





First-of-its-kind project to set amidst the hub of new age living in Greater Mohali, comprising enigmatic towers with state of art facilities and amenities that meet global standards.



Message from our Chairman

Mr. Suresh Goyal, Chairman of Vision India Group

Vision India Group adhere to professional ethics and business norms. We always deliver what we promise and that too without compromising on quality, thus ensuring that customers get value for their money. Our customers, associate are our real brand ambassadors whose opinions give the required impetus to successful accomplishments of missions that we undertake. We have always been resolute of not building houses but building experience for those who live in. The start of Kharar flyover is a game changer for Mohali, as it is a catalyst for real estate development. Over the period of time, Vision India Group has been able to build trust among customers by establishing exceptional benchmarks for quality and living up to them. Housing is every man's dream and our brand stands for quality and transparency today. What makes us happy is that we have people's trust and seamless love. Vision India group is spreading its wings further with new upcoming projects.



Message from our Managing Director

Mr. Sumit Goyal, Managing Director of Vision India Group

With a clear vision to transform the way people perceive quality, we have founded Vision India Group to create magnificent residential masterpieces with a clear focus on environment conservation. The initiative to move ahead is important, but the focus on putting customers first and striving to secure their loyalty through top quality service is extremely significant. We believe that clear intention and timely delivery are the two main pillars of strength for Vision India Group. We do our best to help our customers have better places in which to live and grow. The group believes in the joy of creation and our past projects are testimony to this fact. Being in realty sector the company has set several milestones for which it has been honoured on multiple platforms. Our principles revolves around honesty in our work and dealings. We believe in making long lasting relationships with our customers and ensure that Vision India Group fulfils all the aspirations of its residents. Our futuristic plans include introducing futuristic townships and most luxurious residential and commercial projects.



The City

Chadigarh is a city and union territory in the Northern part of the india that serves as the capital for the states of punjab and Haryana. The region consists of the cities of chandigarh, Panchkula, Mohali, Zirakpur, Kharar, Dera Bassi, Kurali and Mullanpur (New Chandigarh). The city tops the list of Indian States and Union Territories by per Capital Income and Human Development Index. The city was reported to be the cleanest in india in 2016, based on a national Government study. The city also scores high because of the rapid development taking place on its outskirts.

The Location

Nirwana Heights is situated on Chd-Ropar Highway (NH-205).

The USP of the project is of being on the prime location where the Kharar-Chd flyover starts/ends. All the projects are situated at Nirwana Square (on National Highway-205) which is already a landmark in the region.

The project "Nirwana Heights" enjoys a great value of strategic location as it is surrounded with Punjab's major Multi-Specialty famous Educational Institutes, Schools, Hospitals, Hotels & Shopping Malls. Chandigarh University and VR Punjab Mall (Punjab's Biggest Mall) is just few minutes drive from the site.





about
Nirwana Heights

Picture yourself ensconced in the lap of serenity. Watch a marching flight of birds melting into the sunset. Soak your lungs in crisp, clean air.

Nirwana Heights is here to turn that little dream into a lasting reality.

Some of the city's most thoughtfully designed apartments, lush green open spaces, well planned amenities, unmatched infrastructure planning, strong security and a clubhouse to keep you active. We offers several innovative extras that make it the perfect setting for you and your family. As you enjoy the spectacular view of the city from its highest vantage point through large picture windows or your personal balcony, you can take in all the fresh air you need. The project is planned so that all the towers are well ventilated, face an open area and have access to some greenery

The Night View - Iconic & Immaculate



Splendid entrance with multi- tiered security system



The Pool View - Infinity Bliss !



Open Area for Sunlight, Gazebos, Fountains, Boulevards & Sitting Area



*Take a stroll along the lovely walkway will make
the walks in the evening more mesmerize*





The Amenities

Hand picked and beautiful crafted to perfection are the amenities at "NIRWANA HEIGHTS". They have been signature created keeping just you and your loved ones in mind come play on!

World Class Club House

Sky Walk at 145 Feet Height

Sky Garden at 145 Feet Height

Open Air Gym

Lush green Landscaped park with Children's Play Area.

Outdoor Games & Jogging Track.

