

# AAVASA

## SHIVGRAM



PREMIUM URBAN LIVING AT KALARAHANGA, PATIA

(O)RERA REGISTRATION NUMBER - RP/19/2024/01182







## ABOUT THE BRAND

# AAVASA

**AAVASA** is a distinguished real estate brand renowned for its commitment to reliability, trust, and comfortable living. The brand is dedicated to ensuring customer satisfaction through transparent practices, timely delivery, and exceptional post-sale support. Through its unwavering dedication to excellence, AAVASA continues to establish itself as a trusted name in the real estate industry, synonymous with quality and integrity.





Welcome to **AAVASA Shivgram**, a name synonymous with reliability, trust, and comfortable living. Located in the serene locale of Kalarahanga, Bhubaneswar, Shivgram is more than just a residential development; it's a community where every detail has been meticulously planned to offer an exceptional living experience.

Shivgram's 51 vastu-compliant apartments are designed to provide a sanctuary of comfort and modern elegance. Each apartment boasts contemporary finishes and thoughtfully designed spaces that cater to your family's needs. The development is enriched with a range of amenities, including a state-of-the-art gym with a skyline view, a rejuvenating yoga zone, and a versatile recreation/event area on the terrace, ensuring a holistic lifestyle for all residents. Shivgram is strategically situated just minutes away from KIIT Square, ensuring that top-tier schools, premier shopping destinations, and world-class healthcare facilities are within easy reach.

**Welcome to a home that truly embodies comfort, convenience, and community.**



# the terrace of your dreams

## A TERRACE FULL OF WONDERS

At **AAVASA Shivgram**, your day begins with a serene yoga session in the sun-kissed rooftop yoga zone, followed by a rejuvenating workout in the panoramic-view gym. As the day progresses, the AAVASA Sky Lounge becomes a lively hub for events and gatherings, fostering community and connection. In the evening, the rooftop transforms into a tranquil haven with the Star View Patio, perfect for stargazing and unwinding under the night sky. Each day at AAVASA Shivgram is a curated experience, enriching your life with wellness, community, and tranquility from sunrise to starlight.





40 Feet Wide Road

Equipped Gymnasium

Green Patch

Walking & Jogging Trail

Cozy & Upcycled Sitout Areas

Lift System and Staircase

Covered Sitout Area

Covered Sitout Area

Male & Female Washrooms

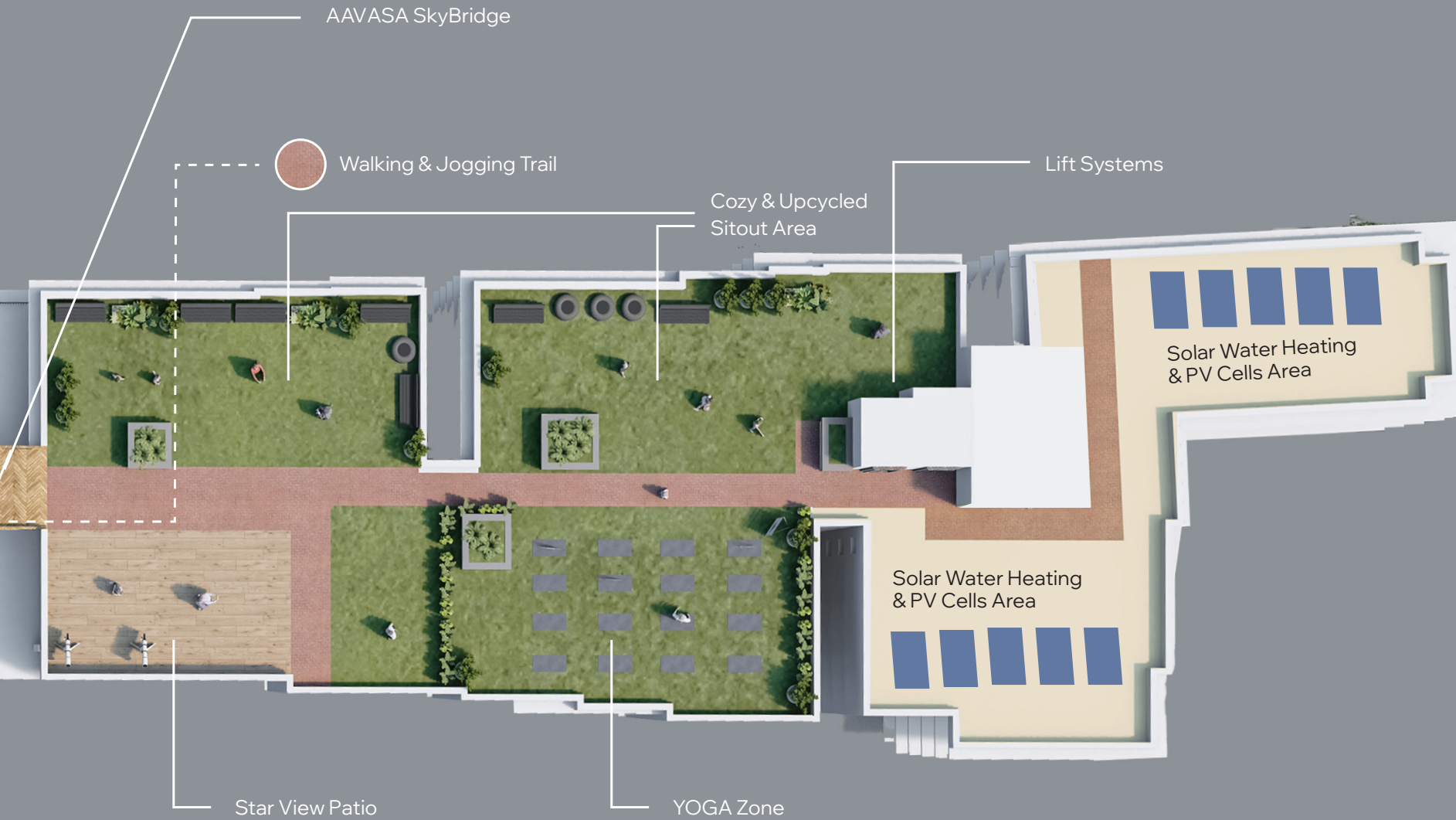
AAVASA Sky Lounge

AAVASA SkyBridge

**BLOCK - A**  
**TERRACE PLAN**



## BLOCK - B TERRACE PLAN



AAVASA





## Well Equipped Gymnasium



## Rejuvenating Yoga Zone



## Cozy & Upcycled Sitout Areas







## AAVASA Sky Lounge



## Star View Patio



## Walking & Jogging Trail





# spotlight amenities



## 01. GYMNASIUM

Breezy, open, well equipped gym for refreshing exercise sessions.



