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Siddhartha Developers Collection Account for
Passion Nand Niwas Palace
ICICI Bank | A/c No: 779205000145
IFSC: ICIC0007792

All Payments to be made
in the above bank account



PASSION
NAND NIWAS PALACE
REGAL RESIDENTIAL VILLAS & PLOTS

A Unit of PASSION Group



खम्मा घणी कानपुर

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The Thought Behind

Nand Niwas Palace

Passion Group takes pride in blending exquisite architecture with thoughtful design to redefine modern living. With each creation, we aim to craft not just homes—but legacies. Presenting our most regal vision yet: Passion Nand Niwas Palace, inspired by the timeless elegance of Rajasthani architecture and the grandeur of Rajputana heritage. Nestled near the sacred Ganga, this majestic township welcomes you through the Surya Dwar, leading to Nidhivan Chauraha, sculpted pathways, and the tranquil Charbagh Garden surrounded by jharokhas and the grand Dev Mahal clubhouse.

A central chhatri evokes royal serenity. Enjoy modern amenities like sports courts, the Amrit Sagar pool with café, and villas adorned with traditional jharokhas, jaalis, and airy interiors offering all comforts. The township also features Gulab Bagh, Saheliyon Ki Badi, Shiv Mandir, a stepwell, and kids' play zones—blending heritage with wellness.

At Dev Mahal, indulge in fine dining, yoga, gym, indoor games, co-working, theatre, and more. Your villa offers 3 elegant drawing rooms, 4 bedrooms with en-suite dressings, a modern kitchen, and an open terrace for royal celebrations. Experience a life where tradition meets luxury—where royalty lives again.

पैशन ग्रुप ने सदैव उत्कृष्ट वास्तुकला और व्यावहारिक डिजाइन को साथ लाकर आधुनिक जीवन को नई दिशा दी है। हर परियोजना के साथ हम सिर्फ एक घर नहीं, बल्कि उत्कृष्टता की एक विरासत रचते हैं। आज हम आपके सामने प्रस्तुत करते हैं हमारी सबसे भव्य प्रोजेक्ट Passion Nand Niwas Palace

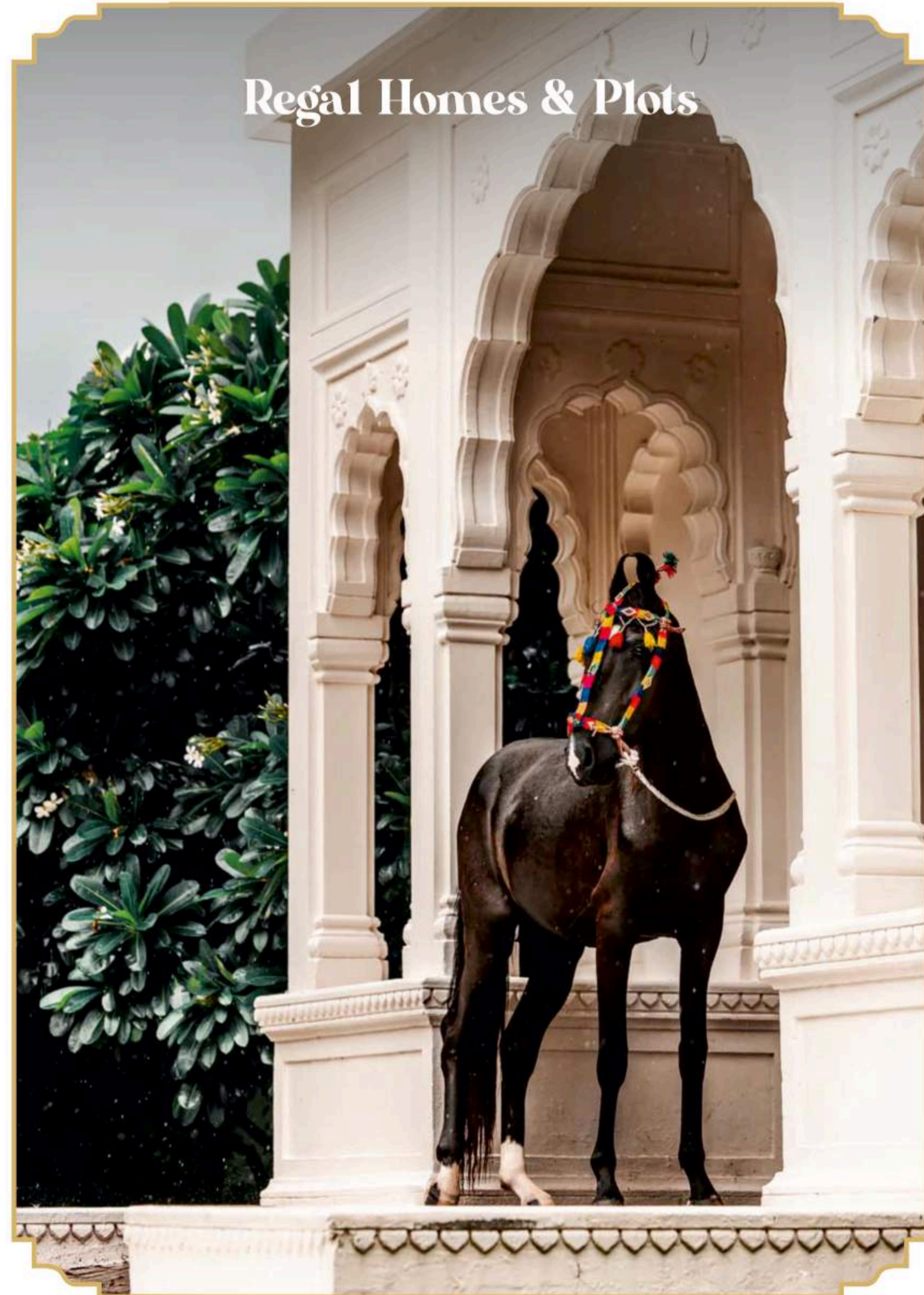
राजस्थानी स्थापत्य की कालातीत सुंदरता से प्रेरित यह टाउनशिप राजपूताना विरासत की शान और शौकत को सजीव करती है। गंगा के पवित्र तट के निकट स्थित यह भव्य परिसर सूर्य द्वार से आपका स्वागत करता है। निधिवन चौराहा की कलात्मक मूर्तियाँ आपको चारबाग गार्डन और देव महल की ओर ले जाती हैं। बीच में स्थित छतरी उस शाही शांति का प्रतीक है जिसे कभी राजा-रानी अनुभव करते थे।

