



VIVANSAA AURIGAA

W E L C O M E H O M E

2 & 2.5 BHK Smart Homes | Sarjapur Road

RISE TO THE IMPRESSIVE HEIGHTS



AMENITIES

- Main Entrance gate with special Paving
- Society Maintenance office
- Clubhouse / Community Hall
- Fully Equipped Gymnasium
- Swimming Pool with shower & changing room
- Jogging / walking track
- Half Basket Ball Court
- Sand Pit - for Toddlers
- Children's Play area
- Indoor Games - Carom, Table Tennis, Chess
- Senior Citizen seating area
- Landscaped Pathway
- Library / Reading Area
- Rain water Harvesting
- Sewage Treatment Plant
- Peripheral Plantation
- Under ground water storage
- 24X7 security surveillance
- Intercom - Flat to Flat & Flat to Security
- CCTV Monitored Common Areas
- Provision for broadband connectivity
- Letter box for each flat on stilt floor
- Fire fighting system
- Servants & drivers restrooms
- Concrete / Tar driveways
- Covered Car parking, Visitor's car parking
- Car Washing Provision
- Garden
- **ADD-ON FACILITIES:**
- Power Backup for each Apartment
- Power Backup for Lifts and common areas



Lift your spirits in the vibrant environs !!!





SPECIFICATIONS

- **FOUNDATION :**
 - Earthquake resistant R.C.C. structure
- **FLOORING :**
 - 2' X 2' vitrified flooring throughout the flat
 - Wood finished Vitrified tiles for Master Bedroom
 - Anti skid ceramic flooring in all washrooms and terraces
 - Designer tiles for toilets dado
- **WINDOWS :**
 - Powder Coated 3 track aluminum sliding windows with mosquito mesh & MS Grills
 - Granite window sill
- **Doors :**
 - Fire escape staircase : 2-hour fire rated doors as per norms
 - Main entrance door : Polished teak wood frame and designer door shutter
 - All internal door : Hard wood or Granite frame and molded shutter
 - Toilet doors : Hard wood or Granite frame and molded shutter with enamel paint
 - Balcony doors : 3 track powder coated aluminum sliding doors
- **Painting :**
 - Internal walls: Plastic emulsion with Low VOC paints
 - Ceilings: Oil bound distemper
 - External walls: Exterior emulsion textured paint or Decorative semi-acrylic paint for external walls
 - Railings: Enamel paint
- **WATER SUPPLY :**
 - Adequate Water storage in underground water tanks
 - Recycled water for flushing and gardening
- **SECURITY SYSTEM :**
 - CCTV surveillance at main entrance
 - Video Door Phone with Intercom Facility
- **RAILING :**
 - S. S. / M. S. or Glass Railing for attached terraces
- **ELECTRIFICATION :**
 - Concealed conduit with copper wiring and branded modular switches in entire apartment
 - Instant water heater point : Complete with wiring and outlet in the kitchen and toilets
 - MCB & ELCB (Earthquake leakage circuit breaker) for each apartment
 - Telephone & Broadband points in living and master bedroom
 - T. V. & DTH Cable provision in living and all bedrooms
 - Provision for split AC in living / dinning and all bedrooms
- **KITCHEN :**
 - Granite kitchen platform with stainless steel sink
 - Glazed ceramic tiles dado upto 2' height above counter
 - Hot and cold water mixer for sink.
- **Utility :**
 - Utility Space for washing machine
 - Inlet and outlet for washing machine
- **TOILETS :**
 - Parry ware / Hind ware or equivalent make Sanitary Fittings
 - Jaguar / Isenberg or equivalent CP fittings for all washrooms
 - PVC lines for sewage disposal and concealed G I / PVC Pipes for water supply
 - Glazed ceramic tiles dado upto 7' height in all washrooms
 - Washbasin in all washrooms
 - Hot and cold water mixer for washbasin in all toilets
 - Health Faucet in all toilets
- **LIFT & STAIRCASE :**
 - Enclosed staircases with fire door
 - Two high-speed elevators with generator back up for each wing
 - Granite / Ceramic tiles dado in lift lobby
 - Kota stone for Staircase

LIFE : FULL OF EXCLUSIVITY & PURITY



Environment



Friendly Homes

GREEN BUILDING CERTIFICATION

The Vivansaa Group has always been sensitive about environment protection & conservation. We are member of the Indian Green Building Council. Vivansaa Aurigaa and all upcoming projects executed by Vivansaa Group are in compliance with the norms laid down by IGBC. Green building, also known as sustainable building is environmentally safe structure, which is resource efficient throughout its life cycle. Concept of Green Building is practically implemented by complying with following factors