## 02. AAVASA SKY LOUNGE

Lively lounge area, designed for memorable gatherings and entertainment.



## 03. YOGA ZONE

Dedicated yoga zone, with lush green grass designed for relaxation and mindful meditation.



## 04. COZY, UPCYCLED SITOUT AREAS

Charming sitout havens, crafted from upcycled materials, perfect getaway from city noise. Spread across the terrace.



## 05. WALKING / JOGGING TRAIL

Follow the gentle curves of our Breezy Pathway, designed for leisurely strolls.



## 06. ROOFTOP SOLAR HEATING SYSTEMS

Water heating made possible with PV Cells installed on the roof for energy efficient usage.



## 07. COMMUNITY HALL

Recreational Community Hall for social gatherings and in-house events.



## 08. VAASTU COMPLIANT RESIDENCES

All dwelling units are vaastu compliant, made as per directions by a well known vaastu consultant.



## 09. STAR VIEW PATIO

Unique amenity designed for unobstructed views of the night sky through telescopes installed on the roof.

## ADDITIONAL AMENITIES INCLUDE:

01 2 Stretcher Lifts & 2 Passenger Lifts in project.

02 Secure Gated Society

03 EV Charging Stations around Stilt Parking

04 Ample Green Space on the Terrace

05 Plantation spread across the Stilt Parking

06 Connected load of 4 KW (Single Phase) for 2 BR and 6 KW (Three Phase) for 3 BR

07 Rainwater recharge pits

08 Most flats with 3 side open for ample ventilation and sunlight

09 Adequate power backup with DGs

10 24 \* 7 CCTV all round complex surveillance

11 Sewerage treatment plant

12 Termite prevention system (Chargeable separately)\*



# AVASA

## SHIVGRAM

3BR+2BR

# 51

**UNITS  
AVAILABLE**

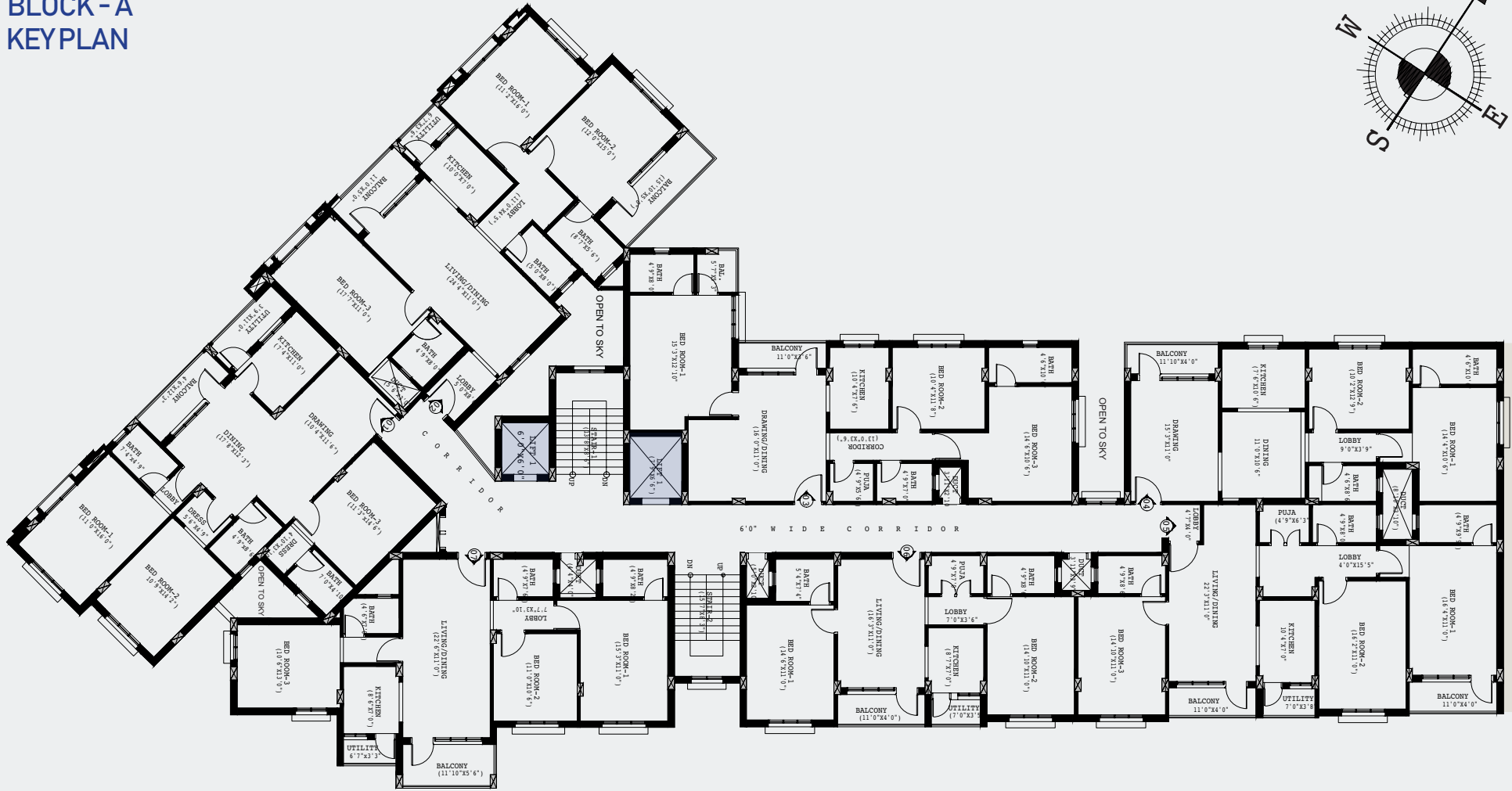
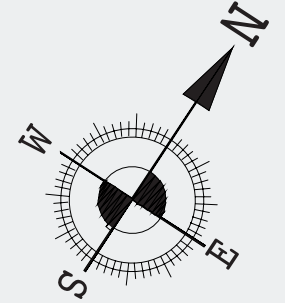
POSITIONED IN BOTH THE  
TOWERS WITH 13 FLATS PER  
FLOOR\*

