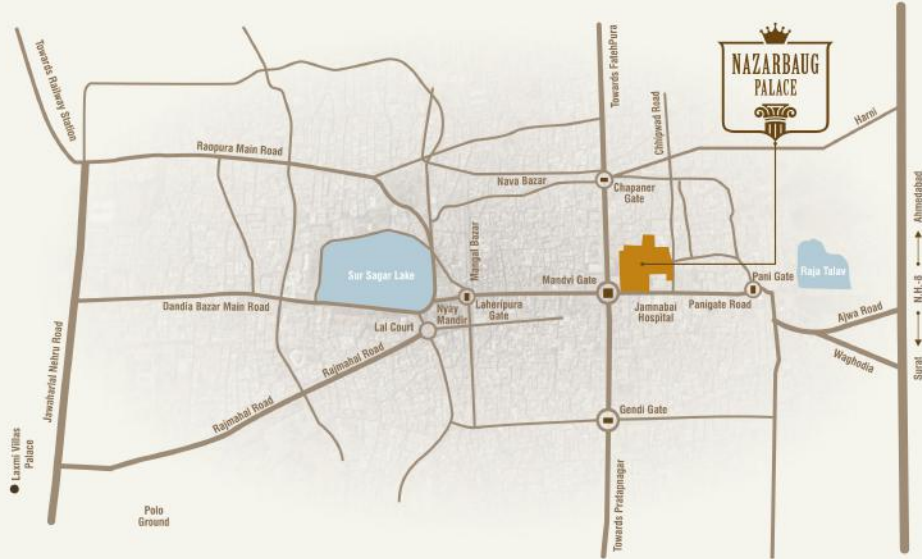




Developer



Site: Nazarbaug Palace, Mandvi Gate, Mandvi, Vadodara.

Phone: 0265 2560251, 2561251

Email: ons.nazarbaug@gmail.com | www.nazarbaug.com

Architect:
Anil koranne & Associate
Vadodara
Sidharth Joshi
Surat

Structural Engineer:
Bhagat & Associates
Surat



Please Note: 1. Architect / Developers reserve all the rights to change the plan, elevation, specification, or any details will be binding to all. 2. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 3. Out door AC Unit will be fitted as per provision in the designed place by the architect. 4. The exclusive rights of fifth floor & topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities rights of lift & staircase to this terrace are reserve by the developers. 5. All buyers/members are bound to follow all rules / instructions for future maintenance of building. 6. This brochure is for information purpose only, it not form a part of the agreement or any legal documents.

designer: anilkoranne@ons240192010





Over 10,000 visitors expected Daily

Mandvi attracts regular visitors (urban & rural) from all across Gujarat

Hot destination for NRI visitors



THE SHOPPING MALL

@ Mandvi, Vadodara.

VADODARA CITY'S BIGGEST RETAIL MARKET

GIVE YOUR BUSINESS A MODERN PREMISES IN A CENTRAL LOCATION

Since over 300 years the Nazarbaug Palace has been the landmark of Mandvi. Famous for its beautiful craftsmanship, it has been witness to the glorious past of Vadodara.

This historical paradise is going to create history yet again, with Vadodara's biggest retail market being created in the same premises. Nazarbaug Palace at Mandvi shall become the new landmark with its royal elevation, masterful planning, convenient sized shops and efficiency enhancing amenities.



**BE A PART OF A RARE
OPPORTUNITY TO
RELOCATE YOUR BUSINESS
IN THE HEART OF
VADODARA...
IN A LANDMARK PROJECT
CALLED
NAZARBAUG PALACE**

Imagine having a plush business premises in a modern commercial complex set in the heart of Vadodara's commercial area of Mandvi. Imagine being in Vadodara's biggest shopping complex that shall attract the largest footfalls as compared to any other complex. You thought it was a dream which was impossible.

Presenting Nazarbaug Palace, Vadodara's most ambitious commercial project which is set to revive the glory of Nazarbaug with its vintage elevation with the most modern facilities and a premium ambience.

Offering shops, showrooms & offices of varied sizes, with a large atrium, wide corridors & passages, ample parking and future-ready planning, this is indeed a once in a lifetime opportunity to own a commercial premises in Mandvi.



CRAFTED TO CREATE
A MODERN RETAIL SPACE
INSPIRED BY THE VINTAGE ERA!





IDEAL PREMISES FOR

- Jewellery
- Home Decor
- House hold items
- Mobile Phones & Accessories
- Electronics
- Furniture & Interiors
- Electrical Accessories
- Gift Articles
- Offices
- Restaurants / Food Courts
- Banks & ATMs
- Clinics
- Ladies wear, Men's wear & Children's wear
- Cutlery
- & much more!



ADDING YET ANOTHER LANDMARK TO
VADODARA'S GLORIOUS ARCHITECTURAL HERITAGE





SPECIFICATIONS

Structure & Construction:-

- RCC Frame Structure with Earthquake resistance design.
- Minimum Columns and Beams for maximum Flexibility in interior Planning.

Facade

- Exterior cladding & glazing work as per architect's design

Flooring:-

- Vitrified Tile Flooring

Electrification:-

- Concealed copper Wiring with branded Modular Switches with sufficient points.

Plumbing:-

- Concealed PVC plumbing with branded C.P. & Sanitary Fittings in common toilets

Finishing:-

- Inside smooth plaster with Putty / Primer Finish
- Outside Plaster with Exterior Paints.

