



Awarding shape to your aspirations



"There's no place like home."



Awarding shape to your aspirations

Site Office : Nandi Heights
Near Surya Banquet Hall, Koharapeer, Bareilly.
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On project. Further the promoters/architect/local
conditions reserves the right to add/delete, mentioned
as they are only indicative.

Nandi Heights
Happiness for Lifetime
BAREILLY



“A NAME THAT LEAVES SHADOW BEHIND”

Where the point of creating spark in your living comes don't forget the name Nandi Buildwell Pvt. Ltd. We believe in proving lavish lifestyle for lifetime that easily fits your budget, deliver quality with aesthetic design.

The promoter of Nandi Group began their journey over the past of three decades. We are a result of our commendable performance in the realm of construction and supply of building material. In the year 1996 we started off by just selling cement and steel. In the year 2010 the promoters of the group formed Nandi Buildwell Pvt. Ltd. with the aim to provide luxury housing to the people with high quality at the most affordable price.

Team Nandi with a commitment, vision and experience will generate comprehensive solution for the people in term of Commercial spaces & Residential projects. The project commissioned by the Group justify that the present and future needs of the people have been addressed in the most appropriate manner.

The innovative approach of the group has added new dimensions to the real estate market of Bareilly. We have blended quality and comfort to create an ideal package for the customers at the best possible prices thus realizing our ultimate aim of providing for value for money.

Our pledge is to bring transparency in transactions and convert them into impeccable relationships, complete the projects within the committed time and provide excellent returns to the customers on their real estate investments of time & money.

Nandi is supported by a team of highly competent and qualified professionals, technocrats having vast experience and in depth knowledge in the field of real estate development.



THE PLEASURE OF BEING AT HOME

Your home is the place where you can truly be yourself, free to indulge your every whim, untroubled by the world outside.

Now Nandi Buildwell Pvt. Ltd. presents "Nandi Heights" at Bareilly. It is perfectly situated adjacent to main market in the heart of the city. Almost all the important places in Bareilly are at walking distance from "Nandi Heights". The project is connected through 70 feet wide Nainital Road. The current project Nandi Heights is presented by Nandi Buildwell Pvt. Ltd. with the aim to provide luxury apartments with all modern amenities and to make our customers enjoy the beauty of modern living in heart of Bareilly City. Go head and discover your new home Today!

IT'S NOT JUST INNOVATION



Standard modular kitchen with every apartment for smarter and greater storage and a faster move-in process



