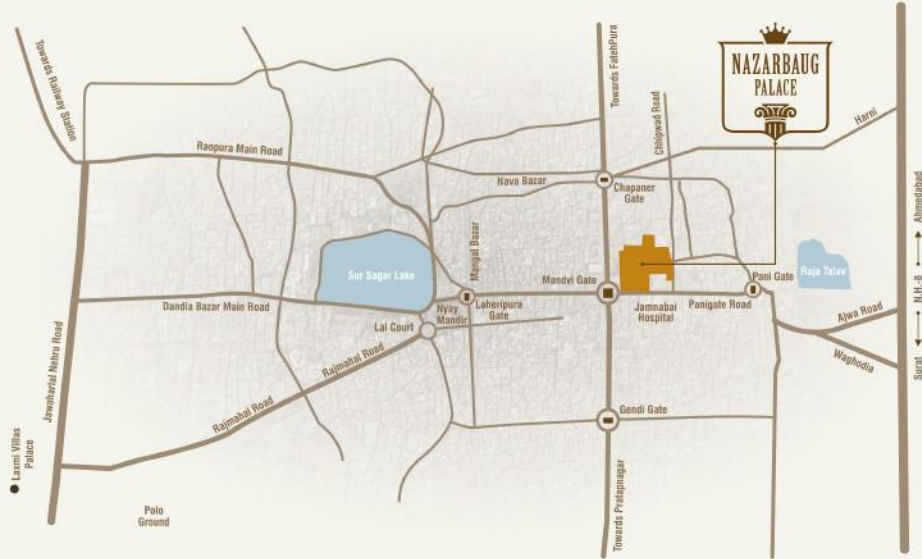




Developer



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
2001	18'-2"x16'-4"	297	2057 & 2058	16'-3"x10'-4"	168	2120	20'-8"x15'-8"	324	2178 TO 2180	13'-2"x9'-0"	119
2002 TO 2005	18'-2"x10'-0"	182	2059 TO 2064	16'-3"x10'-0"	163	2121	13'-2"x11'-0"	145	2181 & 2182	13'-2" X 9'-2"	120
2006	18'-2"x16'-4"	297	2065	16'-3"x15'-8"	255	2122 TO 2125	13'-2"x9'-0"	119	2183 TO 2185	13'-2"x9'-0"	119
2007 TO 2014	18'-2"x10'-0"	182	2066 TO 2070	11'-10"x10'-6"	124	2126 & 2127	13'-2"x9'-4"	123	2186 & 2187	13'-2"x9'-4"	123
2015	18'-2"x16'-4"	297	2071	13'-2"x11'-0"	145	2128 TO 2130	13'-2"x9'-0"	119	2188 TO 2191	13'-2"x9'-0"	119
2016	18'-2"x12'-0"	218	2072 TO 2075	13'-2"x9'-0"	119	2131 & 2132	13'-2" X 9'-2"	120	2192	13'-2"x10'-8"	144
2017	18'-2"x9'-0"	164	2076	13'-2"x15'-4"	202	2133 TO 2135	13'-2"x9'-0"	119	2193 & 2194	19'-8"x12'-10"	198
2018 TO 2023	13'-1"x9'-0"	118	2077 TO 2080	13'-2"x9'-0"	119	2136 & 2137	13'-2"x9'-4"	123	2195 & 2196	11'-11"x13'-8"	163
2024	13'-1"x8'-6"	111	2081	13'-2"x13'-0"	171	2138 TO 2141	13'-2"x9'-0"	119	2197 TO 2205	20'-2"x10'-0"	202
2025	13'-1"x8'-6"	109	2082	13 X 9'-5"	124	2142	13'-2"x11'-0"	145	2206	20'-2"x16'-4"	329
2026	11'-1"x8'-2"	91	2083 TO 2085	13'-2"x9'-0"	119	2143	16'-3"x15'-8"	255	2207 TO 2210	20'-2"x10'-0"	202
2027	11'-1"x8'-6"	94	2086 & 2087	13'-2"x9'-4"	123	2144 TO 2149	16'-3"x10'-0"	163	2211	20'-2"x16'-4"	329
2028 TO 2031	11'-1"x9'-0"	100	2088 TO 2091	13'-2"x9'-0"	119	2150 & 2151	16'-3"x10'-4"	168	2212 & 2213	11'-11"x13'-8"	163
2032	11'-1"x11'-0"	122	2092	13'-2"x11'-0"	145	2152 TO 2155	16'-3"x10'-0"	163	2214 & 2215	19'-8"x12'-10"	197
2033 TO 2036	11'-10"x10'-6"	124	2093	20'-8"x15'-8"	324	2156 & 2157	16'-3"x10'-4"	168	2216	13'-2"x10'-8"	140
2037	11'-10"x10'-6"	125	2094 TO 2099	20'-8"x10'-0"	207	2158 TO 2161	16'-3"x10'-0"	163	2217 TO 2220	13'-2"x9'-0"	119
2038	16'-3"x15'-7"	253	2100 & 2101	20'-8"x10'-4"	214	2162 & 2163	16'-3"x10'-4"	168	2221 & 2222	13'-2"x9'-4"	123
2039 TO 2044	16'-3"x10'-0"	163	2102 TO 2105	20'-8"x10'-0"	207	2164 TO 2169	16'-3"x10'-0"	163	2223 TO 2225	13'-2"x9'-0"	119
2045 & 2046	16'-3"x10'-4"	168	2106 & 2107	20'-8"x10'-4"	214	2170	16'-3"x15'-8"	255	2226	13'-2"x13'-0"	171
2047 TO 2050	16'-3"x10'-0"	163	2108 TO 2111	20'-8"x10'-0"	207	2171	13'-2"x11'-0"	145	2227 TO 2231	13'-2"x9'-0"	119
2051 & 2052	16'-3"x10'-4"	168	2112 & 2113	20'-8"x10'-4"	214	2172 TO 2175	13'-2"x9'-0"	119	2232	13'-2"x15'-4"	202
2053 TO 2056	16'-3"x10'-0"	163	2114 TO 2119	20'-8"x10'-0"	207	2176 & 2177	13'-2"x9'-4"	123	2233 TO 2240	13'-2"x9'-0"	119

SECOND TO FOURTH FLOOR