Open Air Amphitheatre

Theme Parks

Yoga & Meditation Area

Cricket Practice Pitch

Badminton Court

Basketball Court (Practice)

Day Care Facility

On- Call House Keeping Services

Public Charging Station For Electric Vehicles.



*Iconic & Immaculate Sky Walk, Sky Garden, Open Air
Gym & Party Area at the height of 145 feet.*





Mesmerising water bodies and artistically landscaped open green parks providing a picturesque and tranquil environment.

*Abounded in natural splendour, the commercial shopping area,
On-site grocery store and many more in the project are,
a class apart in an urbane paradise.*





*Park facing luxurious apartments
Living beyond imagination*

*A perfect melange of great design and elegant finish that
has been exquisitely crafted to add a contemporary
and stylish touch to the home.*





*“Live in a
Limited Edition”*

“Nirwana Heights” is a designed dream where happiness turns true, a place that glitters when you are searching for a splendid lifestyle. Your space at “Nirwana Heights” has a lustrous array of comforts to make your living effortless. The apartments are designed in such a way that each has space for sufficient natural light and ventilation. The unique architecture has been designed by well renowned Ar. Umesh Sharma. This high-end masterpiece will be secured with 24/7 CCTV monitoring and electronic surveillance.



The Highlights

- First time in the vicinity, introducing a project with Sky Walk, Sky Garden & Sky Villas.
- Stilt + 14 storied apartment project with plentiful parking provisions.
- Eye-catching view of the city's bright and high skylines as you move up.
- Spectacular scenes of lush green hills.
- Urbane Neighbourhood with welcoming residents.
- Three-side open and two-side open apartments for luxurious living.
- Exclusive roof-top amenities and one of its kind architecture design.



*Big-sized Spacious Balcony - Stunning,
Unique & Very Upscale*



The Lifestyle

"As High As Your Ambitions" –

Welcome to a residence that's both exquisite and designed for your lifestyle needs.

Spectacular lifestyle soaked in richness and an immaculate design to match your taste of rich living.



Rewarding Commercial Spaces



An Epitome of Architectural Grandeur.





