



NIRMAL DEVELOPERS
BUILDING TRUST & DELIVERING EXCELLENCE

NIRMAL FARMS

CAMPIERGANJ | GORAKHPUR



www.nirmaldevelopers.org

2026



Nirmal Farms



Mr. Awadhesh Tiwari
Founder & Managing Partner

Founder's Word

This project was born from a simple vision—to create a place where nature, comfort, and modern living exist in perfect harmony. Every decision we make is guided by the belief that a farmhouse should be more than a weekend retreat; it should be a lifestyle upgrade, a secure investment, and an asset that appreciates exponentially.

Our commitment goes beyond building farmhouses. We are creating a community where families can reconnect with nature, celebrate life's special moments, and invest in a legacy that will be cherished for generations.

Thank you for placing your trust in us. We look forward to welcoming you to a destination where luxury meets nature, and every day feels like a peaceful escape.

Founder
Nirmal Developers.



Nirmal Farms



Introduction

Step into a world of tranquillity, fresh air, and timeless charm. **Nirmal Developers** offers the perfect retreat from the fast pace of everyday life, blending rustic elegance with modern comforts. Surrounded by lush greenery and open landscapes, it is an ideal destination for family gatherings, weekend getaways, celebrations, corporate retreats, and peaceful holidays.

Whether you're looking to relax in nature, create unforgettable memories with loved ones, or celebrate life's special moments, our farmhouse provides a warm and inviting atmosphere designed for every occasion.

Experience serene mornings, breathtaking sunsets, spacious outdoor areas, and thoughtfully designed interiors that make every stay truly memorable.

Reconnect with nature. Relax in comfort. Celebrate every moment.



Nirmal Farms

About Us

Nirmal Developers is a trusted real estate developer dedicated to delivering quality residential plots, homes, commercial spaces, and farmhouse projects. We focus on developing well-planned properties that offer comfort, convenience, and long-term value. Our farmhouse developments provide peaceful surroundings, making them ideal for investment opportunities, weekend retreats & family gatherings.

At **Nirmal Developers**, we believe in building not just properties, but lasting relationships based on trust, integrity, and excellence.





The Farm House Vision



Phase 1 - Core Infrastructure

The objective of Phase 1 is to establish the essential infrastructure required to make the farmhouse project accessible, secure, and ready for plot sales and initial construction. This phase begins with a detailed site survey and layout marking to accurately demarcate project boundaries, internal roads, amenities, and individual plots. Once the layout is finalized, the boundary wall or fencing is constructed to secure the site, followed by the development of the main entrance gate and security cabin to provide controlled access.

Phase 2 - Secondary Development

The objective of Phase 2 is to complete the essential utility services and enhance the functionality and appearance of the farmhouse project. This phase includes the construction of secondary internal roads, development of electrical and water distribution networks, and implementation of a rainwater harvesting system. Plots are clearly demarcated with corner markers and supported by signage and directional boards for easy navigation. CCTV infrastructure may also be installed to improve security, along with the development of a visitor parking area. Upon completion, the farmhouse community will be fully serviced, well-organised, and visually appealing.

Phase 3 - Amenities & Completion

The objective of Phase 3 is to finalize all remaining construction and development works and prepare the farmhouse project for successful handover. This phase includes completing all outstanding civil, electrical, landscaping, and infrastructure works, carrying out final inspections and quality checks, installing any remaining project amenities and signage, applying final road markings and safety features. Upon completion, the project will be fully developed, compliant with design specifications, and ready for formal handover to the client, residents, or plot owners.



Phase 1



Phase 1 – Core Infrastructure (40–50% of development)

Objective: Make the project accessible and functional.

- Site survey and layout marking
- Boundary wall/fencing
- Main entrance gate and security cabin
- Earthwork and land leveling
- Main internal roads (primary roads)
- Drainage system alongside roads
- Water lines infrastructure
- Initial street lamp poles on main roads
- Borewell or water source development
- Temporary site office and storage

Outcome: The site is accessible, secure, and ready for plot sales or construction.



Phase 2



Phase 2 – Utilities & Secondary (30–35% of development)

Objective: Complete the essential services.

- Secondary/internal roads
- Installation of street lamps
- Overground electrical network
- Water distribution network
- Rainwater harvesting system
- Landscaping along roads
- Plot demarcation with corner markers
- Signage and direction boards
- CCTV infrastructure
- Visitor parking area

Outcome: The farmhouse community becomes fully serviced and visually attractive.



