



SHIV
BRIGHTON

2-BHK COMMUNITY LIVING



MAJESTIC STREET VIEW OF SHIV BRIGHTON



If you believed in wishful thinking and dreamed of living in a peaceful oasis within the city - you have finally arrived.

Welcome to **Shiv Brighton** Homes in Chinchbhuvan - an upcoming residential locale at Nagpur. These extraordinary homes have been thoughtfully designed to blend lifestyle and location, convenience and comfort. Brought to you by **Om Shivam Buildcon, a venture by Kapse Brothers**, Shiv Brighton is situated within the city limits with easy access to major roads, bus and Metro transportation to almost every part of the city. It is also conveniently located in close proximity to markets, schools, hospitals and healthcare centres.

With exceptional amenities in the midst of beautiful natural setting, these homes will astound you. Experience community living at its best.



After successfully completing Shiv Brighton Phase - I & II, we are now launching **Shiv Brighton Phase-III (Plot No. 2) & Phase-IV (Plot No. 4).**

Phase-III comprises up of 4 towers - **AURUM, IVORY, PEARL & ROSALINE**, having 8 storeys each and 4 flats of 2-BHK on each floor, adding up to 128 units of 2-BHK.

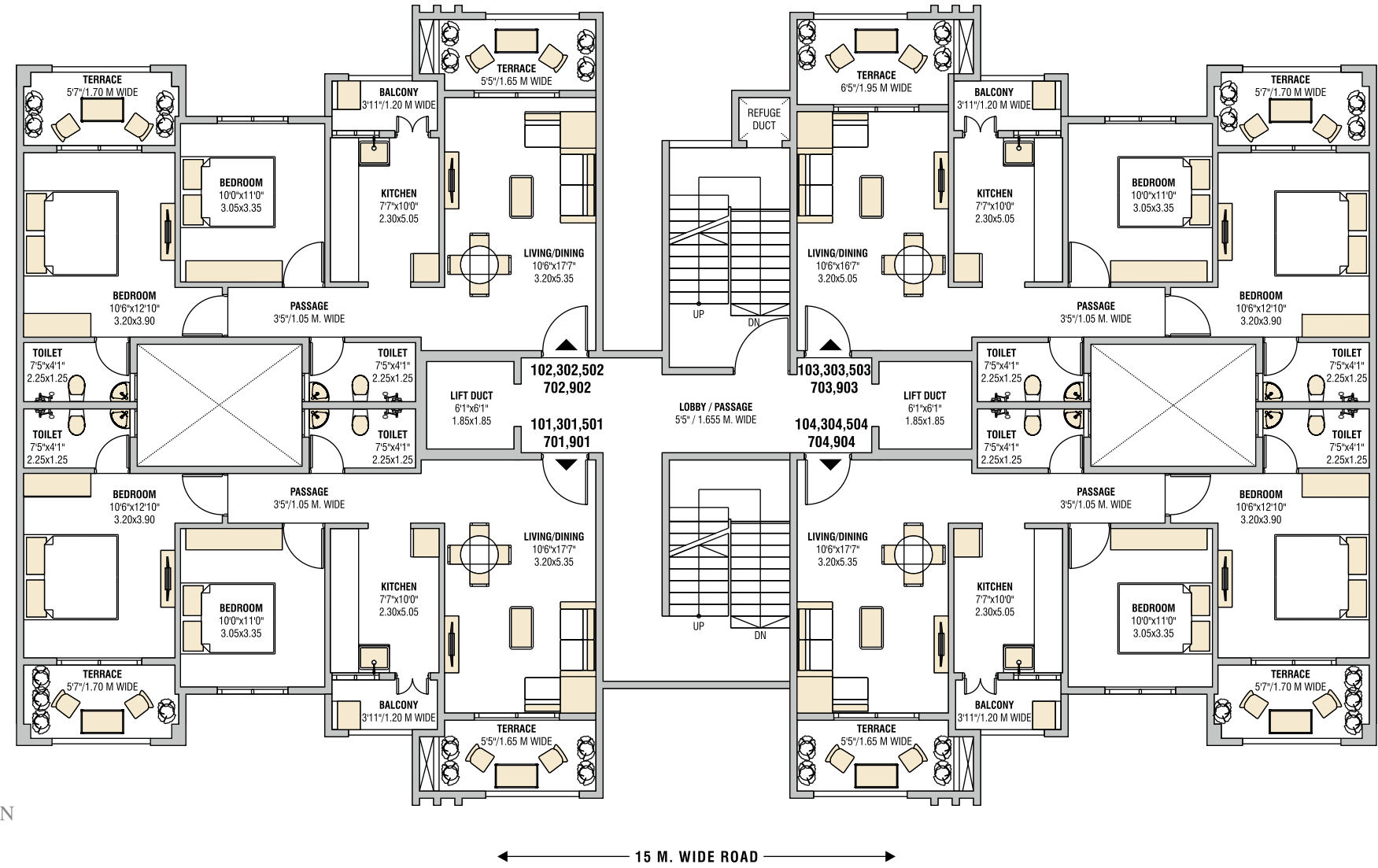
Phase-IV comprises up of 4 towers - **ONYX, EMERALD, GARNET** of 10 storeys each & **OLIVINE** of 9 storeys. There are 4 flats on each floor, adding up to 156 units of 2-BHK.

The total offering now at Shiv Brighton is of 284 units of 2-BHK.

