

A Project by



**NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD., NAGPUR (MULTI-STATE)**

**OFFICE ADDRESS**

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**SITE ADDRESS**

Nirmal Trinity Tower, Near HP Gas Godown, Chitnis Nagar,  
Near old Nirmal Nagari, Mouza Harpur, Umred Road, Nagpur.

**BOOKING CONTACT**  
**9881714928 / 9673339617**



MAHARERA REG. NO.  
**P50500076597**

**CREDITS**

Architect



**AR. HARISH CHANDANI**

**STRUCTURAL CONSULTANTS**



**AAJ ENGINEERS AND  
CONSULTANTS PVT. LTD.**

Legal Adviser

**Hariramani Associates**  
(Advocates)

Adv. Jayesh Hariramani

**NOTE**

- 1) Provided all electrical / electronic equipment and machine, wirings warranties by manufacturing companies terms and condition.
- 2) Provided all CP fittings warranties by manufacturing companies terms and condition.
- 3) Provided Lifts, door fittings and window fittings locks warranties by manufacturing companies terms and condition.

Disclaimer: This brochure is purely conceptual & not a legal offering. The plans, specifications, images & other details herein are indicative. Furniture & accessories will not be provided by the developer & the developer/owner reserves all the rights to change. All dimensions mentioned in the drawings may vary / differ due to construction contingencies & site conditions. All dimensions are shown from unfinished surfaces. The printed material does not constitute an offer of any type between the developer / owner & the recipient. Any purchase / lease of this development shall be governed by terms & conditions of agreement for sale / lease entered into between parties & no details mentioned in this printed material shall in any way to govern such transaction.

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**NIRMAL TRINITY  
T O W E R**

**2, 2.5 & 3 BHK LUXURIOUS FLATS & PENTHOUSES**

**A TOWER THAT RISES ABOVE ALL ELSE**  
Your home, Our Responsibility! A Symphony Of Peaceful Living!





## CELEBRATE THE DELIGHTFUL MOMENTS

The towers will be marked by Modern Architecture. Keeping in sync with the sleek lines of the facade, the apartments will have the most Aesthetic Interiors, Superior Fittings and Finish. The rooms welcome you to a Rhapsody of sunshine and breeze, while the views from the balconies quite take your breath away!







# EXPERIANCE A MAGICAL MOMENTS

Experience a magical medley of inspiration and Architecture; enjoy a synergy of masterful design and modern luxury. It's a masterpiece crafted for those charismatic few who pull only masterstrokes...  
**Discover The Lifestyle Of Your Dreams.**

Enter your overwhelmingly lavish privet retreat.  
At 'Nirmal Trinity Tower', you don't live; you rule.



A Project By



**NUCC**  
ESTD. 1989

4  
TOWERS

480  
APARTMENTS

8  
PENTHOUSES









#### ABOUT NIRMAL GROUP

We are a contemporary, yet forward-thinking Nirmal Ujjwal Society that creates homes. Our promoters strongly believe in creating structures that enhance its lifetime value while maintaining sustain ability practices that give back more and restores the environment.

#### A TOWER THAT RISES ABOVE ALL ELSE

2, 2.5 & 3 BHK 440, Luxurious Flats & 8, Penthouses is a multi faceted project that puts its inhabitants at the centre of the experience process influenced by art, aesthetics, engineering, lifestyle. interiors, sustain ability, and more.

WELCOME  
TO A WORLD  
WHERE EVERY  
SMALL DETAIL DELIVERS  
**A BIGGER**  
EXPERIENCE

#### ARCHITECTURALLY IMPRESSIVE APARTMENTS.



#### ARCHITECT VOICE

Creating a sense of community through Architecture has been my key concern while planning for the Nirmal Trinity Tower, I believe in designing housing complexes where the built areas form the backdrop to the lives of its inhabitants. I have laid great emphasis on creating large green areas, common lobbies and other recreational spaces, which will encourage the people at Nirmal Trinity Tower to interact with each other. Great emphasis has been laid on the proximity, sing, location and planning of the parks, the sports facilities and infrastructure for artistic endeavours along with the simple day-to-day needs of people. I am certain that the residents will take these ideas many steps further by making it a truly enriched community living experience.

**HARISH CHANDANI**  
Architect

## THE 6 PILLARS



1

High rise  
towers



2

Continuous  
and integrated  
green spaces



3

Landscape  
Oriented  
Kids play area



4

Elegant  
infinity pool  
surrounded by  
tropical delights



5

Sophisticated  
style and  
grandiose space



6

The Incredible  
Location at  
Chitnis Nagar,  
Nagpur.





# A NEW LEVEL OF LUXURY MOMENTS

The Nirmal Trinity Tower is a prestigious project of Nirmal Society's Property. The real estate division of the Nirmal Group. This premium offering will bear all the hallmarks of quality, design excellence and project management expertise. Tastefully styled and meticulously finished, these exquisite condominiums will feature premium amenities. Piped music that soothes your mind. And elegant little touches that enhance living. In short, the very best of a modern lifestyle.







A Prestigious  
**ADDRESS**  
for the New age of  
**NAGPUR**







Nirmal Trinity Tower,  
**NAGPUR**  
is a township  
where life truly  
**BLOSSOMS**

Well connected to Nagpur's infrastructure, all the facilities and amenities from everyday convenience stores with the best schools and hospitals are in close proximity. Nirmal Trinity Tower is a well planned project that will allow you the rare opportunity to be close to both nature and the city.







Discover the  
**NEW**  
**HORIZON**  
in living!















MAJESTIC ENTRANCE TO  
**WELCOME**  
YOU HOME  
Beautiful double height entrance

Beautiful double height entrance with lavish interiors will welcome you home at Nirmal Trinity Tower, The high speed elevators will take you to your apartment. Experience luxury at every step. Rise above the ordinary.



