

A Premium Joint Venture Project By

Orange City Malls Pvt. Ltd.



Site office : Vrindavan Constructions, First Floor,
Plot no. 4, Opposite Harihar Mandir, Nagpur : 440008

Head Office : Vrindavan Constructions, Yashodham Enclave,
Prashant Nagar, Behind Haldiram's, Ajni, Nagpur : 440015

CREDITS

Architectural Consultant:
Connect Four Design Studio LLP, Mumbai.

Structural Consultant:
Satish Raipure
Vighnaharta Consulting Engineers Nagpur.

Legal Consultant :
Sandeep Shastri & Associates Nagpur.

Disclaimer: The information provided in this brochure is indicative and subject to change without prior notice. All plans, specifications, images, and amenities mentioned herein are conceptual and for representation purposes only. Actual product offerings may vary and are subject to approvals from competent authorities. The developer reserves the right to make additions, alterations, or deletions as deemed fit for the development of the project. All dimensions mentioned are approximate and subject to construction variances. This document does not constitute an offer or contract. Prospective buyers are advised to independently verify all details including but not limited to area, amenities, services, terms of sale, payments, and other relevant terms prior to concluding any decision for buying any unit(s) in the project.



 Rera No.
PR1190002501393


**EASTERN
HEIGHTS**
Connecting Lives



Heights of
Happiness



DESIGN X INNOVATION

BEST

Two towers, smartly connected, designed for ^ living.
The goal? A space that feels good to come back to every single day.

HOME



More than HOME

Amenities: **Ground Floor**

Indoor Amenities

- Covered play area
- Society office
- Multipurpose Space
- Reception lobby

Outdoor Amenities

- Ganesh Temple
- Raised Stage with backdrop wall
- Zen Garden with Yoga / Meditation pavilion
- Swimming pool

Amenities: **18th Floor**

- Gym
- Banquet Hall
- Ladies Swimming Pool (Covered)

- Video game zone
- Screening zone
- Indoor Games Area

- Billiards
- Table Tennis
- Golf simulator

- Cricket simulator
- Air hockey
- Yoga/Aerobics room/Dance/Art classes

Amenities: **Terrace Floor**

- Multipurpose Artificial lawn
- Acupressure track

- Walking track
- Mini Zen Garden

- Stepped sitting and Circular bench with Trebox



The Doorway to HOME



The Lobby where stories begin



The Calm Spot



That Kids Corner



Splash & Chill



LIFE, STYLED PERFECTLY!

On the **18th Floor**, there's something for every version of you!
The one that wants to sweat it out,
The one that wants to relax,
& The one that just wants to have fun.



The Celebration Hall



A Covered Retreat for Ladies
(with jacuzzi & kids' pool)

The Strength Zone



The Play Lounge

GAME ZONE



SKY DECK

On the **top floor**, life slows down. Here, wide views and quiet corners come together to give you the kind of calm you don't find every day.

THE GATEWAY



Amenities: Ground Floor

Indoor Amenities

-  Covered play area (Kid's play area, Artificial indoor lawn, Sandpit for toddlers and Gazebo for Kid's)
-  Multipurpose Space (Stepping Stone pathway, Artificial party lawn, Raised Deck/Stage, Gazebo sitting, Sitout with paved & semi paved area)

Outdoor Amenities

-  Ganesh Temple
-  Raised Stage with backdrop wall
-  Zen Garden with Yoga / Meditation pavilion
-  Swimming pool (with water walk, jacuzzi and bubbler fountain)



