

ENJOY
WEBRANT
LIVING

NIRMAN
viva
Phase 3

Away from the noise and pollution of the ordinary residence, Nirman Viva at Ambegaon is truly one of its kind.

Over 200 proud Nirman Viva families have experienced and continue to enjoy our world class range of amenities that ensure a lifetime of vibrant living for your entire family.

NIRMAN
Viva₃
Phase







YOUR NIRMAN VIVA HOME PROMISES
VALUE FOR MONEY IN EVERY SENSE.

DREAMS BECOME REALITY

From structural details to customer choices, every detail is dealt with utmost care.

Conveniently located at Ambegaon, well connected to the Mumbai-Bangalore Highway and surrounded by premier educational schools and institutes, Nirman Viva Phase 3 is an ideal home for young dynamic families looking to celebrate life's successes.

“
*‘Nirman Viva is value
for money in every sense
of the word.’*

Mr Manish Gangawane
Flat No. B-301

”



BALANCE FAMILY AND PROFESSION
JOYFULLY AT NIRMAN VIVA.

BEST OF ALL WORLDS

Start your day with the chirping of birds nestled in our beautifully landscaped gardens filled with abundant sunshine.

De-stress and workout at the well equipped gym or just relax with friends and coffee in your spacious modern residence after a long day at work.

“

‘As a mother and professional I’ve made a smart choice by living here.’

Mrs Gayatri A. Dhande
Flat No. A-401”









GAIN CONFIDENCE AND FRIENDS AT
NIRMAN VIVA.

SENSE OF BELONGING

Encourage them to explore their talent for swimming, skating or even
dramatics at the beautiful amphitheatre.

Make lifelong friends, gain confidence and discover a sense of
belonging.

“

*‘I never get bored here
as all my best friends
live here.’*

Ms Dimpal Ingale
Flat No. A-201

”

CELEBRATE YOUR CHILDREN'S LIVES
EVERYDAY AT NIRMAN VIVA.

JOYS OF INNOCENCE

Birthdays to family gatherings, your spacious Nirman Viva clubhouse set amidst well maintained party lawns is perfect for entertaining or just relaxing.

Our well planned outdoor play area comes with a designated play pool, merry-go-round, slides and swings specially designed for our youngest residents.

“

'Can I please play some more? One more swing please!'

Mrudung Khulape
Flat No. D-605

”







LATEST SECURITY AND SAFETY
INSTALLATIONS AT NIRMAN VIVA.

PEACE OF MIND

At Nirman Viva your safety is important. We have fire fighting systems in every building. Designated security cabin. Two lifts for each building with intercom facilities. Ample allotted parking spaces including a parents' waiting zone at the main gate are just a few of our security measures to give you that extra peace of mind.





LEAVE BEHIND STRESS AT
NIRMAN VIVA.

STATE OF BLISS

Spacious and smartly designed residences that allow adequate sunlight, ventilation and warmth await you at Nirman Viva. We provide each home with a solar water heating system, video door phone, power saving lights etc., in all rooms, toilets and kitchen along with other features.





Specifications

R.C.C.

- Earthquake resistant structure

Brickwork

- Internal & External 4"/6" thick AAC Block-work

Plaster

- External sand-faced & Internal neeru / gypsum finished

Door

- Decorative main door
- Laminated bedroom door with cylindrical lock
- 2 track powder coated aluminium doors for terraces.
- Laminated flush doors for toilets

Windows

- 3 track powder coated aluminium windows with mosquito mesh, safety grills & marble sill

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado
- C. P. Jaquar / equivalent toilet fittings
- Hot & cold mixer unit
- Wall hung commode

Flooring

- 24" x 24" vitrified tiles
- 12" x 12" anti-skid tiles in toilets & terraces

Kitchen

- L Shaped granite kitchen platform with stainless steel sink

Electrification

- Concealed electrification
- Anchor Roma or equivalent switches
- A. C. point in master bedroom
- Adequate electrical points in every room
- Provision for inverter

Painting

- Internal oil bound distemper
- External acrylic paint

Nirman Viva Specials

- Common solar water heating system
- CFL in all rooms
- Video door phone
- Clothes line for drying in dry balcony
- Arrangement for washing machine / washing place in Dry Balcony



Amenities

- Well decorated club house
- Designer landscaped garden
- Well equipped gymnasium
- Amphitheatre
- Children's play area
- Toddler's play area
- Party lawns
- Table tennis
- Swimming pool
- Kids pool
- Concrete/ paved Internal pathways
- Generator backup for common areas & lift
- Decorative entrance lobby
- Two lifts for each building
- Intercom Facility
- Ample allotted parking
- Fire fighting system for each building
- Provision for broadband connectivity
- Skating rink
- Grand entrance gate
- Parents' waiting zone at the gate to pick up children
- Security guard cabin