MRL elevators reduce power consumption



Centralised surveillance for better security and complete peace of mind



LED light fittings in all common areas for low electricity consumption

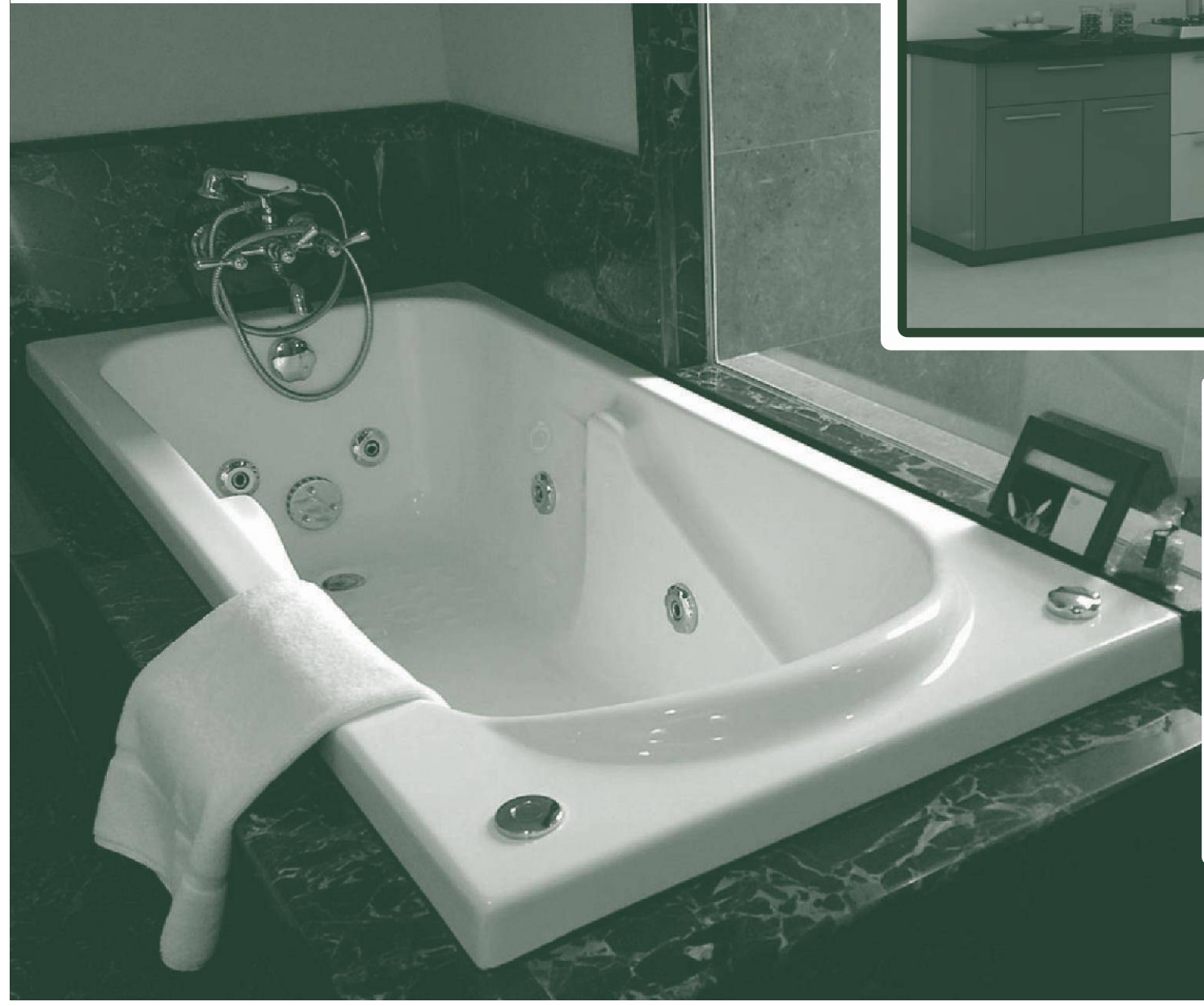


Solar-powered lamps for outdoor lighting when ever possible, for clean -energy lightening



Extra-tall balcony windows for brighter homes with more natural light

IT'S **NANDI** INNOVATION





Individual Jacuzzi for ultimate lavish living experience.



Indoor Games & Activities for leisure pleasure



Swimming Pool at terrace for pampering your body; and to keep you fit.



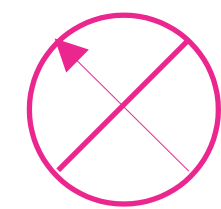
Community cum Party Hall for all your family & friends get together.



Play Area for children, with rides and swings.



World Class Gymnasium with all modern equipment and services.



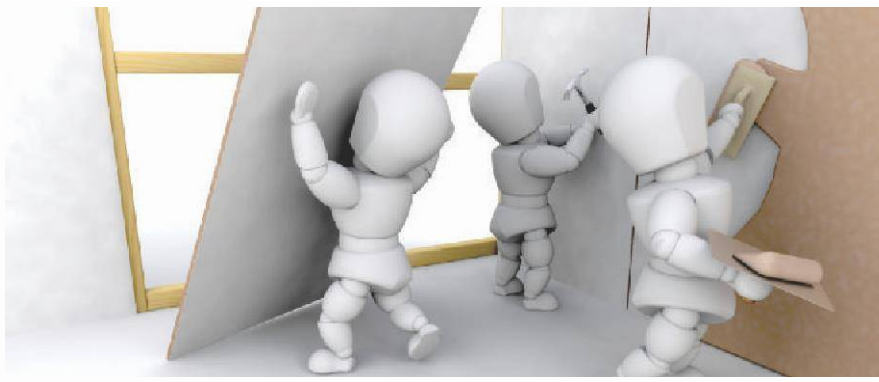
LAYOUT PLAN
 GROUND FLOOR
 FIRST FLOOR
 SECOND FLOOR
 THIRD FLOOR
 FOURTH FLOOR

- G1/F1/S1/T1/IV1
- G2/F2/S2/T2/IV2
- G3/F3/S3/T3/IV3
- G4/F4/S4/T4/IV4
- G5/F5/S5/T5/IV5
- G6/F6/S6/T6/IV6
- G7/F7/S7/T7/IV7
- G8/F8/S8/T8/IV8
- G9/F9/S9/T9/IV9
- G10/F10/S10/T10/IV10




