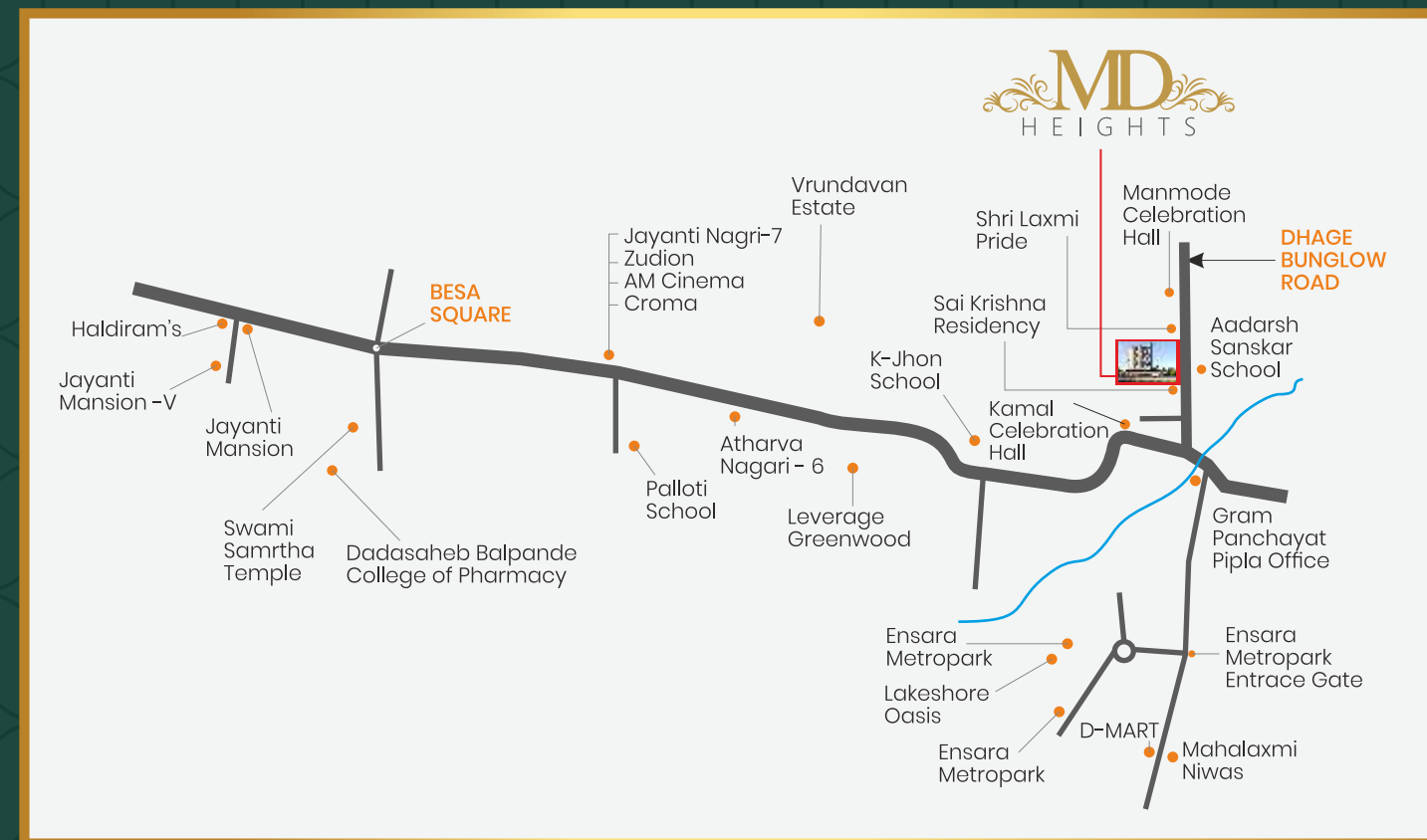




MD HEIGHTS



SITE OFFICE

Plot No.190/1, M.D. Heights, Front of Aadarsh Sanskar
School Dhage Bunglow Road, Pipla, Nagpur- 440034

ARCHITECT

Emanate Design

Ar. LOKESH W. KADU

STRUCTURAL ENGINEER

R&G ASSOCIATES

Md. R.M. Siddique | Ganesh C. Ragit

CONTACT

DISCLAIMER: The advertisement is purely conceptual. Pictures, Images are for representative purposes only. The designs, dimensions, cost, facilities, plans, specification, furniture and images are only indicative in nature and for the purpose of illustration, including a possible layout. The areas, prices, elevation and specifications in the Sale Agreement signed between you and VSW Buildcon Pvt. Ltd, shall be final and binding. This advertisement does not constitute any form of offer, the purchaser is governed by T & C of the sale agreement. Booking is subject to confirmation and acceptance of T&Cs.



