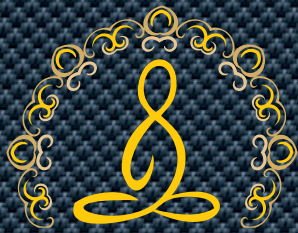


2|3|4 BHK Row Houses

Project By



NIRMAN VENTURES
NIRMIK VENTURES



MAHAVIR
RESIDENCY



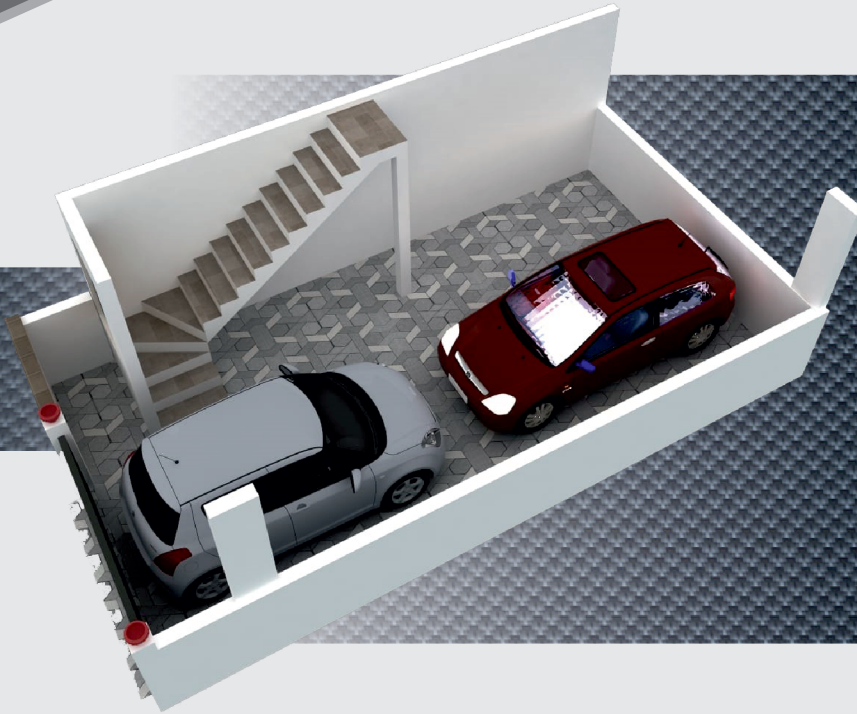
PARSHWANATH
RESIDENCY

Site Address :

"Mahavir Residency" Plot No.8, Gut No. 186(P)/187(P),
CIDCO Waluj Mahanagar -1, Aurangabad

"Parshwanath Residency" Gut No. 127(P), Tisgaon,
Pandharpur, Oasis Chowk, Beside S.S.Furniture,
CIDCO Waluj Mahanagar -2, Aurangabad