NIRMAN
Viva₃
Phase

F
Phase₃

A

B

C

Children Play Area

Artistic Impression of the bird's eye view



E2
Phase 3

E1

D

Senior Citizen
Sitout

Party Lawn

Amenity Plot Area

Club House

Gym

Swimming Pool

Entrance Gate

floor plans

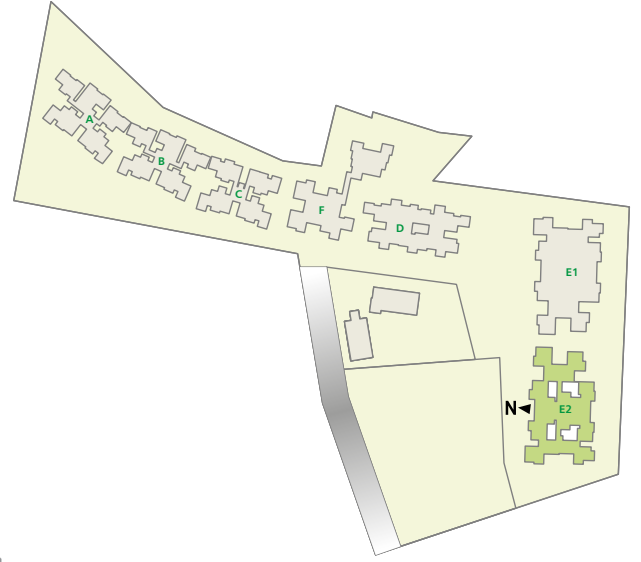
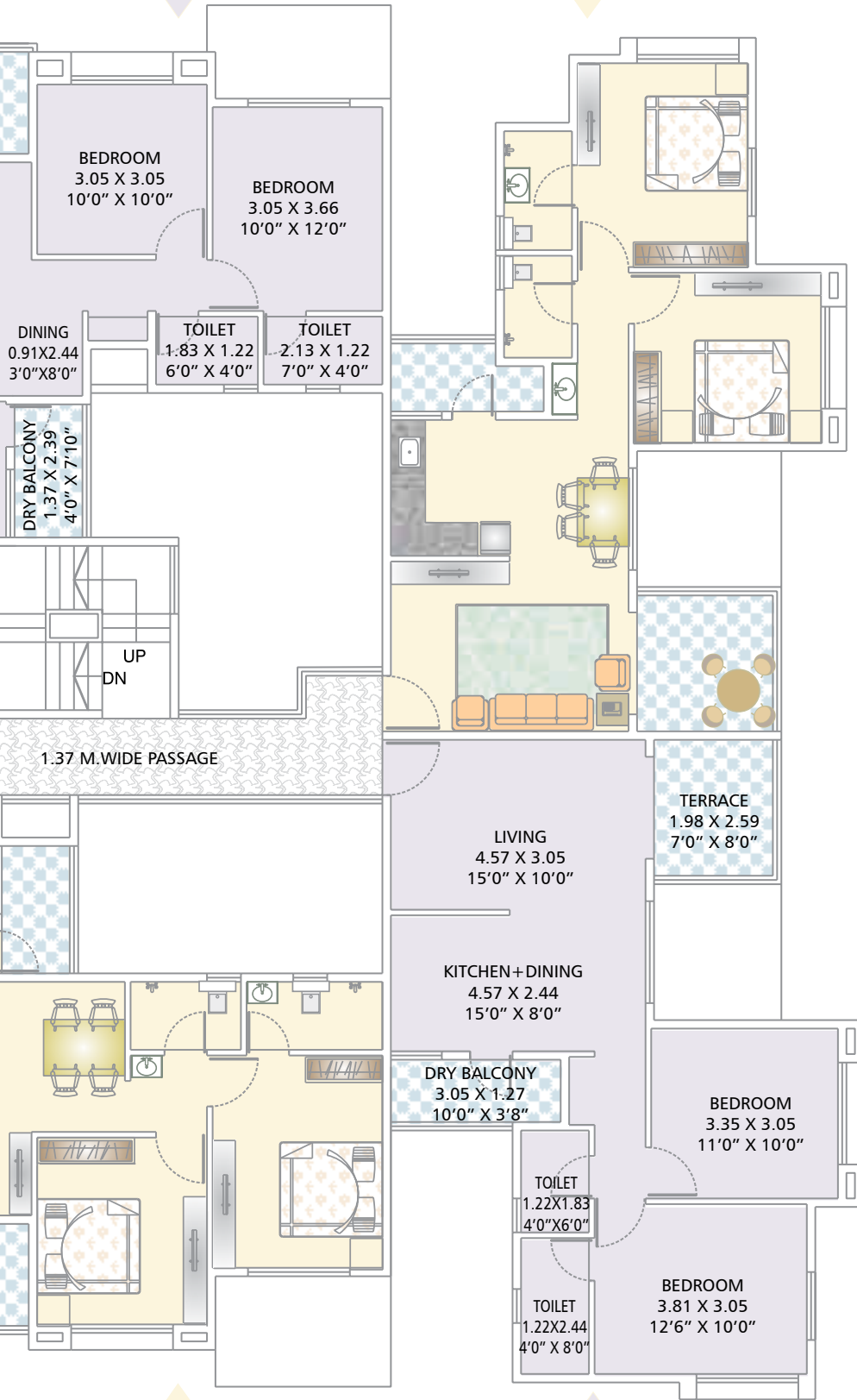
WING -E2 | 1st, 3rd, 5th, 7th, 9th, 11th



