



KEY DISTANCE

AURIC CITY (DMIC)	500 mtrs.
SHENDRA MIDC	02 km.
WOCKHARDT SCHOOL	04 km.
CAMBRIDGE SCHOOL	07 km.
CHIKHALTHANA	10 km.
AIRPORT	11 km.
DHOOT HOSPITAL	12 km.
PROZONE MALL	13 km.
CIDCO BUS STAND	14 km.



Future starts today &
it belongs to those who believe in
beauty of their **dreams...**



Project by
In Joint Venture with
Site : Gut no. 78, Ladgaon, Behind Hotel Monika Garden, Jalna Road, Aurangabad.
Office : Kankariya Properties, 2nd Floor, Raj Tower, Vidya Nagar, Opp. Nupur Mukta Cineplex, Next to IDBI Bank, Jalna Road, Aurangabad-431001.

Booking Contacts
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Architect
Ar. Gopal Tanwani
Ar. Rohit Chopra
Design Scope
portico design concepts
Structural Designer
Ar. Kamal Rao
Landmark Consultants
3D & Media Branding
Ranjit Patil
3D Power



Disclaimer : This brochure is purely conceptual & is designed in good faith to give you a fair & overall view of the project & is not a legal offering, nor will it be a part of any agreement. The images shown are artistic- impressions & are for presentation purpose only. They should not be considered as a promise made by the developer for amenities in the layout or building. The delivery of the product will be as per the mutually agreed list of amenities which will be finalised with the purchaser individually & mentioned in the agreement.



Entrance Gate



Street with Solar Light



WELCOME TO GLORIA NISHA PARK

The most promising offer by New Nisha Ventures that offers great spaces near to the well planned Industrial Hub in the Town. The Industrial future demands are quite high here and is soon going to be well developed by the core industries. The project offers great amenities that satisfies each resident's dream. Gloria Nisha Park is the best kind of project in terms of investment that will surely give you high Returns which is the main motto behind creating the Gloria Nisha Park.

Amenity View



THE MASTER LAYOUT OF A MASTERPIECE



A UNIQUE LAYOUT

252

PLOTS

15+

AMENITIES

at Gloria Nisha Park



THE PERFECT PARKFLÄCHE

Chase Fitness at Gloria Nisha Park with the most stunning design of the Jogging track that surrounds courts for various different physical activities in the project. The authentic design of the projects makes sure you do not stay back in terms of sports and activities

Children Play Area is the hottest attraction of the project that is well equipped and perfect for children to enjoy the time. Various things are placed that develops child's immunity and boosts their activeness.



Health Club & TT Table



“
ADORE THE
FITNESS CULTURE
WITH US.
”

This perfectly built gymnasium at Gloria Nisha Park is the perfect place to shape up your body that is the only asset you have. Why go anywhere else if a Swanky fitness centre like this is there engulfing you. Workout to the core with the modern equipment placed here that leaves you trained exactly the way you want.

Whereas, little indoor games for that instant mood boost and refreshments. Get indulged with selected indoor games nourishes your mind and heart for the rest of the time. Entertainment like these are a gift from Gloria Nisha Park to the residents



Health Club & TT Table

Temple with Lotus Pond



FEEL THE HEAVENLY BREEZE



Such a peaceful space especially designed for the nana-nani park to loose themselves in the serenity and heavenly feel. Find yourself peace and harmony at the beautiful temple in the garden area surrounded by lush green environs that will ensure your happy living anyways. Along with this, a cute little pond with the lotus is there to mesmerize the purity around that sets you stuck in the lawn for hours. The Stage designed for the internal cultural events is again a boon to the event lovers.



Aurangabad - Jalna Rd.

Welcome to sprawling acres of pleasure and relaxation

WELCOME TO GLORIA NISHA PARK

Spread across 27 acres of serenity and equanimity, Gloria Nisha Park, situated near to the most happening and developing DMIC area of Aurangabad is your perfect abode. Near to The Forthcoming Industrial Hub- The Auric City.

These selected spaciouly marked land is the actual gift of your family and the utmost happiness to ensure you have luxury of space for all your priceless collections.

Amenities for our elders as well as for our children will ensure that a home becomes a legacy and one which transcends time itself. Again the perfect choice for your investments. So people, Get the preparations done to announce your New Address.