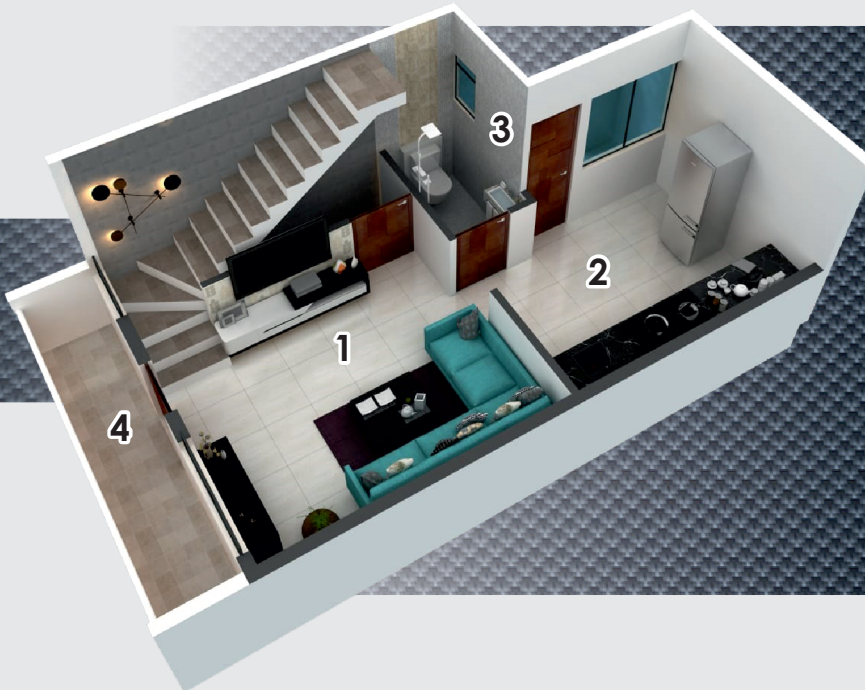
2 BHK
Row House
Plan



Ground Floor

Parking

2 BHK
Row House
Plan



1st Floor Plan

- 1) Drawing Hall
- 2) Kitchen
- 3) Toilet
- 4) Balcony

3D CUT SECTION OF 2 BHK ROW HOUSE GROUND FLOOR & FIRST FLOOR

2 BHK
Row House
Plan



2nd Floor Plan

- 1) Bed Room
- 2) Bed Room
- 3) Toilet
- 4) Balcony

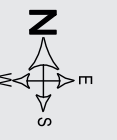
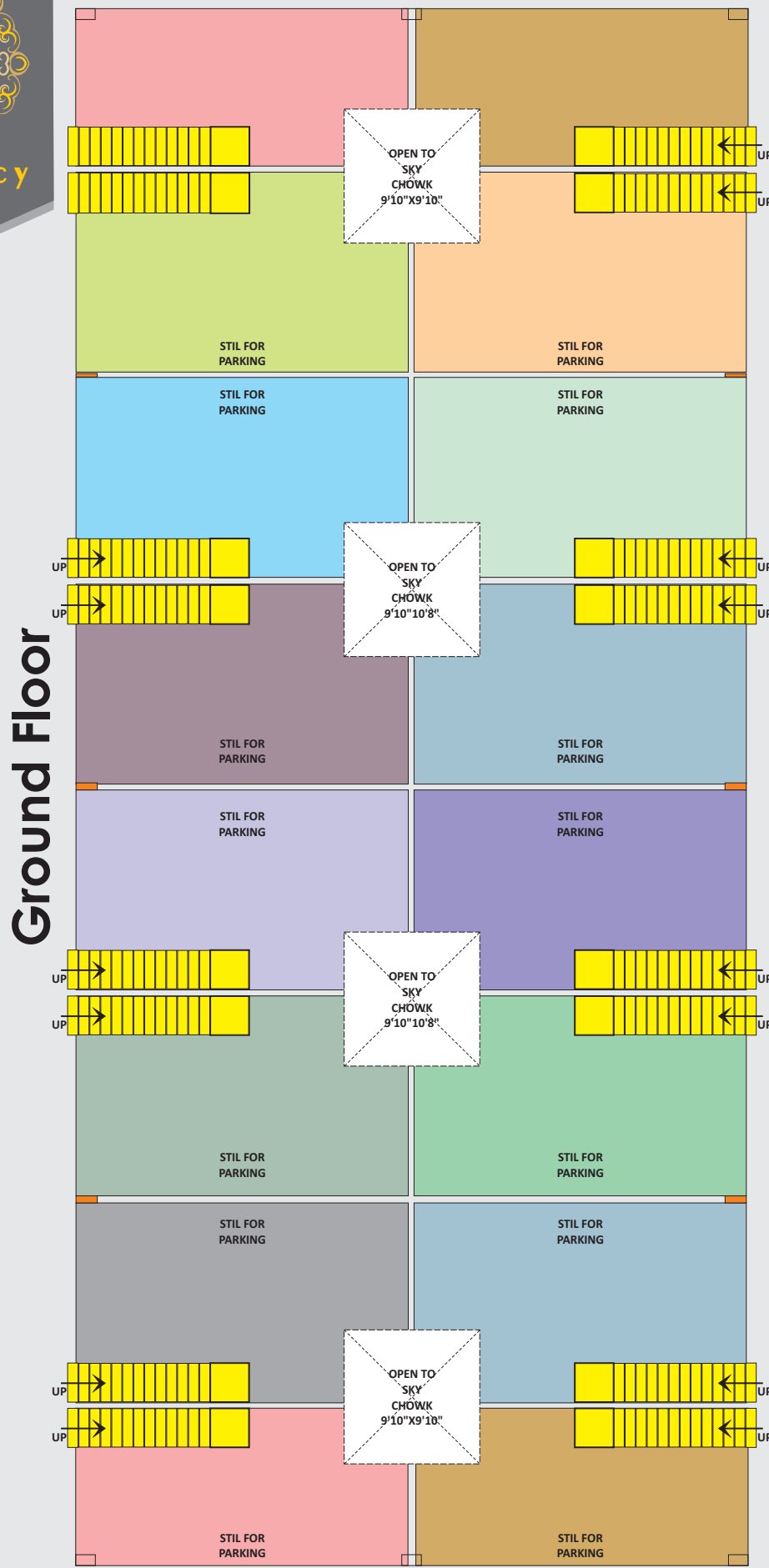
FEATURES