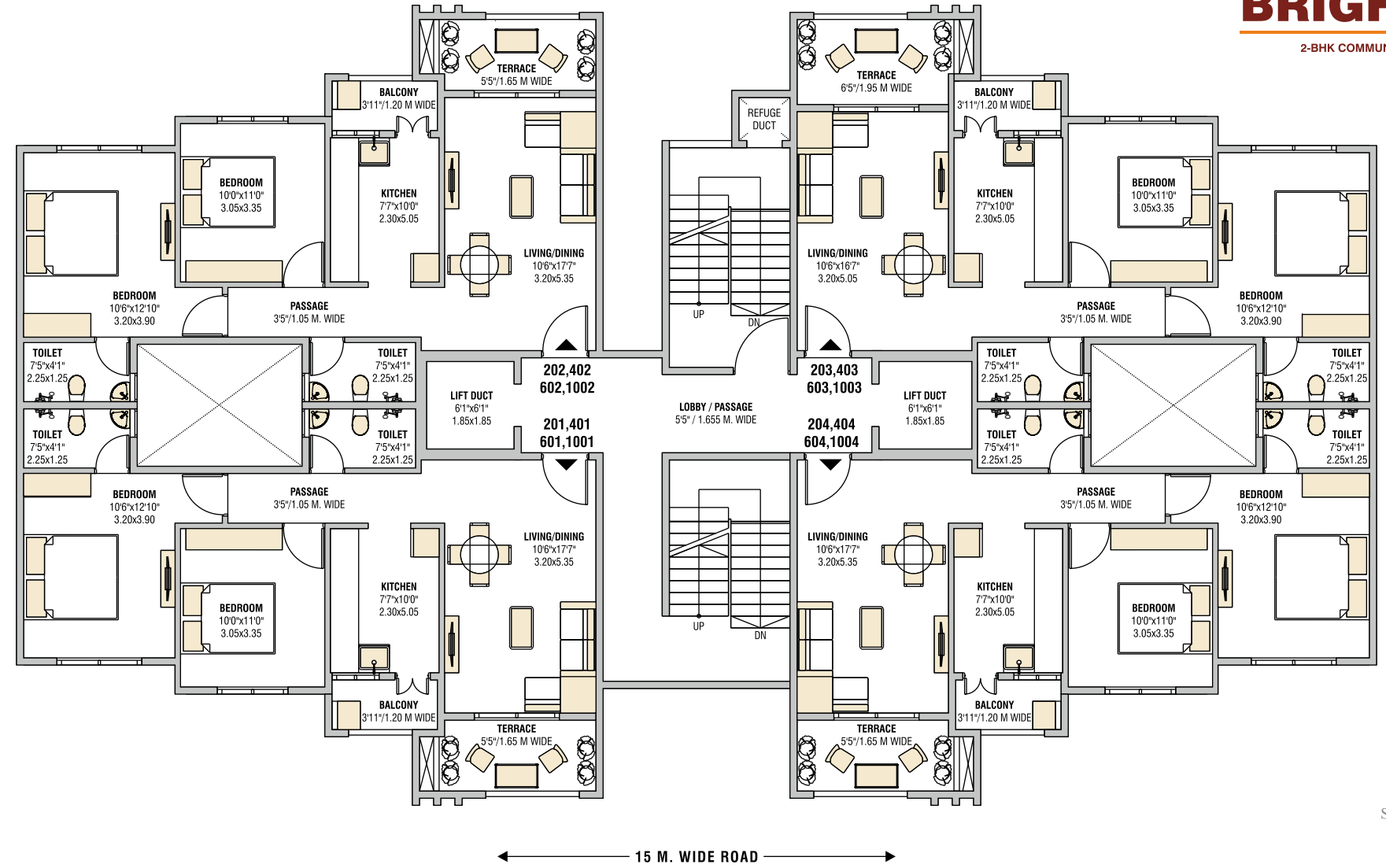


AESTHETICALLY DESIGNED TOWERS WITH WELL LAID ROADS AND BEAUTIFUL LANDSCAPING

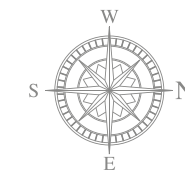
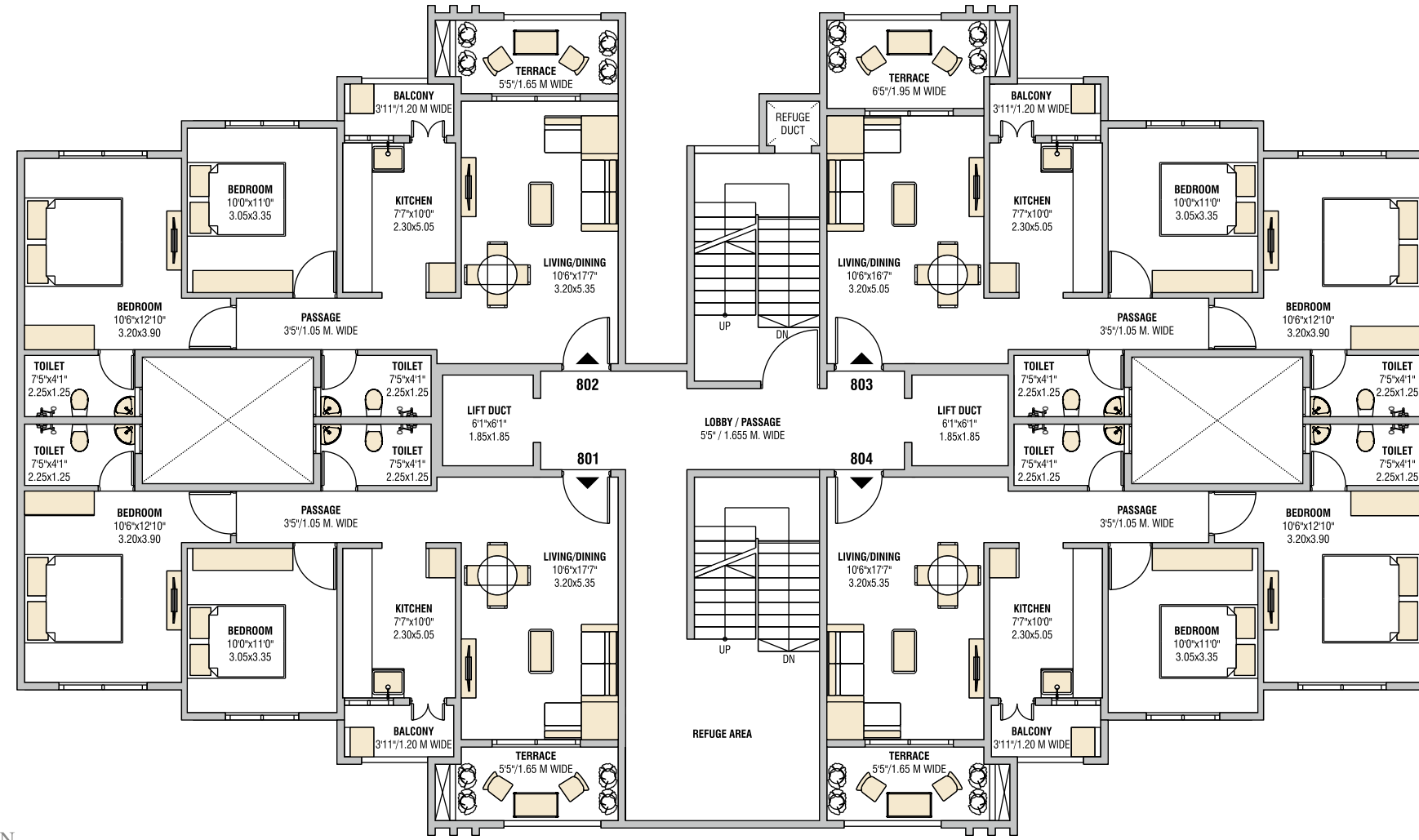
TYPICAL PLAN - ONYX, EMERALD, GARNET
1st,3rd,5th,7th,9th Floor



