

**NARAYAN**

**SWARAJ**

Close to Nature, Closer to City!

Infrastructure Ready Plots for Premium Residences

## ABUNDANCE BECKONS YOU

When the sky has no limit for you, then why should your homes have?  
Narayan Group welcomes you to phase II of Narayan Swaraj.

An enchanting world where a new limitless way of life awaits you,  
amidst the luxury of majestic homes, lush greens of swaying trees,  
sprawling gardens and serene landscapes. An abundant paradise set in  
the lap of nature, where a fine lifestyle truly worthy of you is waiting to  
embrace you.

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## LIVE IN A HOME, STAY INSIDE A FOREST

What city life takes away; Narayan Swaraj intends to restore.

Spread over **18 lac square feet** this pristine campus will instantly disconnect you from the daily drudgery and connect you the calm of nature. A cocooned retreat where palatial yet contemporary villas and large format plots are nestled amongst vast expanses of trees and water bodies. An exclusive community where you can sink into lavish luxury as you watch life go by while birds frolic on green trees and the delightful lotus ponds.



 Birds Eye view of Club & Garden



## SERENITY SOOTHES YOU

Every direction at Narayan Swaraj will compete for your attention. Sunlight trickling through the rustling leaves of the Chiku, Amla, Teakwood and other plantations that fills the campus. The happy chirping of your neighbourhood birds all through the day. The immaculately manicured central lawns and other lush gardens. The stunning lotus ponds and inviting gazebos. Every corner, every detail here is guaranteed to rejuvenate your senses.

**It's not just your environs, your visitors are exotic too!**



 Soothing Yoga/Meditation spaces under trees

## INDULGENCE INVITES YOU

If you have ever wondered how royal leisure feels like, you'll get to experience it at Narayan Swaraj's stately clubhouse.

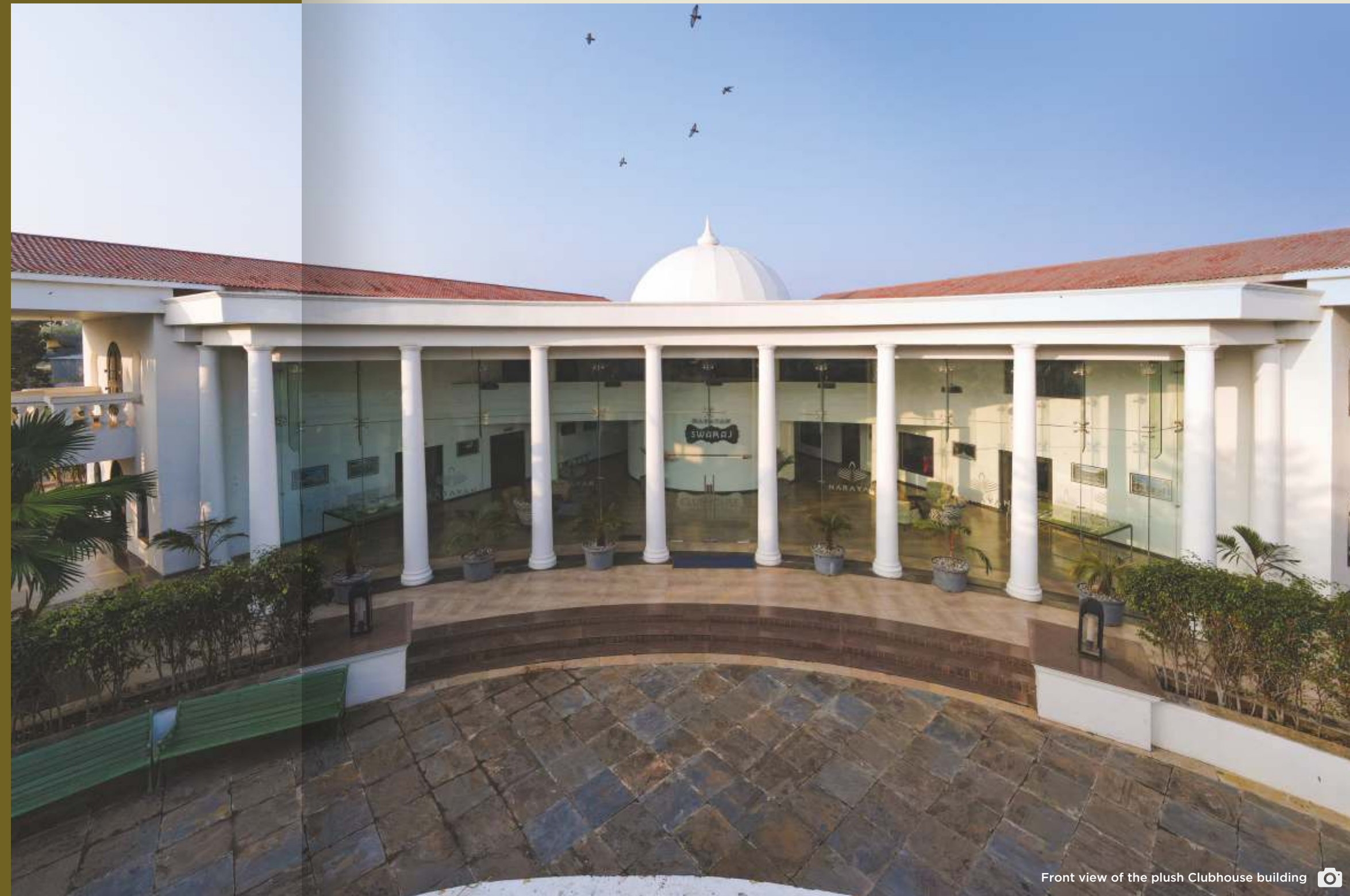
The impressive architecture, the best-in-class recreational amenities and ultra-premium interiors are all ready to pamper you with pleasures befitting a King.