Doors and Windows

- M.S Rolling shutter with color
- Powder coated aluminum windows with glass glazing

SPECIAL FEATURES / AMENITIES:-

- Sufficient Parking in Basement as well as on Ground Floor.
- Standard make lifts & escalators for vertical movement
- Separate Goods Lift for easy material movement
- D.G. Backup for Common Utilities like common lighting & lifts
- Common Toilets on each floor
- Royal elevation with large shop windows
- Decorative Flooring in Atrium & Common Passages





AREA TABLE

NO.	SIZE	CARPET AREA	NO.	SIZE	CARPET AREA	NO.	SIZE	CARPET AREA	NO.	SIZE	CARPET AREA
1001 TO 1003	22'-0"x37'-0"	796	1058	16'-3"x10'-4"	168	1114 TO 1119	20'-8"x10'-0"	267	1172 TO 1175	13'-2"x9'-0"	119
1004 TO 1006	22'-0"x37'-0"	788	1059 TO 1064	16'-3"x10'-0"	163	1120	20'-8"x15'-8"	324	1176 & 1177	13'-2"x9'-4"	123
1007 TO 1014	18'-2"x10'-0"	182	1065	16'-3"x15'-8"	255	1121	13'-2"x11'-0"	145	1178 TO 1180	13'-2"x9'-0"	119
1015	18'-2"x16'-4"	297	1066 TO 1070	11'-10"x10'-6"	124	1122 TO 1125	13'-2"x9'-0"	119	1181 & 1182	13'-2"x 9'-2"	120
1016	18'-4"x12'-0"	220	1071	13'-2"x11'-0"	145	1126 & 1127	13'-2"x9'-4"	123	1183 TO 1185	13'-2"x9'-0"	119
1017	18'-4"x9'-0"	167	1072 TO 1075	13'-2"x9'-0"	119	1128 TO 1130	13'-2"x9'-0"	119	1186 & 1187	13'-2"x9'-4"	123
1018 TO 1023	13'-1"x9'-0"	118	1076	13'-2"x15'-4"	202	1131 & 1132	13'-2"x 9'-2"	120	1188 TO 1191	13'-2"x9'-0"	119
1024	13'-1"x8'-6"	111	1077 TO 1080	13'-2"x9'-0"	119	1133 TO 1135	13'-2"x9'-0"	119	1192	13'-2"x10'-8"	144
1025	13'-1"x8'-4"	109	1081	13'-2"x13'-0"	171	1136 & 1137	13'-2"x9'-4"	123	1193 & 1194	15'-5"x12'-10"	198
1026	11'-1"x8'-2"	91	1082	13'-2"x 9'-5"	124	1138 TO 1141	13'-2"x9'-0"	119	1195 & 1196	11'-11"x13'-8"	163
1027	11'-1"x8'-6"	94	1083 TO 1085	13'-2"x9'-0"	119	1142	13'-2"x11'-0"	145	1197 TO 1205	20'-2"x10'-0"	202
1028 TO 1031	11'-1"x9'-0"	100	1086 & 1087	13'-2"x9'-4"	123	1143	16'-3"x15'-8"	255	1206 TO 1208	24'-0"x37'-0"	862
1032	11'-1"x11'-0"	122	1088 TO 1091	13'-2"x9'-0"	119	1144 TO 1149	16'-3"x10'-0"	163	1209 TO 1211	24'-0"x37'-0"	870
1033 TO 1036	11'-10"x10'-6"	124	1092	13'-2"x11'-0"	145	1150	16'-3"x10'-4"	168	1212 & 1213	11'-11"x13'-8"	163
1037	11'-10"x10'-7"	125	1093	20'-8"x15'-8"	324	1151 TO 1153	20'-8"x30'-8"	613	1214 & 1215	15'-5"x12'-10"	197
1038	16'-3"x15'-7"	253	1094 TO 1099	20'-8"x10'-0"	207	1154 TO 1156	20'-8"x37'-0"	781	1216	13'-2"x10'-8"	140
1039 TO 1044	16'-3"x10'-4"	163	1100	20'-8"x10'-4"	214	1157 TO 1159	20'-8"x37'-0"	754	1217 TO 1220	13'-2"x9'-0"	119
1045	16'-3"x10'-4"	168	1101 TO 1103	24'-8"x30'-8"	756	1160 TO 1162	20'-8"x30'-8"	613	1221 & 1222	13'-2"x9'-4"	123
1046 TO 1048	20'-8"x30'-8"	613	1104 TO 1106	24'-8"x37'-0"	972	1163	16'-3"x10'-4"	168	1223 TO 1225	13'-2"x9'-0"	119
1049 TO 1051	20'-8"x37'-0"	754	1107 TO 1109	24'-8"x37'-0"	972	1164 TO 1169	16'-3"x10'-0"	163	1226	13'-2"x13'-0"	171
1052 TO 1054	20'-8"x37'-0"	781	1110 TO 1112	24'-8"x30'-8"	756	1170	16'-3"x15'-8"	255	1227 TO 1231	13'-2"x9'-0"	119
1055 TO 1057	20'-8"x30'-8"	613	1113	20'-8"x10'-4"	214	1171	13'-2"x11'-0"	145	1232	13'-2"x15'-4"	202
									1233 TO 1240	13'-2"x9'-0"	119

FIRST FLOOR

