



NIMBUS  
**THE PALM VILLAGE**  
YAMUNA EXPRESSWAY

Sector 22A

LIVE THE PALM LIFE

Project RERA Reg. no. - UPRERAPRJ558356/04/2024  
RERA Website - <https://www.up-rera.in>  
Collection Account No. - 925020004743745  
Collection A/c. Title - IITL-NIMBUS THE PALM VILLAGE COLLECTION A/C  
IFSC Code - UTIB0000022  
Name of the Bank - Axis Bank  
Branch Name - Sec 16, Noida  
Branch Address - B 21 AND 22, SECTOR-16, NOIDA, UP.-201301  
Project Launch Date - 17-04-2024



ARTISTIC IMPRESSION

# WHY YAMUNA EXPRESSWAY?

- Noida International Airport
- Well-connected to the Delhi-Mumbai Expressway
- Home to the upcoming Olympic City & Film City
- Scenic tourist highway connecting Delhi-Noida-Agra-Lucknow
- Commercial presence including Patanjali, LG, Vivo & Bikanerwala
- Shopping extravaganza at Venice Mall & Omaxe Mall
- Upcoming city processing unit
- Upcoming Rapid Rail, Pod Taxi & Metro for easy commute
- Convenient Access via proposed Delhi-Faridabad bypass
- Proximity to Noida Extension's Business District
- Nearby IT Hubs
- Close to Sector 18 for retail and entertainment
- International cricket stadium, F1 & Moto GP track





*Mary Kom*

## **Nimbus Group x Mary Kom Where Grit Meets Grandeur!**

The Nimbus Group is proud to welcome Mary Kom, an emblem of dedication, hard work, and an unwavering commitment to excellence, as our Brand Ambassador. Her legendary status in the sporting world mirrors our ethos in the realm of real estate development. Like Mary, we are relentless in our pursuit of excellence, crafting each project with the same tenacity and spirit that has defined her illustrious career.

Join us as we forge a future built on the foundations of perseverance and dedication, hallmarks of both Nimbus and our esteemed ambassador Mary Kom.

# ABOUT THE PROJECT

Elegant independent floors, constructed within a low-rise G+4 structure, and majestic high rise towers of 13 floors are crafted to the highest specifications, featuring unique distinctive character that exudes harmony, peaceful living, and privacy. The thoughtful design prioritizes open-plan living spaces that seamlessly extend into balconies, complemented by 28 thoughtfully curated amenities, ensuring natural light and air ventilation flow abundantly throughout the apartments, enhancing the sense of spaciousness and well-being.



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

# CLUB

Discover your ultimate lifestyle destination at our premier club, where luxury meets comfort across an array of top-tier amenities, such as a party hall, cafeteria, kids play zone, indoor game area, library, yoga room, gym, spa, boxing ring and much more.

Join us to transform your everyday into the extraordinary—where more experiences, more activities, and a better life await.





**PALM CLUB**

## Discover the exquisite clubhouse

Our clubhouse stands as a testament to opulent living, spanning an expansive 19,720 sq. ft. and offering an array of amenities that cater to your every need. Here, you can unwind and rejuvenate in style, surrounded by an atmosphere of sheer indulgence.