Material : Use of construction material, passive for cooling & heating

Water : Efficient water management

Waste : Efficient waste management

Air : Improved air quality

Energy : Efficient energy management

Green building or sustainable construction norms are best achieved through :

RAINWATER HARVESTING

STORM WATER REUSAGE

ENERGY SAVING COMMON LIGHTS & EQUIPMENTS

AMPLE PLANTATION CONSUMING MINIMUM WATER



PROJECT AMENITIES

- 1) Entrance Gate
- 2) Security Cabin
- 3) Drop Point
- 4) Temple
- 5) Car Parking
- 6) Sitting Area
- 7) Multipurpose Hall (Ground Level)
- 8) Swimming Pool
- 9) Male/Female Changing Room
- 10) Gymnasium
- 11) Children Play Area
- 12) Basket Ball Court
- 13) Acupressure Pathway
- 14) Terrace garden





DISTANCES :

WORK

- Wipro Corporate HQ : 15 min
- Electronic City : 25 min
- ITPL : 20 min

LIESURE

- Clover Fields Golf Course : 20 min
- Charu Sharma Cricket Academy : 15 min
- Decathlon Sport Center : 10 min

EDUCATIONAL INSTITUTE

- TISB (The International School, Bangalore) : 05 min
- DPS (Delhi Public School) : 10 min
- Oak Ridge International School : 05 min

SHOPPING

- Forum Value Mall : 15 min
- Total Mall : 20 min
- Phoenix Mall : 30 min

LOCATION : A STRATEGIC ADVANTAGES

- Easy access to reputed Educational institutes like Delhi Public School, PRIMUS School, The International School, Bangalore (TISB), Inventure Academy, Gear Innovative International school and so on.
- Proximity to market places and shopping malls like Forum Mall, Total Mall, Spencer, Phoenix Mall & Parks Square.
- Reputed business houses like Wipro, Infosys SEZ within striking distance.
- Proposed STRR (Satellite Town Ring Road) at arm's length, which will connect all outer districts of Bangalore – Anekal, Kanakpura, Bidadi, Magadi, Tumkur, Doddaballapur, Chikkaballapur, Hoskote. Also it will provide better connectivity to Airport.
- Proposed 1220 acres smart city approved by Karnataka Govt. adjacent to Vivansaa Aurigaa.

