



FIRST CITY  
— MIHAN, NAGPUR —

## Nagpur Integrated Township Private Limited (NITPL)

A SPV of IJM Group Company  
H.No.3-71/NR, Plot No. 71, Kavuri Hills, Phase - II,  
Madhapur, Hyderabad-500033, Telangana  
www.ijmprop.com | www.firstcitynagpur.com

### SALES OFFICE

Plot No.2, Sector 21,  
De-Notified SEZ Area,  
MIHAN, Near W-Building, Nagpur Rural - 441108  
Maharashtra  
✉ nitpl@ijm.com

📞 96435 28818



Project Registration Number :  
**P50500049468**  
Harmony 1 & Harmony 6 (Phase-2A)

*Disclaimer: - All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services. Applicant/ Allottees shall not have any right to raise objection in this regards.*



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# An Indulgence called Life!





**NAGPUR**  
**IS MOVING TO**  
**MIHAN**  
**TO LIVE IN HARMONY!**

LIVE IN HARMONY  
WITH 100+ AMENITIES

M





**FIRST CITY**  
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First City is a international Standard township in MIHAN, Nagpur. The prestigious township is next to the Special Economic Zone and is being developed by Nagpur Integrated Township Private Limited (NITPL) – an IJM Group Company. IJM enjoys an unmatched brand image worldwide in the areas of Property Development, Construction, Infrastructure Projects.

First City township Project is being developed on a vast area of 31 acres offering a luxurious living experience to its buyers at par with international standards. The township provides 100 + world-class amenities, a spacious elevated podium, and abundant greenery. It is strategically located outside the Special Economic Zone and would have Residential as well as commercial development.

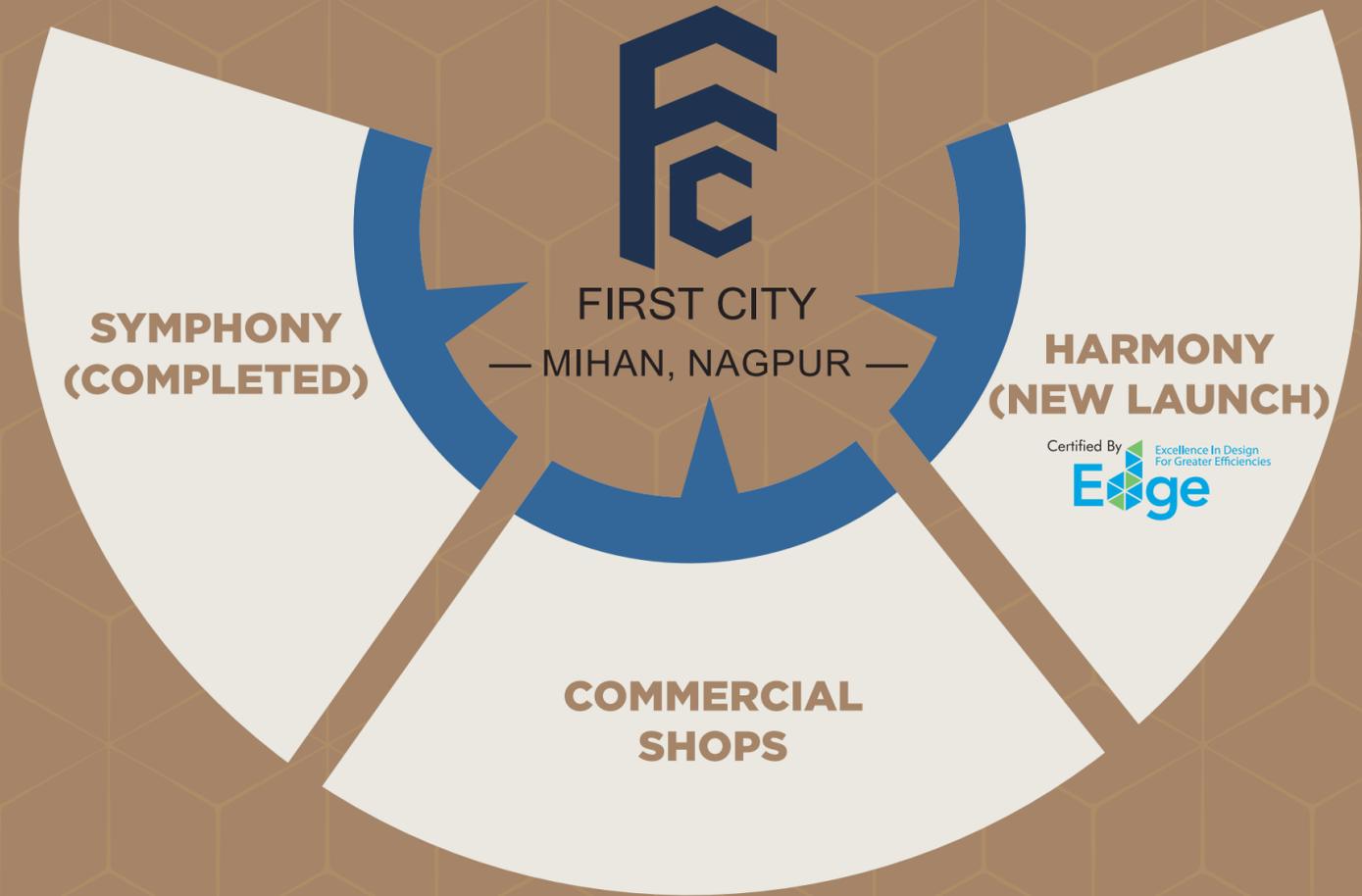
The township is located in Khapri village to the south of the proposed International Airport and is accessible from the four-lane National Highway No.7 (NH7). The Project site is next door to an International School and the hub of the IT industry of Central India.