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# MASTER LAYOUT PLAN



# FLOOR PLAN

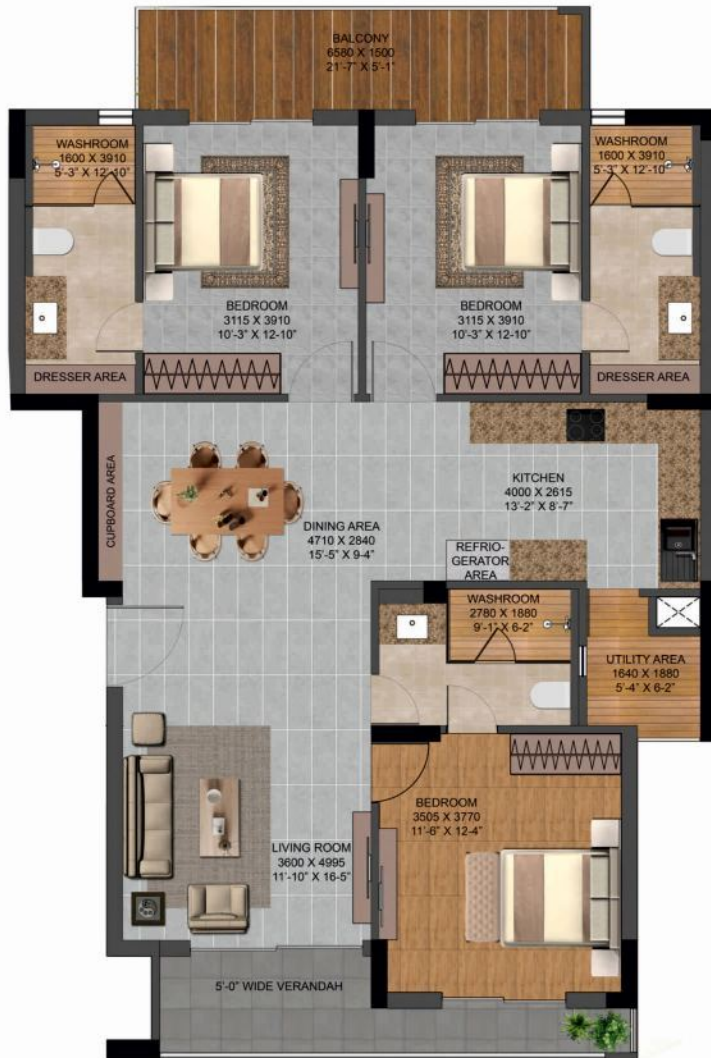


**HIGH RISE  
1BHK APARTMENT**

Carpet area-23.02 SQM  
Balcony-5.14 SQM

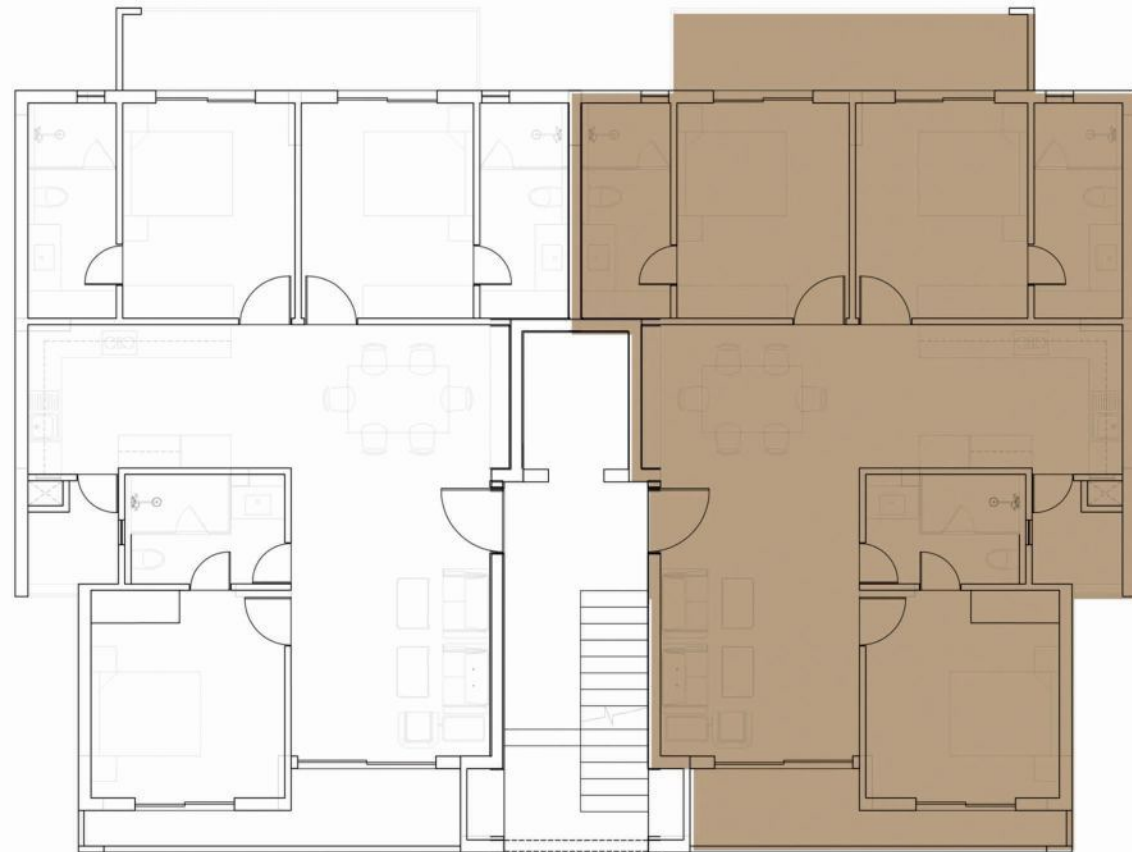
# FLOOR PLAN

**3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS**