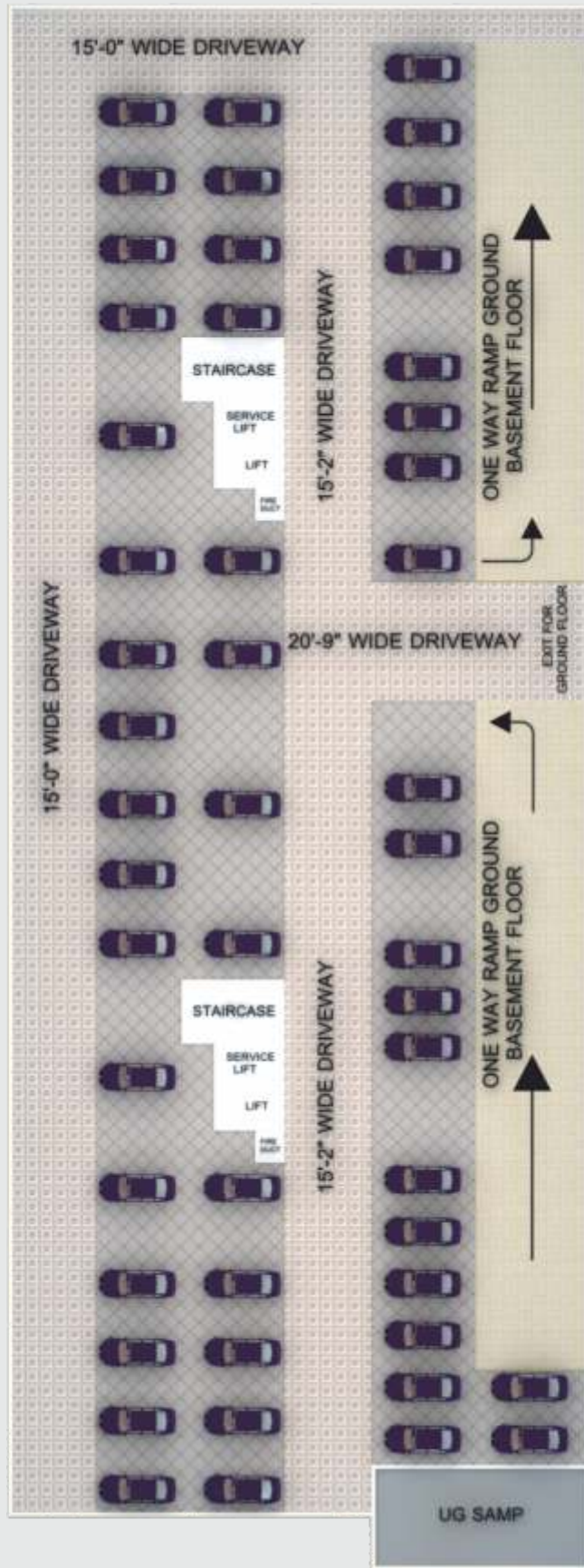


**A BLEND OF
MAGNIFICENCE AND BRILLIANCE**

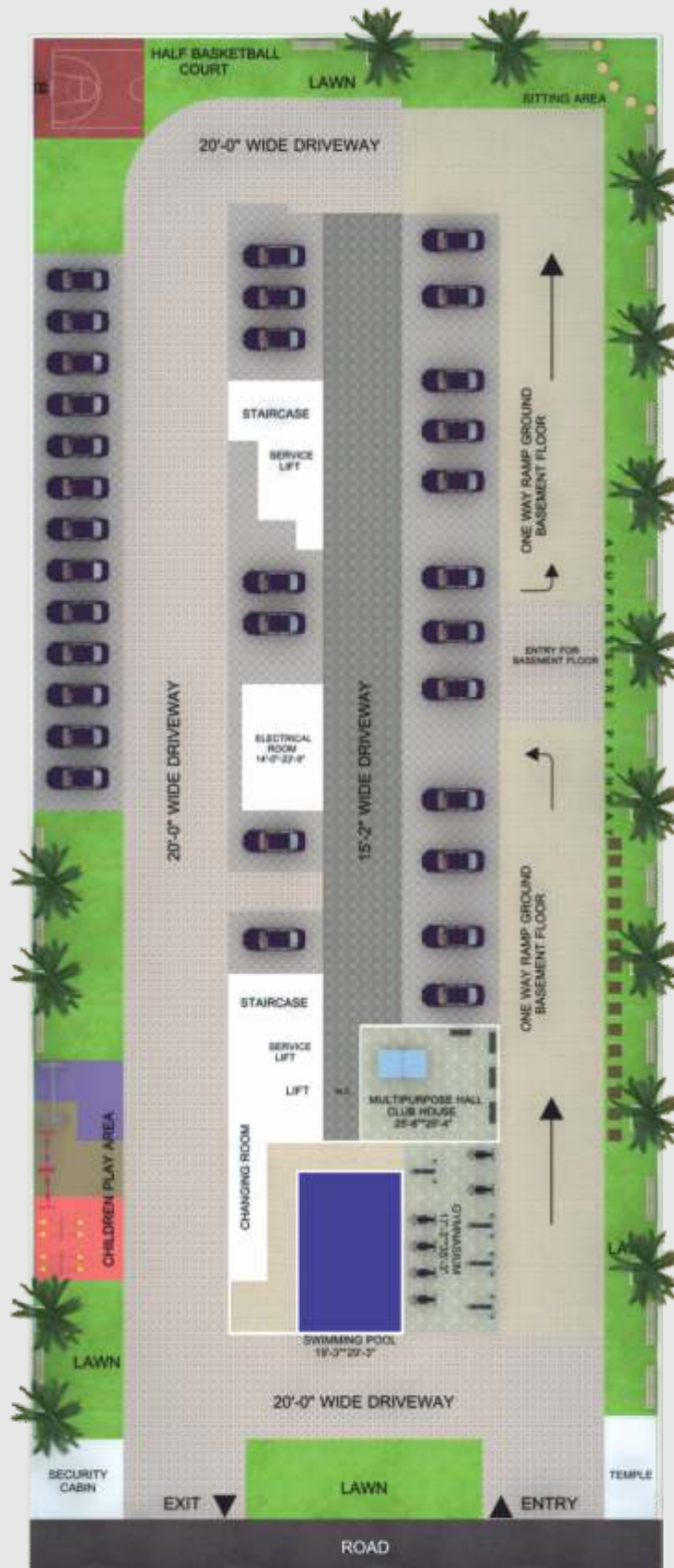
SCINTILLATING, PLENTIFUL YET **TRANQUIL**



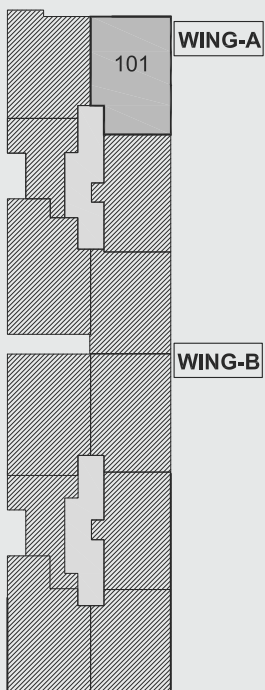
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



