

॥ पंचशील ॥

NIRMALKUNJ

— A Prestigious Address —

3 BHK & 4BHK

WHERE EVERY MORNING BEGINS AT THE RIVER.



॥ पंचशील ॥

GROUP

SINCE 1999

Trusted Builder In Ahmedabad

"YASHVI CONSTRUCTION" began building enduring structures in 1999 from inception; the company followed a qualitative axiom of growth. It believed that if one pursues higher quality, higher quantity will automatically and naturally follow suit. But if one pursues quantity, it may at best lead to growth in the short term, but will remain a shaky foundation at base. A quantitative philosophy will not lead to integrated growth. In the years that followed, this belief system rewarded the company with a portfolio that stands apart even amidst today's concrete extravaganzas and a rock solid reputation for quality and commitment.

Moreover, it has given us more compliments than complaints. The factor that distinguishes "YASHVI CONSTRUCTION" from the multitude of construction conglomerates that dot western India is in everything it builds, "YASHVI CONSTRUCTION" tries to offer the end-consumer a strategic, optimally balanced benefit packages. That is why all its constructions make sense to the inhabitant and the investor alike.

Designed

FOR
THOSE
WHO SEEK
A VIEW
THAT
LASTS.



Landmark

**WITH A
PERMANENT
VIEW.**

Positioned along the Sabarmati Riverfront, Panchshil Nirmalkunj offers seamless access to the city's key destinations—ensuring that work, leisure, and everyday essentials are always within easy reach.

॥ पंचशील ॥
NIRMALKUNJ
— A Prestigious Address —

LD College 5 MINS - ASHRAM ROAD | 10 MINS - SG HIGHWAY | 15 MINS - AIRPORT

Engineering

College

St. Xavier's College,

Ground Floor

PROPOSED PLAN

- 1 ENTRY / EXIT
- 2 SECURITY CABIN - 7'10 X 6'
- 3 6M WIDE RAMP TOWARDS BASEMENT
- 4 PARKING 4 WHEELER-9 | 2 WHEELER-75
- 5 VESTIBULE BLOCK-A 10' X 15'6"
- 6 FOYER BLOCK-A 19'3 X 20'10"
- 7 FOYER BLOCK-B 16'6 X 16'4"
- 8 VESTIBULE BLOCK-B 10'4 X 10'
- 9 FOYER BLOCK-C 17'4 X 17'
- 10 VESTIBULE BLOCK-C 10' X 14'6"
- 11 METER ROOM
- 12 BANQUET - 41'10 X 26'3"
- 13 3'3 WIDE PASSAGE
- 14 TOILET - 12'2 X 7'2"
- 15 INDOOR PLAY AREA - 22'3 X 25'9"
- 16 GYMNASIUM 33' X 19'6"
- 17 TOILET 7 X 5'7"
- 18 LOCKER ROOM 8'6 X 5'7"
- 19 CHANGING ROOM 5'7 X 5'7"
- 20 SOCIETY OFFICE 11'4 X 14'2"
- 21 DECK 15'5 X 14'2"
- 22 CHILDREN'S PLAY AREA
- 23 SENIOR CITIZEN SIT OUT
- 24 SEATING DECK
- 25 GARDEN
- 26 LILY POND
- 27 COMMON PLOT
- 29 DRIVEWAY
- 30 5- WIDE PASSAGE TOWARDS GARDEN