Make the right choice now.....!!!!

Sports Area



Children's Play Area



Provision For Temple



Health Club



TT Table



Carrom Board



Basket Ball & Tennis Court



Cricket Net



Children's Play Area



Jogging & Cycling Track



Stage with Lawn



Concrete Road



Solar Street Lights



Drainage Line



Underground Electrical Line



Tree Plantation



Rain Water Harvesting



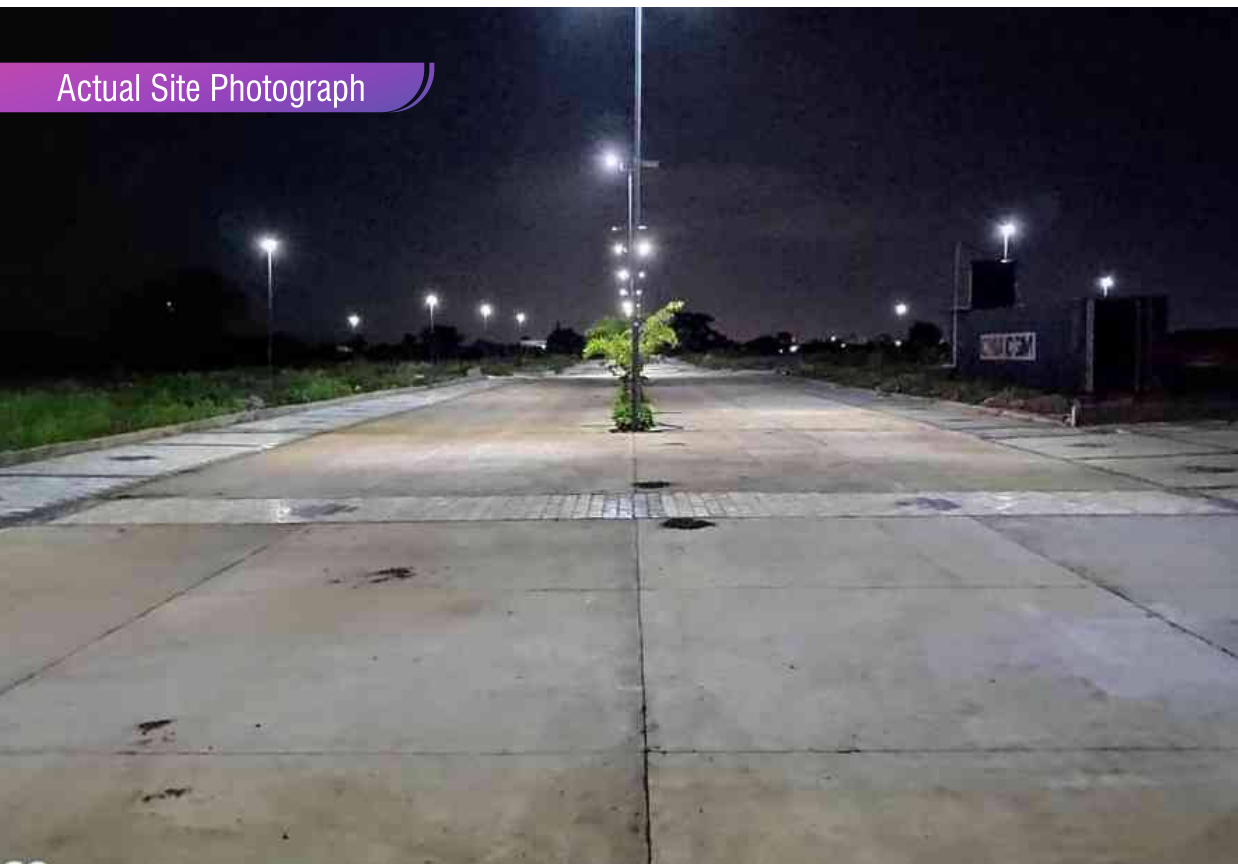
Septic Tank



Nana-nani Park



Water Pipe Line



HIVRA AREA STATEMENT			
Plot NO.	Dimensions	Rounding In Sq.mt.	Net Plot Area
1	24.475 x 13.75	12.09	328.210
2	14.05 x 23.05	00.00	322.700
3	14.05 x 21.675	00.00	303.450
4	14.05 x 20.3	00.00	284.200
5	14.55 x 18.875	00.00	273.687
6	14.4 x 17.45	00.00	250.300
7	14 x 9.80	00.00	135.800
8	14 x 9.80	00.00	137.200
9	14 x 9.80	00.00	137.200
10	14 x 9.80	00.00	137.200
11	14 x 9.80	00.00	137.200
12	14 x 9.80	00.00	137.200
13	14.1 x 24.775	8.22	338.630
14	14.05 x 20.925	8.22	284.730
15	14 x 9.80	00.00	137.200
16	14 x 9.80	00.00	137.200
17	14 x 9.80	00.00	137.200
18	14 x 9.80	00.00	137.200
19	14 x 9.80	00.00	137.200
20	14.00 x 10.3	00.00	144.200
21	14.00 x 11.475	00.00	160.650
22	14 x 9.80	00.00	137.200
23	14 x 9.80	00.00	137.200
24	14 x 9.80	00.00	137.200
25	14 x 9.80	00.00	137.200
26	14 x 9.80	00.00	137.200
27	14.075 x 18.675	8.22	253.230
28	14.05 x 19.25	8.22	261.280
29	14 x 9.80	00.00	137.200
30	14 x 9.80	00.00	137.200
31	14 x 9.80	00.00	137.200
32	14 x 9.80	00.00	137.200
33	14 x 9.80	00.00	137.200
34	14.00 x 10.65	00.00	149.100
35	31.65 x 25.4	00.00	803.900
36	31.65 x 26.00	00.00	822.900
37	31.675 x 26.85	8.22	841.580
38	14.025 x 18.825	8.22	255.330