WING - A (2BHK) FLAT: 101

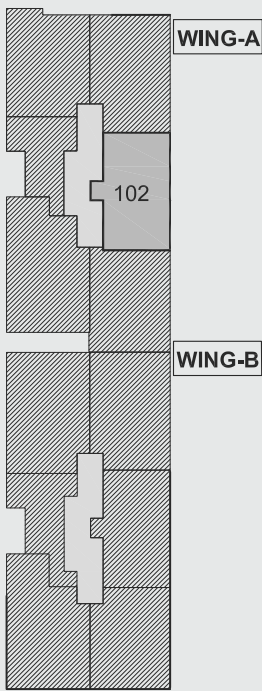
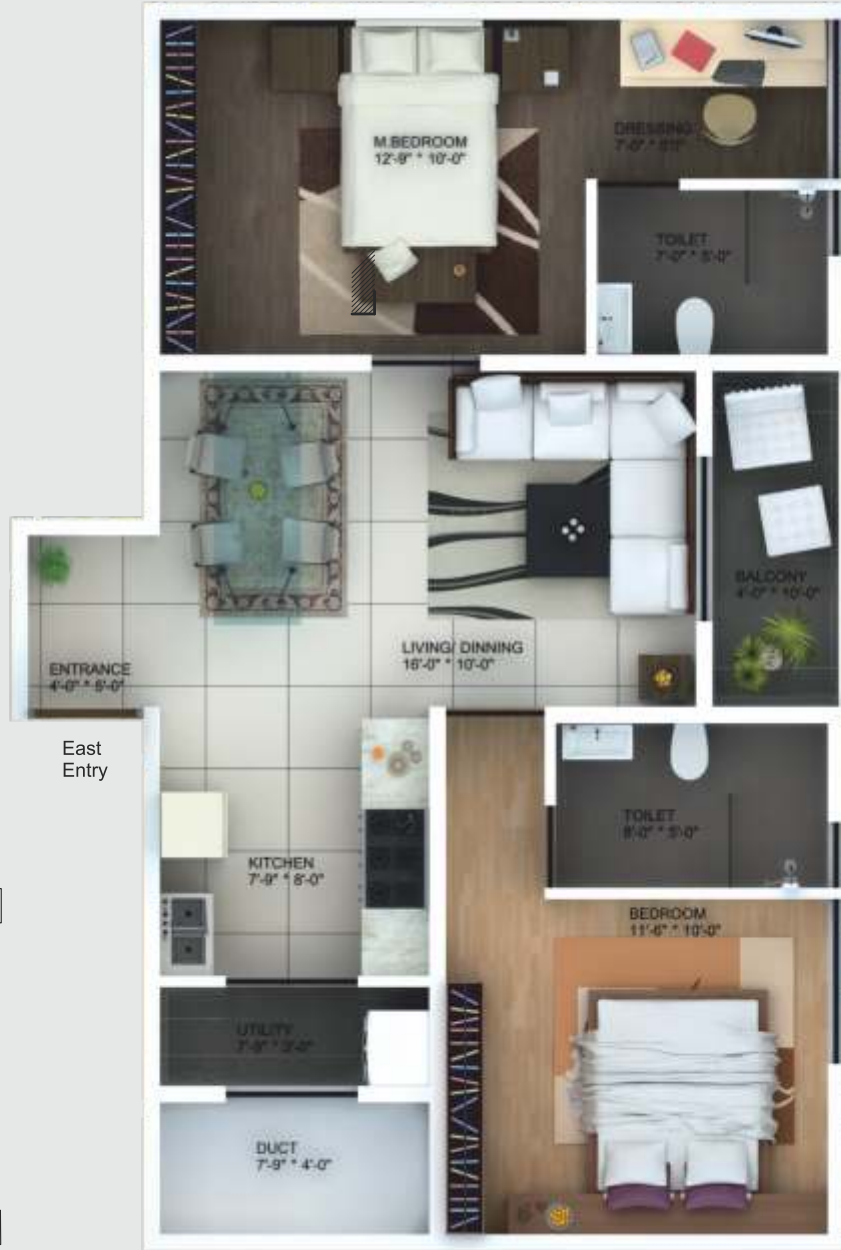


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	781
2	SUPER BUILTUP AREA	1116
TWO BEDROOM – 2 TOILETS		

