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BEYOND GREEN
LANDSCAPE ARCHITECTURE
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TROUBLE-SHOOTERS
Mr. Shailendra Kulkarani
Indore

Plumbing & Fire Fighting Consultants
AQUA UTILITY DESIGNS & MANAGEMENT PVT. LTD.
Mr. Alkesh Pathak
Indore

Structural Consultants
CONSULT RAAJ
Mr. Raaj Nagpal
Bhopal

📍 Site - Virasha Nisarga, 200 ft. Road, E-8 Ext., Bawadia Kalan, Bhopal - 462026 (M.P)

📍 Office : Virasha Nisarga Infra, P-19, Lower Ground Floor, Kolar Castle,
Chunabhatti Square, Bhopal - 462016 (M.P.) ✉ virashanisargainfra@gmail.com

☎ 89829 12289, 96694 49295 📍 Virasha Nisarga Phase-I RERA No.: P-BPL-22-3615

Life at its Best





About Virasha Nisarga

Virasha Nisarga is a charming blend of “Elite Living” with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of aesthetically perfect luxurious living spaces in an ultra-modern township on a single floor with extremely high-quality construction standards and an experienced approach set apart “Virasha Nisarga” homes for high-end living.

Virasha Nisarga offers an exclusive premium, luxurious **4 & 5 BHK Apartments** developed by Virasha Nisarga Infra. A renowned name in the real estate market of Bhopal, with proven track record, well known for its reliability and delivering happiness to the customers on time. Virasha Nisarga is located on 200 feet wide main master plan road, of Bawadia Kalan. A posh, happening well connected, easily accessible and most promising location of E-8 Extension Arera Colony, Bhopal.

OUR VALUES

- We always put Core Values first as simplicity, trustworthiness and respect.
- Ethical and Simple.
- Consistent efforts to enhance customer service & product value.
- Focus on compliances.



Features at its Best

CONFIDENCE- BOOSTING FEATURES

- Entrance Gate & Security Cabin
- Entrance Lobby
- Podium Garden with Gazebo Sitting
- Hassle Free Parking
- Visitor Parking
- Power Back Up for Common Areas/ Elevators
- Earthquake Resistant RCC Framed Structure
- Entry to Maid in & Out Separate



Amenities at its Best

BUILDING AMENITIES

- 10 Storey Tower
- 4 Apartments on Each Floor
- Wide Common Corridors
- Fire Fighting Safety Provision
- Lounge for Every Block
- 2 Nos. Elevator in Each Block
- Basement, Stilt/Podium Parking Spaces
- Adequate Water Supply

CLUB AMENITIES

- Swimming Pool
- Gymnasium
- Multi-Purpose Hall
- Indoor Games- Tables Tennis, Carrom Board, Chess & Card Table

SECURITY AMENITIES

- Secured Campus with Centralized Surveillance
- Entrance Check Post Barrier
- Trained Security Guard



USP's at its Best

- Unbeatable well connected and most promising Location
- Lavish sizable well-planned spaces on a single floor
- Passenger & Stretcher - 2 Nos. Elevator in each Block
- Located on 200 feet wide Bawadia Kalan Road Near Bawadia Kalan Square
- 28 years of quality construction and honouring commitment
- Massive 400 feet wide frontage on the main road

- Spacious balconies with each unit
- All flats are corner flats
- Large size club, with modern day amenities
- Grand Entrance Plaza and campus gateway
- Schools, Colleges, Banks, Hospitals, Malls, Markets and Entertainment centers etc. in close vicinity.



Specification at its Best

Specification of Structure - Safe and Sound, Quality controlled RCC frame Earthquake resistant structure.

Brick Masonry & Plaster Work - Brick/AAC Blocks work for external walls & internal partitions, double coat plaster work on external walls & single coat plaster work in inside area.

Flooring Specifications - Vitrified tiles of size 800 mm x 1600 mm in Drawing/Living/Dining Area, 600 mm x

1200 mm in Bedrooms, 600 mm x 1200 mm in Kitchen Area, 600 mm x 600 mm in Balcony Floor Area. In all Toilets Wall, Vitrified tiles of size 600 mm x 1200 mm up to 7 ft. height & in Toilet/Wash Area Floor, anti-skid Vitrified tiles of size 300 mm x 300 mm will be fixed.

Plumbing & Sanitary Fittings- Sanitary ware fittings for toilets of make Kohler, Jaquar, Cera, Hindware or equivalent.

External Electrification details - 3 - Phase concealed and fire resistant right gauge Copper wiring of "ISI" mark, Distribution board with "MCB", "ISI" mark modular electrical accessories, Ample electrical points in all areas, Landline phone conduit, Cable TV wiring conduit, Separate line for inverter connection. Air conditioner power point.

Painting & Whitewashing - Long Lasting and weather resistant acrylic paint to all external walls, all internal walls with white cement based putty finish.

Kitchen Platform - In Kitchen Granite Top platform will be provided.

Door & Window- Flush shutter doors & wooden frame with panelling, Superior quality S.S. finish hardware fittings, Powder coated Aluminium section/UPVC windows.

Lobby and Staircase - All lobby staircase and corridors in soothing Granite stone & tiling work with S.S. railing.



