

Promoted by :



**RERA REGISTRATION :**  
<https://rera.cgstate.gov.in>  
Rera No. : PCGRERA130718000524

**Site Address :** Avani Avenue, Near Avani Vihar, Daldal Seoni Road, Mova Raipur C.G.

**Office Address :** 1st Floor Shopping Complex, Avani Vihar, Daldal Seoni Road, Mova, Raipur (C.G.)  
Ph.: 0771- 4901626  
Email: vgrrealestate@gmail.com | Web : www.vgrrealestate.com

**Contact for Booking :** Vijay Nathani - 97555 05550    Ranjan Nathani - 97550 55000  
Ritvick Nathani - 99817 16961    Daljeet Singh - 77250 05500

Member of :



ISO 9001:2008

Home loans by:



Finance Available From  
Bank & Other Institution

DESIGN CONSULTANT

Kiran Nair & Associates  
Pune  
Tel. : 020 -25883801

Design Cell  
Raipur  
Tel. : 0771 - 2424495

STRUCTURAL CONSULTANT

Amarjeet  
Raipur  
Tel. : +91 98265 83844

SERVICE CONSULTANT

Consolidated consultants &  
Engineers pvt. Ltd.  
Pune  
Tel. : 020 - 32319330

Mclin consultants pvt. Ltd.  
Pune  
Tel. : 020 - 24320010

LANDSCAPE CONSULTANT

Taib Landscape Studio P. Ltd.  
Banglore India  
e-mail : taibstudio@gmail.com





ENTRANCE GATE



1500 East Facing Elevation





**AVANI AVENUE LAYOUT**

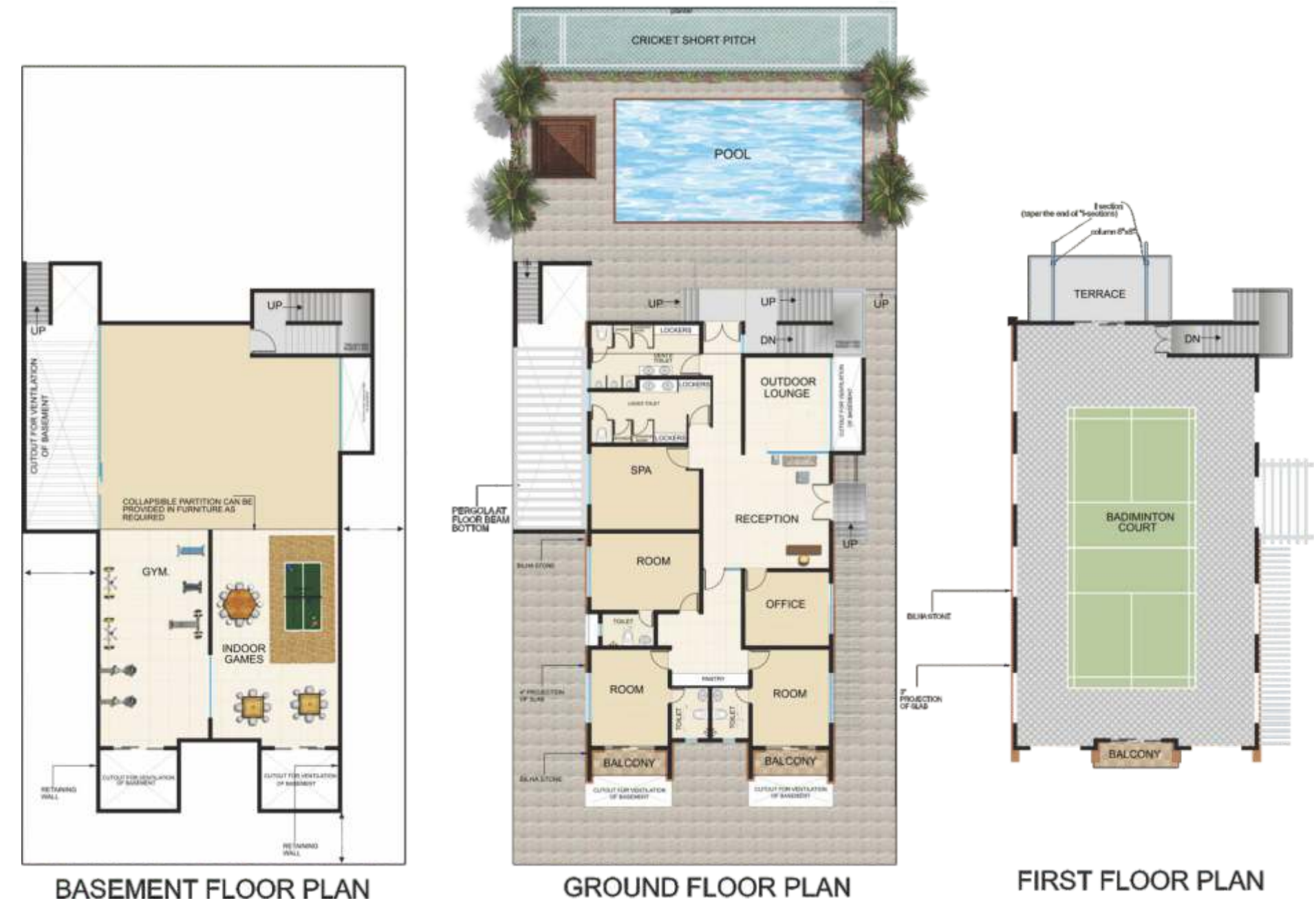