 LAYOUT PLAN
 FIFTH FLOOR

-  V1
-  V2
-  V3
-  V4
-  V5
-  V6
-  V7
-  V8



STRUCTURE

- Earthquake resistant – seismic zone III compliant
- RCC framed structure.
- Masonry work – bricks for all walls

PLASTERING

- Internal walls/ceiling – cement mortar
- External walls/ceiling – cement mortar with sand face plaster

FLOORING FINISHES

- Living/dining/children bedroom/ guest bed room/ kitchen – vitrified tiles (2' x 2')
- Master bed room – wooden floor
- All balconies – Anti-skid Ceramic Tiles with skirting
- Utility – Anti-skid vitrified tiles
- All toilets – Anti-skid ceramic tiles
- Staircase – Udaipur green stone/anti-skid vitrified tiles

DADO FINISHES

- All toilets – ceramic tiles up to 7' height
- Kitchen – ceramic tiles up to 2' height from the counter

COUNTERS

- For kitchen – 19mm thick granite platform with single bowl single drain board of Future / Nirali / Equivalent

INTERNAL DOORS

- Main door – 7' high opening with pre moulded flush shutter and frame in wood, polished on both sides
- Other internal doors – 7' with wooden frame and flush shutters

RAILINGS & GRILLS

- All balconies – Toughened glass with stainless steel pillars
- Staircases – MS railings as per design

EXTERNAL DOORS AND WINDOWS

- Aluminium/uPVC frames and sliding shutters for all external doors
- Windows – 3 track Aluminium/uPVC framed windows with clear glass and provision for mosquito mesh shutters
- Utility – powder coated aluminium window with opaque glass
- Ventilators – uPVC

PAINTING

- Living/dining/bedrooms – Oil bound distemper/designer wall paper
- Staircase/lobbies – Texture paint/Good quality external grade paint
- Exterior walls/balconies – Texture paint/Good quality external grade paint
- Ceiling – Decorative POP false ceiling

KITCHEN

- Modular Kitchen

HARDWARE

- Premium quality hardware – Doorset/Godrej/Equivalent

PLUMBING & SANITARY

- EWC of premium quality
- Washbasin – of premium quality
- CP fittings – of premium quality
- Concealed diverters for showers in all toilets
- Concealed cistern for all toilets
- Hot & cold water provision – for all washbasins in toilets
- Kitchen sink – hot & cold water provision
- Jacuzzi or shower cubicle in all bathrooms

ELECTRICAL

- DG backup for each flat – 3 BHK:3kVA/2BHK:2kVA 100% for common areas
- Fire resistant electrical wires – Intercom & telephone point in lobby, TV points for living & bedrooms
- AC points for living & bedrooms
- Switch plates/switches – modular switches of premium quality
- Exhaust fan provision in all toilets
- Hair dryer point in all bathrooms
- Geyser provision in all toilets
- RO provision in kitchen

- Geyser provision for utility
- Washing machine provision in balcony
- Chimney/hob point provision in kitchen
- One 5 ampere point in all balconies
- One light point in front of each main door of all flats

LANDSCAPE

- Flower beds, lawns, play area

CLUBHOUSE FACILITIES

- Treadmill, cross trainer, cycle, bench press with weights
- 1 multigym of reputed brand
- 1 table tennis table, indoor games for kids
- Party hall with pantry
- Sauna & steam bath cubicle

OUTDOOR ACTIVITIES

- Swimming pool on terrace, children's play area, terrace garden.
- #### ELEVATORS
- 3 Lifts of suitable capacity of Kone / Schindler / OTIS / Thyssenkrupp / equivalent

SECURITY

- 24 hour round the clock security Personnel
- CCTV at strategic locations for security & monitoring.
- Intercom connection from security guard room at gate to each flat.