Reception lobby



Society office



Restaurant / Café



Library



Business centre



Multipurpose court



Open air theatre



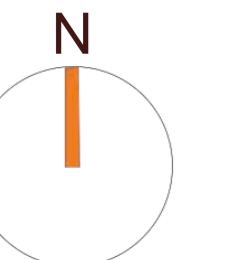
Miyawaki Garden



Kids pool area



RECREATIONAL FLOOR



Amenities: 18th Floor



Gym



Banquet Hall



Ladies Swimming Pool Covered



game zone



ning zone



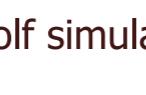
Games Area



三



ennis



ulator Yoga/Aerobics room/Dance/Art classes



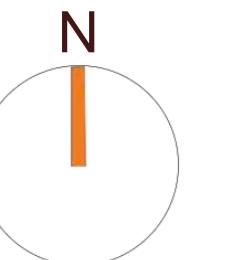
Simulator



Obics room/Dance/Art classes



SKY DECK



Amenities: Terrace Floor

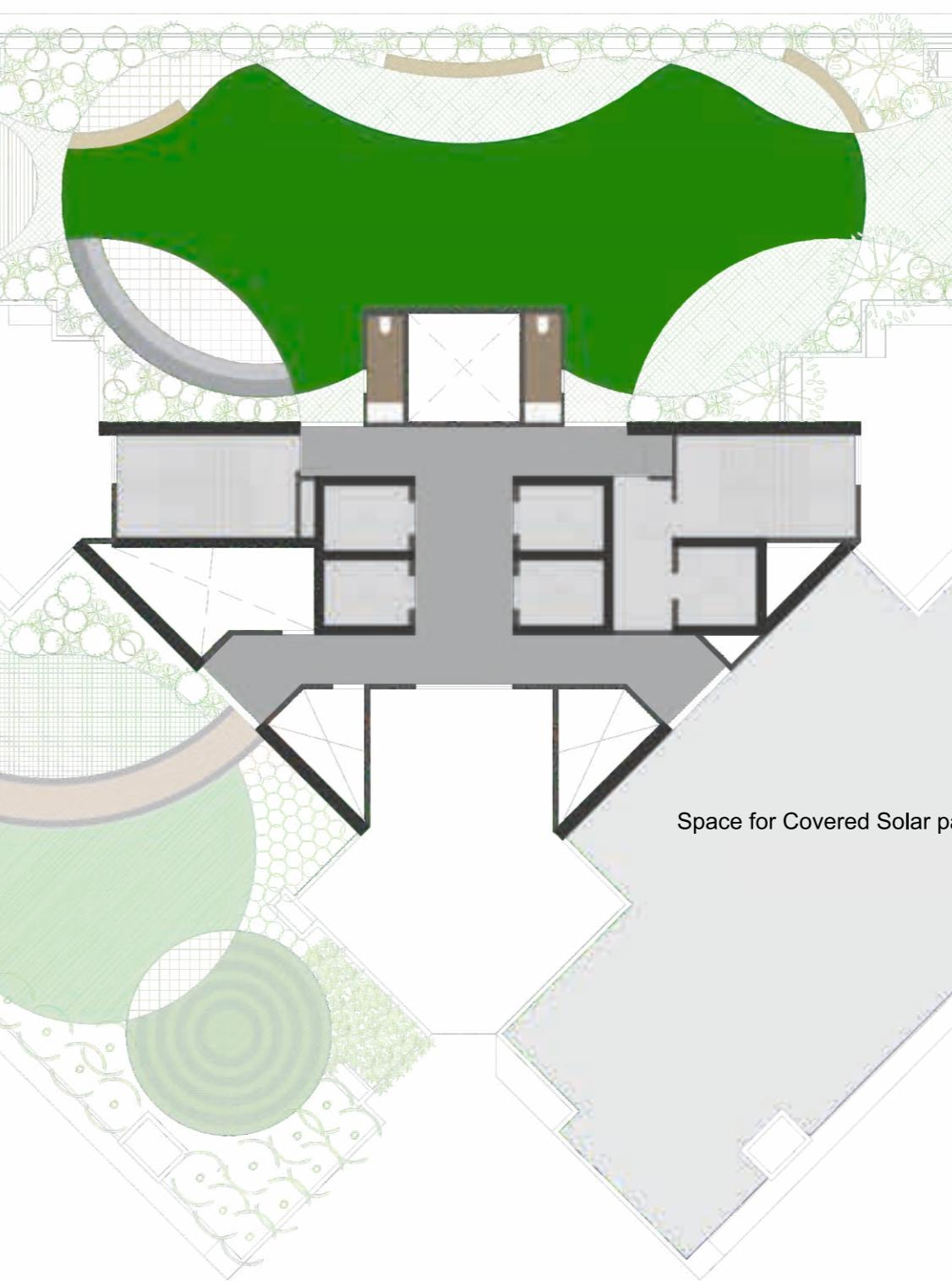
Multipurpose Artificial lawn

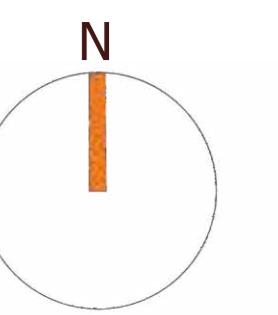
Acupressure track

Walking track

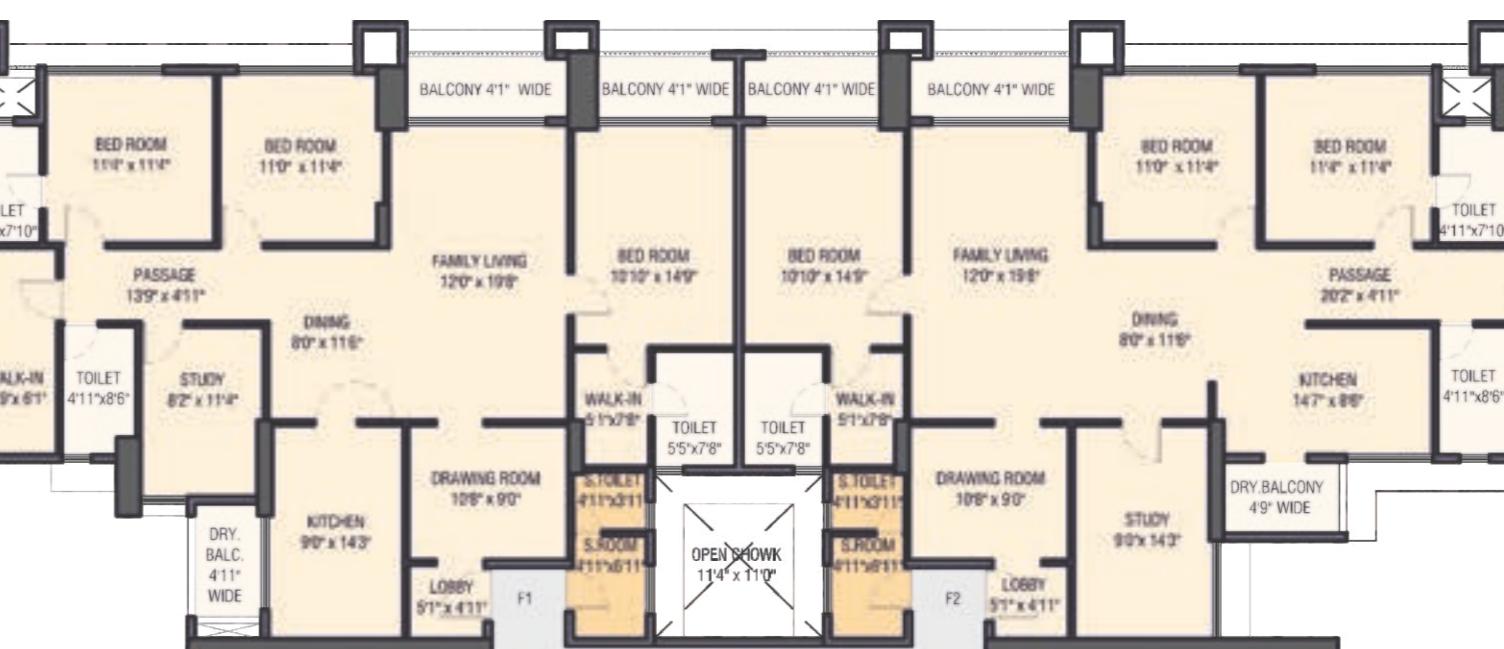
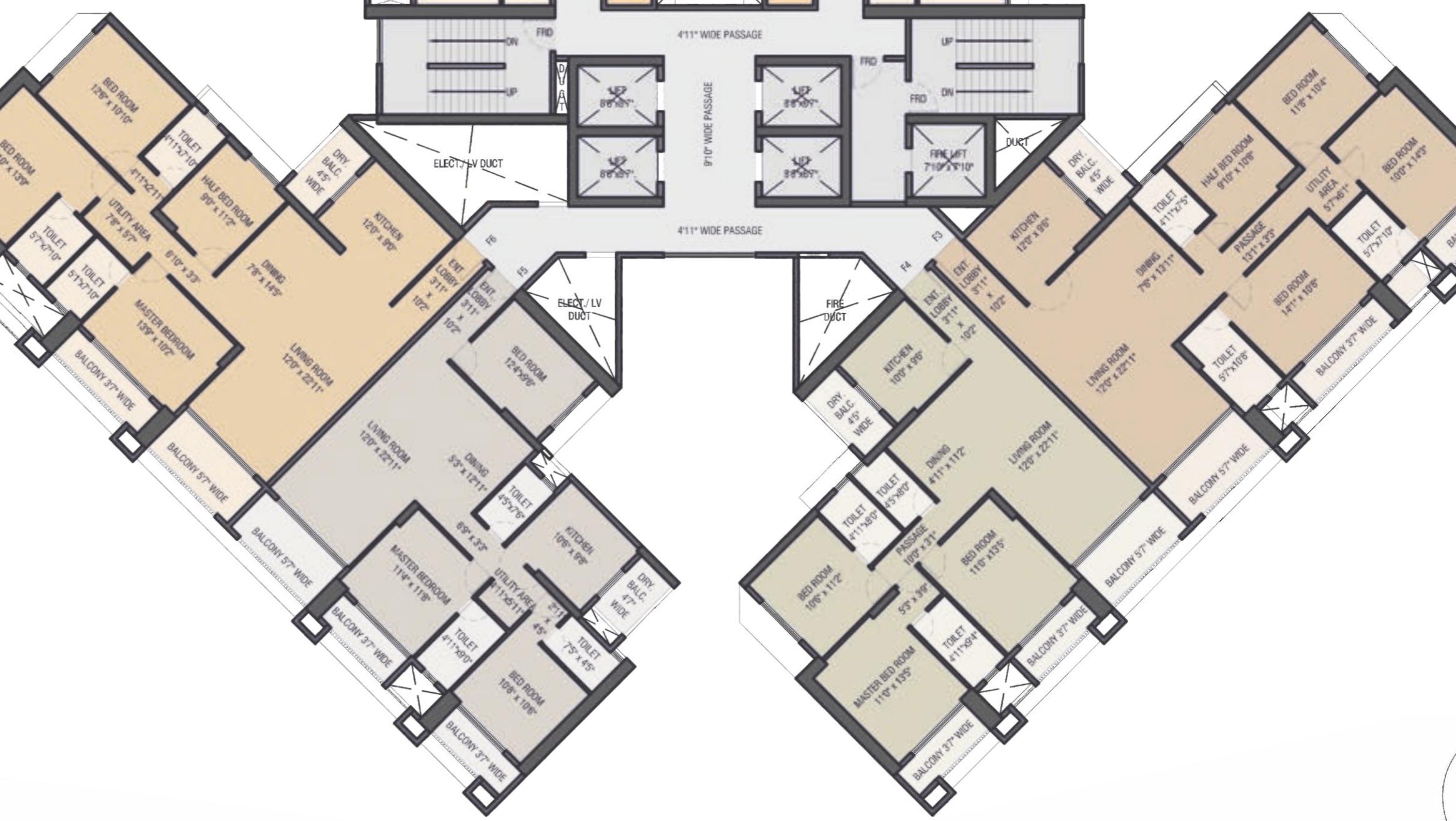
Mini Zen Garden

