

niavara

LIMITED EDITION HOMES

Convent Road, Off Moulali

Co-Landowners and Developers



Landowner

Corporate Office
Avikam Buildcon LLP
2/5 Sarat Bose Road Sukhsagar
Unit 1F Kolkata 700 020
GST 19ABIFA3801C1ZW

Niavara Site
7 Convent Road
Kolkata 700 014

niavara
WBRERA/P/KOL/2023/000142

Disclaimer

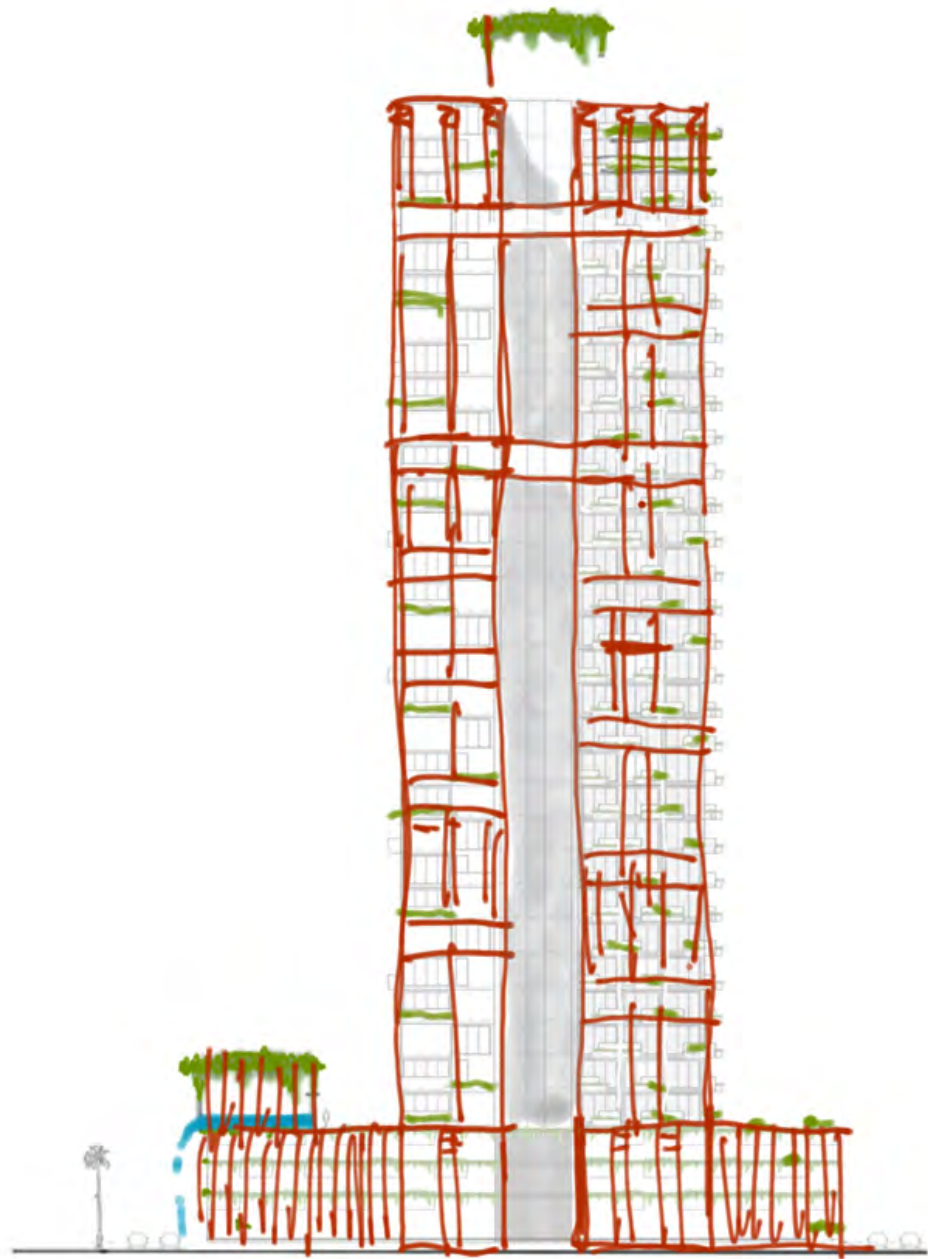
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OVERVIEW AND PLANS