- Entrance**
- B1** Bedroom : 12'7.5"X10'9"
- B2** Bedroom : 12'X13'
- L** Lobby : 15'10.5"X10'10.5"
- K** Kitchen : 7'X10'1.5"
- T1** Toilet : 6'9"X7'7.5"
- T2** Toilet : 5'X9'9"

Flat No - V1
 Saleable Area : 1634.86 Sq.ft.
 (2 Bedrooms / 2 Toilets / Jacuzzis / Kitchen / Lobby)



↘ Entrance

- B1** Bedroom 12'9"X14'9"
- B2** Bedroom 13'X12'1.5"
- B3** Bedroom 12'7.5"X10'9"
- K** Kitchen : 8'9"X7'
- T1** Toilet : 7'1.5"X7'1.5"
- T2** Toilet : 6'X6'6"
- T3** Toilet : 6'9"X7'7.5"
- L** Lobby : 28'9"X11'9"
- D** Dining : 9'3"X12'6"
- U** Utility : 5'X4'9"
- V** Vanity : 6'X5'3"



Flat No - V2
 Saleable Area : 2499.29 Sq.ft.
 (3 Bedrooms / 3 Toilets / 2 Jacuzzis / Kitchen
 / Lobby / Dining / Utility / Vanity)



 Entrance

B1 Bedroom : 10'7.5"X13'1.5"

B2 Bedroom : 10'9"X11'3"

B3 Bedroom : 12'3"X9'3"

K Kitchen : 9'7.5"X11'

T1 Toilet : 7'9"X6'

T2 Toilet : 8'2"X6'3"

T3 Toilet : 8'10.5"X4'6"

T4 Toilet : 4'3"X6'







L Lobby : 19'6"X11'3"

V Vanity : 7'X6'



Flat No - V3
 Saleable Area : 2088.15 Sq.ft.
 (3 Bedrooms / 4 Toilets / 2 Jacuzzis / Kitchen
 / Lobby / Vanity)



-  Entrance
-  B1 BEDROOM : 10'X11'6"
-  B2 BEDROOM : 10'X11'
-  K KITCHEN : 5'X8'3"
-  T TOILET : 4'10.5"X6'3"
-  L LOBBY : 15'3"X10'



 Entrance

B1 Bedroom : 13'10.5"X10'4.5"

B2 Bedroom : 12'6"X11'4.5"

B3 Bedroom : 10'9"X15'

K Kitchen : 11'7.5"X7'3"

T1 Toilet : 6'X7'

T2 Toilet : 6'X6'3"

T3 Toilet : 7'6"X5'

L Lobby : 12'9"X16'

D Dining : 10'7.5"X9'1.5"

V vanity : 6'X4'3"



Flat No – V6
 Saleable Area : 2301.06 Sq.ft.
 (3 Bedrooms / 3 Toilets / Kitchen / Lobby / Dining / Vanity/ Jacuzzi)



 Entrance

B Bedroom : 11'X12'9"

K Kitchen : 8'X10'

T1 Toilet : 5'X7'4.5"


T2 Toilet : 8'1"X5'4.5"

L Lobby : 12'3"X14'3"

S store : 5'9"X6'4.5"

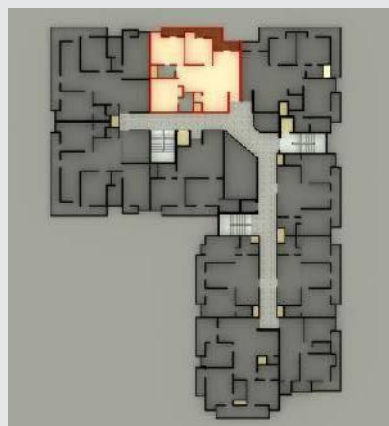
Flat No - v8
 Saleable Area : 1060.95 sq.ft.
 (1 Bedrooms / 2 Toilets / Kitchen / Lobby / store)



-  Entrance
- B1** Bedroom : 11'X17'
- B2** Bedroom : 13'X11'9"
- B3** Bedroom : 10'6"X13'9"
- K** Kitchen : 7'10.5"X10'4.5"
- T1** Toilet : 6'X8'
- T2** Toilet : 6'10.5"X6'3"
- T3** Toilet : 5'3"X3'10.5"
- L** Lobby : 23'X13'3"
- D** Dining : 13'5"X10'
- V** Vanity : 4'X5'4.5"



