

# VRINDAVAN NEXUS

Opposite Sitabuldi Metro Station, Nagpur



**Site Address :** Munje Chowk, Opposite Sitabuldi Metro Station, Sitabuldi, Nagpur, Maharashtra 440012

**Office Address :** Vrindavan Constructions, Yashodham Enclave, Ajni, Nagpur, Maharashtra 440015

## CREDITS

**Architectural Consultant :**  
Connect Four Design Studio LLP, Mumbai.

**Structural Consultant :**  
Satish Raipure  
Vighnaharta Consulting Engineers Nagpur.

**Legal Consultant :**  
Sandeep Shastri & Associates Nagpur.



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**The first step to take towards  
future-proof business growth.**



- Located at the heart of the city's commercial hub, Vrindavan Nexus offers well-planned and equipped places for showrooms, shops, and offices. With the perfect location and planned-for-business design, Vrindavan Nexus combines growth and convenience to perfection.

**The Backbone of Commerce,  
Convenience, & Comfort!**



**The Location advantage - Nexus**



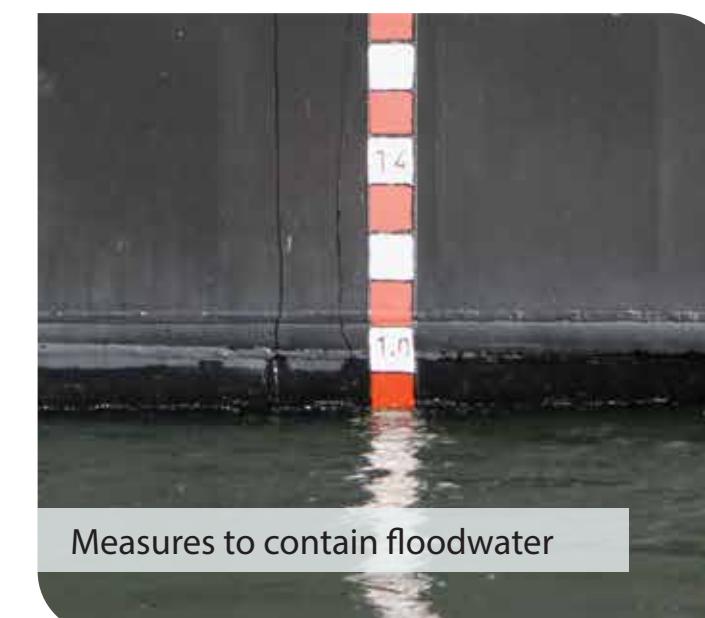
Ample parking space



Loading docks for convenience



Hypermarket for convenient shopping



Measures to contain floodwater



Earthquake-resistant designs

# Location shapes opportunity

 A minute's walk from Sitabuldi Metro Station

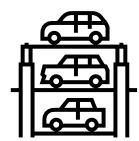
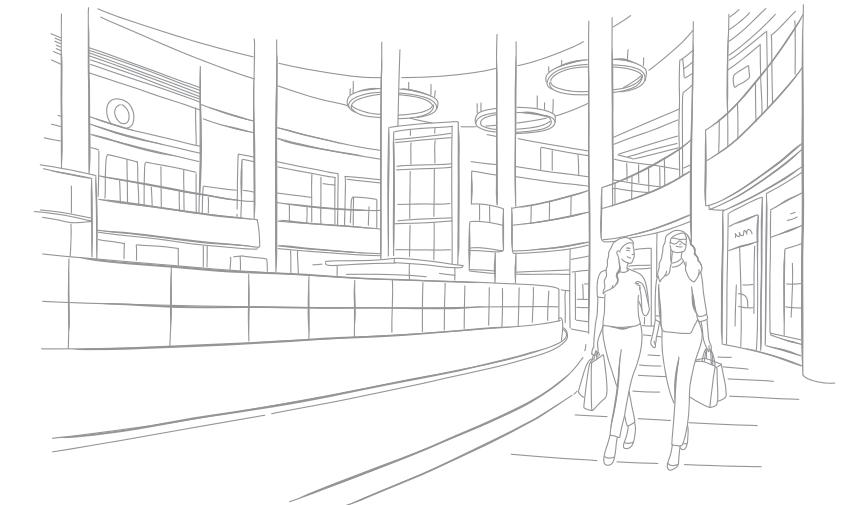
 Five minutes walk from City's Favorite Shoppers Street

 Six minutes walk from Sitabuldi Terminal Bus Stand



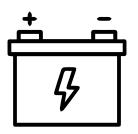
# Built for the businesses, Built for the customers!

