



*Modern Living has a New Address*



**Come Home to Nature**  
A Home that transcends the boundaries of all things one yearns for. A Home that translates into the best that Modern Living has to offer. A home that breathes of nature as its central theme. That's **NIRMAN AALAYA** for You. Strategically located close to all major happening places **NIRMAN AALAYA** is the best that you can get for yourself and your loved ones.





### Technical Specifications

#### FOUNDATION

RCC pile foundation

#### WALL FINISH

AAC Block with plaster finish

#### KITCHEN

Roaring - Vitrified tiles

Fittings - Granite platform with beveled edges, stainless steel sink, stand of ceramic tiles, upto window top above the counter / platform, Decoral points for refrigerator, Water purifier, exhaust / chimney & floor-grader

#### TOILETS

Roaring - Anti - skid vitrified tiles

Toilet Walls - Good quality ceramic tiles on the walls upto door height

Fittings - Sanitaryware of Parware CP fitting of 55500 / Mark or equivalent make

#### DOORS & WINDOW

Door Frame - Made of joggled 1st

Roller Door - Jezzorative CP, 1st floor

Internal Door - Flush door

Window - Fully glazed sliding sealed aluminium window

#### ELECTRICAL

AC panel in master bedrooms with necessary electrical points, TV & Telephone point in

Living / Dining, Copper wiring from panels or equivalent with reputed make switches

Power Back-up

#### LIFT, STAIR & LOBBIES

Lift of reputed make

Stair & Floor Lobbies - Marble to be used



### Amenities & Facilities

- AC Community Hall
- Well-equipped AC Gym
- CCTV Surveillance
- Intercom Facilities
- 24 hr. Water Supply
- 24 hr. Power back-up
- 24 hr. Security with Security Room



Dipalay (Typical Floor Plan)



Particulars	A	B	C
Carpet Area	94.46	95.46	99.46
Overall Area	12.46	13.46	17.46
Covered Area	115.46	108.46	117.46
Salable Area	88.46	100.46	112.46

Sukheralay (Typical Floor Plan)



Particulars	A	B	C
Carpet Area	111.46	108.46	109.46
Overall Area	17.46	17.46	17.46
Covered Area	128.46	125.46	126.46
Salable Area	111.46	108.46	109.46



Ground Floor Plan



Location Map







Nirman Greens, Kalipark, Rajarhat



Nirman Garden, Purbapara, Kestopur

## ABOUT US

Nirman Group has established itself as a leading real estate developer in Kolkata. Each project is executed after thorough and meticulous planning, thus catering to the preference and taste of our customers. The company's aim is to accommodate every need of its customers' during the design phase. Our planning, attention to detail and excellent designs are evident in all our projects and hence these have become prime properties of North Kolkata. Nirman Group has to its credit an impressive list of previously completed and ongoing projects. Our residential and commercial properties are considered as real estate landmarks and have proved to be secure and sound investments for all our investors and have helped us gain the satisfaction and trust of all our stakeholders.

---