Phase 3



Phase 3 – Amenities & Beautification (20–25% of development)

Objective: Enhance value and improve the living experience.

- Complete all remaining civil, electrical, and landscaping works.
- Finalize all outstanding infrastructure and finishing works.
- Install any remaining fixtures, signage, and project elements.
- Conduct final quality inspections, testing of utilities.
- Rectify defects and complete all punch-list items.
- Perform final site cleaning and waste removal.
- Verify compliance with project specifications and standards.
- Prepare as-built documentation and handover records.
- Obtain final approvals and completion certificates.
- Formally hand over the completed farmhouse development to the client.

Outcome: A completed farmhouse development with premium appeal, suitable for residents or buyers.



Choose your Tranquility

Nirmal Signature **Carpet Area: 700 sq. ft.**

Nirmal Signature is a thoughtfully designed farmhouse that offers the perfect balance of comfort, functionality, and outdoor living. The home features one spacious bedroom, a well-appointed bathroom, and an open living area that creates a bright atmosphere. Complementing the indoor space is a beautifully landscaped private lawn and an exclusive swimming pool,

Nirmal Meadows **Carpet Area 1000 sq.**

Nirmal Meadows is a spacious farmhouse designed to provide comfort & elegance. Featuring two well-appointed bedrooms, two modern bathrooms, and a bright, open living area. This is extended effortlessly to a beautifully landscaped private lawn and an exclusive swimming pool. Combining contemporary design with tranquil surroundings, Nirmal Meadows offers a premium farmhouse lifestyle in a serene natural environment.

Nirmal Estate **Carpet Area 1500 sq. ft.**

Nirmal Estate is a luxurious 1,500 sq. ft. farmhouse designed to deliver an exceptional blend of elegance, comfort, and modern living. The farmhouse features three spacious bedrooms, four well-appointed bathrooms, a generous living area, and a dedicated dining space, creating an ideal setting for a getaway. Expansive indoor spaces seamlessly connect to a beautifully landscaped private lawn and an exclusive swimming pool, offering a tranquil outdoor retreat for relaxation and recreation. Crafted with premium finishes and contemporary design, Nirmal Estate provides a sophisticated farmhouse lifestyle, making it the perfect choice for families seeking luxury, privacy, and a harmonious connection with nature.



Nirmal Signature

Nirmal Signature Farm House

Designed to meet the growing demand for compact luxury farmhouses, Nirmal Signature has become one of the most sought-after and best-selling farmhouse models in the collection. Its efficient layout, premium amenities, and exceptional value make it a preferred choice for homeowners and investors seeking a refined farmhouse lifestyle without compromising on comfort or quality.