**LOW RISE - TYPICAL**

UNIT CARPET AREA = 104.83 SQM  
BALCONY = 9.87 SQM  
VERANDAH = 6.76 SQM



**KEY PLAN**

(A-1 TO A-9)

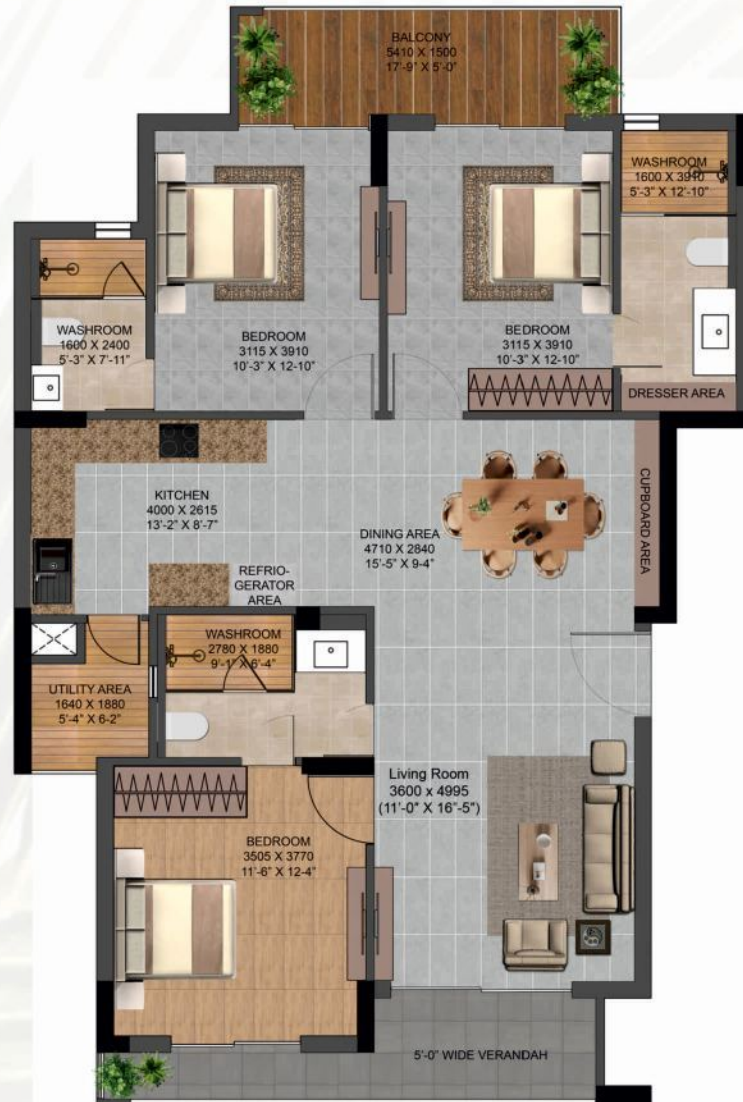
(B-1 TO B-7, B-9 (1st WING), B-10 TO B-15)

(C-1 TO C-14)

(D-1 TO D-7, D-8 (1st WING), D-9 TO D-12)

