



GZONE

By Nirmala Group

MD Properties
TURN DREAM INTO REALTY
WBRERA/A/NOR/2023/000115









Airport
5 km.



ILS Hospital
1.5 km.



Bidhan Nagar
3.7 km.



Lake Town Clock Tower
2 km.

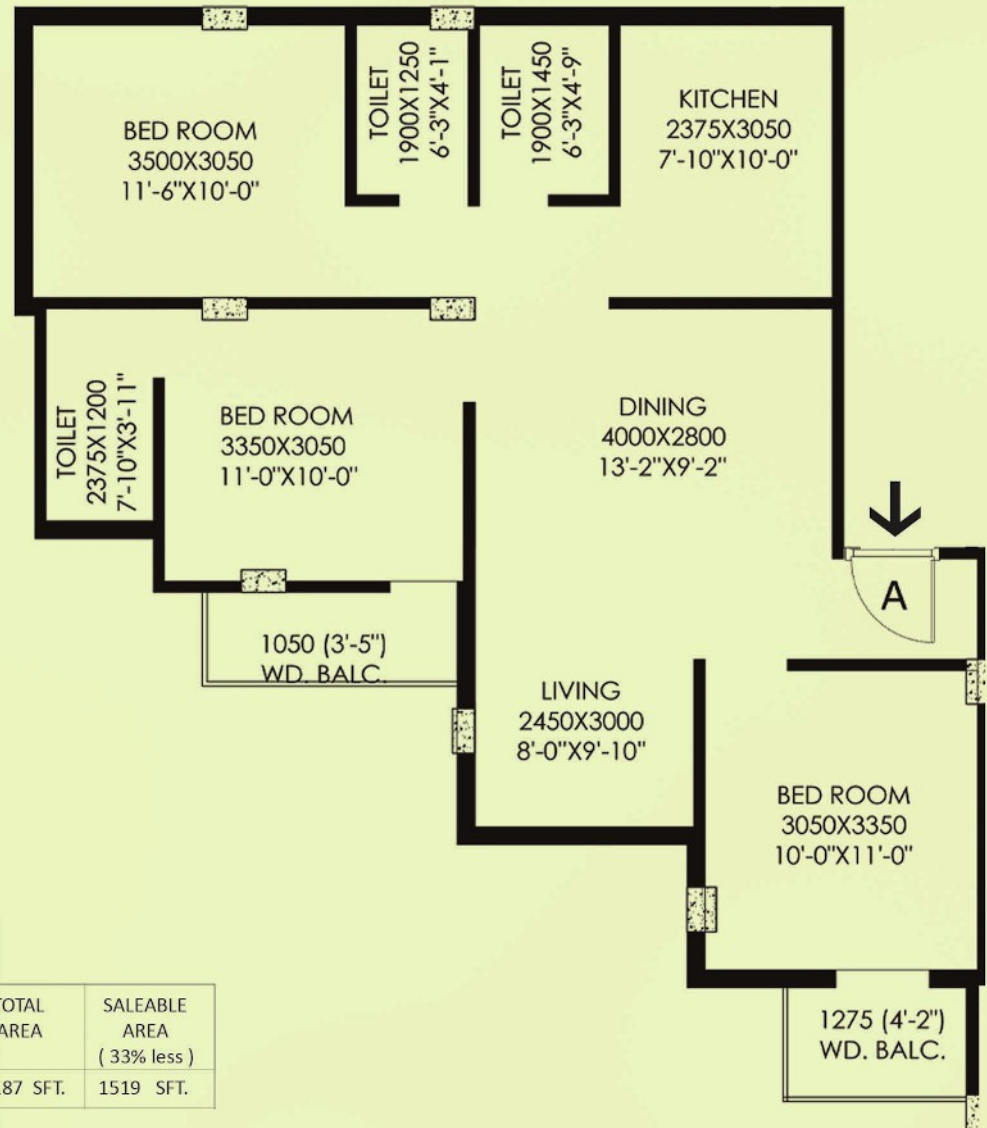
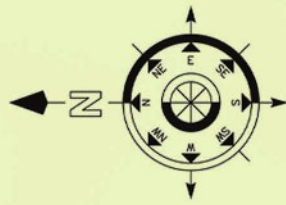


Belgachia Metro
2.5 km.



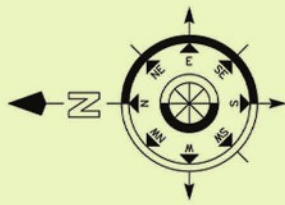
GD Goenka Public School
300 m.





FLAT MKD.	TYPE	COVERED AREA	PROP. STAIR LIFT, LOBBY AREA	SERVANT QUARTER AREA	TOTAL AREA	SALEABLE AREA (33% less)
A	3BHK	945 SFT.	147 SFT.	95 SFT.	1187 SFT.	1519 SFT.





