

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 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.



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more details



**EASTERN  
HEIGHTS**  
**Connecting Lives**



**Rera No.**  
**PR1190002501393**





# Heights of Happiness





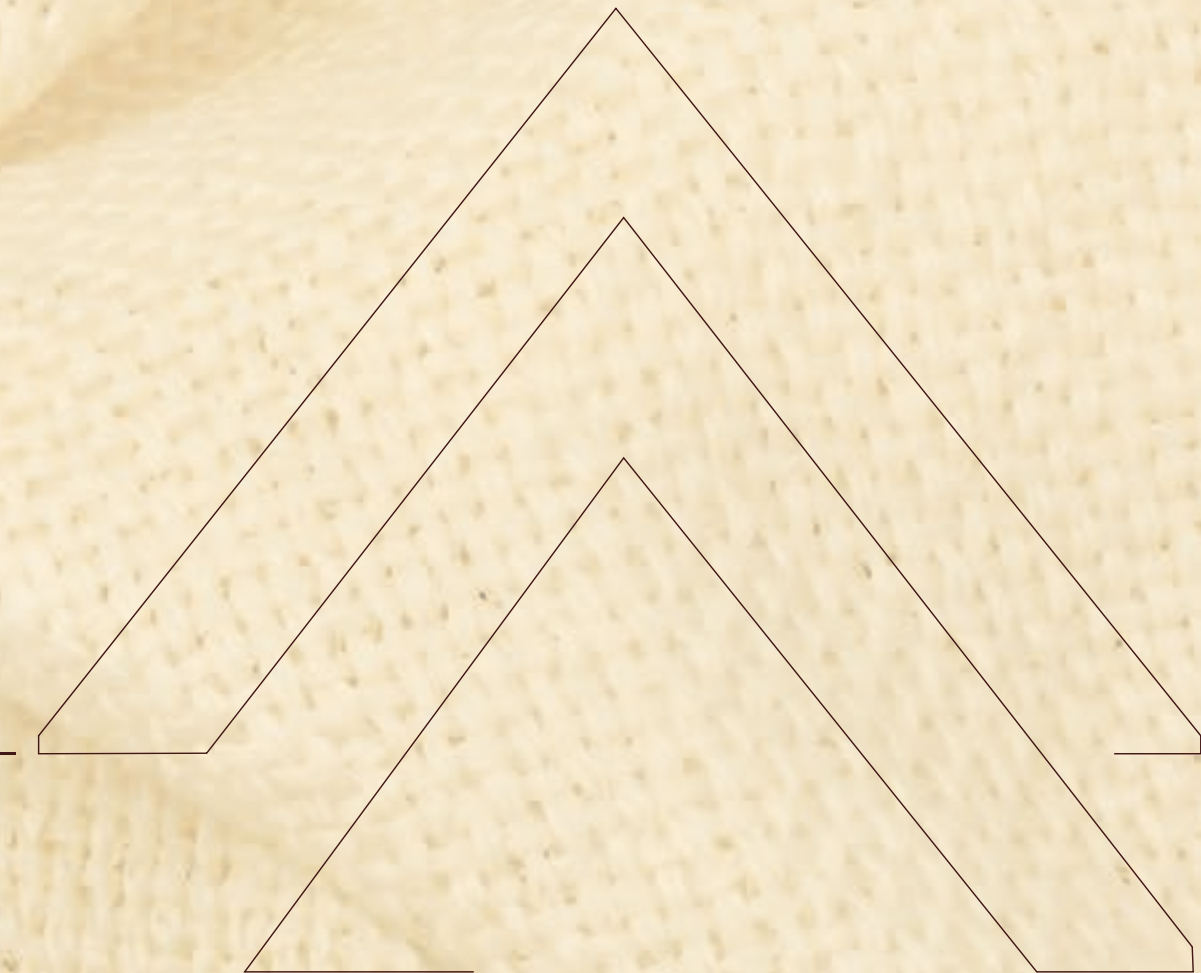


## DESIGN X INNOVATION

### BEST

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

### HOME







Terrace Floor

(Sky Deck)

18th Floor

(Recreational Deck)

Ground Floor

(The Gateway)

