



NAGPAL *Palm Leaves*

S. NO.23 & 25 (P) SITUATED AT SHAHNOORWADI , OPP. BEMBADE HOSPITAL,
BEED BYPASS ROAD , CHHATRAPATI SAMBHAJI NAGER.

BUILDING MILESTONES OF SUCCESS...

The Company:

The Nagpal group is the name synonymous to trust. Whether it is construction or automobile or strategic designing, the Nagpal group with its dynamic vision & innovative planning has always been widely recognized as being at the forefront of the industry.

The Reputation:

Reputation is built on a complex base of intangible attributes such as reliability, quality, honesty, trust, social and environmental responsibility and credibility...

There is clear evidence that a good reputation gains a company more customers, better employees, more investors, improved access to credit, and greater credibility with Government. With the legacy of **44** years, Nagpal Group introduces itself with all aspects of real estate work, ranging from high volume management work to the most complex of development, regeneration, funding and structuring deals. It continues to undertake an extremely high level of transactional work, to offer a full range of property services and to advice on sales and purchases, development and asset management work. It has many other future plans to create new success stories...



LIFE & LEISURE IN PERFECT BALANCE....

Life at Palm Leaves is conceived to give you the best of all good life meticulous care. What do you look in your dream home? Spacious, luxurious interiors; spectacular views, comfort and sheer sophistication. Unique features make your home combine a perfect complement to the good life that awaits you. When it comes to daily convenience, you will find it right at Palm Leaves. Thoughtful amenities and planning come together to ensure that life goes on smoothly in the most conducive environment. A uniquely- designed 8 storey buildings, Palm Leaves offers exclusive 3BHK apartment.

NAGPAL
Palm Leaves

STEP INTO PARADISE OF YOUR DREAMS...



Come home to a community of like - minded families living a distinct lifestyle. A lifestyle that brings together all essential facilities necessary for a good living - school ,books, pharmacies ,shopping centers and sports facilities all available at your fingertips.

FEATURES

- 3BHK Elegant Homes
- Spacious, bright light and airy Kitchen & Bathrooms
- Reception cum lobby area in each building
- Lush Greenery
- Ample Covered & open parking
- Fully secured premises
- Design details to suit the modern lifestyle
- Gymnasium, Landscape garden, Indoor Games,
- Roof top Entertainment zone to host private parties

Responsible Building Material

- Low energy – consuming Precast fly ash bricks
- Energy- efficient lighting fixtures
- Water – Saving Plumbing fixtures
- Energy- efficient Ventilation system

Water energy & natural resources conservation

- Rainwater harvesting
- Eco- Friendly garbage disposal system
- Hybrid eco – system to recycle water and effluent

Landscaping

- Dedicated jogging, biking, & walking boulevards
- Rooftop landscaping

Ultra modern lifestyle amenities.

- Thoughtful additions like separate toddlers and children's play areas and sit-outs for elderly
- Well – equipped 3BHK apartments



Palm Leaves





GREEN ADVANTAGES

- Reduces energy consumption in production
- Manufacturing process emits no pollutants or creates toxic waste products
- Manufactured from common , abundant materials
- Light weight compared to other materials leads to significant reduction in CO2 emissions during transportation
- Excellent thermal efficiency sharply reduces the time for space heating/cooling in buildings , saving precious energy
- Easy work ability allows accurate cutting that minimizes the generation of solid waste during use .



HOMES THAT SOOTHE YOUR SENSES...

Palm Leaves is a beautiful amalgamation of eco friendly homes. We boast of eco-friendly & solar passive architecture. AAC blocks are one of the influential factor in the material space that facilitate sustainable constructions.

The energy consumed in the production of AAC blocks is only fraction compared to other traditional materials. It does not depend on fossil fuels instead, uses otherwise redundant thermal power waste, fuel ash. This, thus helps maintain the top soil without eroding it any further. With AAC blocks there is considerable reduction in the use of coal, steel, and cement that encourages reduction in the carbon footprint. Moreover AAC blocks reflect high thermal efficiency with twice the amount of embodied energy as traditional materials which saves energy for heating and cooling. Thus AAC blocks positively influence the green constructions. AAC block is available in a variety of forms, ranging from wall and roof panels to block and lintels.