B

LOBBY
2600X3075
8'-6"X10'-1"

TOILET
2250X1575
7'-5"X5'-2"

CLOSET
2350X1250
7'-10"X4'-0"

BED ROOM
4300X2950
14'-1"X9'-8"

KITCHEN
3050X1800
10'-0"X5'-11"

TOILET
2450X1200
8'-0"X3'-11"

TOILET
2450X1200
8'-0"X3'-11"

LIVING
2600X2700
8'-6"X8'-10"

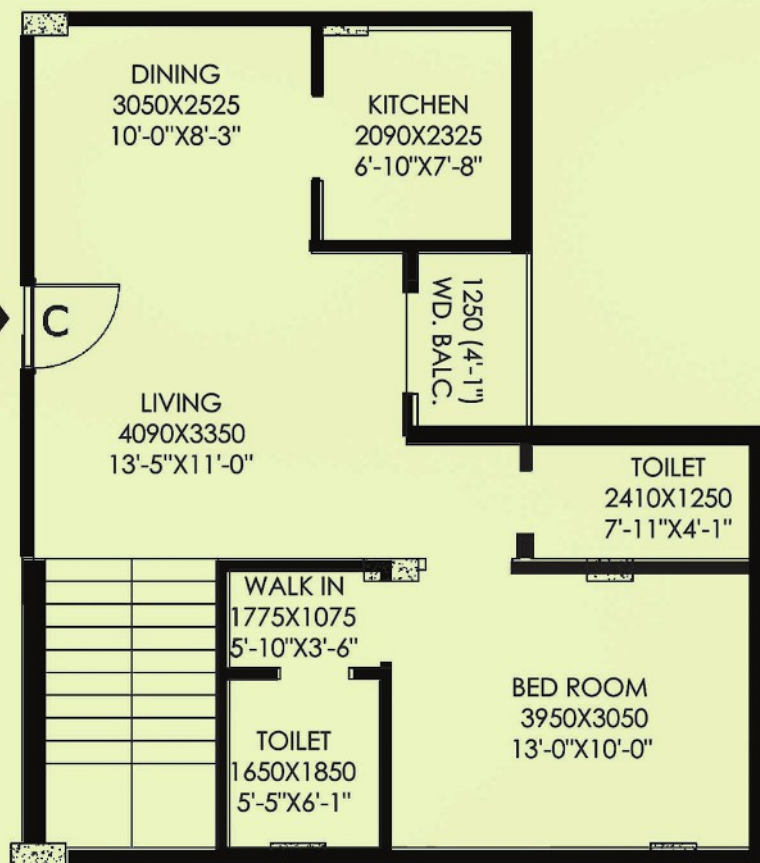
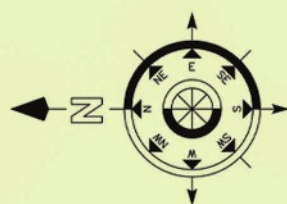
BED ROOM
3050X4375
10'-0"X14'-4"

BED ROOM
3500X3050
11'-6"X10'-0"

1200 (4'-0")
WD. BALC.

FLAT MKD.	TYPE	COVERED AREA	PROP. STAIR LIFT, LOBBY AREA	SERVANT QUARTER AREA	TOTAL AREA	SALEABLE AREA (33% less)
B	3BHK	1185 SFT.	184 SFT.	95 SFT.	1464 SFT.	1873 SFT.