# | More than HOME

## Amenities: Ground Floor

### Indoor Amenities



Covered play area



Society office



Multipurpose Space



Reception lobby



Restaurant / Café



Library



Business centre

### Outdoor Amenities



Ganesh Temple



Raised Stage with backdrop wall



Zen Garden with Yoga / Meditation pavilion



Swimming pool



Multipurpose court



Open air theatre



Miyawaki Garden



Kids pool area

## Amenities: 18th Floor



Gym



Video game zone



Billiards



Cricket simulator



Banquet Hall



Screening zone



Table Tennis



Air hockey



Ladies Swimming Pool (Covered)



Indoor Games Area



Golf simulator



Yoga/Aerobics room/Dance/Art classes

## Amenities: Terrace Floor



Multipurpose Artiificial lawn



Walking track



Stepped sitting and Circular bench with Treebox



Acupressure track



Mini Zen Garden





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



A modern lounge interior featuring a row of pool tables and ping pong tables. The room has a dark wood-paneled wall on the left with the text "GAME ZONE" in white. The ceiling is dark with recessed lighting. Large windows on the right side offer a view of a balcony with a white railing. In the foreground, there are two orange armchairs.

**GAME ZONE**

The Play Lounge





## 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

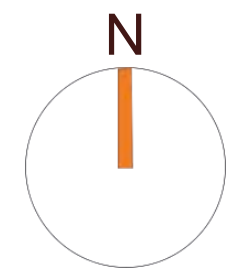
-  Ganesh Temple
-  Raised Stage with backdrop wall
-  Zen Garden with Yoga / Meditation pavilion
-  Swimming pool  
(with water walk, jacuzzi and bubbler fountain)

-  Reception lobby
-  Society office
-  Restaurant / Café
-  Library
-  Business centre
-  Multipurpose court
-  Open air theatre
-  Miyawaki Garden
-  Kids pool area





RECREATIONAL  
FLOOR



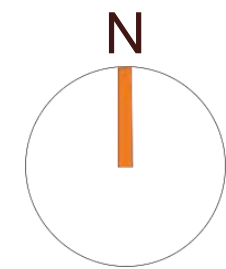
Amenities: **18th Floor**

- |                              |                   |                |                                      |
|------------------------------|-------------------|----------------|--------------------------------------|
| Gym                          | Video game zone   | Billiards      | Cricket simulator                    |
| Banquet Hall                 | Screening zone    | Table Tennis   | Air hockey                           |
| Ladies Swimming Pool Covered | Indoor Games Area | Golf simulator | Yoga/Aerobics room/Dance/Art classes |