Nirmal Signature

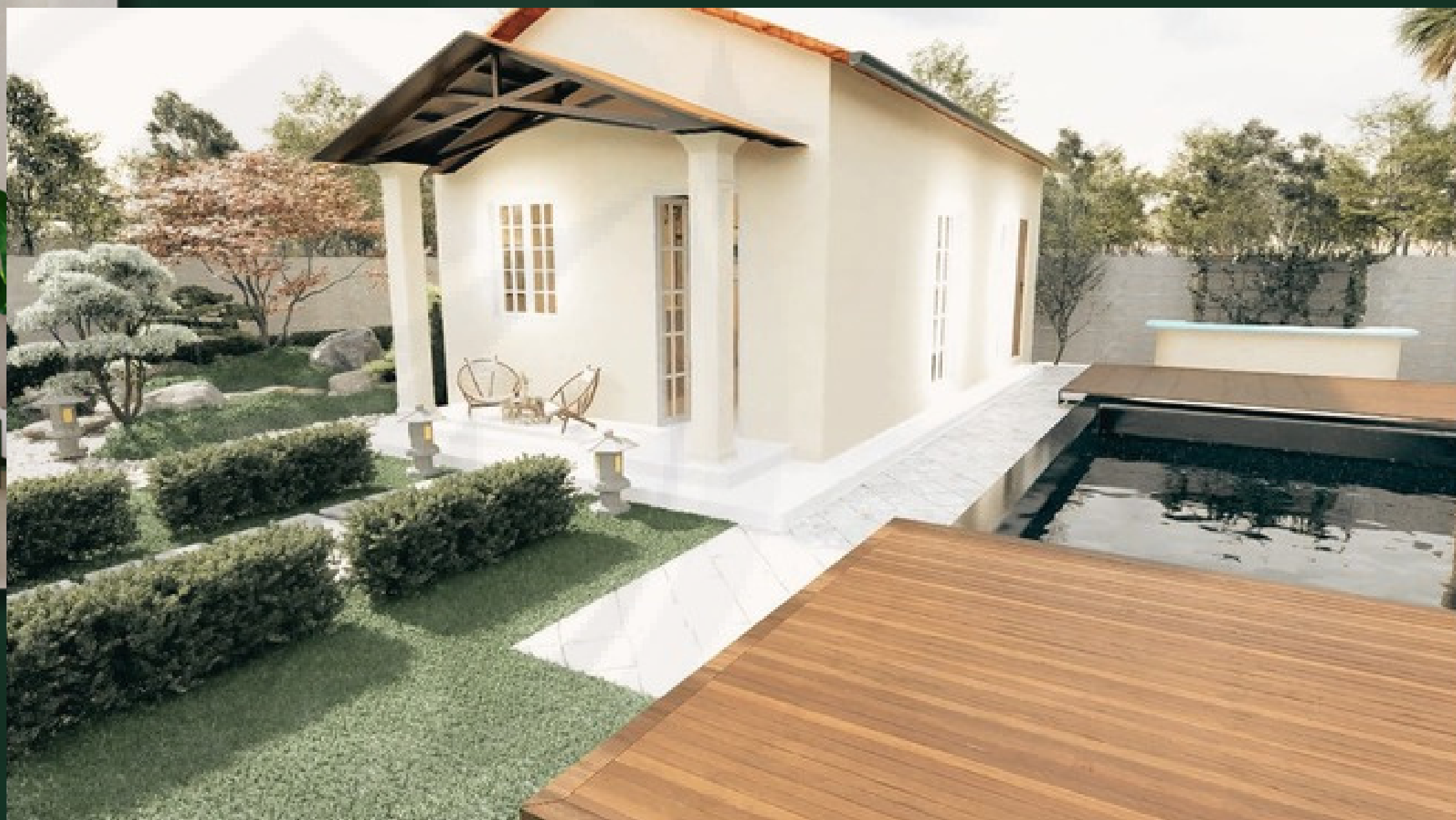
Land Area: 70 ft × 100 ft (7,000 sq. ft.)
Carpet Area: 700 sq. ft.

Nirmal Signature is a thoughtfully designed 7,000 sq. ft. farmhouse that perfectly balances contemporary comfort, functionality, and outdoor living. Situated on a spacious 70 ft × 100 ft plot, the residence features one well-appointed bedroom, two modern bathrooms, a functional kitchen, and an elegant open-plan living room that creates a bright and welcoming atmosphere. The interior seamlessly extends to a covered outdoor porch overlooking a private swimming pool with a premium deck, offering an ideal space for relaxation, entertaining, and enjoying the natural surroundings. The generous outdoor area also provides ample room for landscaping and recreational activities, making it an excellent choice for weekend retreats or peaceful year-round living.

Floors	: Ground Only
Bedrooms	: One
Bathroom	: Two
Kitchen	: One
Living Room	: One
Porch	: Yes
Lawn Area	: Yes
Swimming Pool	: One
Dining Area	: Modular
BBQ.	: Yes
Guard Room.	: Yes
Shaded Parking	: Yes (2 Cars)



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Nirmal Signature



Nirmal Meadows

Nirmal Meadows

The exterior is designed as a private leisure retreat, featuring a dedicated outdoor BBQ area, a beautifully landscaped lawn, and a massive swimming pool that serves as the centerpiece of the property. Whether hosting gatherings, enjoying weekends with family, or seeking a peaceful escape from city life, Oak & Willow delivers an exceptional farmhouse experience.

Combining sophisticated architecture, premium amenities, and generous outdoor spaces, Oak & Willow is an ideal choice for families looking for a refined lifestyle in a serene natural setting.