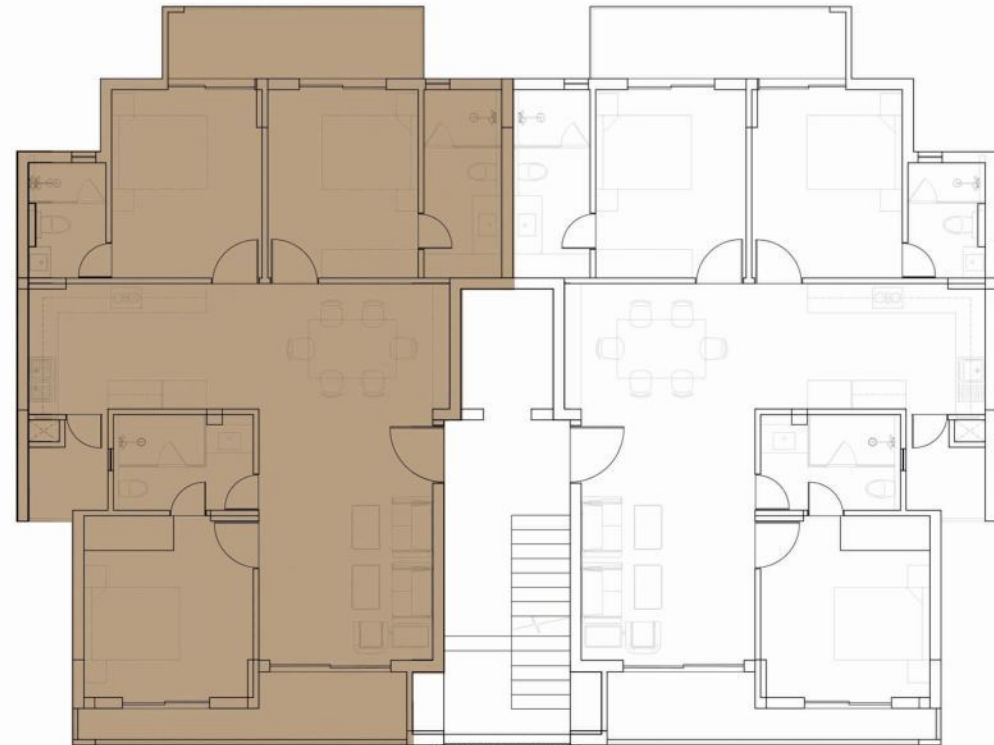
# FLOOR PLAN

3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS



LOW RISE - (B-8)

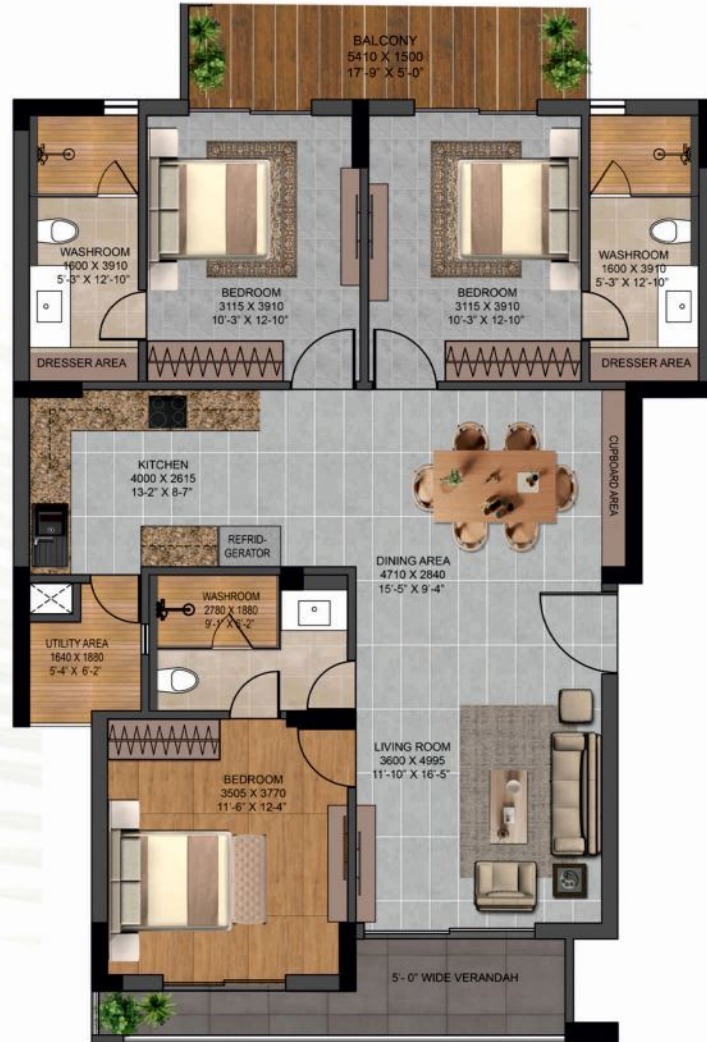
|                  |             |
|------------------|-------------|
| UNIT CARPET AREA | = 99.08 SQM |
| BALCONY          | = 8.12 SQM  |
| VERANDAH         | = 6.76 SQM  |