Flat No.	Type	Carpet Area	Terrace Carpet	Builtup Area	
		(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. ft.)
101,301,501,701,901,1101	2 BHK	54.44	6.60	82.40	887
102,302,502,702,902,1102	2 BHK	54.44	6.60	82.40	887
103,303,503,703,903,1103	2 BHK	56.58	6.78	85.56	921
104,304,504,704,904,1104	2 BHK	64.94	6.60	96.62	1040

101,301,501,701,901,1101

108,308,508,708,908,1108



106,306,506,706,906,1106

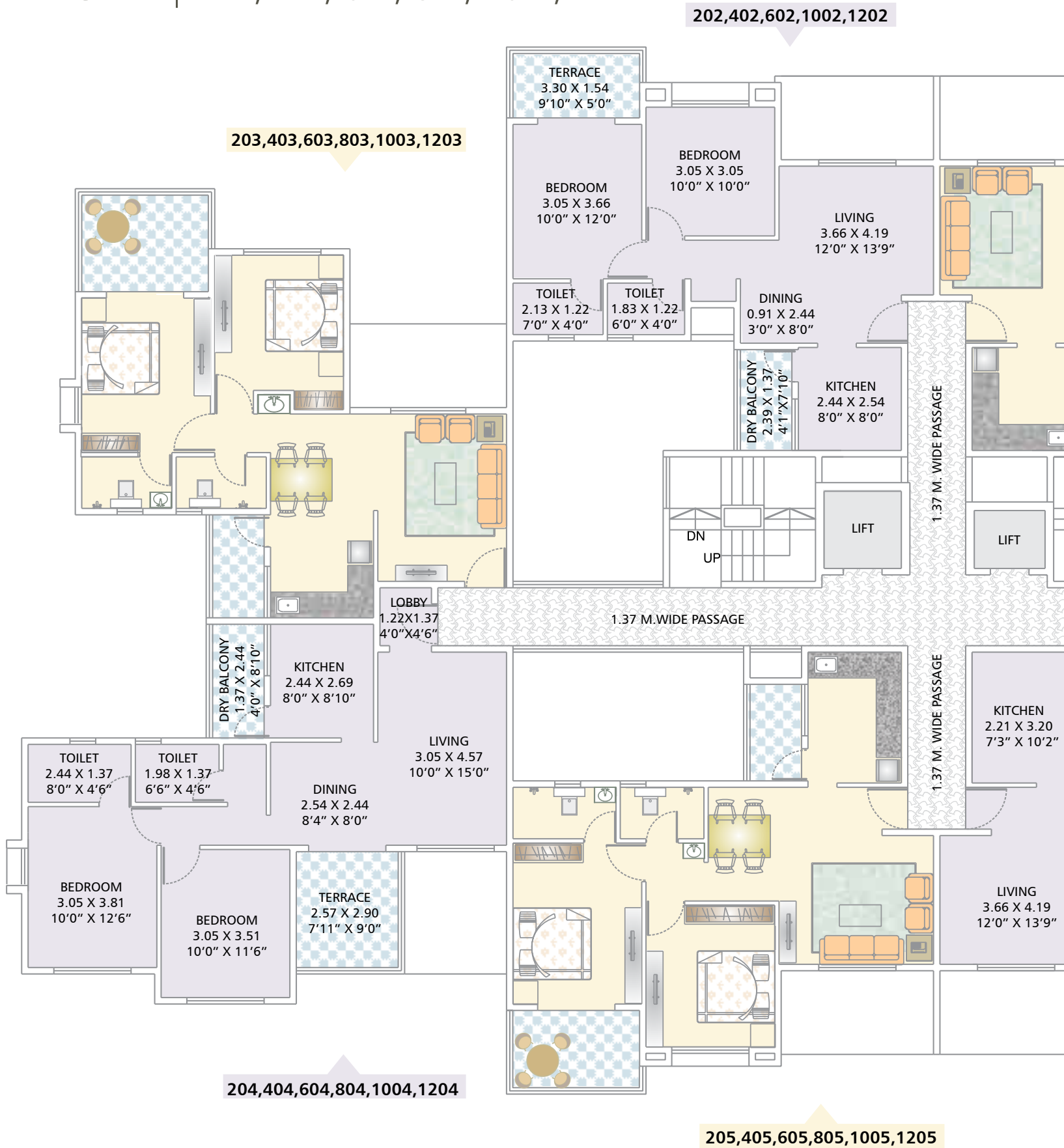
107,307,507,707,907,1107

Flat No.	Type	Carpet Area	Terrace Carpet	Builtup Area	
		(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. ft.)
105,305,505,705,905,1105	2 BHK	58.71	6.60	88.16	949
106,306,506,706,906,1106	2 BHK	58.71	6.60	88.16	949
107,307,507,707,907,1107	2 BHK	59.64	5.20	87.51	942
108,308,508,708,908,1108	2 BHK	56.58	5.94	84.45	909