Layout at its Best



Floor Plan at its Best

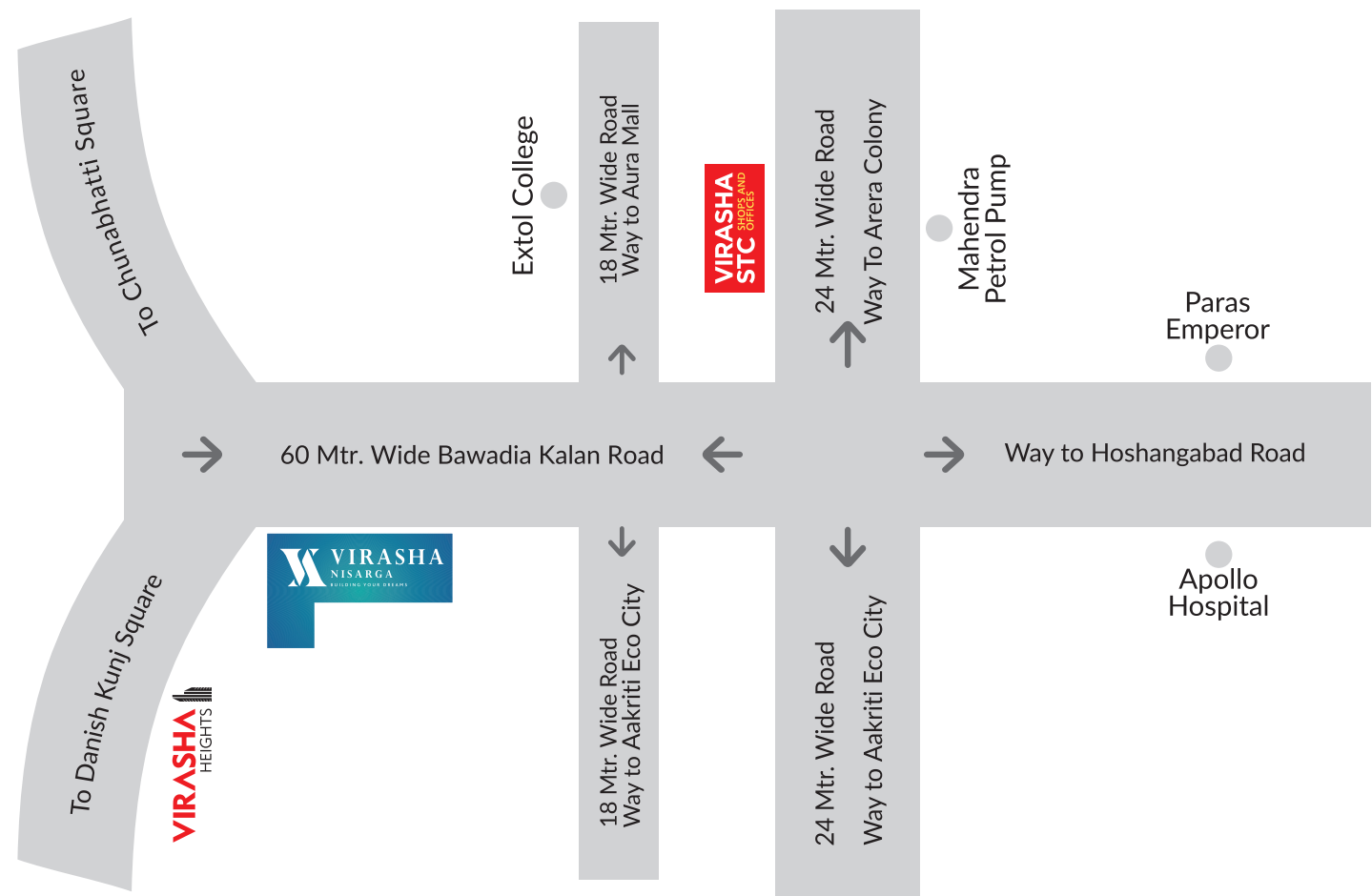
FLOOR ORIENTATION PLAN



BLOCK - D

BLOCK - D

LOCATION MAP



Location at its Best

DISTANCE FROM MAJOR LANDMARKS

• Aura Mall (Trilanga)	1.5 Km.	• 10 No. Market	5 Km.
• Aashima Mall/Hoshangabad Road	3 Km.	• Shahpura Police Station	1.2 Km.
• DB Mall/M.P. Nagar	8 Km.	• Shahpura Lake	3.5 Km.
• Bansal Hospital/Chunabhathi	3 Km.	• J.K. Medical College & Hospital	1.25 Km.
• Champion School/1100 Qtrs.	4 Km.	• Airport	20 Km.
• Rani Kamlapati Railway Station	6 Km.		

Campus has four side connectivity through Arera Colony, Chnuabhathi, Shahpura Hoshangabad Road, Gulmohar & Danishkunj.





Legacy at its Best

Virasha Group set its foundation 2 decades back, marked with team of excellent, positively driven and motivated people. The group has constructed more than 12 lakhs sq.ft. of area and is enjoying a diaspora of satisfied customers. Virasha Group is a hallmark of trust and quality.

PROJECTS COMPLETED

- VIRASHA HEIGHTS PHASE 1
- VIRASHA HEIGHTS PHASE 2
- VIRASHA STC
- VIRASHA VILLAS
- VIRASHA ULTIMATE CAMPUS