First City, true to its tagline offers: “An Indulgence called Life”!

## INTERNATIONAL STANDARD GATED COMMUNITY

Welcome to Harmony! This picturesque community is the perfect place to call home for you and your loved ones. With 690 residential flats surrounded by lush green areas, beautiful landscaping, and hardscaping, this idyllic setting offers an unparalleled living experience. Designed to provide a sense of tranquillity and relaxation. Plus, with an additional clubhouse featuring even more facilities/amenities like Multi Sports Court and Kid's Play area - there's something for everyone in your family! And with the provision for EV Charging Points and the project being submitted for Green certification – you can rest assured that Harmony will continue to be a wonderful place to live for years to come. Discover why Harmony is the best place to call home today!





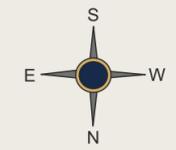
# HARMONY

<p>6 Towers</p>	<p>GROUND + PODIUM + 15 FLOORS</p>	<p>690 UNITS</p>
<p>APARTMENTS FROM 849 SFT. TO 1417 SFT. CARPET AREA</p>	<p>2 BHK, 2.5 BHK, 3 BHK &amp; 3.5 BHK</p>	<p>100+ AMENITIES</p>

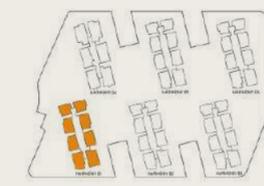


MASTER PLAN

TYPICAL FLOOR PLAN



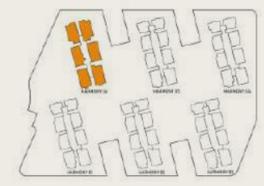
HARMONY 1



KEYPLAN



HARMONY 6



KEYPLAN

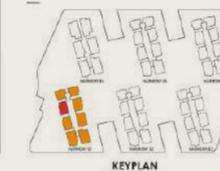
### HARMONY 1 - UNIT NO 1



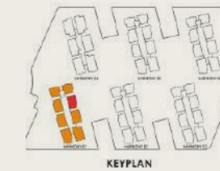
### HARMONY 1 - UNIT NO 2



### HARMONY 1 - UNIT NO 3



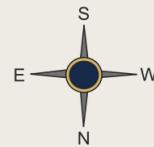
### HARMONY 1 - UNIT NO 4



#### 2 BHK WEST FACING

RERA Carpet : 849 Sft | Balcony : 58 Sft | Dry Balcony : 28 Sft

2 Bedroom+Toilets+French window | Living/  
Dining-Balcony | Kitchen-Dry Balcony



#### 2 BHK EAST FACING

RERA Carpet : 849 Sft | Balcony : 58 Sft | Dry Balcony : 28 Sft

2 Bedroom+Toilets+French window | Living/  
Dining-Balcony | Kitchen-Dry Balcony

#### 2.5 BHK WEST FACING

RERA Carpet : 1021 Sft | Balcony : 96 Sft | Dry Balcony : 30 Sft

2 Bedroom+Toilets+French Window |  
Living/Dining-Family Balcony | Study/Work from Home  
| Kitchen-Dry Balcony



#### 2.5 BHK EAST FACING

RERA Carpet : 1022 Sft | Balcony : 96 Sft | Dry Balcony : 30 Sft

2 Bedroom+Toilets+French Window |  
Living/Dining-Family Balcony | Study/Work from Home  
| Kitchen-Dry Balcony

### HARMONY 1 - UNIT NO 5



### HARMONY 1 - UNIT NO 6



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### HARMONY 1 - UNIT NO 7



### HARMONY 1 - UNIT NO 8

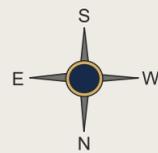