TYPICAL PLAN - ONYX, EMERALD, GARNET
2nd, 4th, 6th, 10th Floor

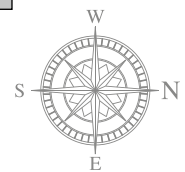
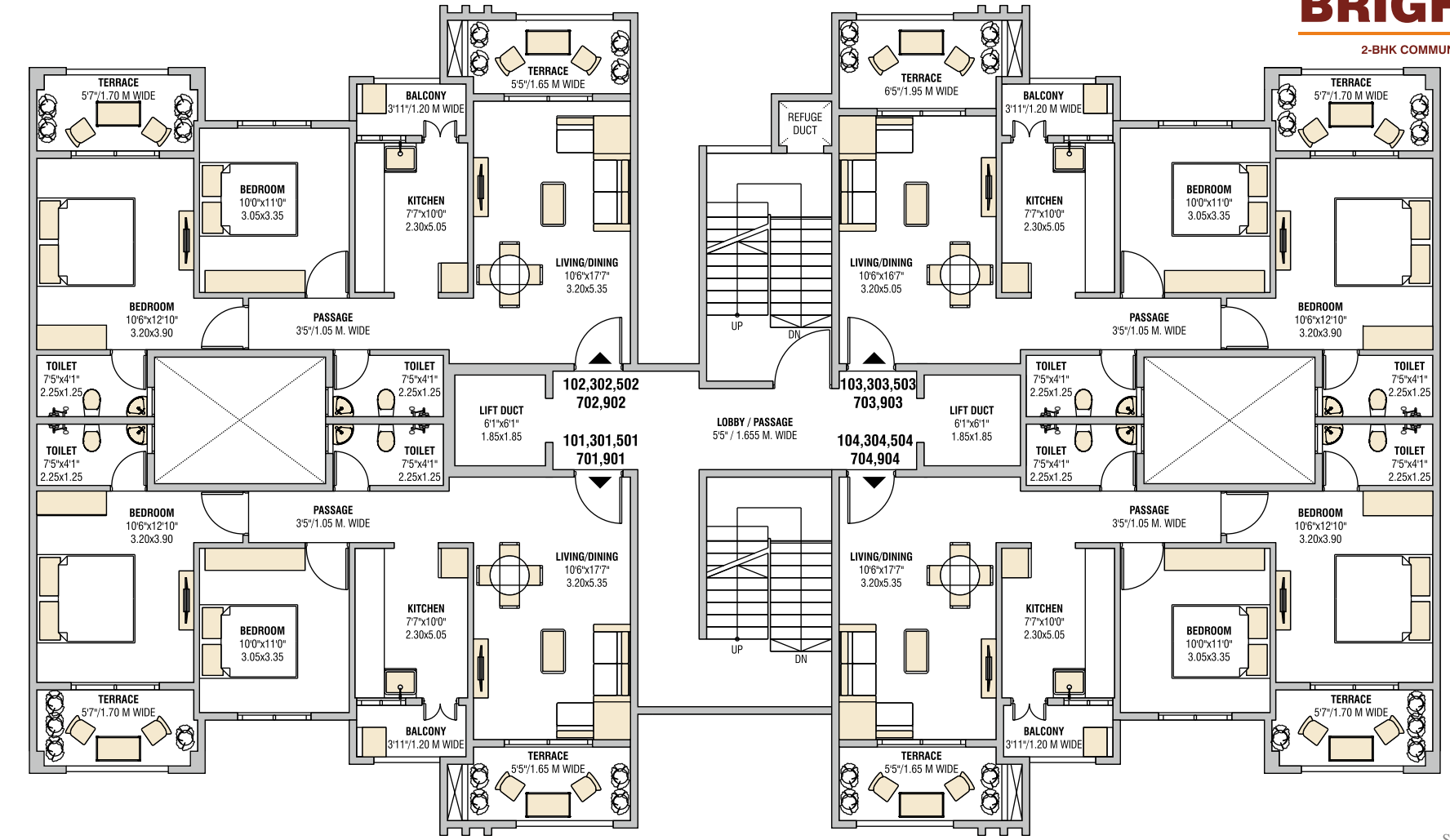