\*Except for 04th Floor having 12 Units



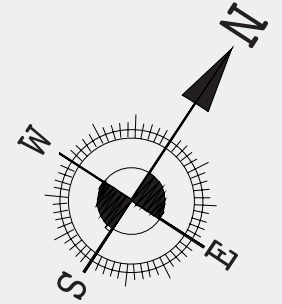


## TYPICAL FLOOR PLAN

BLOCK - A  
KEY PLAN

Joint at Stilt Floor  
10ft Wide



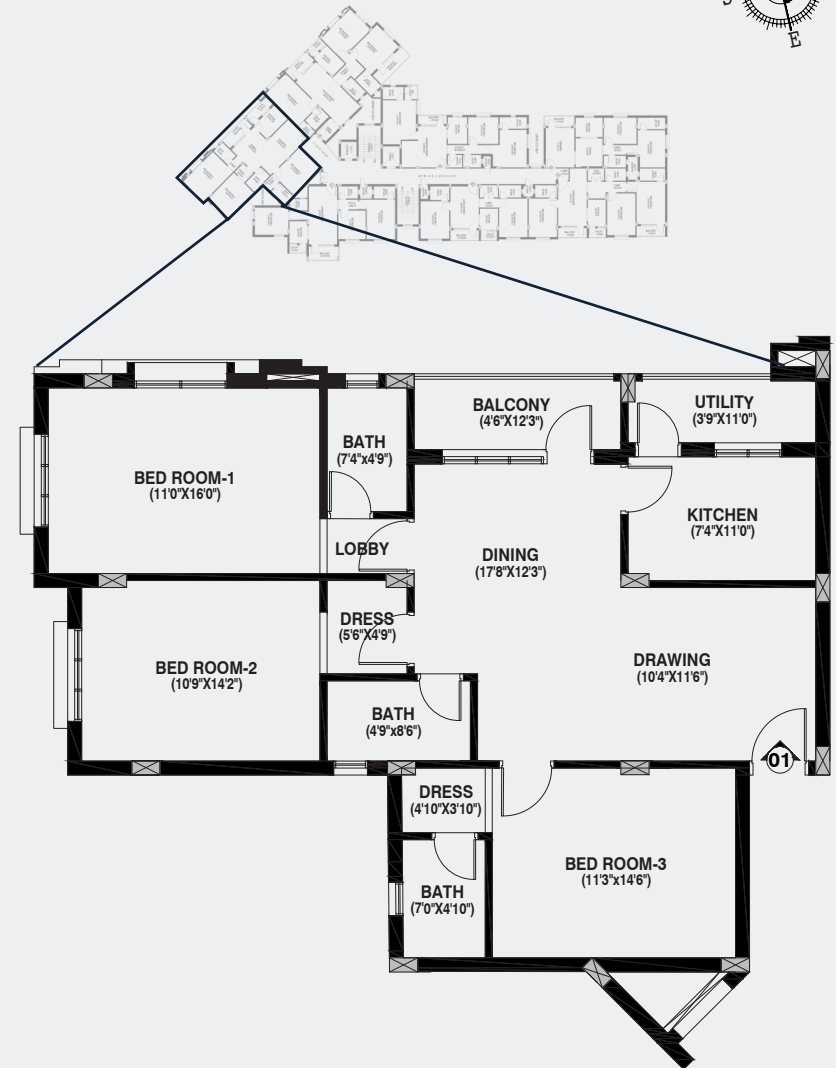
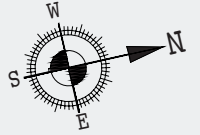


Joint at Silt Floor  
10ft Wide

TYPICAL FLOOR PLAN

BLOCK - B  
KEYPLAN





UNITS: 101, 201, 301, 401  
IN BLOCK A

#### AREA STATEMENT

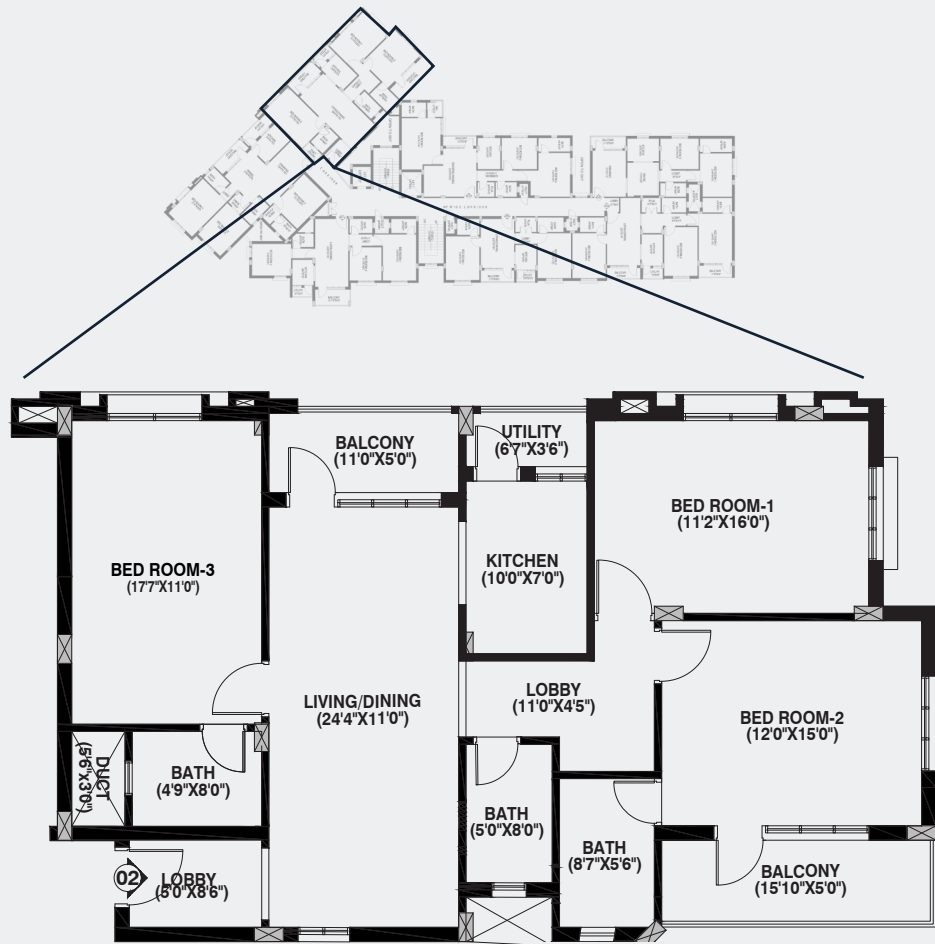
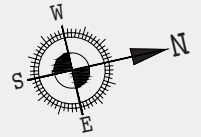
RERA CARPET AREA  
1,143 SQ.FT.

BALCONY + UTILITY AREA  
91 SQ.FT.

BUILTUP AREA  
1,367 SQ.FT.