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#### 2.5 BHK WEST FACING

RERA Carpet : 1021 Sft | Balcony : 96 Sft | Dry Balcony : 30 Sft

2 Bedroom+Toilets+French Window |  
Living/Dining-Family Balcony | Study/Work from Home  
| Kitchen-Dry Balcony



#### 2.5 BHK EAST FACING

RERA Carpet : 1090 Sft | Balcony : 53 Sft | Dry Balcony : 30 Sft

2 Bedroom+Toilets+French Window |  
Living/Dining-Family Balcony | Study/Work from Home  
| Kitchen-Dry Balcony

#### 3 BHK WEST FACING

RERA Carpet : 1228 Sft | Balcony : 125 Sft | Dry Balcony : 30 Sft

3 Bedroom+Toilets+French window | Living/  
Dining-Balcony | Kitchen-Dry Balcony



#### 3 BHK EAST FACING

RERA Carpet : 1221 Sft | Balcony : 105 Sft | Dry Balcony : 45 Sft

3 Bedroom+Toilets+French window | Living/  
Dining-Balcony | Kitchen-Dry Balcony

### HARMONY 6 - UNIT NO 1



#### 3.5 BHK WEST FACING

RERA Carpet : 1405 Sft | Balcony : 124 Sft | Dry Balcony : 35 Sft

3 Bedroom +Toilets+French Window |  
Living/Dining-Balconys | Study/Work from Home  
| Kitchen+Dry Balcony

### HARMONY 6 - UNIT NO 2



#### 3.5 BHK EAST FACING

RERA Carpet : 1405 Sft | Balcony : 124 Sft | Dry Balcony : 35 Sft

3 Bedroom +Toilets+French Window |  
Living/Dining-Balconys | Study/Work from Home  
| Kitchen+Dry Balcony



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### HARMONY 6 - UNIT NO 3



#### 3 BHK WEST FACING

RERA Carpet : 1386 Sft | Balcony : 124 Sft | Dry Balcony : 31 Sft

3 Bedroom+Toilets+French Window - Walkin  
Wardrobe for Master Bedroom | Living/Dining-Family Balcony  
| Kitchen+Dry Balcony

### HARMONY 6 - UNIT NO 4



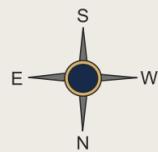
#### 3 BHK EAST FACING

RERA Carpet : 1359 Sft | Balcony : 125 Sft | Dry Balcony : 31 Sft

3 Bedroom+Toilets+French Window  
| Living/Dining-Family Balcony | Kitchen+Dry Balcony



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## HARMONY 6 - UNIT NO 5



### 3.5 BHK WEST FACING

RERA Carpet : 1362 Sft | Balcony : 132 Sft | Dry Balcony : 32 Sft

3 Bedroom +Toilets+French Window  
| Living/Dining-Balconys | Study/Work from Home  
| Kitchen+Dry Balcony

## HARMONY 6 - UNIT NO 6



### 3.5 BHK EAST FACING

RERA Carpet : 1417 Sft | Balcony : 132 Sft | Dry Balcony : 32 Sft

3 Bedroom +Toilets+French Window- Walkin  
Wardrobe for Master Bedroom | Living/Dining-Balconys |  
Study/Work from Home | Kitchen+Dry Balcony



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## SPECIFICATIONS

### ■ STRUCTURE

- Reinforced Cement Concrete Footing &Frame work.