PLAN - ONYX, EMERALD, GARNET
8th Floor



← 15 M. WIDE ROAD →

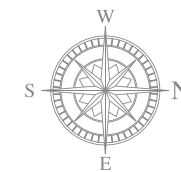
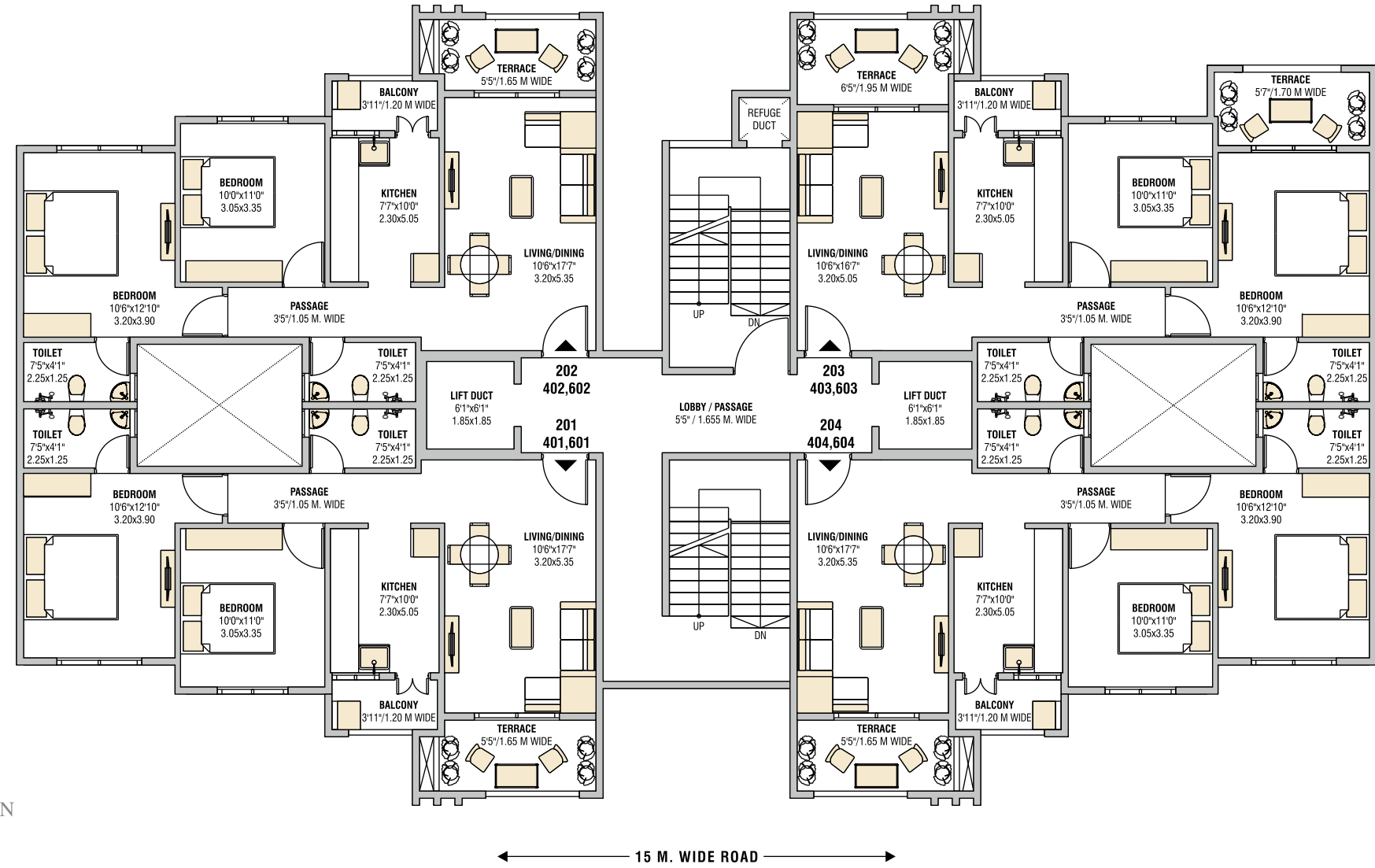
TYPICAL PLAN - OLIVINE
1st,3rd,5th,7th,9th Floor