An architectural rendering of a tall, modern high-rise building named 'niavara'. The building features a light beige facade with numerous balconies and a distinctive reddish-brown upper section. It is set against a clear blue sky. In the foreground, there are lush green trees and a silver car. A smaller, multi-story building is visible in the background to the right.

niavara

The architect's
initial sketch
of Niavara.



CLASSIC DESIGN CONTEMPORARY STYLING

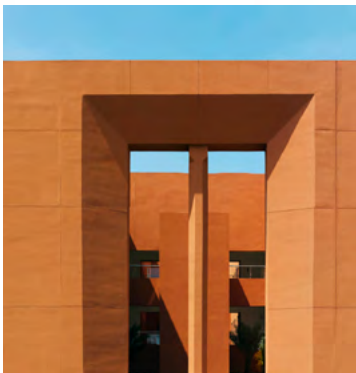
An ecosystem of dynamic
spaces designed by the world
famous international architect
Ricardo Bofill.

Fluidity, symmetry and the
unexpected define the creative
magic of the architect who
has created and inspired many
landmarks, styled by postmodern
aesthetics. He believes,
“Architecture is the victory of man
over the irrational.” Niavara is
inspired by this vision.

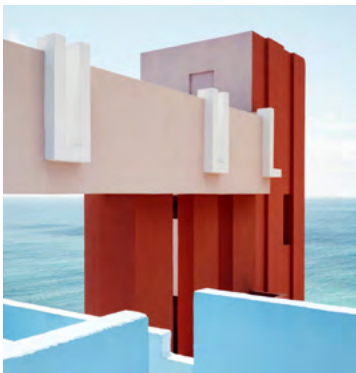
international
aesthetics
iconic
structures



El Sargazo Apartments, Spain



Mohammed VI
Polytechnic University, Morocco



La Muralla Roja, Spain

LOVE-STRUCK AT FIRST SIGHT
IS THE FIRST IMPRESSION THAT
WILL STAY WITH YOU FOREVER,
CAUSED BY THE STUNNING
BEAUTY OF NIAVARA. GET SET
FOR A ROMANTIC JOURNEY
AS IT UNFOLDS.



... and now Niavara, rising high in Calcutta



Garden seating areas



Kids' play zone



Senior citizens' corner

SYMMETRY OF AESTHETIC EXPERIENCES

Arrive through a scenic driveway
surrounded by greenery.

- Vertical green landscaping
- New landscaping with retained trees
- 75% green open space
- Garden seating areas
- Jogging track
- Senior citizens' corner
- Kids' play zone
- Meditation zone
- Zen garden



Gym



Swimming pool



Indoor games room

HARMONY RULES YOUR SOCIAL SPACES

Enjoy a bouquet of high-class amenities with your neighbours at Niavara's podium and rooftop.

- SOCIALISE @ PODIUM**
- Swimming pool
 - Banquet hall
 - Gym
 - Yoga area
 - Library
 - AV room
 - Residents' lounge
 - Crèche
 - Picnic zone
 - Indoor games room
 - Barbeque zone

- UNWIND @ ROOFTOP**
- Party deck
 - Terrace garden
 - Open-air meditation zone



PROPORTION OF
EFFICIENTLY
MANAGED
APARTMENTS

Every Niavara home is
a modern-day epitome
of spatial efficiency
where opulence marries
value engineering.

- 3 BHK, 4 BHK and penthouses
- Living room at the centre
- 11 ft floor to floor height
- 3 sides open
- Homes with open to sky terrace
- Vaastu compliant



An evening view

SCALE THAT BRINGS YOU ALIVE

At Niavara all the little details are taken care of and life here is better, for the environment and you.