Encouraging the environmental pursuits with an eye on carbon footprint. The increasing carbon footprint on the environment is a growing concern. The carbon foot print of AAC blocks are considerably less compared to traditional walling materials. Aiding further, the light weight of AAC blocks reduces the carbon emission as more cubic meter can be transported per truck load as compared to traditional walling material (3 trucks traditional material in cum equates 1 truck AAC blocks in cum).



NAGPAL PALM LEAVES

Boasts of Prime Location, Best of Amenities & Quality Construction



ARCHITECTURE

Eco- Friendly and
Modern Architecture



QUALITY CONSTRUCTION

Checked by Independent
Consultants



AMENITIES

Landscape Garden
Community Hall



PROPOSED SPECIFICATIONS

FEATURES

- Environment friendly architecture
- Use of ECO FRIENDLY building material
- Solar passive architecture
- Natural energy through doors & windows
- Water harvesting
- Waste management system

AMENITIES

- Community hall with beautiful landscaped party lawns
- Concrete/ paved roads
- Ample parking
- Gen set backup for common lights and lifts
- Sand pit for the young ones
- Waterbody / Fountain
- Pergola
- Rooftop Gymnasium and Garden.

SPECIFICATIONS

- R. C. C. earth quake resistant structure
- 3 Track powder coated aluminum window with stainless steel mosquito net & decorative MS grill
- Water proofing on all tanks/ terraces
- Anti-termite treatment to foundation
- Branded flooring, vitrified & porcelain tiles of large size
- Toilets with excellent flooring and dado up to 7' best quality foam flow C P fittings
- Bathrooms with branded sanitary wares
- Granite kitchen platform with branded S.S. sink

ONGOING PROJECTS



Meadows Hillmist - Kanchanwadi Pathan Road - Aurangabad



Meadows Hillmist - Kanchanwadi Pathan Road - Aurangabad



Meadows Hillview Homes - Nashik Road - Aurangabad

ONGOING PROJECTS



• NIRMAN BHARATHI CITY CENTER, AURANGABAD



• NIRMAN BHARATHI CITY CENTER-III BUILDING, AURANGABAD



• NIRMAN BHARATHI CITY CENTER- A+T BUILDING, AURANGABAD



• Marigold - Hadapsar - Pune



• Marigold - Hadapsar - Pune



• SHIVALKI HEIGHT COMMERCIAL, TLAK NAGAR, AURANGABAD

UPCOMING PROJECTS



• Commercial Complex - at N-3 CIDCO - Aurangabad



• Chinar Tower - Padegaon Nashik Road - Aurangabad

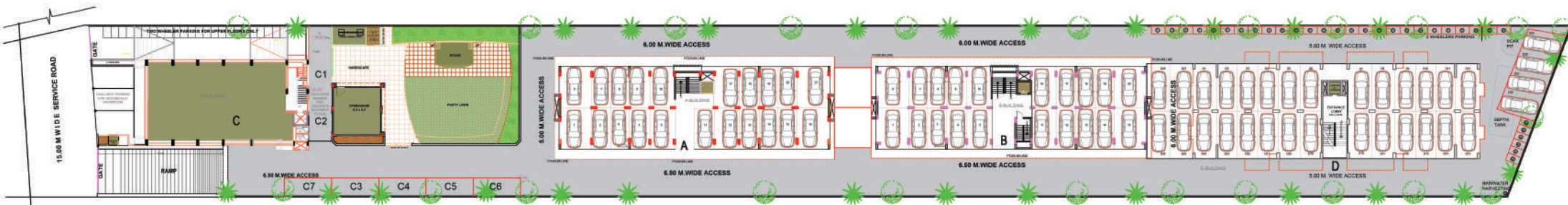


• Chinar Tower - Padegaon Nashik Road - Aurangabad

NAGPAL Palm Leaves

This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the residential unit. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