आधुनिक सुविधाओं में खेल के मैदान, अमृत सागर स्विमिंग पूल और पूलसाइड कैफे शामिल हैं। आपकी विला की डिजाइन में पारंपरिक झरोखे और स्तंभ हैं, वहीं अंदर आधुनिक रोशनी और हवा से भरपूर जीवनशैली है। यहां गुलाब बाग, सहेलियों की बाड़ी, शिव मंदिर, बावड़ी और बच्चों का खेल क्षेत्र भी है। देव महल में भव्य लॉबी, रेस्टोरेंट, योग, जिम, थिएटर और वर्क स्पेस जैसी सुविधाएं हैं।

Passion Nand Niwas Palace में आपका स्वागत है जहाँ हर सुबह शाही एहसास के साथ होती है।

The Design Team
Passion Group

Regal Homes & Plots



Master Plan

Legend

- 1 **Surya Dwar** The Royal Entrance
- 2 **Nidhivan Chauraha** Beautiful Crossroad With Krishna Sculpture
- 3 **Char Bagh Garden** Large Entrance Garden Divided Into 4 By A Walkway
- 4 **Heritage Walkway** Beautiful Walkway For The Royalty
- 5 **The Neel Kamal Café** Poolside Cafe Surrounded By Lotus Flowers
- 6 **Amrit Sagar** The Swimming Pool
- 7 **Shopping Centre 1 & 2**
- 8 **Rajputana Courtyard** Fountain Courtyard
- 9 **Mewari Courtyard** Pink Tree Courtyard
- 10 **Dev Mehel** The Clubhouse
 - Gymnasium
 - Cards Room
 - Work From Home
 - Yoga Centre
 - Conference Room
 - Jharokha Restaurant
 - Snooker Room
 - Indoor Games
 - Durbar Hall (Banquet)
 - Movie Theatre
- 11 **Site Office**
- 12 **Gulabh Bagh** The Royal Garden
- 13 **Shiv Mandir** The Society Temple
- 14 **Saheliyo Ki Badi**
Beautiful Seating Place Designed For Chit Chat
- 15 **Kids Play Area**
- 16 **Pickle Ball**
- 17 **Basket Ball**
- 18 **3 Badminton Courts**
- 19 **Lawn Tennis**



Location Map

Passion Nand Niwas Palace is strategically located near the banks of the River Ganga in Bithoor, one of the fastest developing regions of Kanpur. This location offers the perfect balance between serenity and connectivity. While it lies away from the chaos and congestion of the main city, it is still close enough to keep you well-connected to urban life. Just a short drive away from the city centre, it allows you to enjoy peaceful, green surroundings without feeling isolated. Whether it's work, education, or leisure, everything is within easy reach, yet when you return home, you enter a calm, tranquil environment that truly feels like an escape. Passion Nand Niwas Palace is where convenience meets comfort, and urban life meets restful luxury. By the time we will deliver you and you will start living here, your investment would have grown multifold.

Proximity to Kanpur's Top-Rated Schools

Access to Leading Multi-Specialty Hospitals

Surrounded by Premium 5-Star Hotels

Located in a Rapidly Developing Zone

Proposed Kanpur Ring Road Planned Near the Project

Blue World Theme Park
4 Min

Sai Baba Temple
7 Min

Eternity By Royal Cliff
7 Min

Paras Hospital
10 Min

Passion Royal Cottage
10 Min

Iskcon Temple
17 Min

DPS School
19 Min

New Kanpur City
21 Min

Ganga Bairaj
21 Min

Kanpur Zoo
21 Min

Rave 3 Mall
25 Min

*Approximate Timings





Surya Dwar



the royal entrance

As you step through the majestic Surya Dwar, you're not merely crossing the threshold of a housing township – you are being welcomed into a world steeped in heritage, elegance, and timeless grandeur. This isn't just the entrance to your home; it is the gateway to a legacy built on the ideals of royal living, architectural brilliance, and cultural pride. With every step forward, you leave behind the ordinary and enter a realm where tradition embraces modernity, where the warmth of Rajasthani hospitality meets the sophistication of contemporary design, and where every corner tells a story of valour and artistry. Surya Dwar is more than a structure – it is a statement, a promise, and a symbol of honour, prosperity, and the beginning of a life truly fit for royalty.

Charbagh Garden

Behold the enchanting **Nidhivan Chauraha**, where every corner is graced with intricately adorned sculptures, each telling a silent story of art, devotion, and regal splendour. As your eyes meet these masterfully crafted forms, you are gently drawn into the soul of the township, a place where tradition breathes through stone and design. Venture further, and beyond the grand **jharokhas** those timeless frames of royal architecture unfolds the serene expanse of the **Charbagh Garden**. This lush, symmetrical paradise offers more than just beauty; it is a tranquil sanctuary designed to soothe the senses and elevate the spirit.



Charbagh Garden

Artistic Impression



Nidhivan Chauraha

Artistic Impression



Dev Mehel

Dev Mehel – The Club House

Reigning gracefully over the landscape like a modern-day palace. Together, the garden and the clubhouse create a harmonious blend of nature and nobility, offering residents a life surrounded by elegance, calm, and cultural grandeur.



Amrit Sagar



the इमरलिंग्ग पूढी

For the water-loving aristocrats, our magnificent **Amrit Sagar Swimming Pool** awaits, an oasis of serenity and indulgence, designed for those who seek leisure wrapped in luxury. Surrounded by graceful architecture and calming landscapes, this regal pool offers more than just a refreshing dip; it offers a sensory escape into elegance.





The Neel Kamal Café



પરોડોવેદ ટર્વિદ ફુરરુનુવે બુ ડોટુડુ રીવરુડુ



Introducing **Neel Kamal**, our luxurious poolside café, nestled amidst the serene waters of **Amrit Sagar**. More than just a place to unwind, Neel Kamal is a refined escape where the tranquil ambiance of glistening blue surrounds you at every turn. Designed with elegance and comfort in mind, this exquisite café offers a regal setting for leisurely conversations, evening teas, and relaxed indulgence.



Gulabh Bagh



*Artistic Impression

the
royal garden

Step into the enchanting Gulab Bagh Garden, a lush haven where every petal and pathway has been thoughtfully designed to awaken the senses. Here in Gulab Bagh, nature, culture, and joy come together effortlessly creating not just a garden, but a living tapestry of life, legacy, and leisure.