- IGBC Green Homes Platinum Pre-certified
- Solar power
- Top class video door phone surveillance
- Round-the-clock security
- Two levels of car parking
- Electric car charging points
- Exclusive elevators for residents



THE TALLEST LUXURY CONDOMINIUM

IN CENTRAL KOLKATA.

ALL SET TO STEAL YOUR HEART.

IT'S A BEAUTIFUL BLEND OF
SYMMETRY, PROPORTION, HARMONY,
SCALE AND BALANCE.

BALANCE THAT ADD STABILITY

Niavara is a perfect balance of functionality and beauty. In structure and concept, it is the coming together of necessity and aesthetics – a blend perfected by design.



where niavara is located

7 Convent Road
in the heart of Central Kolkata

Moulali Crossing	400 m
Calcutta Boys' School	500 m
Sealdah Railway Station	1.2 km
St James' School	1.3 km
Park Street	2.2 km
New Market Area	2.3 km
Bhagirathi Neotia Hospital	2.5 km
Maa Flyover	3.4 km
Apollo Gleneagles Hospital	6.1 km

landscape plan

Legend

- 1

Trees from the plantation plan located on the water body has been moved
- 2

Shallow water body surrounded by a fence
- 3

Compacted earth
- 4

Reflexology path
- 5

Sand pit
- 6

Rubber flooring
- 7

Zen garden
- 8

Shaded seating area
- 9

Sculpture
- 10

Concrete pavers - Type 2
- 11

Pergolas with wooden finish shading the parking
- 12

Proposed location of trees inside the DG Enclosure has been removed
- 13

Timber enclosure
- 14

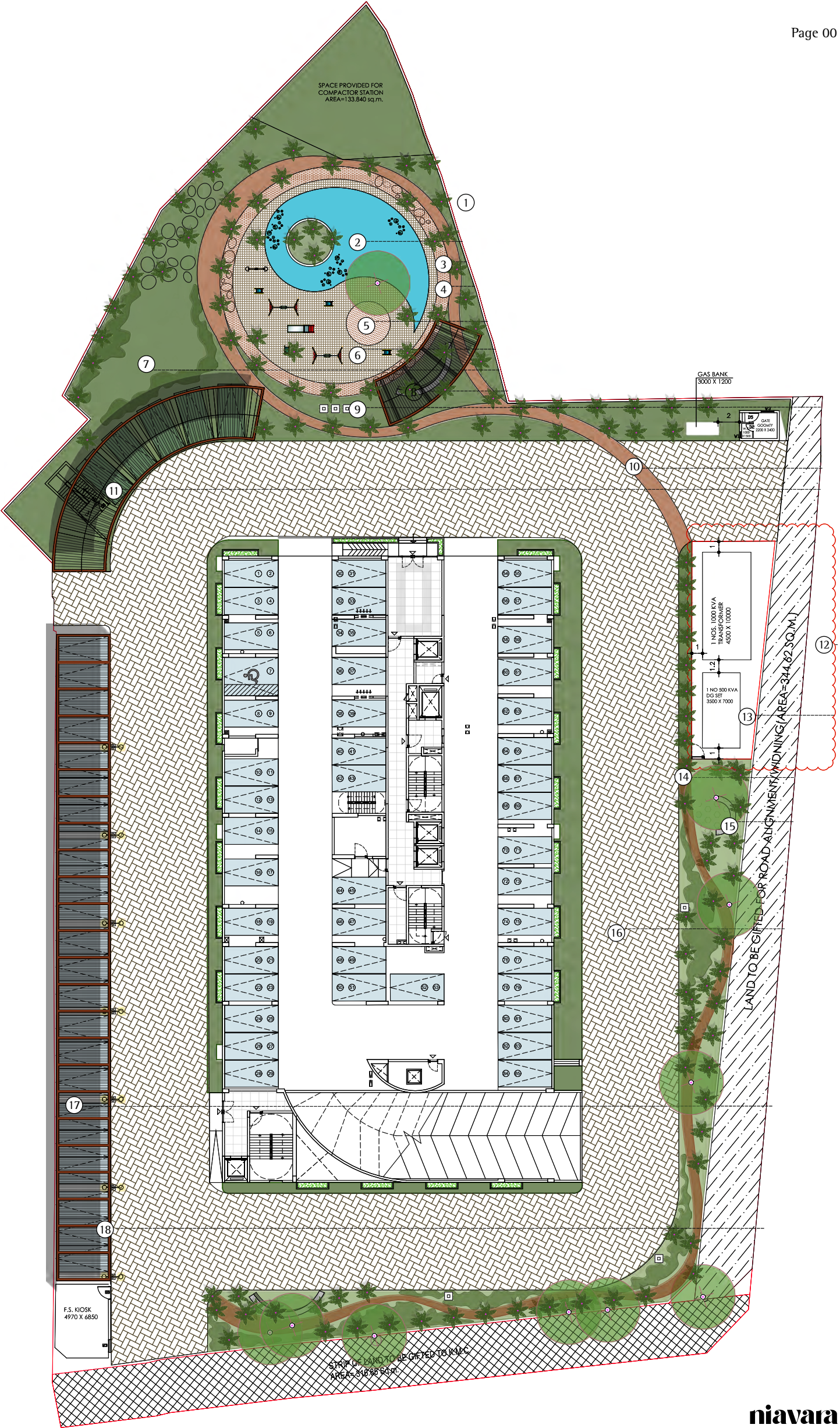
Compacted earth
- 15

Garden seating
- 16

Concrete pavers ~ Type 1
- 17

Wooden pergola
- 18

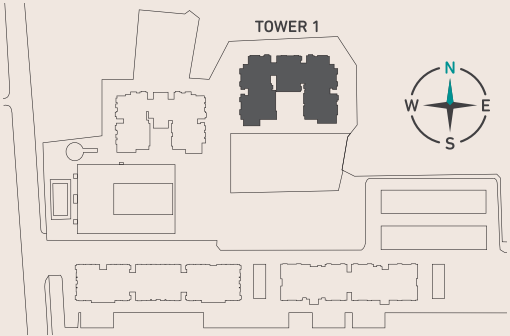
Pergolas with wooden finish shading the parking



Typical Floor Plan

Flat no	Flat Type	Carpet Area	Balcony Area	Open Terrace Area
A	4B+4T+SQ	1531	99	49
B	3B+3T+3Q	1223	83	63
C	3B+2T	900	64	53
D	3B+2T	900	64	53

3rd, 6th, 9th, 12th, 15th,18th,21th, 24th,27th and 30th floor plans (6th FL. & 21th FL. Refuge Balcony)



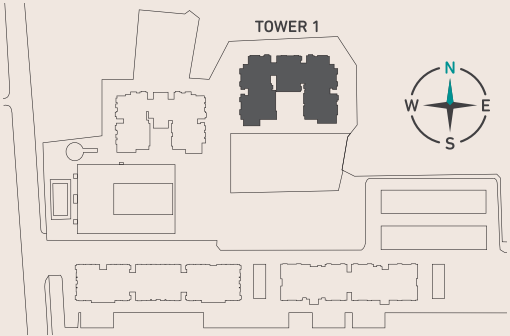
3RD FLOOR PLAN



Typical Floor Plan

Flat no	Flat Type	Carpet Area	Balcony Area	Open Terrace Area
A	4B+4T+SQ	1531	99	52
B	3B+3T+SQ	1223	83	50
C	3B+2T	900	64	32
D	3B+2T	900	64	32

4th, 7th, 10th, 13th, 16th, 19th, 22th, 25th,28th Floor plans
(At 16th Floor Refuge floor)