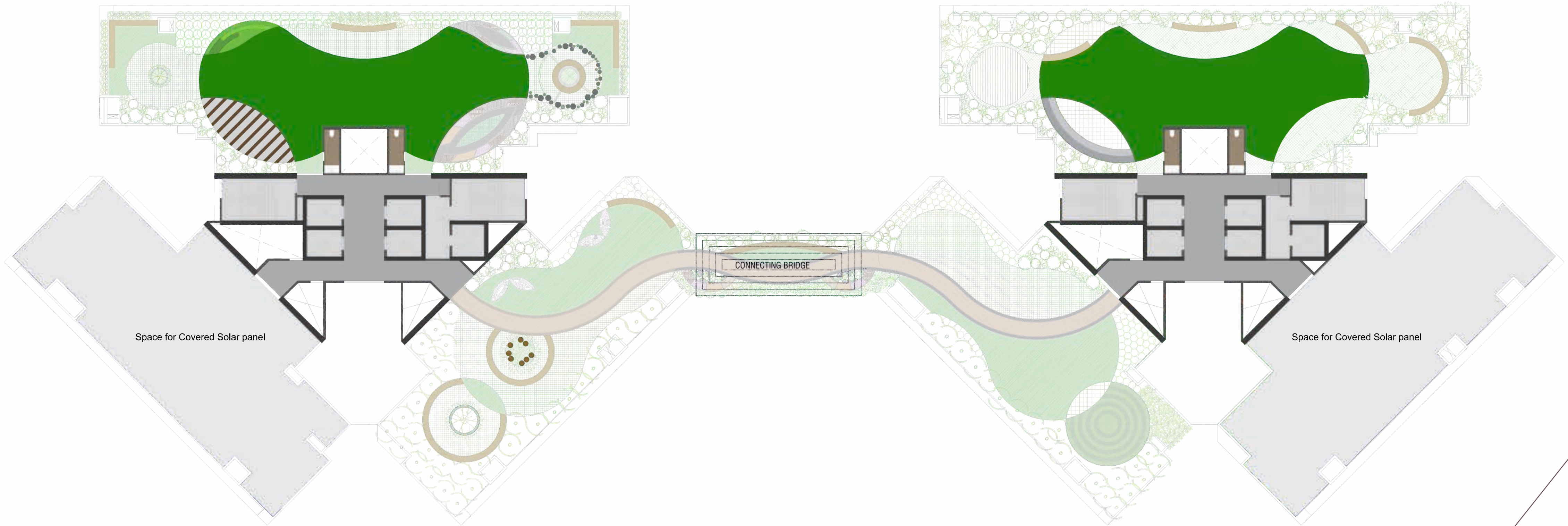


SKY DECK

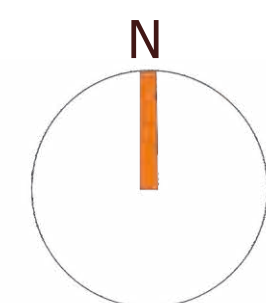


Amenities: **Terrace Floor**

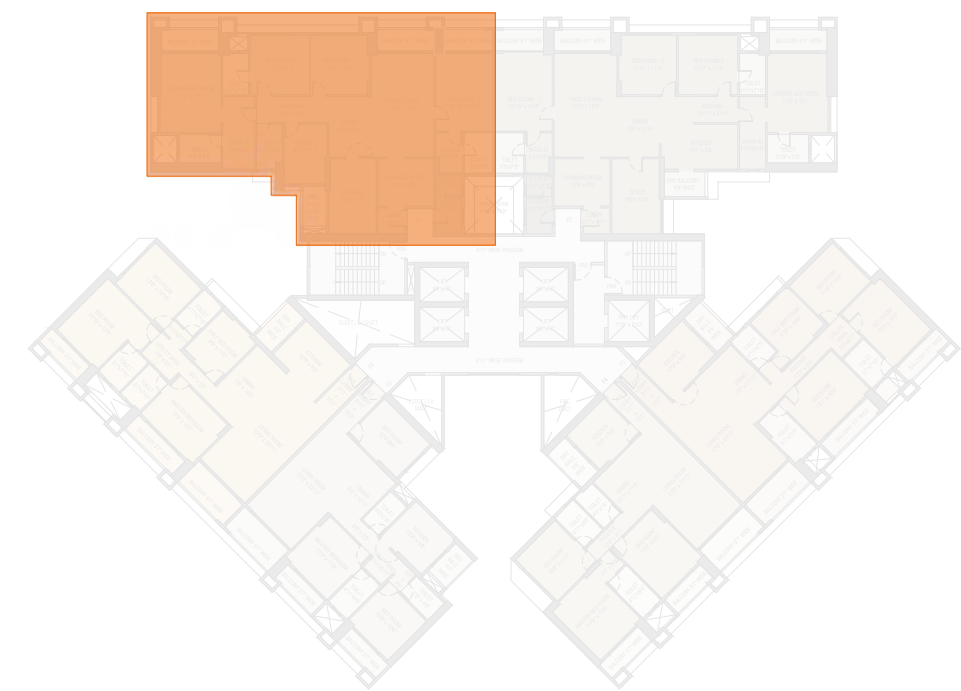
-  Multipurpose Artiificial lawn
-  Walking track
-  Stepped sitting and Circular bench with Treebox
-  Acupressure track
-  Mini Zen Garden