floor plans

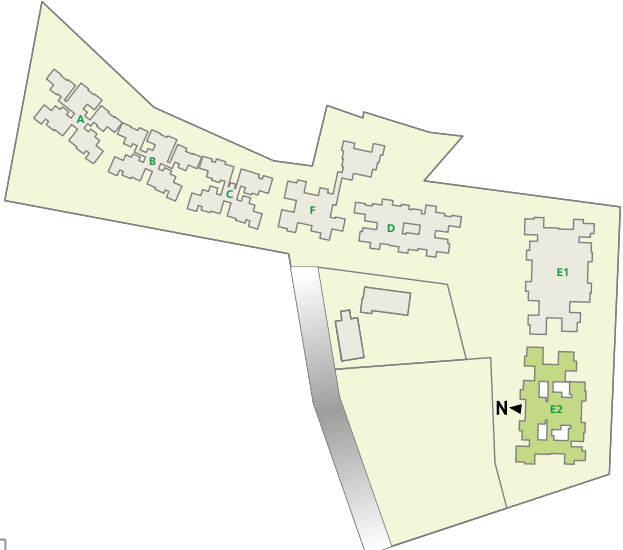
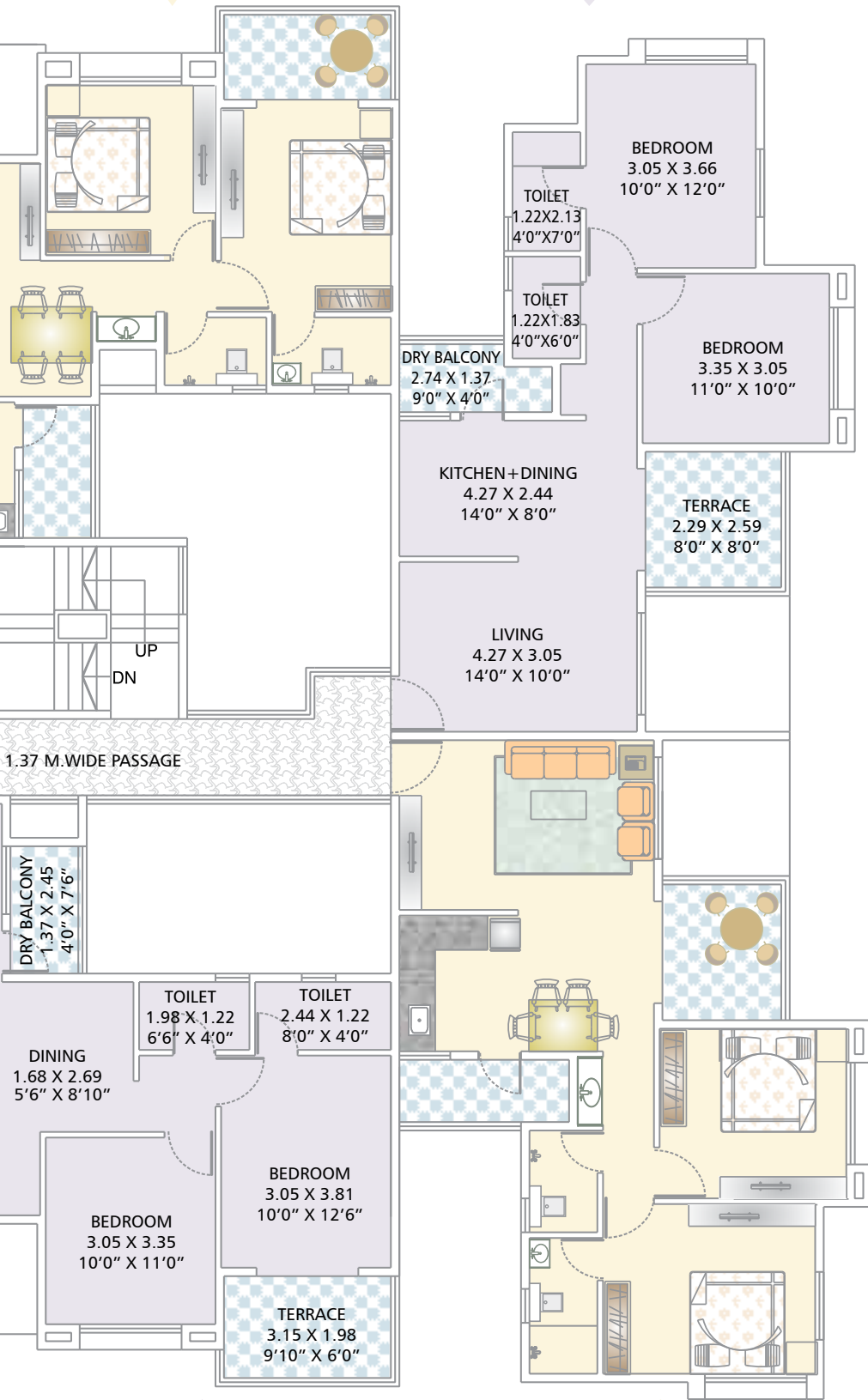
WING -E2 | 2nd, 4th, 6th, 8th, 10th, 12th



