

શ્રી વિષ્ણુધારા
Residency

SITE OFFICE: Shree Vishnudhara Nidhi Apartment,
Opp. GHB Office, 132 Ft Ring Road, Naranpura,
Ahmedabad - 380013

CORPORATE OFFICE: 410, JBR Arcade, Science City Road,
Sola, Ahmedabad - 380060
Call: 886 6024 499 | Web: www.artnirman.in



TREE OF LIFE

શ્રી વિષ્ણુધારા
Residency

— 3 BHK LUXURIOUS APARTMENTS —

Developers
ART Nirman Limited
410, JBR Arcade,
Science City Road, Sola,
Ahmedabad - 380 060

Structure Engineer
Mr. D. H. Patel
B/1, Parishram Society,
Dharol Colony Road,
Visnagar - 384 315

Architecture
Ads Architect Private Limited
274, Manekbaug Society,
Nr. Manekbaug Hall, Ambawadi,
Ahmedabad - 380 015



TREE OF
Happiness





Banyan tree

Over centuries, the banyan tree took on significance as a symbol of fertility and life. The banyan tree is among those trees that have lived through generations and continue to provide for the living. Along with its deep rooted solid foundation, the banyan tree provides multitude of benefits.

Its vastness has given shade to many discerning individuals; while many consider it to be pious and seek blessings.

Shree Vishnudhara Nidhi 100, is akin to this banyan tree. Backed with a solid foundation of **Art Nirman**, Nidhi 100 will provide shade to culturally inclined and like-minded community.

Its spacious apartments come with multitude of amenities and facilities. Not just brick and mortar, but Nidhi 100 is a home that will last for ages to come.

Welcome to **श्री विष्णुधारा**
Residency

a tree of life, peace and happiness.

DEEP ROOTS OF

Solid foundation

We believe however, that we're really in the business of development. Seeking to meet the needs of the present generation, without compromising the future of the generations to come.

With operations spanning every aspect of the real estate business, from residential, commercial and plotting projects to land development. Our residential projects range from Affordable housing to luxurious flat and towers as well as luxurious bungalows. Our commercial projects comprise premium office spaces as well as showrooms and shops.

To be an icon in infrastructure and real estate development, by defining quality, marksmanship and customer satisfaction. We create living spaces, working spaces and infrastructure for mass and premium customers and institutions but each customer gets individual attention.



BRANCHES THAT HAVE GIVEN

Shade to many



Universal Arcade / Science City



JBR Arcade / Science City



JBR Residency / Science City



Shree Vishnudhara Essence / Thaltej (ON GOING)



Shree Vishnudhara Cross Roads / Gota



Shree Vishnudhara Homes / Gota



Shree Vishnudhara Garden / Gota



Shree Vishnudhara Nidhi / Naranpura (UP COMING)



Poonam Arcade / Nava Vadaj



Shree Vishnudhara Aashiyana



Club Babylon / Bhadaj

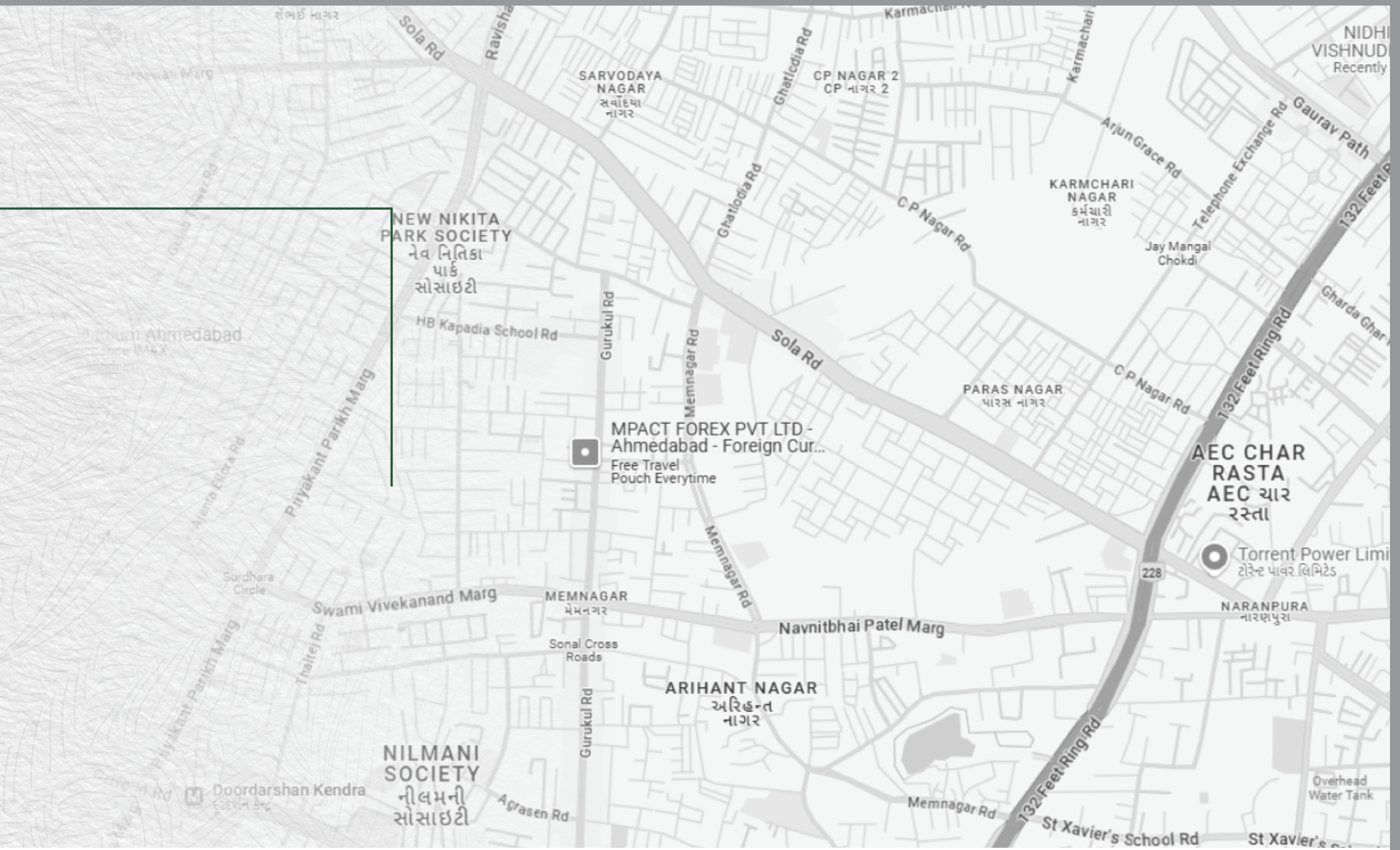
શ્રી વિષ્ણુધારા Residency

SHELTER IN The midst of city

While everything you want is just a stone throw away, Nidhi 100 offers you peaceful living right in the midst of city life. With best of the connectivity and nearness to offices, schools, shopping complexes, entertainment zones, temples, hospitals and much more, Nidhi 100 is an ideal home for work-life balance.