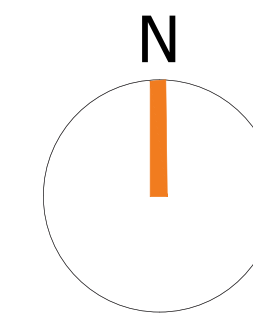
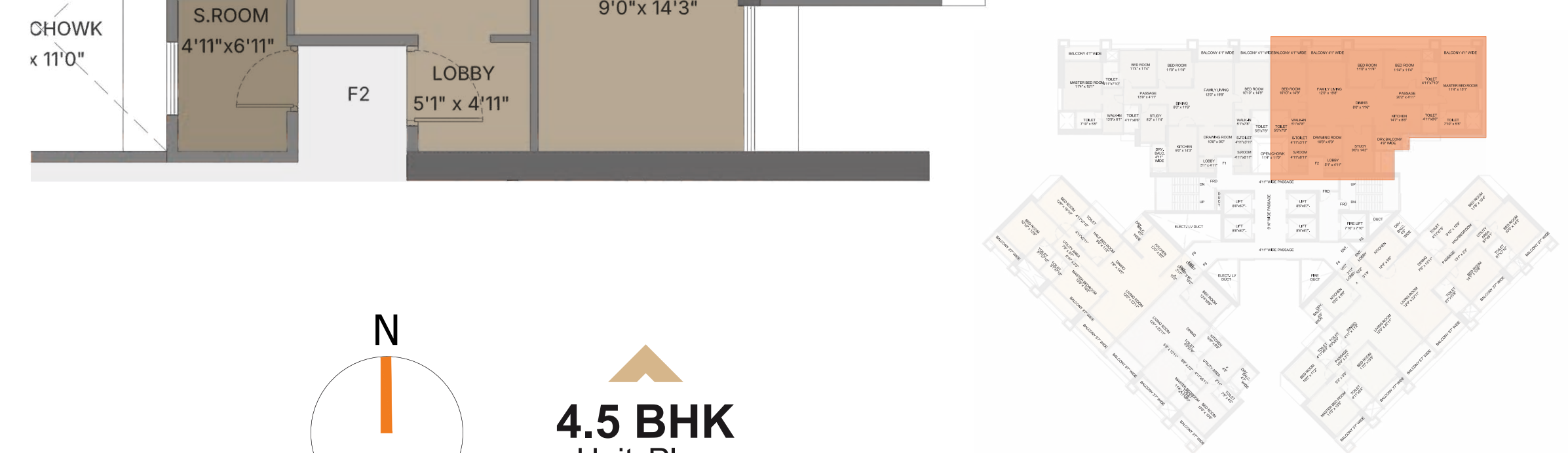
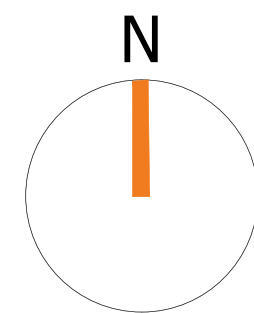