KEY PLAN  
(B-8)

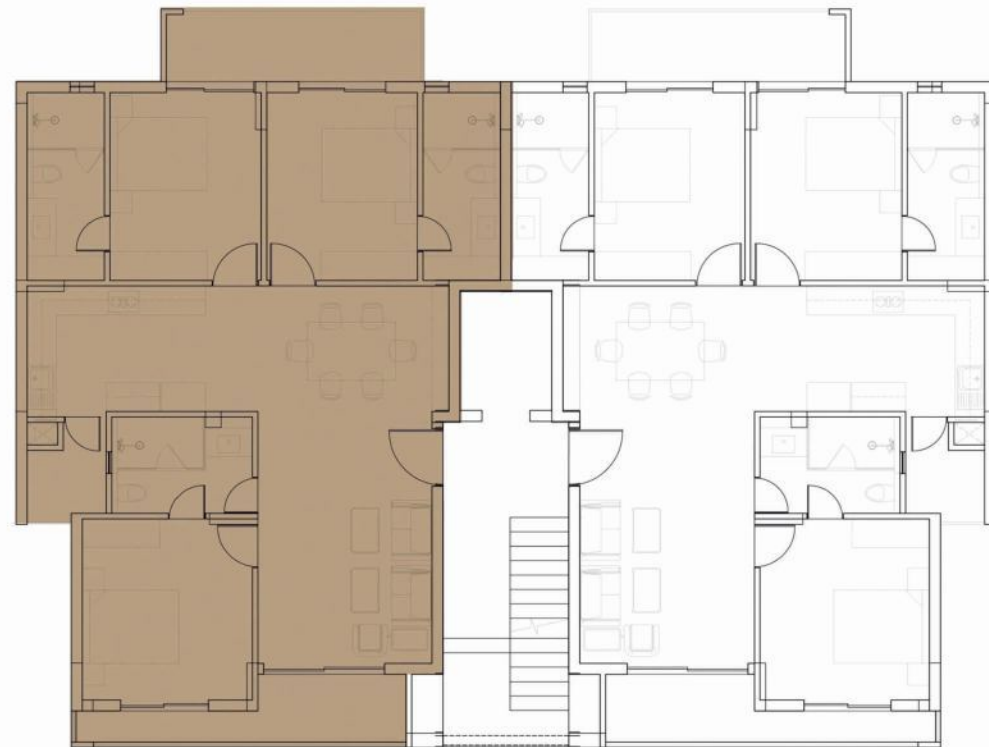
# FLOOR PLAN

**3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS**



**LOW RISE**  
B-9 - (2nd WING) & D-8 (2nd Wing)

UNIT CARPET AREA = 104.83 SQM  
BALCONY = 8.12 SQM  
VERANDAH = 6.76 SQM

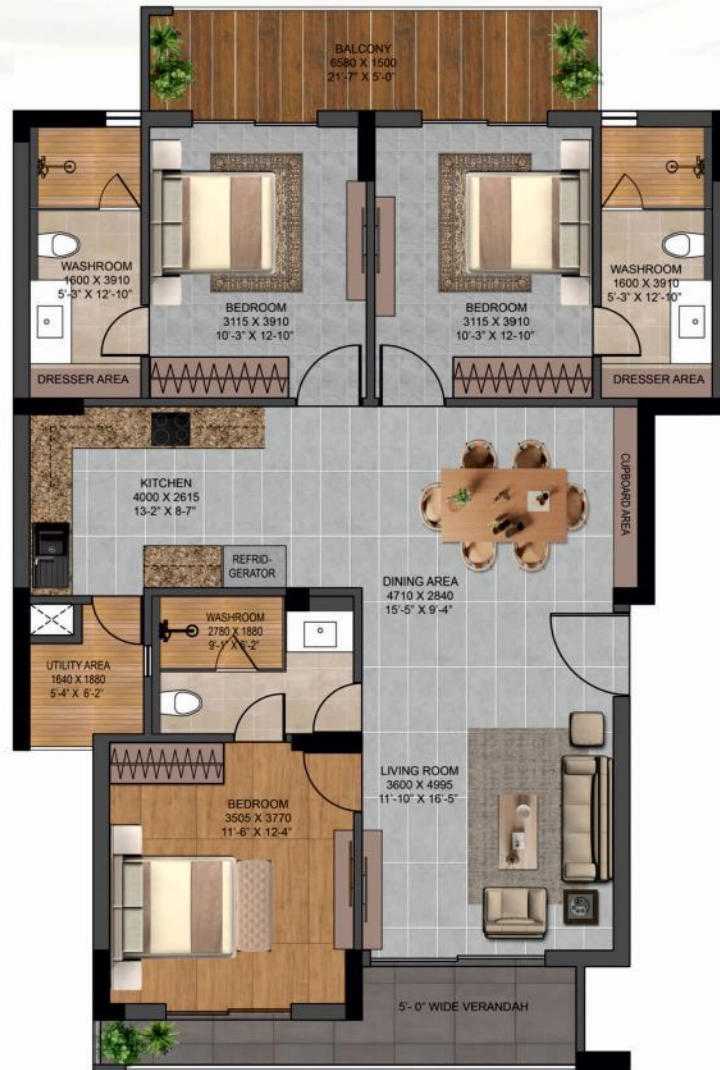