- ▶ Pedestrian Pathway
- ▶ CCTV Surveillance
- ▶ Street Light
- ▶ Compound Wall
- ▶ Water
- ▶ Quality Electrical Fitting

*At the center of life,
so that every joy
revolves around you*

Easy accessibility to key locations

- ▶ School
 - ▶ Market
 - ▶ Hospital
 - ▶ Multiplex
 - ▶ Industrial Hub M.I.D.C. Waluj
- within 1km. Area



TYPICAL GROUND FLOOR, FIRST FLOOR & SECOND FLOOR FOR 2 BHK ROW HOUSES



**MAHAVIR
RESIDENCY**

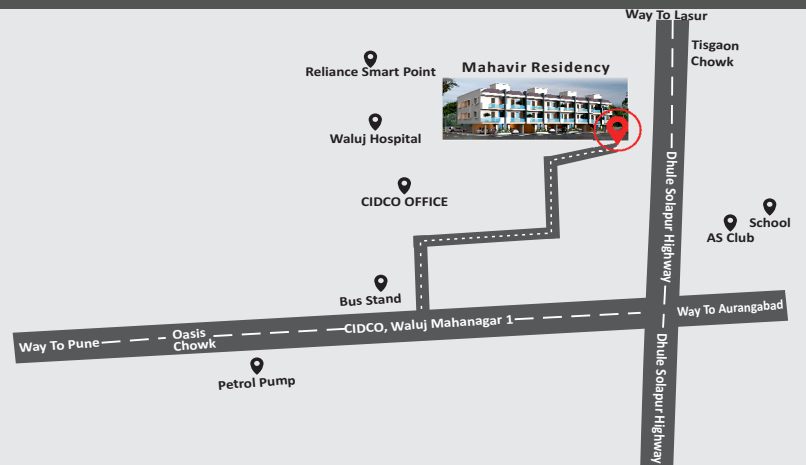


Mahavir Residency 2 BHK Row Houses

Site Address :

"Mahavir Residency" Plot No.8,
Gut No. 186(P)/187(P), CIDCO,
Waluj Mahanagar -1, Aurangabad

Location Map



Ground Floor

- 1) Parking
- 2) Drawing Hall
- 3) Toilet
- 4) Kitchen
- 5) Bed Room
- 6) Utility Space



3 BHK
West Facing
Row House
Plan

1st Floor

- 1) Bed Room
- 2) Toilet
- 3) Front Balcony
- 4) Duct
- 5) Toilet
- 6) Bed Room
- 7) Terrace



