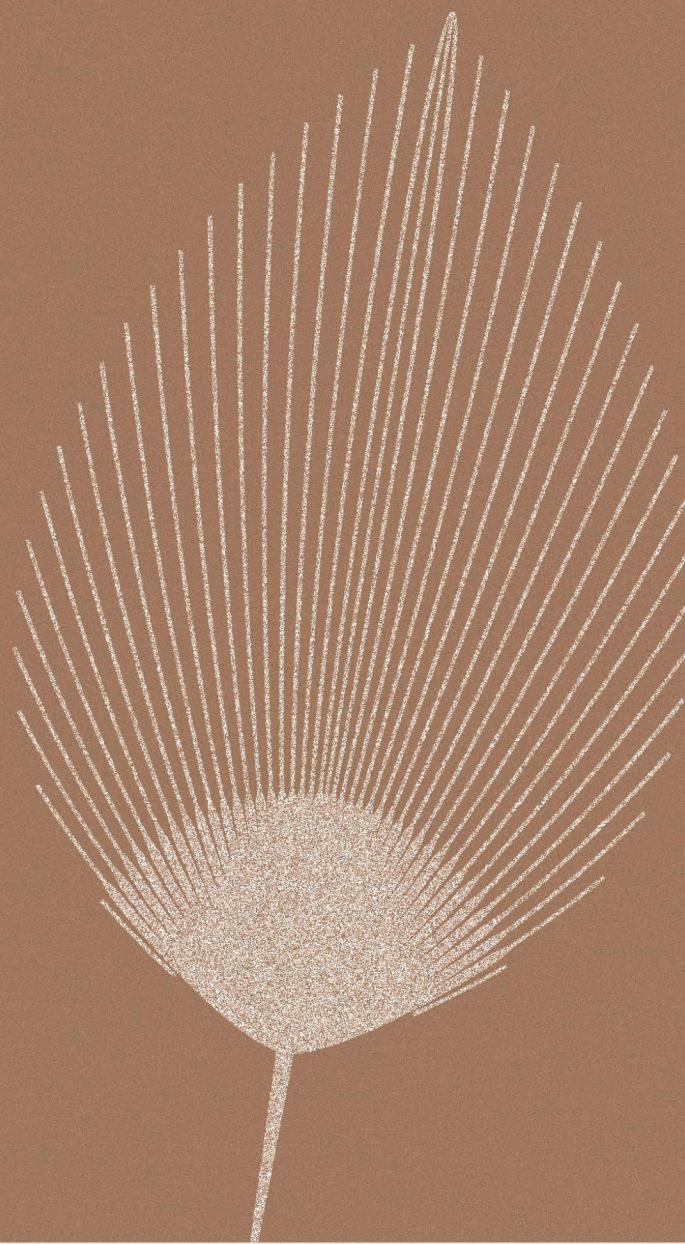




Onto the Right Path



## Onto the right path

of kindness, compassion,  
and knowledge.



Nirman Satva is a project that enhances everyday life. Commercial and residential properties are designed in a thoughtful way that brings forth their unique identities and ambient splendor. Set amidst lush greenery and surrounded by a beautiful lake that is to be developed, Nirman Satva sits at the junction of roads connecting the prime cities of Ahmedabad, Gandhinagar and Mehsana.

With the inclusion of everything from senior citizen sit-outs to kids' play areas, we cater to the distinct and important needs of all.

ELEVATION



NIRMAN SATVA

3 BHK PREMIUM APARTMENTS  
COMMERCIAL SPACES

Connecting paths with  
**Corner Roads**  
on either side, connecting  
Ahmedabad, Gandhinagar and Mehsana  
from respective ends.





Comfortable living in

## Residential Properties

with beautiful views, fresh breeze and more than  
basic necessities provided for.



ELEVATION



### Children Play Area

An active kid is a healthy kid.



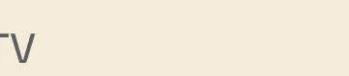
### Senior Citizen Sit-Out

A peaceful environment to relax.