Stepped sitting and Circular bench with Treebox



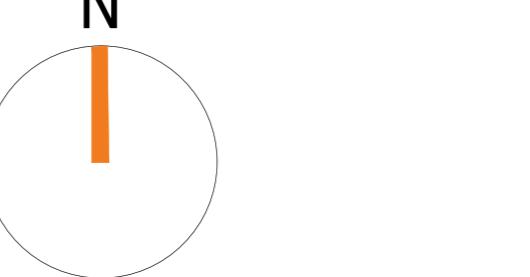


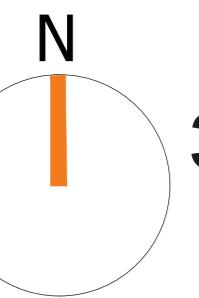
STANDARD FLOOR PLAN



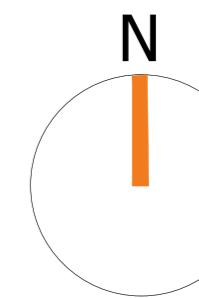


4.5 BHK
Unit Plan





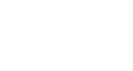
3.5 BHK Unit Plan

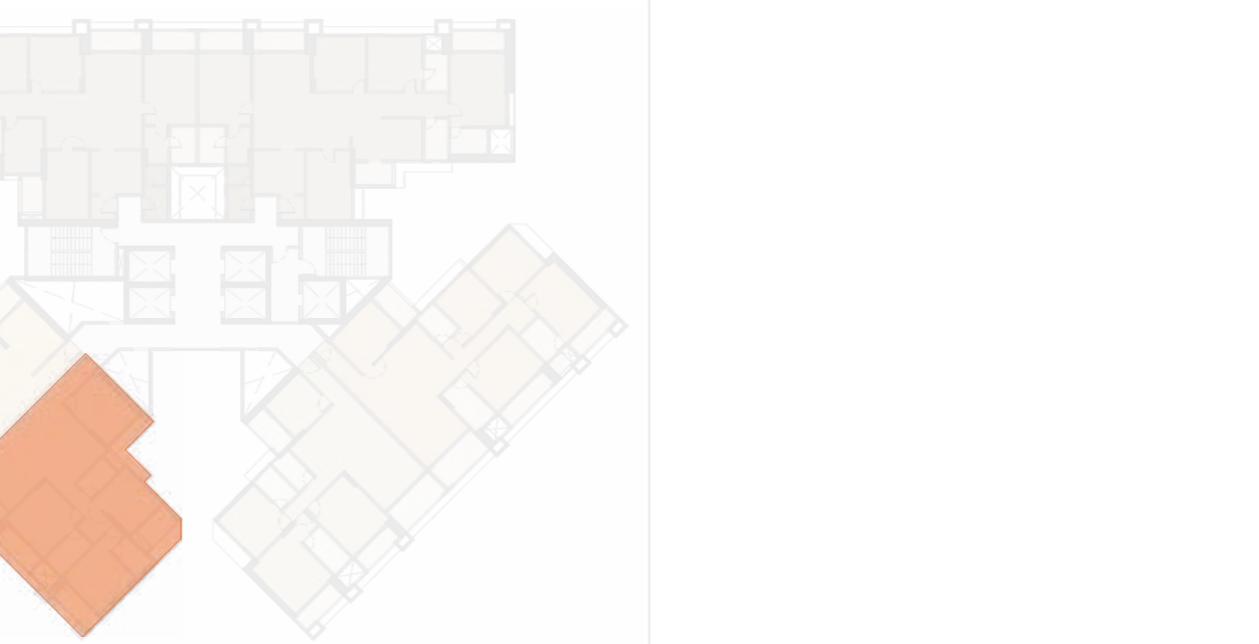


3BHK Unit Plan



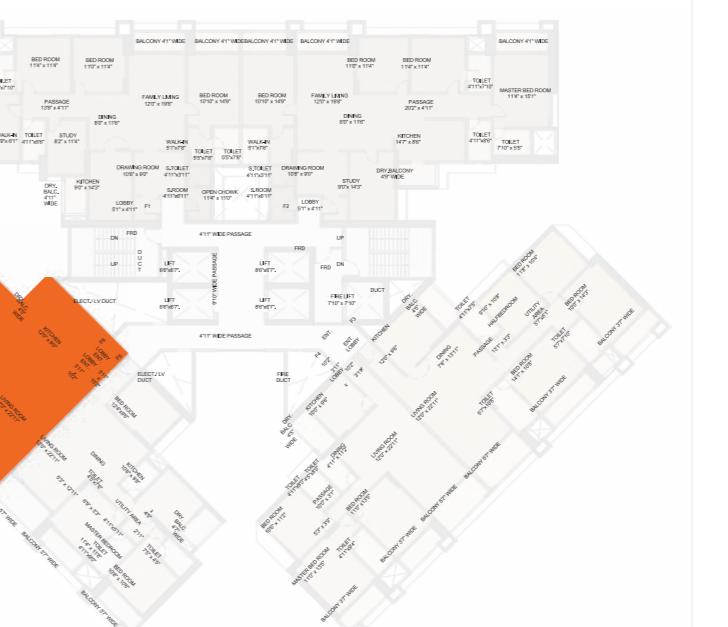
N

3 BHK 
Unit Plan



N

3.5 BHK 
Unit Plan



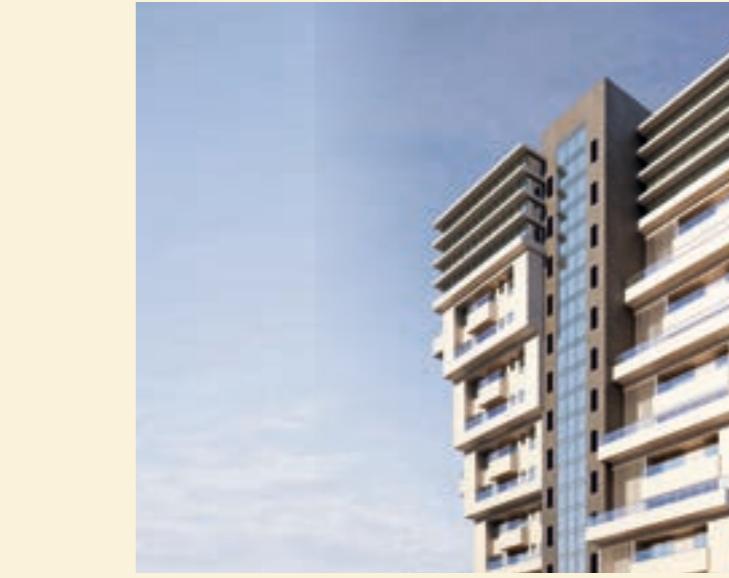
Completed with excellence, handed over for satisfaction!
A few to mention of the glorious many!