3 BHK
West Facing
Row House
Plan

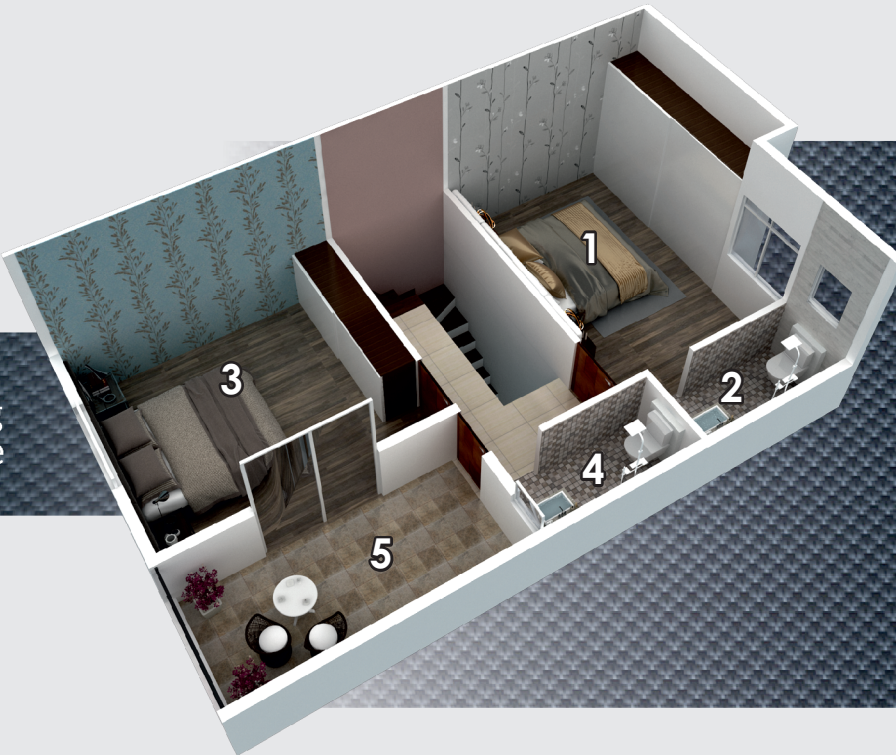
3 BHK
East Facing
Row House
Plan



Ground Floor

- 1) Parking
- 2) Drawing Hall
- 3) Kitchen
- 4) Toilet
- 5) Bed Room
- 6) Utility Space

3 BHK
East Facing
Row House
Plan



1st Floor

- 1) Bed Room
- 2) Toilet
- 3) Bed Room
- 4) Toilet
- 5) Terrace



Site Address :
"Parshwanath Residency" Gut No. 127(P),
Tisgaon, Pandharpur, Oasis Chowk,
Beside S.S.Furniture, CIDCO,
Waluj Mahanagar -2, Aurangabad