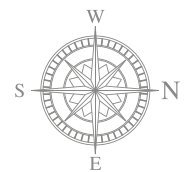
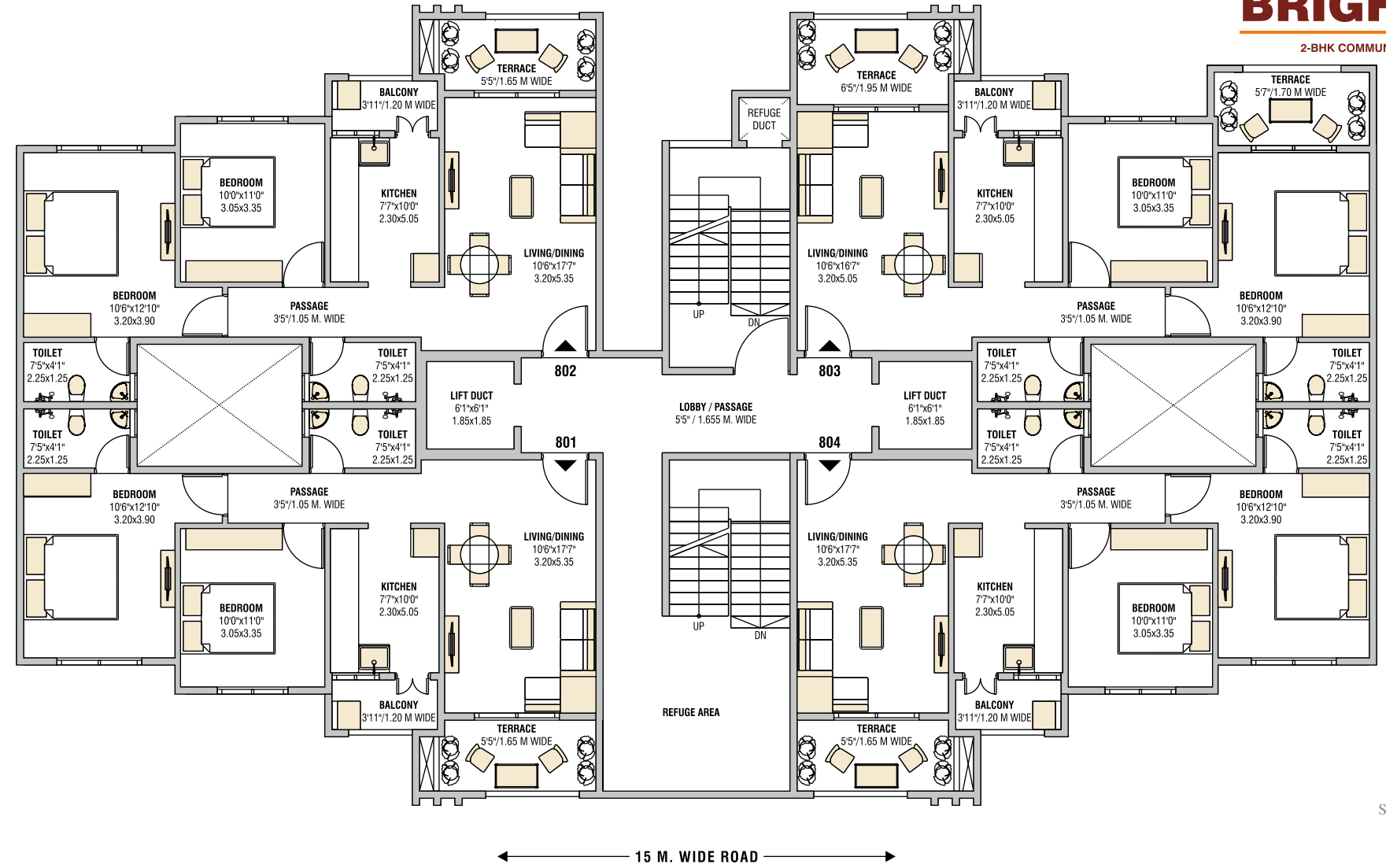
← 15 M. WIDE ROAD →



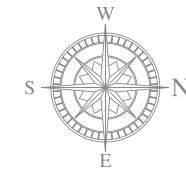
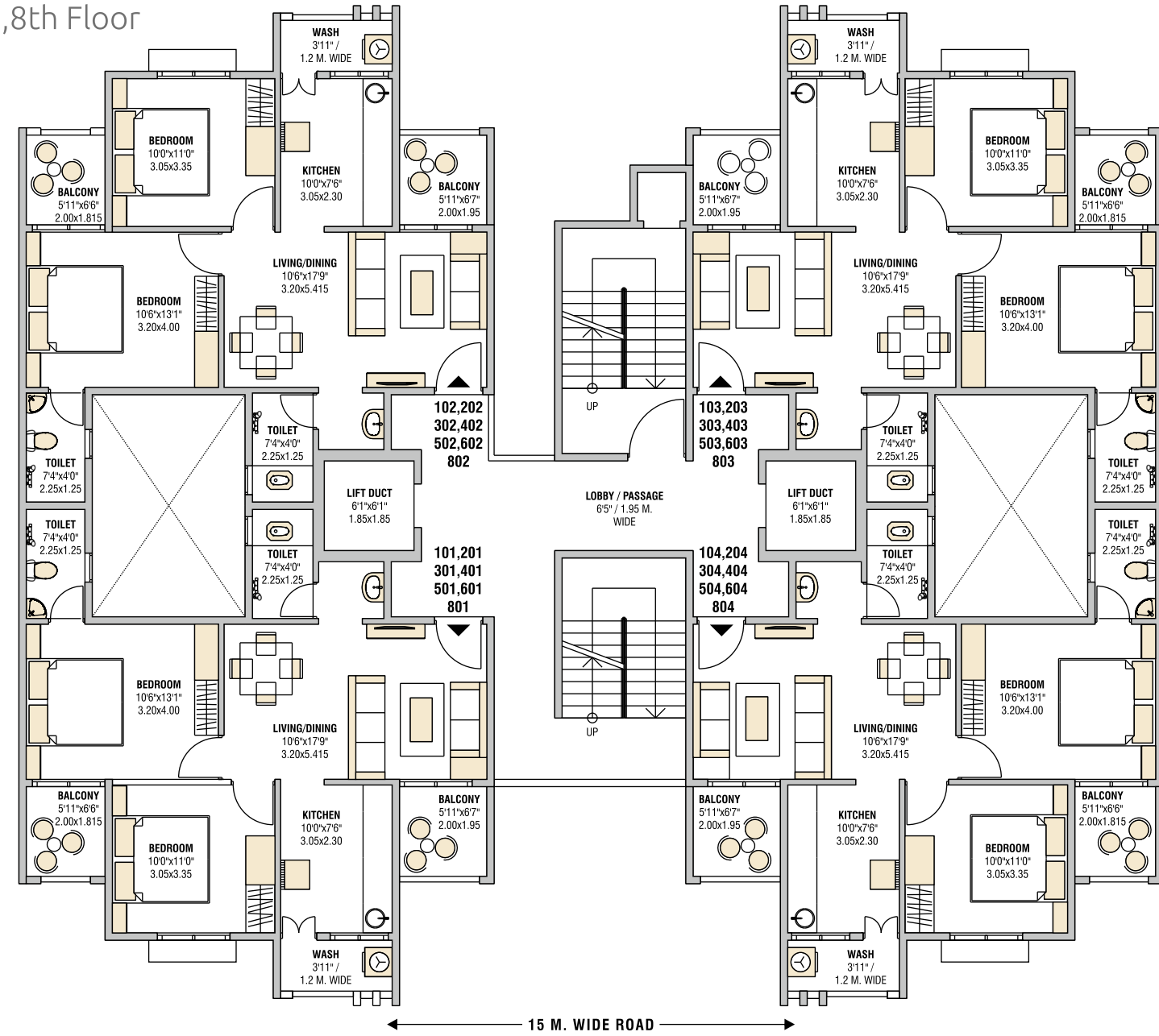
TYPICAL PLAN - OLIVINE
2nd, 4th, 6th Floor