### ■ WALLS

- Reinforced Cement Concrete Wall

### ■ ROOF

- Reinforced Cement Concrete Roofing

### ■ WINDOWS

- Bedrooms, Kitchen - Aluminum / UPVC Framed Sliding with Glazing
- Bathrooms - Fixed Louvers

### ■ DOORS

- Main Door - TATA "PRAVESH" External wood finish door or equivalent
- Internal Doors - Hard wood frame or Factory made wooden door frame with Flush Door Shutters
- Balcony - Aluminium / UPVC Framed glazed Sliding door

### ■ FLOOR FINISHES

- Bedrooms, Living, Dining, Study Room - Vitrified Tiles with skirting
- Kitchen, Bathroom & Balcony - Anti-Skid vitrified / Ceramic Tiles

### ■ WALL FINISHES

- Interior - Cement Based Wall Putty + Emulsion Paint
- Exterior - 1 Coat of Primer + with Texture/Weatherproof exterior emulsion Paint
- Bathroom - Ceramic Tiles cladding to 2100mm height
- Kitchen - Ceramic Tiles cladding to 600mm height above counter level

### ■ SANITARY FITTINGS

- Master Toilet - EWC, Wash Basin, Shower Rose with provision for Geyser.
- Common Toilet - EWC, Shower Rose with Geyser Provision.
- Other Toilets- EWC, Shower Rose with Geyser Provision & Wash Basin
- Kitchen - Bare Kitchen

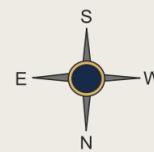
### ELECTRICAL

- Concealed copper wiring in flats.
- Power outlet for air conditioner in all bedrooms and living.
- Power outlets for geysers.
- Power outlets for chimney, Hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- Washing machine point in Utility area.
- Miniature Circuit Breakers (MCB) for each distribution board.
- Modular Switches

### ■ LIFT

- Passenger lift

Note:1.The above specifications may be changed to comply with any authority regulations or if the Project Architect recommends alternative of equal or better quality.

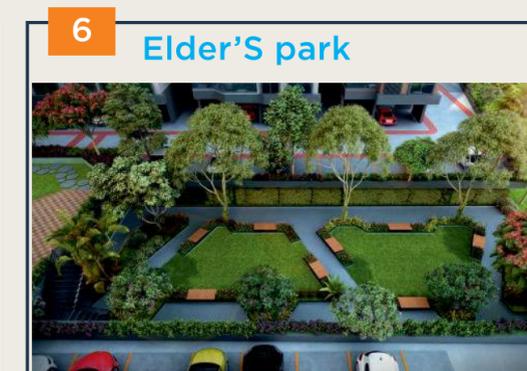




LIVE LIFE IN PERFECT PEACE  
AND TRANQUILLITY



# ENJOY ALL THE AMENITIES OF AN INTERNATIONAL STANDARD GATED COMMUNITY!





# FULLY FUNCTIONAL CLUBHOUSE

Experience sheer indulgence with all your favourite amenities at hand. Surround yourself with a breathtaking array of luxurious activities.



Swimming & Toddler pool



Gymnasium



Steam & Sauna



Table Tennis



Squash Court



Badminton Court



Restaurant



Yoga & Meditaton



Billiard



Jacuzzi



Multi Purpose Hall





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100+  
AMENITIES

### CLUB HOUSE

- Restaurant
- Gym
- Deck lounge
- Swimming pool
- Toddler pool
- Sauna (For men & women)
- Steam (For men & women)
- Massage room (For men & women)
- Lockers with changing room
- Jacuzzi
- Billiards
- Table Tennis
- Changing rooms
- Children play area
- Sand pit
- Community lawn
- Garden Seating
- Multipurpose hall
- Squash
- Indoor Badminton Court
- Outdoor Tennis Court
- Play equipment
- Jogging Tracks
- Landscape seatings

### KIDS PLAY AREA

- Sand pit
- Children's Play area
- Floor games (Ludo)
- Multi station play equipment
- Dance floor

### LEISURE PARK (Miyawaki Forest)

- Pathway under dense vegetation
- Gazebo seating

### PARTY LAWN WITH DECK

- Raised deck stage
- Provision of refreshment Kiosks
- Stepping stone pathway
- Provision for DJ console

### PEACE PARK

- Meditation Deck
- Yoga deck
- Zen Garden
- Bonfire Seating
- Grass paver flooring