NIDHI 100
IS WITHIN CLOSE PROXIMITY TO:

-  YES - HDFC
ICICI - SBI
Axis - GSC Bank
-  D- Mart
National
Handloom
-  Shahastraphana
Parshwanath Derasar
Simandharswami Derasar



-  Vijaynagar Vidhyalay
Tapovan International
-  International
Sports Sankul,
Naranpura
-  Kameshwar Mahadev
Nilkanth Mahadev Temple
-  Pragati Nagar &
Shashtri Nagar
BRTS Corridor
-  Akhbar Nagar
& Vijay Nagar
Metro Station
-  Multi-specialty
Hospitals



Ground Floor Plan

SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT	SHOP	SIZE	MT
01	8.99 X 3.05		07	7.94 X 3.25		13	4.47 X 5.90		19	3.05 X 8.38		25	4.42 X 5.90		31	3.05 X 8.38		37	3.05 X 8.54		43	4.39 X 6.44		49	3.05 X 8.38		55	3.05 X 8.54		61	6.05 X 3.35	
02	8.99 X 3.05		08	7.94 X 3.42		14	3.05 X 8.84		20	3.05 X 8.84		26	3.05 X 6.03		32	3.05 X 9.17		38	3.05 X 8.84		44	3.05 X 9.01		50	3.67 X 6.94		56	3.05 X 8.97		62	6.05 X 3.35	
03	8.84 X 3.05		09	3.00 X 9.15		15	3.05 X 8.84		21	3.05 X 8.84		27	3.05 X 8.84		33	3.05 X 8.84		39	3.05 X 8.84		45	3.05 X 8.97		51	5.16 X 4.27		57	3.63 X 7.59		63	1.82 X 6.45	
04	8.84 X 3.05		10	3.05 X 8.84		16	13.05 X 9.16		22	3.05 X 9.16		28	3.05 X 8.84		34	3.05 X 8.84		40	4.29 X 4.27		46	3.05 X 8.84		52	3.60 X 7.09		58	8.84 X 3.05				
05	8.84 X 3.05		11	3.05 X 8.84		17	3.05 X 8.84		23	3.05 X 8.84		29	3.05 X 8.84		35	3.05 X 8.89		41	4.39 X 6.44		47	3.05 X 8.91		53	3.05 X 8.84		59	9.17 X 3.05				
06	7.94 X 3.17		12	3.05 X 5.98		18	3.05 X 8.38		24	3.05 X 8.38		30	3.05 X 8.56		36	3.05 X 8.54		42	4.00 X 6.44		48	3.05 X 8.42		54	3.05 X 8.38		60	6.05 X 4.25				

18.28 MT WIDE ROAD



9.15 MT WIDE ROAD



1ST FLOOR TO 11TH FLOOR Typical Floor Plan

TOWER-A	
BLOCK	CARPET AREA
101 TO 1101	99.11 SQMT
102 TO 1102	99.11 SQMT
103 TO 1103	100.29 SQMT
104 TO 1104	100.29 SQMT

TOWER-B	
BLOCK	CARPET AREA
101 TO 1101	99.82 SQMT
102 TO 1102	99.82 SQMT
103 TO 1103	99.82 SQMT
104 TO 1104	99.82 SQMT

TOWER-C	
BLOCK	CARPET AREA
101 TO 1101	100.29 SQMT
102 TO 1102	100.29 SQMT
103 TO 1103	99.11 SQMT
104 TO 1104	99.11 SQMT

TOWER-D	
BLOCK	CARPET AREA
101 TO 1101	99.92 SQMT
102 TO 1102	99.92 SQMT
103 TO 1103	99.80 SQMT
104 TO 1104	99.80 SQMT

TOWER-E	
BLOCK	CARPET AREA
101 TO 1101	99.80 SQMT
102 TO 1102	99.80 SQMT
103 TO 1103	99.92 SQMT
104 TO 1104	99.92 SQMT

1 2 . 2 0 M T W I D E R O A D

1 8 . 2 8 M T W I D E D O A D



9 . 1 5 M T W I D E R O A D



12TH FLOOR
Typical Floor Plan

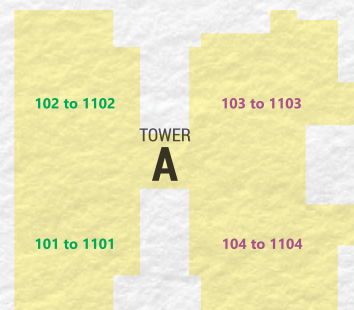
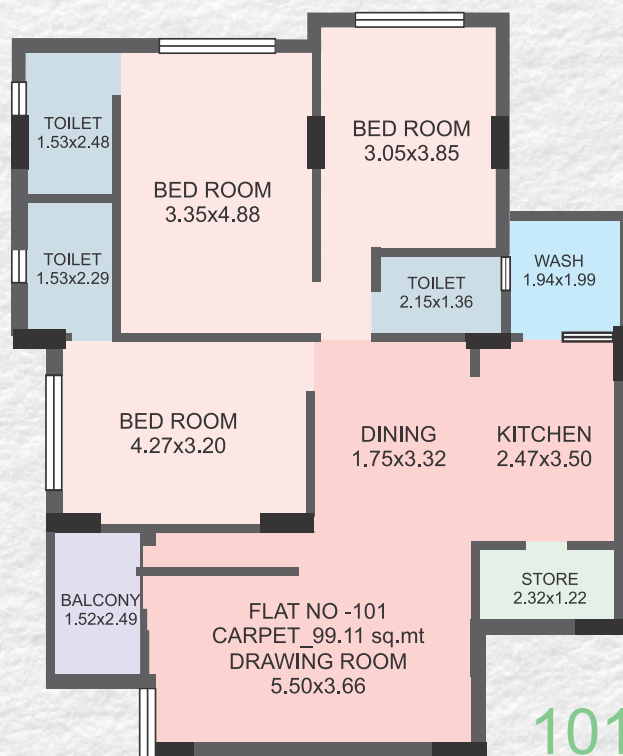
TOWER-A		TOWER-B		TOWER-C		TOWER-D		TOWER-E	
BLOCK	CARPET AREA	BLOCK	CARPET AREA	BLOCK	CARPET AREA	BLOCK	CARPET AREA	BLOCK	CARPET AREA
1201	99.11 SQMT	1201	99.82 SQMT	1201	100.29 SQMT	1201	99.92 SQMT	1201	99.80 SQMT
1202	99.11 SQMT	1202	99.82 SQMT	1202	100.29 SQMT	1202	99.92 SQMT	1202	99.92 SQMT
1203	100.29 SQMT	1203	99.82 SQMT	1203	99.11 SQMT	1203	99.80 SQMT	1203	99.92 SQMT
		1204	99.82 SQMT						