EAGLE EYE VIEW OF 3 & 4 BHK ROW HOUSES

Location Map

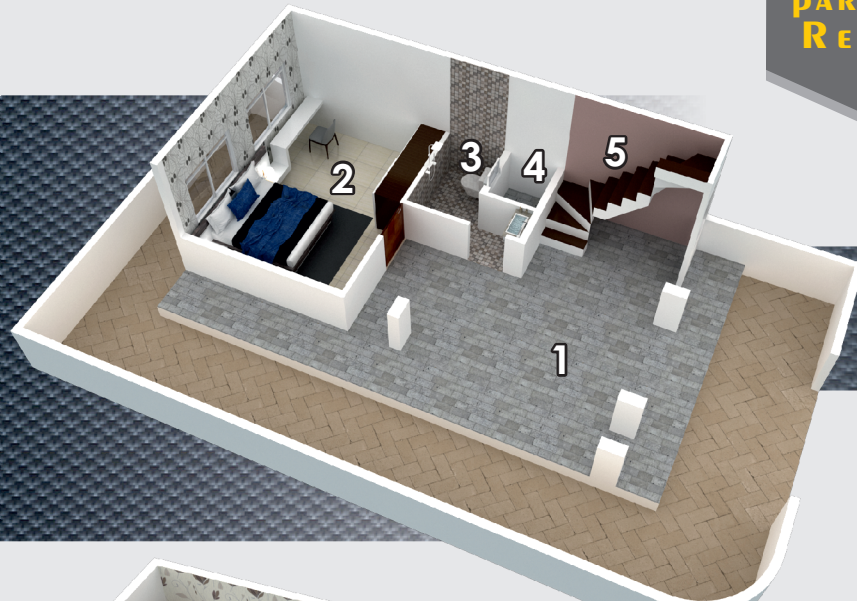


Parshwanath Residency

FRONT VIEW OF 3 BHK EAST & WEST FACING ROW HOUSES

Ground Floor

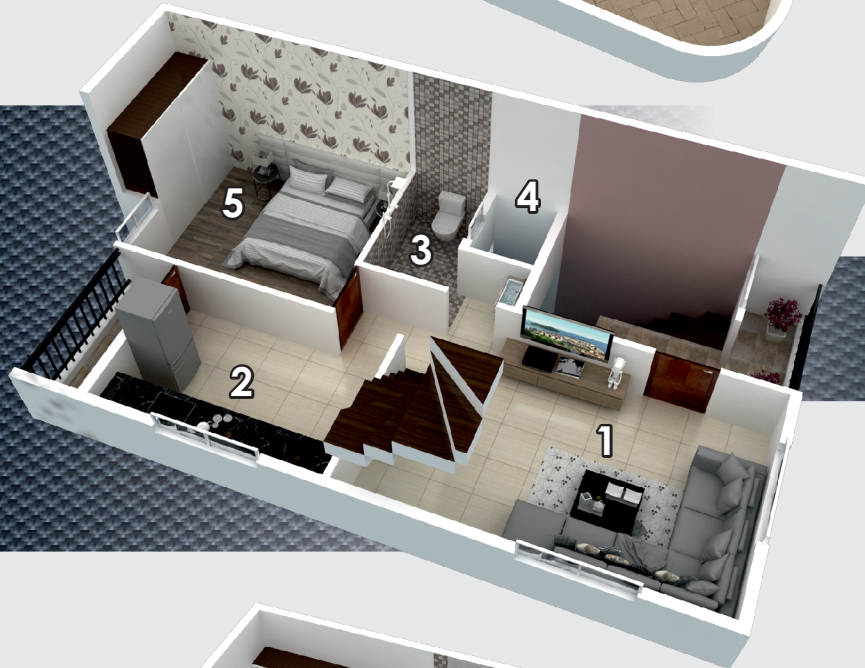
- 1) Parking
- 2) Bed Room
- 3) Toilet
- 4) Duct
- 5) Staircase



4 BHK
Row House
Plan

1st Floor

- 1) Drawing Hall
- 2) Kitchen
- 3) Toilet
- 4) Duct
- 5) Bed Room



4 BHK
Row House
Plan

- 1) Bed Room
- 2) Bed Room
- 3) Changing Room
- 4) Toilet
- 5) Duct
- 6) Toilet
- 7) Terrace