39	14 x 9.80	00.00	137.200
40	14 x 9.80	00.00	137.200
41	14 x 9.80	00.00	137.200
42	14 x 9.80	00.00	137.200
43	14 x 9.80	00.00	137.200
44	14.00 x 10.2	00.00	142.800
45	23.35 x 16.1	00.00	375.187
46	24.525 x 15.725	9.91	375.132

PLOT AREA STATEMENT

Plot NO.	Dimensions	Rounding In Sq.mt.	Net Plot Area
47	30.00 x 31.475	00.00	944.250
48	30.00 x 31.275	00.00	938.250
49	32.50 x 30.975	00.00	1006.68
50	32.025 x 30.975	00.00	992.29
51	24.375 x 16.925	9.91	398.371
52	27.4 x 14.15	00.00	383.600
53	30.175 x 14.525	00.00	434.300
54	33.05 x 19.025	00.00	625.150
55	15.00 x 9.05	00.00	135.750
56	15 x 9.85	00.00	147.750
57	15 x 7.45	00.00	111.750
58	15 x 7.65	00.00	114.750
59	15 x 7.65	00.00	114.750
60	15 x 7.65	00.00	114.750
61	15 x 7.65	00.00	114.750
62	15.00 x 7.70	6.05	109.450
63	15.00 x 7.70	6.05	109.450
64	15 x 7.65	00.00	114.750
65	15 x 7.65	00.00	114.750
66	15 x 7.65	00.00	114.750
67	15 x 7.65	00.00	114.750
68	15.00 x 8.1	00.00	121.500
69	15.00 x 9.2	00.00	138.000
70	15 x 9.7	00.00	145.500
71	25.00 x 65.85	00.00	1646.250
72	25.00 x 66.55	00.00	1663.750
73	14.00 x 9.325	00.00	130.550
74	14.00 x 9.725	00.00	136.150
75	14.00 x 7.825	00.00	109.550
76	14.00 x 8.00	00.00	112.000
77	14.00 x 8.00	00.00	112.000
78	14.00 x 8.00	00.00	112.000
79	14.00 x 8.00	00.00	112.000
80	14.00 x 8.25	6.05	109.450
81	14.00 x 8.50	6.05	112.950
82	14.00 x 8.00	00.00	112.000
83	14.00 x 8.00	00.00	112.000
84	14.00 x 8.00	00.00	112.000
85	14.00 x 8.00	00.00	112.000
86	14.00 x 8.175	00.00	114.450
87	14.00x 9.475	00.00	132.650
88	14 .00x 9.55	00.00	133.700
89	14.00 x 9.85	00.00	137.900
90	14.00 x 9.1	00.00	127.400
91	14 x 8.55	00.00	119.700
92	14.00 x 8.00	00.00	112.000