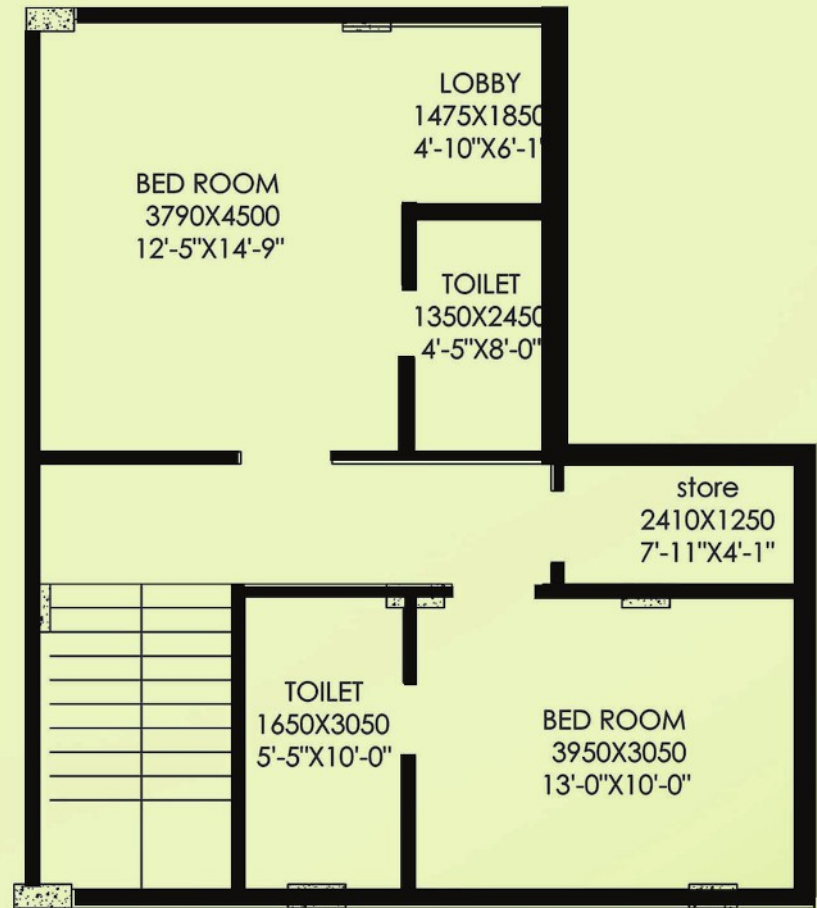
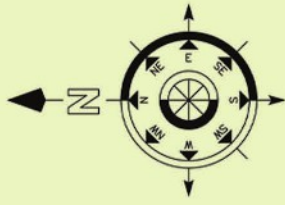


LOWER FLOOR PLAN

DUPLEX FLOOR PLANS 4TH-5TH, 6TH-7TH, 8TH-9TH, 10TH-11TH
MEASURING BUILT UP AREA OF 1400 SFT

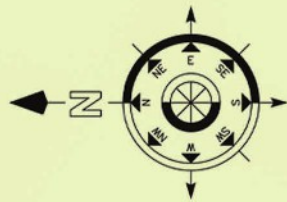
FLAT MKD.	TYPE	COVERED AREA	PROP. STAIR LIFT, LOBBY AREA	SERVANT QUARTER AREA	TOTAL AREA	SALEABLE AREA (33% less)
C/C1	DUPLEX	1400 SFT.	218 SFT.	32 SFT.	1650 SFT.	2111 SFT.





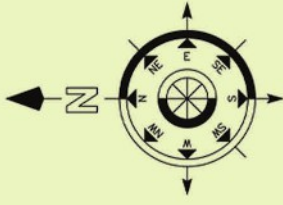
UPPER FLOOR PLAN





FLAT MKD.	TYPE	COVERED AREA	PROP. STAIR LIFT, LOBBY AREA	SERVANT QUARTER AREA	TOTAL AREA	SALEABLE AREA (33% less)
D	3BHK	773 SFT.	120 SFT.	95 SFT.	988 SFT.	1265 SFT.





FLAT MKD.	TYPE	COVERED AREA	PROP. STAIR LIFT, LOBBY AREA	SERVANT QUARTER AREA	TOTAL AREA	SALEABLE AREA (33% less)
E	4BHK	1324 SFT.	203 SFT.	95 SFT.	1622 SFT.	2076 SFT.

FLAT - E



Amenities

01 A.C. Community hall

02 A.C. Game Room (Carrom, T.T, Snooker, Chess etc.)

03 A.C. Kids (Play Area.)
Open kids Play Area.

04 Gym / Yoga

05 Bar BQ Area

06 Valet Parking

07 CCTV Camera

08 Water Filter

09 24 hour Sweet Water Supply

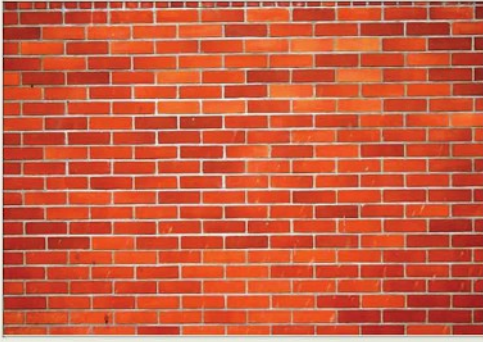
10 Multilevel Car Parking

11 24 hour Security

12 Ground floor triple height lobby







Structure :

RCC framed structure
with masonry AAC blocks wall



Flooring :

Bedroom, Living, Dining,
Verandah - vitrified tiles



Staircase & Lobby :

Staircase & floor lobbies in
stone / tiles/ marble.



Lift :

Lift of reputed make.



Electrical Points :

Modular Switch.
AC Point in master bedroom & Provision for
other bedrooms, Living / Dining



Water Supply

24 Hours water Supply.



Fire :

Modern Fire Fighting System.



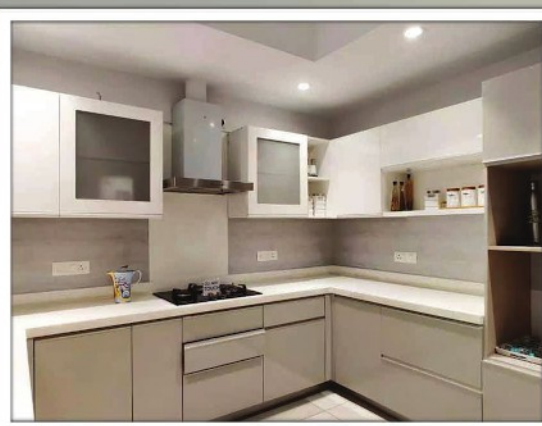
Security :

24 Hours Security.
Common area under CCTV Surveillance.



Windows :

Aluminum Sliding Windows.
Aluminum Louvers for toilet.



Kitchen :

Stain- Free Vitrified tiles floor with
granite counter and stainless sink.
Ceramic tiles up to 3 feet above the
counter.
Electrical Points for microwave oven,
refrigerator and exhaust fan etc.



Power Backup

Specifications

- 01 Living and Dining Room : **Range of Premium 2' x 4' Italian Finish Tiles**
- 02 Master Bedroom : **Wooden Tiles**
- 03 Other Rooms : **Range of Premium 2' x 4' Italian Finish Tiles**
- 04 Kitchen Floor : **Range of Premium 2' x 4' Italian Finish Tiles**
- 05 Counter Top : **Granite**
- 06 Dado : **Upto 2' Height in Combination Tiles (Premium)**
- 07 Water Proofing : **All Bathrooms, Roof / Terrace**
- 08 Toilet Floor : **Anti-skid tiles size 2' x 4'**
- 09 Dado : **Anti-skid tiles size 2' x 4' upto lintel height**
- 10 Sanitary Fixture : **Jaquar or equivalent**
- 11 Plumbing : **Supreme or equivalent**
- 12 Balcony : **Toughened Glass Railing**
- 13 Door Frame : **Wooden Frame**
- 14 Entry Main Door : **Flush Door with Veneer on Both Sides of reputed brand**
- 15 Other Door : **Flush Door of reputed brand**
- 16 Door Handle : **Godrej or equivalent**
- 17 Window : **Glazed Coated Aluminum UPVC of reputed brand**
- 18 Internal Finish : **Putty**
- 19 Electrical Finish : **Reputed brand**
- 20 Common Lobby : **Tiles with reception desk**
- 21 Parking Area : **Multilevel parking zone**
- 22 Roof / Terrace Floor : **UV Rays Reflective**





NIRMALA GROUP

ABOUT US

With a successful legacy in the real estate business for the last 18 years, Nirmala Group has garnered a good reputation among the fraternity. Under the stewardship of **Mr. Aayush Tekriwal**, the group's motto has become to get customers' delight first. He is putting his gathered experience into every new venture of Nirmala Group. And doing so, he brings with him a heritage of honesty and authenticity that the Developer, as a brand, promises to carry forward.

Nirmala Group has an ingrained sense of innovation and aims to excel in this with every creation they create. The brand believes in building a reputation through the work that it does, and it promises to bring forth several more projects in the very near future.

"Building strong foundation for an
ever - changing world"



HALLMARK OF A LUXURY LIFESTYLE



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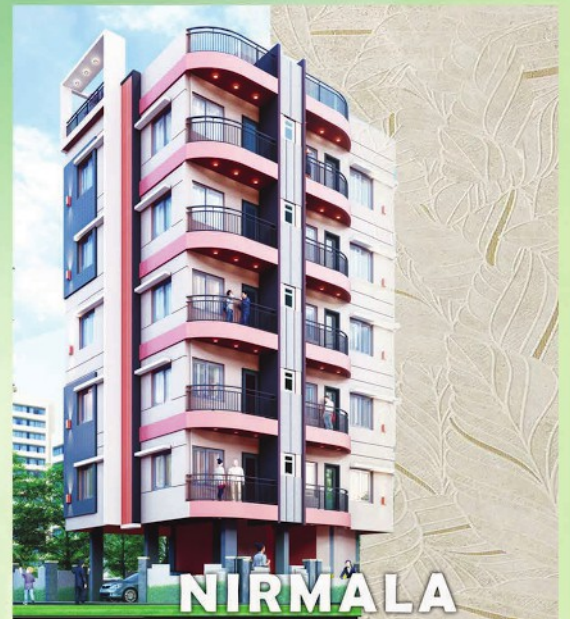
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NIRMALA PLAZA

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NEVADA
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