SALEABLE AREA  
1,820 SQ.FT.





UNITS: 102, 202, 302, 402  
IN BLOCK A

AREA STATEMENT

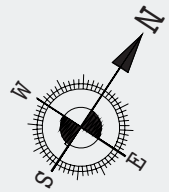
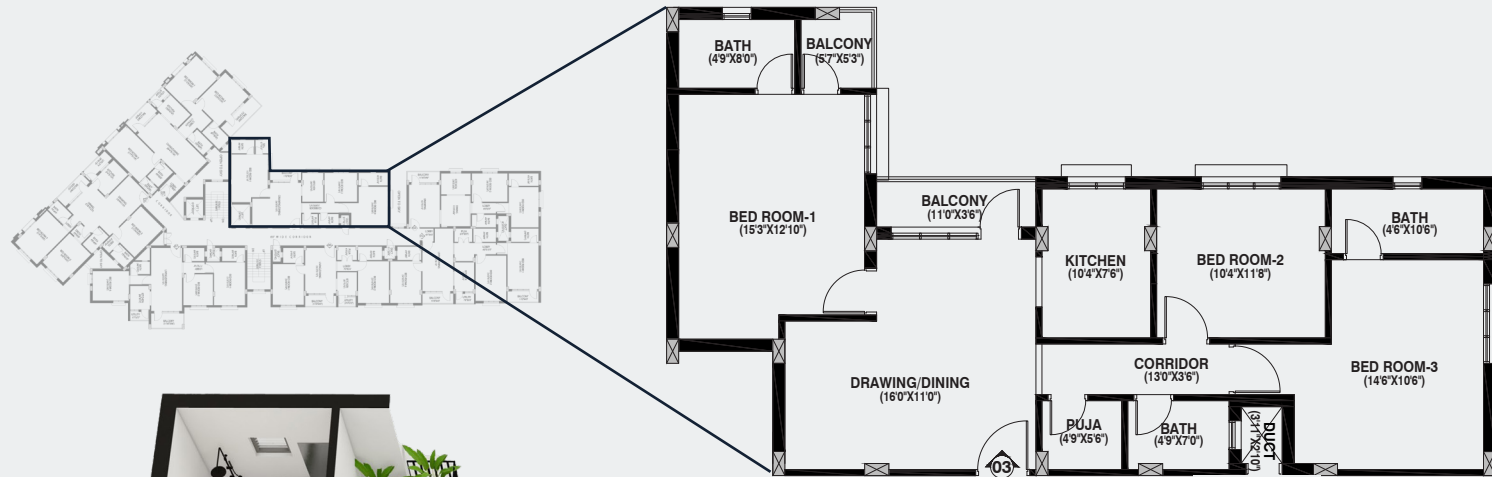
RERA CARPET AREA  
1,179 SQ.FT.

BALCONY + UTILITY AREA  
155 SQ.FT.

BUILTUP AREA  
1,480 SQ.FT.

SALEABLE AREA  
1,957 SQ.FT.





UNITS: 103, 203, 303, 403  
IN BLOCK A

AREA STATEMENT

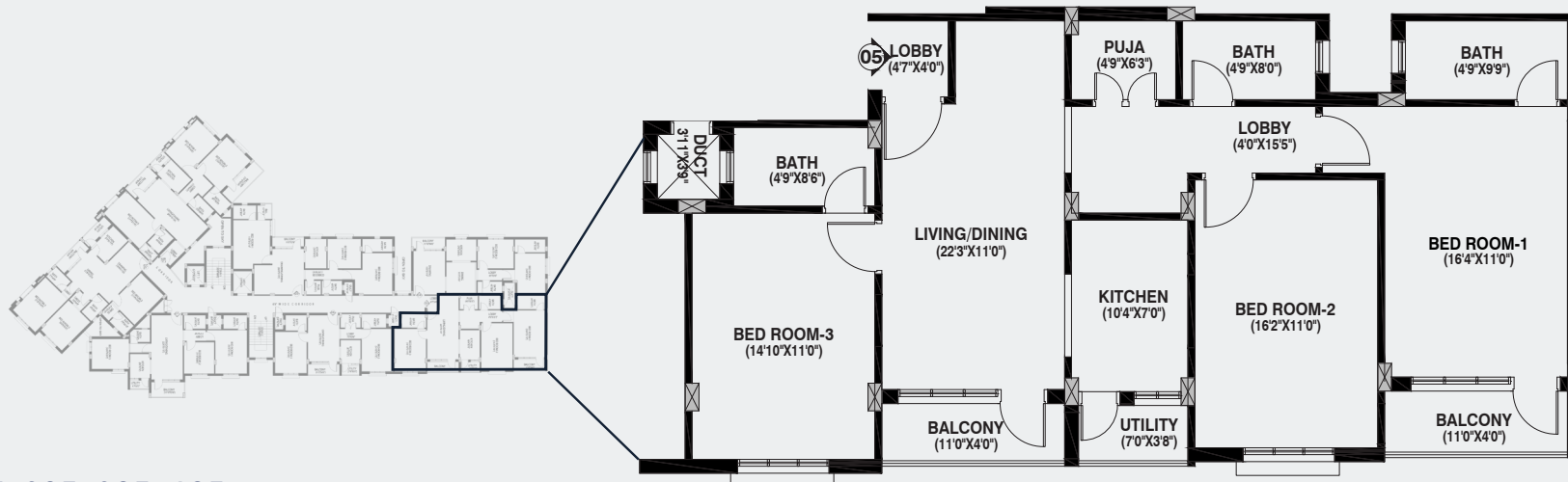
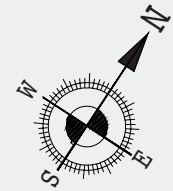
RERA CARPET AREA  
1,073 SQ.FT.

BALCONY + UTILITY AREA  
36 SQ.FT.

BUILTUP AREA  
1,263 SQ.FT.

SALEABLE AREA  
1,668 SQ.FT.





UNITS: 105, 205, 305, 405  
IN BLOCK A

AREA STATEMENT

RERA CARPET AREA  
1,099 SQ.FT.

BALCONY + UTILITY AREA  
106 SQ.FT.