## Common Area Amenities



### Multi-level parking

3 Layer/ Multilevel Stack parking  
In basement & 5Th Floor



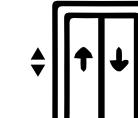
### Power Backup

Provision of power backup using a Diesel Generator Set, ensuring uninterrupted power.



### Toilet Facilities

Dedicated toilet facilities from the upper ground floor onwards.



### Elevator System

Separate elevators for shops & offices, providing convenience for occupants.



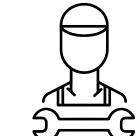
### Natural Lighting

All the floors will have optimum natural light & ventilation.



### Security Features

CCTV and intercom facility for enhanced security & communication within the building.



### Professional maintenance

Contracts with reputed agencies for the maintenance of the complex.



### Charging station

Ample amount of charging stations for EVs.



### Beautiful Atrium

Located from the upper ground to the 4th floor level, provides natural light.

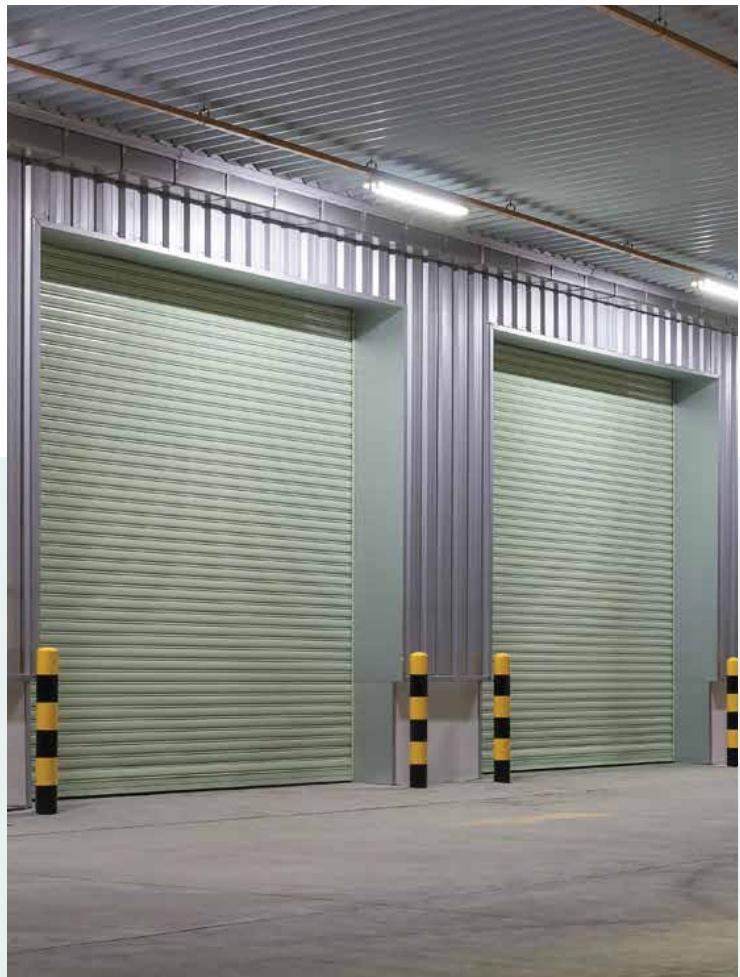


### Open Garden Area

Open area at lower ground level with beautiful planter beds & stone-finished steps as well.

**VRINDAVAN  
NEXUS**

## Shop Amenities



### Safe & secure shutters

All the units will be secured with heavy-duty shutters to ensure safety.



### Convenient planning

The placement of electrical fittings and amenities is carefully planned to be convenient for the business.



### Ample parking

Every business at Vrindavan Nexus will have enough parking space for their vehicles.



### Attractive appearance & design

All the units have been created and designed with quality materials such as acrylic emulsion paints, vitrified tiles, switch sockets, and distribution boxes.