WING - A (2BHK) FLAT: 102



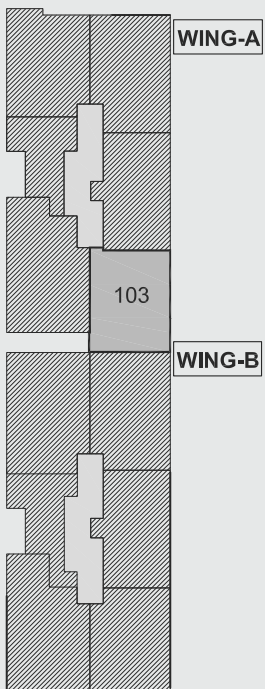
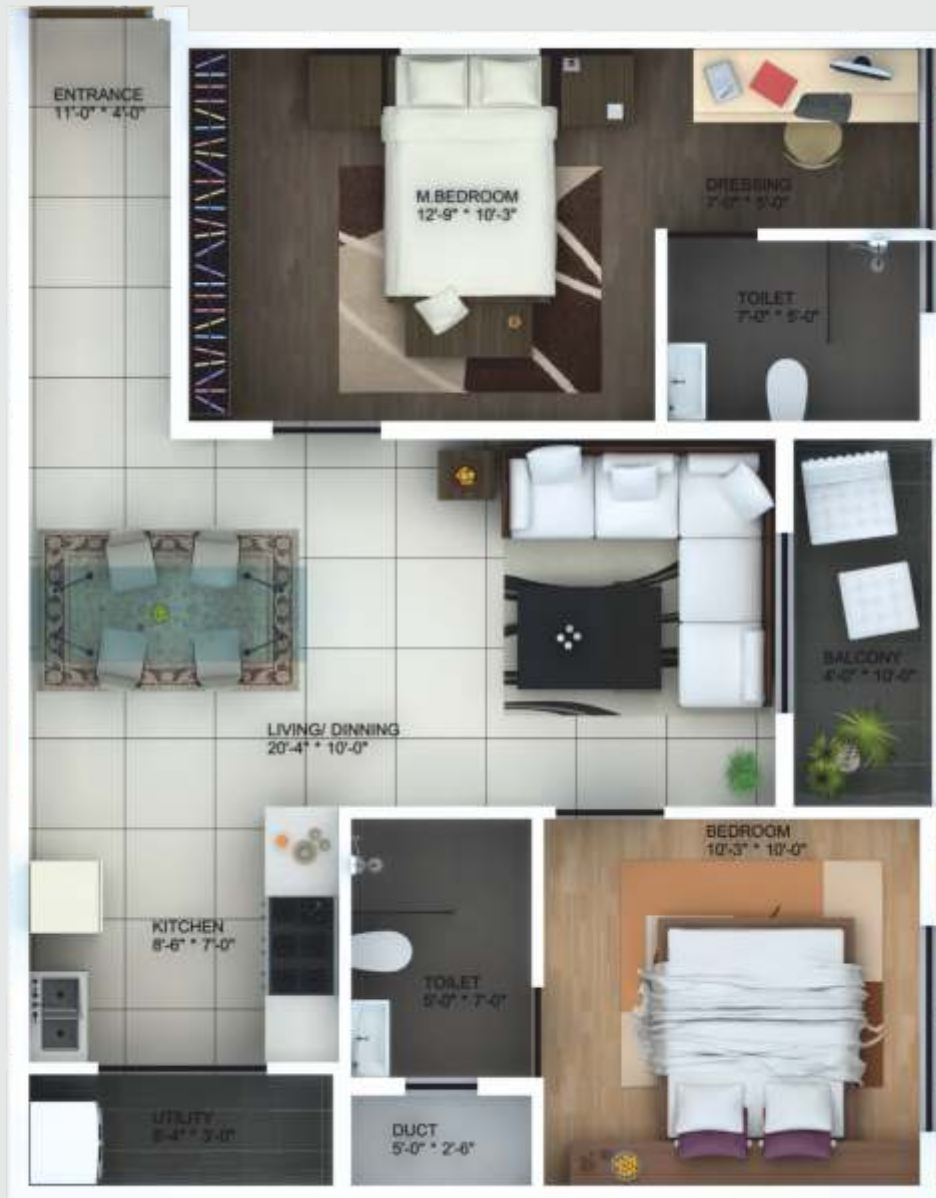
KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	682
2	SUPER BUILTUP AREA	975
TWO BEDROOM – 2 TOILETS		

