



Developers:
NARAYAN ENTERPRISE

Site: Narayan Nandan,
Besides Jay Jalaram International School,
Anand-Lambhvel Road, Anand.

Reg. Office: Narayan Finance,
Nr. Shivam Park Society,
Sardar Gunj, Anand- 388001.

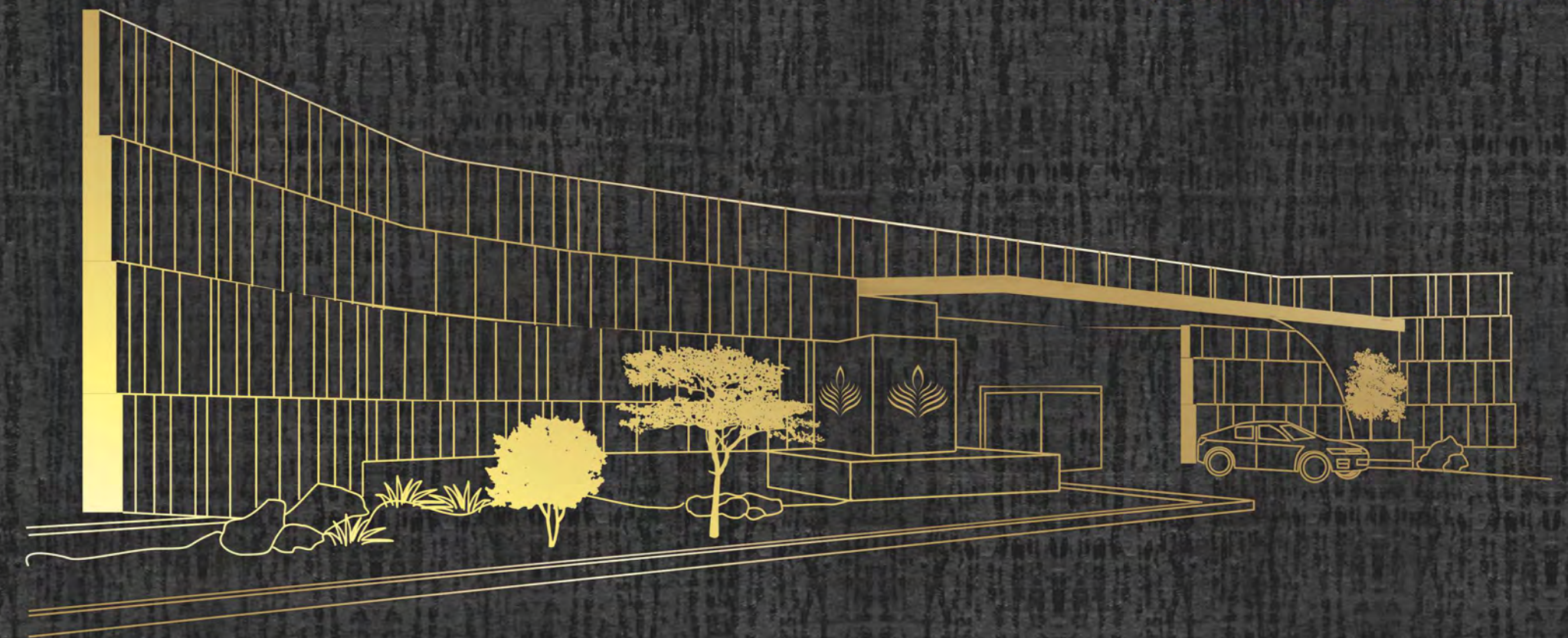
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NARAYAN
nandan

4 BHK ELITE RESIDENCES



A LIFE OF EXCLUSIVITY



When privilege is at the heart of an idea, it is born as something truly special. Something like Narayan Nandan, an elite residential community of enchanting 4 BHK residences amidst greenery.

Located amidst pristine surroundings of the Lambhvel Hanuman Temple at Anand-Lambhvel Road, this quaint villa community is built for class. With exceptional planning, multi-sensory landscapes and multiple recreational facilities, Narayan Nandan spells opulence, both in details and as a whole. Every home here is a reflection of your stature and is an invitation to a life that's limited edition.



THE GATEWAY TO BLISS



The premium living experience begins even before you enter the beautiful campus. The wide approach road takes you the grand guarded entrance way, ready to welcome you into a world of luxury. Beyond the walls lie broad pathways, soothing water bodies and scenic green settings that wrap your magnificent bungalows in a blanket of serenity.

You might just find yourself humming a song or two as you drive through towards your home, everyday.