Step through the grand entrance of our apartment enclave—a symbol of refined living and thoughtful design. The majestic gate, with its modern architectural lines and secure access system, is more than just an entryway — it's a statement of prestige and peace of mind. Lush landscaping, tasteful lighting, and a dedicated security post set the tone for the serene lifestyle within. This impressive gateway not only marks the beginning of your home, but also the start of a community built on comfort, security, and modern amenities.

Welcome to a
Life of Elegance

MD
HEIGHTS







Where every day is play day.

Let your children laugh, play, and grow in the thoughtfully designed outdoor play area—a safe and vibrant space created just for them. Equipped with age-appropriate play structures, swings, slides, and open green spaces, it's the perfect setting for fun-filled adventures and endless imagination. Surrounded by nature and built with safety in mind, the play zone encourages active play, social interaction, and healthy development—all just steps away from home.

OPEN SPACE IS ON
MOTHER EARTH

MD
HEIGHTS



Unwind, refresh, and recharge at our beautifully designed swimming pool—a serene escape right within your community. Surrounded by elegant decking, lounge seating, and lush landscaping, the pool area offers a resort-like experience just steps from your doorstep. Whether you're doing laps, enjoying a leisurely dip, or simply soaking in the sun by the water, the pool provides the perfect balance of fitness and relaxation. Separate kids' pool and secure access ensure a safe and enjoyable environment for all age groups.

DIVE INTO
RELAXATION

MD
HEIGHTS



Where every day feels like a vacation.

Reconnect with your mind, body, and soul at our open-air yoga deck, thoughtfully designed to bring you closer to nature while you focus on wellness. Surrounded by greenery and infused with natural light, this serene space offers the ideal setting for yoga, meditation, and mindful breathing. Whether you're a seasoned practitioner or just beginning your journey, the tranquil atmosphere encourages balance, focus, and inner peace—right within your residential community.

FIND YOUR
INNER CALM

MD
HEIGHTS



Reconnect with your mind, body, and soul at our open-air yoga deck, thoughtfully designed to bring you closer to nature while you focus on wellness. Surrounded by greenery and infused with natural light, this serene space offers the ideal setting for yoga, meditation, and mindful breathing. Whether you're a seasoned practitioner or just beginning your journey, the tranquil atmosphere encourages balance, focus, and inner peace—right within your residential community.

FIND YOUR
INNER CALM

MD
HEIGHTS



Your personal fitness journey begins right at home.

Stay active and energized at our state-of-the-art gymnasium, designed exclusively for residents who value health and wellness. Equipped with modern cardio machines, strength training equipment, and free weights, the gym offers everything you need for a complete workout. Whether you're starting your day with a brisk run, winding down with strength training, or following a dedicated fitness routine, this well-ventilated, spacious facility provides a comfortable and motivating environment.

FITNESS, JUST
STEPS FROM HOME

MD
HEIGHTS

TYPICAL FLOOR PLAN

MD
HEIGHTS



Experience the joy of wide-open living in this 2 BHK spacious flat, thoughtfully designed for comfort and elegance. Enjoy modern interiors, ample natural light, and seamless connectivity to every urban convenience. A perfect blend of luxury, space, and serenity for your modern lifestyle.