Plot NO.	Dimensions	Rounding In Sq.mt.	Net Plot Area
93	14.00 x 8.00	00.00	112.000
94	14.00 x 8.00	00.00	112.000
95	14.00 x 8.00	00.00	112.000
96	14.00 x 8.50	6.05	112.950
97	14.55 x 8.45	6.05	116.897
98	14.55 x 8.20	00.00	119.310
99	14.55 x 8.20	00.00	119.310
100	14.55 x 8.20	00.00	119.310
101	14.55 x 8.20	00.00	119.310
102	14.55 x 8.4	00.00	122.220
103	14.55 x 9.3	00.00	135.315
104	14.55 x 9.3	00.00	135.315
TOTAL :			25315.431
105	Amenity Area		1945.312
106	Amenity Area		2485.9

KARMAD AREA STATEMENT

Plot NO.	Area Dimension (M X M) Or Nos.	Rounding In Sq.mt.	Plot Area (B-C) (Sq.mt.)
01	14.575 X 32.75	-----	477.300
02	14.00 X 31.975	-----	447.650
03	14.00 X 31.25	-----	437.500
04	14.00 X 30.725	-----	430.150
05	14.00 X 30.35	424.90-8.22	416.680
06	14.00 X 28.00	392.00-4.35	387.650
07	14.00 X 28.00	-----	392.000
08	14.00 X 28.00	-----	392.000
09	14.00 X 28.00	-----	392.000
10	16.725 X 28.00	-----	468.300
11	12.875 X 14.55	-----	187.300
12	12.00 X 15.775	-----	189.300
13	12.00 X 16.90	-----	202.800
14	12.00 X 18.00	-----	216.000
15	13.50 X 19.275	-----	260.200
16	12.50 X 20.95	261.85-4.35	257.500
17	14.25 X 24.125	343.75-4.35	339.400
18	14.00 X 25.25	-----	353.500
19	14.225 X 26.594	-----	378.300
TOTAL PLOT AREA			6625.23
20	Amenity Area		1294.78
21	Open Space		1272.75

LADGAON AREA STATEMENT			
Plot NO.	Area Dimension (M X M) Or Nos.	Rounding In Sq.mt.	Plot Area (B-C) (Sq.mt.)
01	14.20 X 24.775	-----	351.800
02	14.00 X 21.90	-----	306.600
03	15.00 X 20.425	-----	306.350
04	15.00 X 20.30	-----	304.500
05	15.00 X 20.20	-----	303.000
06	15.15 X 20.075	-----	290.010
07	15.30 X 18.00	304.10-12.09	267.180
08	9.00 X 18.00	275.40-8.22	162.000
09	9.00 X 18.00	-----	162.000
10	9.00 X 18.00	-----	162.000
11	9.00 X 18.00	-----	162.000
12	9.00 X 18.00	-----	162.000
13	9.00 X 18.00	-----	162.000
14	9.00 X 18.00	-----	162.000
15	9.25 X 18.00	-----	166.500
16	10.525 X 18.00	-----	189.450
17	8.80 X 18.00	-----	158.400
18	8.80 X 18.00	-----	158.400
19	8.80 X 18.00	-----	158.400
20	8.80 X 18.00	-----	158.400
21	8.80 X 18.00	-----	158.400
22	8.80 X 18.00	-----	158.400
23	8.80 X 18.00	-----	158.400
24	14.70 X 18.00	264.60 - 8.22	256.380
25	14.70 X 18.00	264.60 - 8.22	256.380
26	8.80 X 18.00	-----	158.400
27	8.80 X 18.00	-----	158.400
28	8.80 X 18.00	-----	158.400
29	8.80 X 18.00	-----	158.400
30	8.80 X 18.00	-----	158.400
31	8.80 X 18.00	-----	158.400
32	8.80 X 18.00	-----	158.400
33	10.05 X 18.00	-----	180.900
34	8.75 X 18.00	-----	157.500
35	8.80 X 18.00	-----	158.400
36	8.80 X 18.00	-----	158.400
37	8.80 X 18.00	-----	158.400
38	8.80 X 18.00	-----	158.400
39	8.80 X 18.00	-----	158.400
40	8.80 X 18.00	-----	158.400
41	8.80 X 18.00	-----	158.400
42	14.70 X 18.00	264.60 - 8.22	256.380
43	14.70 X 18.00	264.60 - 8.22	256.380
44	8.80 X 18.00	-----	158.400
45	8.80 X 18.00	-----	158.400
46	8.80 X 18.00	-----	158.400

