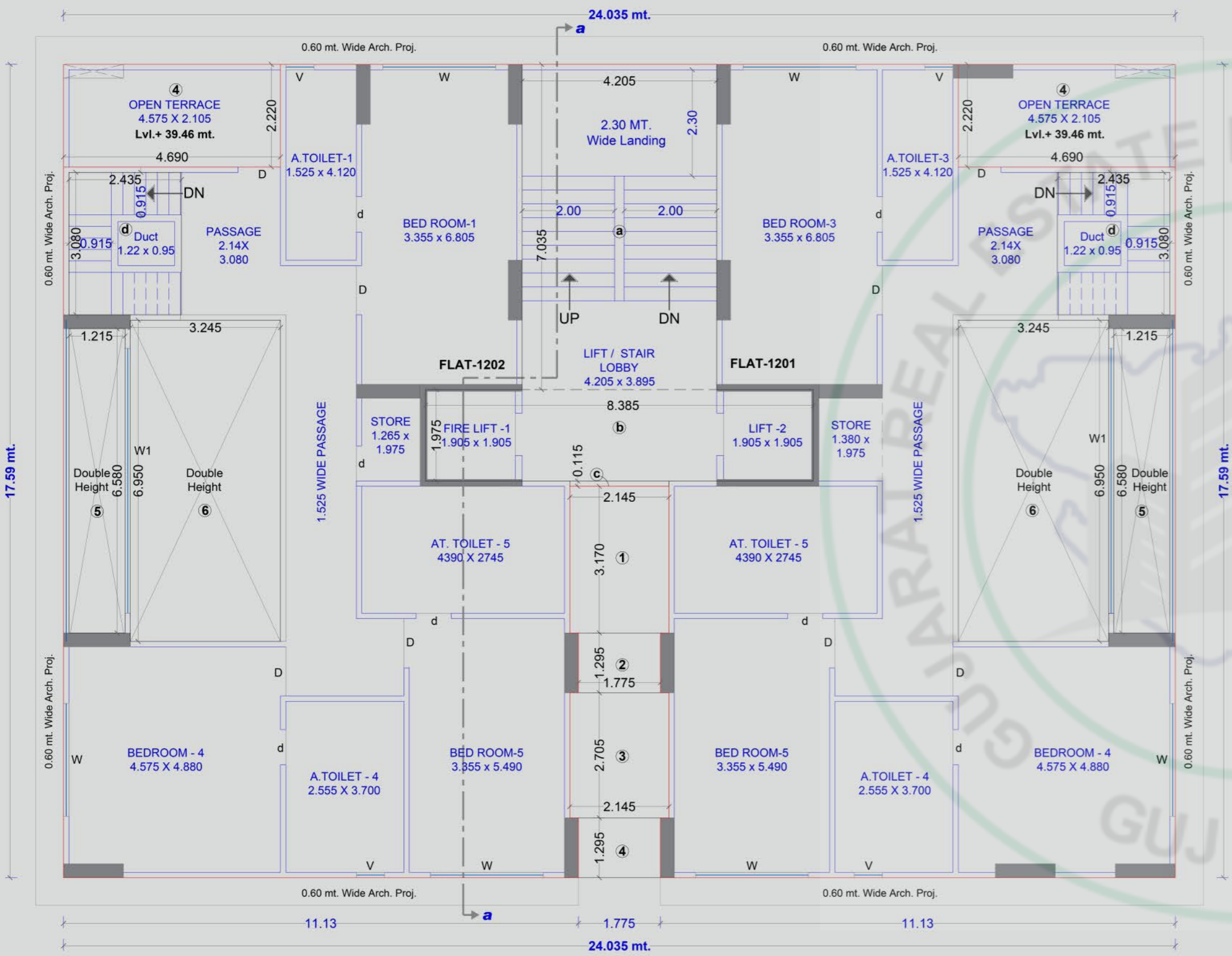


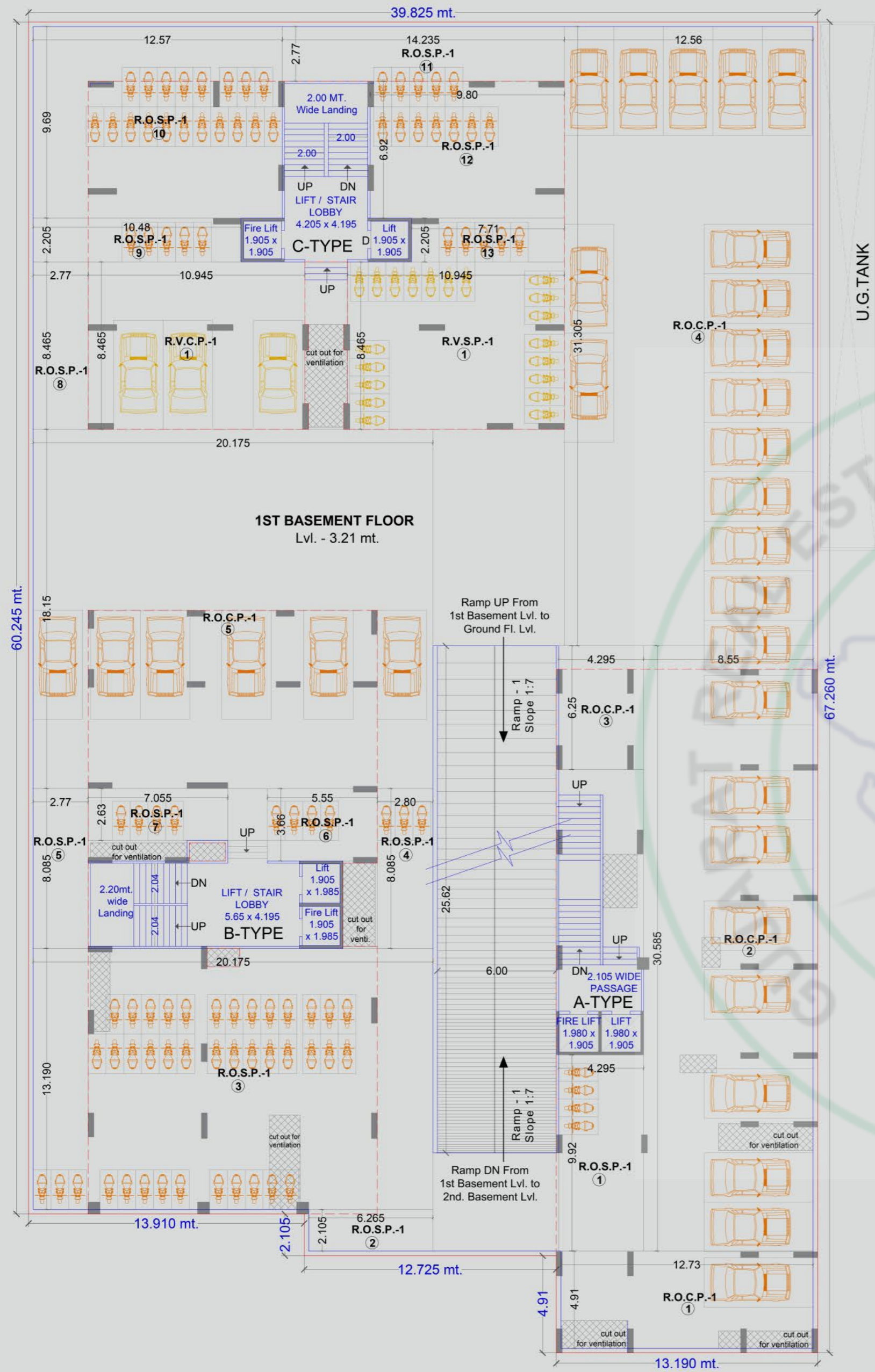
11th FLOOR PLAN



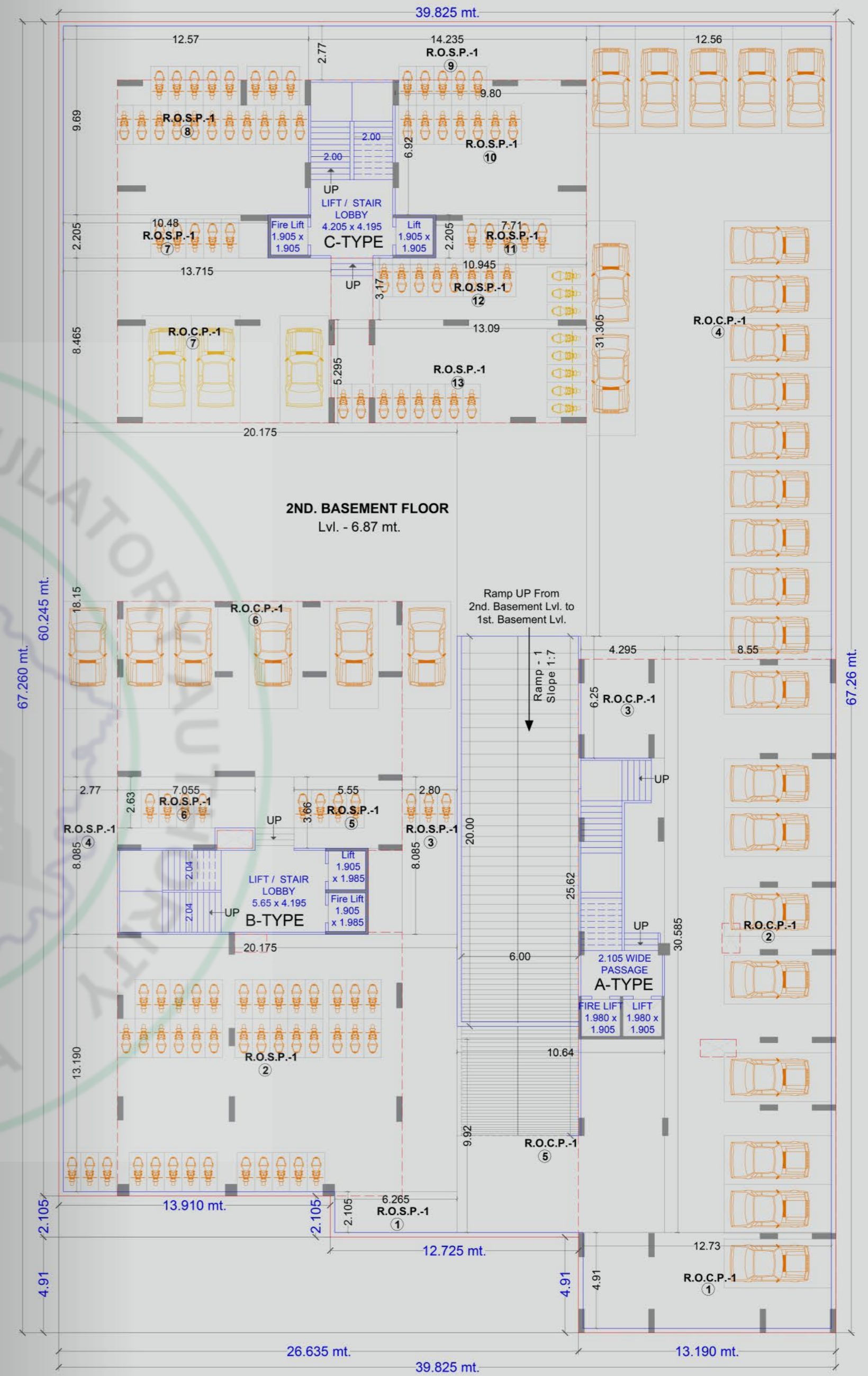








1ST BASEMENT PLAN



2ND BASEMENT PLAN

## INTERNAL SPECIFICATIONS



### FLOORING

- Living, dining and kitchen area finished with Italian marble.
- Bedroom finished with Italian marble finish tiles 4' X 6' / 4' X 8'
- Washroom finished with Italian marble finish tiles 4' X 6'