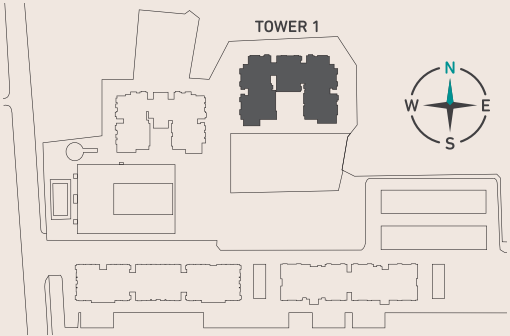
4TH FLOOR PLAN



Typical Floor Plan

Flat no	Flat Type	Carpet Area	Balcony Area	Open Terrace Area
A	4B+4T+SQ	1531	99	57
B	3B+3T+SQ	1223	83	49
C	3B+2T	900	64	47
D	3B+2T	900	64	47

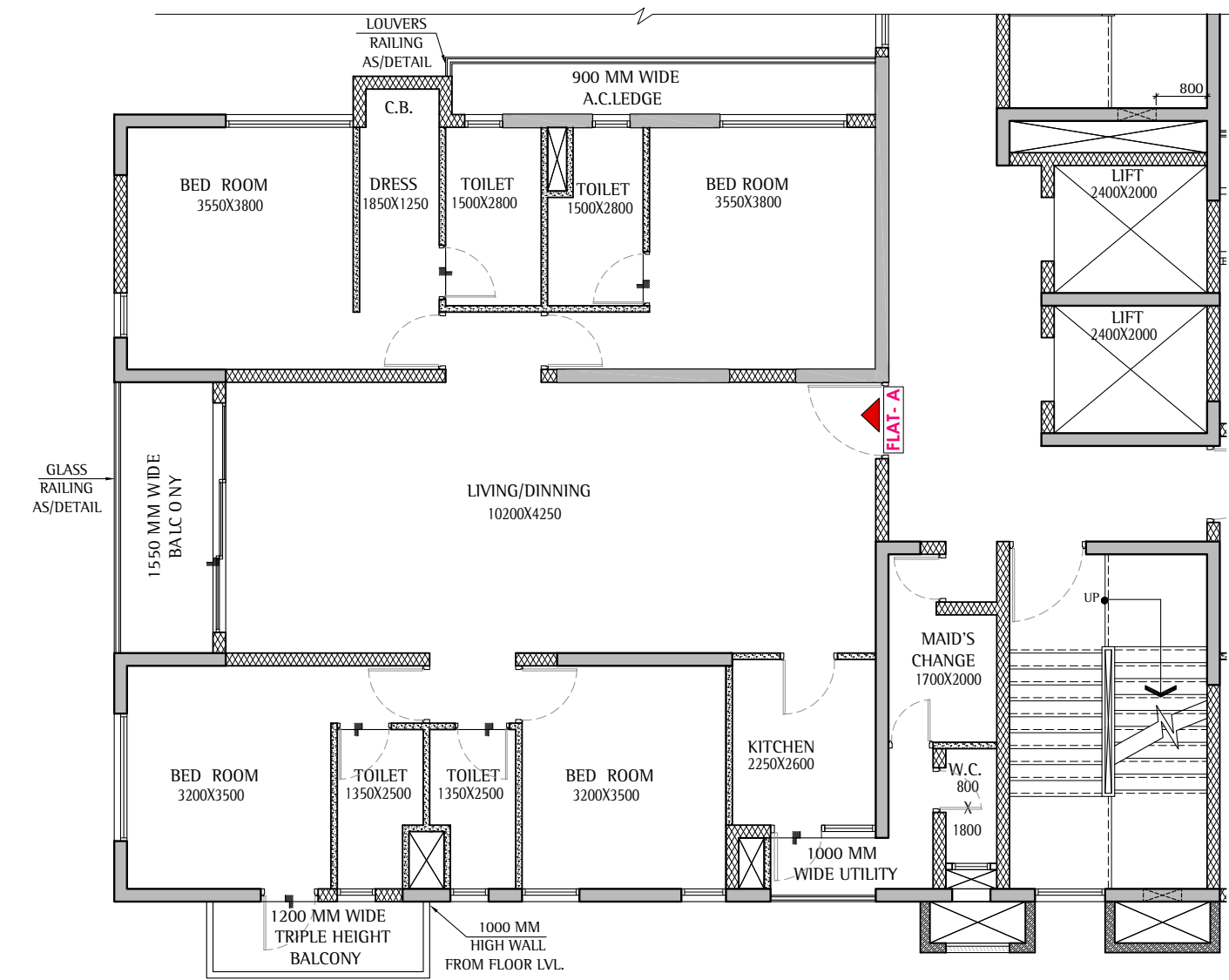
5th, 8th, 11th, 14th, 17th, 20th, 23th, 26th and 29th Floor plans
(11TH FL and 26th FL. Refuge Balcony)