Flat No - G1 / G10 / F1 / F10 / S1 / S10 / T1 / T10 / IV-1 / IV-10
 Saleable Area : 1870.73Sq.ft.
 (3 Bedrooms / 3 Toilets / Jacuzzi / Kitchen
 / Dining / Lobby / Vanity)



 Entrance

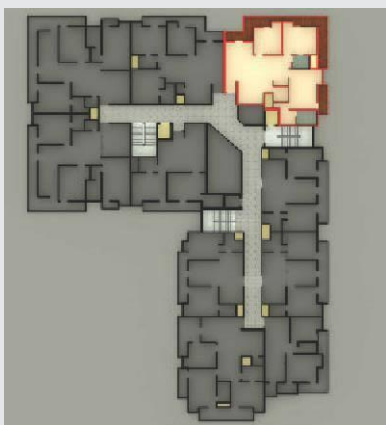
- B1** Bedroom : 11'X13'9"
- B2** Bedroom : 13'9"X11'
- B3** Bedroom : 11'X10'7.5"
- K** Kitchen : 10'3"X8'3"
- T1** Toilet : 5'10.5"X8'
- T2** Toilet : 6'10.5"X5'3"
- L** Lobby : 11'X16'9"
- D** Dining : 15'3"X11'
- U** Utility : 3'3"X3'10.5"

Flat No – G2 / F2 / S2 / T2 / IV-2
 Saleable Area : 1544.61Sq.ft.
 (3 Bedrooms / 2Toilets / Jacuzzi /Kitchen/Dining / Lobby /Utility)