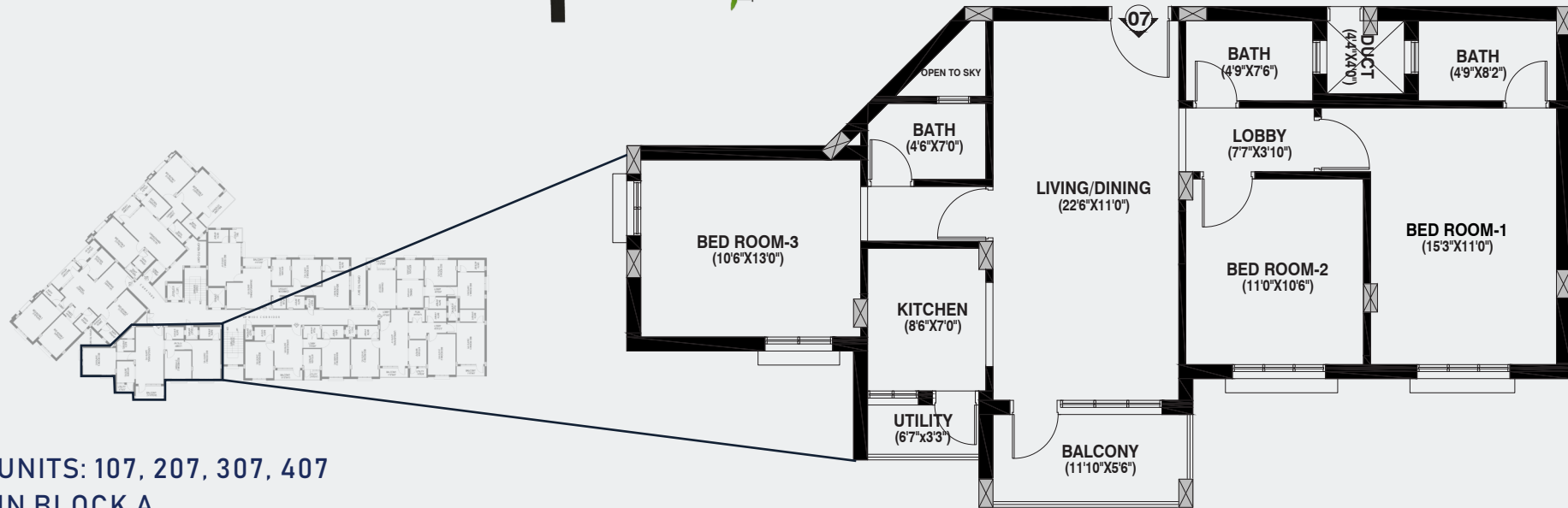
BUILTUP AREA  
1,350 SQ.FT.

SALEABLE AREA  
1,791 SQ.FT.



## 3 BHK - TYPE 07

18



UNITS: 107, 207, 307, 407  
IN BLOCK A

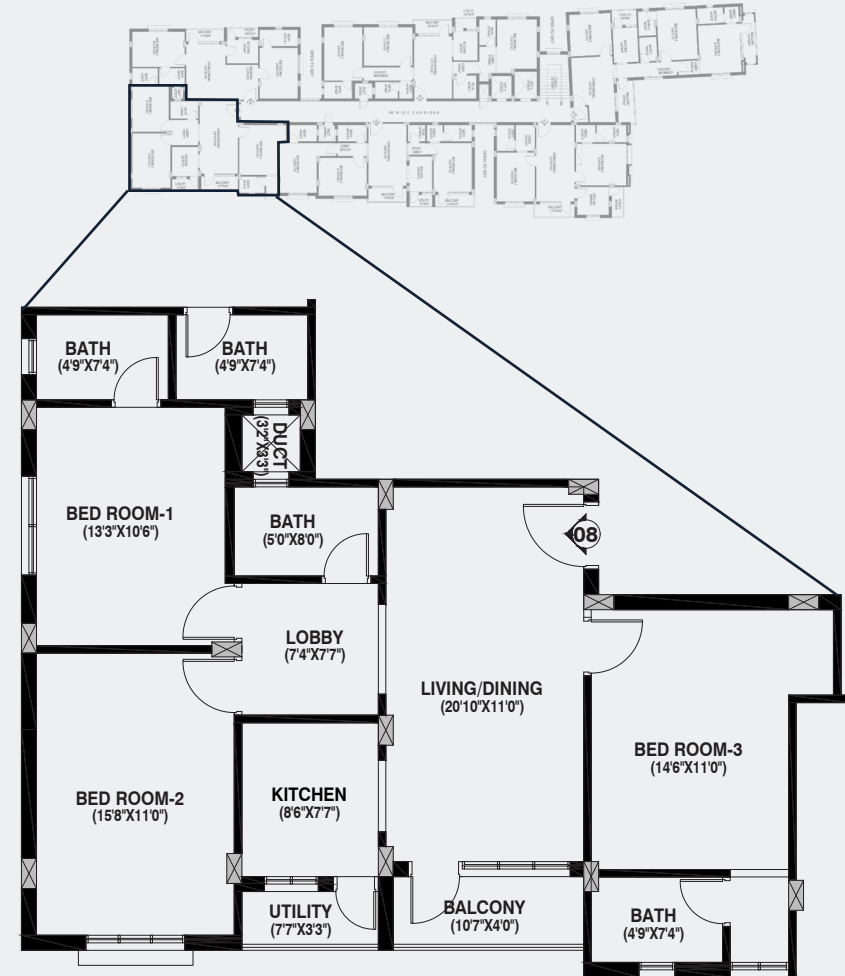
### AREA STATEMENT

RERA CARPET AREA  
936 SQ.FT.

BALCONY + UTILITY AREA  
94 SQ.FT.

BUILTUP AREA  
1,160 SQ.FT.

SALEABLE AREA  
1,552 SQ.FT.



UNITS: 108, 208, 308, 408  
IN BLOCK B

**AREA STATEMENT**

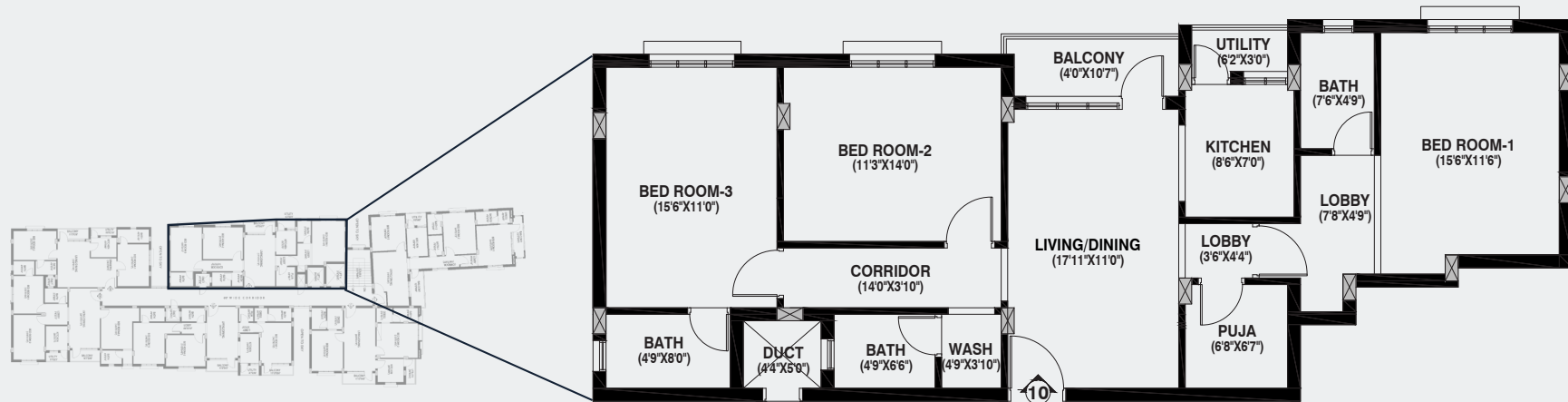
RERA CARPET AREA  
988 SQ.FT.