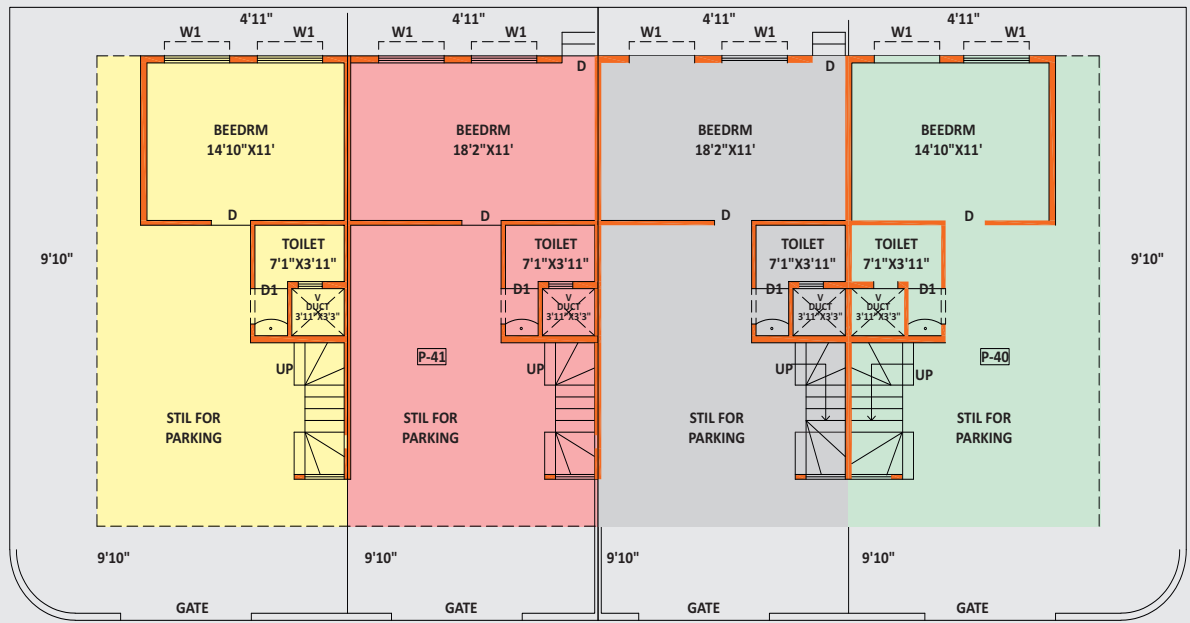
4 BHK
Row House
Plan



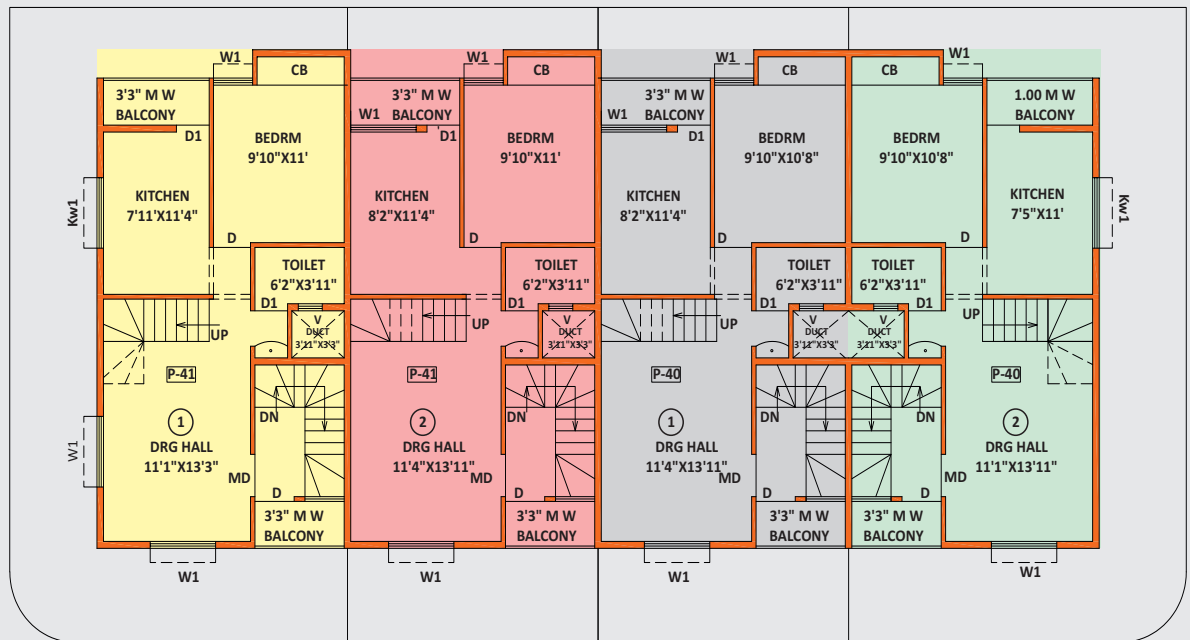
**PARSHWANATH
Residency**



Ground Floor



1st Floor



2nd Floor



TYPICAL PLAN FOR 4 BHK ROW HOUSES



FRONT VIEW OF 4 BHK

FEATURES

- ▶ CCTV Surveillance
- ▶ Compound Wall
- ▶ Street Light
- ▶ Water
- ▶ Quality Electrical Fitting

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 - ▶ Industrial Hub M.I.D.C.Waluj
- within 1km. Area