### DECK

- Deck with designer rustic tile on floor
- S.S / M.S / aluminium / glass railing

### KITCHEN & STORAGE

- Kitchen platform with granite / composite stone / composite and Italian marble finish tiles 4' X 6' up to lintel level
- Store with granite / kota shelves
- Gas connection on kitchen platform

### INTERNAL WALL FINISHES

- Plaster with wall putty

### DOORS

- Decorative main door with wooden frame provided with premium digital lock & fittings
- Internal door Wooden frames provided without doors for easy interior modification

### WINDOWS

- All window openings provided with granite frame and good quality aluminium anodized sliding window with reflective glass for heat reduction
- Well-designed S.S / M.S / aluminium / glass safety grill or railing for each windows

### AIR CONDITIONERS

- Provision for route of copper pipe, drain pipe & space for outdoor unit

### BATHROOMS

- Italian marble Finish tiles 4' X 6' up to lintel level
- Premium branded sanitary wares & C.P fittings

### ELECTRICAL

- Sufficient points in concealed copper wiring of good quality brands
- Modular switches
- 3 phase meter space allocation for each flat
- 2 amps. power backup in each flat

### TELEVISION, INTERNET & TELEPHONE

- Convenient provision for internet, telephone and television point in each flat

### WASH & UTILITY

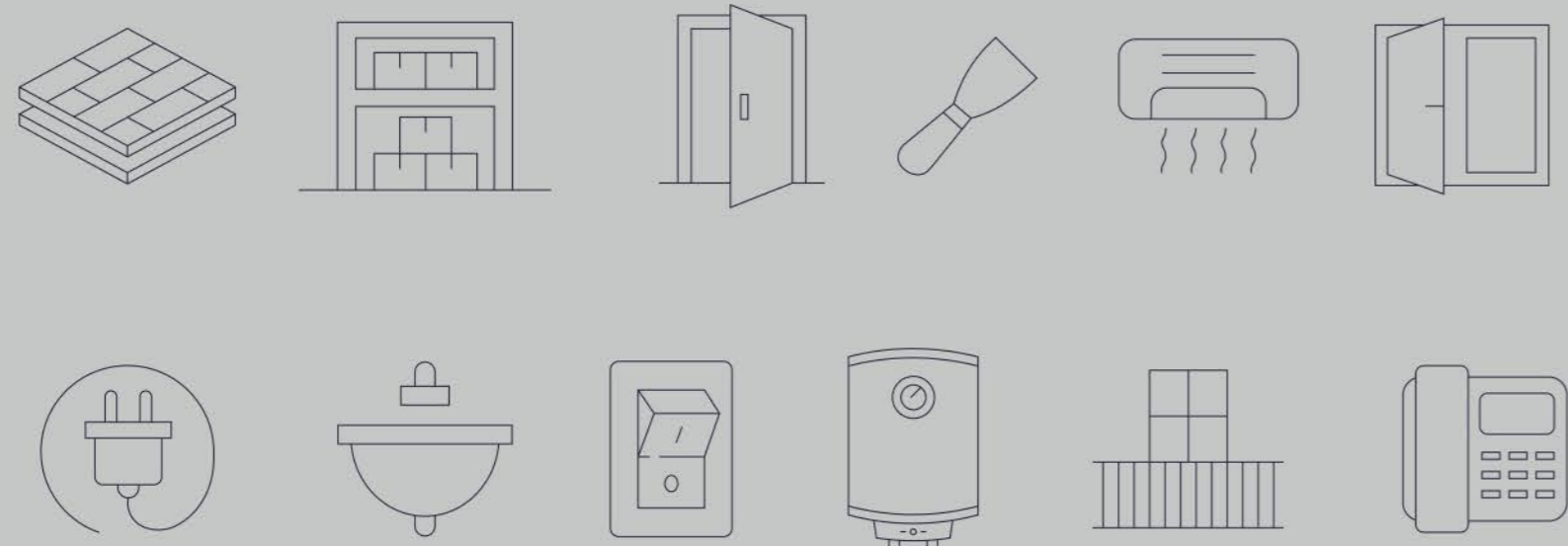
- Granite / kota in flooring and vitrified tiles on dado with adequate electrical and plumbing points