3D ISOMETRIC VIEW

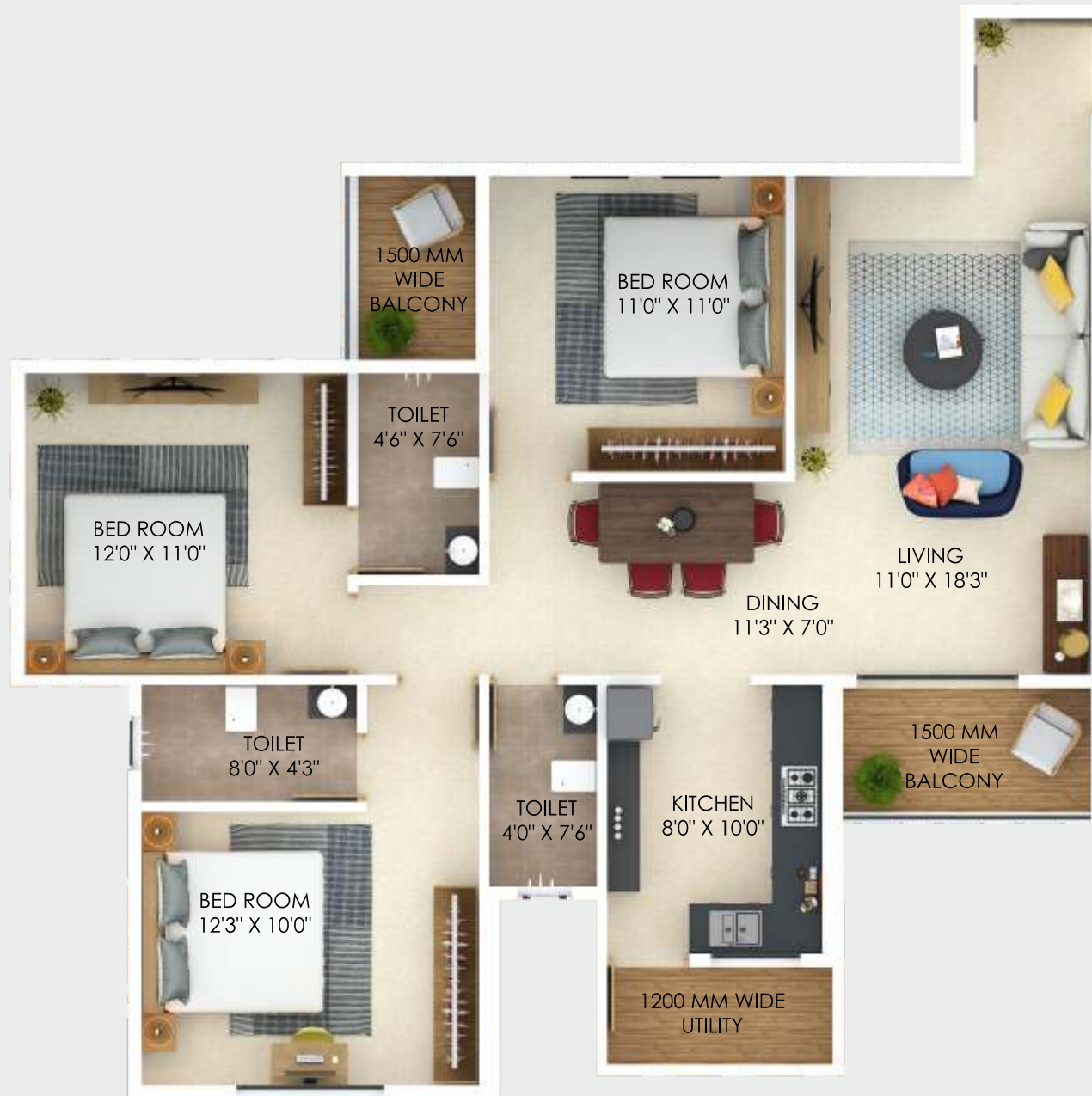


A 2 BHK that feels like so much more

MD
HEIGHTS

TYPICAL FLOOR PLAN

Flat No.
105



3D ISOMETRIC VIEW



Experience luxurious living in this beautifully designed 3 BHK spacious flat. Every corner reflects elegance, comfort, and thoughtful planning. Enjoy abundant natural light, cross ventilation, and open living spaces. Modern interiors and premium fittings enhance your lifestyle. Perfect for families seeking space, serenity, and sophistication.