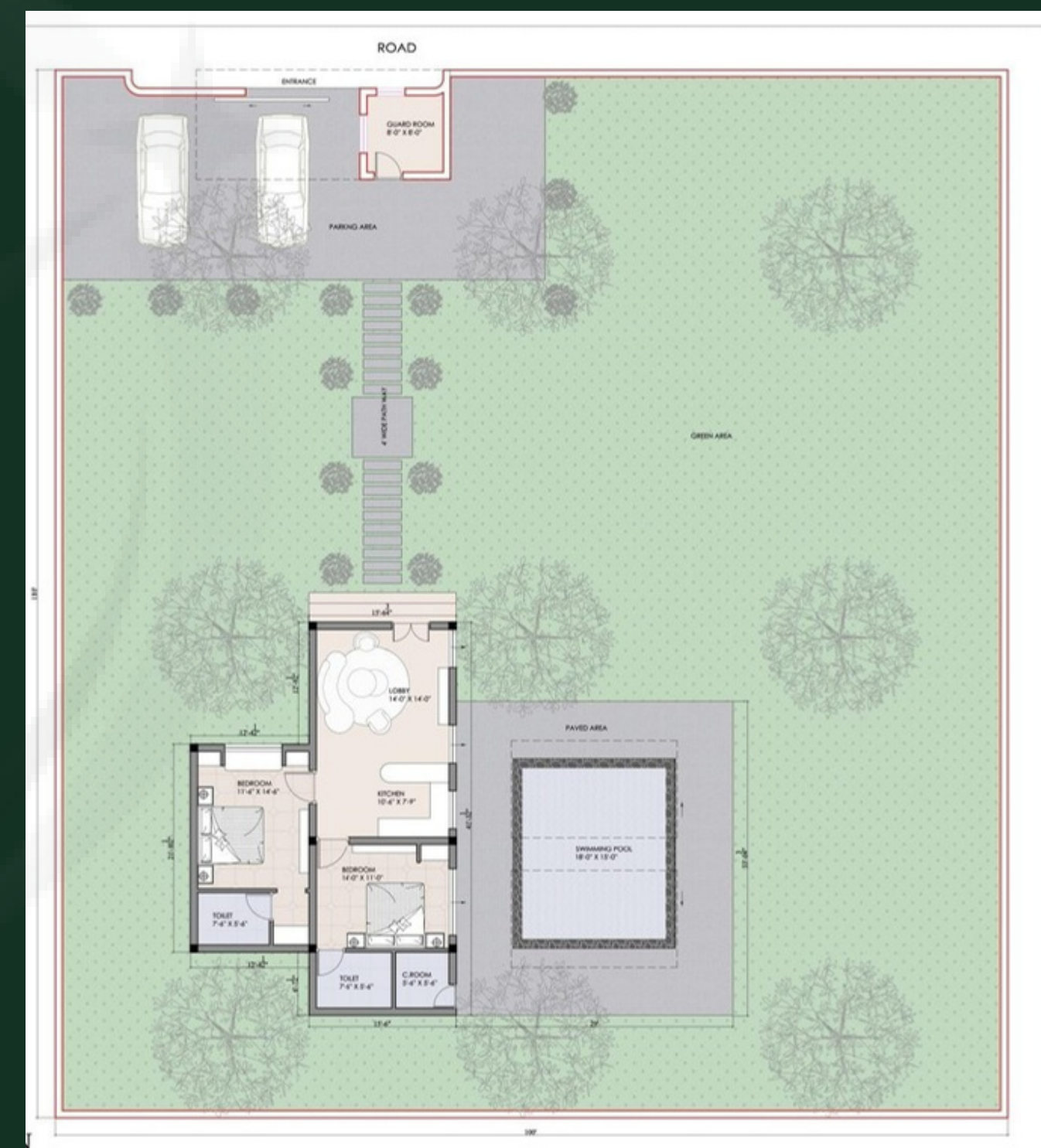
Nirmal Meadows

Land Area: 100 ft × 110 ft (11,000 sq. ft.)

Carpet Area: 1000 sq. ft.

Nirmal Meadows is a beautifully crafted farmhouse designed to offer the perfect blend of luxury, comfort, and contemporary living. Built on a spacious 100 ft × 110 ft plot with a 1,000 sq. ft. carpet area, this elegant residence features two well-appointed bedrooms, complemented by three modern bathrooms to ensure maximum comfort and convenience for residents and guests. The thoughtfully planned layout provides bright and spacious living areas that seamlessly connect to the outdoors, creating an inviting atmosphere for family living and entertaining.

Floors	: Ground Floor
Bedrooms	: Two
Bathroom	: Three
Kitchen	: One
Living Room	: One
Porch	: Yes
Lawn Area	: Yes
Swimming Pool	: One
Dining	: One
BBQ	: Yes
Guard Room	: Yes
Shaded Parking	: Yes (2 Cars)



Nirmal Meadows



Nirmal Estate

Nirmal Estate

Every aspect of Nirmal Estate has been carefully designed to combine premium architecture, high-end finishes, and world-class leisure facilities, making it the ultimate destination for those seeking an exclusive farmhouse lifestyle. As the most luxurious offering in the collection, Nirmal Estate delivers an unmatched blend of sophistication, comfort, and five-star resort living.