### CLUBHOUSE AMENITIES

Swimming pool | Steam Bath  
Indoor Games Zone | Mini Theatre  
Gymnasium | Guest Suite Rooms  
Banquet Hall | Gazebo with Swing  
Large Landscaped Garden

### CLUBHOUSE:

Central Common Plot Area: 1.05 Lac sq. ft.  
Clubhouse Construction Area: 11,000 sq. ft.  
Clubhouse Garden Area: 80,000 sq. ft.  
Gazebo Area: 4,000 sq. ft.  
Statue Arena with water body Area: 10,000 sq. ft.



Front view of the plush Clubhouse building 



Aerial drone view of the majestic Clubhouse & Swimming Pool



Aerial drone view of the majestic Clubhouse



Lavish Clubhouse with Swimming Pool

### SWIMMING POOL

Splash times with kids, a good workout or simply relaxation after a long day at work - a pool makes it all possible. With a capacity to hold 100 persons this lavish pool will be the perfect place to unwind with your loved ones.



### BADMINTON COURT

Smash your way to a healthy life at our world-class badminton courts. 15,500 sq. ft. of court area to ensure both little champs and older players have enough space to practice and perfect their favourite sport.





### KING'S & QUEEN'S ROOM

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Your guests are special and deserve nothing less than well-furnished suite rooms to unwind when they stay over.

Our King and Queen suite rooms are just that and so much more.



KING'S ROOM



KING'S ROOM



QUEEN'S ROOM

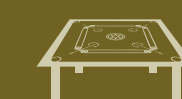


QUEEN'S ROOM



### INDOOR GAMES ZONE

Indulge in exciting indoor games and turn neighbours into friends. Take your pick from a game of Pool, Table tennis, Air Hockey, Chess, Carrom and many more whenever you feel like it.





### LARGE LANDSCAPED GARDENS

Evenings strolls and morning walks will never be the same again. Large enough for 500 people at a time, the green lawns are ideal setting to host even private designer weddings & other events.



All in-campus infrastructure including driveways, internal roads, seating, street lights, drainage and security arrangements are ready to offer you a lifetime of hassle-free living.





#### GYMNASIUM

Sweat it out at our state-of-the-art gymnasium. Premium interiors, spacious layouts and modern equipment are highlights of our in-house gym where you can work out peacefully without having to wait for your turn on the treadmill.



#### MINI THEATRE

Missing movie nights with friends? Simply head to our 30-seater mini theatre and enjoy your favourite films in the company of your favourite people. No more booking woes!



#### BANQUET HALL FOR SMALL CELEBRATIONS

Transform your celebrations into memories of a lifetime at our smart Banquet Hall



Banquet Area: Representative Image



#### TEMPLE

With a 5,500 sq.ft. magnificent LakshmiNarayan temple within the campus divinity will be a permanent resident at Narayan Swaraj. Soak in some blessings everyday and fill positivity in your lives with spiritual mornings and evenings.