### ELDER PARK (Chit-Chat Park)

- Group Seating
- Evening walk & talk area
- Lawn mound

### MULTI SPORTS COURT

- Basketball / Volleyball
- Amphi-styled Seating
- Periphery plantation and pathways

### OUTDOOR GYM

- HIIT workout space Reflexology/ Acupressure
- Pathway
- Outdoor Gym equipment
- Shaded kiosk

### WALKING PARK

- Best of walking exercises "8 shape walking track"
- Seating along the planters

### BOX CRICKET PITCH

- Enclosed Box cricket net 4.5M high
- spectator Amphi-styled Seating
- Lawn Area

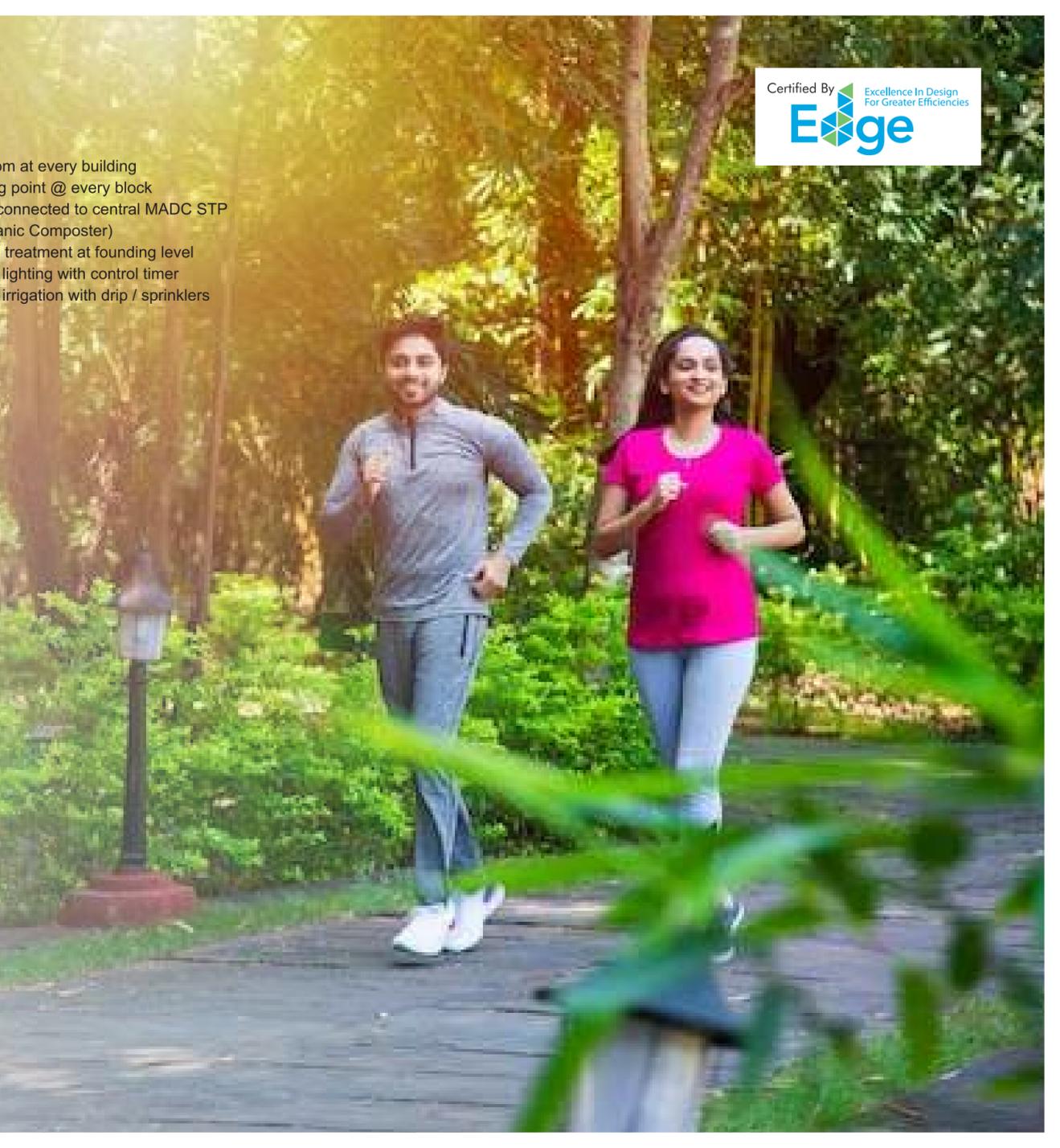
### UNIT FEATURES

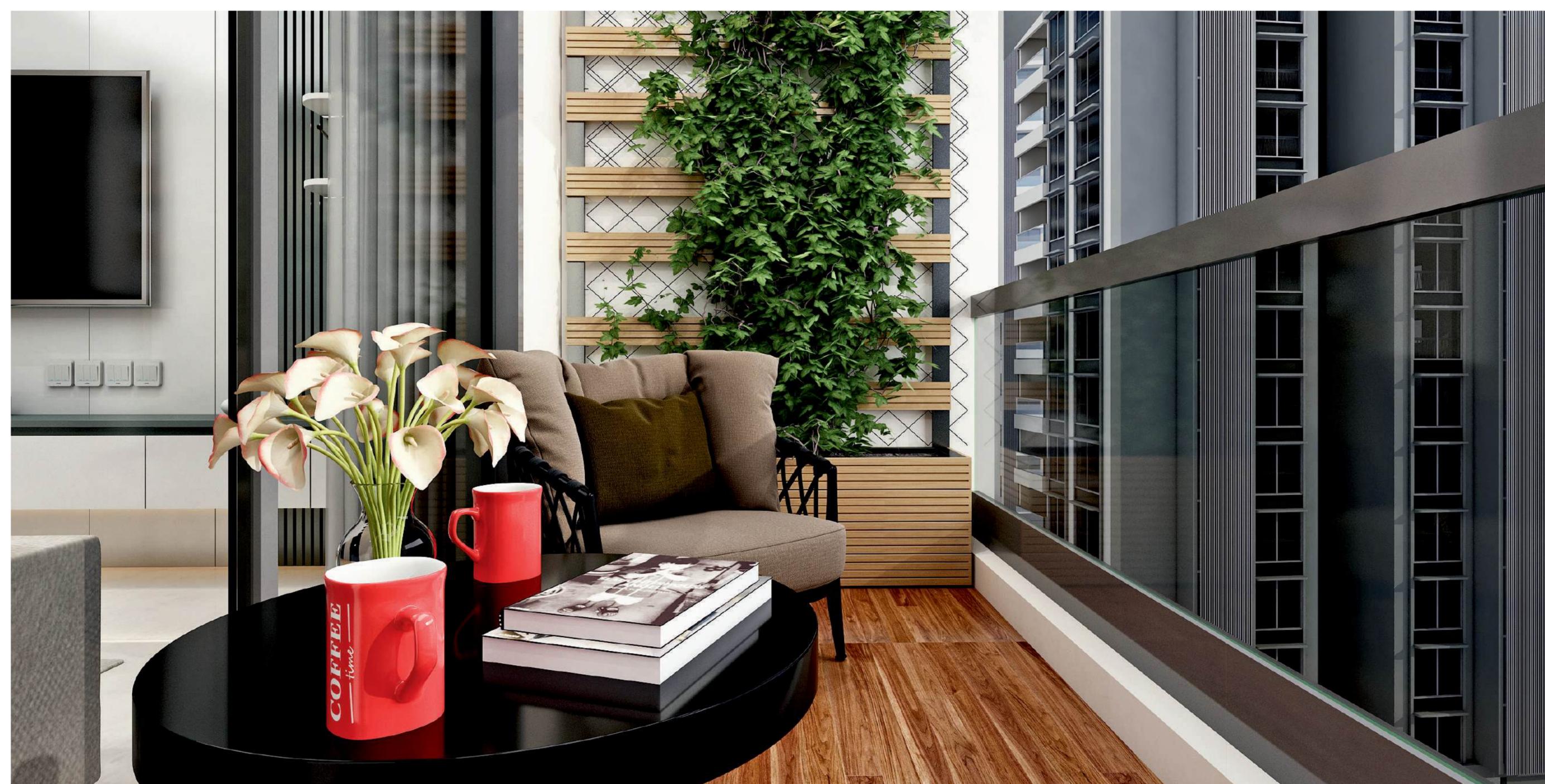
- Shear wall construction
- Atrium design for ample natural light and air
- All bedroom windows are full height
- French window with railing
- All kitchen with dry balcony
- Floor to floor height 3.25m
- All balconies with Glass railing
- Planned AC ODU ledges
- No common wall
- 3m wide chowk between units
- Provision for Invertor with wiring
- 3phase power supply for every unit