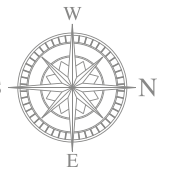
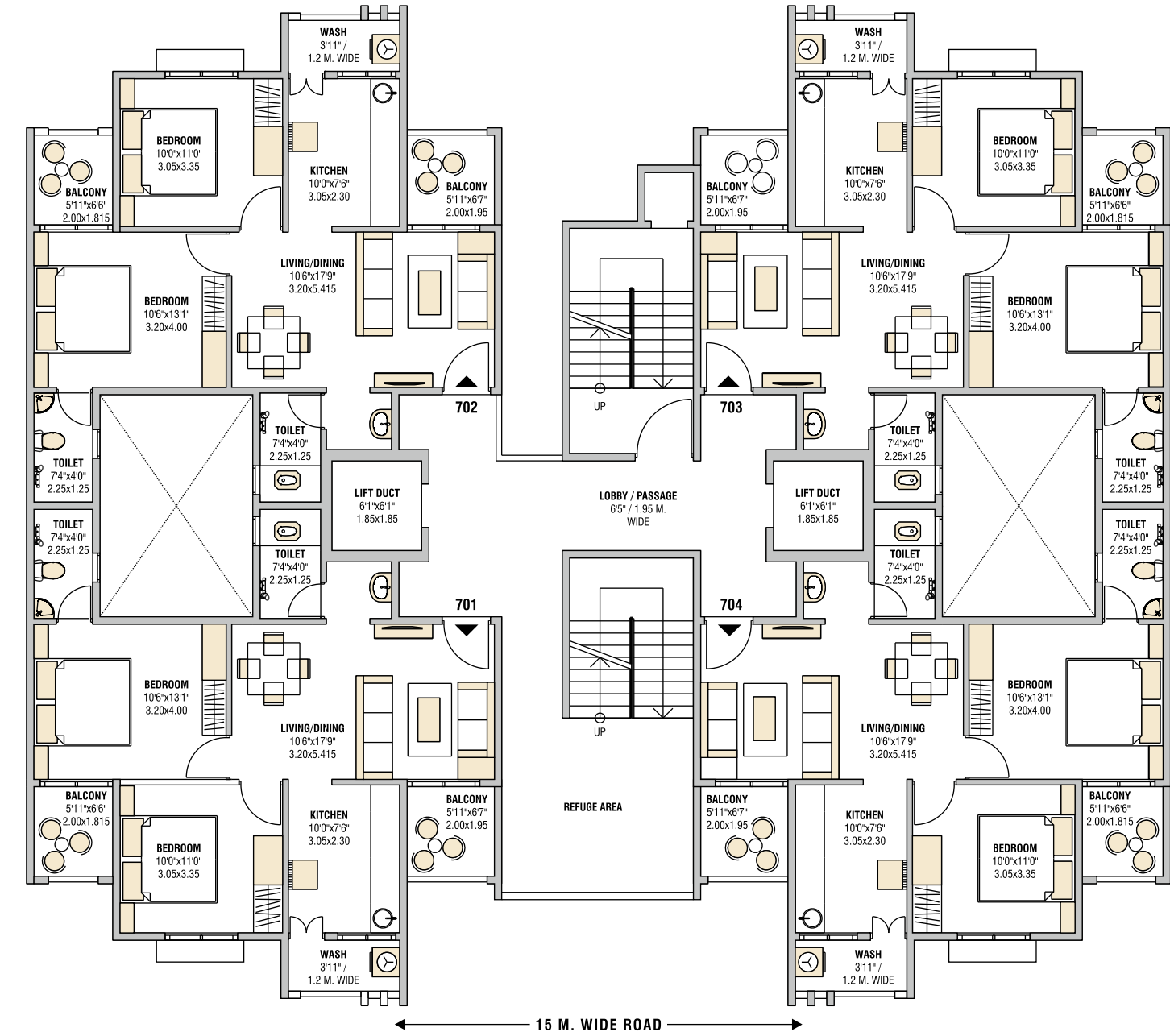
PLAN - OLIVINE
8th Floor