Virndavan Constructions, a leading name in the real estate sector in Nagpur is known for its iconic projects spread out all over the city. With well-established expertise in the various types of constructions such as colonies, highrise buildings, and commercial complexes. At the same, Vrindavan Constructions boasts of 100% litigation free sales of all their products to date. With more than 30 years of working hard in the business, the experienced team has garnered strong knowledge of laws, working, and sanctioning formalities of government departments, especially departments like NMC, NIT, Fire Department, Aviation Department, Health Care, and Environment Department. Every project taken up at Vrindavan Constructions is taken up with the goal of offering the patrons unmatched quality and perfect planning!



Yashodham Enclave, Ajni
Building Structure: B+G+13 upper floors
Number of Flats: 112



Court Royal, Dharampeth
Building Structure: B+Stilt+15 upper floors
Number of Flats: 24



Indranil Alto, Rahate Square
Building Structure: B+Stilt+9 upper floors
Number of Flats: 58



Vrindavan Gardens, Khamla Square
Building Structure: Stilt +11 upper floors
Number of Flats: 111

ONGOING PROJECTS



Vrindavan Estate, Besa-Pipla

10 Acre of Township



Tattva, Belarodi

Residential Complex



**Vrindavan Nexus,
Opposit Sitabuldi Metro Station**

Commercial Complex

Modern Living: Specifications That Shine

Premium materials and cutting-edge technologies come together to create homes that are both beautiful and smart, ensuring comfort and style in every corner.

ROOMS

Living / Dining, Internal lobby.

- **Flooring**
 - 2' x 4' OR 2'6" x 5'3" Johnson / Kajaria / RAK or equivalent make GVT Tiles
- **Skirting**
 - 3" high of Tiles

Bed Rooms, Drying Balcony, Walk In Wardrobe

- 2' x 4' Johnson / Kajaria / RAK or equivalent make GVT Tiles

KITCHEN & PANTRY

- **Flooring**
 - 2' x 2' Johnson / Kajaria / RAK or equivalent make high Density Matt Finish Tiles
- **Skirting**
 - 3" high of Tiles

Platform with facia, border

- 2'3" wide Granite slab platform with chamfered & Polished Edges

Sink

- Nirali / Frankee / Sincore Make S.S. Sink
- **Above platform dado upto 0.65 Mt. High**
- Ceramic Tile 1' x 1'6" up to door height
- **Below Platform Dada on all sides**
- 1' * 1'Glazed Tiles

TOILET (Master Bed)

- **Flooring**
 - Anti – Skid Floor Tiles 2' * 2'
 - Anti – Skid Floor Tiles 2' * 2'
- **Dado upto ledge height**
 - Designer tile of RAK / Johnson / Somany or equivalent make
- **Counter Basin**
 - Granite / Marble slab with Moulding

ROOMS

TOILET (Other)

- **Flooring**
 - Anti – Skid Floor Tiles
- **Dado upto ledge height**
 - Designer Tile of RAK / Johnson / Somany or equivalent make
- **Dado above ledge height**
 - Designer Tile of RAK / Johnson / Somany or equivalent make
- **Toilet Window**
 - Granite Slab on all sides

ENTRANCE LOBBY

- **Flooring**
 - Imported Marble / Granite in 2 Colour Design and in pattern
- **Dado upto 4'0" height**
 - Imported Marble / Granite in 2 Colour Design and in pattern
- **False ceiling**
 - POP false ceiling in Straight / curved shape as per drawing
- **Wall finish above dado upto false ceiling**
 - Textured wall finish paint

LANDING / MIDLANDING

From Basement floor to terrace floor level

- **Flooring, Skirting, Ledge**
- **Lobby to 1st Level**
- Granite / Marble Stone
- **2nd Level Onwards**
- Granite / Marble Stone

STAIRCASE STEPS (TREADS & RISERS)

From Basement floor to terrace floor level

- **Lobby to 1st Level**
- Granite Stone IN 2 COLOUR DESIGN
- **2nd Level Onwards**
- Granite Stone IN 2 COLOUR DESIGN