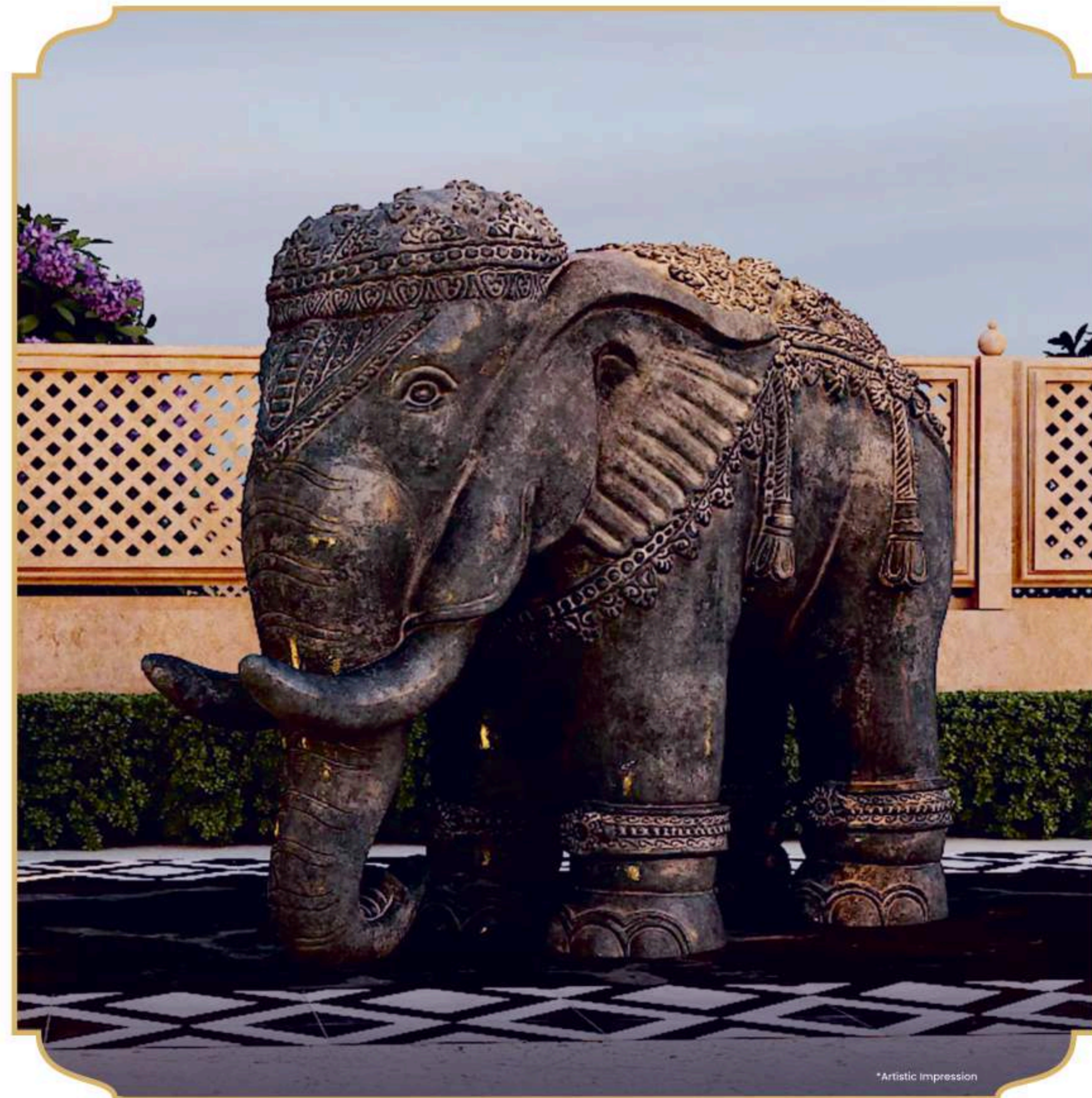
Shiv Mandir



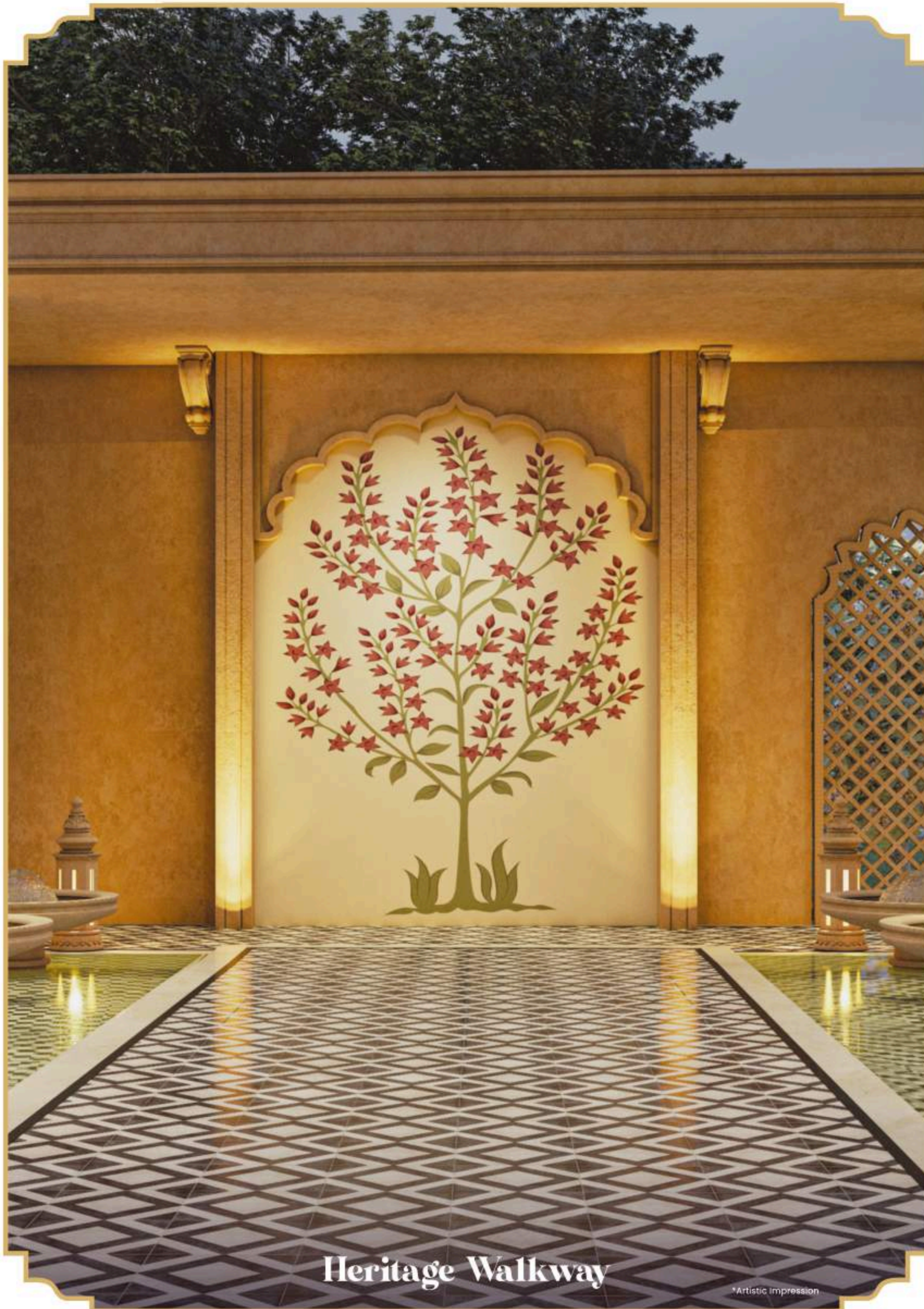
*Artistic Impression

the royal garden

Lovingly adorned with the delicate charm of **Saheliyon Ki Badi**, this space pays tribute to the timeless elegance and joyful spirit of royal companionship. Amidst the floral beauty stands a **Serene Shiv Mandir**, radiating peace and spiritual grace—offering a sacred retreat within your own community. Nearby, a **traditional stepwell** echoes the architectural brilliance of a bygone era, blending history with harmony. And for the little ones, a **vibrant kids' play area** invites laughter and imagination to bloom freely under open skies. Here in Gulab Bagh, nature, culture, and joy come together effortlessly—creating not just a garden, but a living tapestry of life, legacy, and leisure.