### Club House

Along with Indoor Games,  
Library, Gymnasium and  
open Yoga space



### Cricket Pitch

with covered net

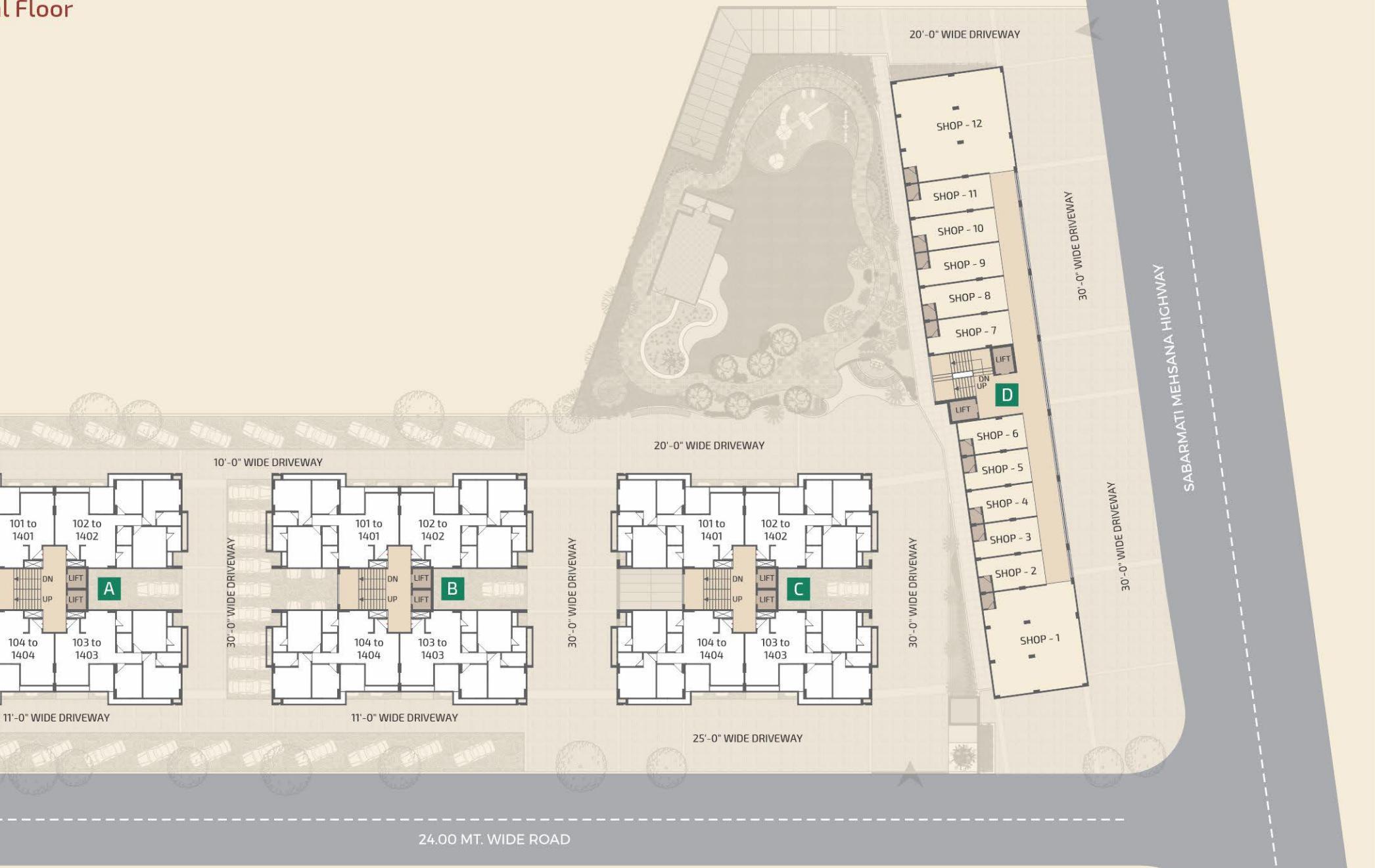