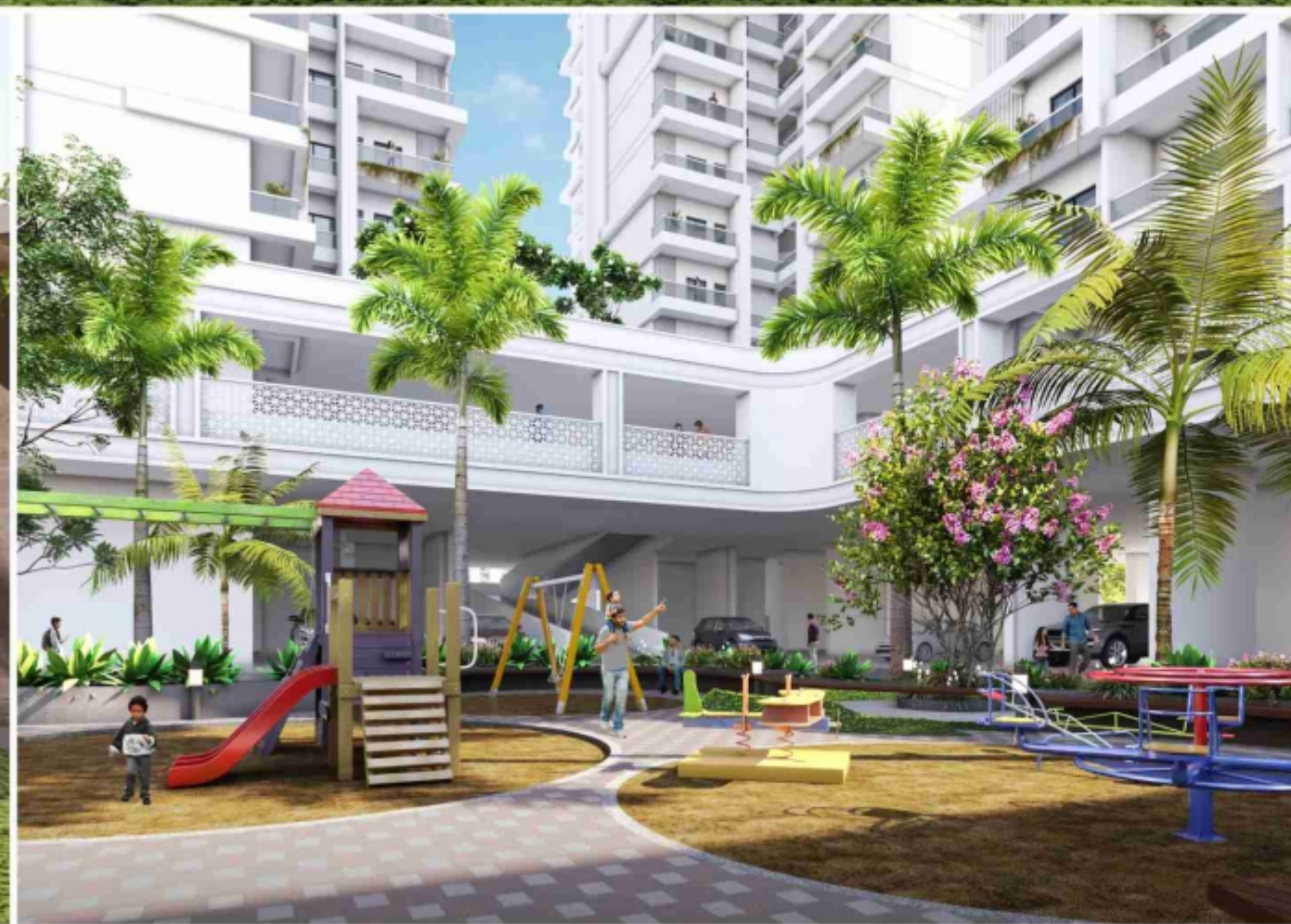


AN UNFORGETTABLE  
ARRIVAL  
**EXPERIENCE**  
A grand drop off to welcome you

A grand arrival experience will greet you every day as you alight at the impressive drop off zone at your tower. Leave the hustle bustle of the city behind. Rise above the fast paced life.



...FUN AND GAMES...







A SMART  
ENSEMBLE OF FINE AESTHETICS  
AND SPLENDID ARCHITECTURE.

A preview of the luxury that awaits to pamper you, our ground-level amenities are thoughtfully laid out to offer the best of lifestyle choices. Particularly crafted to delight each age group.





## LASH GREEN GARDEN ENCOURAGING

Relish a world of smart luxuries as you let our landscaped garden greet you with warmth. Comprehensively laid out with attention to every minuscule detail, this garden lets you savour the best of nature.





SOARING LUXURY,  
TOWERING  
ELEGANCE





STEP ONTO  
THE  
SKYWALK!





NIRMAL TRINITY TOWERS

NIRMAL TRINITY  
TOWER  
Project By  
NIRMAL UJJWAL  
CREDIT CO-OP. SOCIETY LTD., NAGPUR

Enter your overwhelmingly lavish private retreat.  
At 'Nirmal Trinity Tower', you don't live; you rule.

LIVE AT  
HEART OF  
EVERYTHING !