FEATURES OF 3 & 4 BHK ROW HOUSES

Area Statement For 2 BHK Row Houses

DWELLING UNIT NOS	PLOT AREA IN SQMT	B/UP AREA as per (7/12) IN SQM(PLOT AREA)	B/UP AREA IN SQM(1.00 FSI + ANCILLARY FSI)	CARPET AREA IN SQM	TOTAL AREA (B/UP + COMMEN FACILITY)SQM
R1	74.862	55.776	78.861	52.300	118.379
R2	52.262	55.246	78.111	52.651	120.259
R3	52.262	55.246	78.111	52.651	120.259
R4	52.262	55.246	78.111	52.651	120.259
R5	52.262	55.246	78.111	52.651	120.259
R6	52.262	55.246	78.111	52.651	120.259
R7	52.262	55.246	78.111	52.651	119.696
R8	74.862	55.776	78.861	52.300	123.331
R9	49.256	55.776	78.861	52.300	123.331
R10	49.256	55.246	78.111	52.651	119.696
R11	49.256	55.246	78.111	52.651	120.259
R12	49.256	55.246	78.111	52.651	120.259
R13	49.256	55.246	78.111	52.651	120.259
R14	49.256	55.246	78.111	52.651	120.259
R15	49.256	55.246	78.111	52.651	120.259
R16	70.556	55.779	78.861	52.300	118.379

Area Statement For 3 & 4 BHK Row Houses

DWELLING UNIT NOS	PLOT AREA IN SQM	PLOT AREA IN SQFT	B/UP AREA IN SQM	B/UP AREA IN SQFT	CARPET AREA IN SQM	CARPET AREA IN SQFT	TOTAL AREA (B/UP + COMMEN FACILITY) SQM	TOTAL AREA (B/UP + COMMEN FACILITY) SQFT
30	101.925	1097.12	106.365	1144.913	84.816	912.959	130.159	1401.031
31	81.000	871.88	106.365	1144.913	84.816	912.959	130.159	1401.031
32	81.000	871.88	106.365	1144.913	84.816	912.959	130.159	1401.031
33	81.000	871.88	106.365	1144.913	84.816	912.959	130.159	1401.031
34	81.000	871.88	106.365	1144.913	84.816	912.959	130.159	1401.031
West Facing 3 BHK 30 To 34								
40/1	77.625	835.56	143.100	1540.328	112.322	1209.034	185.452	1996.205
40/2	103.535	1114.45	140.130	1508.359	106.692	1148.433	179.04	1927.187
41/1	103.535	1114.45	140.175	1508.844	106.692	1148.433	182.527	1964.721
41/2	77.625	835.56	143.246	1541.900	112.322	112.322	182.156	1960.727
4 BHK 40/1 To 41/2								
42	101.250	1079.86	104.148	1121.049	89.089	1209.034	130.185	1401.311
43	81.000	871.88	104.148	1121.049	89.071	958.954	130.185	1401.311
44	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
45	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
46	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
47	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
48	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
49	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
50	81.000	871.88	104.148	1121.049	89.071	958.760	130.185	1401.311
51	101.925	1097.12	104.198	1121.587	89.021	958.222	130.185	1401.311
East Facing 3 BHK 42 To 51								

AREA STATEMENT FOR 2, 3 & 4 BHK ROW HOUSES



Name : Nirman Ventures

GSTIN Number : 27AATFN8110B1ZB

MAHARERA Number :

Name : Nirmik Ventures

GSTIN Number : 27AAUFN1089J1ZL

CIDCO Building Permission Number :

CIDCO/ATPO/BP/WLJ/2022(BP)/579

Date : 13/06/2022

C R E D I T S

Architect
Ar. Balasaheb Raut

Legal Advisor
Adv. Aniruddha Pathak

3D Design
Mr. Mangesh Kolte

Vaastu Consultant
Er. Lalit Papdiwal

Chartered Accountant
CA Amol Kala

Design by
MadhyaM

Project By



Kushal S. Patni
9890906848

Siddhant S. Godha
7058655108

Jagdish D. Kamad
9028208202

For Booking Contact
Balasaheb Choure
9097465555 | 9175858282



MAHAVIR
RESIDENCY



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