BALCONY + UTILITY AREA  
67 SQ.FT.

BUILTUP AREA  
1,148 SQ.FT.

SALEABLE AREA  
1,530 SQ.FT.





UNITS: 110, 210, 310, 410  
IN BLOCK B

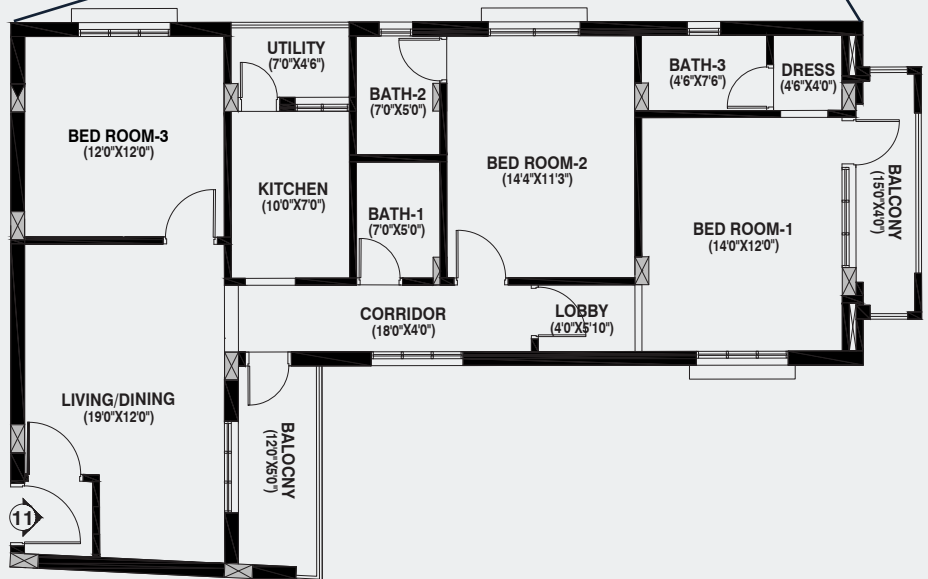
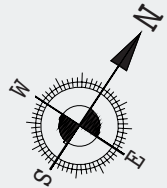
#### AREA STATEMENT

RERA CARPET AREA  
1,078 SQ.FT.

BALCONY + UTILITY AREA  
65 SQ.FT.

BUILTUP AREA  
1,301 SQ.FT.

SALEABLE AREA  
1,734 SQ.FT.



UNITS: 111, 211, 311, 411  
IN BLOCK B

AREA STATEMENT

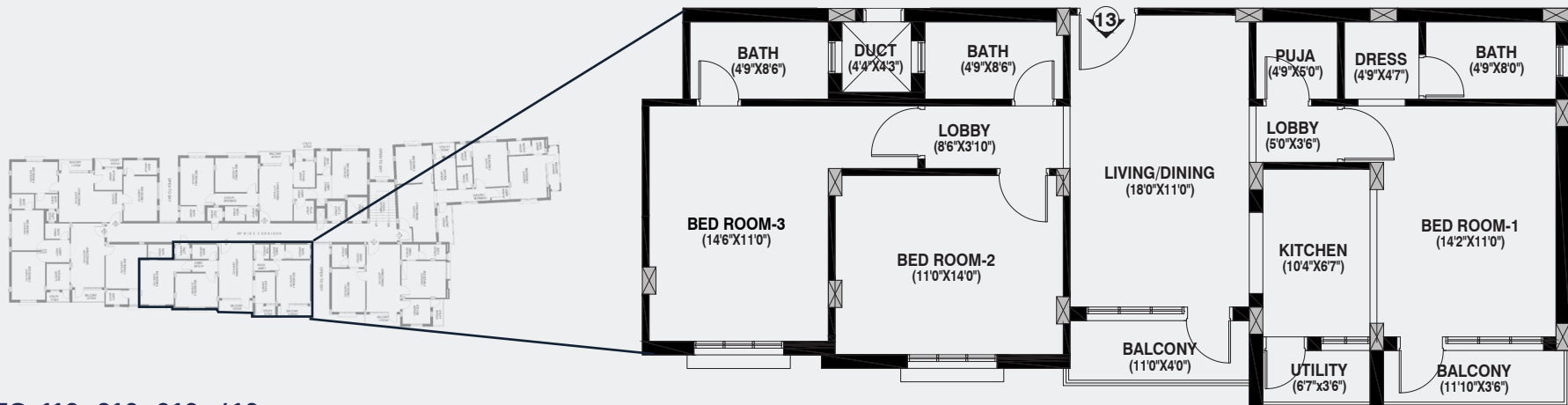
RERA CARPET AREA  
1,011 SQ.FT.

BALCONY + UTILITY AREA  
138 SQ.FT.

BUILTUP AREA  
1,316 SQ.FT.

SALEABLE AREA  
1,771 SQ.FT.





