



*Your Own Comfort Zone*

**Maharana**  
N A G A R  
**II**



A project by :  
**MAHARANA'S**





**Maharana**  
NAGAR  
II

BIRD EYE VIEW

### Projects Completed

Maharana's Group have earned enormous goodwill through their prestigious past ventures like Narmada Apartment, Kaveri Apartment, Maharana Colony, M.B. Estate, M.B. Town, M.B. Town - II, Maharana Nagar

### Projects in Progress

Maharana Nagar Phase - II & M.B. Town - III

With every venture,  
their reputation has been shining brighter.



**Maharana**  
NAGAR  
II





### LAY OUT - PLAN

- APARTMENTS
- TWIN DUPLEX
- INDEPENDENT DUPLEX





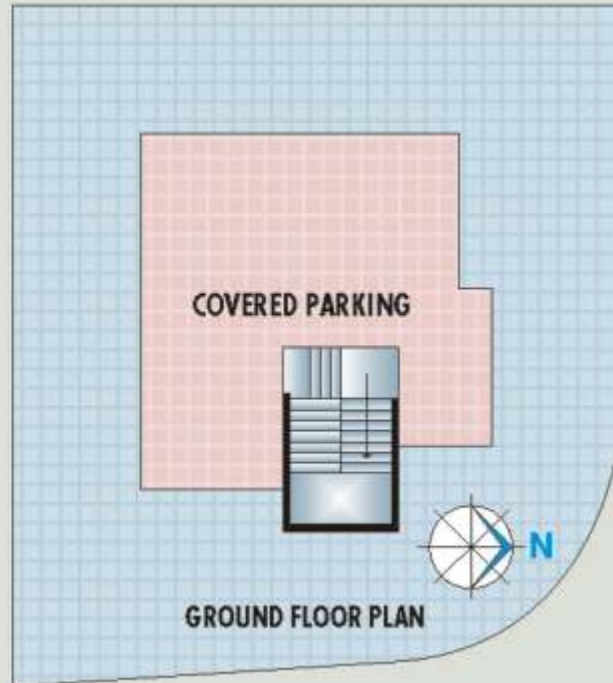
## APARTMENT



Plot No.	Flat No.	Super Built-up Area in sq. ft.
113	101,201,301	1009
134	101,201,301	983



**PLOT NO. 113  
TYPICAL 1ST, 2ND & 3RD FLOOR PLAN**



**PLOT NO. 134  
TYPICAL 1ST 2ND & 3RD FLOOR PLAN**







### INDEPENDENT DUPLEX



Independent Duplex No.	Plot Area in sq. ft.	Super Built-up Area in sq. ft.
98	1779	1302
99	1557	1086