॥पंचशील॥
NIRMALKUNI

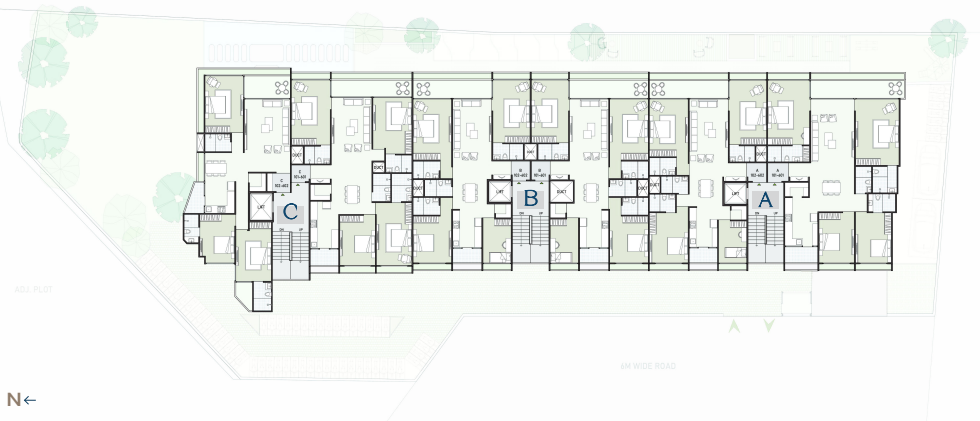
PERMANENT
View



Typical Floor Plan

REVER FRONT GARDEN

SABARMATI RIVERFRONT



ADJ. PLOT

6M WIDE ROAD

N ←

Defined

BY
RHYTHM,
LIGHT,
& SPACE.



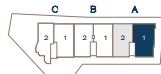


Unit - 1

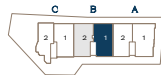
101-601
BUILT UP AREA
203 SQ. YD.



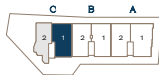
Cluster - A



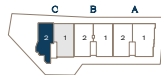
101-601
BUILT UP AREA
174 SQ.YD



101-601
BUILT UP AREA
187 SQ.YD.



101-601
BUILT UP AREA
155 SQ.YD.





Elegance

IN
EVERY
DETAIL.





Balcony

THAT
BECOMES
YOUR
FAVOURITE
ROOM.

The garden between your
home and the river is
protected—permanently.
No future construction.
No blocked skyline.
No compromise.



॥ पंचशील ॥
NIRMALKUNJ



Spaces

THAT
COMPLEMENT
YOUR LIFE.

Residential
RESIDENCY



CHILDRENS'
PLAY AREA



SENIOR CITIZEN
SIT-OUT



GARDEN



SECURITY & CCTV
SURVEILLANCE



BANQUET
HALL



GYMNASIUM



INDOOR
GAME ZONE



OPEN AIR
HOME THEATRE



SOCIETY
OFFICE



YOGA
DECK



OPEN
TERRACE



FIRE
SAFETY



PARTY
DECK

&
MORE

Refined

SPACES
FOR
EVERYDAY
LIVING.



Specifications

FLOORING	<ul style="list-style-type: none">Vitrified tiles in bedroomVitrified / rustic tiles in balcony
WINDOWS	<ul style="list-style-type: none">Sliding aluminum section windows
DOORS	<ul style="list-style-type: none">Main door - Decorative LaminatedInternal doors - flush doors with oil paint
KITCHEN	<ul style="list-style-type: none">Granite platform with dado of ceramic tilesStainless steel sinkVitrified tiles in floorVitrified tiles in wash yard
ELEVATORS	<ul style="list-style-type: none">Automatic elevators with SS cabin
SANITARY WARE	<ul style="list-style-type: none">Wall hung water closet & Wall hung basin

TOILET - FLOORING / DADO	<ul style="list-style-type: none">Ceramic Tiles up to Lintel LevelCeramic Tiles in Floor
INTERIOR PLASTER	<ul style="list-style-type: none">Single coat mala
FINISH INSIDE	<ul style="list-style-type: none">Putty Finish
FINISH OUTSIDE	<ul style="list-style-type: none">Acrylic Paint
TOILET FITTINGS	<ul style="list-style-type: none">Chrome plated fittings
ELECTRIC SWITCHES	<ul style="list-style-type: none">ISI Modular Switches
ELECTRIC WIRES	<ul style="list-style-type: none">ISI Wires
MCB / ELCB	<ul style="list-style-type: none">ISI Make

DISCLAIMER:

The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project.

The Promoter / Developer reserves the right to make minor on site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.

The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

The north direction shown in the brochure is approximate and can be erroneous. The Member / Customer is expected to verify the same personally before going ahead with the booking.

The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project.

The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.

Site Address

Panchshil Nirmalkunj
Behind New Gujarat Collage
Usmanpura, Ahmedabad,
Gujarat 380009

Contact Us

90999 70080

www.panchshilgroup.com

Developer

Yashvi Construction

Architect

Viraasat Architects

Structural Engineer

Param Consulting Engineers



RERA Registration Number:

PR/GJ/AHMEDABAD/AHMEDABAD CITY/
Ahmedabad Municipal Corporation/
RAA16864/190526/311229

Website: gujra.rera.gov.in