THE HOMES OF YOUR CHOICE

Our delightful array of layouts offers you enough choice to pick an abode that best suits your requirement.

TYPE A

PLOT NO.:
11-15,20,23-28,29,33,34,38,43,49,53,54,
59,60,62-67,68-75,84,85,87,88,91-94

Minimum Carpet Plot: 2600 sq.ft. Onwards
Construction Built-up Area: 3300 sq.ft.

TYPE A+

PLOT NO.:
1-10,17-19,39,44,48,58,
65,66,76-78,86,95-98

Minimum Carpet Plot: 3000 sq.ft. Onwards
Construction Built-up Area: 4000 sq.ft.

TYPE B

PLOT NO.:
16,21,22,30-32,35-37,40-42,45-47,50-52,
55-57,61,79-83,89,90

Minimum Carpet Plot: 2100 sq.ft. Onwards
Construction Built-up Area: 2800 sq.ft.



COMMON PLOT 1 : SCHOOL BUS BAY & GARDEN
COMMON PLOT 2 : BANQUET HALL / COMMUNITY HALL
COMMON PLOT 3 : CHILDREN'S PLAY AREA & GAZEBO
COMMON PLOT 4 : INDOOR GAMING ZONE
COMMON PLOT 5 : GYM & YOGA ZONE

THE CAUSE OF ENVY

The type A residences at Narayan Nandan are crafted to be distinctively different, to be unique like you. The perfect blend of contemporary form and earthy textures lends a grand feel to your homes. The living spaces are equally charming.

The 4 bedroom duplex structure allows separation of the public and private rooms across two floors. The high ceilings and large column free spaces bring you a sense of space, abundant fresh air and natural light. The attached balconies in the living and bed rooms serve green views and enhance the airy ambience. The private lift is thoughtfully added for easy vertical movement.

Now you know why your homes will be the cause for envy!



● TYPE A

PLOT NO.:

11-15,20,23-28,
29,33,34,38,43,
49,53,54,59,60,
64,67,68-75,
84,85,87,88,91-94



GROUND FLOOR



FIRST FLOOR

Minimum Carpet Plot: 2600 sq.ft. Onwards
Construction Built-up Area: 3300 sq.ft.

THE OBJECT OF DESIRE

The simple sophistication of the elevation extends into the understated luxury inside in our type A+ residences. Designed to deliver maximum space and functionality, this variant offers a different layout option in the 4 bedroom bungalows. The homes are otherwise similar in grandeur.

Large windows stream in natural light into every corner of the house lighting it up through the day. Fresh air enlivens every corner of the generously sized living spaces of these villas. Thoughtful additions like walk-in closets, ample storage and utility spaces and two car parking are common features that make your homes delightful in every sense.



● TYPE A+

PLOT NO.:
1-10,17-19,
39,44,48,
58,65,66,
76-78,86,
95-98



GROUND FLOOR



FIRST FLOOR

Minimum Carpet Plot: 3000 sq.ft. Onwards
Construction Built-up Area: 4000 sq.ft.

THE TALK OF THE TOWN

Our type B residences offer yet another layout and orientation option for you. Just like the other two variants this home is also truly magnificent. Expansive living spaces, seamless planning, bright and airy interiors, superior finishes and sensible value additions are highlights of this model too.

Whichever bungalow you choose, your home will surely become the talk of the town at Narayan Nandan.



● TYPE B

PLOT NO.:

- 21-27,
- 31-33,
- 36-38,
- 41-43,
- 46-48,
- 51-53,
- 56-58,
- 61-69,
- 81-85,
- 91,92



GROUND FLOOR



FIRST FLOOR

Minimum Carpet Plot: 2100 sq.ft. Onwards
Construction Built-up Area: 2800 sq.ft.

THE ENCLAVE OF PLEASURE

There is no greater luxury than the being able to enjoy leisure in the proximity of nature. Stroll along grassy lawns of the common plots, a lovely spot for evening gatherings and morning jogs. The rich natural beauty is perfectly complemented by premium recreational amenities set close by for a lifestyle of everyday bliss.



BANQUET HALL / COMMUNITY HALL



GYM & YOGA ZONE



INDOOR GAMING ZONE

THE JOY OF LEISURE

Just as your homes are well-appointed, so are the premium lifestyle amenities. The common plots with perfectly manicured gardens, walkways, shaded sitting areas are scattered across the campus to cater to every home without over-crowding.

An in-campus clubhouse for your health and well-being, indoor games room to share quality time with friends and family, multi-purpose hall to host special occasions in style – all this and more await at Narayan Nandan.