DOORS

- **Main door**
 - 45 mm thick Decorative moulded
- **Kitchen**
 - 30 mm thick flush door on parliamentary hinges
- **Toilet**
 - 30 mm thick flush door
- **All other doors**
 - 30 mm thick flush door
- **All FRD doors of staircase**
 - 35 mm thick flush door with Hydraulic door closer
- **Hardware**
 - S.S. Finish as per Architects approval
 - Main Door Teak Wood
- **Door Frames Toilet & Other**
 - RCC

Aluminum Windows / Doors

- Powder coated Aluminum sub frame
- Hollow gutter section with two tracks
- **25 mm series**
 - Sliding doors / Windows less than 1.80 Mt. High
- **32 mm series**
 - Sliding doors / Windows more than 1.80 Mt.High
- **5 mm thick**
 - Clear Float Glass for windows less than 1.8 Mt.Ht.
- **6 mm thick**
 - Clear Float Glass for windows more than 1.8 Mt. Ht.

Sanitary ware

- **Wall Hung EWC & brackets**
- **Counter type / over counter WHB**

All First Quality White Jaquar / Cera / Asian or equivalent Make

C.P. Fittings

- Master stop valve
- C.P. Single lever bath mixer in master bedroom spot, overhead shower
- Adequate no. of plumbing point in other toilets as per architect
- Concealed Push Button type flush / Metropole
- Single lever Basin Angle valve, C.P.

Pump room

- Flooring
- Pre-polished Kotah stone
- Dado upto 4'0" height
- 8" x 10" Glazed Tile

Basement finish

IPS FLOORING

Stilt Floor finish

Pavit tiles with open joints filled using epoxy grout wherever Required

Metal and Miscellaneous

- **Windows**
 - M.S. solid bar grill
- **Living room**
 - S.S. Bar Railing
- **Drying area Balcony Etc**
 - S.S. Bar Railing
- **Elevation Grill**
 - M.S. solid bar grill with Hollow pipes at ends
- **Staircase**
 - 40 mm Dia. M.S. Railing
- **Miscellaneous**
 - M.S. ladders with platform, brackets etc. wherever required.

All First Quality White Jaquar / Cera / Asian or equivalent Make

Painting

- All internal surfaces of flats, staircase ceilings etc.

2 Coats Birla Putty, 1 Coat Primer, 2 coats Acrylic Emulsion Paint Asian or Equivalent Brand

- All external surfaces of towers, walls of lift lobby, staircase, podium, stilts, lower stilt level, basement etc.

3 coats of External Acrylic paint Asian or Equivalent

- All woodwork for frames, door shutters

Polish in approved shade

- Lift wells

3 coats of white acrylic paint

- Walls & ceiling above toilet dado

3 coats of OBD

- Exposed G.I., C.I. Pipes

Synthetic enamel paint with a coat of primer

- Exposed PVC pipes

3 coats of Acrylic paint

- All M.S. works

1 coats of protective primer and 2 coats of enamel paint

Internal and External Electrical works

Appropriate no of points with concealed multistranded fire retardant wiring and modular switches of Siemens/ MK / Anchor / Roma make as per Electrical consultant's tender

Internal & External plumbing & drainage

As per Plumbing Consultant's tender

Security Systems

- Door Phone at each apartment
- CCTV system for public area

Safety

Fire Fighting System As Per Norms

Green Building

- Rain water Harvesting
- Solar Panels For Common Area
- EV Charging Points in Parking