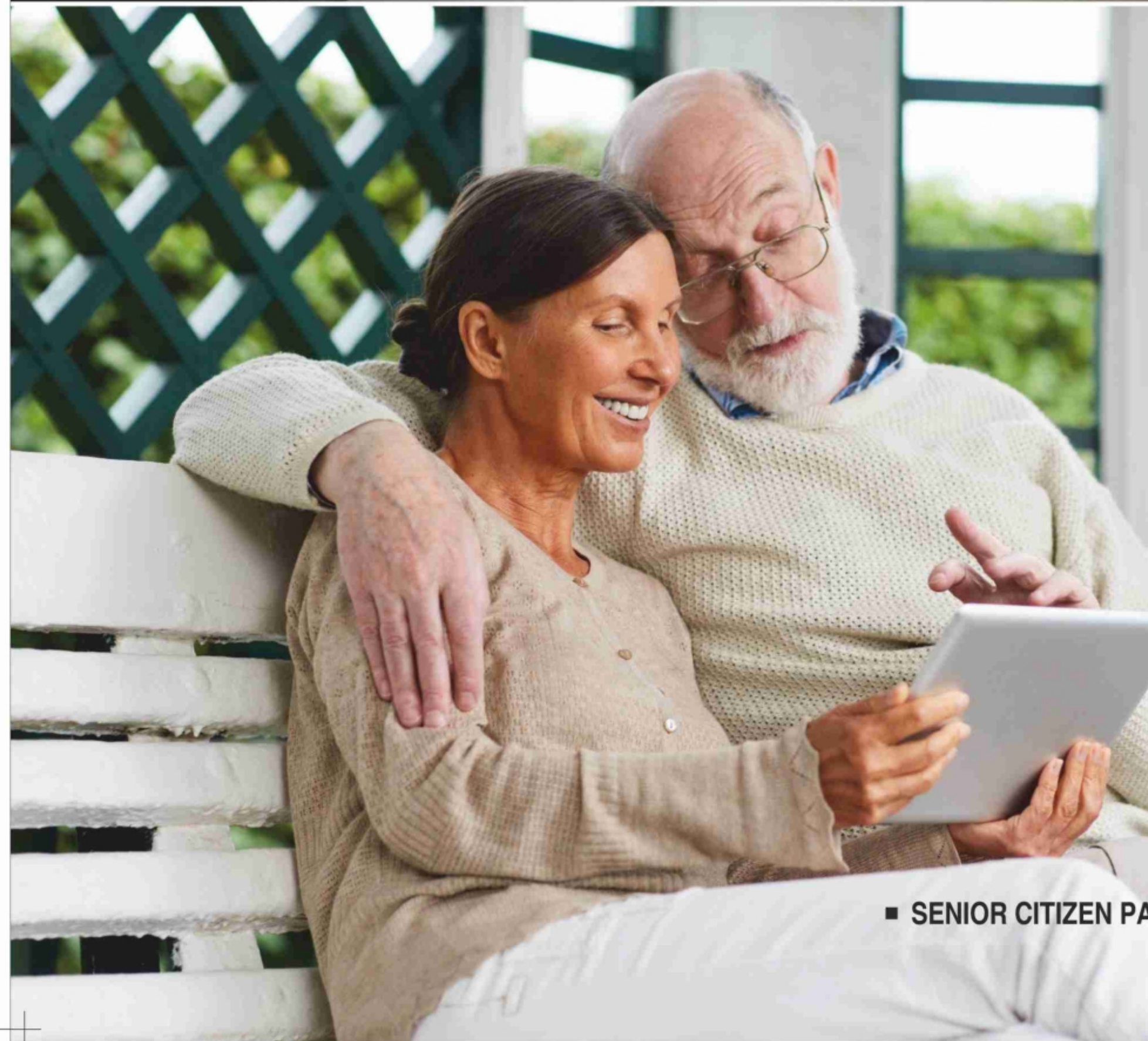




■ PARKING



■ LIFT LOBBY



■ SENIOR CITIZEN PARK



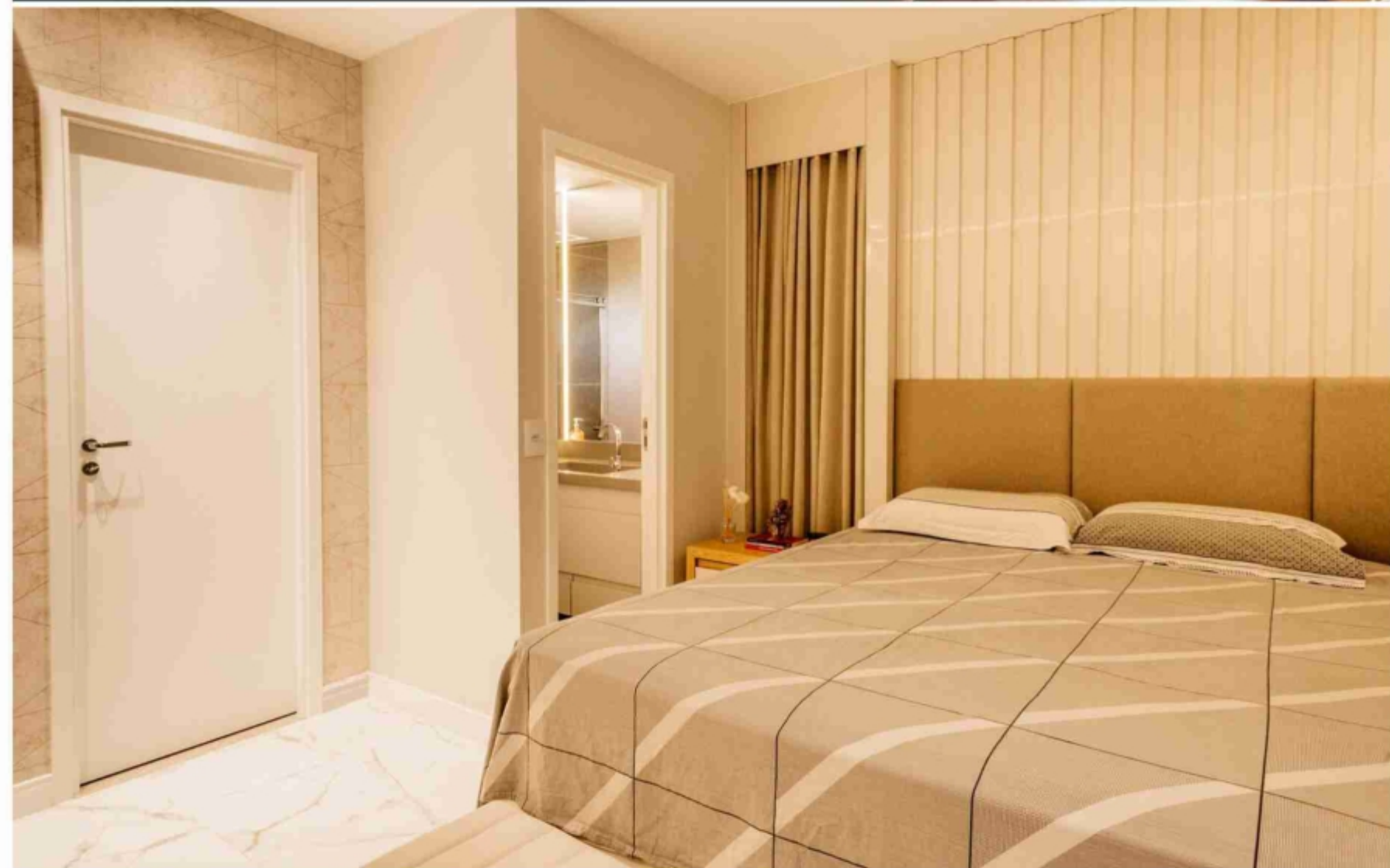
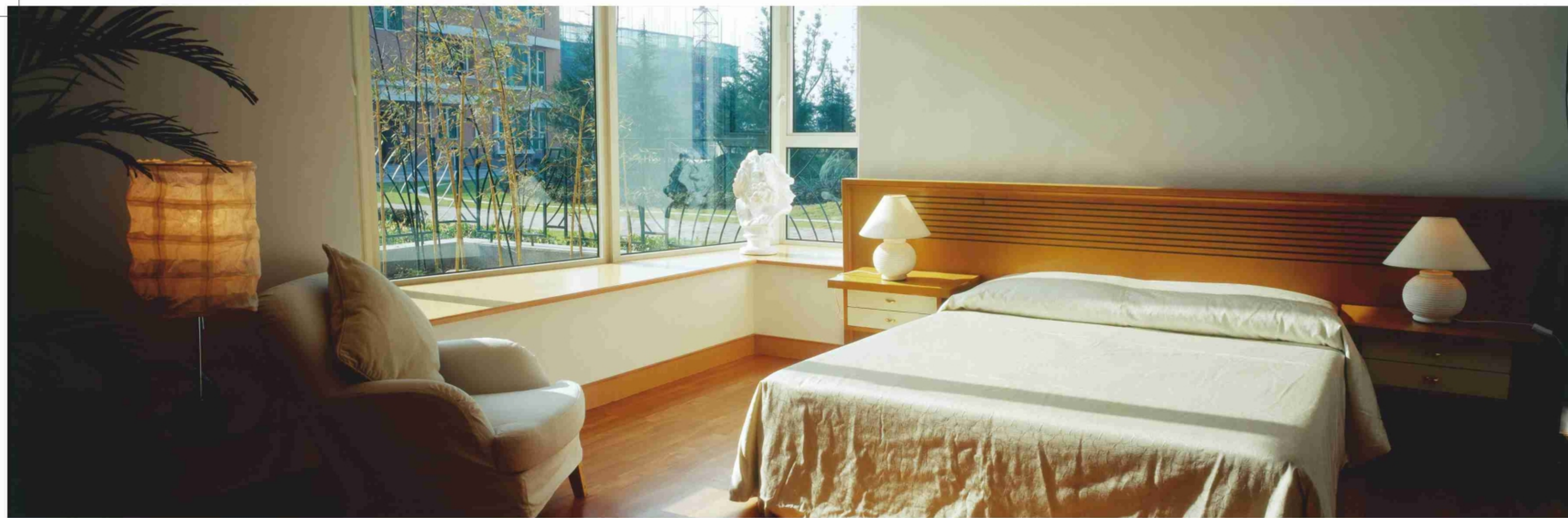
■ SECURITY