Live Large, Live Luxurious
Your 3 BHK Awaits

MD
HEIGHTS

TYPICAL FLOOR PLAN

Flat No.
104



3D ISOMETRIC VIEW

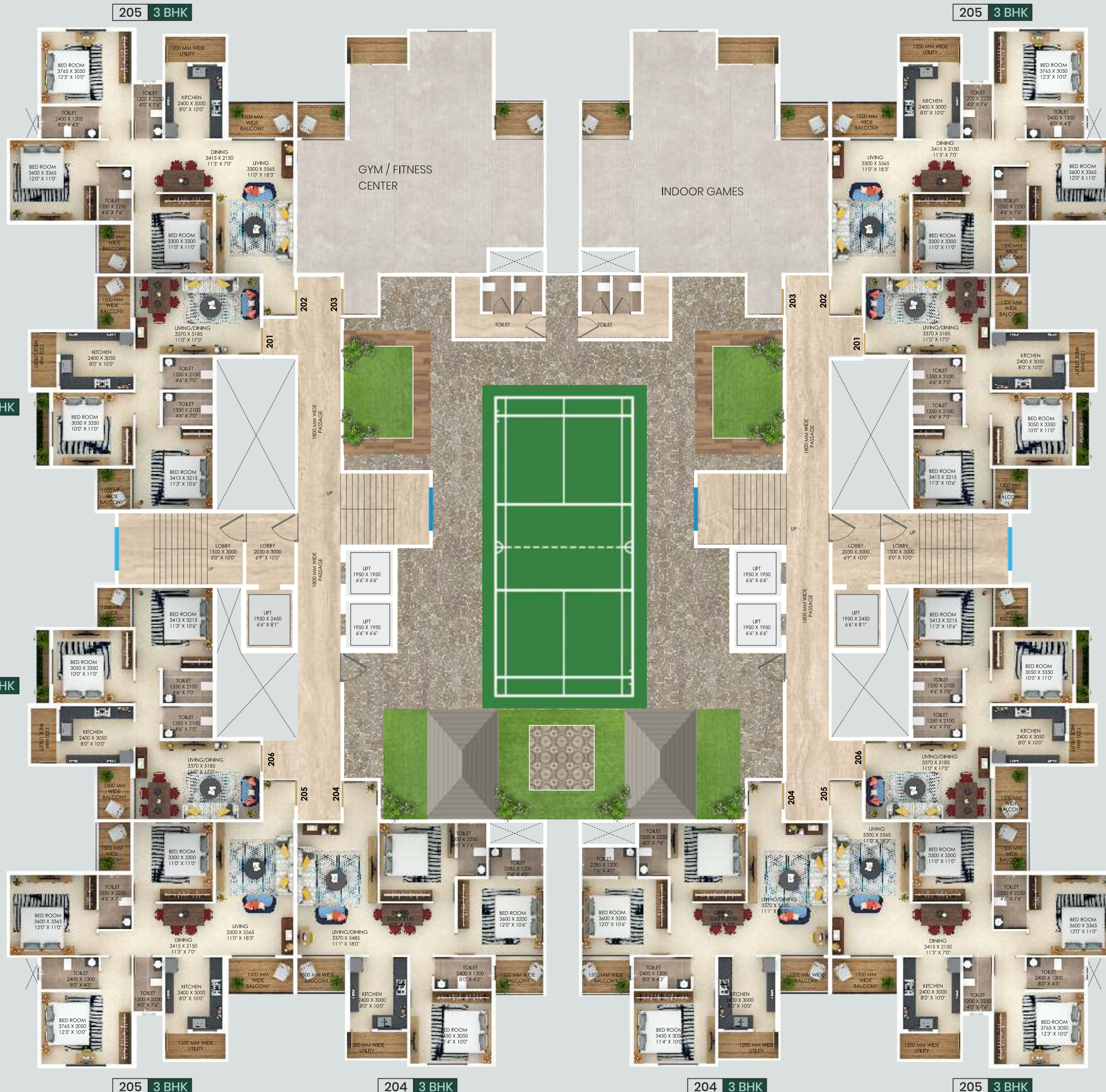


Experience refined living in this spacious 2 BHK flat, thoughtfully designed for comfort and elegance. With airy rooms, premium finishes, and abundant natural light, every corner exudes warmth and sophistication. Perfect for modern families seeking space, style, and convenience in one beautiful home.