WING - A (2BHK) FLAT: 103

West
Entry

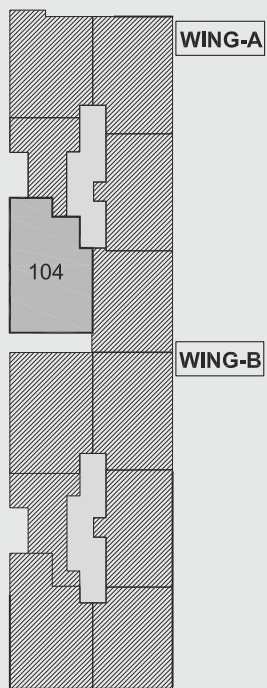
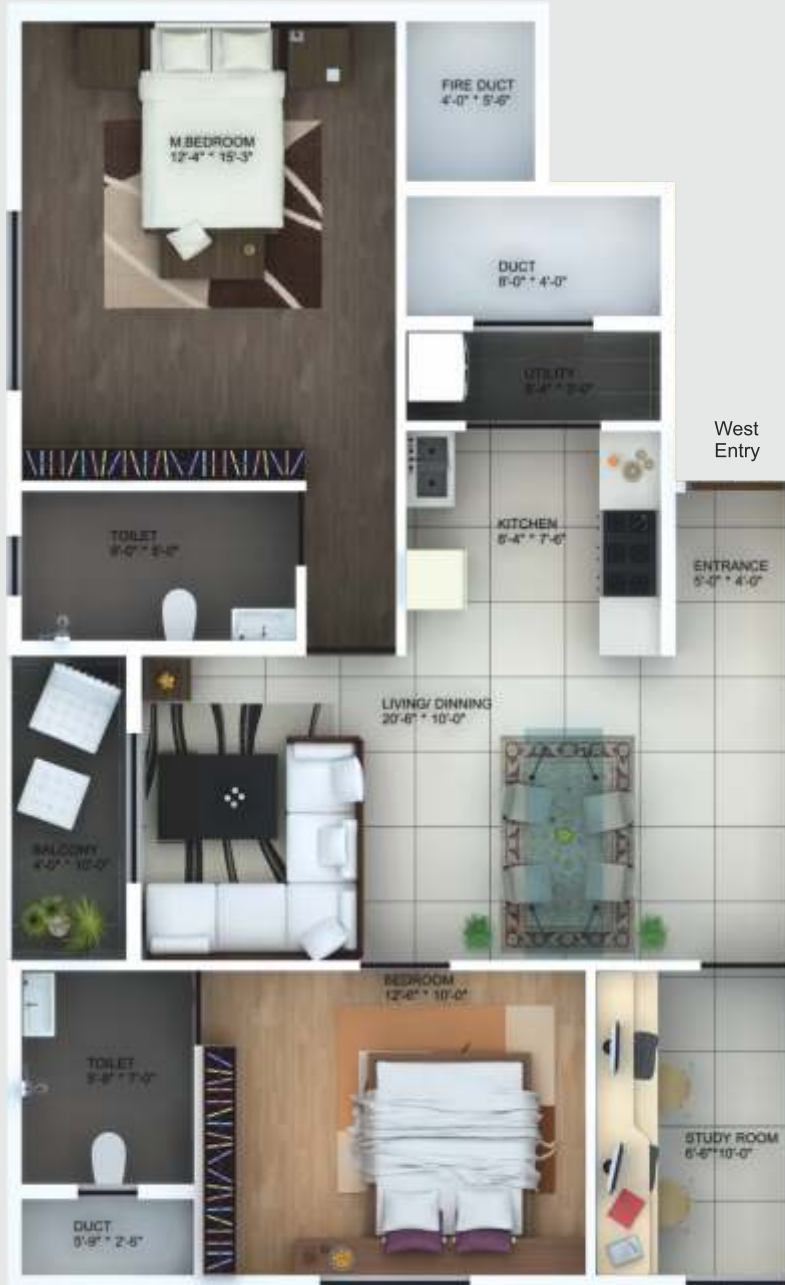


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	719
2	SUPER BUILTUP AREA	1027
TWO BEDROOM – 2 TOILETS		