PLOT AREA STATEMENT

Plot NO.	Area Dimension (M X M) Or Nos.	Rounding In Sq.mt.	Plot Area (B-C) (Sq.mt.)
47	8.80 X 18.00	-----	158.400
48	8.80 X 18.00	-----	158.400
49	8.80 X 18.00	-----	158.400
50	7.90 X 18.00	-----	142.200
51	8.475 X 18.00	-----	152.550
52	11.00 X 23.95	263.45 - 8.22	255.230
53	7.50 X 11.00	-----	82.500
54	5.50 X 11.00	-----	60.500
55	5.50 X 11.00	-----	60.500
56	5.50 X 11.00	-----	60.500
57	5.50 X 11.00	-----	60.500
58	7.80 X 11.00	-----	85.800
59	7.50 X 12.975	-----	97.300
60	6.20 X 12.85	-----	79.650
61	6.20 X 12.775	-----	79.200
62	6.20 X 12.70	-----	78.750
63	6.20 X 12.725	-----	78.900
64	7.80 X 12.85	-----	100.250
65	12.95 X 20.00	259.00 - 8.22	250.780
66	12.95 X 20.20	261.59 - 8.22	253.370
67	7.50 X 12.875	-----	96.550
68	7.50 X 12.825	-----	96.200
69	7.50 X 12.80	-----	96.000
70	7.50 X 12.825	-----	96.200
71	8.20 X 15.00	-----	123.000
72	8.20 X 15.00	-----	123.000
73	8.20 X 15.00	-----	123.000
74	8.20 X 15.00	-----	123.000
75	15.00 X 17.40	261.00 - 8.22	252.780
76	15.00 X 17.40	261.00 - 8.22	252.780
77	8.20 X 15.00	-----	123.000
78	8.20 X 15.00	-----	123.000
79	8.20 X 15.00	-----	123.000
80	8.20 X 15.00	-----	123.000
81	12.00 X 15.00	180.00 - 4.35	175.650
82	11.80 X 15.00	-----	177.000
83	15.00 X 17.40	261.00 - 8.22	252.780
84	15.00 X 17.40	261.00 - 8.22	252.780
85	11.80 X 15.00	-----	177.000
86	12.00 X 15.00	180.00 - 4.35	175.650
87	8.975 X 18.00	161.55 - 4.35	157.200
88	9.00 X 18.00	-----	162.000
89	9.00 X 18.00	-----	162.000
90	9.00 X 18.00	-----	162.000
91	9.00 X 18.00	-----	162.000
92	9.00 X 18.00	-----	162.000

Plot NO.	Area Dimension (M X M) Or Nos.	Rounding In Sq.mt.	Plot Area (B-C) (Sq.mt.)
93	9.00 X 18.00	-----	162.000
94	9.00 X 18.00	-----	162.000
95	14.50 X 18.00	261.00 - 8.22	252.780
96	14.50 X 18.00	261.00 - 8.22	252.780
97	9.00 X 18.00	-----	162.000
98	9.00 X 18.00	-----	162.000
99	9.00 X 18.00	-----	162.000
100	9.00 X 18.00	-----	162.000
101	9.00 X 18.00	-----	162.000
102	9.00 X 18.00	-----	162.000
103	9.00 X 18.00	-----	162.000
104	11.30 X 18.00	203.40 - 4.35	199.050
105	14.625 X 23.00	336.35 - 4.35	332.000
106	13.00 X 23.00	-----	299.000
107	13.00 X 23.00	-----	299.000
108	13.00 X 23.00		