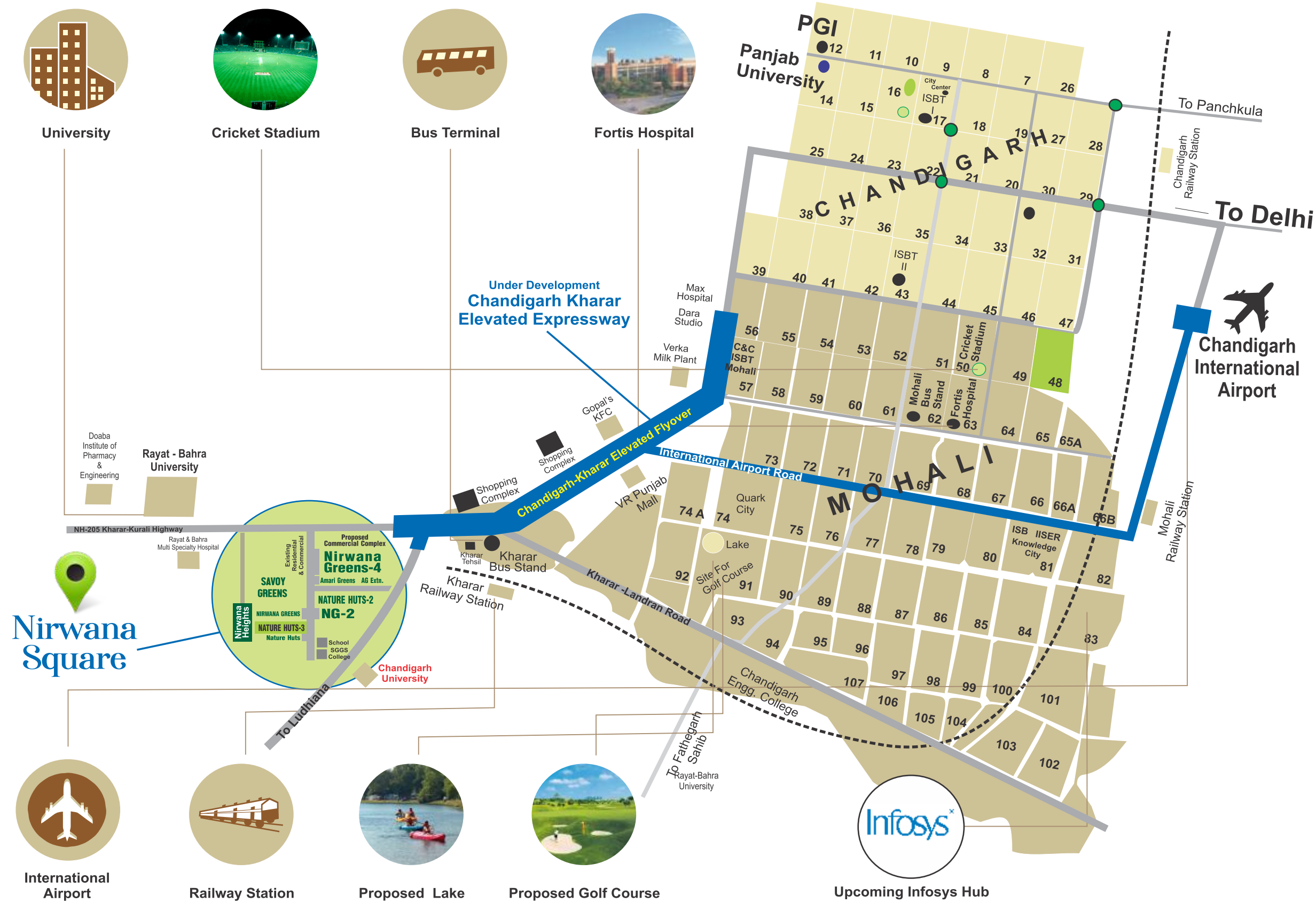
Luxurious Club House

- Fully Air-Conditioned.
- Multi-Purpose Banquet Hall.
- Swimming Pool.
- State of the Art Gymnasium.
- Pool Table .
- Table Tennis.
- Chess & Carrom.
- Library.
- Day Care Facilities For Kids.
- Air Hockey .
- Yoga/ Dance Room.



LOCATION MAP

NIRWANA SQUARE



LOCATION

Mind Tree School	0.5 km.
Leisure Valley, M.C. Kharar	1 km.
Rayat Bahra University	1 km.
Rayat Bahra M/S Hospital	1 km.
Kharar Bus Stand	1.7 kms.
Chandigarh University	4 kms.
VR Punjab Mall	4 kms.
Mohali Central AC Bus Stand	5 kms.
Rayat Bahra M/S Hospital	1 km.
Kharar Bus Stand	1.7 kms.
Chandigarh University	4 kms.
North Country Mega Mall	4 kms.
Mohali Central AC Bus Stand	5 kms.
Max Hospital	6 kms.
Railway Station, Mohali	8 kms.
Fortis Hospital	9 kms.
Bus Stand, Sector 43, Chandigarh	10 kms.
IT Park, Mohali	10 kms.
Chandigarh International Airport	15 kms.
PGI Chandigarh	15 kms.

SUCCESSFUL LANDMARKS BY VISION INDIA GROUP



SAVOY GREENS



NIRWANA GREENS



NIRWANA GREENS 2



NIRWANA GREENS 4



AMARI GREENS



NATURE HUTS 2



AMARI GREENS EXTN.



NATURE HUTS 3



NATURE HUTS

Site Plan



Technical Specifications

- STRUCTURE**
- EXTERNAL FINISH**
- INTERNAL FINISH**
- LIVING/DINING**
- DOOR**
- WALLS**
- FLOORING**
- WINDOWS/GLAZING**
- EXTERNAL WINDOWS/GLAZING**
- BEDROOMS & DRESS ROOMS**
- WALLS**
- FLOORING**
- DOORS**
- WINDOWS/GLAZING**
- EXTERNAL WINDOWS/GLAZING**
- SWITCHES**
- WARDROBES**
- MODULAR KITCHEN**
- WALLS**
- FLOORING**
- DOORS**
- WINDOWS/GLAZING**
- EXTERNAL WINDOWS/GLAZING**
- OTHERS**