#### STEAM BATH

Relax and rejuvenate in privacy at our in-house steam bath facility



Steam Bath: Representative Image

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## LAYOUT PLAN

### OPULENCE SURROUNDS YOU

Narayan Swaraj is an elite enclave crafted for uber-luxurious living, that houses aesthetically designed living spaces. An epitome of aesthetic brilliance scattered over approximately 42 acres, the campus offers **king-sized plots** where you can build your own mansion the way you want it and **magnificent villas** in three different configurations

- **Bali style exotic Super luxury villa (The Villa Sample @ Plot: 79)**
- **Ultra Modern Family luxury villa (Fortune Villa Sample @ Plot: 62)**
- **Dubai style Weekend villa (Desert Villa Sample @ Plot: 179)**

A beautiful blend of classical and contemporary architectural styles, these marvels come wrapped in verdant lawns, trees, and tranquility on all sides.



Total Land Area: 19 lac sq. ft.  
Total Number of Plots: 202  
Open Common Plot Area: 2 Lac sq. ft.  
Total Developed Road Area: 2.75 Lac sq. ft.  
Central Common Plot Area: 1.05 Lac sq. ft.  
Badminton Arena: 15500 sq. ft.  
Temple Premises: 5500 sq. ft.

Over 60% open spaces to help create a lifestyle that is healthy & enriching today & forever!



**THE VILLA**  
Bali Styled Super luxury villa  
(Sample @ Plot: 79 )

**GRANDEUR GREET'S YOU**

Set over a 10,000 sq.ft. plot, these lavish residences will make exotic getaways seem dull in comparison.