FIRST FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
PLOT NO. 98

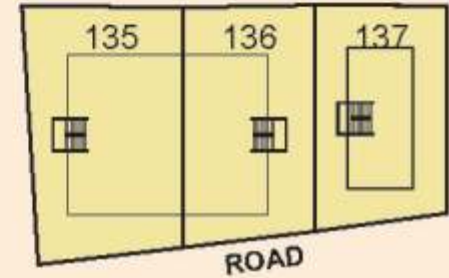


GROUND-FLOOR PLAN  
PLOT NO. 99



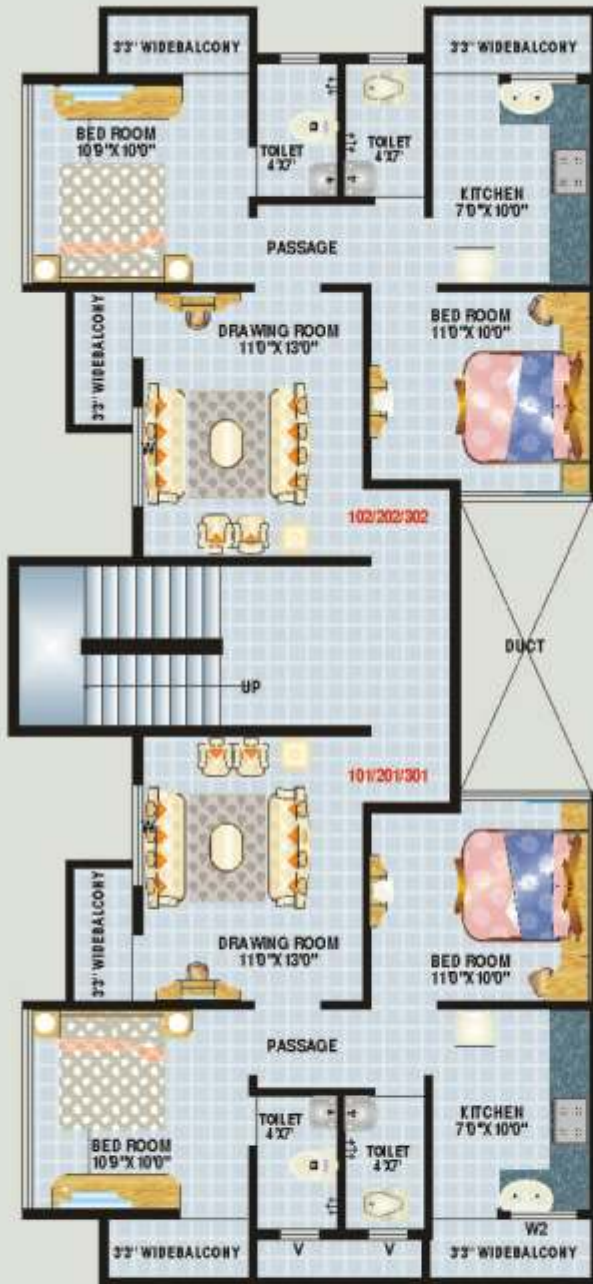


APARTMENT

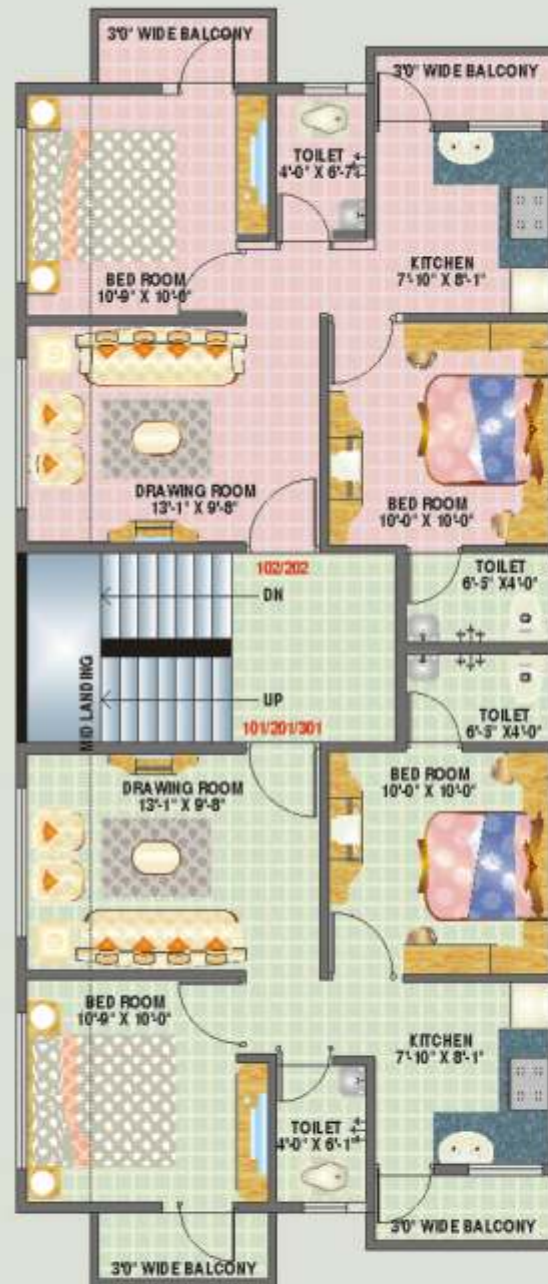


KEY PLAN OF GROUND FLOOR PLAN FOR PLOT NO. 135 & 136

Plot No.	Flat No.	Super Built-up Area in sq. ft.
135	101,102,201, 202,301,302	792
136	101,102,201, 202,301,302	792
137	101,102,201, 202	669
	301	782



FOR PLOT NO. 135 & 136  
TYPICAL FLOOR PLAN  
(1ST 2ND & 3RD FLOOR)