Earthquake Resistant RCC Framed Structure
 Superior quality exterior paint
 Oil bound distemper on walls and ceiling

Moulded Designer Door (No Mesh Doors)
 OBD/Plastic Emulsion over cement plaster finished
 Vitrified Tiles/ Ceramic Tiles
 Hardwood windows shutters & frames (No Mesh Doors)
 UPVC windows with Toughened Glass

OBD/Plastic Emulsion over cement plaster finished
 Vitrified Tiles/ Ceramic Tiles
 Moulded Designer Door (No Mesh Doors)
 Hardwood windows shutters & frames (No Mesh Doors)
 UPVC windows with Toughened Glass
 Modular
 Modular Wardrobe

Designer Ceramic tiles 2ft. Above counter
 Vitrified Tiles/ Ceramic Tiles
 Panel Modular Designer doors
 Hardwood windows shutters & frames (No Mesh Doors)
 UPVC windows with Toughened Glass
 Granite counter slab with stainless steel sink

TOILETS/ WASHROOM

- WALLS**
- FLOORING**
- DOORS**
- WINDOWS/GLAZING**
- EXTERNAL WINDOWS/GLAZING**
- OTHERS**

Designer Ceramic tiles upto 7ft. height
 Ceramic Tiles
 Panel Moulded Designer doors
 Hardwood windows shutters & frames (No Mesh Doors)
 UPVC windows with Toughened Glass
 Branded Sanitary Ware and Branded Bath Fittings

BALCONIES

- WALLS**
- FLOORING**
- OTHERS**

Cement Paint
 Vitrified Tiles/ Ceramic Tiles
 Railing

ELECTRICAL

- SWITCHES & WIRES**
- SECURITY**
- DRIVEWAY/ CORRIDORS**

Modular switches & sockets, copper wiring
 Manpower Security on the security gates, walled complex
 Kota stone/ tile/ paver blocks/ combination of stone

LIFTS

- LIFTS**

Hi-Speed Branded Lifts

CATEGORY

Block A

3BHK (S+14)

- Super Area – 1837 sqft. approx
- Covered Area – 1258 sqft. approx
- Balcony Area – 417 sqft. approx
- Carpet Area – 912 sqft. approx



PLAN



PERSPECTIVE VIEW

CATEGORY

Block A

3BHK (S+6/7)

- Super Area – 1620 sqft. approx
- Covered Area – 1027 sqft. approx
- Balcony Area – 216 sqft. approx
- Carpet Area – 902 sqft. approx



PLAN



PERSPECTIVE VIEW

CATEGORY
Duplex Sky Villa

Super Area – 3650 sqft. approx
 Covered Area – 2462 sqft. approx
 Balcony Area – 869 sqft. approx
 Carpet Area – 1513 sqft. approx



LOWER FLOOR PLAN



UPPER FLOOR PLAN



PERSPECTIVE VIEW



PERSPECTIVE VIEW

CATEGORY

Block B

2BHK + Store

- Super Area - 1370 sqft. approx
- Covered Area - 947 sqft. approx
- Balcony Area - 240 sqft. approx
- Carpet Area - 762 sqft. approx



PLAN



PERSPECTIVE VIEW

CATEGORY

Block C

3BHK + Store

- Super Area - 1600 sqft. approx
- Covered Area - 1184 sqft. approx
- Balcony Area - 185 sqft. approx
- Carpet Area - 965 sqft. approx



PLAN



PERSPECTIVE VIEW

CATEGORY

Block D

1BHK

Super Area	–	690 sqft. approx
Covered Area	–	427 sqft. approx
Balcony Area	–	86 sqft. approx
Carpet Area	–	352 sqft. approx



PLAN



PERSPECTIVE
VIEW

*"Coming together is a beginning
Keeping together is progress
Working together is success."*



VISION INDIA GROUP
We Construct Standards

East Avenue Infracon Pvt.Ltd.

Showroom No. 1-2, Nirwana Greens-2, Nirwana Square, NH-205,
Chd.-Ropar Road, Kharar, Greater Mohali (Pb.)