WING - A (2.5BHK) FLAT: 104

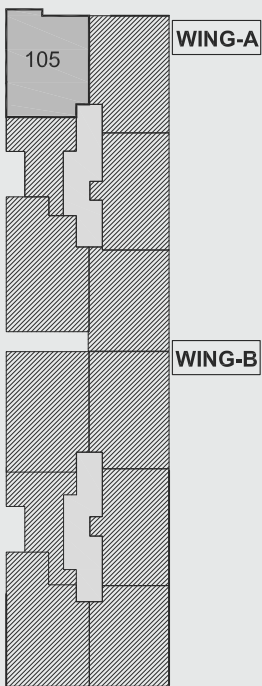
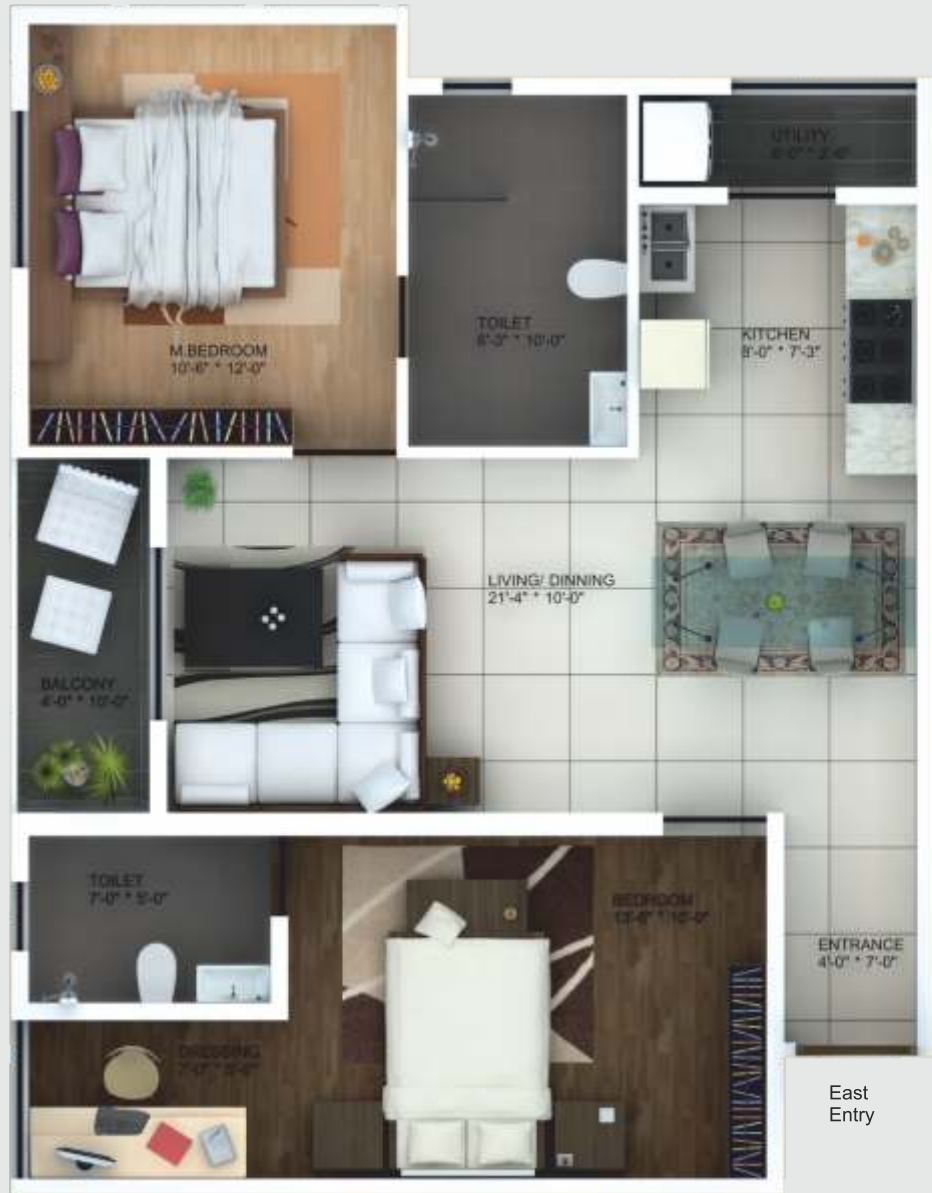