Luxury Has a New Address
Your 3 BHK Home

MD
HEIGHTS

2ND FLOOR PLAN



WING - A

Flat No	Super Built Up (Sq.Ft.)
201	1155.546
202	1600.152
204	1498.724
205	1600.185
206	1155.546

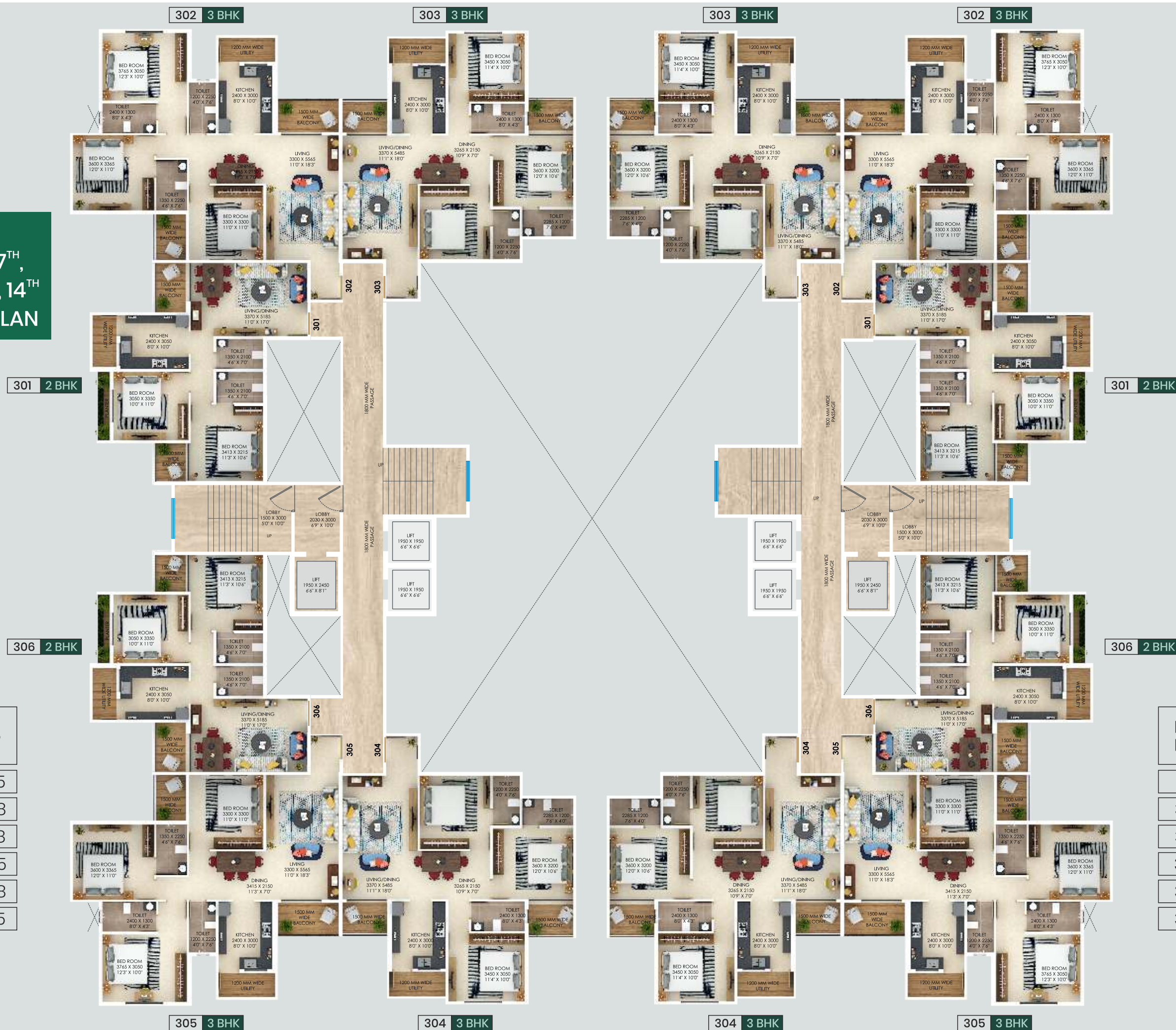


WING - B

Flat No	Super Built Up (Sq.Ft.)
201	1155.546
202	1600.152
204	1498.724
205	1600.185
206	1155.546



TYPICAL
**3RD, 4TH, 5TH, 6TH, 7TH,
 9TH, 10TH, 11TH, 12TH, 14TH
 & 15TH FLOOR PLAN**



WING - A

Flat No	Super Built Up (Sq.Ft.)
301	1074.235
302	1507.958
303	1432.758
304	1433.055
305	1507.958
306	1074.235