UNITS: 113, 213, 313, 413  
IN BLOCK B

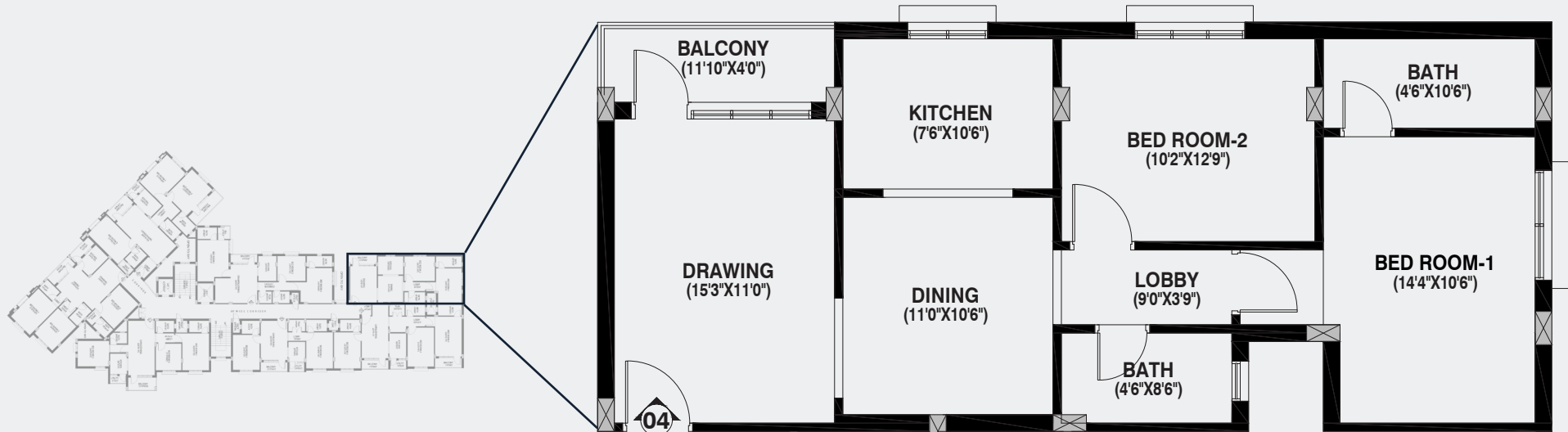
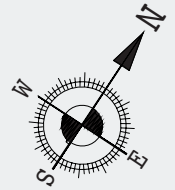
**AREA STATEMENT**

RERA CARPET AREA  
1,020 SQ.FT.

BALCONY + UTILITY AREA  
105 SQ.FT.

BUILTUP AREA  
1,260 SQ.FT.

SALEABLE AREA  
1,672 SQ.FT.



UNITS: 104, 204, 304, 404  
IN BLOCK A

#### AREA STATEMENT

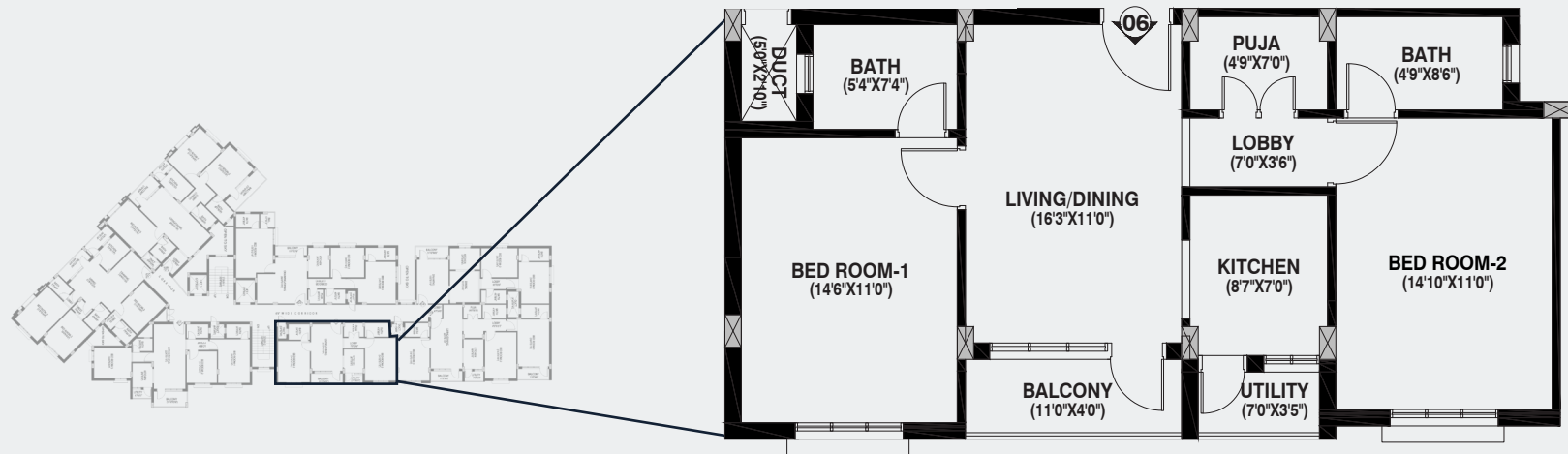
RERA CARPET AREA  
793 SQ.FT.

BALCONY + UTILITY AREA  
51 SQ.FT.

BUILTUP AREA  
950 SQ.FT.

SALEABLE AREA  
1,262 SQ.FT.





UNITS: 106, 206, 306  
IN BLOCK A

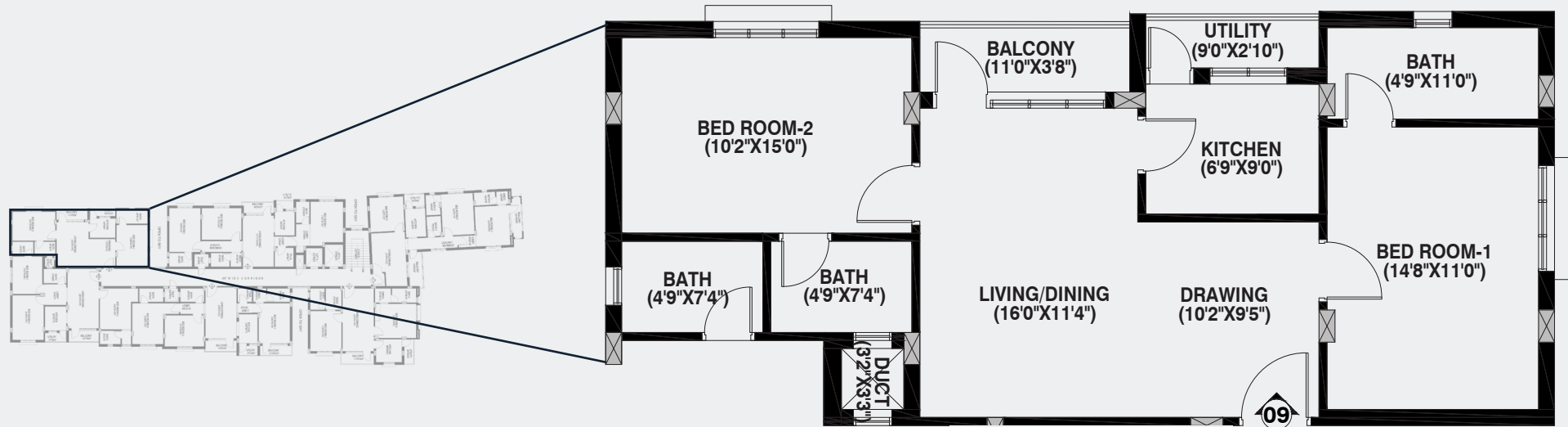
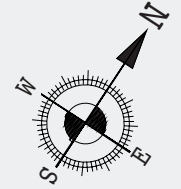
AREA STATEMENT

RERA CARPET AREA  
724 SQ.FT.