1 2 . 2 0 M T W I D E R O A D

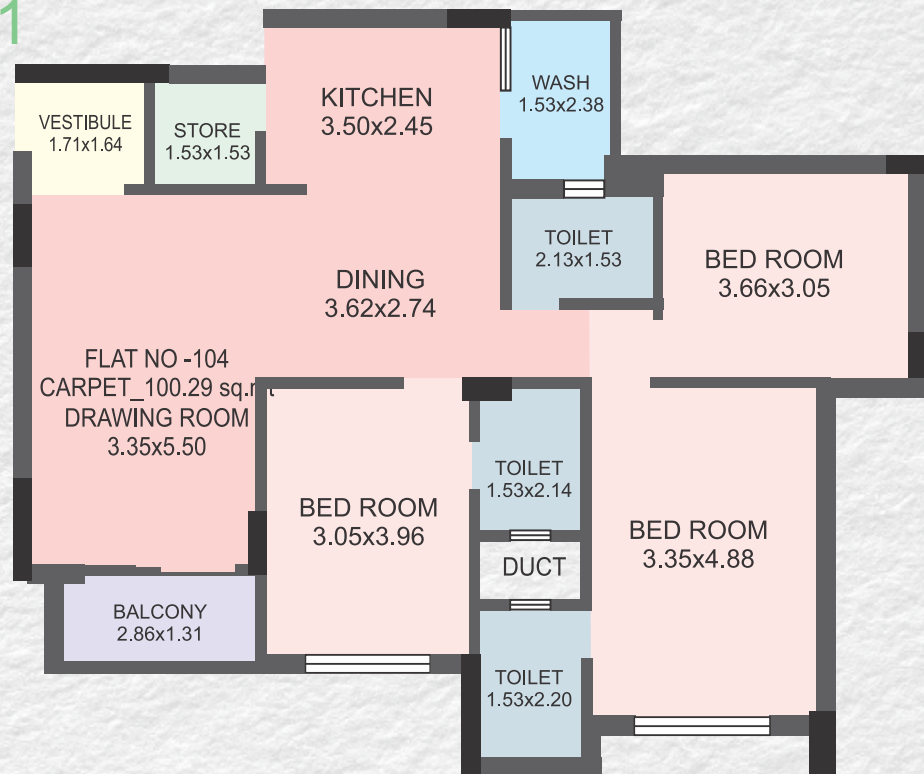
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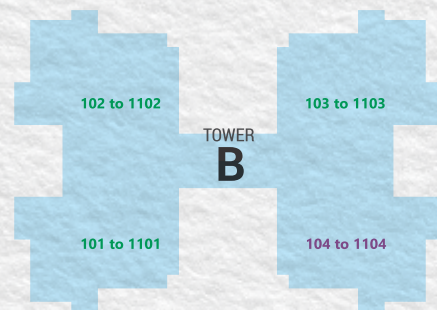
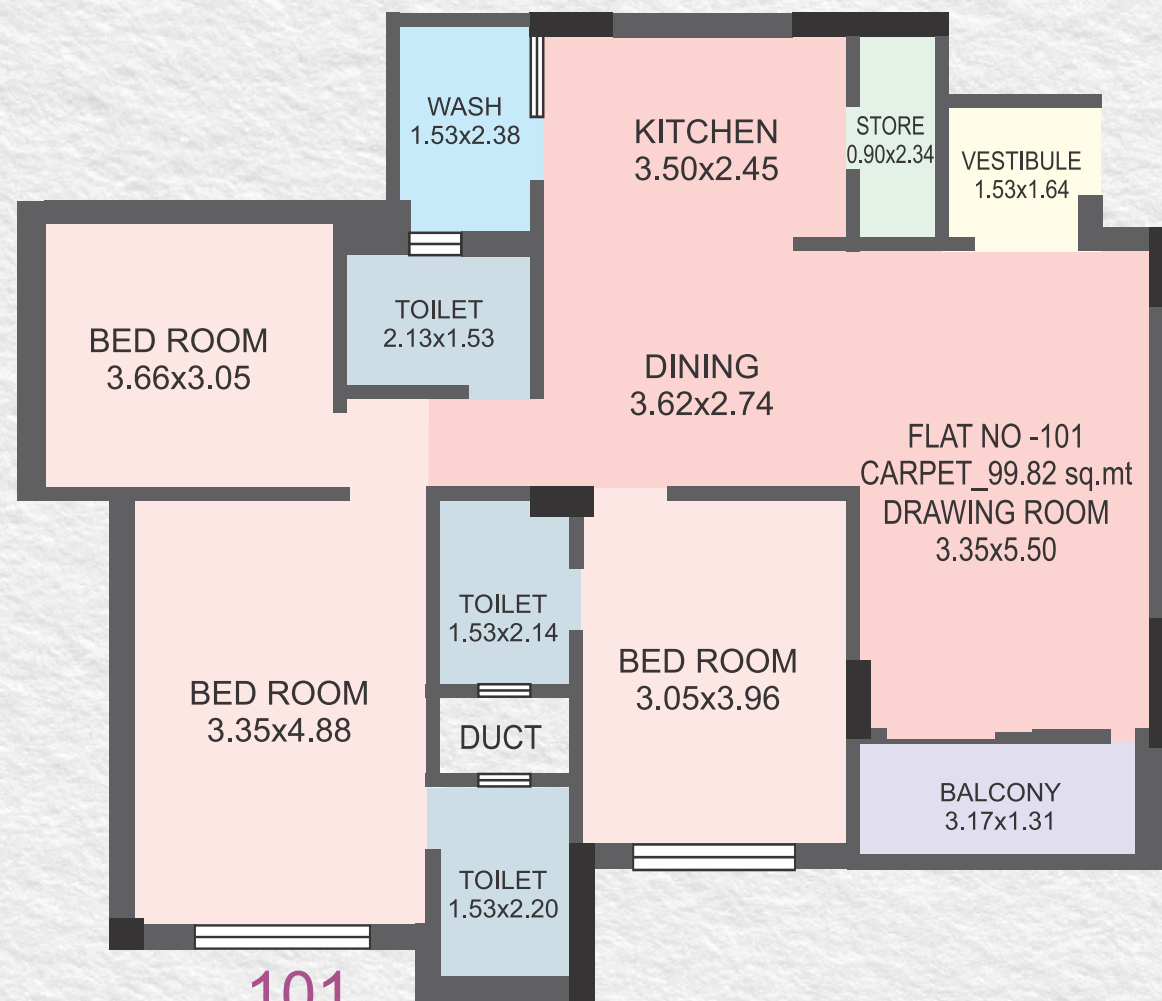
9 . 1 5 M T W I D E R O A D