Flat No.	Type	Carpet Area	Terrace Carpet	Builtup Area	
		(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. ft.)
201,401,601,1001,1201	2 BHK	54.44	4.55	79.62	857
202,402,602,1002,1202	2 BHK	54.44	4.55	79.62	857
203,403,603,803,1003,1203	2 BHK	56.58	6.87	85.65	922
204,404,604,804,1004,1204	2 BHK	64.94	6.60	96.62	1040

201,401,601,1001,1201

208,408,608,808,1008,1208



206,406,606,806,1006,1206

207,407,607,807,1007,1207

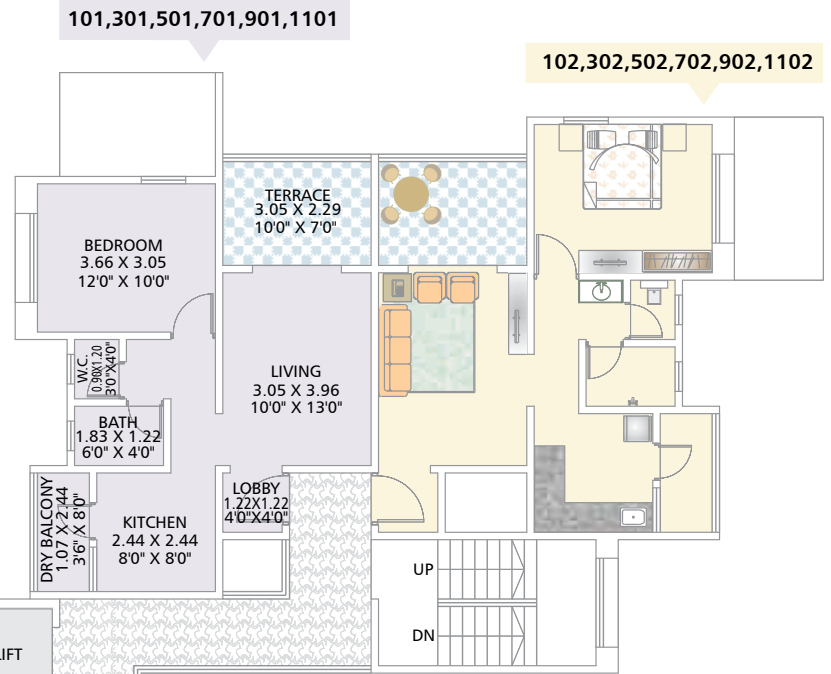
Flat No.	Type	Carpet Area	Terrace Carpet	Builtup Area	
		(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. ft.)
205,405,605,805,1005,1205	2 BHK	58.71	5.48	86.68	933
206,406,606,806,1006,1206	2 BHK	58.71	5.48	86.68	933
207,407,607,807,1007,1207	2 BHK	59.64	5.20	87.51	942
208,408,608,808,1008,1208	2 BHK	56.58	5.94	84.45	909



