

NISARGHA AVENUE 2

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 Paving myriad
ways to make
your life
gratifying

www.auracontrivers.com

**We endeavour
to delight you
at every step**





“Trifles make perfection, but perfection is no trifle.”



We at Aura Contrivers subscribe to this axiom, verbatim. As engineers first and architects the foremost, we are fastidious, giving due importance to each and every element, aspect and process. This is because we know that the happiness of our customer lies in our sincerity and dedication in attending to small things. The strength of the structure we create, the aesthetics of the villas we manifest and the curb appeal we give to the exterior to turn it enchanting... everything depends on our commitment to go to the depth of the chore and give it our best to delight the customer.

Nisargha Avenue, the exquisite secured community villas created by Aura in a 4-acre serene, lush green environment, were a total sell-out. Our past projects bear testimony to our commitments, quality and workmanship. The collective smile of our enthused customers has encouraged us to embark on our next project, **Nisargha Avenue Phase II**.

The Aura Edge



A trusted name
in construction



Conveniently located



Harmonious living



Hassle-free documentation



Value added offerings



Innovative designs



Technically perfect



Experts at your service



Delivery as committed



All- time customer
support



Give a makeover to your lifestyle and feel elated!

5 ACRE
With **75+**
Individual
VILLAS
& **Villaments**

Nisargha Avenue - Phase II presents you the best of both worlds. It's one up compared to Nisargha Avenue - Phase I by virtue of the amenities galore unheard of in secured communities. Spread over a 5-acre verdant land with a hill view, the haven is nestled in the lap of Kovaipudur cocooned in spotless magnificence and serenity. The project is closer to major centres of happenings, landmarks, schools, colleges, hospitals and malls and is well connected to multi-modal transport hubs.

Crafted on the basis of a unique concept, Nisargha Phase II comprises 75 plus Villas and 6 Villaments to entice the taste buds of every aspiring homeowner. Yet another Aura creation, Nisargha Phase II showcases a wholesome blend of enchanting design and architectural excellence with high quality construction and workmanship. It's yet another feather in the cap of Aura, a highly credible and trusted name in modern architecture and construction.



Architectural
extravaganza

NISARGHA AVENUE 2



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A bird's eye
view of the
project





Regalia of meticulous planning



Nestled amidst scenic grandeur, Nisargha Avenue II stands as a paragon of luxury, unmatched exuberance and of course epitome of finesse owing to the meticulous planning that went into the creation of the 75 plus individual villas and 6 villaments. Built to offer a lifestyle that's in a class apart, the dwelling place beautifully weaves together intelligent features and smart conveniences. Built for opulent living, it accommodates all your lifestyle aspirations.

The DTCP Approved Project is well within Coimbatore Corporation Limits. In order to give you a variety, the residences are classified as customised villas, non-customized villas and villaments. And they are further classified into 2BHK, 3BHK or 4BHK to suit your preference, need and wallet. Whatever be your choice, certain attributes are common: Superior quality of construction, the best-in-class components, stunning interiors and trustworthy customer dealings akin to the House of Aura which has built the villas with you in mind.

Salient Features

- Lush Green Environment
- Hill View
- Customised & Non Customised Villas
- Red Brick Construction
- Framed Structure
- No Wall Sharing Between Villas.
- Individual Parking
- Community Hall
- Departmental Store
- Underground EB Cable
- Overhead Tank
- Siruvani Water Connection for all villas
- Thar Road with 33, 30 & 23 Feet
- Garden Landscape
- 24x7 Security
- Solar Water Heater & Street Light



East & South Facing View





East Facing Floor Plan & 3-D View





South Facing Floor Plan & 3-D View





North & West Facing View





VILLA

North Facing Floor Plan & 3-D View





VILLA

West Facing Floor Plan & 3-D View



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Intelligent Features & Smart Conveniences





5 ACRE
With **75+**
Individual
VILLAS
& Villaments

Unique, Enchanting Look Alikes – Villaments based on an innovative concept

Villament is a brand new concept in modern architecture brought to you by the ingenuity of Aura. In this project we have around 6+ villaments (still+3 floors). In appearance, villaments are like apartments with all facilities of the villas. Both customized and non-customized villaments are available for you to choose from.

These enchanting villaments co-exist with villas in the same project in a lush green environment in a 5-acre land with intelligent facilities and smart conveniences. Some of the key features include individual parking space along with common parking area, well laid tar road upto 33 feet, more than 35 cent space allotted for garden landscaping and recreation. It is all set with commercial departmental store, commercial community hall and open gym.