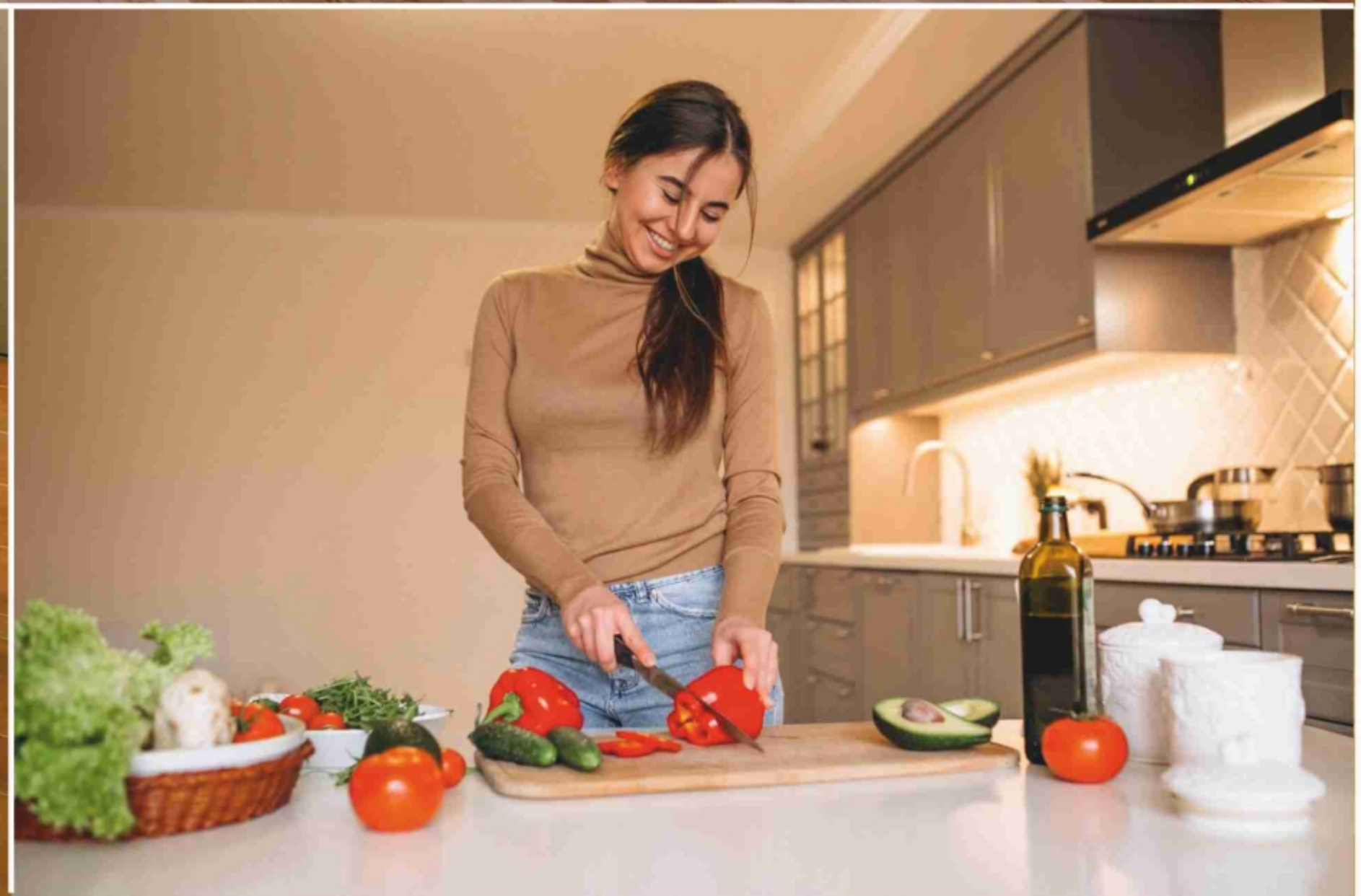




# SOLITARY BLISS

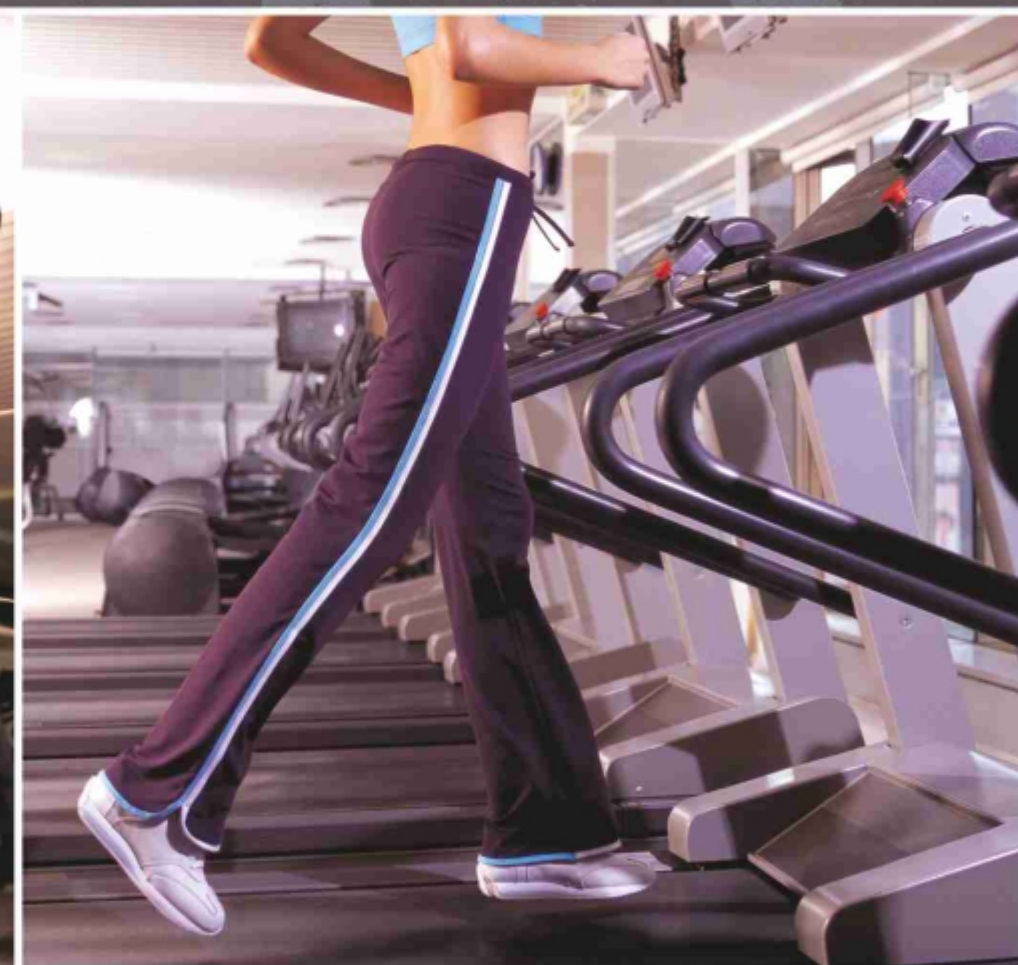
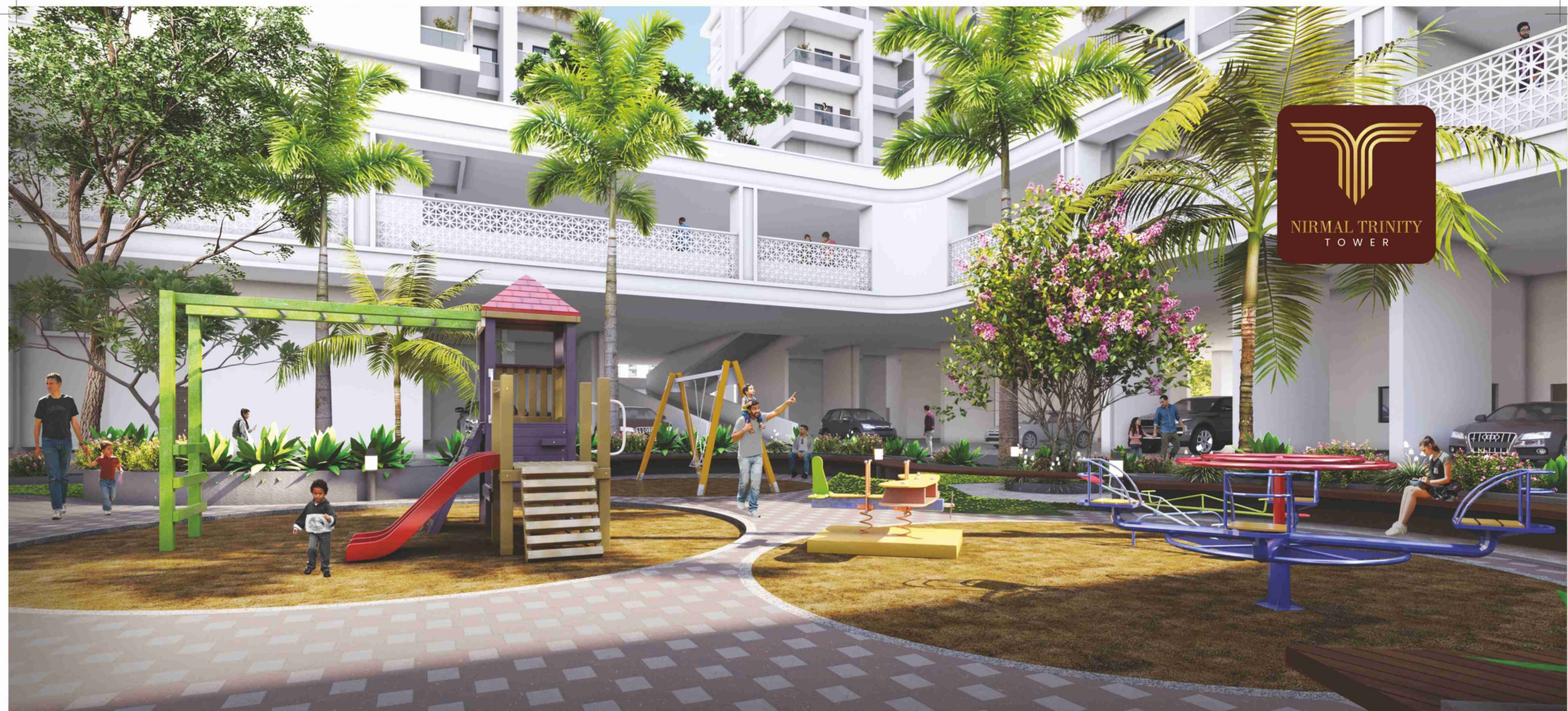
With a serene location,  
enticing Interiors and  
breathtaking View, you don't  
have to look hard to find  
some peace, it's there in  
almost every square feet.





LUXURY Cooking





## Amenities

- Fitness Centre / Gym
- Separate kids play area
- Central open space park for senior citizens
- Parking
- Landscaping
- Front entry gate with fountain
- CCTV & Fountain in Appropriate space