101



104

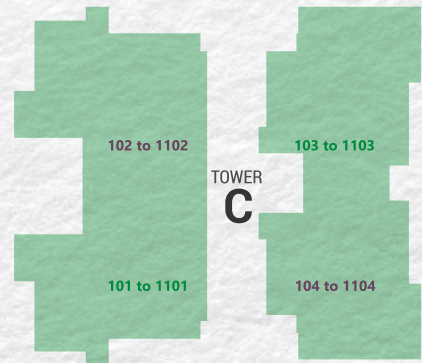


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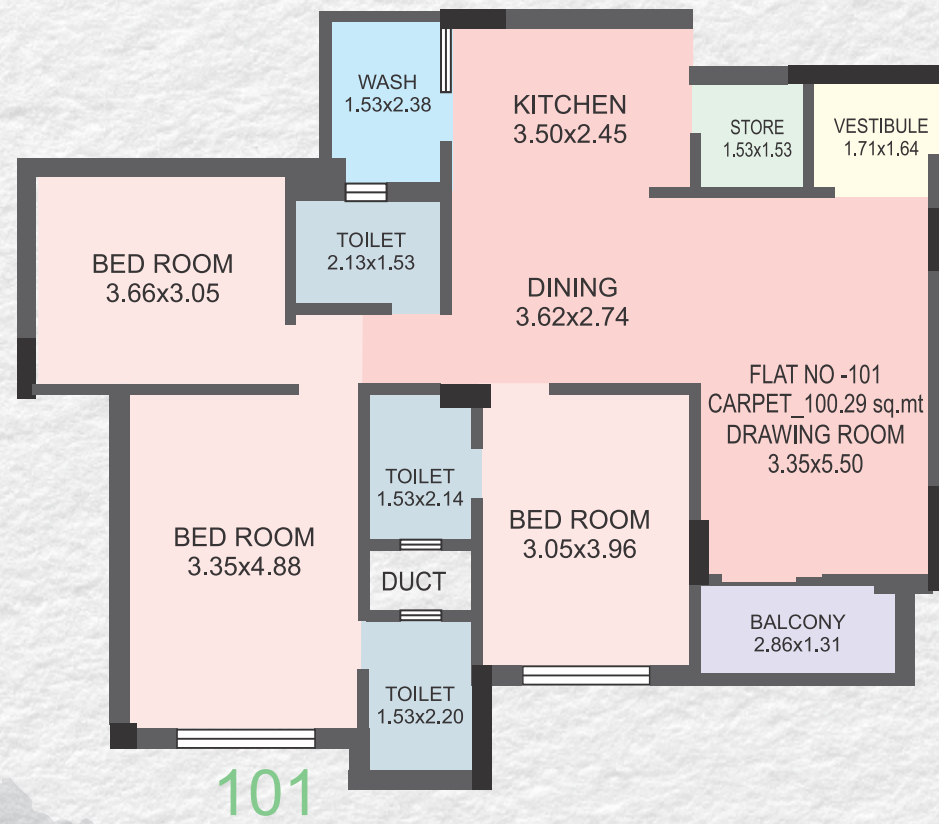


1ST FLOOR TO 11TH FLOOR
Unit plan
TOWER - A

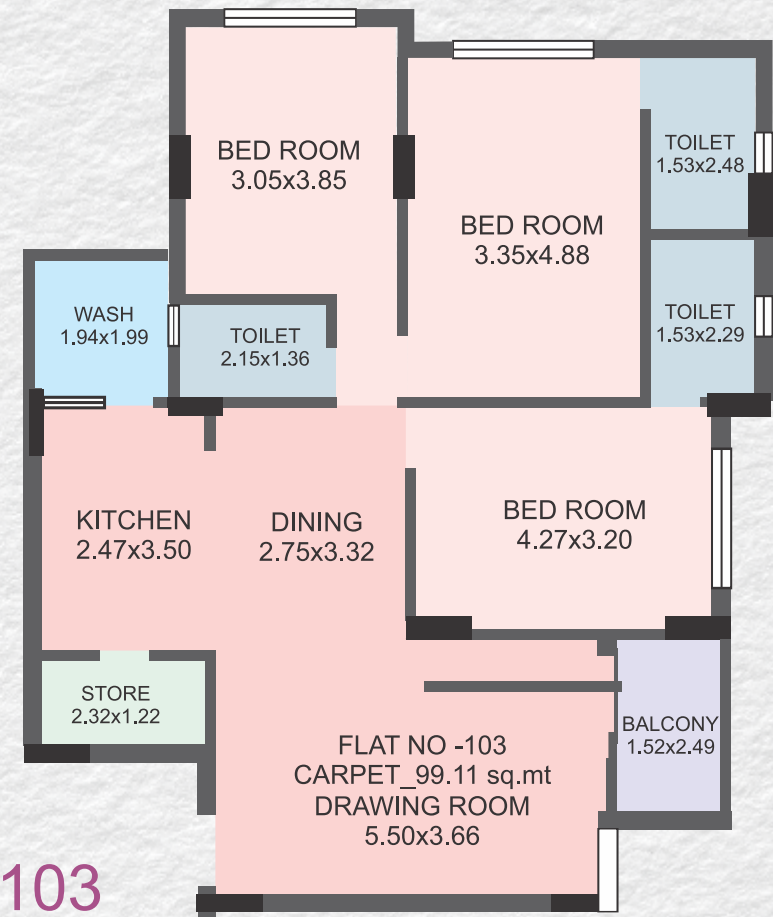
1ST FLOOR TO 11TH FLOOR
Unit plan
TOWER - B



TOWER
C



101

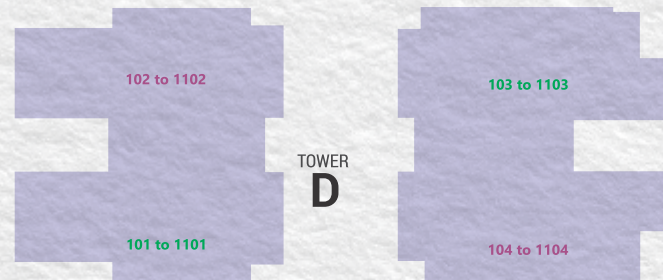


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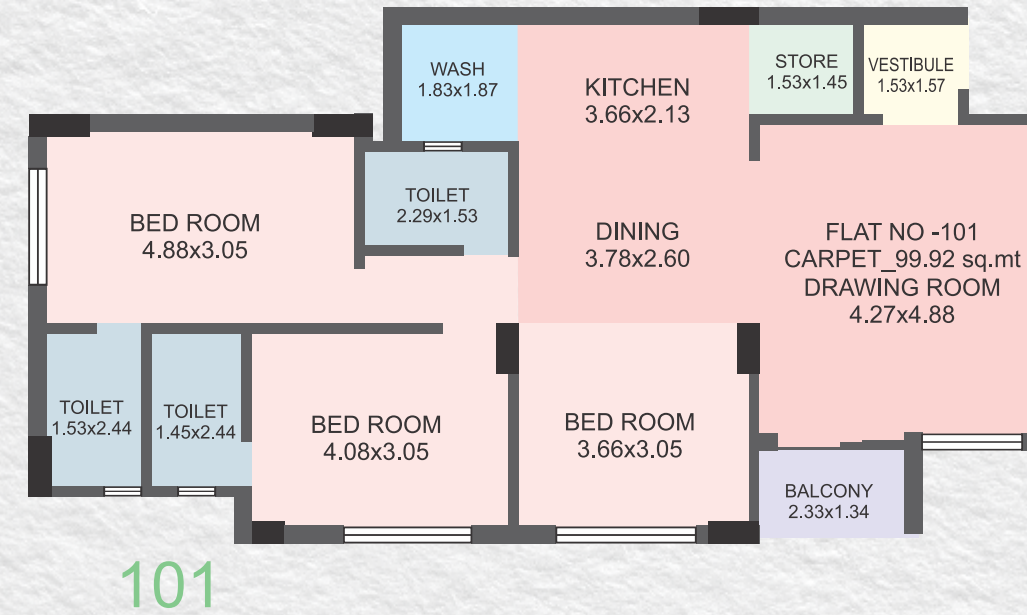
1st FLOOR TO 11th FLOOR