- Servant room at every building
- EV charging point @ every block
- Sewerage connected to central MADC STP
- OWC (Organic Composter)
- Anti termite treatment at founding level
- Landscape lighting with control timer
- Landscape irrigation with drip / sprinklers

### SITE FEATURES

- Gated community with compound wall
- Water fountain with lighting
- Four sides roads
- All blocks are aligned to true north and designed as per Vastu
- Commercial shops in the neighbourhood
- 24 x 7 security & surveillance at grand entrance gateway
- 24hrs water supply (Domestic & non-domestic) Water storage for two days capacity
- 120ft setback between buildings sides
- Podium design for more greenery and lung space
- Ground floor parking well-ventilated with natural light. Parking with firefighting & alarming system Refuge floor at 8th& 12 floor of every building
- 1.75m / Sec speed elevators
- One Lifts for every two units
- Lifts with ARD & V3F technology
- Power backup for Lifts
- Underground HT electrical cabling
- Dedicated HT supply with internal RMU facility
- Advanced Lightning arrestor system
- Power backup for common area lighting
- Dedicated electrical meter room
- Rainwater ground recharge
- Society/ Maintenance room for each block Fitness room for each block
- Two-way ramps - 2nos
- Visitor parking
- Driver room at every building





LIVE IN PERFECT  
HARMONY AT  
FIRSTCITY

# PERFECT HOME IN PERFECT LOCATION



\*Time in minutes as per normal traffic conditions.





Incorporated in 1998, is a preferred construction partner and has strong presence in Roads, Buildings & Urban Rail. Successfully completed 32 projects while delivering one sterling performance after another

## IJMI has many first to its credit.

**2000**

Successfully executed **India's first flagship expressway project** 'Mumbai Pune Expressway' from Kon to Chowk

**2003**

Implemented **India's first automated toll collection system** - Tada-Nellore stretch of NH 65, a G2G project

**2005**

**The first world-class Integrated Township** in Hyderabad – Raintree Park (Popularly known as Malaysian Township)

**2003-07**

**Spearheaded Urban Mass Transportation** system development in India by successful execution of multiple packages of Delhi Metro Rail Corporation

**2012**

Successfully executed the then **tallest building in Delhi** – MCD Civic Centre with 28 floors (102 m high)

**2012**

**The first integrated township in Bangalore** – Prestige Shantiniketan **Single largest development in Bangalore** as of 2017

**2021**

Redefined pace and quality of road construction for 25.54 lane Kms within 17.45 hrs at Solapur – Bijapur section of NH 52. Event featured in **Limca Book of Records/Asia Book of Records**

**2021-22**

**Prestigious CIDC 'Vishwakarma' award recipient for two consecutive years** Chairmans Commendation Trophy – 2021 Best Professionally Managed Company – 2022 Best Construction Project (SBRP) - 2022

Our motto of "Excellence through quality" is reflected in the trust gained over its 25 years, resulting in the high quality and timely delivery of 21 Million Sft of Residential / Commercial space.

### MCD CIVIC CENTRE BUILDING NEW DELHI

BUA: 23.5 Lakh Sq. Ft.



### RAINTREE PARK TOWNSHIP, HYDERABAD (MALAYSIAN TOWNSHIP)

BUA: 29.0 Lakh Sq. Ft.



### RAINTREE PARK DWARAKA KRISHNA, PHASE-1 VIJAYAWADA

BUA: 19.05 Lakh Sq. ft.



### TCS IT PARK BUILDING PROJECT HYDERABAD

BUA: 4.76 Lakh Sq. Ft.



### PRESTIGE SHANTINIKETAN TOWNSHIP PROJECT BANGALORE

BUA: 65 Lakh Sq. Ft.



### FIRST CITY, PHASE - 1 NAGPUR

BUA: 8.18 Lakh Sq.Ft.



### PRESTIGE SHANTINIKETAN COMMERCIAL BANGALORE

BUA: 41.31 Lakh Sq. Ft.



### RAINTREE PARK DWARAKA KRISHNA, PHASE - 2 VIJAYAWADA

BUA: 8.3 Lakh Sq.Ft.





*An Indulgence called Life!*