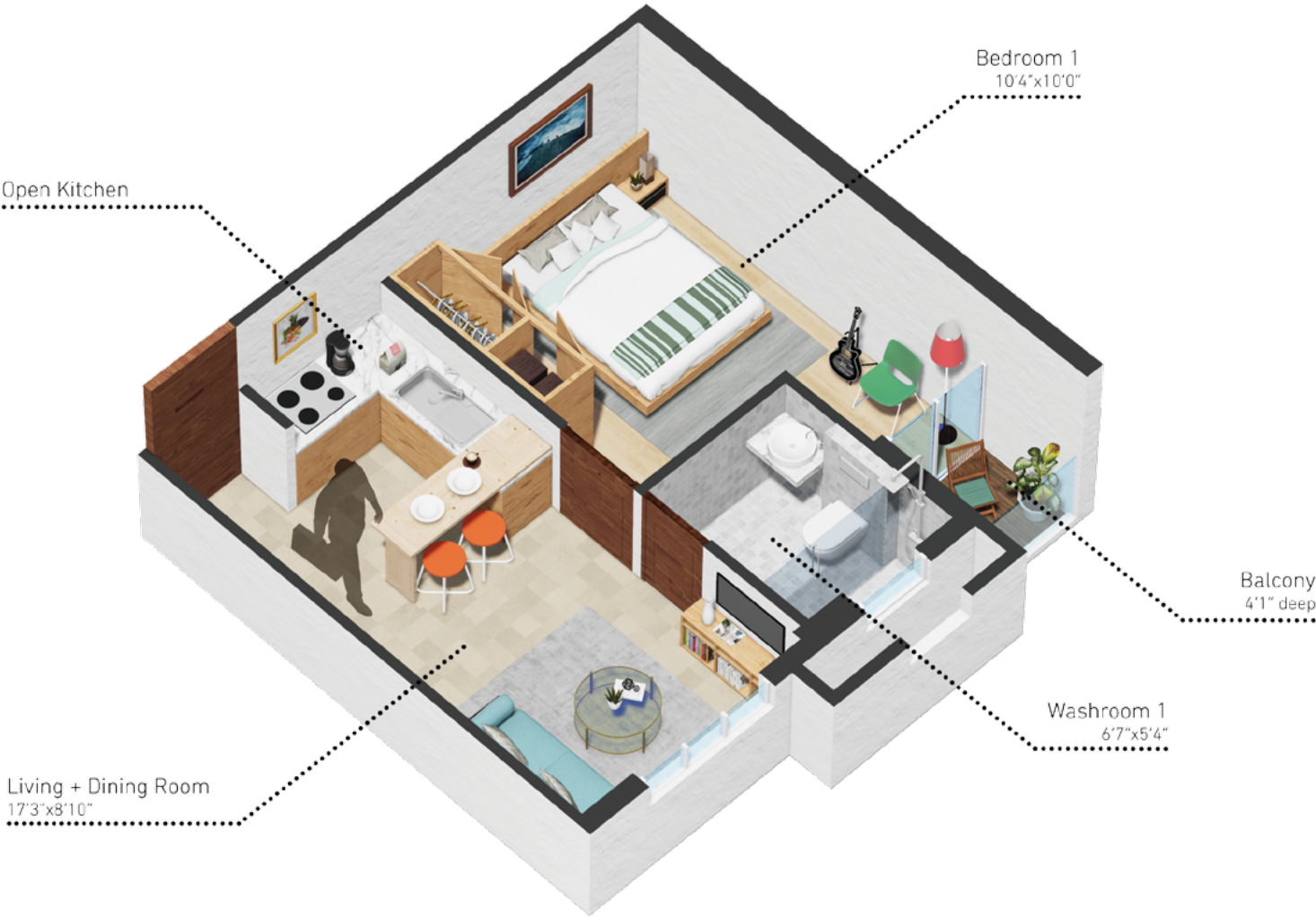
5TH FLOOR PLAN



FLAT-A
3RD FLOOR PLAN



FLAT-A
3RD FLOOR PLAN



specifications

AT

niavara

SUPER STRUCTURE

RCC Frames / Formwork Structure with
pile foundation

WALL FINISH

Plaster of Paris (POP) / Putty / Gypsum Plaster finish
Non-toxic, Low-VOC Paint
Exterior Weather Proof Paint

FLOORING

Vitrified tiles in the bed rooms, living / dining room

KITCHEN

Granite Platform with honed edges
Stainless Steel sink
Dado of ceramic tiles upto 3ft above the kitchen counter Exhaust point
Flooring - Anti Skid Ceramic tiles / Vitrified tiles

TOILET

Flooring- Anti Skid Ceramic tiles / Vitrified tiles
Toilet Walls- Standard Ceramic / Vitrified tiles on the
walls up to ceiling / false ceiling (if applicable)
Sanitary ware of Hindware / Kohler / Toto or equivalent make
CP fittings of Jaguar / Hindware / Kohler / Grohe or equivalent make
Electrical point for Geyser and Exhaust Fan
Plumbing provision for Hot / Cold Water line

DOORS & WINDOWS

Door Frame-made of seasoned and treated wood
Main Door- Polished flush doors.
Main Door Fittings: Godrej or similar make
Internal Doors Flush doors
Windows powder coated aluminium / UPVC windows

ELECTRICALS

Concealed Copper wiring of reputed brands
Telephone wiring in Living or Dining Area
Electricals points in all bedrooms, living / dining, kitchen, toilets
AC points in living/ dining and all the bedrooms
Modular switches of reputed brands
Lifts of reputed brands like Otis / Kone or similar
EV charging stations

GENERATOR

Provision for standby supply in every Unit (at extra cost)
Power back-up for common area facilities