*Artistic Impression



Heritage Walkway

*Artistic Impression



Saheli ki Bawri

*Artistic Impression



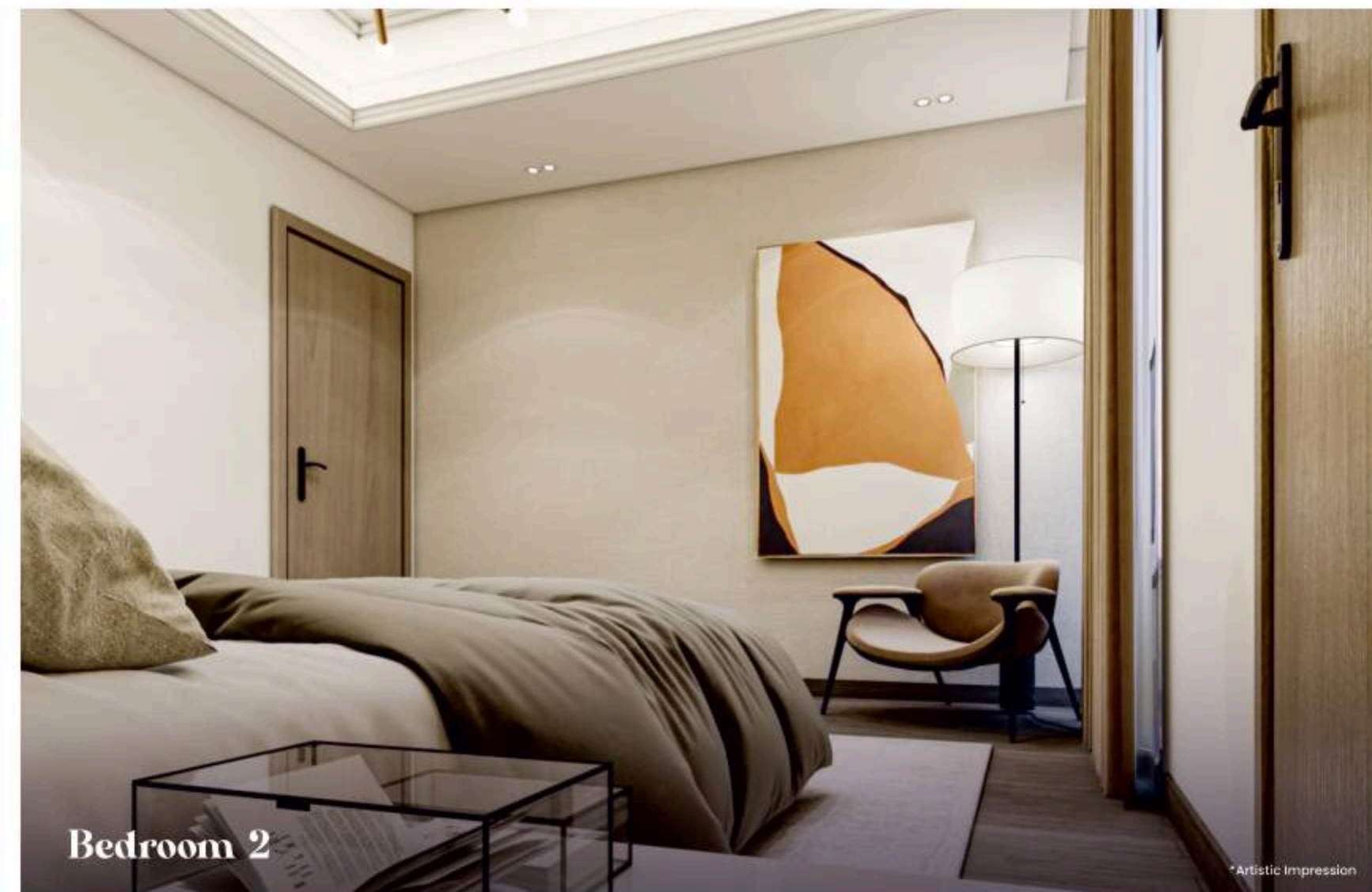
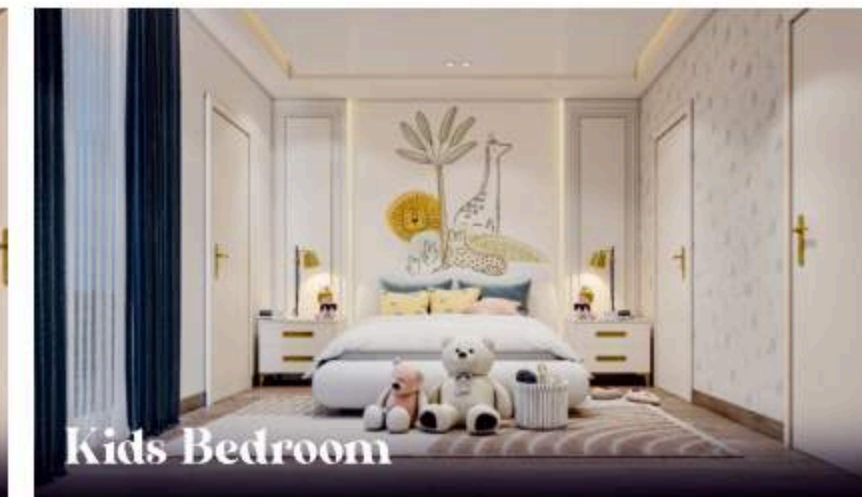
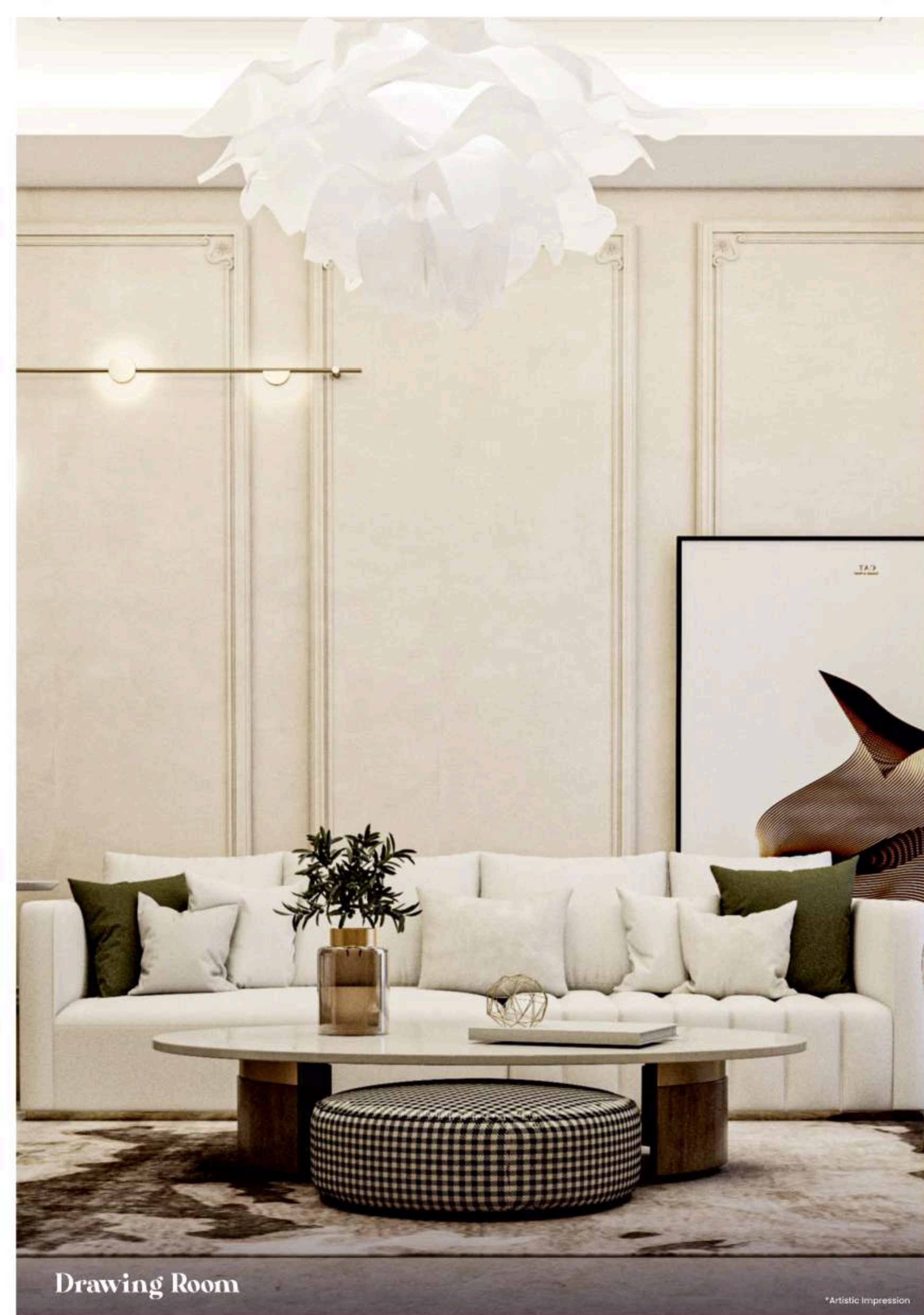
Villas