# Own a space in the heart of city





## LOWER GROUND FLOOR PLAN



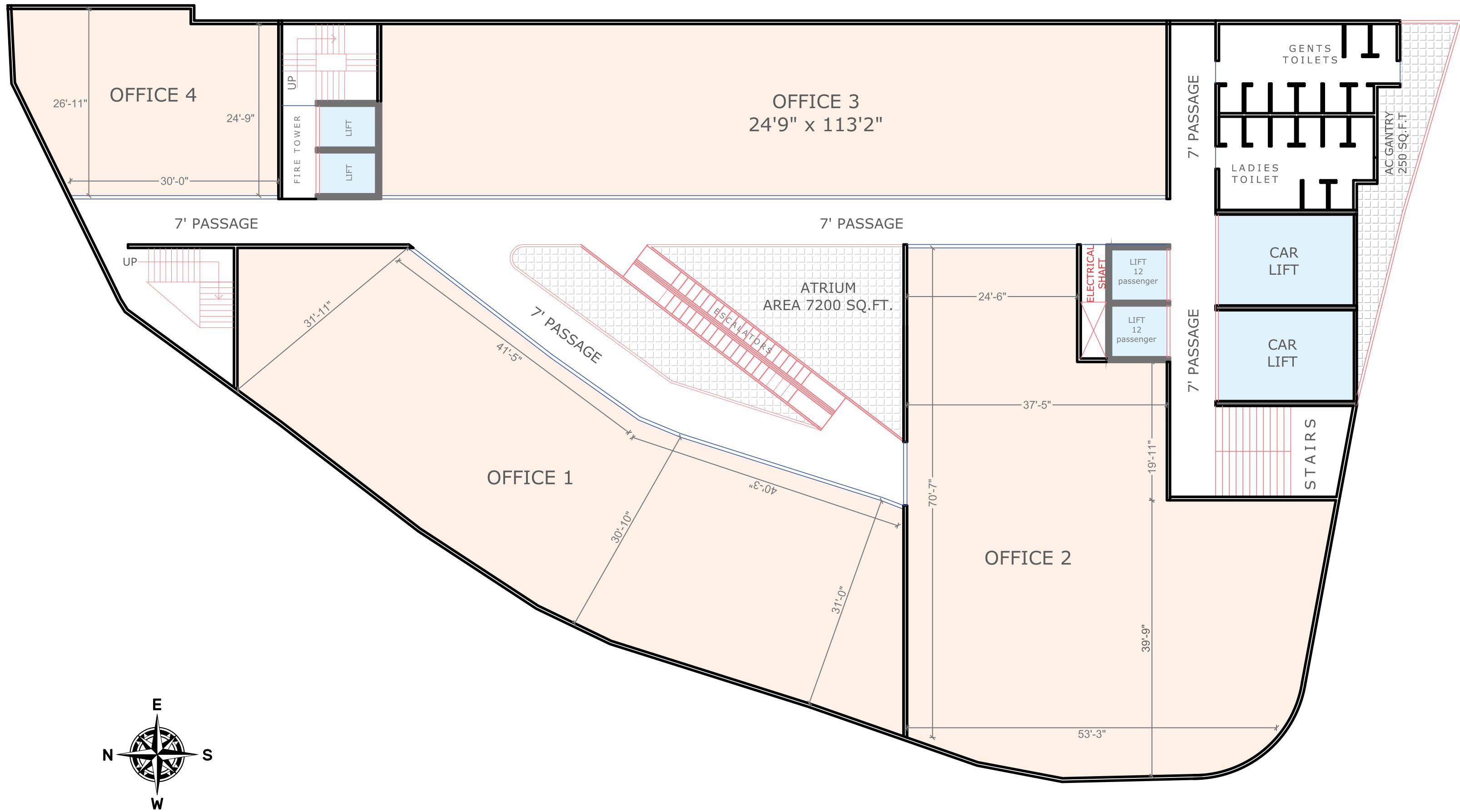
## UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL SECOND & THIRD FLOOR PLAN