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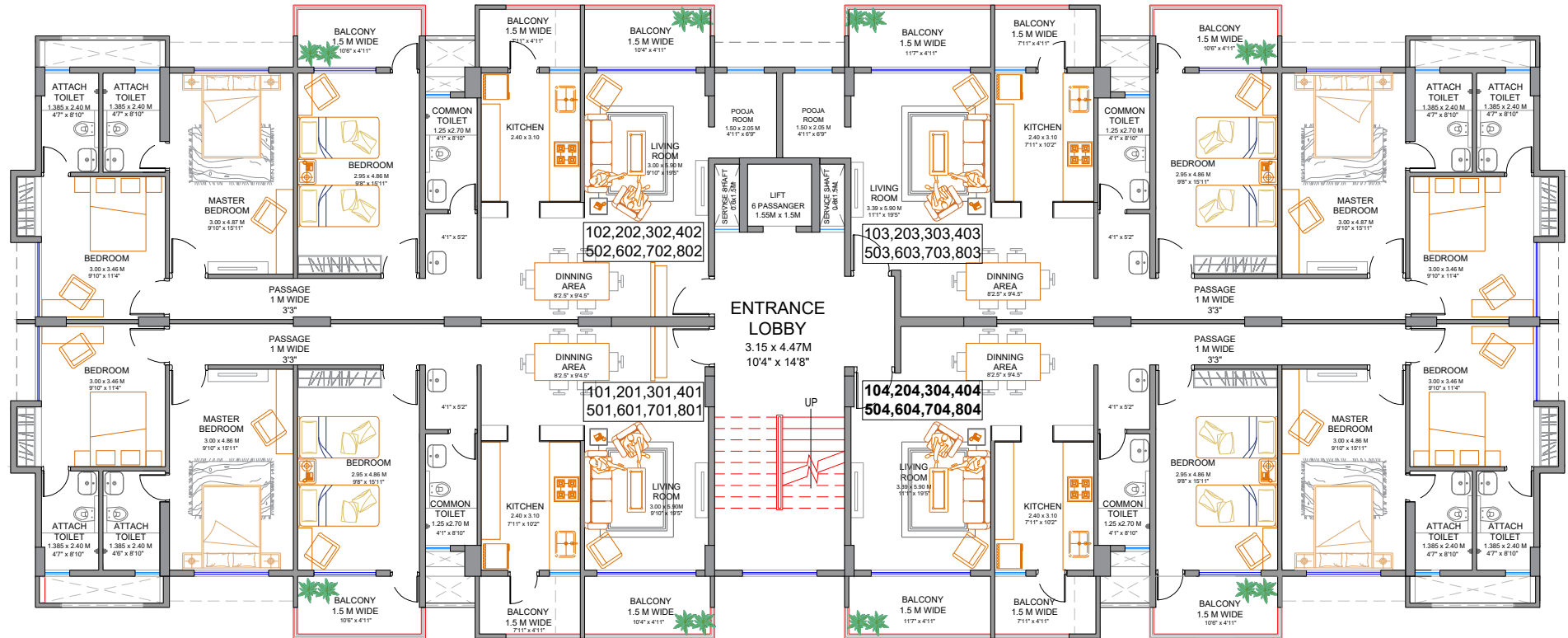
**NAGPAL
GROUP**

SITE LAYOUT PLAN

PROPOSED GROUP HOUSING SCHEME AT SURVEY NO.33 & 25 (PART) SITUATED AT BEED BY PASS, AURANGABAD.
This brochure is an imaginary concept of proposed building.
Terms and conditions in the agreement for the sale will supersede anything in the brochure

NAGPAL
Palm Leaves
NORTH

PROPOSED GROUP HOUSING SCHEME IN SURVEY NO. 23 & 25 (PART) SITUATED AT BEED BYPASS, CHH. SAMBHAJINAGAR.