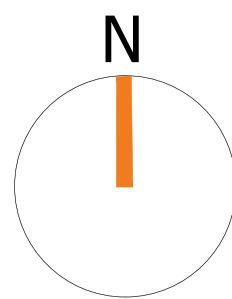


**4.5 BHK**  
UnitPlan

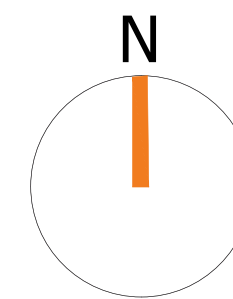
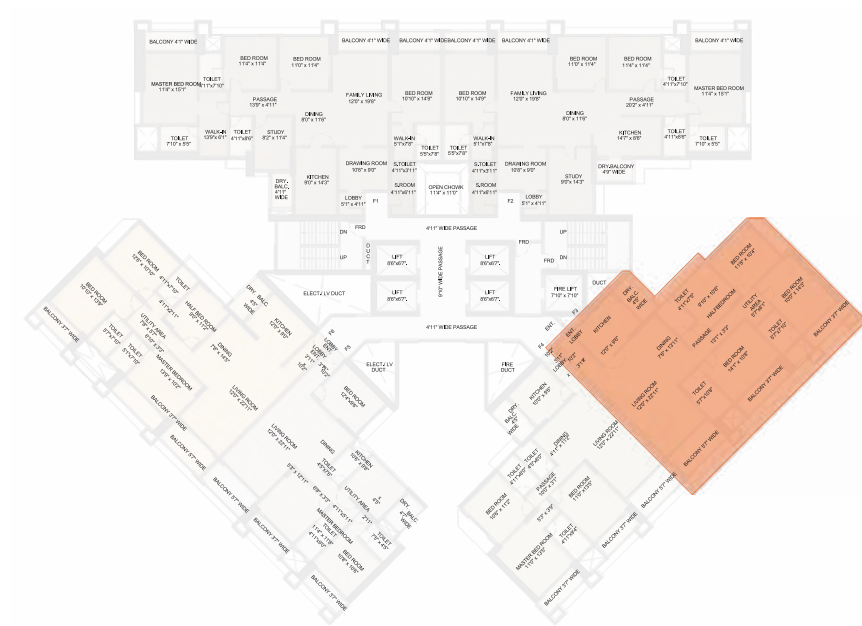
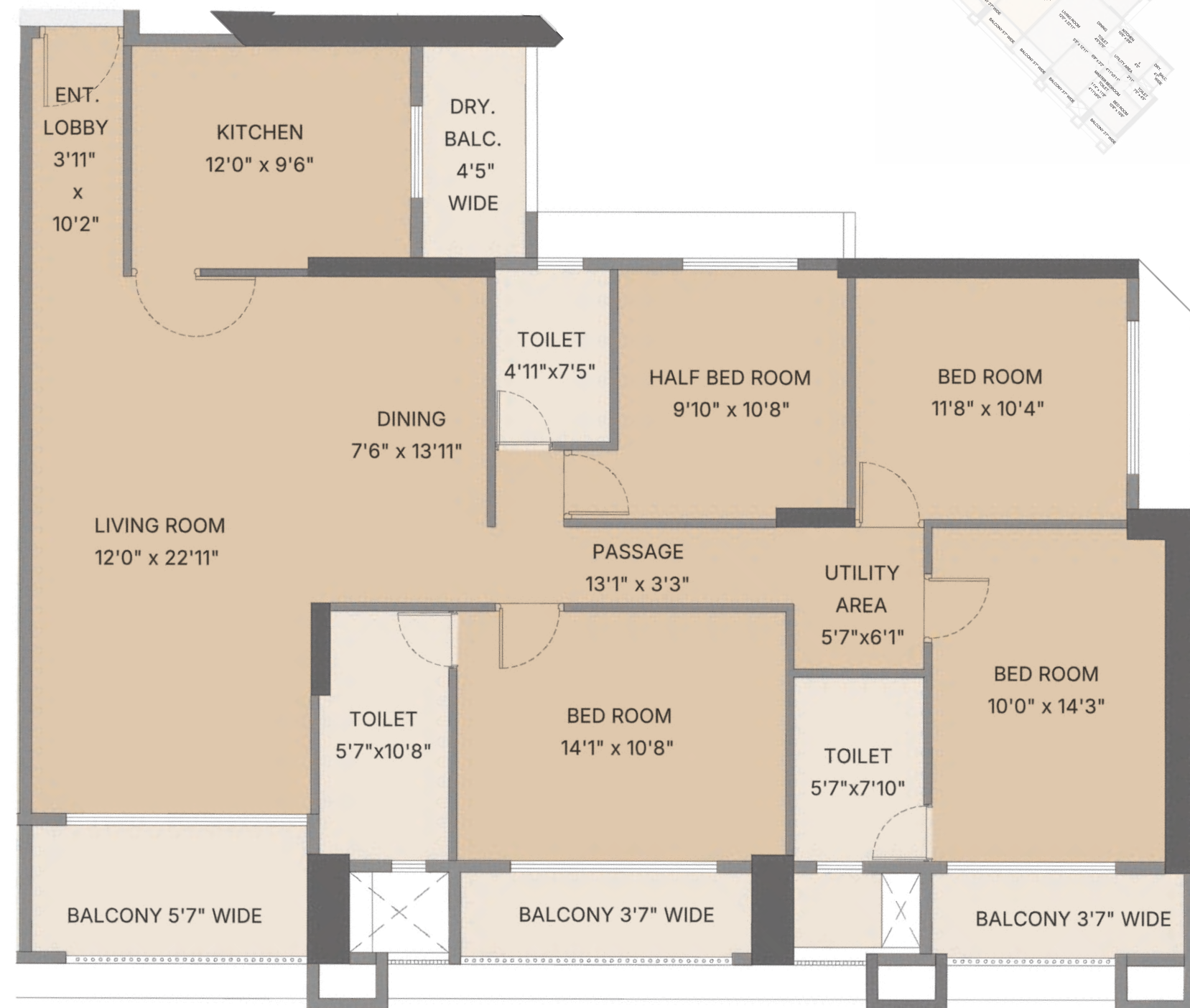