FOR PLOT NO. 137  
TYPICAL FLOOR PLAN  
(1ST, 2ND & ONLY ONE FLAT ON THIRD FLOOR)

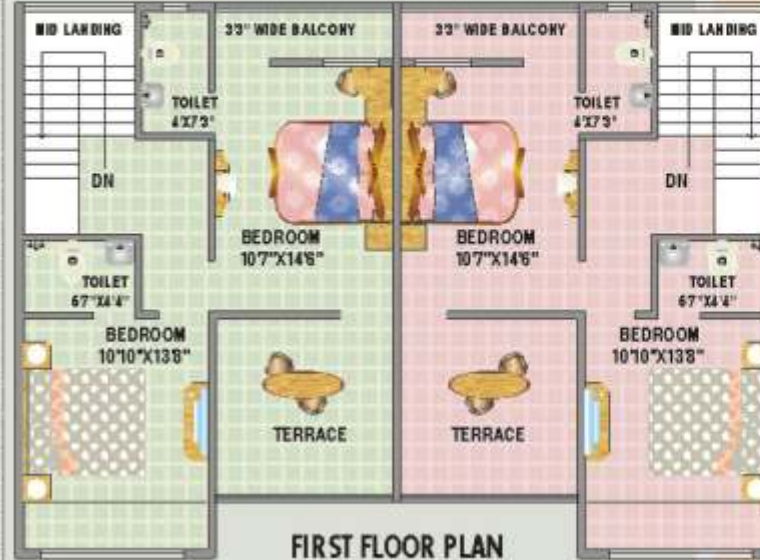




**TWIN DUPLEX ON PLOT NO. 100 TO 103,  
105 TO 108, 132 & 133**



**TWIN DUPLEX ON PLOT NO. 115 TO 122**



**TWIN DUPLEX**

TWIN Duplex No.	Plot Area in sq. ft.	Super Built-up Area in sq. ft.	Terrace Area in sq. ft.
100 TO 103	1337	1421	130
105 TO 108	1304	1421	130
115 TO 122	1229	1208	110
132 TO 133	1390	1421	130





## LOCATION MAP



## Peaceful Residential Environment

### SPECIFICATIONS :

- **STRUCTURE** : RCC framed structure.
- **WALL** : External wall 6" thick & internal wall 4.5" thick of brick masonry.
- **PLASTER** : Internal plaster 12mm thick, smooth plain plaster.  
External - sand faced cement plaster & architectural finish.
- **DOORS** : Main door - B-SECURE with multiple locking. Toilet : PVC Panel,  
All other doors : Both Side Laminated Flush Doors with RCC Frames
- **WINDOW** : Aluminum sliding window with M.S. grills & bazri glass.
- **FLOORING** : Vitrified tiles 600x600 mm in all rooms including balconies with 75 mm Skirting.
- **KITCHEN** : Black granite kitchen platform with stainless steel sink 18"x24" & glazed ceramic tiles up to 2'0" height above.
- **TOILET** : Glazed tiles in dado up to 7" ht.
- **ELECTRIFICATION** : Concealed wiring with PVC conduits. 50 nos. standard points, 5 power points & one A.C. point in master bed room.
- **T.V. & PHONE** : T.V. & Telephone points in master bed room & drawing room.
- **PAINTING** : Internal - Emulsion, External - Weather shield.
- **WATER PROOFING** : Water proofing to toilets, one coat of water proofing to top floor terrace & over head water tank.
- **STAIRCASE** : Kotta flooring & steel railing for staircase.
- **COURT YARD** : 60 mm paver block in open space at ground floor parking area.
- **WATER SUPPLY** : 24 Hours water supply through Dug-well.

### SPECIAL FEATURES

- Fully Developed Infrastructure
- Near Gorewada International Zoo
- Greenery through Sufficient Plantation
- Township Secured by compound wall

### EXTRA CHARGES

- NMC water meter as & when available
- Stamp duty & Registration charges
- MSEDCLS electric meter
- Service tax & VAT as per applicable
- Any other Government Taxes
- Addition & Alteration other than specification

Architect  
Rajesh Kakde

Financial Advisers  
Manoj Jodh, C.A.  
Structural Engineer  
Aashish Soni



A project by :

**MAHARANA'S**  
BUILDERS, DEVELOPERS & ENGINEERS

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