TYPICAL FLOOR PLAN (1ST TO 8TH FLOOR)

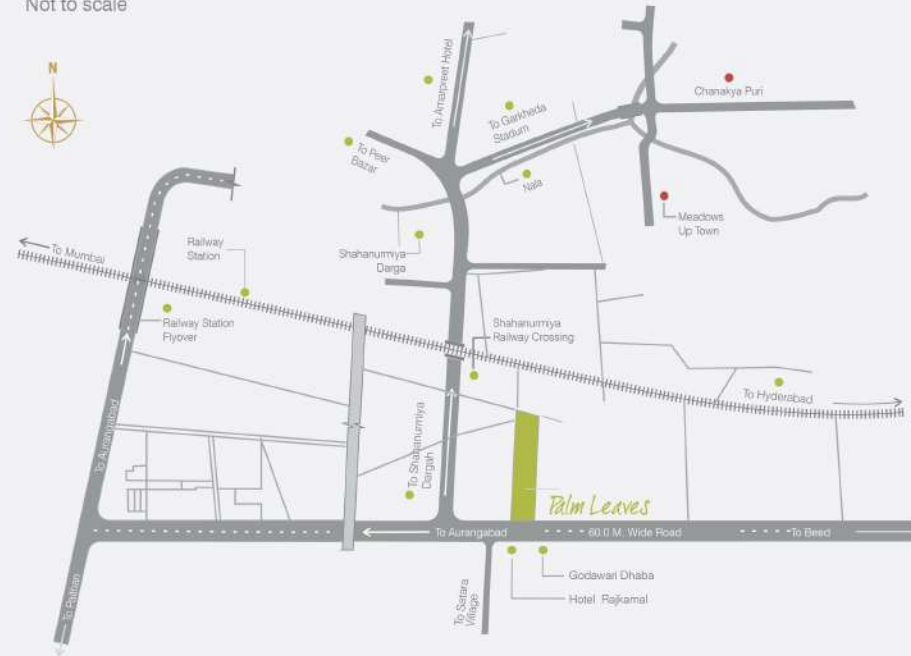
Floor	Flat No.	Type	RERA Carpet Area (Sq.Ft.)	B/UP Area (Sq.Ft.)	Balcony / Box Area (Sq.Ft.)	Parking Area (Sq.Ft.)	STAIRCASE, PASS. & OTHER AREA (Sq.Ft.)	Total Saleable Area (Sq.Ft.)
1st to 8th	101,201,301, 401,501,601, 701,801	3BHKD	1043.02	1100.07	141.01	201.07	117.11	1559.26
	102,202,302, 402,502,602, 702,802	3BHKD + POOJA	1078.54	1139.90	141.01	201.07	120.88	1602.85
	103,203,303, 403,503,603, 703,803	3BHKD + POOJA	1089.31	1146.36	146.39	201.07	121.96	1615.77
	104,204,304, 404,504,604, 704,804	3BHKD	1053.79	1109.76	146.39	201.07	118.51	1575.73

NAGPAL
Palm Leaves
PHASE 2

R.N. DEVELOPERS
AN ENTERPRISE OF
NAGPAL GROUP

LOCATION PLAN

Not to scale



CREDITS

RERA NO. :
P5100049534



ARCHITECT

Nagpal Consultants Pvt.Ltd. - Pune | Chhatrapati Sambhaji Nagar
Shweta Kanav Khosla - Ludhiana

LANDSCAPE DESIGNER

Dr. Usha Nagpal

RCC DESIGNER

Core Consultants,
Chhatrapati Sambhaji Nagar.

MEDIA

Square One
Pune

**NAGPAL
GROUP**
MAKERS OF QUALITY HOMES

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NAGPAL GROUP

NAGPAL
Palm Leaves
PHASE-II



FLOT NO 101,201,301,401,501,601,701,801

**PROPOSED GROUP HOUSING SCHEME IN SURVEY NO. 23 & 25 (PART)
SITUATED AT BEED BYPASS, CHH. SAMBHAJINAGAR.**

RERA NO:
P51500049534



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Palm Leaves
PHASE-II



FLOT NO 103,203,303,403,503,603,703,803

**PROPOSED GROUP HOUSING SCHEME IN SURVEY NO. 23 & 25 (PART)
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