**KEY PLAN**

(B-9 - (2nd WING) & D-8 (2nd Wing))

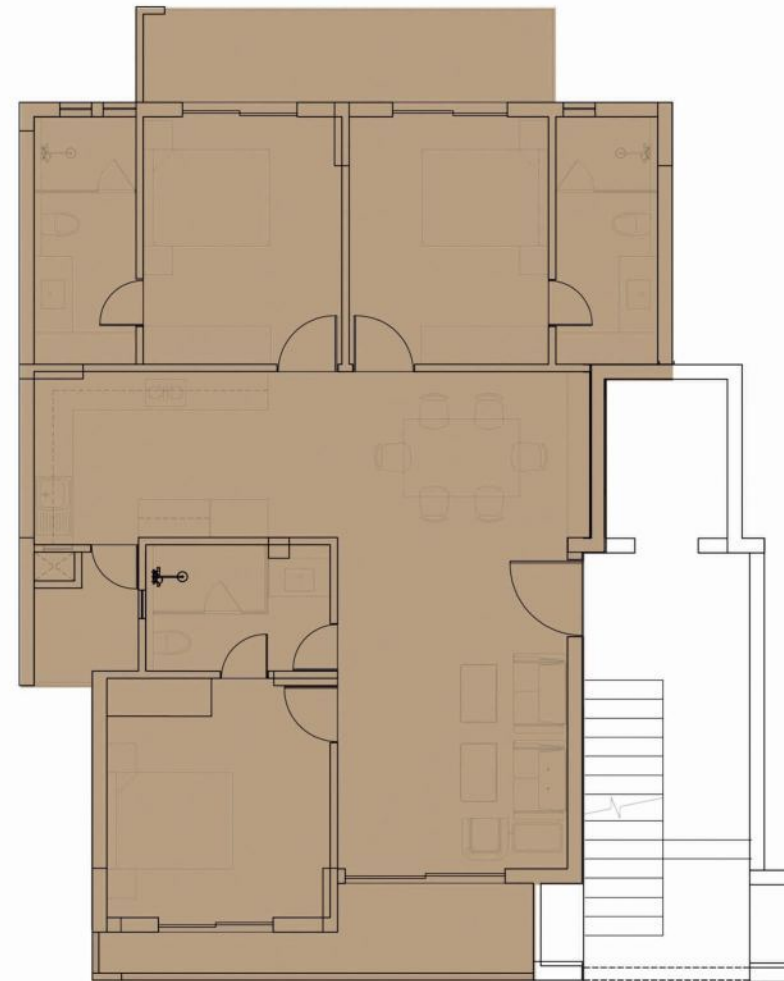
# FLOOR PLAN

3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS



LOW RISE - C7 & D5

UNIT CARPET AREA = 104.83 SQM  
BALCONY = 9.87 SQM  
VERANDAH = 6.76 SQM



KEY PLAN  
(C7 & D5)