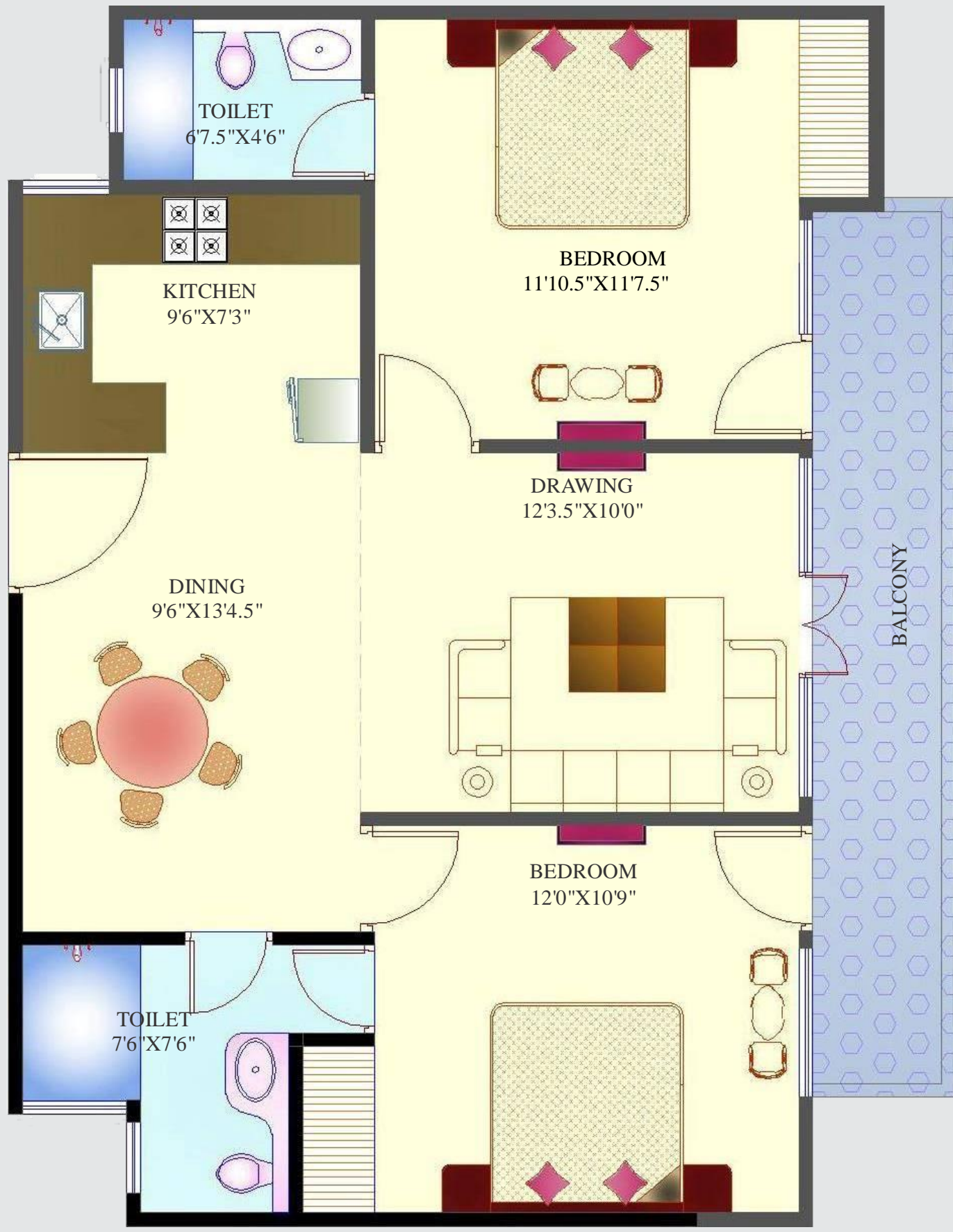


 Entrance

- B1** BEDROOM : 11'X15'7.5"
- B2** BEDROOM : 13'9"X11'
- B3** BEDROOM : 11'X10'7.5"
- K** KITCHEN : 10'6"X8'3"
- T1** TOILET : 8'3"X6'
- T2** TOILET : 6'10.5"X5'3"
- L** LOBBY : 15'10.5"X11'
- D** DINNING : 15'3"X11'
- V** VANITY : 6'3"X6'10.5"
- U** UTILITY : 5'10.5"X6'



Flat No - G3 / F3 / S3 / T3 / IV 3
 Saleable Area : 1864.06 sq.ft.
 (3 Bedrooms / 2 Toilets / Jacuzzi / Kitchen
 / Dinning / Lobby / Utility / Vanity)



-  Entrance
- B1** Bedroom : 11'10.5"X11'7.5"
- B2** Bedroom : 12'X10'9"
- K** Kitchen : 9'6"X7'3"
- T1** Toilet : 6'7.5"X4'6"
- T2** Toilet : 7'6"X7'6"
- L** Lobby : 12'3.5"X10'
- D** Dining : 9'6"X13'4.5"

Flat No - G4 / G5 / G8 / F4 / F5 / F8 /
 / S4 / S5 / S8 / T4 / T5 / T8 / IV-4 / IV-5 / IV-8
 Saleable Area : 1074.72 Sq.ft.
 (2 Bedrooms | 2 Toilets | Kitchen | Dining | Lobby)



-  **Entrance**
- B1** Bedroom : 12'4.5"X11'
- B2** Bedroom : 10'7.5"X9'6"
- K** Kitchen : 8'X7'
- T1** Toilet : 7'10.5"X4'3"
- T2** Toilet : 7'3"X4'6"
- L** Lobby : 9'10.5"X18'3"

Flat No - G6 / F6 / S6 / T6 / IV-6
 Saleable Area : 965.76 Sq.ft.
 (2 Bedrooms / 2 Toilets / Kitchen / Lobby)



-  Entrance
-  B1 Bedroom : 13'X10'
-  B2 Bedroom : 11'X15'
-  B3 Bedroom : 11'X10'
-  K Kitchen : 8'9.5"X10'3"
-  T1 Toilet : 8'9"X5'10.5"
-  T2 Toilet : 5'3"X8'
-  U Utility : 4'8"X3'3"
-  L Lobby : 15'9"X10'
-  D Dining : 9'6"X14'6"

Flat No - G7 / F7 / S7 / T7 / IV-7
 Saleable Area : 1603.35Sq.ft.
 (3 Bedrooms / 2 Toilets / Jacuzzi / Kitchen
 / Dining / Lobby / Utility)



 Entrance

B1 Bedroom : 13'9"X11'

B2 Bedroom : 13'3"X11'

K Kitchen : 8'3"X8'4.5"

T1 Toilet : 7'3"X5'10.5"

T2 Toilet : 8'1.5"X5'4.5"

L Lobby : 19'X12'7.5"

Flat No - G9 / F9/ S9 / T9 / IV-9
 Saleable Area : 1145.75 Sq.ft.
 (2 Bedrooms / 2 Toilets / Kitchen / Lobby / Jacuzzi)