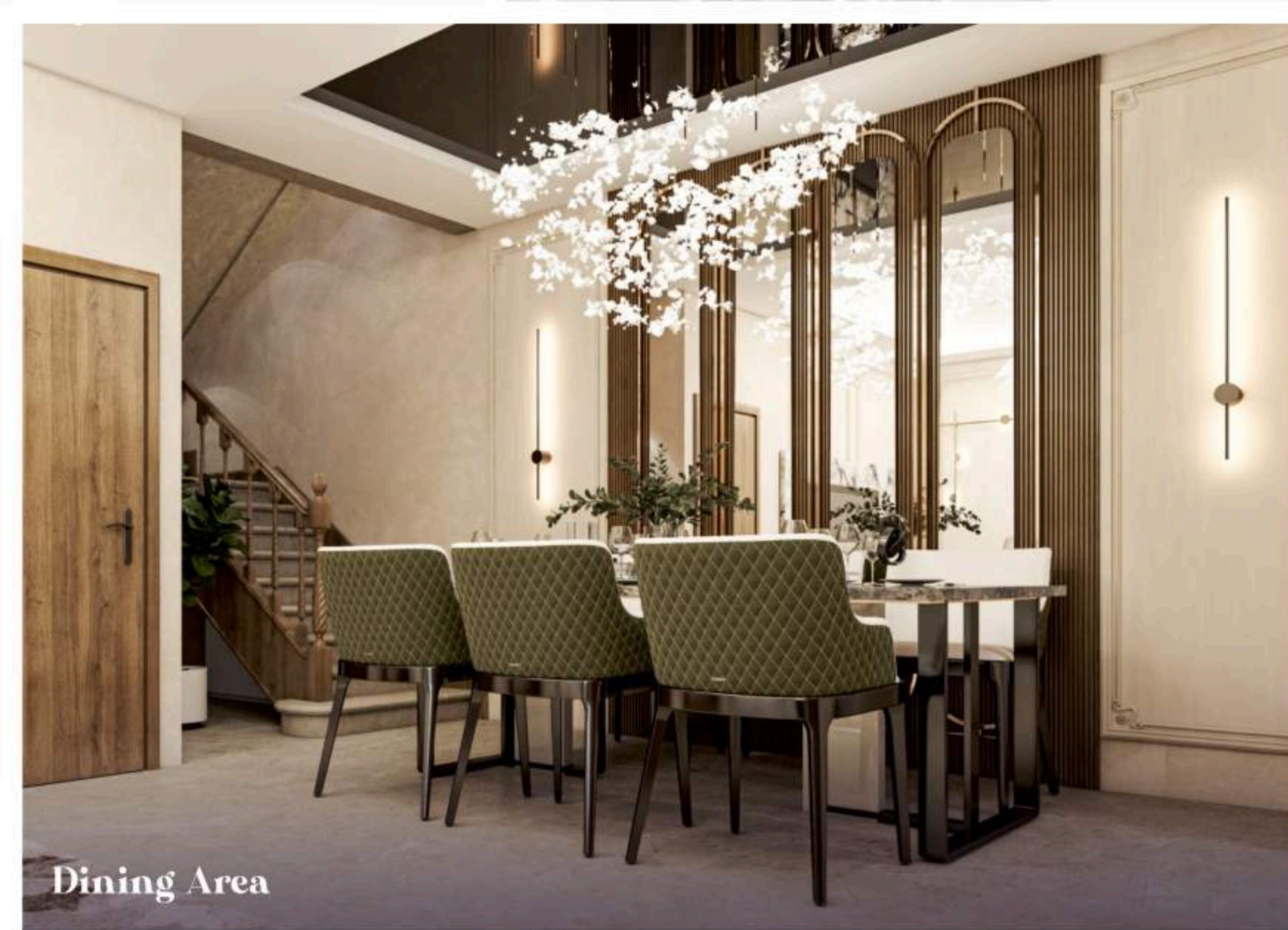
Our heavenly havelis are a seamless fusion of timeless tradition and modern innovation. Adorned with jaalis, jharokhas, and elegant pillared elevations, their exteriors reflect the regal charm of historic palaces.

The Villa Interior

Thoughtfully designed to impress, each villa features **three expansive drawing rooms, a grand dining area, and a well-appointed kitchen** that combines functionality with elegance. The **four luxurious bedrooms** are complemented by private **dressing rooms and en-suite bathrooms**, ensuring comfort and privacy at every turn. For your evening gatherings and starlit celebrations, a **beautifully crafted open terrace** offers the perfect setting—elevating your lifestyle with moments that are truly unforgettable.

Step inside, and you're welcomed by **bright, airy interiors** designed for contemporary living spaces filled with natural light, thoughtful functionality, and refined luxury that elevate your everyday experience.