Strategic use of Solar panels

COMMON LIGHTING

Overhead Illumination for compound and pathway lighting
Necessary Illumination in all lobbies, staircases and common areas

COMMON AREAS

Well developed common lobbies
Equipments and connectivity for Intercom facility in each apartment



Sugam Habitat Picnic Garden



Sugam Morya Tollugunge



Sugam Park Asansol



Sugam Urban Lakes Konnagar



Sugam Sudhir Kolkata

About
Sugam

Sugam is a leading real estate player in Kolkata. The company has created homes with a concern for Mother Earth while fulfilling lifestyle needs and aspirations and the company has 30 years of excellence as a top city builder. All Sugam projects are eco-friendly.

All projects are IGBC Certified in compliance with Sustainable Development. The company has nearly 4 decades of experience, over 25 projects, there are more than 7000 happy customers and 300 awards. Backed by the trust of many customers, the company has collaborated with an architect of international repute to bring on board best-in-industry practices.



Diamond City South Tollygunge



Diamond City West Ho-Chi-Minh Sarani



Diamond Plaza Jessore Road



Diamond Heritage Strand Road



The 42 Chowringhee

About **Diamond Group**

Starting with baby steps, Diamond Group has grown from strength to strength, into a leading multi-business with more than 3 decades of experience. The company is an established name in lubricant manufacture and special chemicals, logistics and real estate. Driven by innovation, the company has completed 6 million sq ft of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza and The 42.