Actual Villa Photos

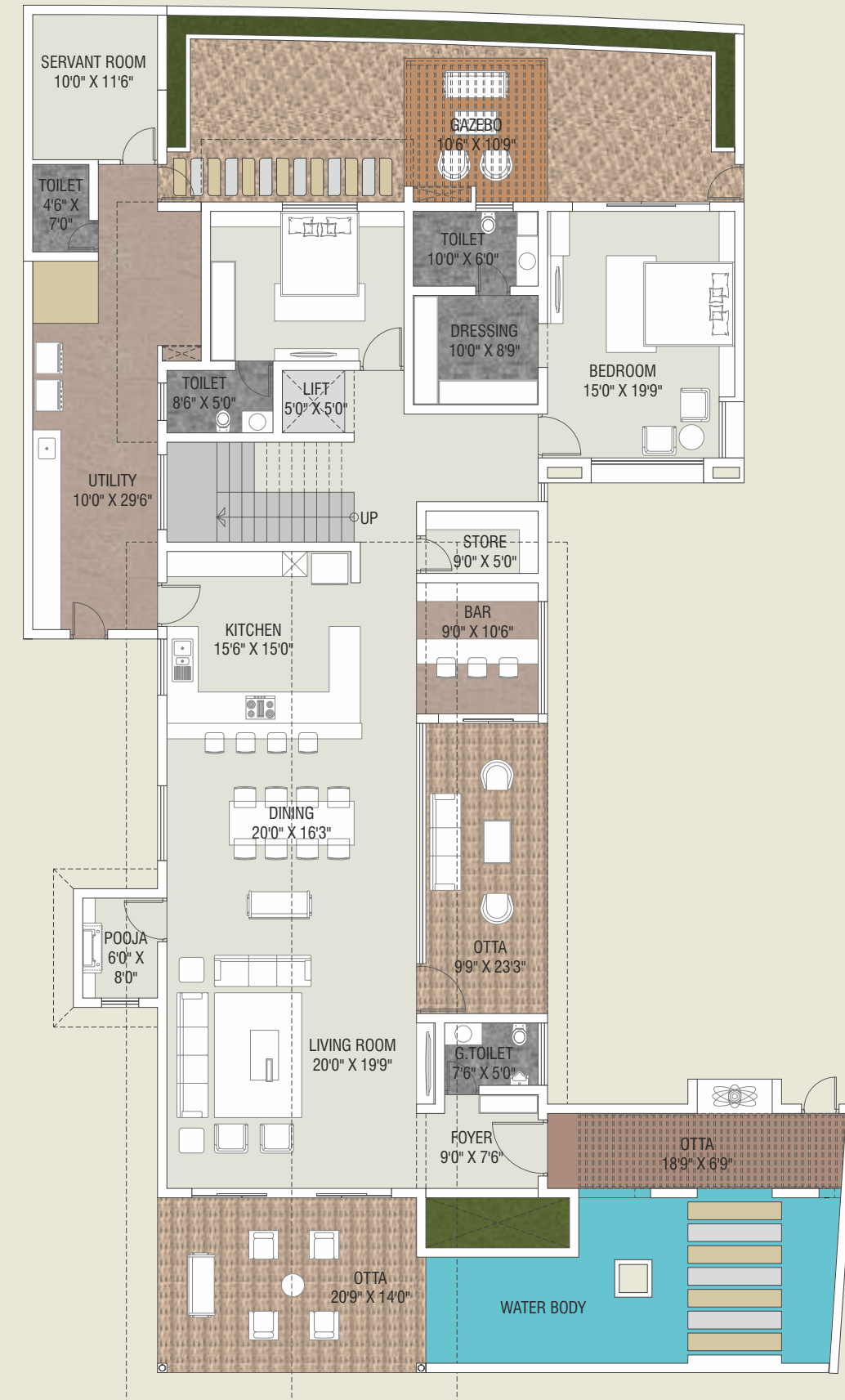


**THE VILLA**  
 Bali styled Super luxury villa  
 (Sample @ Plot: 79 )

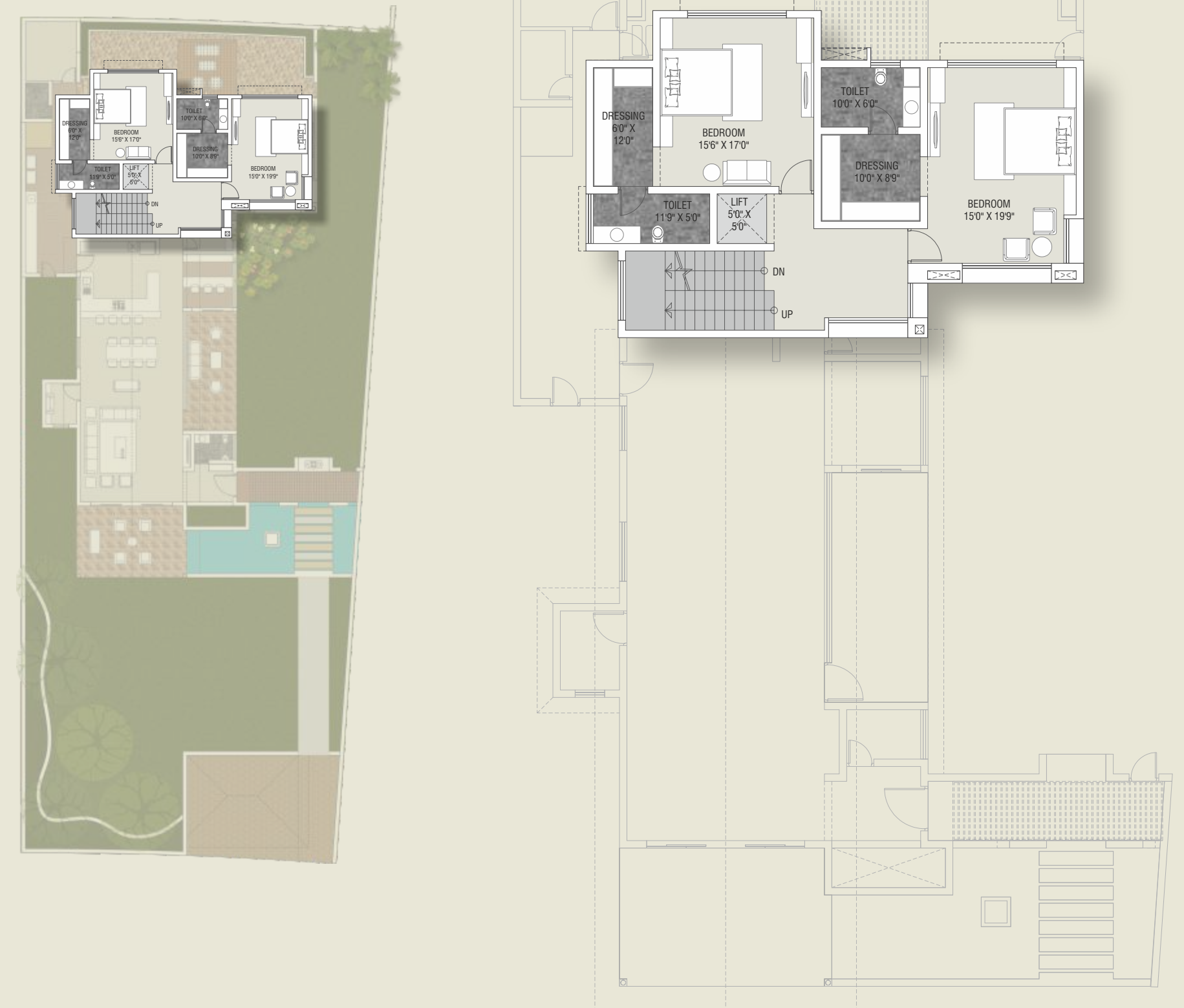


Carpet Plot Area: 10,887 sq.ft.  
 Construction Built-up Area: 6,000 sq.ft.