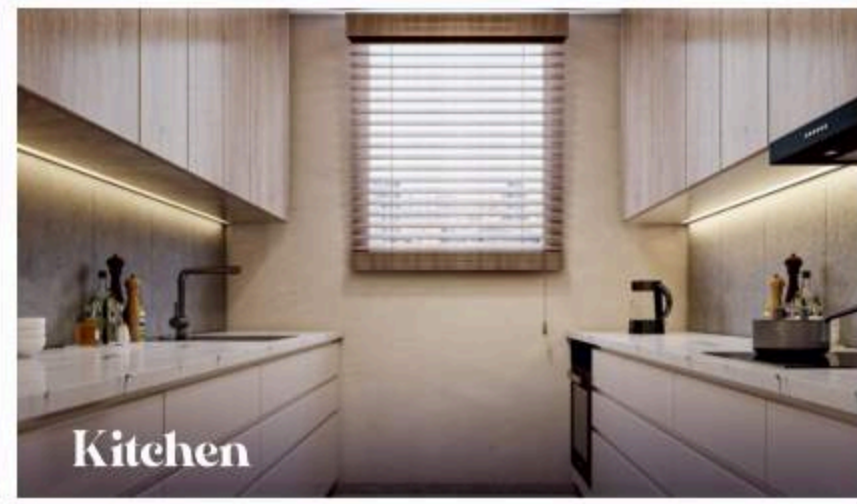
Dining Area



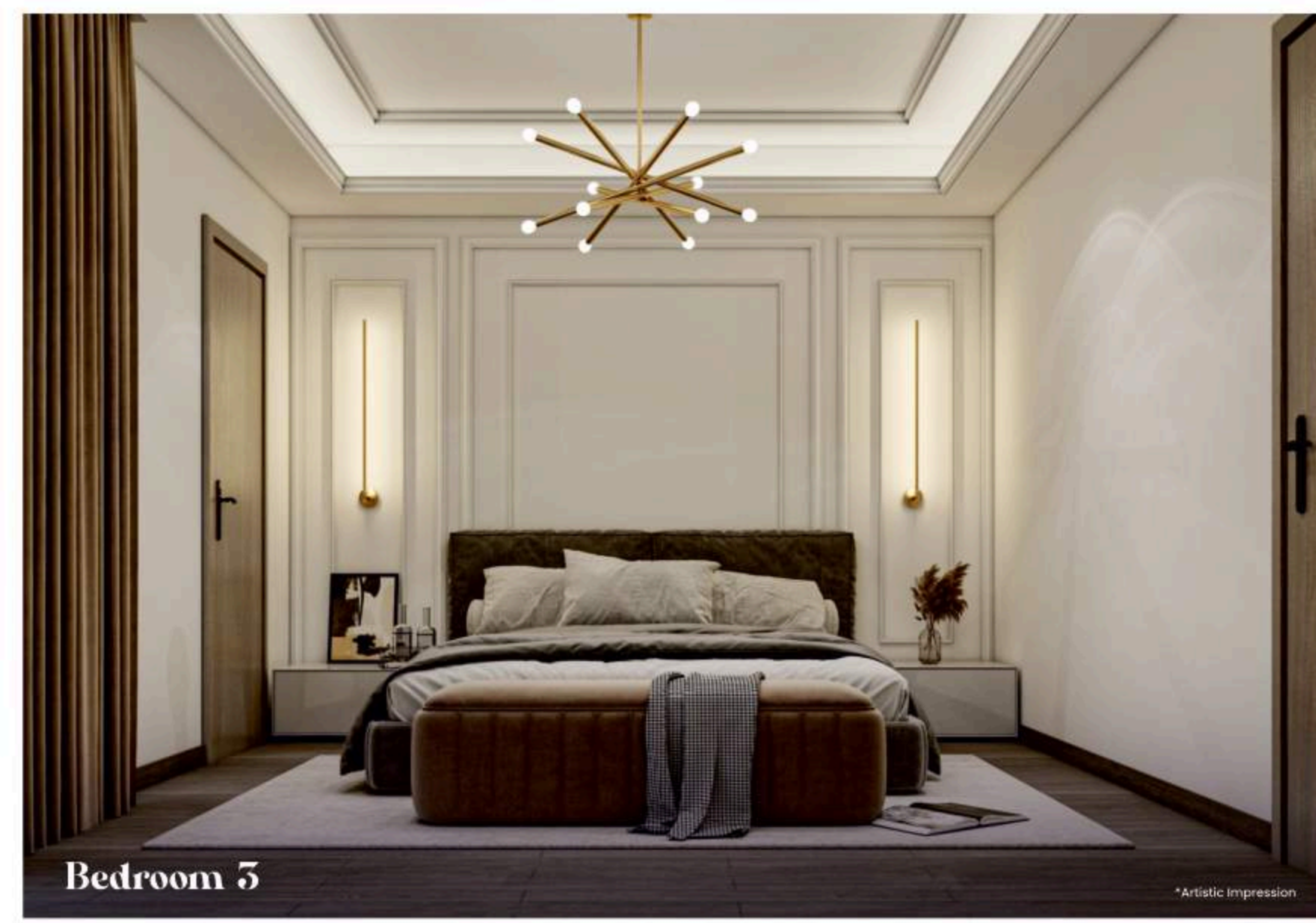
Bedroom 1



Bathroom



Kitchen



Bedroom 5

*Artistic Impression



TV Cabinets

*Artistic Impression

The Clubhouse and Wellness Centre

When it's time to relax, rejuvenate, or entertain, the doors of our **majestic clubhouse – Dev Mahal** stand open to welcome you into a world of refined indulgence. Featuring a **Neo-Classical Grand Lobby** that sets the tone for elegance, the clubhouse offers a **fine dine restaurant** perfect for your *shahi* gatherings, a tranquil **yoga centre**, and a **state-of-the-art gym** for your wellness needs. For leisure, enjoy **indoor games**, a **private movie theatre**, and thoughtfully designed **co-working spaces** including a **conference room** and a **dedicated work-from-home area**. At Dev Mahal, every space is crafted to enhance your lifestyle—not just with luxury, but with purpose, comfort, and grandeur.