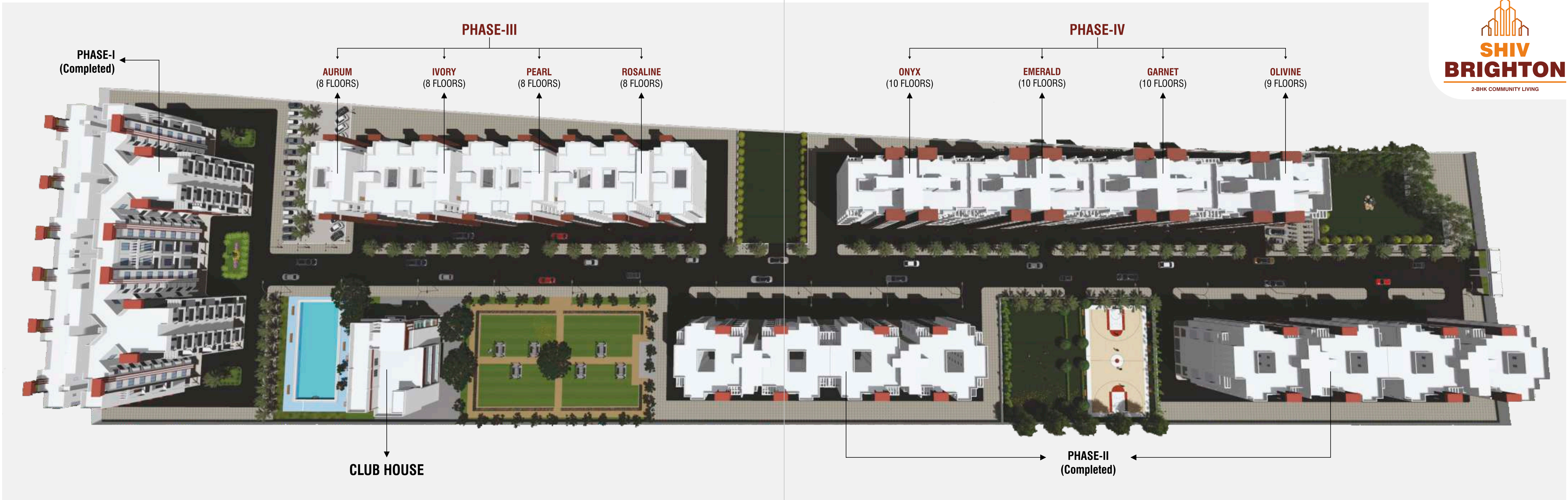


TYPICAL PLAN - AURUM, IVORY, PEARL, ROSALINE
1st,2nd,3rd,4th,5th,6th,8th Floor



PLAN - AURUM, IVORY, PEARL, ROSALINE
7th Floor





AERIAL VIEW OF SHIV BRIGHTON

CLUB HOUSE WITH SWIMMING POOL AND GARDEN



AMENITIES



GREEN ZONES

- Landscaped garden
- Central garden
- Exclusive club house with lounge and party lawn
- Senior citizen area
- Exotic native tree plantation

HEALTH & FITNESS

- Jogging track with Yoga / Meditation space
- Ultra modern state-of-the-art Gymnasium

SPORTS

- Table tennis
- Snooker & Pool tables
- Swimming pool

SECURITY & SAFETY

- Single compound wall all around the campus
- Round-the-clock security & surveillance
- Intercom facility
- Fire fighting system

ENTERTAINMENT

- Cafeteria
- Play area for kids

CONVENIENCE

- 24x7 ambulance service

VALUE ADDITION

- Power back-up for lifts & common areas
- High-speed elevators
- Rain water harvesting system
- Guest room

OTHERS

- Internal concrete roads
- Attractive grand entry
- Gate with security cabin



Images shown here are for representation purpose only

SPECIFICATIONS

STRUCTURE

- RCC framed structure to withstand wind and seismic loads. Internal and external walls as per the structural requirement.
- External wall 150 mm and internal wall 115 mm thick with fly - Ash brick masonry.

PLASTERING AND PAINTING

- Internal single coat plaster with putty finish.
- External double coat sand faced cement plaster.
- Weather proof paint of premium quality for external walls and premium quality emulsion for internal walls.
- Ceiling of Asian / Dulux / Nerolac / Berger make.

DOORS AND WINDOWS

- Main entrance Door-steel door.
- Bedroom Door-Flush door with good quality RCC frame and hardware fittings.
- Toilet door flush door with good quality RCC frame.
- 2-track powder coated aluminium sliding windows with safety grille.

KITCHEN

- Granite top modular kitchen with stainless steel sink (10 feet cooking otta).
- Glazed / Ceramic tile dado above platform up to lintel level in kitchen.

- Provision for municipal water.
- Provision of kitchen chimney/exhaust fan.

FLOORING

- Floor tile of (600mm x 600 mm) Color / Landmark / RAK / Alfanso / Imported make.
- Anti-skid ceramic tiles for toilets, balconies and staircase lobby.
- Granite stone tile for treads and risers of staircase.

PLUMBING

- Branded CP fittings and sanitary fixtures: CP fitting - Jaguar / Hindware / Cera / RAK Sanitary - RAK / Cera / R.R
- Centralised solar water heating system in common bathroom.

ELECTRICAL

- Modular switches of Havells / Wipro / Haiger / Schneider.
- Concealed copper wiring of Polycab / R.R Kabel / Havells / Panasonic.
- Geyser points in all toilets.
- A.C point in living room and master bedroom.
- T.V point in living room and master bedroom.
- Telephone point in Living room and master bedroom.
- Light points and power sockets in the kitchen for

- various appliances i.e. 16 Amp - 3 pts. & 5 Amp - 2 pts.
- 4.5 points per room and one earth leakage circuit breaker for each apartment.

WATERPROOFING

- Proper waterproofing for bathrooms, utility area and terraces.

FIRE SAFETY

- Fire fighting system.

SECURITY SYSTEM

- Video door phone in all flats.
- Intercom facility for every individual building.