### Landscape

Designer Landscaped Garden  
Seating area with Pergola  
Walkway  
Lawn Area

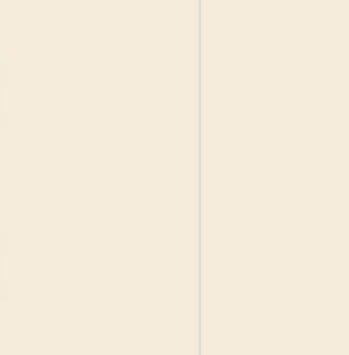
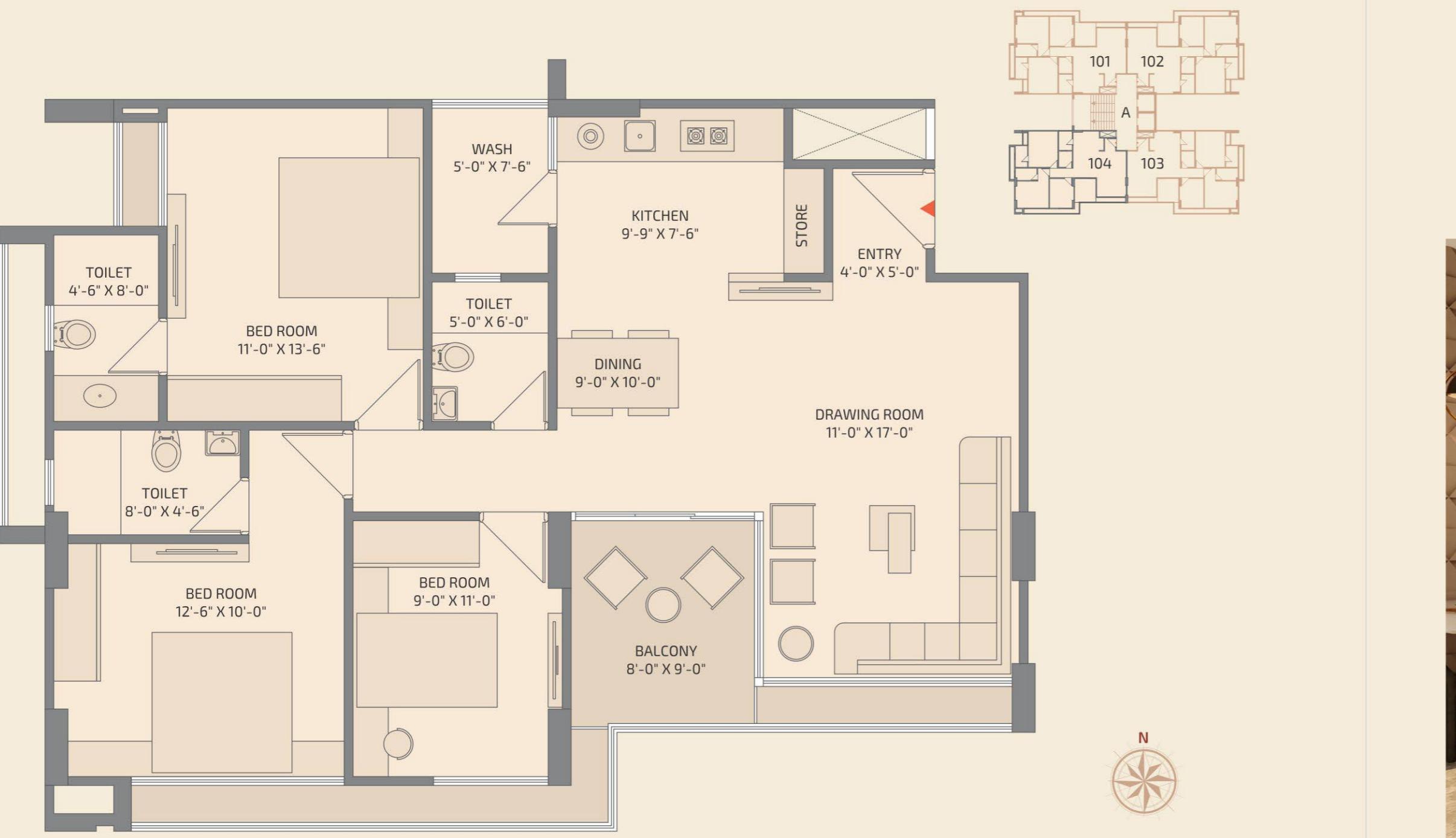