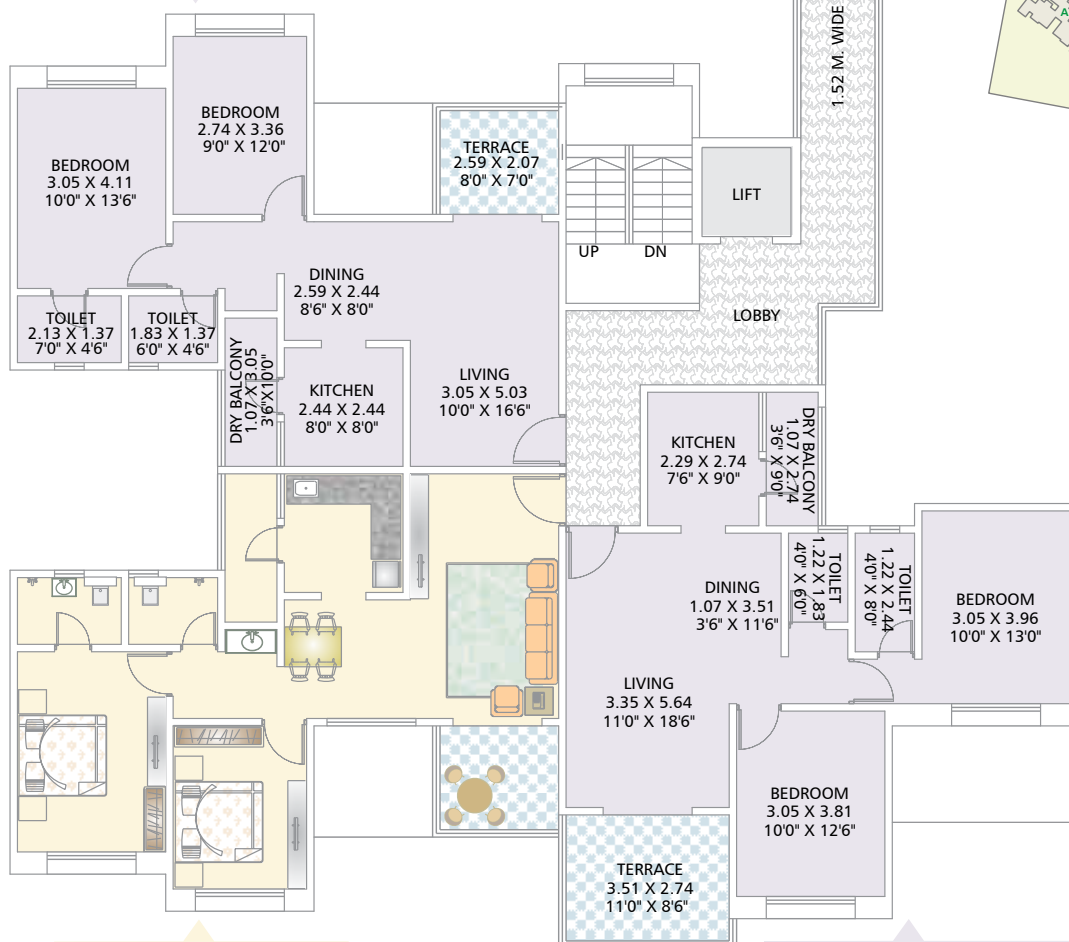
floor plans

WING -F | 1st, 3rd, 5th, 7th, 9th, 11th

Flat No.	Type	Carpet Area	Terrace Carpet	Builtup Area	
		(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. ft.)
101,301,501,701,901,1101	1 BHK	41.53	6.50	64.84	698
102,302,502,702,902,1102	1 BHK	41.53	6.50	64.84	698
103,303,503,703,903,1103	2 BHK	65.22	8.73	99.87	1075
104,304,504,704,904,1104	2 BHK	62.80	5.20	91.79	988
105,305,505,705,905,1105	2 BHK	63.64	5.20	92.90	1000



105,305,505,705,905,1105



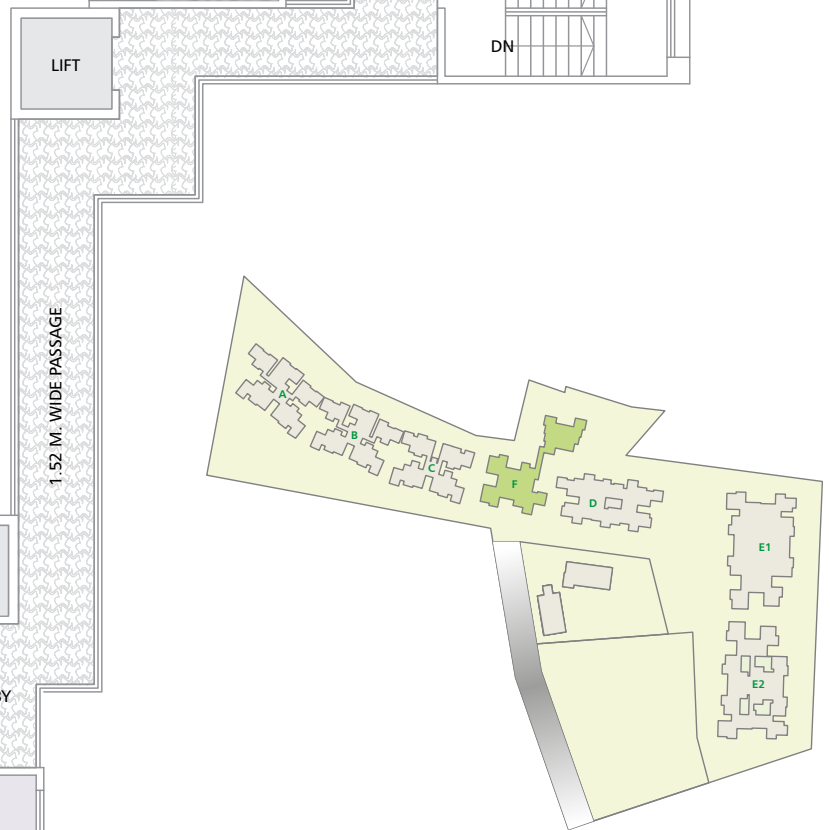
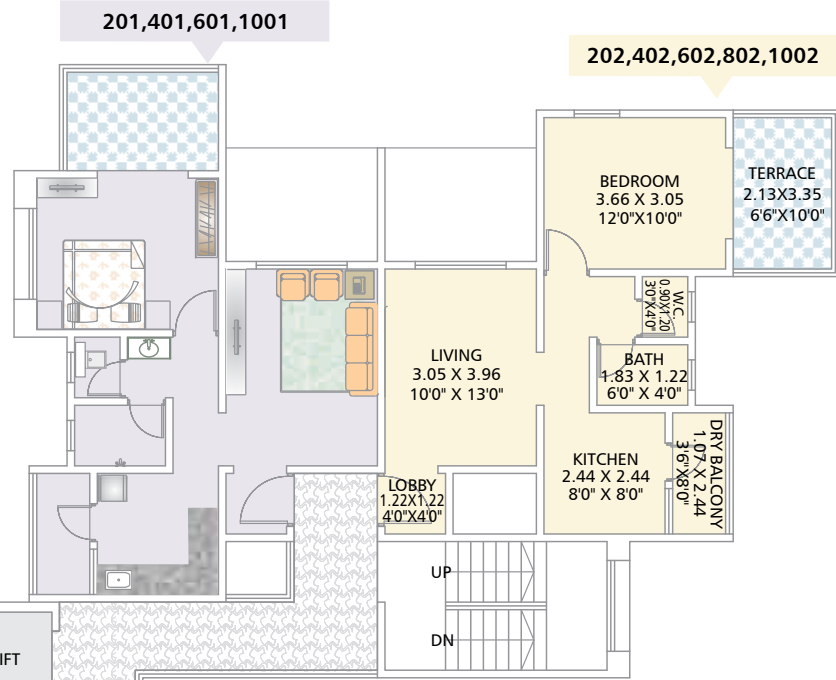
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103,303,503,703,903,1103