**GROUND FLOOR**



**FIRST FLOOR**



**FORTUNE VILLA**  
luxury for ultra modern lifestyle  
(Sample @ Plot: 62 )

**COMFORT SEEKS YOU**

Distinctly different, the ultra-modern villas are perfect of those who prefer class along with elusive comfort.





Actual Villa Photos



**FORTUNE VILLA**  
 luxury for  
 ultra modern lifestyle villa  
 (Sample @ Plot: 62 )

**GROUND FLOOR**



**FIRST FLOOR**



Carpet Plot Area: 6,647 sq.ft.  
 Construction Built-up Area: 4,800 sq.ft.

**DUBAI STYLE**  
weekend villa  
(Sample @ Plot: 179 )

Desert Villa  
179

**WEEKENDS CALL YOU**

Love the resort ambience but miss the warmth of a home?  
Choose a weekend villa at Narayan Swaraj.



Actual Villa Photos



**DESERT VILLA**  
Weekend villa  
(Sample @ Plot: 179 )



Carpet Plot Area: 4,245 sq.ft.  
Construction Built-up Area: 1,500 sq.ft.

With a winning combination of a fast emerging locality, great accessibility, robust infrastructure and a luxurious gated community, an investment in Narayan Swaraj will bring you great returns & an abundance of happiness.

#### REASONS YOU MUST MOVE IN:

- Approved Layout Plan
- 100% Clear Title
- Masterplan designed by Internationally renowned architectural firm: Enmarcon AG, Germany
- 3 Concept Villas designed by acclaimed Ace Architects, Anand
- Immediate Registration
- 24/7 Security
- Available for immediate construction
- Excellent Location
- All Ready Infrastructure
- Pollution Free Campus - almost 60% open space in the whole project
- More than 12,000 fully grown trees, and still counting!!!

#### REASONS YOU WILL NEVER LEAVE:

- Grand entrance gate with security cabin
- Wide internal RCC roads & paver blocks
- Decorative LED street lights
- Provision given for underground electric cable upto your plot entrance
- Active Underground Drainage System connected to Municipal Line
- Landscape and plantation across the campus
- Premium club facility with a host of amenities
- Ready for events with Party Lawn, Bride & Groom Suites

- 3 concept furnished sample villas ready for preview- to help you get an idea of the immense possibilities that exist!
- Flexibility to build your villa your way.

The execution of a project and its subsequent maintenance goes a long way in defining the future of any residential campus. Narayan Group with its foray into finance and real estate for over 3 decades is a respected name in Anand. With the Narayan stamp you can be assured of a great future for your investment!



Banyan tree at the central junction welcoming you



Children's Play Area & Gazebo



Children's Play Area



**Disclaimer:** **1** All rights regarding addition/ alteration in plot layout plan and its specifications are reserved with the Developers & Architect. **2** Plot holders must follow Govt. approved guidelines for construction and leave specified margins. **3** Possession of the property for any construction work will be given only on receipt of the full payment. **4** Plot holders are responsible for any damage in the campus during and after start of the construction on their plot. **5** Additional charges such as Stamp Duty, GST, MGVCCL Deposit & Charges, & Maintenance Charges or any other taxes or charges raised by the Government in future shall be borne by the purchaser. **6** In case of cancellation of booking, any expenses incurred shall be deducted from the payment made. The rest amount shall be refunded after the re-booking of the same plot. **7** Plot holders should get their residential building plan passed by the relevant authorities before start of construction. The Developers reserve the right to stop construction for the said plot without proper permissions. **8** While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. **9** Subject to Anand Jurisdiction.

PROJECT BY



Developers:  
J AND N BUILDCON

Site: Narayan Swaraj, Near Karamsad Lake & Sardar Patel Public Garden,  
Karamsad - Zod Road, Karamsad, Anand, Gujarat 388325

Reg. Office: Narayan Finance, Nr. Shivam Park Society,  
Sardar Gunj, Anand- 388001.

Ph.: +91 95746 37667, 88662 92887

[www.narayan-anand.com](http://www.narayan-anand.com)