**4.5 BHK**  
Unit Plan





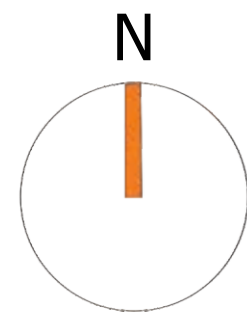
## 3.5 BHK Unit Plan



## 3 BHK Unit Plan

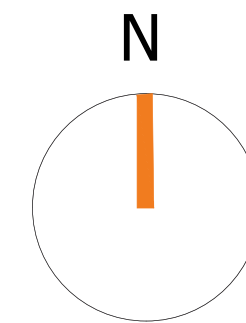
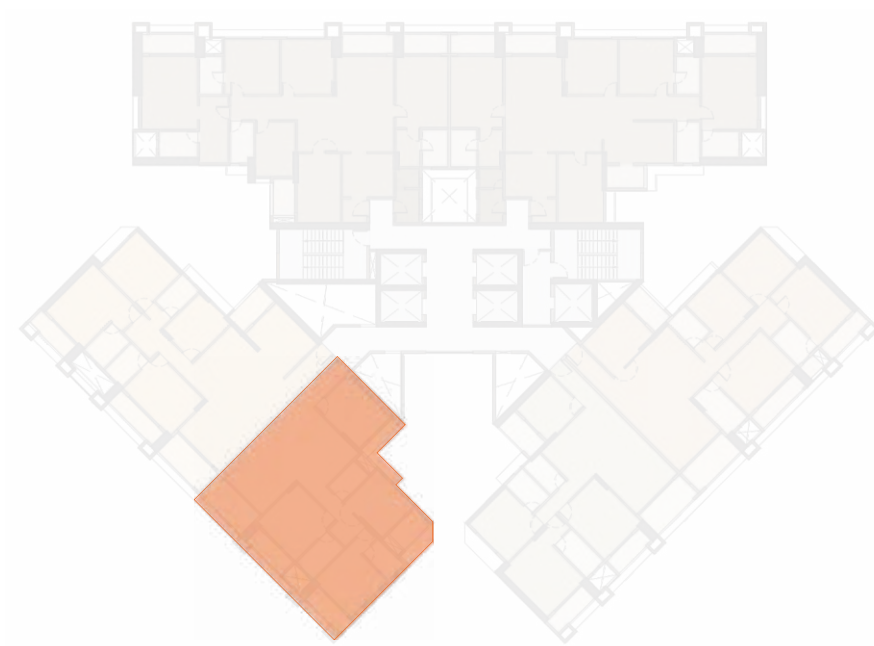