**BUNGALOWS DETAILS**

Sr.No.	Unit No	Plot Size	Area	Facing
1	2 to 5,90,91	25x50	1250	East
2	68,69	25x50	1250	West
3	23 to 27, 36 to 39, 48 to 51, 78 to 83, 92 to 95,	30' x 50'	1500	East
4	28 to 31, 40 to 43, 62 to 67, 86 to 88	30' x 50'	1500	West
5	20,21,34,35,46,47	32'6" x 50'	1625	East
6	32,33,44,45	32'6" x 50'	1625	West
7	14 to 18, 97 to 103	30' X 55'	1650	West
8	22,57 to 61, 84	35' x 50'	1750	East
9	19,52 to 56, 85	35' x 50'	1750	West
10	1	(41'9"+ 50")/2x25'	1147	East
11	6	(51'9"+ 53'3")/2x25'	1312	North
12	7	(53'3"+ 54'9")/2x25'	1350	North
13	8	(54'9"+ 56'4")/2x25'	1388	North
14	9	(56'4"+ 52'8")/2x25'	1362	North
15	10	(52'8"+ 49'6")/2x25'	1277	North
16	11	(49'6"+ 49'8")/2x25'	1240	North
17	12	(49'8"+ 49'10")/2x25'	1244	North
18	13	(49'10"+ 57'1")/2x38'6"	2057	North
19	70	(22'10"+ 30')/2x50'	1321	West
20	71	(26'3"+ 25'2")/2x52'	1333	North
21	72	(52'1"+ 55'2")/2x25'	1340	North
22	73	25' x 52'2"	1304	North
23	74	(52'6"+ 52'2")/2x25'	1313	North
24	75	(52'10"+ 55'6")/2x25'	1317	North
25	76	(30'+ 29'4")/2x52'10"	1567	North
26	77	(38'3"+ 31'2")/2x50'	1735	East
27	89	(41'4"+ 45'2")/2x50'	2171	West
28	96	34'6" x 55'	1898	West
29	104	(30'+ 34'2")/2x55'	1765	West