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Exquisite Interiors



Exclusive Elements

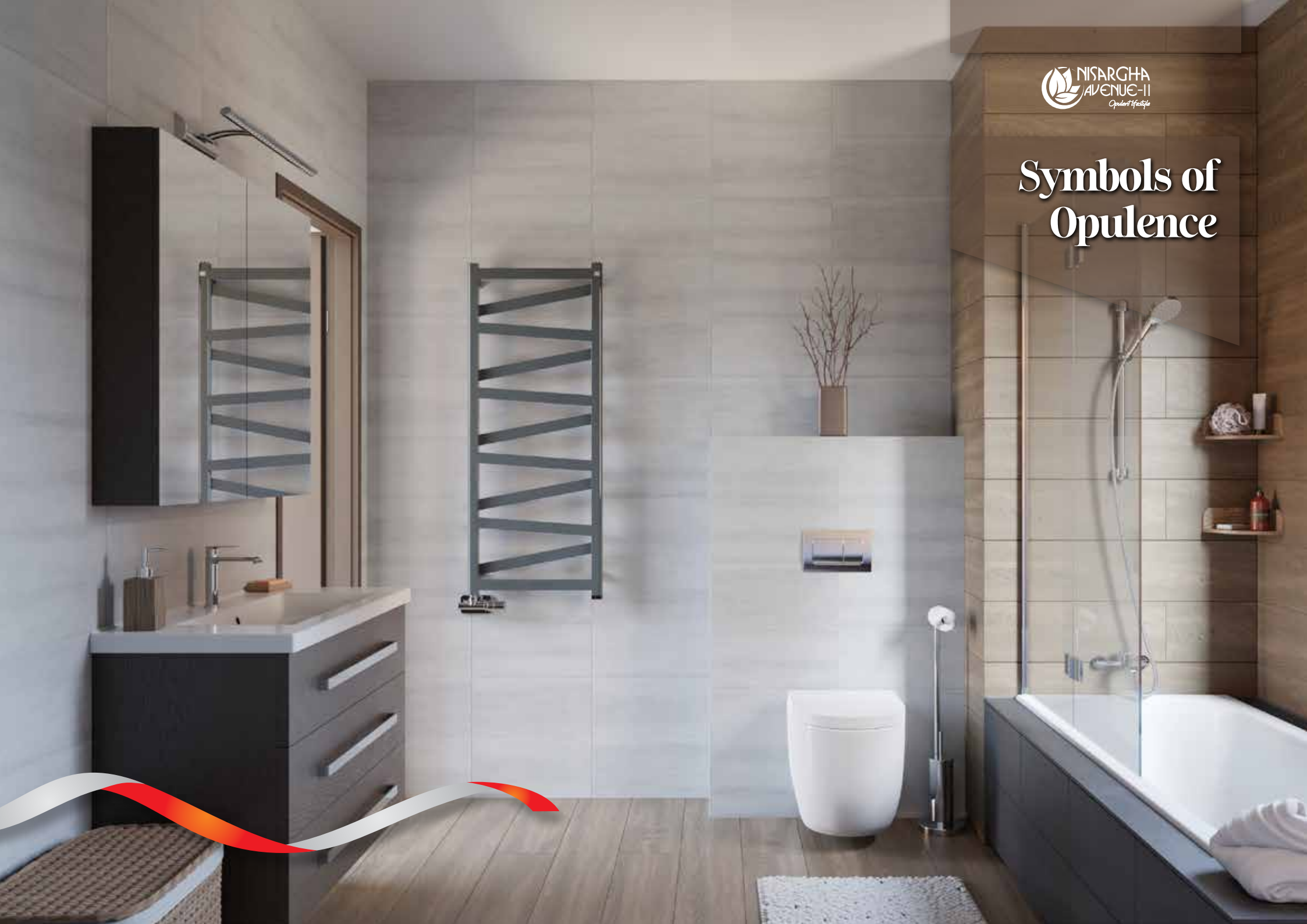


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Shades of Sophistication



Symbols of Opulence



SPECIFICATIONS

STRUCTURE



- Floors: Ground + First floor and Terrace area.
- Structure: RCC Framed structure
- Masonry: Red bricks with cement plastering finish.
- Floor Height: 10 feet
- Anti-Termite Treatment will be provided at each stage

BATHROOM



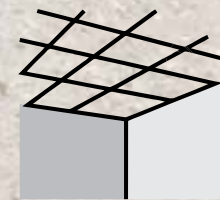
- Sanitary fixtures and CP fittings will be in KOHLER or equivalent
- Overhead shower, counter wash basin and wall mount closets in all bathrooms
- Provision for exhaust fan will be provided for all bathrooms

FLOOR WRAP



- Premium Vitrified tiles for living, dining, bedrooms and kitchen
- Anti -skid tiles for all bathrooms
- Anti-skid ceramic tiles for balcony and car park.
- Granites for Staircase and Foyer.

WALL & CEILING FINISH



- Internal wall & ceiling: 3 coats of putty, 1 coat of primer and 2 coats of premium emulsion paint
- Exterior walls: 1 coat of primer and 2 coats of Asian apex emulsion paint
- Grills and Railings: Zinc chromite non corrosive primer with enamel paint
- Kitchen and Bathroom: Wall tile will be laid up to 4' from the table top and 7' height from the floor respectively.

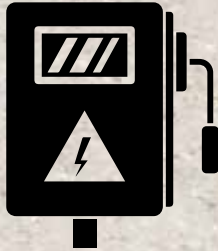
KITCHEN & UTILITY



- Electrical provision: Hob, chimney, water purifier and washing machine
- Plumbing provision: water inlet and outlet provision for sink faucets, water purifier and washing machine.
- Granite platform with SS sink.

