

Developer



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

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Architect:
Anil koranne & Associate
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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.

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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

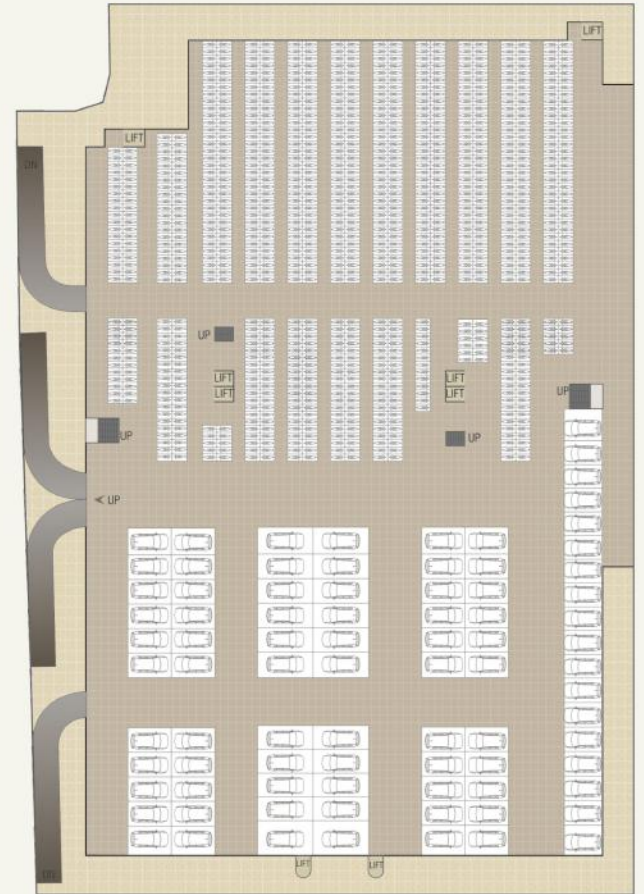
SPECIAL FEATURES / AMENITIES:-

- 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





BASEMENT FLOOR





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 & 78	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'-6"	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"X31'-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"X31'-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"X31'-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"X31'-0"	703	169 TO 178	18'-0"X10'-0"	180	239 TO 246	15'-0"X9'-0"	135

GROUND FLOOR





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"	207	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'X9'-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'X9'-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'X9'-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'X9'-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	11-1'X9'-0"	124	1092	13-2'X11'-0"	145	1150	16-3'X10'-0"	166	1212 & 1213	11-1'X13'-0"	163
1037	11-1'X9'-0"	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'-0"	163	1100	16-3'X16'-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	20-0'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	20-0'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	20-0'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	20-0'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





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'-4"	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"x10'-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"	124	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