CLUB HOUSE



CLUB HOUSE PLAN





LANDSCAPE GARDEN



TEMPLE VIEW



1250 East Facing Elevation



1500 & 1650 West Facing Elevation



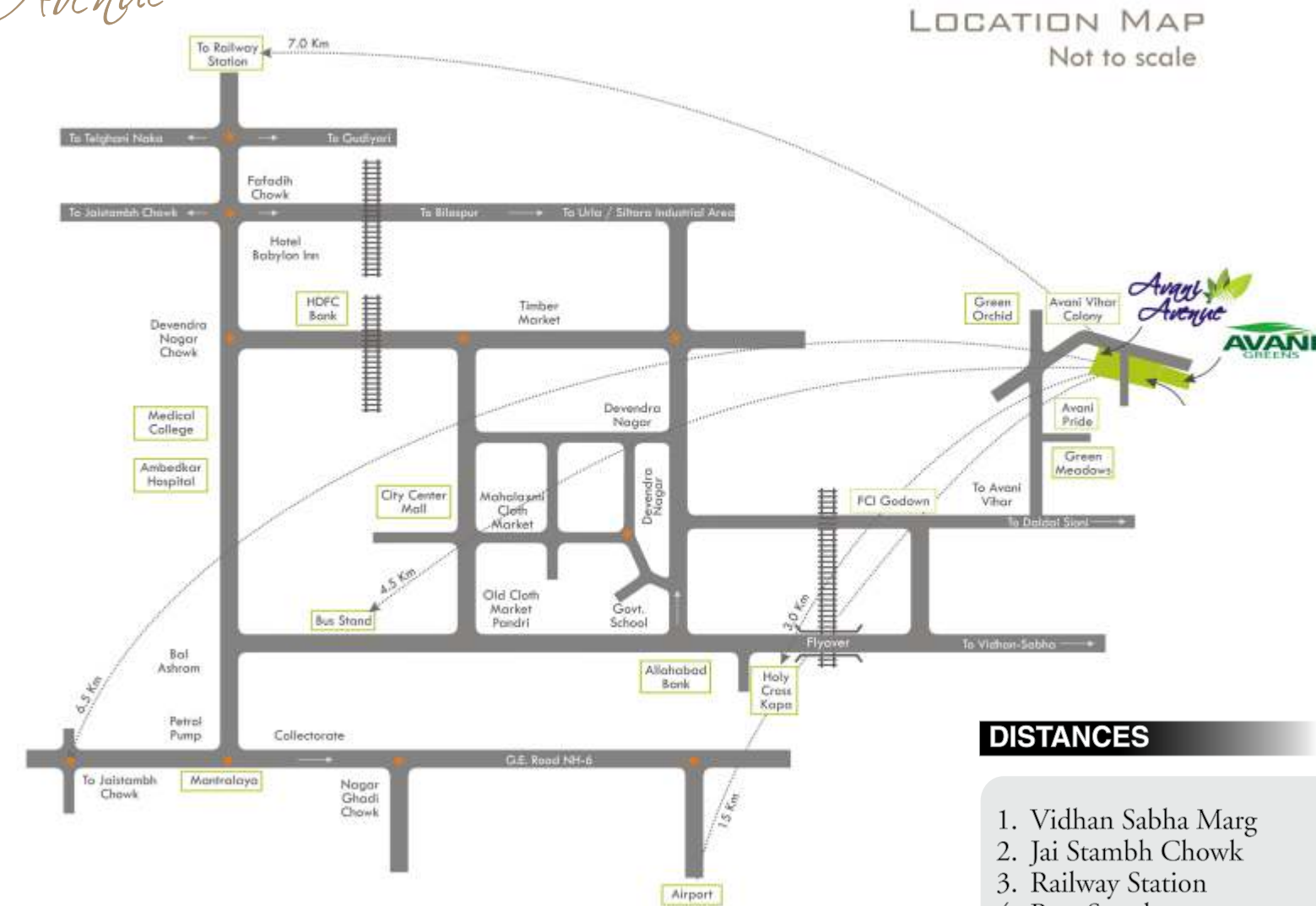
## DISTINCTIVE AMENITIES : AVANI AVENUE

- Underground cabling for external Electrification for web free surroundings.
- Underground sewage disposal lines (instead of open drains)
- Water supply through under ground sump tank.
- Auto Generator back up for common lights, pumps, security gate.
- Street light in common areas .
- Gated community, entire campus secured by a boundary wall.
- Majestic entrance gate with a Guard Room.
- Rain water Harvesting system with Bore well up to aquifer with filter bed.
- Landscaped gardens with children's play equipment.
- Combination of Paved and concrete Roads.
- Common Club House with well equipped Health club, steam sauna, Jacuzzi, Gymnasium, Indoor games & Badminton court.
- Temple Within the township.
- Fogging Machine for mosquitoes.
- R.O. Unit in each house for water purification.
- Concierge like in house plumber & electrician.
- Eco-friendly garbage disposal system.
- CCTV monitored in Entrance gate with 7 days back up facility.
- A convenient shopping area.
- Air-conditioned fully furnished Guest Room for residents / guests.
- Video door Call facility in each unit.
- Cricket pitch with Automatic Bowling machine & Net.
- Swimming Pool



## SPECIFICATIONS & FINISHES : AVANI AVENUE

- FOUNDATION** - Structure will be built on RCC Column foundation as per requirement
- FLOORING** - Vitrified tiles in Drawing, Dining, Bedrooms, Kitchen, Balcony: Ceramic tiles of Group IV/V PVC wooden flooring in master bedroom Porch: Designer Flooring with Natural Stone.
- DOORS** - Main Door frame of Teak wood and Toilet door frame of Black granite. All Flush Door with laminate finish . Mortize locks Quba or equivalent make.