WING - B

Flat No	Super Built Up (Sq.Ft.)
301	1074.235
302	1507.958
303	1432.758
304	1433.055
305	1507.958
306	1074.235



TYPICAL
8TH & 13TH
FLOOR PLAN



16TH FLOOR PLAN

WING - A

Flat No	Super Built Up (Sq.Ft.)
1601	1074.235
1602	1507.958
1603	1432.758
1604	2112.456



WING - B

Flat No	Super Built Up (Sq.Ft.)
1601	1074.235
1602	1507.958
1603	1432.758
1604	2112.456



17TH FLOOR PLAN

WING - A

Flat No	Super Built Up (Sq.Ft.)
1701	1074.235
1702	1507.958
1703	1432.758
1704	1361.559



WING - B

Flat No	Super Built Up (Sq.Ft.)
1701	1074.235
1702	1507.958
1703	1432.758
1704	1361.559





GROUND FLOOR PLAN

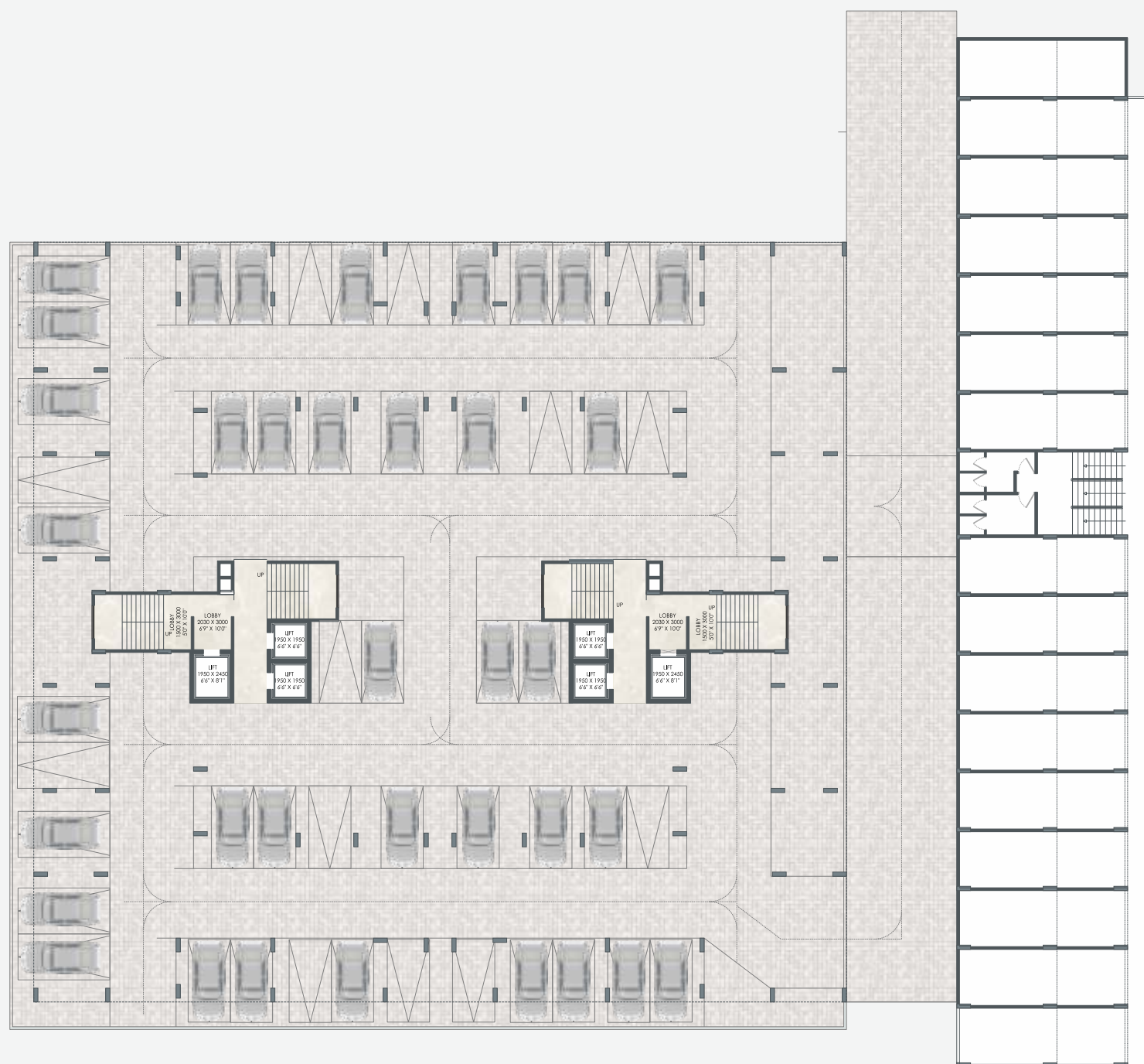


Comfort
Secure Car Parking
Effortless Access

Live the easy life where comfort
meets convenience.



FIRST FLOOR PLAN



Modern living meets smart planning with our two-floor car parking facility, offering effortless entry, exit, and ample space for every resident. A feature that adds true comfort and convenience to your everyday life.



SPECIFICATION

FOUNDATION

1. Foundation as per RCC consultant's recommendation

STRUCTURE

1. RCC-framed structure of superior quality, designed for safety from earthquake
2. Gypsum-finish plaster for internal walls & sand finish cement plaster for external walls

FLOORING

1. Vitrified tile 2' X4' flooring for the entire flat
2. Anti-skid flooring 2'X2' for balcony, dry balcony & toilets

DOORS

1. Both side laminated main door with ply frame
2. Both side laminated door with RCC frame bedroom & Toilet

WINDOWS

1. 2-Track powder coated aluminum sliding windows
2. MS safety grills for windows
3. Granite sill for windows at bottom

KITCHEN

1. Granite top kitchen platform with SS sink & glazed dado up to window top 4' ht
2. Provision for exhaust fan in kitchen
3. Electrical provision for water purifier

COMMON TOILET

1. Wash basin
2. Tile 2'x4' for flooring & dado up to lintel level
3. Jaquar Esco/equivalent fittings
4. Hot & cold water mixer unit
5. Provision for exhaust fan
6. Electrical provision for geyser

MASTER TOILET

1. Counter wash basin