### HOT WATER SYSTEM

- Centralized plumbing system for hot water in each apartment with gas connection point

## COMPLEMENTARY HOME APPLIANCES

- Gas geyser
- RO water purifier
- Smart home switches



## EXTERNAL SPECIFICATIONS



### COMPOUND WALL & ENTRANCE GATE

- Designed compound wall as per architectural design based on the building's theme
- Attractive entrance gate as well as covered security cabin & pick up zone

### FAÇADE TREATMENT

- Double coat sand faced plaster on external wall
- Acrylic texture on external wall
- Weather shield paint on external wall
- Rustic texture on outside wall surface

### ENTRANCE FOYER

- Elegant & spacious entrance foyer
- Waiting lounge with reception and sitting area

### PARKING & INTERNAL ROADS

- Basement + ground level + surrounding edge parking
- Landscaped edges on sides of the internal roads
- R.C.C or paver block road with speed breaker and safety signage

### TERRACE

- Double coat water proofing in terrace
- China mosaic flooring for heat reduction

### TECHNICAL SPECIFICATIONS

- Earthquake resistant structure design as per SI code
- Project follows green building concept

### FIRE FIGHTING

- Standard fire-fighting system as per regulation of urban local body

### WATER SUPPLY

- Adequate capacity of underground and overhead water tanks for SMC & bore water and separate tanks for fire safety

### ELEVATORS

- Dedicated 2 high quality elevators for each building

### ELECTRIC POWER BACKUP

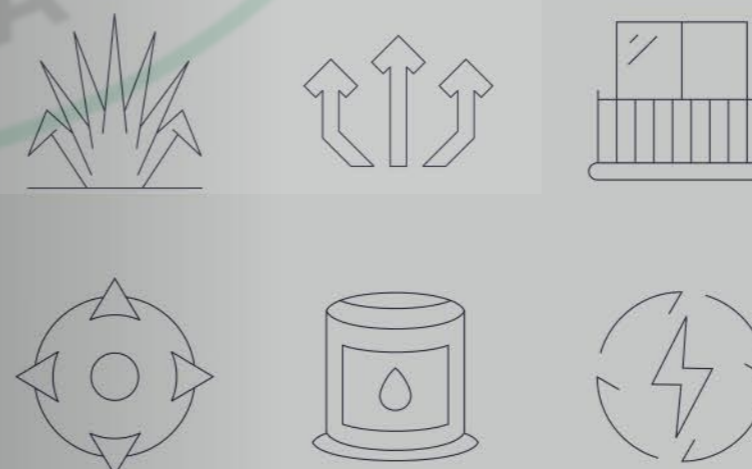
- Silent generator for adequate capacity for elevators, water pumps and common facilities

### ELECTRIC CAR CHARGING POINT

- Provision for EV charging cable route for each apartment / flat

### SECURITY SYSTEM

- 24X7 security within the campus with CCTV camera.
- Intercom facilities
- CCTV camera coverage in Campus, Common Passages, Floor Passages, Reception, Foyer and Basement and Parking area.



## CAMPUS PLANING

- Carefully planned considering vastu, sunlight, air circulation and privacy
- Vastu planning by renowned vastu experts
- All flat with north or east / west entry as per vastu
- Open ishan corner with underground water tank
- Power house in agni corner
- Spacious garden with surrounding buildings
- Living room, dining room and bedrooms with balcony for pleasant view