- WINDOWS** - 3 track anodized aluminum sliding windows with Glass panes & Mosquito mesh, Black granite for windows sills.
- KITCHEN** - Cooking Platform & appliance Platform : black granite with Stainless sink of Nirali or equivalent make. Sink in wash area. Dado glazed tiles up to 2' above Platform.
- TOILETS** - Designer ceramic tiles 7' Ht., For walls & Matt finish for floor. White Sanitary ware of Reputed make. Wall hung Seat with metro flush/concealed cistern. Single lever/wall mixture shower mixer to each toilet. C.P. Fittings o f Jaguar or equivalent make.
- FALSE CEILING** - False ceiling in bed rooms, living, Drawing & Kitchen Areas.
- ELECTRICAL** - Concealed copper wiring with modular switches of reputed brand. AC Point in all bedrooms. TV/Telephone point in Hall and all Bedroom. Aqua Guard, Refrigerator, foot light electrical points. Light, Geyser and exhaust fan points in toilet. Copper Plate Earthing with Copper wire fitted with GI pipe to maintain moisture for appropriate requirement for Earthing. MCB cutoff facility. Emergency help button for panic situations. Provision for Inverter wiring.
- RAILING** - Teak Wood handrail with glass panels as stair railing.
- WATER SUPPLY** - CPVC concealed pipe fittings 2000 ltr. HDPE overhead water tank. 2000 tr. Underground sump. Water supply through common sump well,
- SEWAGE DISPOSAL-** Under ground sewage system from each bungalows to sewage treatment plant.
- PAINTING** - Internal walls : Plastic Paint on cement based putty. External walls: Combination of textured and Acrylic Paint.



### DISTANCES

- |                            |   |        |
|----------------------------|---|--------|
| 1. Vidhan Sabha Marg       | - | 2.5 Km |
| 2. Jai Stambh Chowk        | - | 6.5 Km |
| 3. Railway Station         | - | 7.0 Km |
| 4. Bus Stand               | - | 4.5 Km |
| 5. Holy Cross School, Kapa | - | 3.0 Km |
| 6. Hospital & Market Area  | - | 3.0 Km |