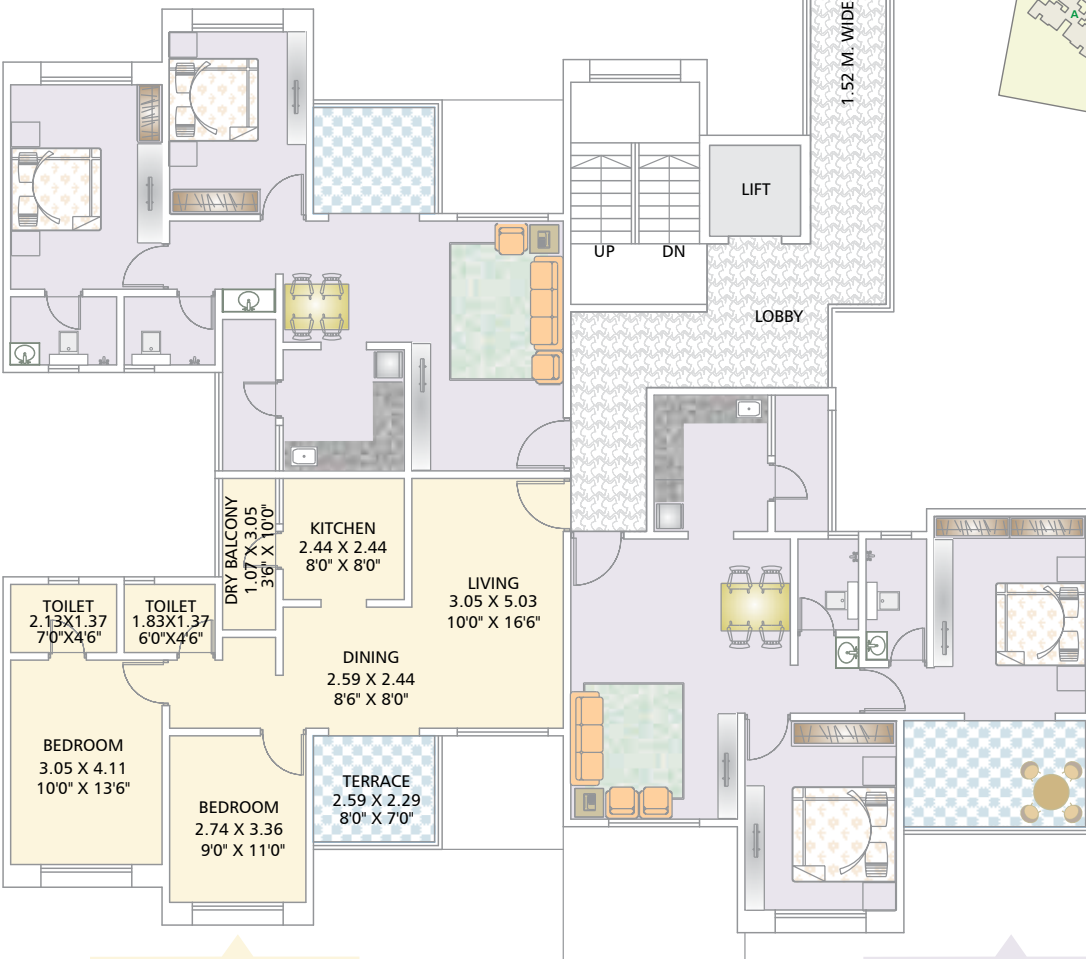


WING -F | 2nd, 4th, 6th, 8th, 10th

Flat No.	Type	Carpet Area	Terrace Carpet	Builtup Area	
		(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. ft.)
201,401,601,1001	1 BHK	41.53	6.04	64.19	691
202,402,602,802,1002	1 BHK	41.53	6.04	64.19	691
203,403,603,803,1003	2 BHK	65.21	7.80	98.57	1061
204,404,604,804,1004	2 BHK	62.80	5.20	91.79	988
205,405,605,805,1005	2 BHK	63.64	5.20	92.90	1000



205,405,605,805,1005



204,404,604,804,1004

203,403,603,803,1003



Nirman Developers



In 1993 a team of dynamic civil engineers had a vision of helping people build their dream home that was affordable and high on quality. Backed by years of experience in the construction business with over 2 million sq ft of residential and commercial construction to its credit such as offices, residential complexes, hotels and luxurious villas, Nirman Developers actively took up property developing in October 2003.

