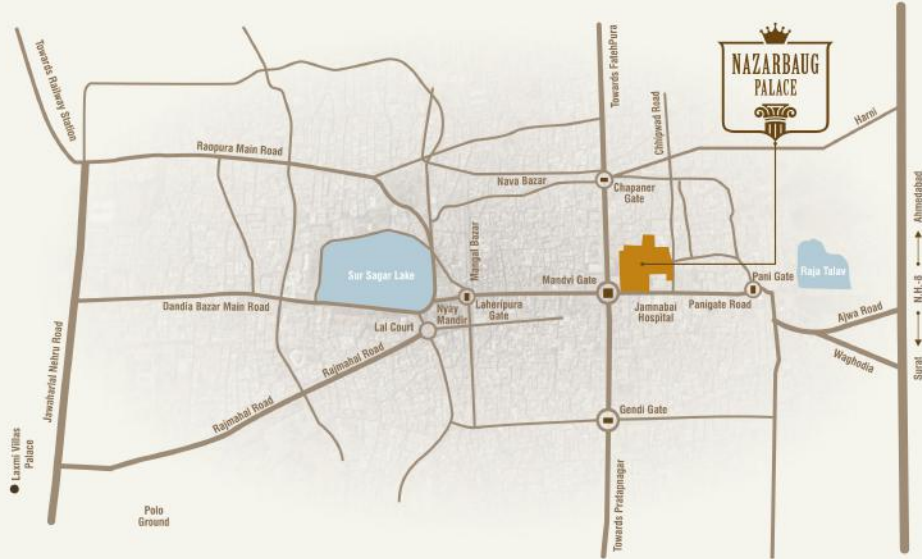




Developer



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
1 TO 3	18'-0"X31'-0"	558	57 TO 59	18'-0"X31'-0"	558	114	22'-8"X10'-4"	234	179	16'-0"X10'-4"	165
4 TO 6	18'-0"X31'-0"	558	60	18'-0"X10'-4"	186	115 TO 121	22'-8"X10'-0"	227	180	15'-0"X9'-8"	145
7	18'-0"X10'-4"	186	61 TO 67	18'-0"X10'-0"	180	122	22'-8"X13'-7"	309	181 TO 185	15'-0"X9'-0"	135
8 TO 14	18'-0"X10'-0"	180	68	18'-0"X13'-7"	245	123	15'-0"X9'-8"	145	186 & 187	15'-0"X9'-4"	140
15	18'-0"X10'-4"	186	69	15'-0"X9'-8"	145	124 TO 128	15'-0"X9'-0"	135	188 TO 190	15'-0"X9'-0"	135
16	12'-11"X11'-11"	154	70 TO 74	15'-0"X9'-0"	135	129 & 130	15'-0"X9'-4"	140	191 & 192	15'-0"X5'-2"	77
17 TO 23	12'-11"X9'-0"	116	75 & 76	15'-0"X9'-4"	140	131 TO 133	15'-0"X9'-0"	135	193 TO 195	15'-0"X9'-0"	135
24	12'-11"X8'-6"	110	77 TO 79	15'-0"X9'-0"	135	134 & 135	15'-0"X5'-6"	83	196 & 197	15'-0"X9'-4"	140
25	12'-11"X8'-8"	112	80	15'-0"X9'-4"	140	136 TO 138	15'-0"X9'-0"	135	198 TO 202	15'-0"X9'-0"	135
26	12'-11"X8'-2"	105	81	15'-0"X5'-9"	86	139 & 140	15'-0"X9'-4"	140	203	15'-0"X9'-8"	145
27	12'-11"X8'-8"	110	82 TO 84	15'-0"X9'-0"	135	141 TO 145	15'-0"X9'-0"	135	204 TO 211	22'-0"X10'-0"	220
28 TO 34	12'-11"X9'-0"	116	85 & 86	15'-0"X9'-4"	140	146	15'-0"X9'-8"	145	212	22'-0"X10'-4"	227
35	23'-0"X12'-0"	279	87 TO 91	15'-0"X9'-0"	135	147	18'-0"X13'-7"	245	213 TO 215	22'-0"X31'-0"	682
36 & 37	22'-0"X9'-4"	205	92	15'-0"X9'-8"	145	148 TO 154	18'-0"X10'-0"	180	216 TO 218	22'-0"X31'-0"	682
38	14'-8"X10'-4"	152	93	22'-8"X13'-7"	309	155	18'-0"X10'-4"	186	219 TO 226	15'-0"X9'-0"	135
39	18'-0"X10'-4"	186	94 TO 100	22'-8"X10'-0"	227	156 TO 158	18'-0"X31'-0"	558	227 & 228	15'-0"X9'-4"	140
40 TO 46	18'-0"X10'-0"	180	101	22'-8"X10'-4"	234	159 TO 161	18'-0"X31'-0"	558	229 TO 231	15'-0"X9'-0"	135
47	18'-0"X10'-4"	186	102 TO 104	22'-8"X13'-0"	703	162 TO 164	18'-0"X31'-0"	558	232	15'-0"X9'-4"	140
48 TO 50	18'-0"X31'-0"	558	105 TO 107	22'-8"X13'-0"	703	165 TO 167	18'-0"X31'-0"	558	233 TO 236	15'-0"X9'-0"	135
51 TO 53	18'-0"X31'-0"	558	108 TO 110	22'-8"X13'-0"	703	168	18'-0"X10'-4"	186	237 & 238	15'-0"X9'-4"	140
54 TO 56	18'-0"X31'-0"	558	111 TO 113	22'-8"X13'-0"	703	169 TO 178	18'-0"X10'-0"	180	239 TO 246	15'-0"X9'-0"	135

GROUND FLOOR