# SPECIFICATION

## INDEPENDENT FLOOR

### LIVING ROOM

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| Wall             | Plastic paint                                                 |
| Flooring         | Vitrified Tiles(600 x 1200)mm Semi gloss finish               |
| Ceiling          | Ceiling Band As Per Design With Plastic Paint Alongwith Light |
| External Windows | UPVC window/Aluminium                                         |

### KITCHEN

|             |                                                  |
|-------------|--------------------------------------------------|
| Wall        | Plastic paint                                    |
| Counter Top | Granite/Stone                                    |
| Dado Wall   | Tiles 2' above the counter                       |
| Flooring    | Antiskid Tiles (600 x 1200)mm                    |
| Ceiling     | PVC Panel as per design alongwith light          |
| Sink        | Double bowl SS Sink with drainboard Semi modular |

### LIFT LOBBY (ALL FLOORS)

|            |                                                     |
|------------|-----------------------------------------------------|
| Wall Paint | Plastic paint                                       |
| Flooring   | Granite                                             |
| Ceiling    | Ceiling as per design with plastic paint with light |

### MASTER BEDROOM

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| Wall             | Plastic paint                                                 |
| Flooring         | Vitrified Wooden Tile (600 x 1200)mm                          |
| Ceiling          | Ceiling Band As Per Design With Plastic Paint alongwith light |
| External Windows | UPVC Window/Aluminium                                         |

### OTHER BEDROOMS

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| Wall             | Plastic paint                                                        |
| Flooring         | Vitrified Tile (600 x 1200)mm                                        |
| Ceiling          | Gypsum ceiling band as per design with plastic paint alongwith light |
| External windows | UPVC Window/Aluminium                                                |

### WASHROOM

|          |                                                                |
|----------|----------------------------------------------------------------|
| Wall     | Tiles Upto false ceiling lvl.                                  |
| Flooring | Anti skid Vitrified Tiles/Anti skid Ceramic Tiles (600x1200)mm |
| Ceiling  | Grid ceiling as per design with light point                    |
| Vanity   | WashBasin with Granite counter top                             |

### SANITARY FIXTURES

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| WC                 | Wall mounted                                                                |
| Fixtures & Fitting | Chrome finish fitting, Mixers                                               |
| Plumbing           | CPVC for water supply inside the toilet and Kitchen & UPVC pipes for stacks |

### STAIRCASE

|          |            |
|----------|------------|
| Wall     | OBD        |
| Flooring | Granite    |
| Railing  | MS Railing |

### BALCONY

|         |                             |
|---------|-----------------------------|
| Railing | Glass Railing               |
| Floor   | Anti skid Tile (600x1200)mm |

### DOORS

|                                       |                                                                                   |
|---------------------------------------|-----------------------------------------------------------------------------------|
| Entrance Door - 8' Ht.                | Laminated flush door/skin moulded with all the required hardware & hardwood frame |
| Internal Door - 7.5' Ht. (Flush door) | Laminated flush door/skin moulded with all the required hardware & hardwood frame |

### A / C

Provision of sleeves for Split A/C

### SECURITY SYSTEMS

Secured Gated Community with intercom. CCTV at suitable places with camera in all lifts.

### ELECTRICALS

Modular Switches, Copper wiring with MCBs

### POWER BACKUP

1 KVA

### BASEMENT LOBBY

|               |         |
|---------------|---------|
| Floor         | Granite |
| Wall & Column | OBD     |
| Ceiling       | OBD     |

### LIFTWORK PASSENGER LIFT

|          |         |
|----------|---------|
| CLADDING | GRANITE |
|----------|---------|

### EXTERNAL PAINT

Weather resistant paint

# SPECIFICATION

## HIGH RISE APARTMENTS

### LIVING ROOM

|                  |                        |
|------------------|------------------------|
| Wall             | Plastic paint          |
| Flooring         | Vitrified Wooden Tiles |
| Ceiling          | OBD                    |
| External Windows | UPVC window/Aluminium  |

### KITCHEN

|             |                                                     |
|-------------|-----------------------------------------------------|
| Wall        | Plastic paint                                       |
| Counter Top | Granite/Stone                                       |
| Dado Wall   | Tiles 2' above the counter                          |
| Flooring    | Antiskid Tiles                                      |
| Ceiling     | PVC Panel as per design alongwith light             |
| Sink        | Single bowl SS Sink with drainboard<br>Semi modular |