**T - 7 TOWER 2.5 BHK ISOMETRIC VIEW**



**T - 6 TOWER 2 BHK ISOMETRIC VIEW**



**T - 7 TOWER 2.5 BHK TOP VIEW**



**T - 6 TOWER 2 BHK TOP VIEW**





**4 BHK PENTHOUSE ISOMETRIC VIEW**



**T - 4 TOWER 3 BHK TOP VIEW**

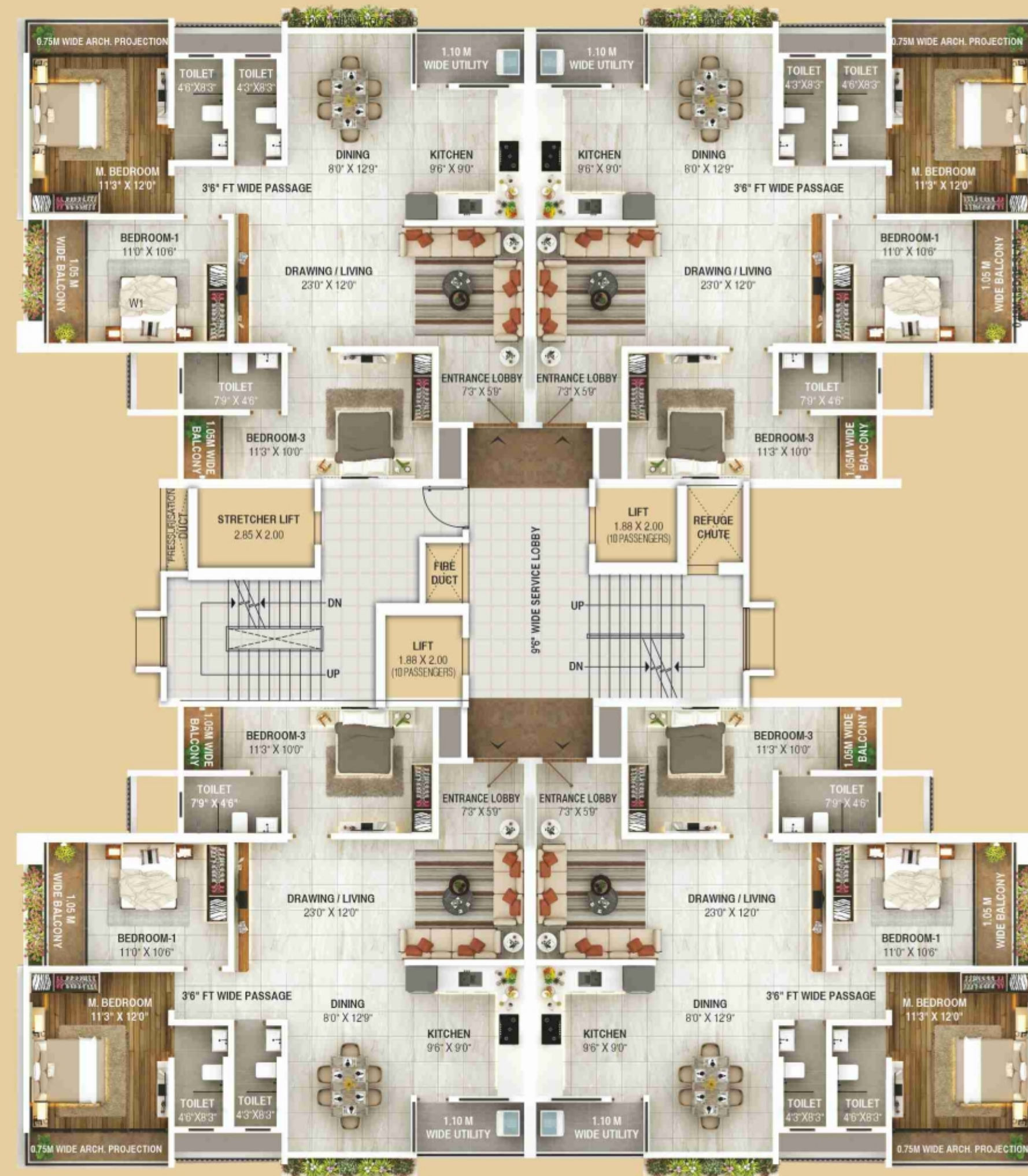


**4 BHK PENTHOUSE TOP VIEW**





**T - 4 TOWER TYPICAL FLOOR PLAN**



**T-6 TOWER TYPICAL FLOOR PLAN**





T - 7 TOWER TYPICAL FLOOR PLAN



T - 4 TOWER PENTHOUSE FLOOR PLAN





# Specifications

## STRUCTURE

RCC framed structure	
External walls & common walls	: 6" thick MI one wall.
Internal walls	: 4" thick Fly Ash brick / AAC block wall.

## PAINTING

External walls(other sides)	: Apex paint.
Internal walls	: Emulsion paint.
Ceiling	: Emulsion paint.
Common lobby	: Emulsion paint.
Railings	: MS railing with enamel paint.

## FLOORING

Common lobby & outside passage	: Vitrified tiles flooring.
Inside apartment	: Living, dining, bed rooms & kitchen - Vitrified tiles.
Balconies & Utilities	: Anti-skid ceramic tiles.

## DOORS

Main door	: Teak wood frame and flush shutter finished with veneer (polished).
Internal doors	: Teak wood frame and Lamineate flush shutter.
Toilet doors	: Granite frame and Lamineate flush shutter (water proof).

## WINDOWS

- \* UPVC window frames with sliding shutters fitted with clear glass.
- \* MS security grills with enamel paint.

## TOILETS

Wall tiles	: Coloured glazed ceramic tiles upto 2150 mm.
Fittings and accessories	: White wall mounted EWC Standard make. <ul style="list-style-type: none"><li>• Counter type wash basin Standard make in all toilets and with</li><li>• Chrome plated hot and cold wall mixer with OH shower, pillar cock, health faucet, concealed stop cock in each toilet of Standard make.</li><li>• Suspended pipelines in toilets.</li></ul>

## KITCHEN

- Synthetic granite platform counter.
- Ceramic tile dado for 600mm over a granite counter.
- Single bowl single drain stainless steel sink.
- Provision for water purifier point and instant geyser.
- Provision for washing machine Point in utility area.

## ELECTRICAL

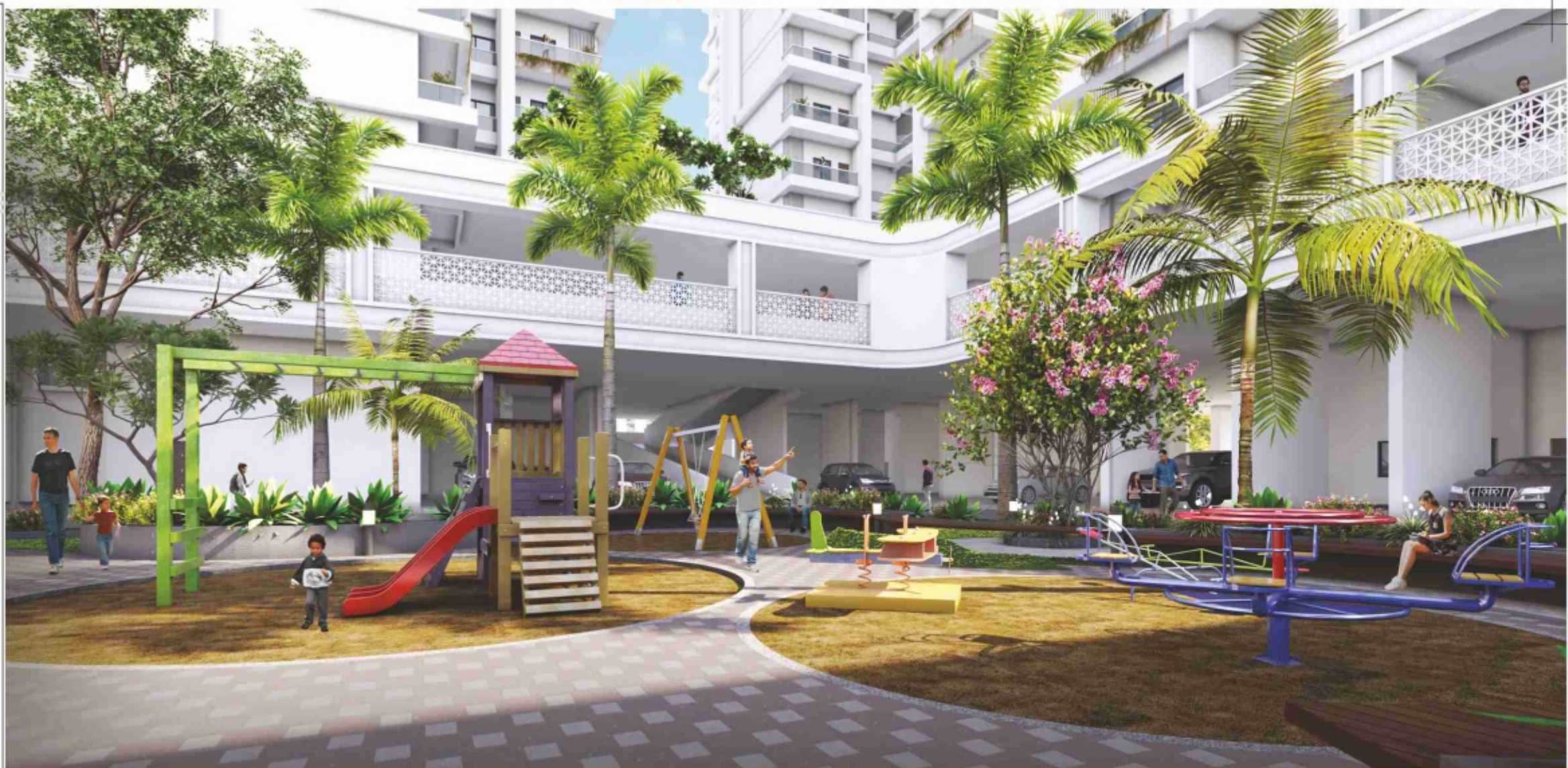
- Power supply of 3KW for 2BHK, 2.5BHK and 3BHK apartment.
- Concealed conduits with good quality copper wire Standard make.
- Modular electrical switches - Standard make.
- One earth leakage circuit breaker (ELCB) in every apartment & miniature circuit breaker (MCB) for lighting & power circuits
- 100% DG power backup for all the common and essential services.
- Geyser points in toilets, washing machine points, refrigerator points, microwave points in kitchen and utility.
- TV and telephone points in master bed room & living.
- One AC point in 2 BHK, 2.5 BHK units and 2 AC points in 3 BHK units.
- Sufficient light points, fan and power outlet points will be provided as per consultant design.