Unit plan

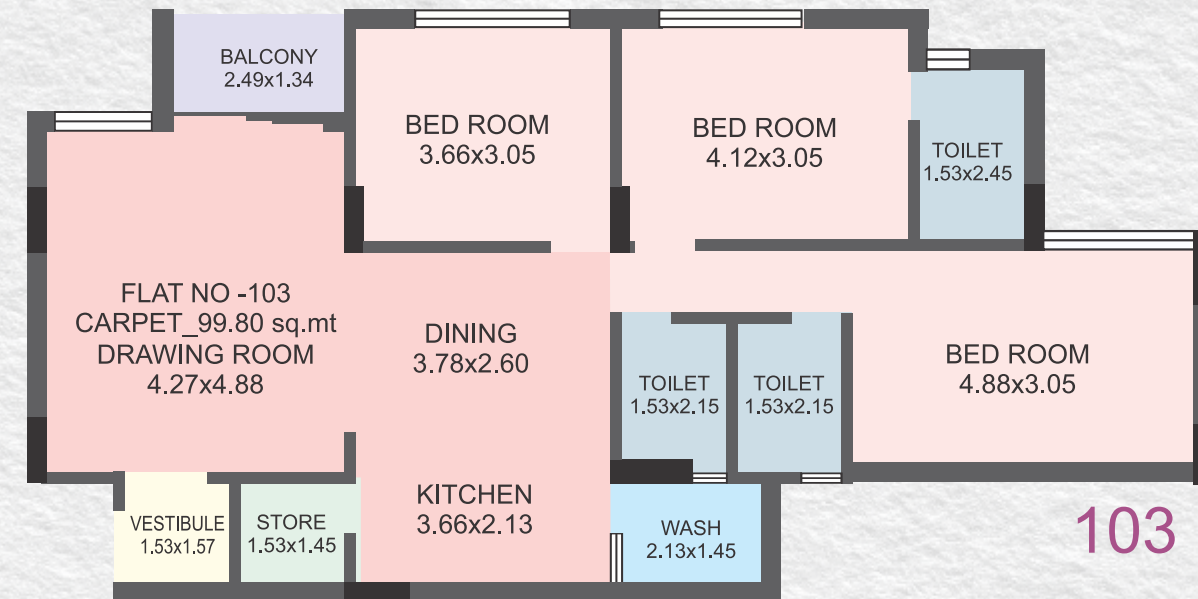
TOWER - C



TOWER
D



101



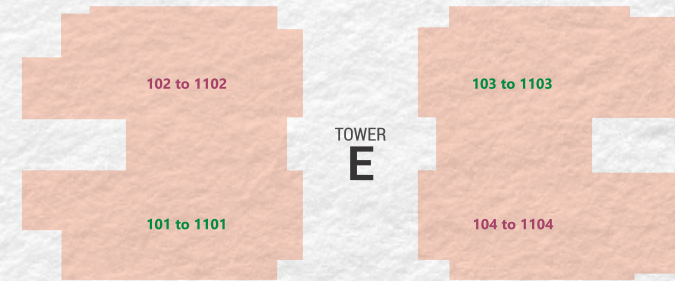
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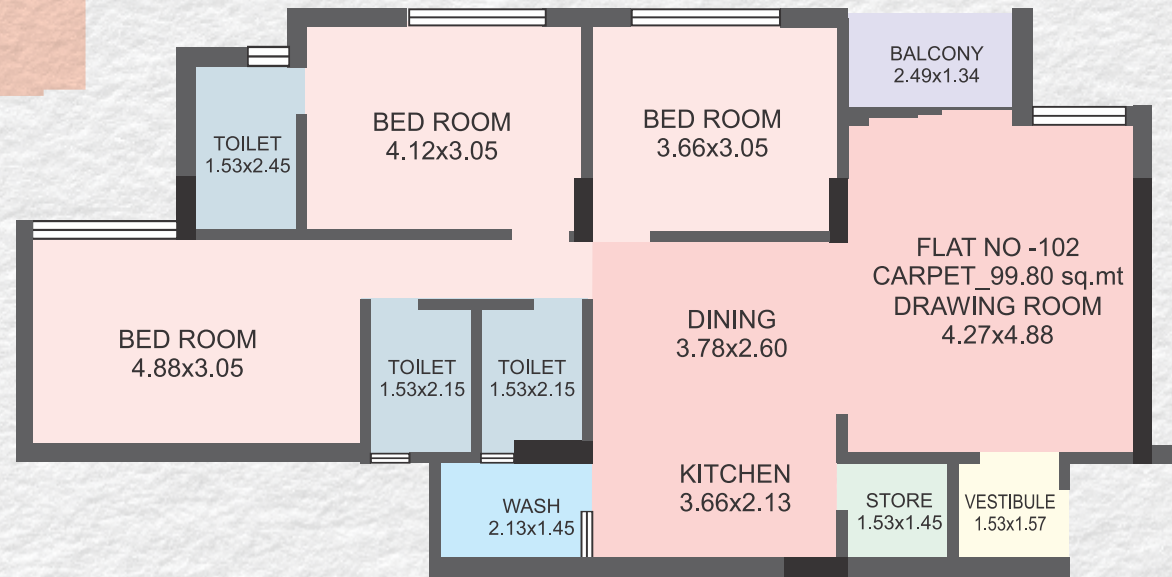
1st FLOOR TO 11th FLOOR