Nirmal Estate

Land Area : 100ft X 110 ft

Carpet Area: 1,500 sq. ft.

Nirmal Estate is the flagship luxury farmhouse in the collection, designed to deliver a resort-style living experience with exceptional comfort, elegance, and privacy. Featuring a 1,500 sq. ft. carpet area per floor, this premium residence offers luxurious master bedrooms, two additional bedrooms, and five elegantly designed bathrooms, making it ideal for large families, group retreats, or luxury vacation stays. The thoughtfully planned layout includes fully equipped kitchens, a spacious living area, and a dedicated dining area, providing ample space for entertaining and everyday living.

The outdoor amenities elevate the experience with a beautifully designed BBQ area, a dedicated bonfire lounge, and expansive recreational spaces. A stunning outdoor swimming pool enhanced with cascading waterfalls that create a true resort ambience.

Floors	: Ground Plus One
Bedrooms	: Three
Bathroom	: Five
Kitchen	: One
Living Room	: One
Porch	: Yes
Lawn Area	: Yes
Swimming Pool	: One
Dining	: One
BBQ	: Yes
Camping	: Yes
Waterfalls.	: Yes
Guard House	: Yes
Shaded Parking	: Yes (2 cars)



Nirmal Estate



Nirmal Estate



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Infrastructure, Security & Privacy

Each farmhouse is designed to provide complete independence, privacy, and peace of mind. Every unit is equipped with a dedicated drainage system and an independent electricity connection, ensuring uninterrupted services and efficient utility management. To maintain a secure living environment, each farmhouse is provided with a private guard house. The entire development is further protected by a comprehensive 24/7 CCTV surveillance system, strategically installed to monitor common areas and entry points while respecting the privacy of individual occupants. This integrated approach to infrastructure and security ensures a safe, well-managed, and exclusive farmhouse community where residents can enjoy a comfortable and worry-free lifestyle.

Modern Amenities





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Modern Yet Desi

The farmhouse development is planned with a strong emphasis on accessibility, convenience, and quality infrastructure. The community will feature 25-foot-wide private internal roads finished with premium interlocking pavers, providing smooth and durable access throughout the development. Well-planned street lighting will ensure safe and comfortable movement during both day and night, while landscaped roads enhance the overall aesthetic appeal of the project. Strategically located with easy access from the main 6 lane highway (300mtr), the development offers excellent connectivity while being sufficiently set back from major traffic corridors to provide a peaceful, quiet environment free from the noise and congestion of urban life. This combination of modern infrastructure and a serene natural setting creates an ideal destination for relaxation, weekend retreats, and premium farmhouse living.

Community Development



Sustainable Development Approach

The development has been planned with a strong commitment to environmental preservation and sustainable construction practices. Every effort has been made to ensure that existing trees and natural plantations are preserved, with the project layout carefully designed to minimize disturbance to the site's natural landscape. Roads, infrastructure, and farmhouse locations have been thoughtfully positioned to protect mature trees and maintain the area's ecological balance. By integrating the development with the existing greenery rather than replacing it, the project retains its natural character while providing residents with a serene, eco-friendly environment that promotes sustainable and responsible living.



Nirmal Farms



The Broad Spectrum

Nirmal Farms are being developed in phases, with Phase I spanning 8.20 acres and a long-term master plan to expand the community to 22 acres. The project features 27-foot-wide roads, a secure gated community, and is strategically surrounded by a well-planned road network on three sides, ensuring excellent accessibility and connectivity.

Conveniently located just 300 meters from NH-24, Nirmal Farms offers the perfect balance of peaceful countryside living and seamless access to major transportation routes, making it an ideal destination for both lifestyle and long-term investment.



GORAKHPUR (OFFICE)

**RS TOWER, MEDICAL ROAD
GORAKHPUR, UTTAR PRADESH**

BAHRAIN (OFFICE)

**BURJ KADI, JUFFAIR, CAPITAL
GOVERNATE, MANAMA**

www.nirmaldevelopers.org

VISIT US NOW



GORAKHPUR (SITE)

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CAMPIERGANJ**

NIRMAL FARMS



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