CHILDREN'S PLAY AREA & GAZEBO

VALUE ADDITIONS

SECURITY

- Security Cabin at Entrance Gate
- 24 Hours Security around the campus
- Automated Entry & Exit Gate under CCTV Surveillance

AESTHETICS & LEISURE

- Grand Designer Entrance Gate with landscape elements
- Compound wall as per architect's design
- Serene landscaping all around the campus with water elements and designer plantation
- Ambient lighting all around the campus

CORE INFRASTRUCTURE

- 40 ft. Wide Up & Down Entry and 30 ft. wide Internal RCC Ring road around the campus with pavement and street lights
- Underground Cabling for Electricity
- Underground Reticulated Gas pipeline
- Power Backup in common areas
- Planned Sewage Network as per plumbing consultant's specifications
- Provisions for connectivity with City Sewage network
- Individual Bore-well for each unit



SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC Pile Footing & Composite structure
RCC Slab at Plinth Level
Elegant elevation and facade

KITCHEN / UTILITIES

Granite Platform (Separate Dry and Wet areas) with branded
Stainless Steel sink (only in Utility)
Designated Spaces for Fridge, Microwave and other such
equipment
All faucets from Jaquar or Kohler or equivalent
Metal shed covered with roofing sheet

BATHROOMS

Ceramic and Sanitary Fixtures from Kohler or Jaquar or
equivalent brands
Faucets from Jaquar / Kohler / equivalent brand
Antiskid Ceramic Tiles on floor and dado
Electrical points for hair dryer and other accessories
Chemical base water proofing

DOORS

Solid Ghana Teakwood Main Door with Veneer finish
Excellent quality Solid-Core Flush Internal Doors with wooden
finish Laminates

WINDOWS

Combination of Standard Aluminium or UPVC sections as per
architect's design

BALCONIES & TERRACES

Balustrade posts and Railings made of Aluminium sections with
Toughened Glass sections
Waterproofing in all Balconies and Terraces

WALL AND CEILING FINISHES

Internal: Mala Plaster with 1 coat of Primer & 2 coats of Putty
finish
External: Mala Plaster with Weather Resistant Acrylic Texture
Paint

External Finishes to include Architectural Features as decided by
the Architect. (*These architectural features are regulated
throughout the project to provide a uniform theme, and cannot
be changed by the Client / Owner of the property even after
transfer of property.)