Unit plan

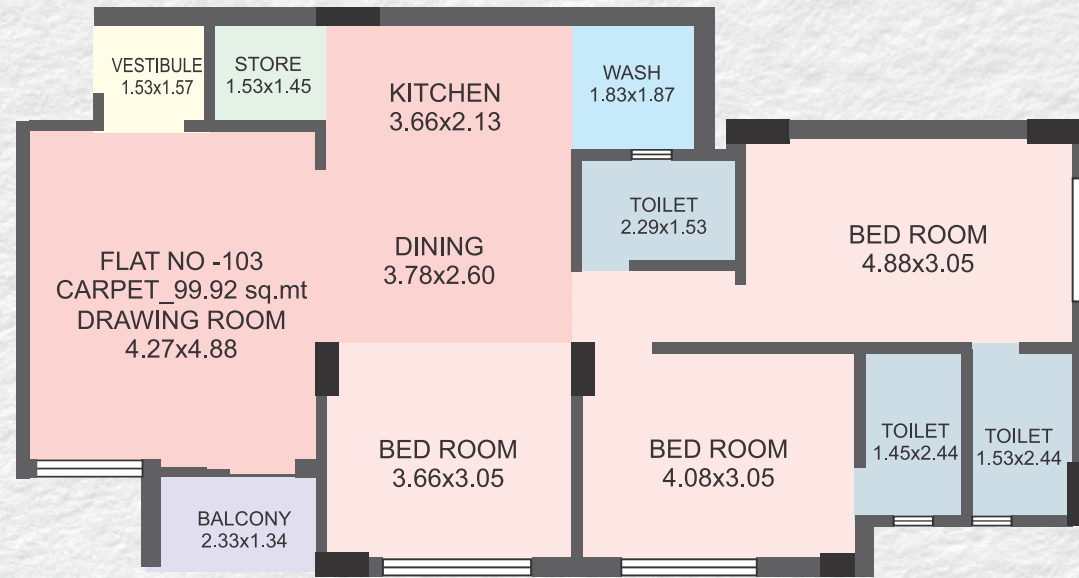
TOWER - D



TOWER
E



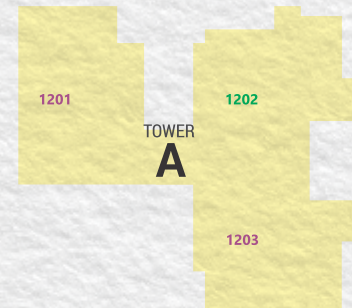
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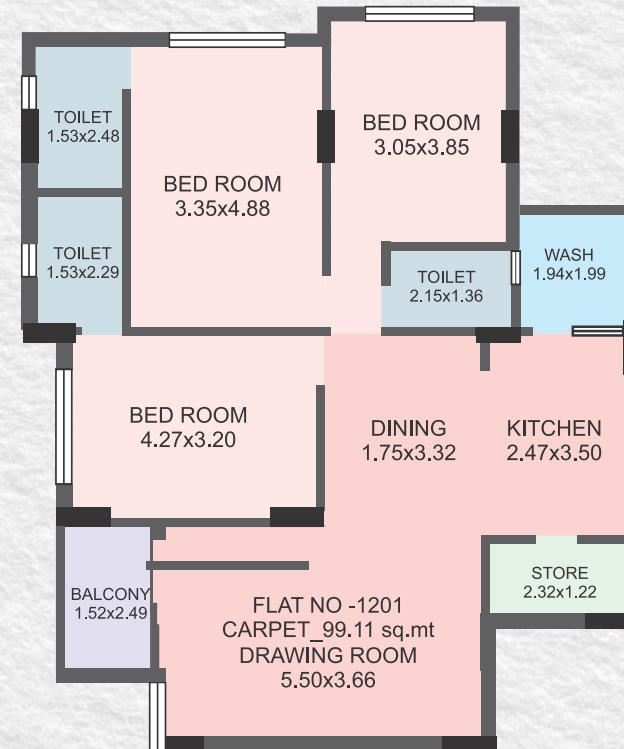
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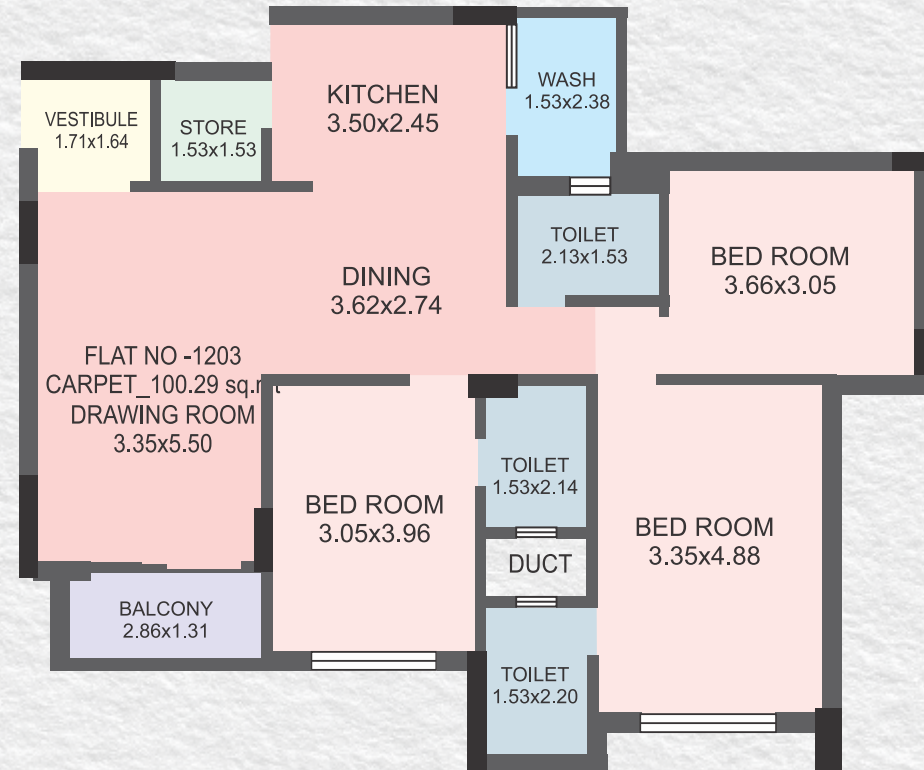
1ST FLOOR TO 11TH FLOOR
Unit plan
TOWER - E