2. Hot & cold water mixer unit
4. Provision for exhaust fan
5. Electrical provision for geyser

ELECTRICAL

1. Concealed electrification with copoer wiring and modular switches.
2. Provision of TV point in living and master bedroom
3. Provision of AC point in living and master bedroom
4. DB box with MCB in flat
5. Exhaust fan provision in kitchen and toilets
6. Provision for geyser
7. Provision for water purifier in kitchen.

PLUMBING

1. Concealed plumbing with Jaquar Esco/equivalent fitting in toilets, kitchen & dry balcony
2. Wall mounted commode with concealed cistern
4. Plumbing provision for water purifier in kitchen
5. Plumbing provision for geyser

PAINTING

1. Internal semi acrylic emulsion paint in the entire flat
2. External acrylic paint for the entire building

DRY BALCONY

2. Anti-skid flooring for entire balcony
3. Electrical and plumbing provision for washing machine

LIFT

- 6 Lift 8 passenger with Power Backup

WATER SUPPLY

- Seprate overhead water Tank
Corporation waterfor drinking purpose
Boaring water for utility purpose

Note:-

Stamp Duty & Registration fees, Electrical Meter charges, Air Conditioning, Transformer deposit, Water Meter & Connection Charges. Deposits & Expenses at actual to be paid extra in advance. G.S.T. or any such additional taxes will be charged extra. Changes in the specification & plan will cost extra. Possession of the Shop/office will be given by the builder after learance of all dues. Any Extra Work shall be charged eparately before execution.



AMENITIES



Two Big Size Entrance Gate



Cctv Surveillance In Common Area



Two Floor Ample Parking



Children Play Area



Indoor Game



Solar Water Heater For Common Toilet



100% Vastu Compliant



Firefighting System



Rain Water Harvesting



Yoga Space & Play Area



Peripheral Plantation / Landscaping



Generator For Common Area



Pop In Living & All Bedrooms



Automatic Lift With Power Backup



Garden On Mother Earth with walking track



Swimming Pool



Water Proofing Treatment To All Toilet & Top Floor Terrace



Solar Power for Common Area