## round Floor



## Unit Plan

RESIDENTIAL PLAN





# Corporate

Retail Shops, Showrooms,  
Offices



ELEVATION





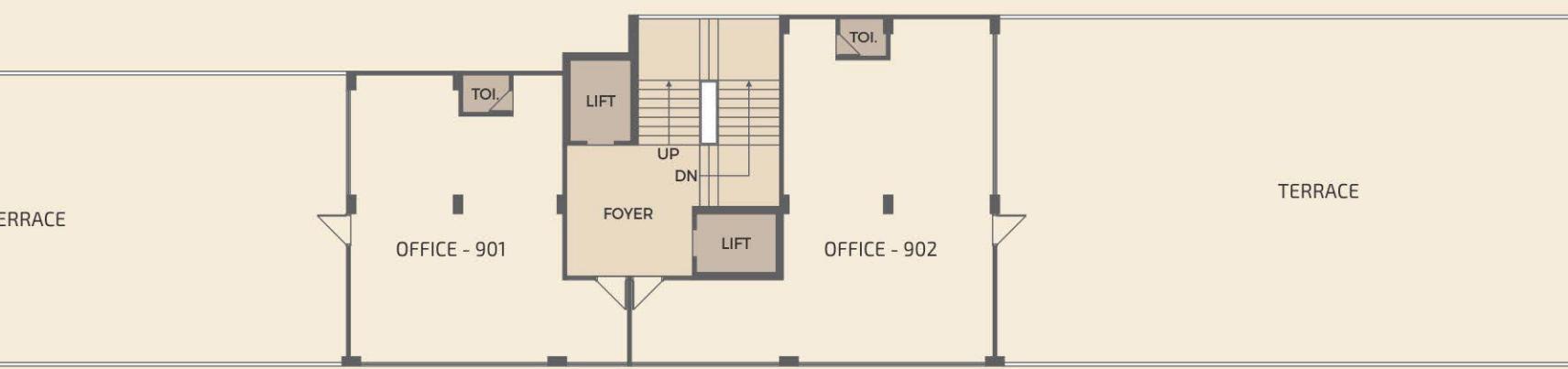
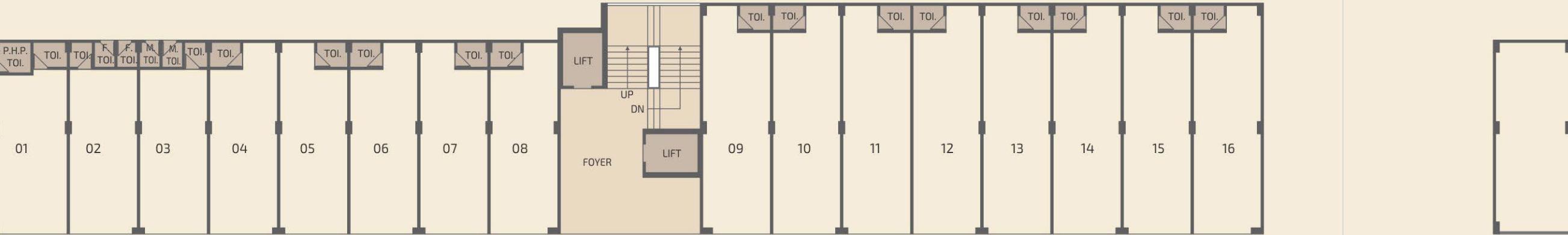
Lavishly designed  
**Commercial  
Properties**  
that are spacious, strategically  
located and beautifully crafted.