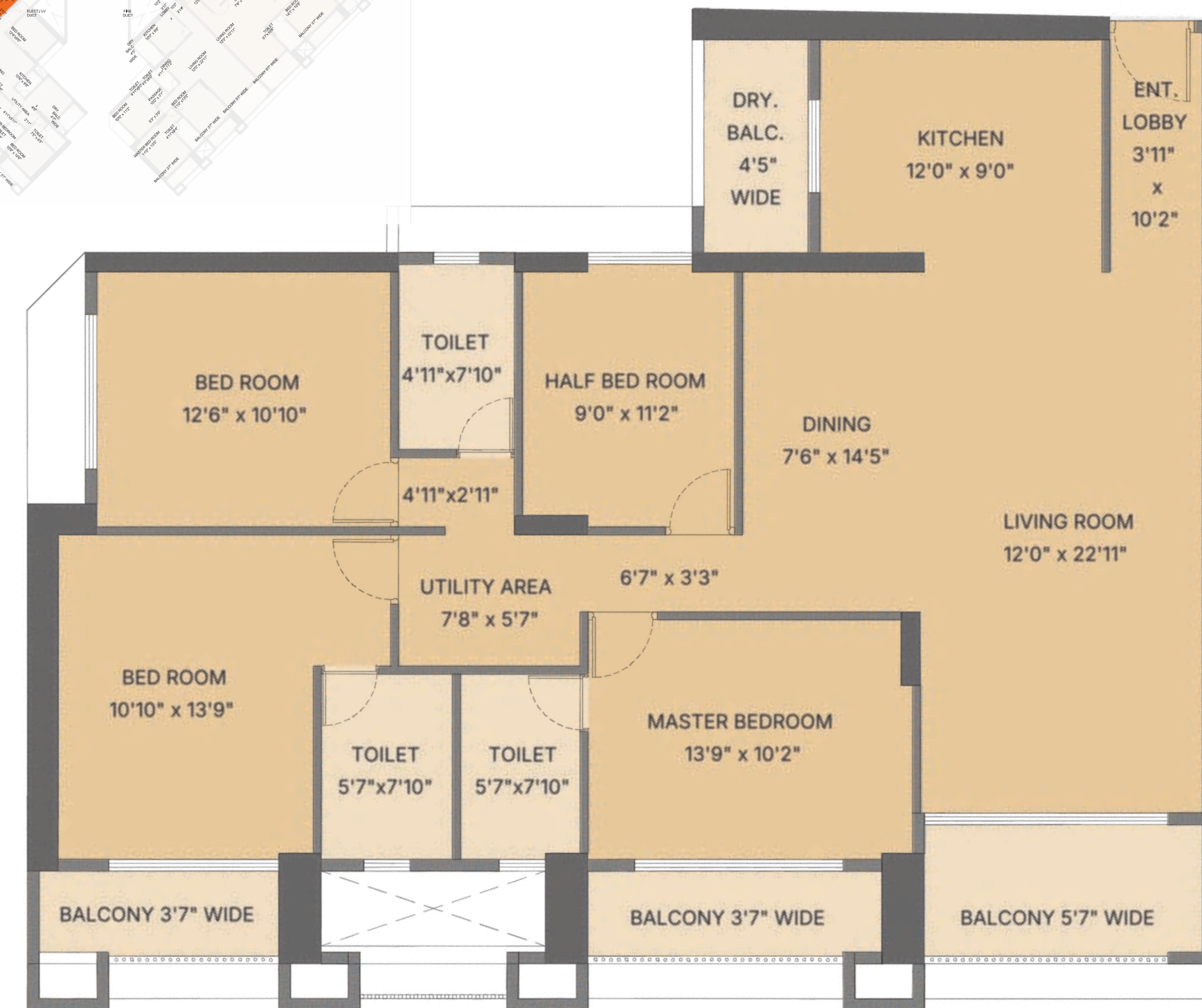
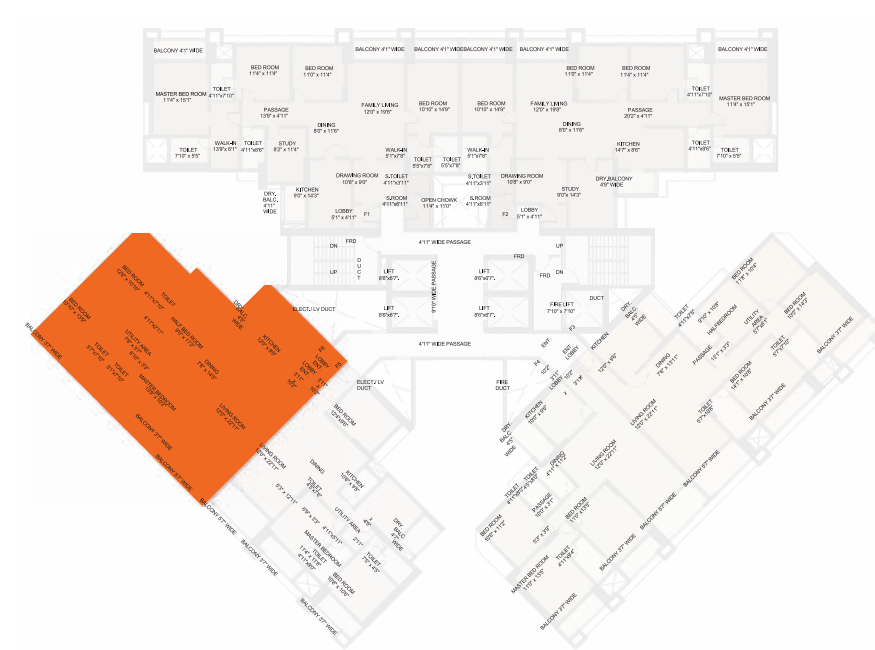
### 3 BHK

Unit Plan



### 3.5 BHK

Unit Plan







Vrindavan 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!

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



**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, Beltarodi**  
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**

## C.P. Fittings

- Master stop valve
- C.P. Single lever bath mixer in master bedroom spout, 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 1'0" 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 elevetors of international brand**

### Parking

**3 layer basment allotted parking**



## Conveniently Connected: Nearby Essentials

Located in a prime area, Eastern Heights ensures that education, healthcare, 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
- ◆ C.P. and Berar E.S. College – 3.5km

### Health care:

- ◆ SevenStar Hospital – 2.7km
- ◆ Arihant Multispeciality Hospital – 5.3km
- ◆ VIMS Hospital – 6.2km

### Shopping & Entertainment:

- ◆ VR Mall – 5.6km
- ◆ Eternity Mall – 7km
- ◆ Sita Buldi Market – 5.6km
- ◆ Itwari Market – 2.5km





**EASTERN  
HEIGHTS**  
Connecting Lives