TOWER
A



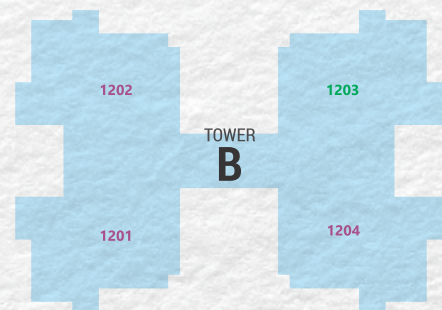
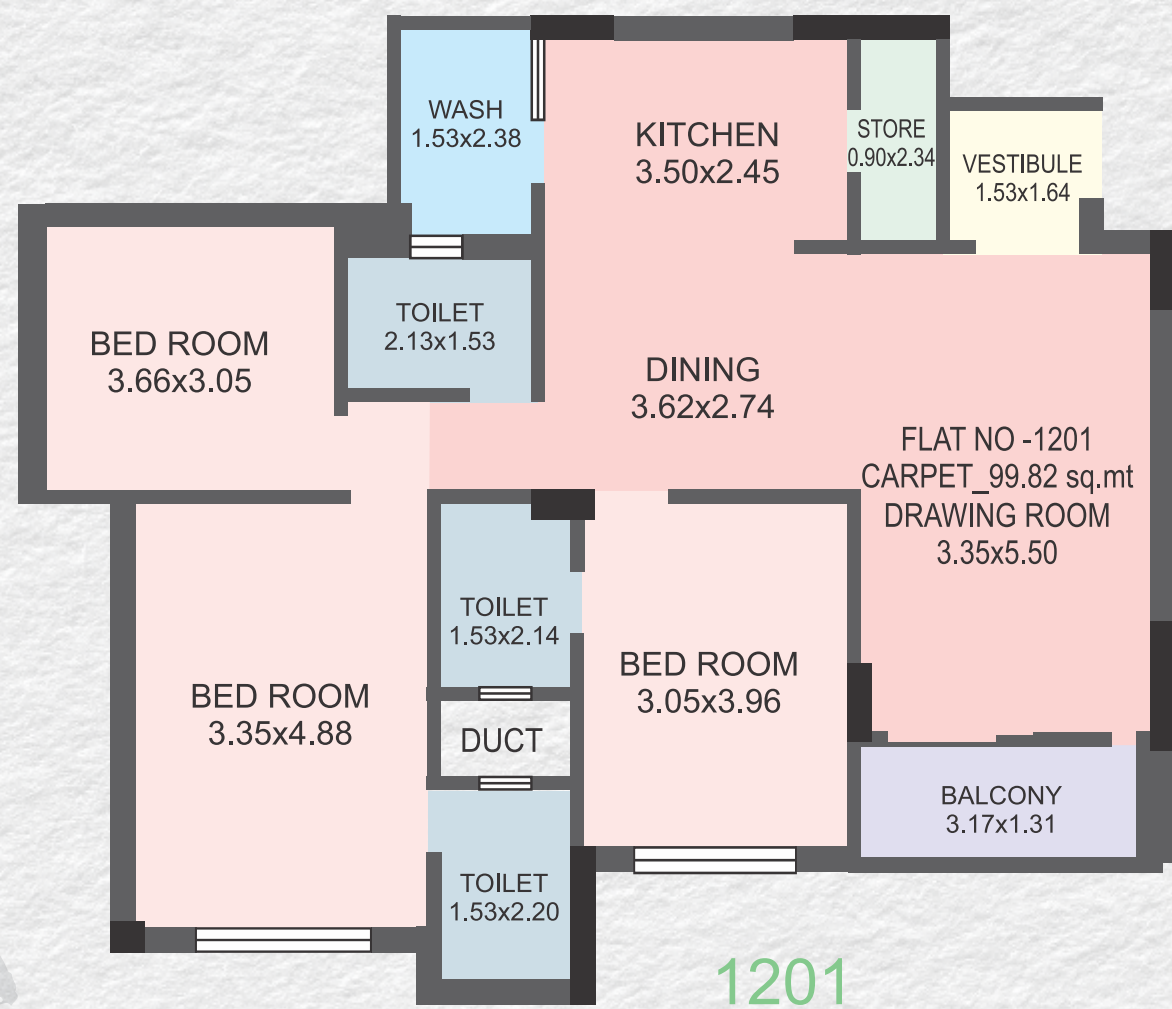
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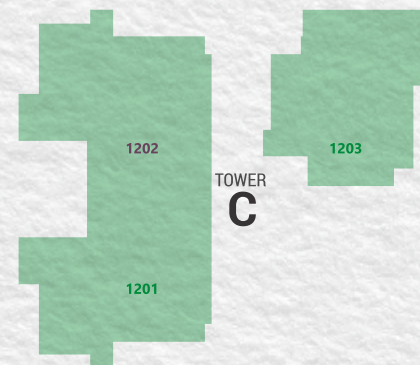
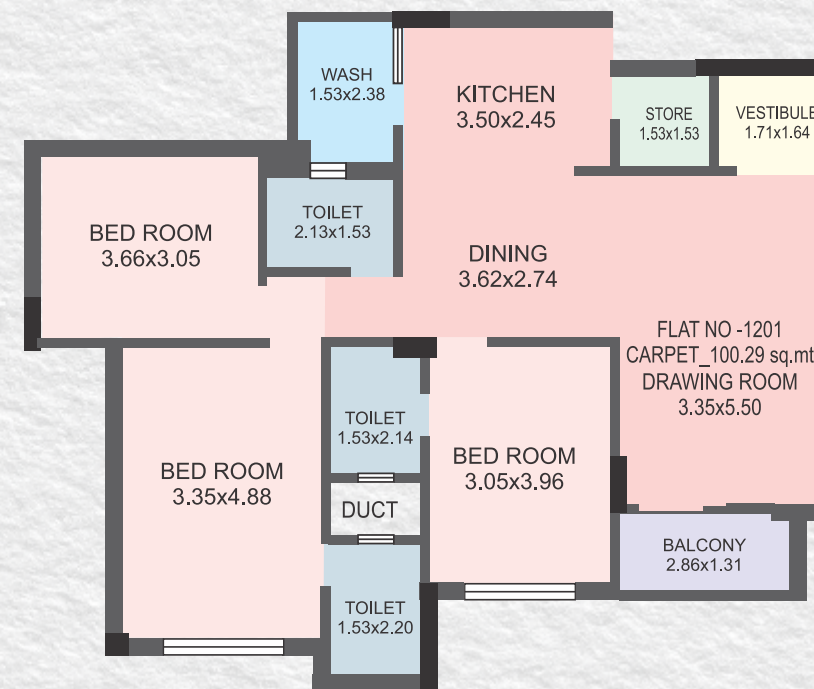
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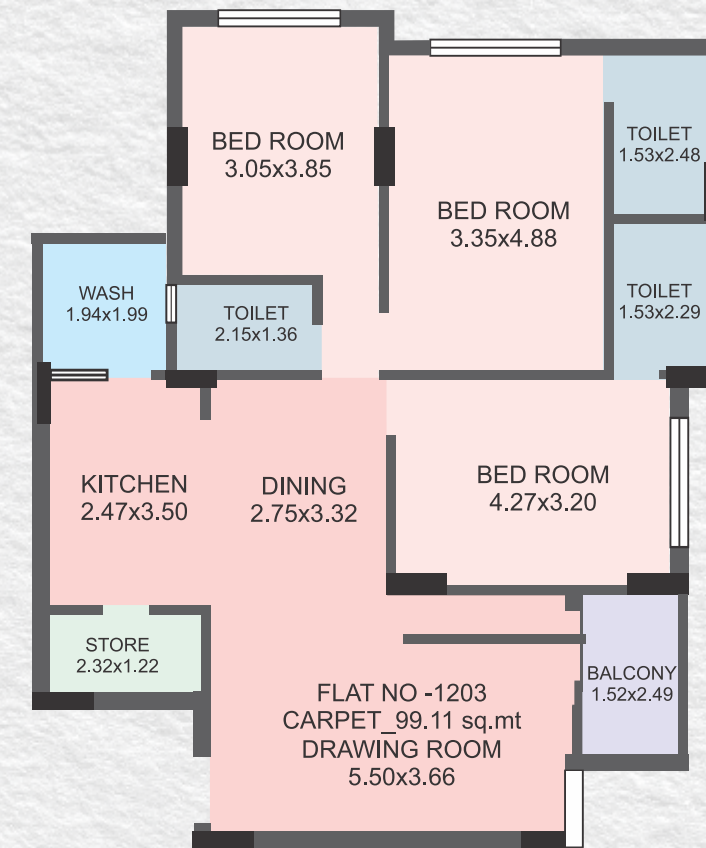
12TH FLOOR
Unit plan
TOWER - A