ELECTRICAL

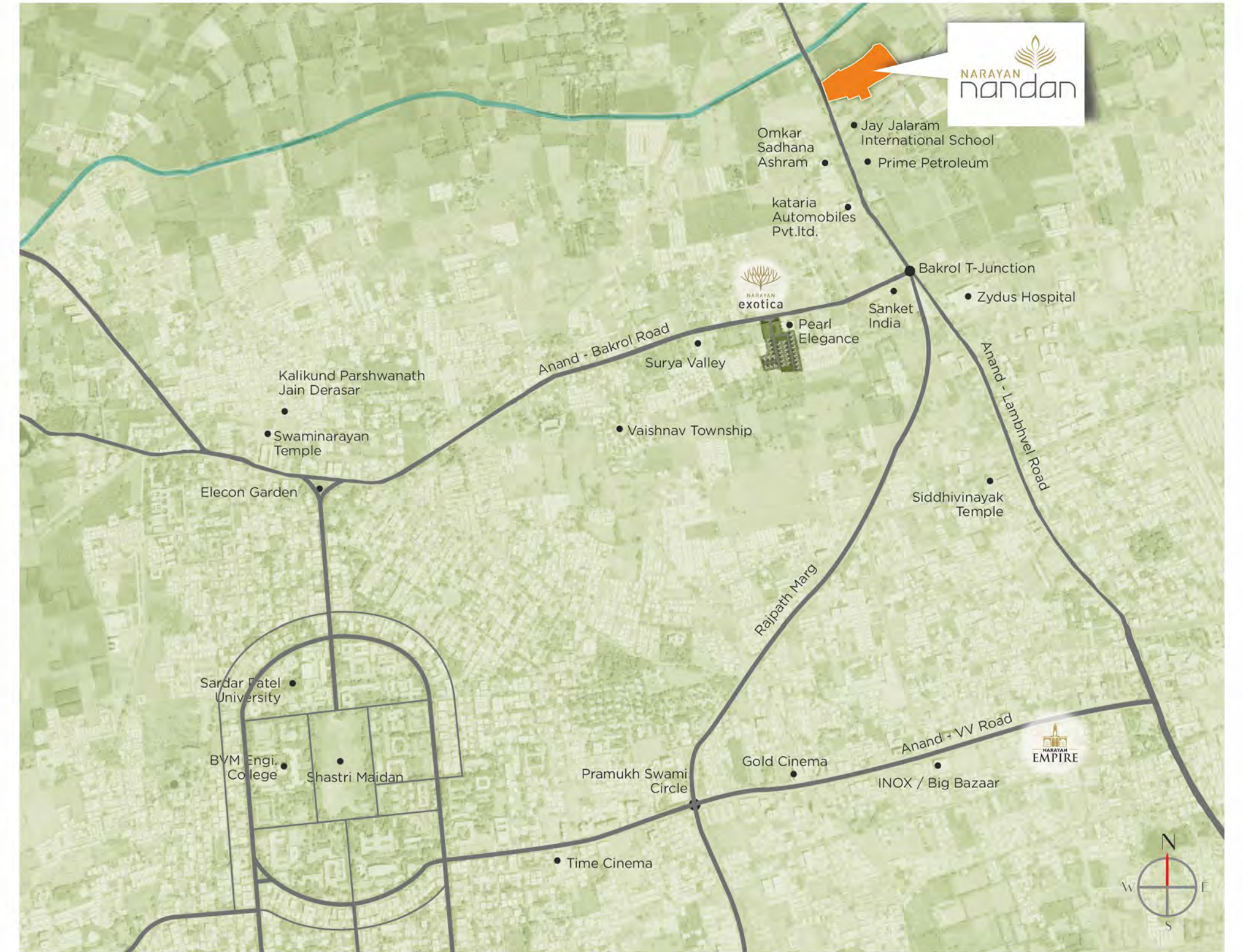
Concealed Copper Wiring for Three Phase Electric Connection
Anchor / RR Kabel / equivalent company wires with necessary
gauge
Indoor: Conveniently placed Modular Switch Boards with
sufficient 15A and 5A Sockets, Switches and Regulators from
reputed brands
Outdoor: Modular Sockets and Switches with Waterproof Casing
from Anchor or equivalent brand
All units will be provided with proper Conventional and Chemical
Earthing Systems with MCB Panel
Telephone and Television Cabling Points will be provided in
Living, Dining, Entertainment space, and all Bedrooms
Electrical Provision for Split AC in all bedrooms & living room

WATER SUPPLY

Provision for Overhead Water Tank (3000 liters triple layer PVC
type water tank with 7 years manufacturer's warranty)
Hot Water Supply to all basins through Water Mixer Faucets
Provision for outdoor Gas / Solar Geyser connection on Terrace

GENERAL

Anti-Termite and Pest Treatment
- At Foundation Level
- Tubular Piping System at Plinth Level
Rain Water Line: PVC Pipe of Astral or equivalent company
Drainage Pipe: PVC Pipe of Astral or equivalent company
Water Supply Pipe: CPVC type (Astral or equivalent company)



Site: "Narayan Nandan", Besides Jay Jalaram International School, Anand-Lambhvel Road, Anand.

Disclaimer: **1** All rights regarding addition/ alteration in building plan and its specifications are reserved with the Developers & Architect. **2** Changes / Alterations of any elevation, exterior colour scheme of the unit or any other change affecting the over all design concept & outlook of the scheme shall not be permitted during or after completion of the scheme. **3** Developers reserves rights regarding any change/alteration of any above mentioned brand or short of availability. **4** Extra work will be done only after receiving the full amount as per the estimation given by the Developers. **5** Possession of the property for any interior work will be given only on receipt of the full payment. **6** Developers are not responsible for any damage, seepage or leakage inside or outside the unit during and after the interior work. **7** Additional charges such as Stamp Duty, GST, MGVL Deposit & Charges, Gas Deposit & Charges & Maintenance Charges or any other taxes or charges raised by the Government in future shall be borne by the purchaser. **8** In case of cancellation of booking, any expenses incurred shall be deducted from the payment made. The rest amount shall be refunded after the re-booking of the same unit. **9** All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. **10** The dimensions and areas shown are from block to block, without considering any plaster & finish. **11** The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change. **12** The finishes - flooring, paint colour, door finish/colour, and any other finishes are only indicative and are subject to change. **13** While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. **14** Subject to Anand Jurisdiction.

Architect:

ace
ARCHITECTS * INTERIORS
Ace Associates
www.aceassociates.in

Structural Consultant:

AAKAR AAKAR CONSULTANT
JAYMIN DESAI
NADIAD