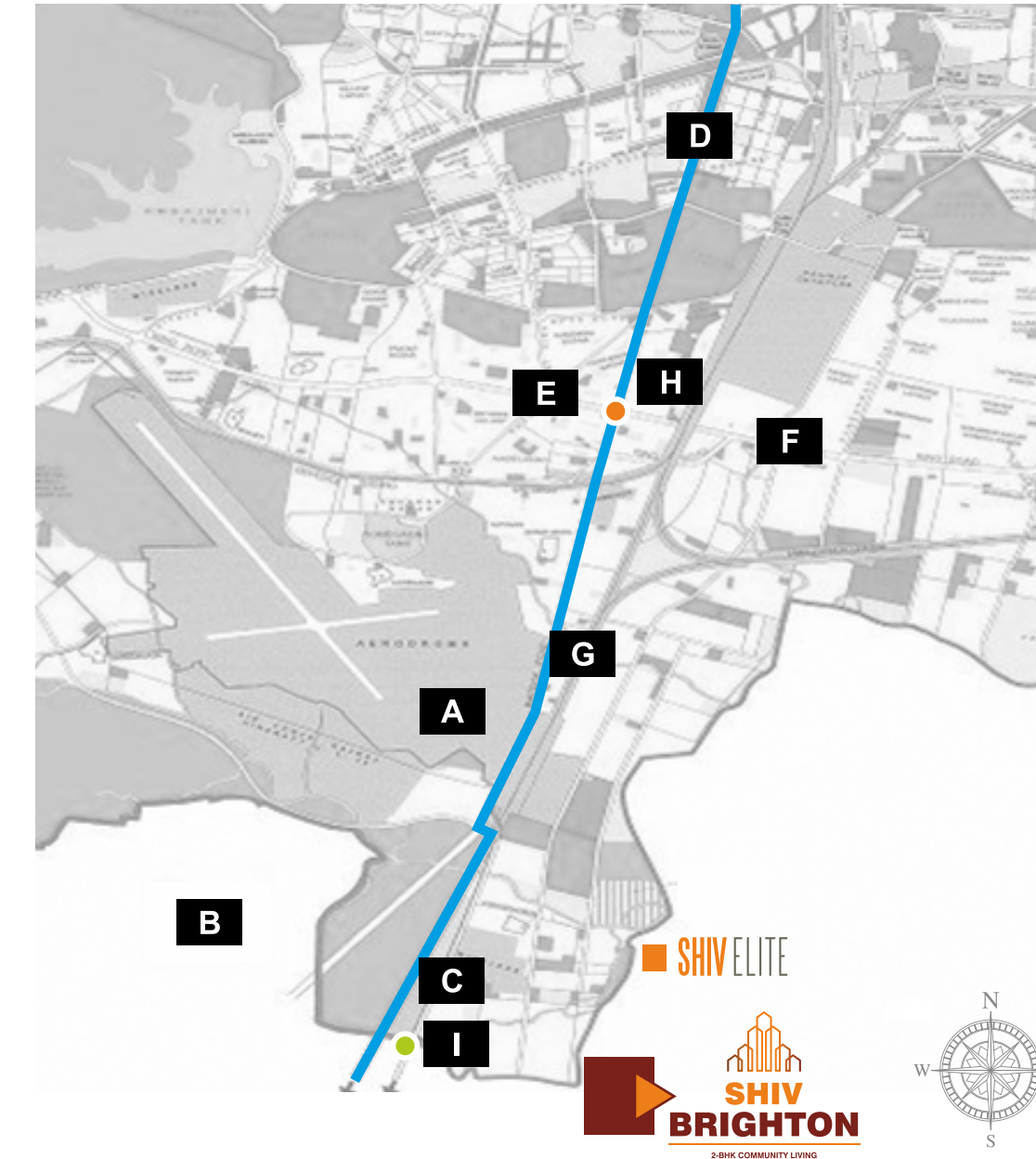
ELEVATOR/LIFT

- 8 Person high speed lift with power back-up for 8-floor building.
- 10 Person high speed lift with power back-up for 9 & 10 floor building.

RAIN WATER HARVESTING & STP

- Provision of rain water harvesting system as per norms.
- Sewage treatment plant shall be provided as per norms. Treated water will be used for flushing and gardening.

LOCATION



DISCLAIMER

1. Any information displayed by the owners / promoters / developers / builders of the proposed project in brochure, website, advertisements, print, electronic media etc. is only for general information of the customers and merely conceptual in nature and strictly does not solicit any commitment or legal declaration.
2. Any information displayed by the owners / promoters / developers / builders in brochure, website, advertisements, print, electronic media etc. do not reflect or commit assurance that the proposed building plan, specification of constructions, technology and standards to be followed, project costings etc., progress of construction, estimated time for completion and other compliances are in consonance with any act, rule or legislation in force and the same may vary in actual or change without any prior intimation or notice to the customers for which the owners / promoters / developers / builders shall not be responsible or liable in any manner.
3. Any information displayed by the owners / promoters / developers / builders of the proposed project in brochure, website, advertisements, print, electronic media etc. does not vouch for accuracy of information therein and the owners / promoters / developers / builders shall not be responsible and liable for decision that may be taken by any customer to book or purchase any unit in the proposed project on the basis of information provided in such commercials. No reliance should be placed for any purpose whatsoever on the information contained in any such commercials or on its completeness. The owners / promoters / developers / builders do not accept any responsibility for any error, whether caused by negligence or otherwise or for any loss or damage incurred by any customer in reliance on anything set out in such commercials. The owners / promoters / developers / builders disclaim all liability, responsibility and negligence for direct and indirect loss or damage (if any), suffered by any customer arising from use of information presented in such commercials.
4. Nothing contained in any brochure, website, advertisements, print, electronic media etc. is intended to, or constitutes legal security or investment advice or opinion regarding proposed project and appropriateness of any content and information in such commercials. The use of any information set out in such commercials is solely and entirely at the customer's own risk. The information contained in such commercials is intended solely for the private usage of the customers.

Zone	Name	Apx. Distance
A	Airport	3.0 KM
B	MIHAN Project	0.5 KM
C	MIHAN Rehabilitation	0.1 KM
D	City Centre	7.0 KM
E	Khamla Square	5.0 KM
F	Ring Road	4.0 KM
G	Wardha Road / NH-7	0.8 KM
H	Chhatrapati Square	4.5 KM
I	Hotel Le Méridien	0.2 KM



A venture of Kapse Brothers



OM SHIVAM BUILDCON PVT. LTD.

AN ISO 9001-2015 COMPANY



Regd. Office

Plot No. 10, Rohera Arcade, Ajni Square,
Wardha Road, Nagpur - 440 015 (M.S.), INDIA
Telephone: +91-712-2229721 / 22 / 23 / 24
Visit us at: www.omshivambuildcon.com



maharera.mahaonline.gov.in
Maha-RERA Registration No.
P50500024271
(Phase-III)



maharera.mahaonline.gov.in
Maha-RERA Registration No.
P50500024193
(Phase-IV)

Note: This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, designs, dimensions, etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the Company at its sole discretion and without any notice.