BALCONY + UTILITY AREA  
63 SQ.FT.

BUILTUP AREA  
895 SQ.FT.

SALEABLE AREA  
1,190 SQ.FT.



UNITS: 109, 209, 309, 409  
IN BLOCK B

AREA STATEMENT

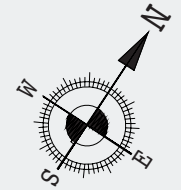
RERA CARPET AREA  
746 SQ.FT.

BALCONY + UTILITY AREA  
72 SQ.FT.

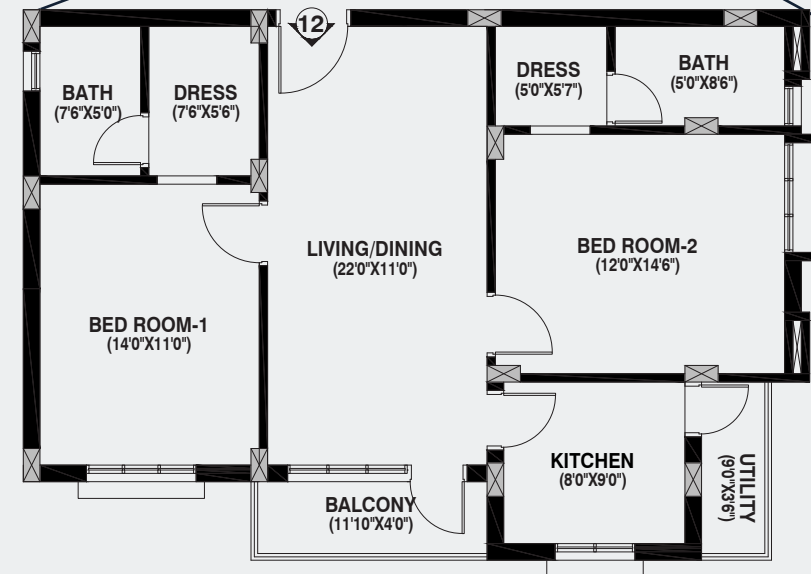
BUILTUP AREA  
925 SQ.FT.

SALEABLE AREA  
1,238 SQ.FT.





ENTRY ↓



UNITS: 112, 212, 312, 412  
IN BLOCK B

**AREA STATEMENT**

RERA CARPET AREA  
827 SQ.FT.

BALCONY + UTILITY AREA  
79 SQ.FT.

BUILTUP AREA  
1,012 SQ.FT.

SALEABLE AREA  
1,357 SQ.FT.

# specifications



## STRUCTURE

- Earthquake & Fire Resistant
- RCC Column & Beam Framed Structure
- Walls: Fly Ash Bricks with Plaster, Putty and Paint

## ELECTRICAL

- Concealed Conduit Electrical with DTH & Internet Wiring
- Premium Modular Switch Fittings & Cables

## ELEVATORS

- 4 no.s Premium Brand, High-Speed Automatic Lifts with designer finish

## DG

- Power Backup for Common Area
- 2 BR - 250W Backup
- 3 BR – 350W Backup

## BEDROOMS

- Door: 32mm thick solid flush door(s) with veneer / sunmica / laminate
- Door Frames: Hardwood with enamel paint
- Windows: Powder Coated Two Track aluminium glaze window / UPVC window with MS Grills
- Adequate electrical points
- Provision for AC in bedroom(s)
- Flooring: 4'\*2' Premium Vitrified Tiles with Dado

## WASHROOMS

- Flooring: Anti-skid Premium Ceramic Tiles
- Door: Flush/PVC Door with Lock
- Wall: Premium Ceramic Tiles upto 7' height
- Sanitary Fitting and Fixtures: CERA / Hindware / Jaguar / Similar premium brands
- Sanitary fixtures & CP Fittings
- Ventilators: Anodized Aluminium Frames

## WATERPROOFING

- Extensive waterproofing in Washrooms, Terrace.

## KITCHEN

- Flooring: Anti-skid Premium Ceramic Tiles
- Wall Dado: 2' High Ceramic tile Dado above Kitchen Platform
- Kitchen Counter: Highly Polished bull nosed granite with Stainless Steel Sink (single
- sink with single drain)
- Adequate electrical points provided for kitchen appliances

## KITCHEN UTILITY

- Flooring: Anti-skid Premium Ceramic Tiles
- Provision for Washing Machine

## LIVING & DINING SPACE

- **Advanced Digital Security Lock pre-installed on main doors**
- Main Door: 32mm Designer Solid Wooden Door
- Flooring: 4X2 Premium Vitrified Tiles with Dado
- Windows: Powder Coated Two Track aluminium glaze window / UPVC window with MS Grills
- Adequate electrical points
- Provision for AC in living / dining space





# AAVASA

## SHIVGRAM

WHERE THEIR FOLLOWERS, FIND SHIVA

AAVASA Shivgram is a residential project inspired by the divine legend of King Chudanga Gada, a devout follower of Lord Lingaraja. During the monsoon floods of Shravan, the king's pilgrimage to Lingaraja Temple was obstructed, but his unwavering faith led Lord Lingaraja to appear in his dream, guiding him to a lotus pond where the divine vision instructed him to erect the Jalesvara Temple. This sacred act blessed the land, giving it the name Kalarahanga. Today, AAVASA Shivgram stands on this hallowed ground, offering a tranquil and spiritually enriched living experience. It's more than just a residence; it's a retreat that promises peace and serenity, echoing the devotion of the past and inviting you to a home where every stone tells a story of faith and every breeze sings hymns of the divine. Welcome to Shivgram—where your home is a testament to legends and a sanctuary of serene living.





### Corporate Office

EMMAAR (INDIA) , INDUSTRIAL ESTATE BHUBANESWAR ODISHA 751010, INDIA

 **90400 11888 / 94390 47299**

Locate Us:



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(O) RERA Registration Number - RP/19/2024/01182

KALARAHANGA, PATIA, BHUBANESWAR