### BED ROOM

|                  |                       |
|------------------|-----------------------|
| Wall             | Plastic paint         |
| Flooring         | Vitrified Wooden Tile |
| Ceiling          | OBD                   |
| External Windows | UPVC Window/Aluminium |

### ALL WASHROOM

|          |                                                   |
|----------|---------------------------------------------------|
| Wall     | Tiles upto false ceiling lvl.                     |
| Flooring | Anti skid Vitrified Tiles/Anti skid Ceramic Tiles |
| Ceiling  | Grid Celling as per design with light point       |
| Vanity   | WashBasin with Granite counter top                |

### ELECTRICALS

Modular Switches, Copper wiring with MCBs

### SANITARY FIXTURES

|                    |                                                                                   |
|--------------------|-----------------------------------------------------------------------------------|
| WC                 | Wall mounted                                                                      |
| Fixtures & Fitting | Chrome finish fitting, Mixers                                                     |
| Plumbing           | CPVC for water supply inside the<br>toilet and Kitchen &<br>UPVC pipes for stacks |

### STAIRCASE

|          |            |
|----------|------------|
| Wall     | OBD        |
| Flooring | Granite    |
| Railing  | MS Railing |

### BALCONY

|         |                |
|---------|----------------|
| Railing | Glass Railing  |
| Floor   | Anti skid Tile |

### DOORS

|                                          |                                                                                         |
|------------------------------------------|-----------------------------------------------------------------------------------------|
| Entrance Door - 8' Ht.                   | Laminated flush door/skin moulded<br>with all the required hardware &<br>hardwood frame |
| Internal Door - 7.5' Ht.<br>(Flush door) | Laminated flush door/skin moulded<br>with all the required hardware &<br>hardwood frame |

### AC

|    |            |
|----|------------|
| AC | 1 split AC |
|----|------------|

### SECURITY SYSTEMS

Secured Gated Community with intercom.  
CCTV at suitable places with camera in all lifts.

### POWER BACKUP 1 KVA

### LIFT LOBBY / CORRIDOR (EXCEPT GROUND FLOOR)

|            |         |
|------------|---------|
| Wall Paint | OBD     |
| Flooring   | Granite |
| Ceiling    | OBD     |

### LIFT LOBBY GROUND FLOOR

|            |                                       |
|------------|---------------------------------------|
| Wall Paint | Plastic Paint                         |
| Flooring   | Granite                               |
| Ceiling    | Designer ceiling at Ground Floor only |

### LIFT WORK PASSENGER LIFT

|          |         |
|----------|---------|
| Cladding | Granite |
|----------|---------|

### EXTERNAL PAINT

Weather resistant paint

### FURNITURE

Bed (Queen Size)  
Bed Table both Side  
Sofa(2 or 3 seater)  
Centre Table  
Wardrobe Single  
Semi-Modular Kitchen  
Study table & 1 Chair  
Fan (1 No.)

# NIMBUS GROUP'S LEGACY

**33**  
YEARS OF  
EXCELLENCE

**15**  
MILLION SQ. FT.  
AREA DEVELOPED

**13**  
PROJECTS  
DEVELOPED

**10<sub>K</sub>**  
HAPPY  
CUSTOMERS

**NSE & BSE DUAL LISTED DEVELOPER**

## LOCATION MAP



The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Finance Limited (Formerly known as Piramal Capital & Housing Finance Limited) and the buyer will be required to obtain a no objection certificate from Piramal Trusteeship Services Private Limited prior to entering into Agreement for Sale of any unit/flat in the project.



**ISO 9001:2015**

### Registered Office:

M/s IITL-Nimbus The Palm Village  
1012, 10<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road,  
New Delhi - 110001, Phone: 011-43020300, email id: palmvillage@nimbusgroup.net,

### Site Address:

Plot No. GH03, Sector 22A, Yamuna Expressway Industrial Development Area  
Distt. Gautam Buddha Nagar, Uttar Pradesh

MEMBER OF  
**CREDAI**

MEMBER OF  
**CIH**

**NAREDCO**  
National Real Estate Development Council

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**IVR NUMBER : 8010200555**

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1 sq. mtr. is equal to 10.764 sq. ft.