## FOURTH FLOOR PLAN

SHOP NO	FIRST FLOOR AREA			2nd AND 3rd FLOOR AREA				
	CARPET AREA IN SQ.FT.	MEZZANINE CARPET AREA	TOTAL CARPET AREA	LOADING	SUPER BUILT UP AREA	CARPET AREA IN SQ.FT.	LOADING	SUPER BUILT UP AREA
1	583	262	845	423	1268	583	292	875
2	278	125	403	202	605	278	139	417
3	206	93	299	149	448	206	103	309
4	302	136	438	219	657	302	151	453
5	290	131	421	210	631	290	145	435
6	297	134	431	215	646	297	149	446
7	302	136	438	219	657	302	151	453
8	311	140	451	225	676	311	156	467
9	335	151	486	243	729	335	168	503
10	332	149	481	241	722	332	166	498
11	357	161	518	259	776	357	179	536
12	228	103	331	165	496	228	114	342
13	155	70	225	112	337	155	78	233
14	238	107	345	173	518	238	119	357
15	224	101	325	162	487	224	112	336
16	310	140	450	225	674	310	155	465
17	227	102	329	165	494	227	114	341
18	264	119	383	191	574	264	132	396
19	259	117	376	188	563	259	130	389
20	263	118	381	191	572	263	132	395
21	267	120	387	194	581	267	134	401
22	277	125	402	201	602	277	139	416
23	246	111	357	178	535	246	123	369
24	291	131	422	211	633	291	146	437
25	161	72	233	117	350	161	81	242
26	158	71	229	115	344	158	79	237
27	134	60	194	97	291	134	67	201
28	162	73	235	117	352	162	81	243
29	201	90	291	146	437	201	101	302
30	137	62	199	99	298	137	69	206

UPPER GROUND FLOOR AREA					
SHOP NO	CARPET AREA IN SQ.FT.	MEZZANINE CARPET AREA	TOTAL CARPET AREA	LOADING	SUPER BUILT UP AREA
1	583	262	845	423	1268
2	278	125	403	202	605
3	206	93	299	149	448
4	302	136	438	219	657
5	290	131	421	210	631
6	297	134	431	215	646
7	302	136	438	219	657
8					
9	335	151	486	243	729
10	332	149	481	241	722
11	357	161	518	259	776
12	228	103	331	165	496
13	155	70	225	112	337
14	238	107	345	173	518
15	224	101	325	162	487
16	310	140	450	225	674
17	227	102	329	165	494
18	328	148	476	238	713
19	263	118	381	191	572
20	267	120	387	194	581
21	277	125	402	201	602
22	246	111	357	178	535
23	291	131	422	211	633
24	161	72	233	117	350
25	158	71	229	115	344
26	134	60	194	97	291
27	162	73	235	117	352

LOWER GROUND FLOOR AREA			
SHOP NO	CARPET AREA IN SQ.FT.	LOADING	SUPER BUILT UP AREA
1	583	292	875
2	365	183	548
3	289	145	434
4	494	247	741
5			
6			
7	349	175	524
8	358	179	537
9	388	194	582
10	385	193	578
11	426	213	639
12	288	144	432
13	215	108	323
14	311	156	467
15	271	136	407
HYPER MARKET	6739	3370	10109



## Experience Growth and Convenience for Yourself

### The Benefits of Vrindavan Nexus



**Prime Location:** Vrindavan Nexus is strategically located in the heart of the city's commercial hub.



**Growth & Convenience:** With its planned-for-business design and perfect location, Vrindavan Nexus seamlessly combines growth opportunities with convenience.



**Essential Amenities:** Amenities such as ample parking space, loading docks for convenience, a hypermarket for shopping convenience, and earthquake-resistant designs for safety.



**Experienced & Reliable Developer:** Vrindavan Constructions, with its more than 30 years of experience in the real estate sector & a strong track record of 100% litigation-free sales.



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!



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**

# Specifications

## Common Area

### Parking

- 3-layer/multilevel stack parking located in the basement and on the 5th floor.

### Passages:

- All common passages feature tile and granite designs. Outer passages have stainless steel railings (304 grade) with glass designs.

### Entry Foyer:

- Designed with two-color granite.

### Ground Floor:

- Landscaped area with a designated sitting space.

### Vertical Transportation:

- Highspeed escalators and elevators. Elevator and escalator backup is provided by a generator.

### EV Charging:

- Ample EV charging points are available.

## Shops

### Flooring:

- High-density vitrified tiles.

### Security:

- Heavy-duty shutters.

### Parking:

- Dedicated two-wheeler parking for shop owners.

### Security:

- CCTV cameras installed in lifts and common areas, with storage capabilities.

### Staircases:

- Finished with granite in two-color designs.

### Ventilation and Lighting:

- Proper ventilation and natural light are provided on all floors.

### Washrooms:

- Common washrooms are available on every floor.

### Safety:

- Firefighting system will be installed as per norms.

### Maintenance:

- Complex to be maintained by professional agencies.

### Ceiling:

- False ceilings in all common areas, equipped with proper lighting.

# Location Map



Scan For Location