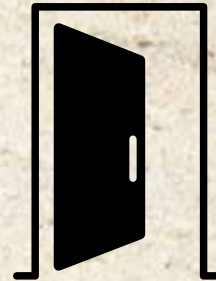
SPECIFICATIONS

ELECTRICAL FITTINGS



- Power supply: 3 Phase power supply
- Safety devices: MCB, ELCB (Earth Leakage Circuit Breaker) and DB box of LEGRAND or equivalent
- Cables and wires: FRLS (Fire Resistant Low Smoke) copper wires of FINOLEX/ HAVELS or equivalent
- Switches and sockets: Modular switches sockets of GM/MK or equivalent
- AC Points: Split AC points for living and bedrooms
- DTH/TV Points: DTH/TV points in living and bedrooms
- Power backup: Electrical provision for domestic UPS.

DOORS AND WINDOWS



- Main door: Teak wood frame with designer Teak shutters with brass lock
- Bedroom and Bathroom doors: Teak wood frame with moulded shutters
- UPVC windows with plain or frosted glass with MS safety grill
- Ventilators: UPVC frame with glass panels

PLUMBING



- Concealed CPVC and UPVC pipe lines for hot and cold water
- PVC pipelines for underground drainage lines
- Individual Overhead tank for both Siruvani and bore well water
- Provision for Solar water heater or Geyser.

OTHERS



- Glossy finished SS Handrail (304 Grade) for staircase.
- Bio Septic tank (3000 to 3500 litres) and water tank (8000) divided in to two on ground
- Water proofing coating for Water Tanks.
- Clothes hanging facility.
- Individual Gate and Compound wall.

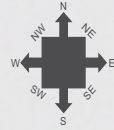
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The park with
breathtaking,
verdant
surrounding



AURA - NISARGHA AVENUE-II : AMENITIES

5 ACRE
With **75+**
Individual
VILLAS
& Villaments



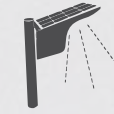
Vaasthu
Compliant



Thar
Road



Entrance
Arch



Solar Street
Light



Earthquake
Resistant
Structure



24x7
Security



Video Door
Phone



Bio septic
Tank



Community
Hall



Customised
Smart
Home



CCTV
Surveillance
Camera



Individual
Compound
Wall



Under Ground
EB Cable



Individual
Overhead
Tank



Common
Overhead
tank



Individual
Sump



Lush Green
Environment



Rain Water
Harvesting



Solar Water
Heater



Water
Softener



Jogging &
Reflexology
Walking Track



Open
Badminton
Court



Landscape
Garden &
Children
Play Area

Glimpses of our landmark creations



Nisargha Avenue-I was crafted by us for those who opted for an opulent lifestyle. 60 Enchanting villas were thoughtfully developed in a salubrious, breathtaking ambience for luxurious living. Quiet and Peaceful Location closer to nature, Abundant Parking Space even for visitors, Umpteen Play Areas for Kids, Solid Food Waste Dispenser, Intercom Facility, Rain Water Harvesting, DTCP Approved Project and located well within Corporation limits, CCTV and Round-the-Clock Security are some of its highlights. The project was completed in record time and all the villas have been sold out.



Aura Vedaanta Satsang is once again a very successful project executed by Aura. Situated in Kovaipudur, Satsang offered DTCP Approved Independent Plots where cottages and villas were built for Senior Citizens based on Individual requirements. The cottages and villas were developed by Aura known for its impeccable quality, workmanship and customer- friendly transactions. Residents of Satsang get access to Senior Living Facilities developed by Aura Vedaanta Senior Living LLP including Vegetarian Common Dining.

Some of our on-going projects



Aura's Aastha Nest is a place for tranquil living in the midst of nature. Studded with 75 exquisite individual villas in a 5-acre land, it's an abode for peaceful dwelling near Kovaipudur in close proximity to major landmarks, schools, colleges and transport facilities. Be a part of one of the most sought after living experiences in Coimbatore and feel proud of belonging to a secured community with the best-in-class amenities. Let our iconic edifice emanating from our superior planning elevate your lifestyle to the next level.

Proximity



10 KM FROM
RAILWAY STATION



5 TO 20 KM
TO MALLS



20 KM FROM
AIRPORT



6 KM TO
PERUR SHIVA TEMPLE



5 TO 12 KM TO
ALL MAJOR COLLEGES



30 KM TO
ISHA FOUNDATION



3 TO 15 KM TO
ALL MAJOR SCHOOLS



45 KM TO PALAKKAD
43 KM TO POLLACHI
75 KM TO TIRUPPUR



5 TO 15 KM
TO ALL MAJOR HOSPITALS



**Banking
Assistance from :**
LIC, HDFC, BOB,
Axis, PNB



Corporate Office:



Aura Contrivers Private Limited

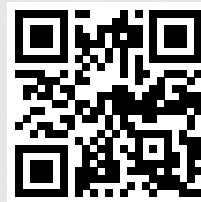
because image matters

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