Comfort

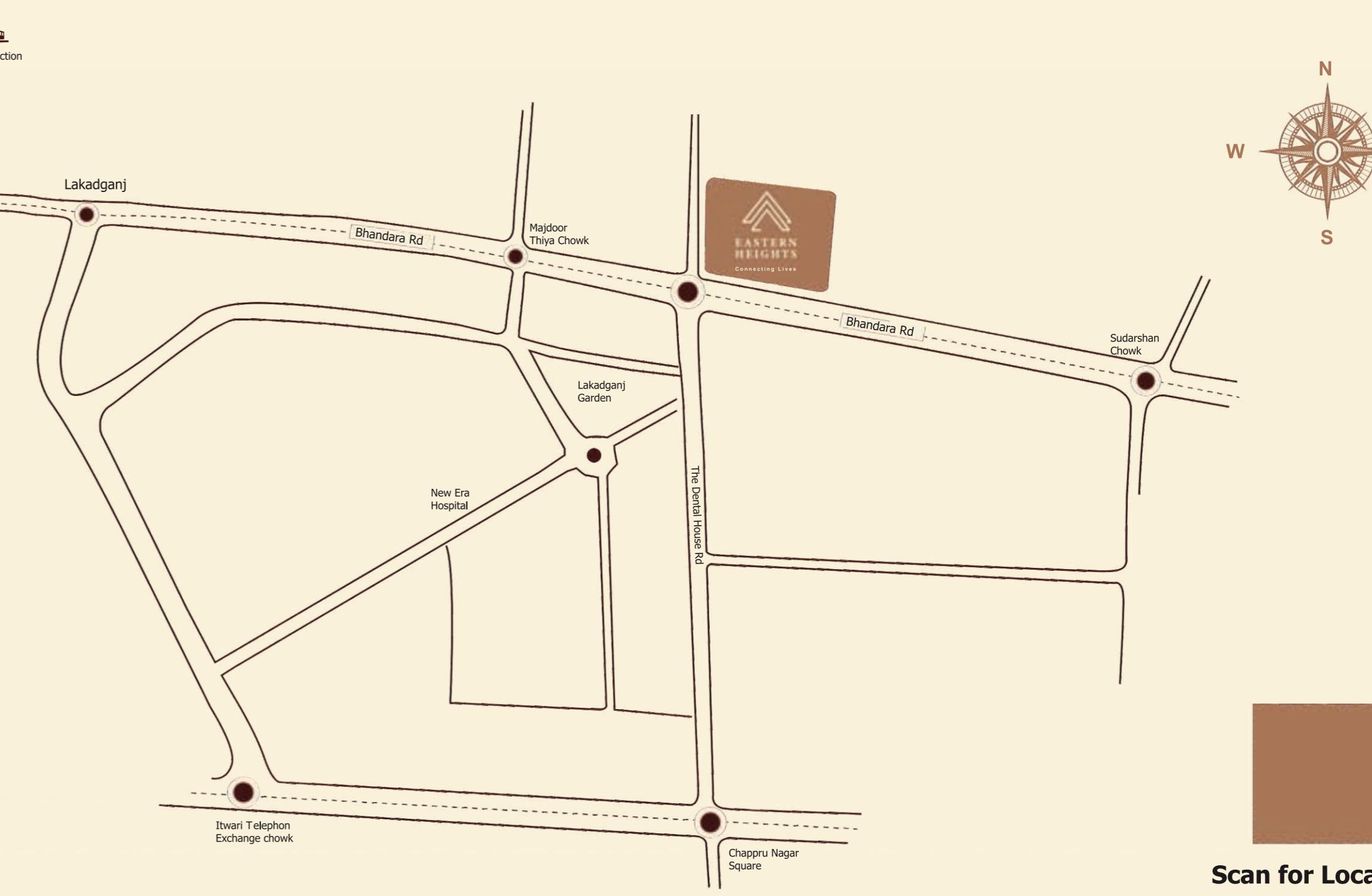
- Cable TV enabled (Through satellite on roof)
- Diesel Generator set
- Telephone exchange on site
- Internet Provision Via Fiber Optic Network
- Children's play area at GROUND level
- HUGE Landscaped/Green Spaces at GROUND level.
- Amenities On different Floors / Levels Also on Podium & Terrace Level
- Connecting bridge for 2 towers at 2 levels
- Swimming pool at Ground Floor & 9th Floor & 2 Temples

Lifts

- 4 high speed elevators of international brand

Parking

3 layer basement allotted parking



Scan for Location

Conveniently Connected: Nearby Essentials

Located in a prime area, Eastern Heights ensures that education, health care, and entertainment are always within easy reach, offering unparalleled convenience for your daily needs.

Education:

- ◆ Shri Umiya Shankar Narayanji High School & Junior College – 1.4km
- ◆ Vinayakrao Deshmukh High School & Science Junior College – 500m
- ◆ VMV Commerce, JMT Arts & JJP Science College – 1.6km
- ◆ VIMS Hospital – 6.2km
- ◆ C.P. and Berar E.S. College – 3.5km

Health care:

- ◆ SevenStar Hospital – 2.7km
- ◆ Arihant Multispeciality Hospital – 5.3km
- ◆ Sita Build Market – 5 .6km
- ◆ Itwari Market – 2.5km

Shopping & Entertainment:

- ◆ V/R Mall – 5.6km
- ◆ Eternity Mall – 7 km
- ◆ Sita Build Market – 5 .6km
- ◆ Itwari Market – 2.5km