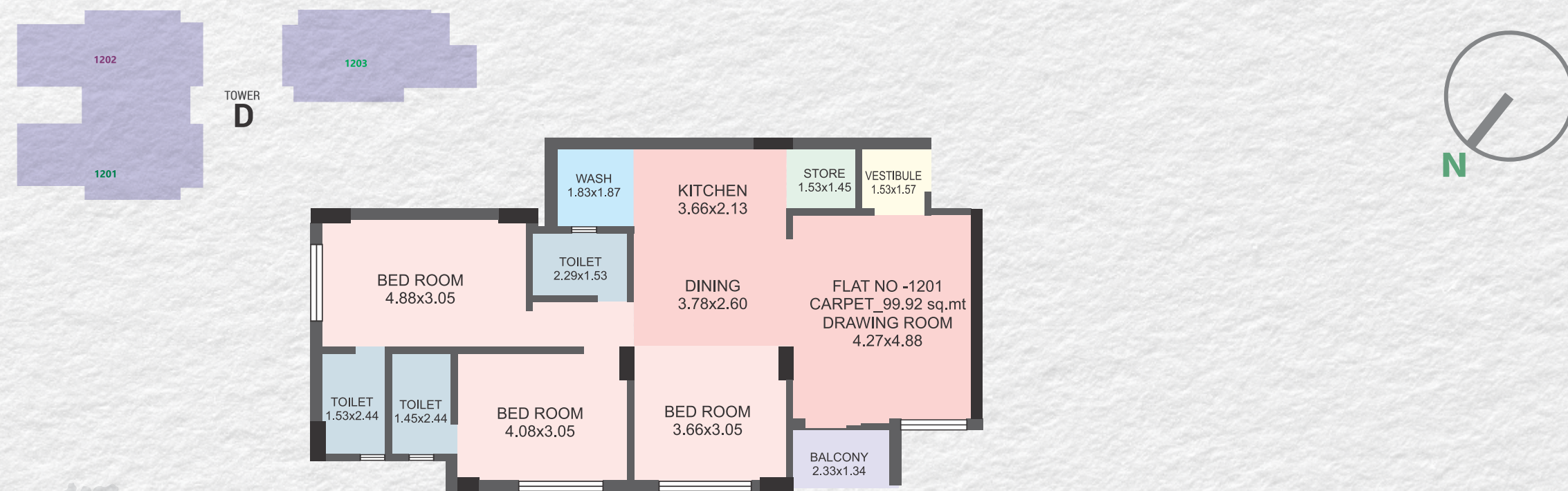
12TH FLOOR
Unit plan
TOWER - B



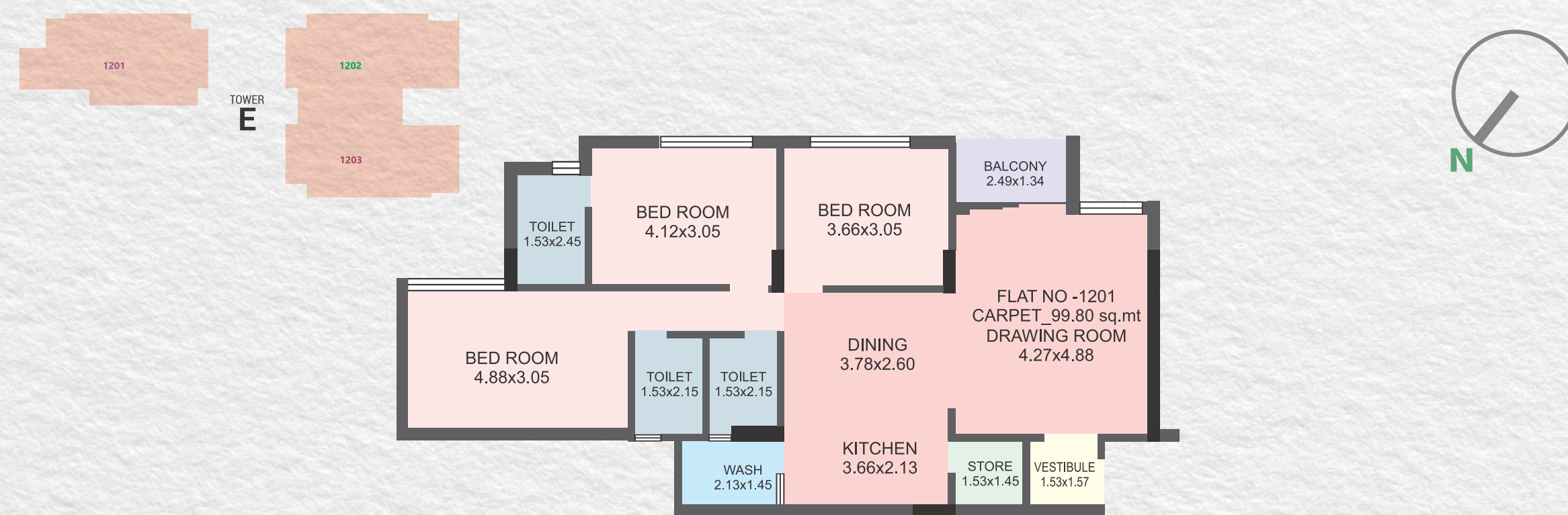
12TH FLOOR
Unit plan
TOWER - C



1203



12TH FLOOR
Unit plan
TOWER - D



12TH FLOOR
Unit plan
TOWER - E



WHERE THE ROOTS,

Bark and branches all come together

It seldom happens that all the things converge together to make a blend of happy living. Nidhi 100 is the confluence where Ganga, Yamuna and Saraswati merge. You name it and it's all there. Social, work, educational, sports, entertainment infrastructure is right at the arm's length.

More so, places of worship and shopping are just a road cross away. Connection to all parts of the city, whether it is BRTS or Metro is just a doorstep away. Now, you do not want to miss this confluence.



REVERED BY

The like-minded community

Claustrophobia (fear of enclosed spaces) happens when you are in a confined space with no sunshine or air. With rapid urbanisation, chances are high that your future home is developed within a confined space.

At Nidhi 100, the feel of fresh air and soothing sunshine comes naturally with huge spaces inside and outside your home. Even within the humdrum of the city, you will find a space big enough to enjoy life to the fullest.



AMENITIES

ONE TREE,
Benefits
aplenty



**Decorative
Entrance Gate**



**CCTV
Surveillance**



**24x7
Security**



**Premium
Elevators**



**Elevated
Party Garden**



**Multi Purpose
Hall**



**Gym
Area**



**Game
Room**



**Senior Citizen
Sitting Area**

You are pampered with amenities that you do not regard as significant, until someone from outside speaks well about it. Feel jealous or not, the amenities at Nidhi 100 are worth the praise it deserves.

Our very thoughtful amenities bring about the right balance in your life towards a healthy living and peace of mind. Experience them to the fullest to give you best of the life

SPECIFICATIONS

- * Earthquake Resistant RCC Frame Structure Design
- * Internal Walls Finished with Putty and Primer
- * External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster
- * Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches
- * 24 hour Ground Water supply through Overhead and Underground Storage Tanks
- * Rain water harvesting
- * Flush Door with both side Laminate & Safety Locks
- * Powder Coated Aluminium Sliding / Glazing openable /
- * Mosquito net Window
- * Premium Vitrified Tiles Flooring with Skirting in all units
- * Passage Area & Staircase with Premium Quality Vitrified Tiles/Granite
- * Granite or decorative wall cladding on lift wall
- * Premium Glazed tiles in all bathrooms upto lintel level
- * Designer bathrooms with premium quality fittings & vessels
- * Exclusive Granite Platform with S.S. Sink with designer tiles upto Door-Height
- * Wash area with ceramic tiles
- * Elegant China Mosaic finish with Water Proofing Treatment
- * Fire suppression system to prevent the spread of fire in the building
- * Decorative Number Plate

Terms & Conditions :

(1)possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges , stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (7)In case of delay of water supply, light connection, drainage work by AMC/MGVCL developers will note be responsible. (8) Architect/Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (9) Terrace right will be reserved for developers only. (10) Any plans specification or information in this brochure can not from part of an offer, contract or agreement.

Disclaimer: The developers reserve the right to change/after the brands specified above, subject to its availability to an equivalent and competitive product.