ELEVATION





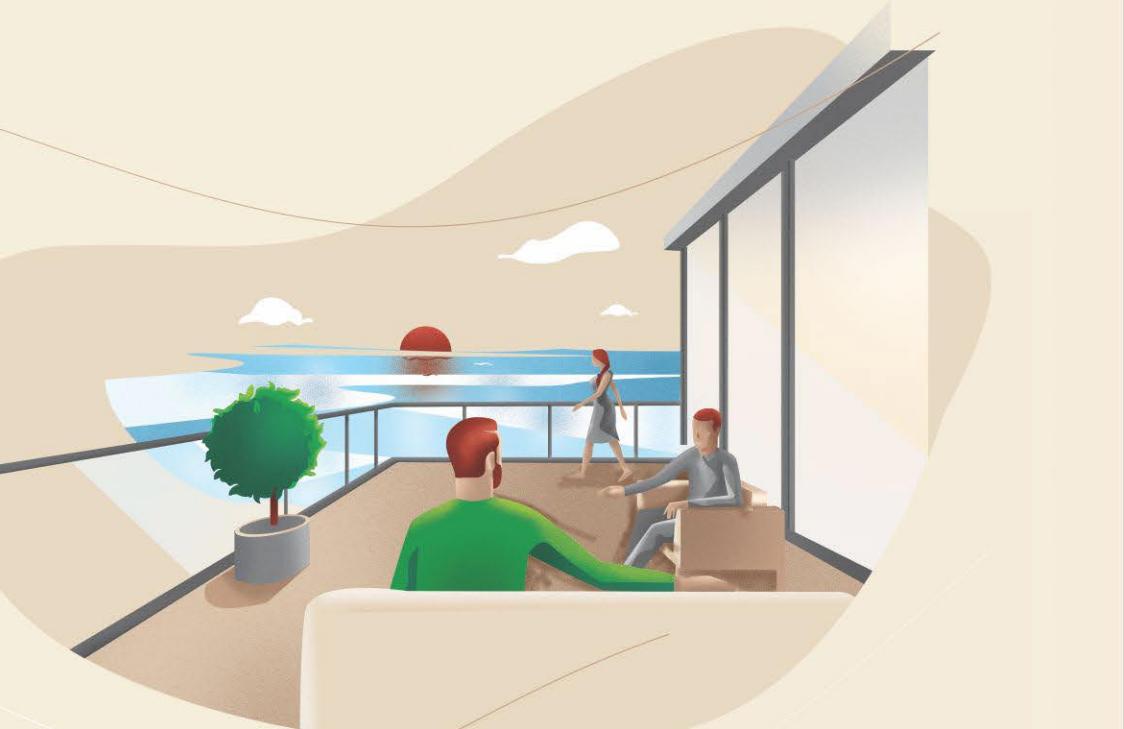
## Ground Floor





## Strategically Located

in one of the fastest developing regions of Ahmedabad, with easy connectivity to the city and in a peaceful neighbourhood.