Gym



Yoga



Indoor Games



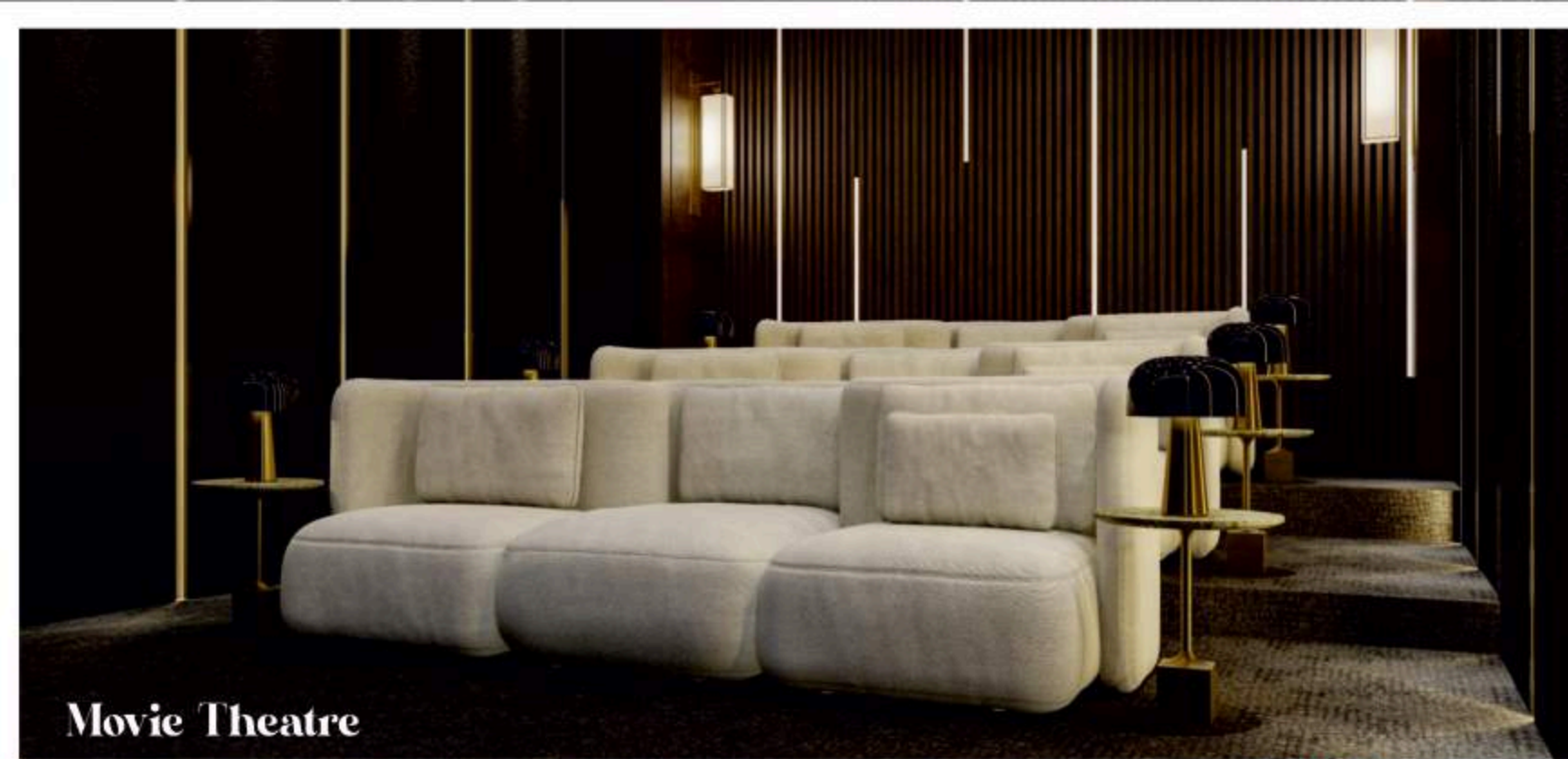
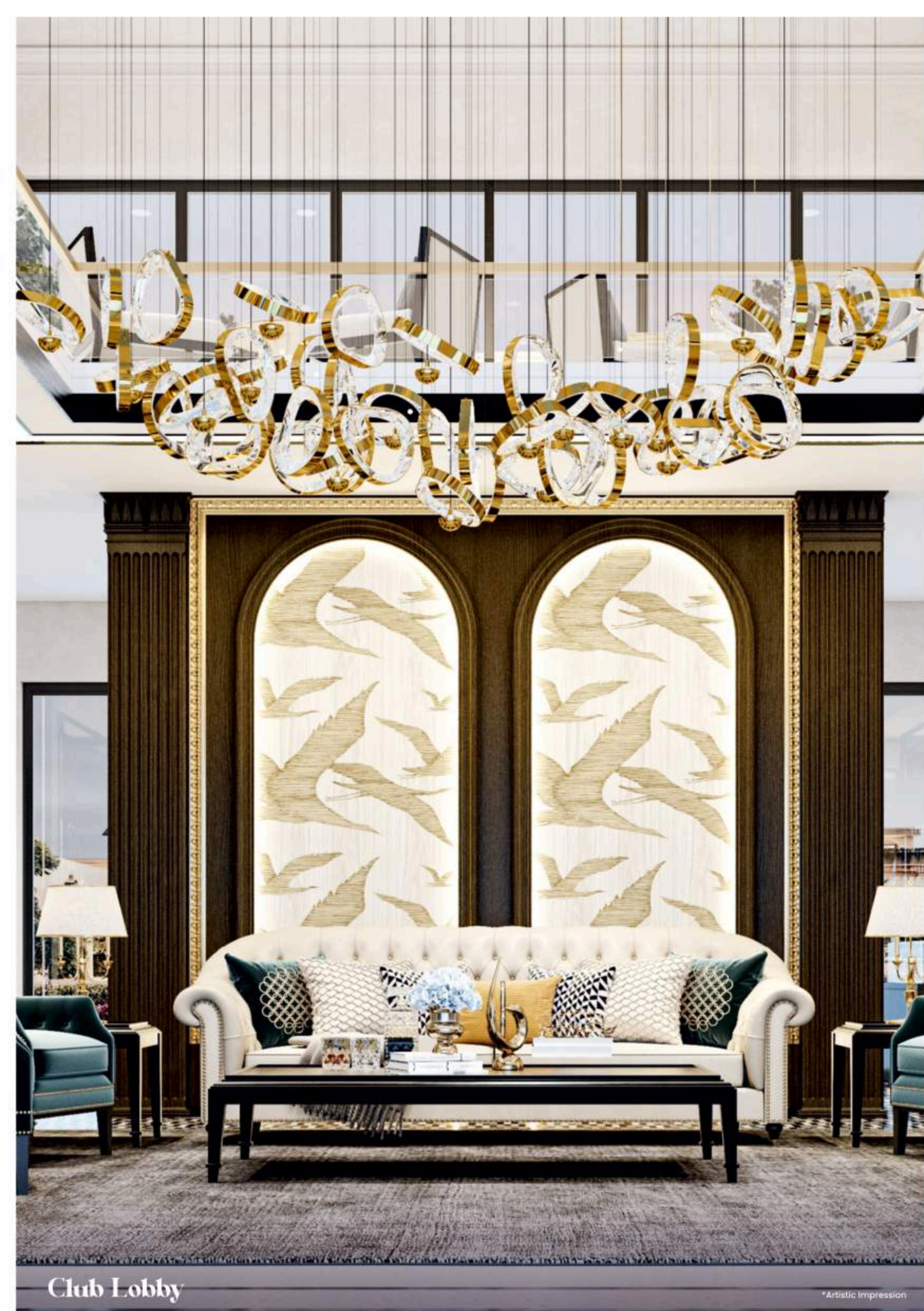
Indoor Games

*Artistic Impression



Club Reception

*Artistic Impression



Recreational Activities

For those who value fitness and spirited competition, our well-designed sports courts offer the perfect setting to stay active and energized. A friendly match with neighbours, these open, well-maintained arenas provide both recreation and relaxation, bringing together health, community, and the royal joy of play.



Cricket Nets



Kids Play Area



Lawn Tennis



Jogging Track



Pickle Ball

*Artistic Impression



Half Basketball Court



Badminton Court

*Artistic Impression



*Artistic Impression

Shopping Complex

Indulge in a curated retail experience at our **exclusive shopping complex**, where convenience meets elegance. Designed to reflect the charm of a royal marketplace, it offers a thoughtfully selected mix of boutique stores, daily essentials, and lifestyle brands—all just steps away from your doorstep. Whether you're picking up necessities or enjoying a leisurely stroll, the shopping promenade brings comfort and class to your everyday living.



Departmental Store



Salon



Stationery Shop



Office Space



Restaurant



Pharmacy

A Unit of **PASSION** Group



PASSION NAND NIWAS PALACE

Call 788 045 4545

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PASSION

This Brochure is for representational and conceptual purposes only and does not constitute a legal offering. The images, amenities, facilities, and views shown are indicative and may not form part of the final project.

The maps, layouts, and specifications are based on approvals obtained from the competent authority and registered with RERA, but may be subject to changes as permitted by law.

The Promoter will develop certain commercial areas within the project, such as gardens, hotel club, gymnasium, billiards room, shops, and other facilities ("Commercial Buildings"), which shall be solely owned and managed by the Promoter or its authorized entities. These Commercial Buildings do not form part of the project's common areas, and allottees or the Association of Allottees (AOA) shall have no claim or control over them. The Promoter may allow third-party use of these facilities without objection.

Prospective purchasers should visit the promoter's office to review all sanctioned plans and approvals and inspect the project site.

The promoter will endeavour to develop as per approved plans but shall not be liable for any lawful modifications or changes.