## SECURITY

- Compound wall around the complex.
- Provision of CCTV coverage around the apartment complex.

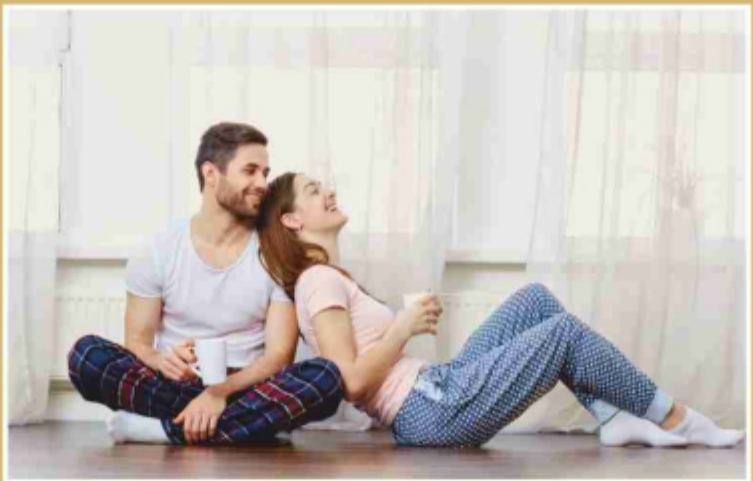
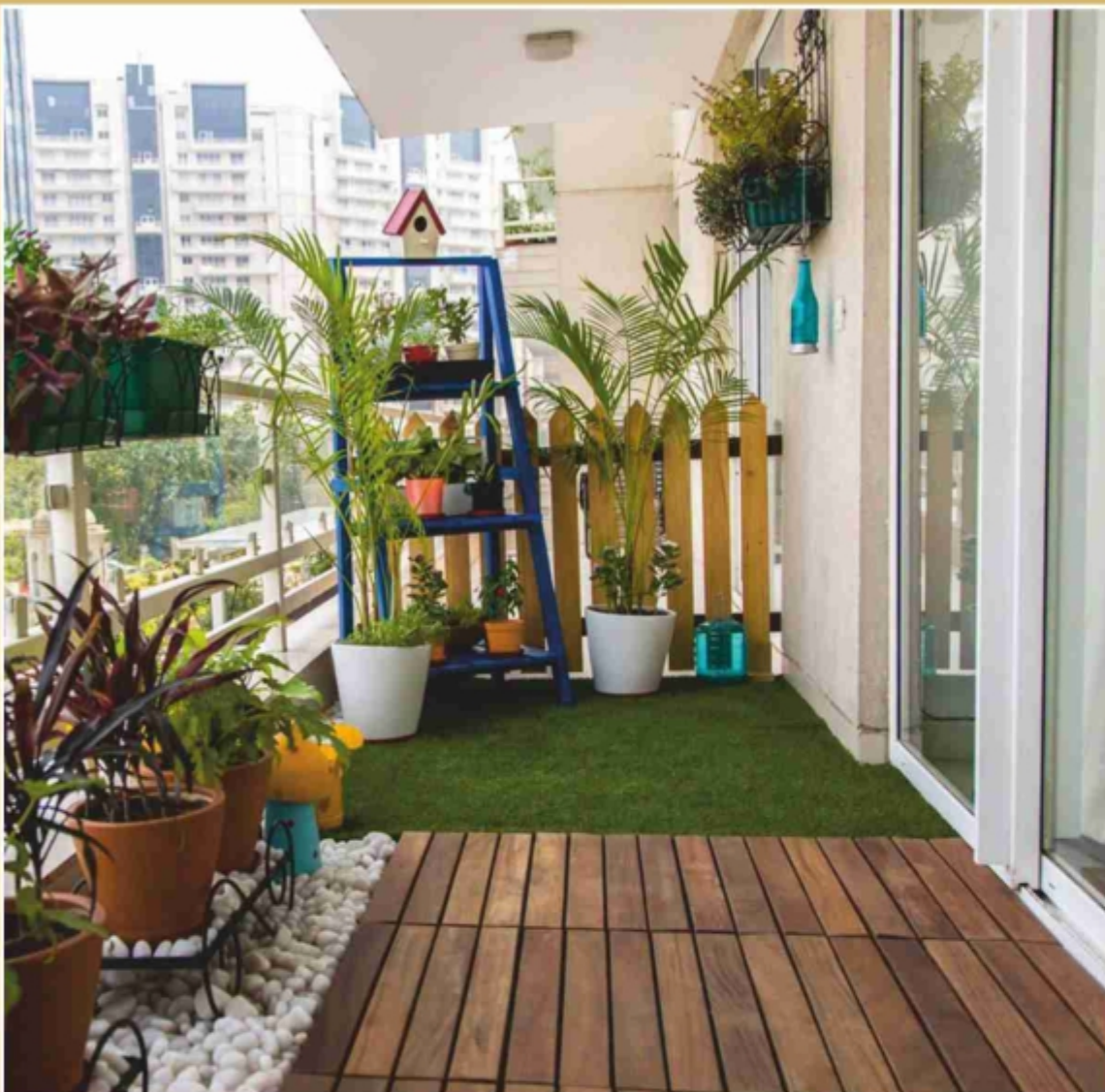
## OTHERS

- Elevator : One 8 passenger Lift, One Fire Lift, One Stretcher Lift of Standard make.