LOCATION



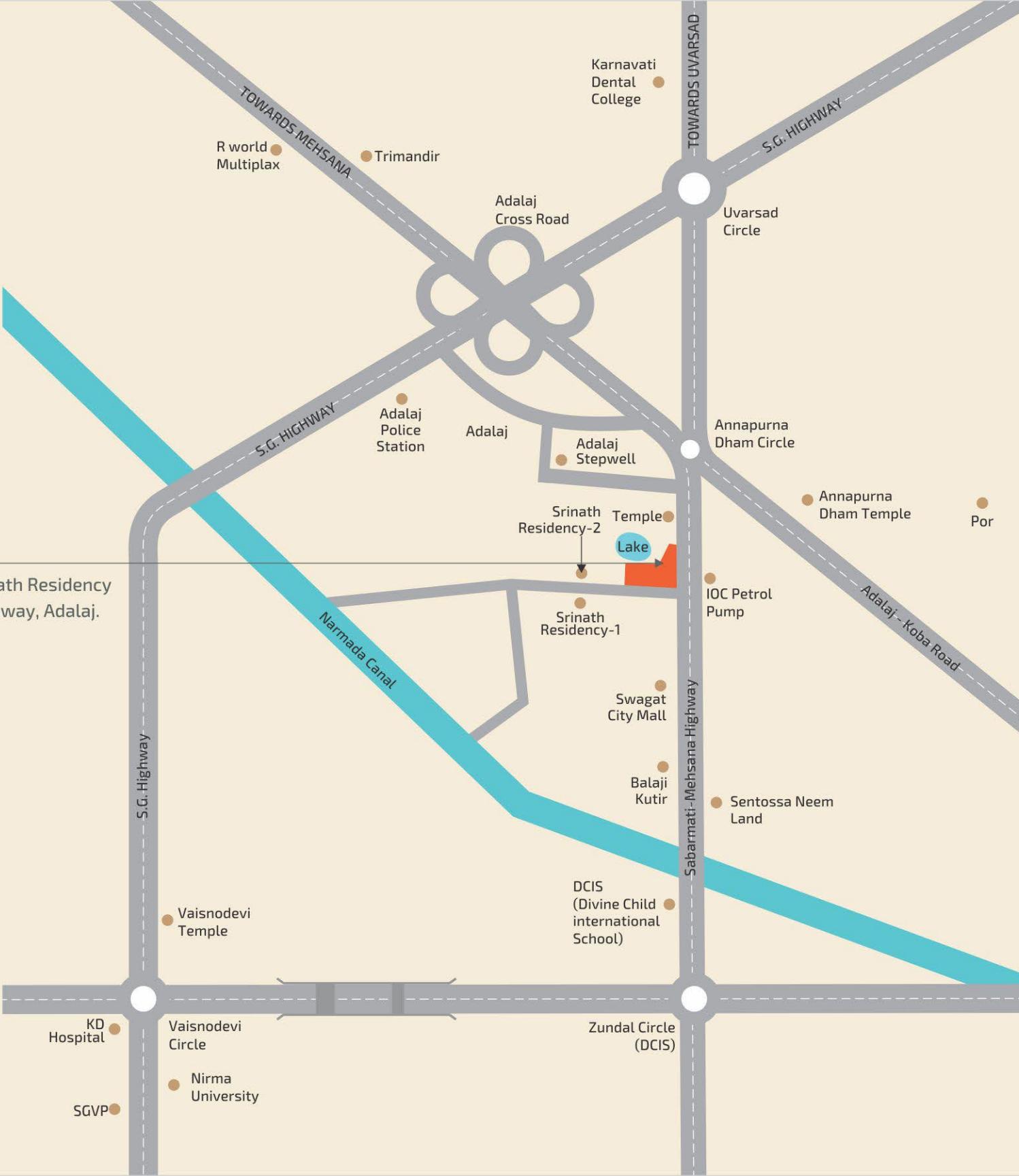
### Location



Opp. IOC Petrol Pump, Nr. Shrinath Residency  
On Chankheda - Mehsana highway, Adalaj.



Scan QR Code  
for Location



## Specifications

STRUCTURE	Earthquake resistant RCC frame structure.
WALLS	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.
FLOORING	Vitrified tiles in all areas.
KITCHEN	Granite platform with S.S. sink, designer glazed tiles dedo above platform up to lintel level.
DOORS & WINDOWS	Decorative main door and other enamel painted/polished flush doors with wooden frame. Aluminium section sliding windows with full glass and marble/granite sill.
TOILETS	Designer tiles dedo up to lintel level with premium quality C.P. fittings and sanitary ware.
PLUMBING	Premium brand CPVC / UPVC pipes and fittings.
WATER SUPPLY	Common borewell along with hydro-pneumatic pressure system for water supply.
ELECTRIFICATION	3-phase concealed copper wiring with sufficient electrical points as per architectural drawings. TV Point in drawing room & Master bedroom and Telephone point in drawing room. AC point in all bedrooms. Centralized distribution board with MCBs and ELCBs for safety and protection

### Notes

- G.E.B. charges, GUDA 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 right 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.





Opp. IOC Petrol Pump, Nr. Shrinath Residency,  
Sabarmati - Mehsana Highway, Adalaj.  
Call : 99798 55709

Developer

**SATVA CONSTRUCTION**  
5th floor, Vrundavan Enclave, B/s. Shell Petrol Pump,  
Nr. AEC Cross Roads, 132ft. Ring Road, Naranpura,  
Ahmedabad - 380013

Architect

**9th Street Architects**  
Saurabh Verma | Prashant Shah

Structural Engineer

**Structura Design Consultants**  
Saumya C. Shah

RERA NO: PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA06370 /211119  
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