Today, the Nirman group boasts of many a delighted family living in Nirman homes and experiencing the Nirman benefits day in and day out.

Nirman creations are shining examples of the group philosophy of building unique homes that provide enduring value, often delivered ahead of schedule thereby giving customers the ultimate delight of life.

Ongoing Projects



Sinhgad Road



Kharadi



Ambegaon



Pisoli

Completed Projects



Karve Nagar



Pashan, Pune



Bavdhan, Pune



Designed for fine living
Warje, Pune



Bibvewadi



Sinhgad Road

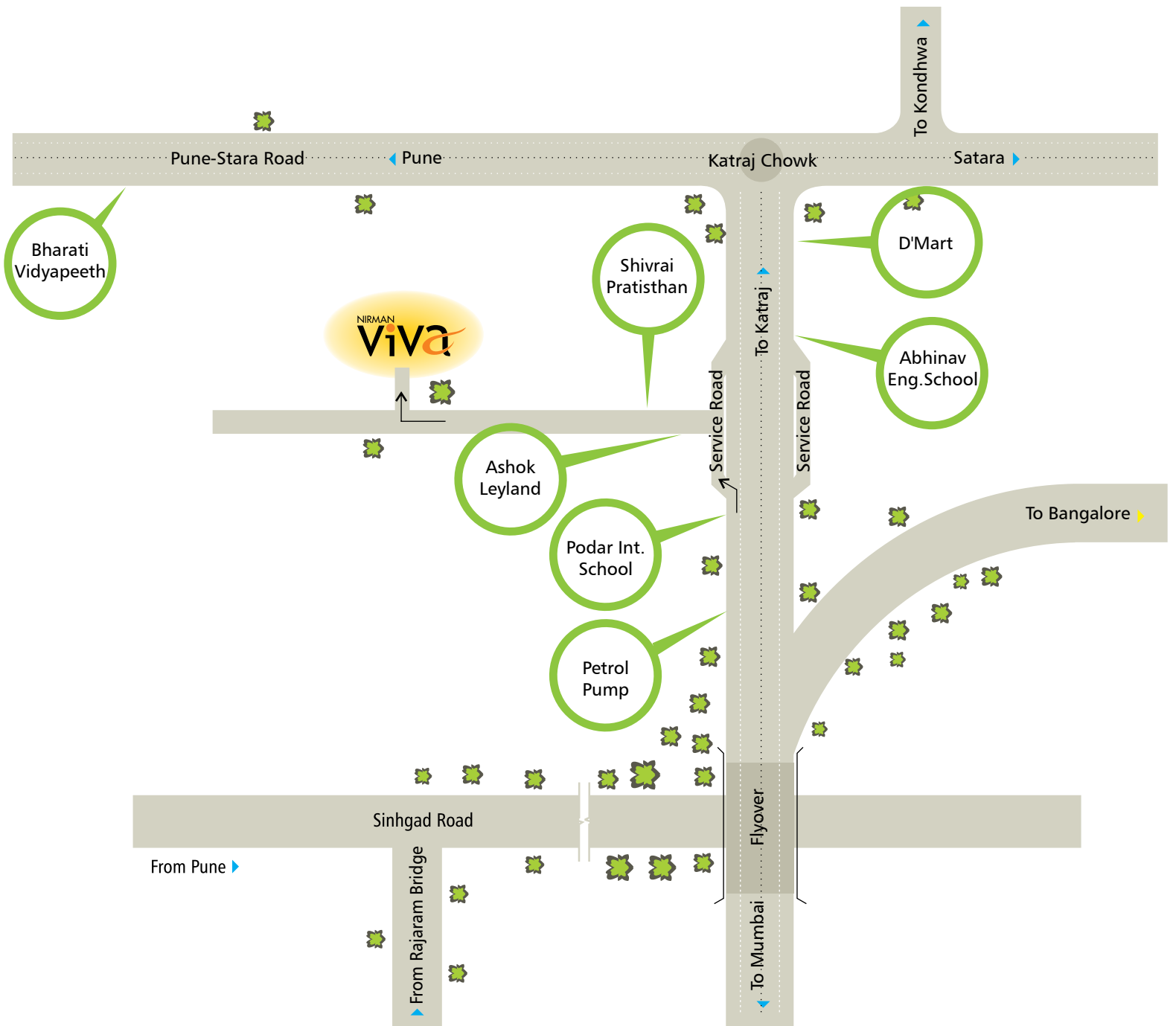


Kothrud



Nagar Road

Location Map



Credits

Architect : Prakash Kulkarni ■ **R.C.C.** : G. A. Bhilare ■ **Landscape** : Ajay Mehta

Interior Designer : Nitin Tawal ■ **Legal** : Patil Deshmukh & Associates

Note:

The images and material contained in the brochure are conceptual illustrations. Only the actual agreement (to be entered into between the flat purchaser and the developers), shall be binding on the parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the purchaser by the developer. The developer reserves all rights to make alterations, modifications and changes in the sanctioned plan, lay out specifications, flats/units, elevations, designs and amenities that will be made available in the project. The flats are sold on the basis of carpet area and the built-up area is for illustration purpose only.



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MEMBER:

