



Modern Living has a New Address

Come Home to Nature

A Home that transcends the boundaries of all things one yearns for. A Home that translates into the best that Modern Living has to offer. A home that boasts of nature as its second name. That's **NIRMAN AALAYA** for You. Strategically located close to all major happening places **NIRMAN AALAYA** is the best that you can get for yourself and your loved ones.



Technical Specifications

FOUNDATION

RCC Pile Foundation

WALL FINISH

AAC Block with plaster finished

KITCHEN

Flooring - Vitrified tiles

Fittings - Granite platform with honed edges. Stainless steel sink. Dado of ceramic tiles upto window top above the counter / platform. Electrical points for refrigerator, Water purifier, exhaust / chimney & mixer-grinder

TOILETS

Flooring - Anti - skid Vitrified tiles

Toilet Walls - Good quality ceramic tiles on the walls upto door height

Fittings - Sanitaryware of Parryware CP fitting of ESSCO / Mark or equivalent make

DOORS & WINDOW

Door Frame - Made of seasoned Sal

Main Door - Decorative C.P. teakdoor

Internal Door - Flush doors

Window - Fully glazed sliding anodized aluminium windows

ELECTRICAL

AC point in Master Bedrooms with necessary electrical points. TV & Telephone point in Living / Dining. Copper wiring from Havells or equivalent with reputed make switches

Power Back-up

LIFT, STAIR & LOBBIES

Lift of reputed make

Stair & Floor Lobbies - Marble to be used



Amenities & Facilities

- AC Community Hall
- Well-equipped AC Gym
- CCTV Surveillance
- Intercom Facilities
- 24 hr. Water Supply
- 24 hr. Power back-up
- 24 hr. Security with Security Room



Dipalay (Typical Floor Plan)



Flat No.	A	B	C
Carpet Area	544 sft.	587 sft.	546 sft.
Verandah Area	42 sft.	84 sft.	47 sft.
Covered Area	610 sft.	709 sft.	572 sft.
Saleable Area	865 sft.	1004 sft.	816 sft.

Sukheralay (Typical Floor Plan)

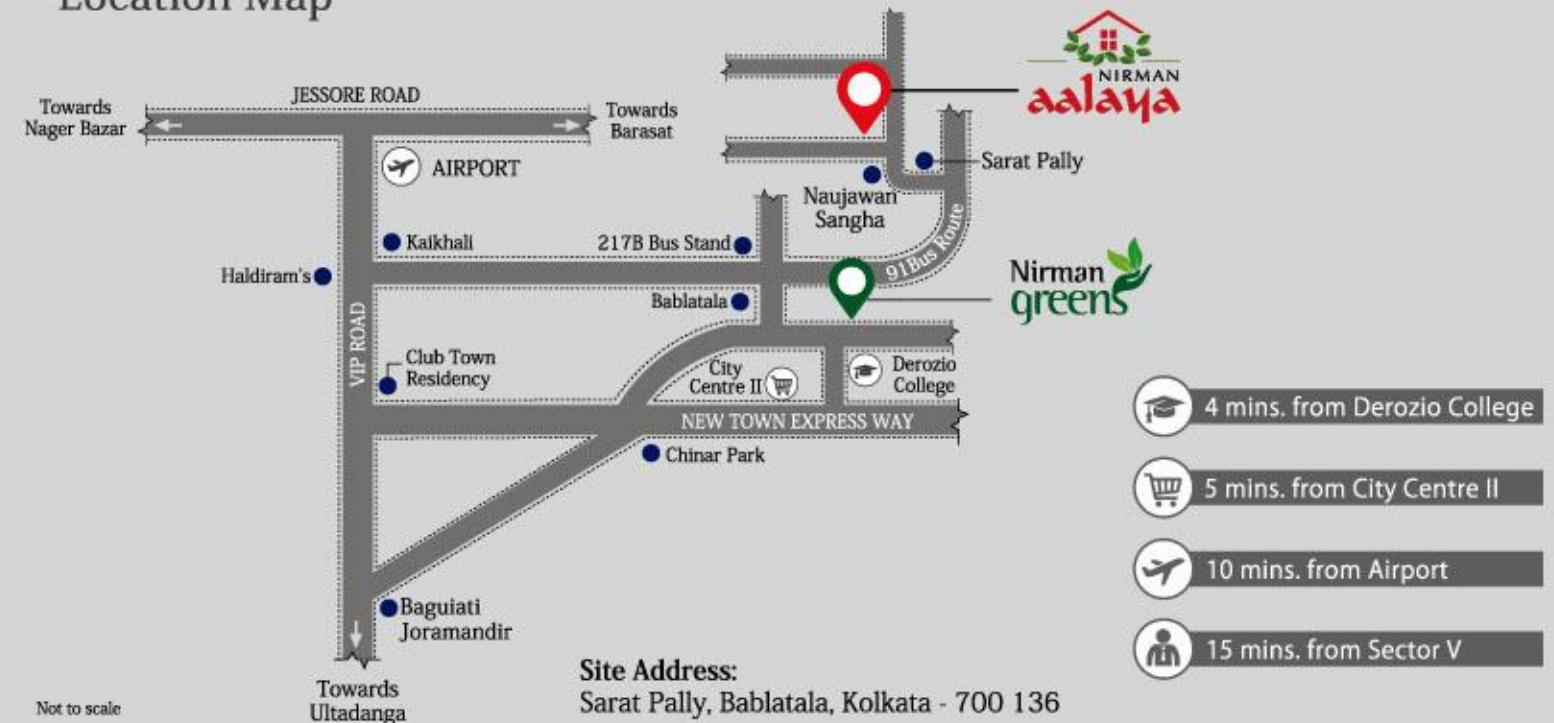


Flat No.	A	B	C
Carpet Area	475 sft.	598 sft.	536 sft.
Verandah Area	47 sft.	79 sft.	37 sft.
Covered Area	558 sft.	712 sft.	598 sft.
Saleable Area	771 sft.	984 sft.	826 sft.

Ground Floor Plan



Location Map





Nirman Greens, Kalipark, Rajarhat



Nirman Garden, Purbapara, Kestopur

ABOUT US

Nirman Group has established itself as a leading real estate developer in Kolkata. Each project is executed after thorough and meticulous planning, thus catering to the preference and taste of our customers. The company's aim is to accommodate every need of its customers' during the design phase. Our planning, attention to detail and excellent designs are evident in all our projects and hence these have become prime properties of North Kolkata. **Nirman Group** has to its credit an impressive list of previously completed and ongoing projects. Our residential and commercial properties are considered as real estate landmarks and have proved to be secure and sound investments for all our investors and have helped us gain the satisfaction and trust of all our stakeholders.



Developer:

**NIRMAN
GROUP**

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Architect / Engineers