*Nirmal Trinity Tower brings you the aroma of a beautiful life ! Think fragrance and you would think of the fresh aroma of your morning tea, the tempting smell of your favorite dish, the mesmerizing perfume of wet soil, the everlasting scent of sweet memories...*

*Fragrance is the soul of a blossoming life and Nirmal Trinity Tower is full of that fascinating perfume!*





# THE INCREDIBLE LOCATION

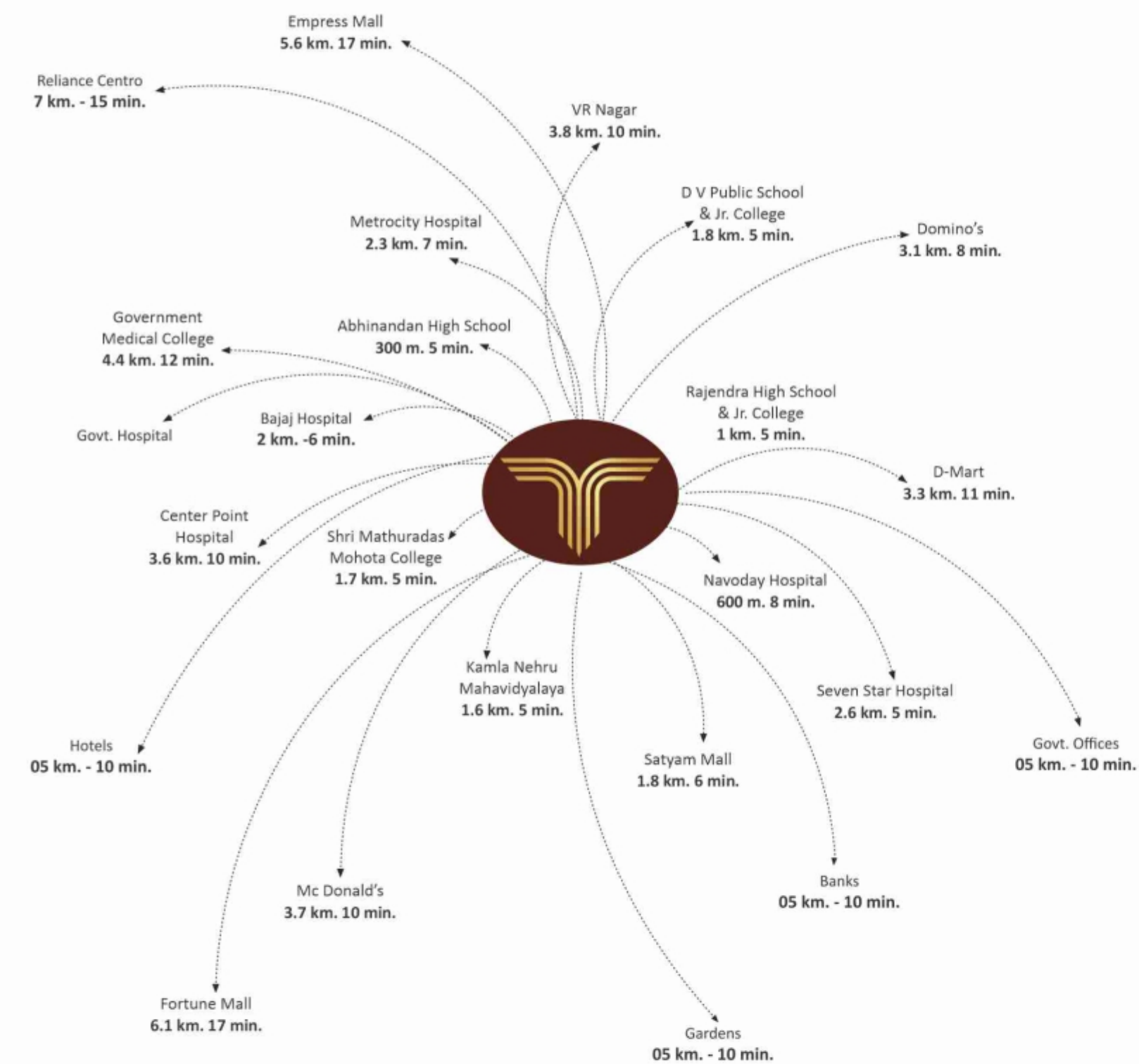
Live a privileged life in one-of-kind residential tower at Chitnis Nagar, Nagpur.



# YOUR NEIGHBOURHOOD AT A GLANCE



Offering proximity to the widest range of educational, health, leisure, culture, sports, services, entertainment and shopping facilities, Nirmal Trinity Tower renders attainable an ultimate spectrum in urban living.



**NAGPUR AIRPORT**  
10.9 km. - 22 min.



**RAILWAY STATION**  
05.9 km. - 16 min.



**METRO STATION**  
5.4 km. - 11 Min.



**NAGPUR MIDC**  
17 km. - 45 Min.





*One more step*  
towards progress...



**Pramod N. Manmode**

*W*e are delighted to connect with you as we begin an exciting new chapter with our latest residential project. It's not just about building houses - it's about creating special places that go beyond walls and roofs. We want to make spaces that make people feel happy and inspired. With meticulous planning and attention to detail, we aim to deliver an environment where families can thrive and create lasting memories. This project represents our unwavering dedication to quality. The story of our esteemed institution, the Nirmal Ujjwal Credit Co-Operative Society Ltd. is one rooted in integrity, vision, and sound financial principles. Founded on March 27, 1989, by the visionary Mr. Pramod N. Manmode, the Nirmal Group's esteemed founder, our society has flourished over the years, driven by a commitment to serving our members with honesty and transparency. We express our sincere gratitude for your continued support and trust in our organization. Together, let us embark on this journey with renewed enthusiasm and positivity as we work towards building a future of prosperity and shared success for all.



ESTD. 1989

**NUCC**  
**NIRMAL UJJWAL**

CREDIT CO-OPERATIVE SOCIETY LTD., NAGPUR (MULTI-STATE)

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**Nirmal Group :**

- Nirmal Ujjwal Credit Co-operative Society Ltd. Nagpur (Multi-state).
- Nirmal Urban Co-operative Bank Ltd.
- Nirmal Nagari.
- Nirmal Textile, Kondhali.





*You aspire for a holistic life  
not just comfort.  
you aspire to cherish every moment of life  
not just to make sweet memories.  
you hope that someday  
all your aspirations will come true.*

THAT SOMEDAY  
IS HERE

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