KEY PLAN



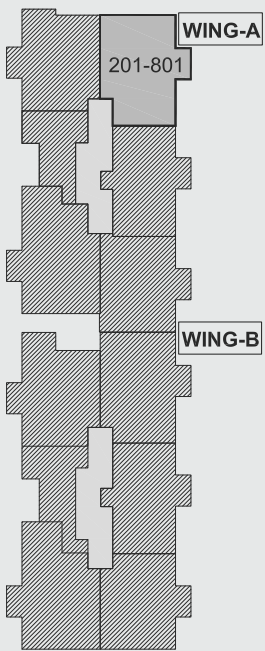
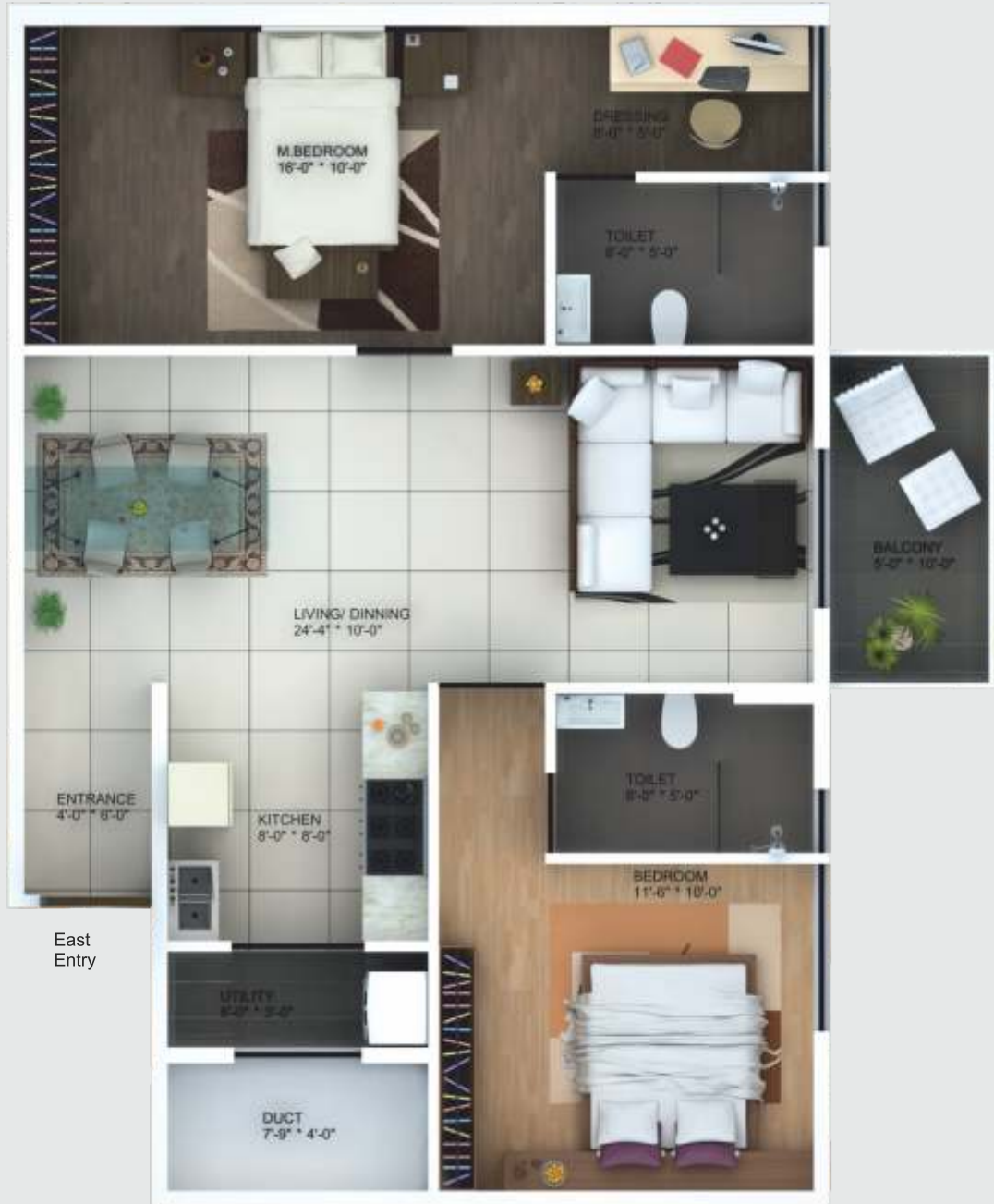
AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	848
2	SUPER BUILTUP AREA	1212
TWO BEDROOM - 1 study - 2 TOILETS		

WING - A (2BHK) FLAT: 105



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	757
2	SUPER BUILTUP AREA	1081
TWO BEDROOM - 2 TOILETS		

WING - A (2BHK) FLAT: 201 TO 801

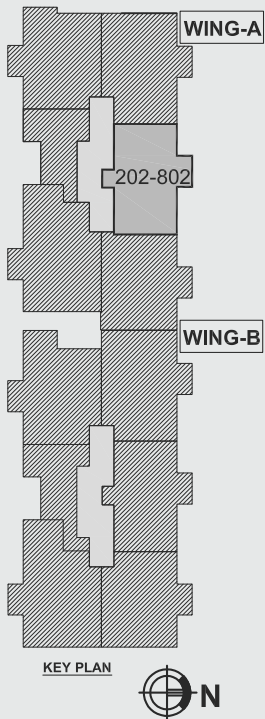


KEY PLAN



AREA STATEMENT		
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1	CARPET AREA	833
2	SUPER BUILTUP AREA	1190
TWO BEDROOM - 2 TOILETS		

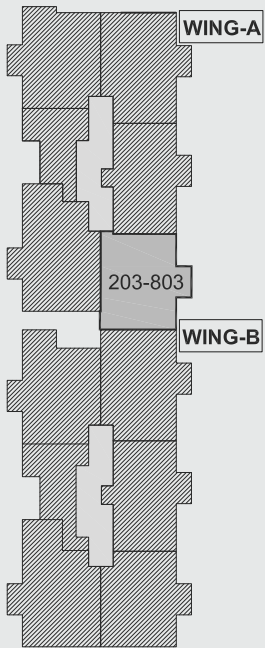
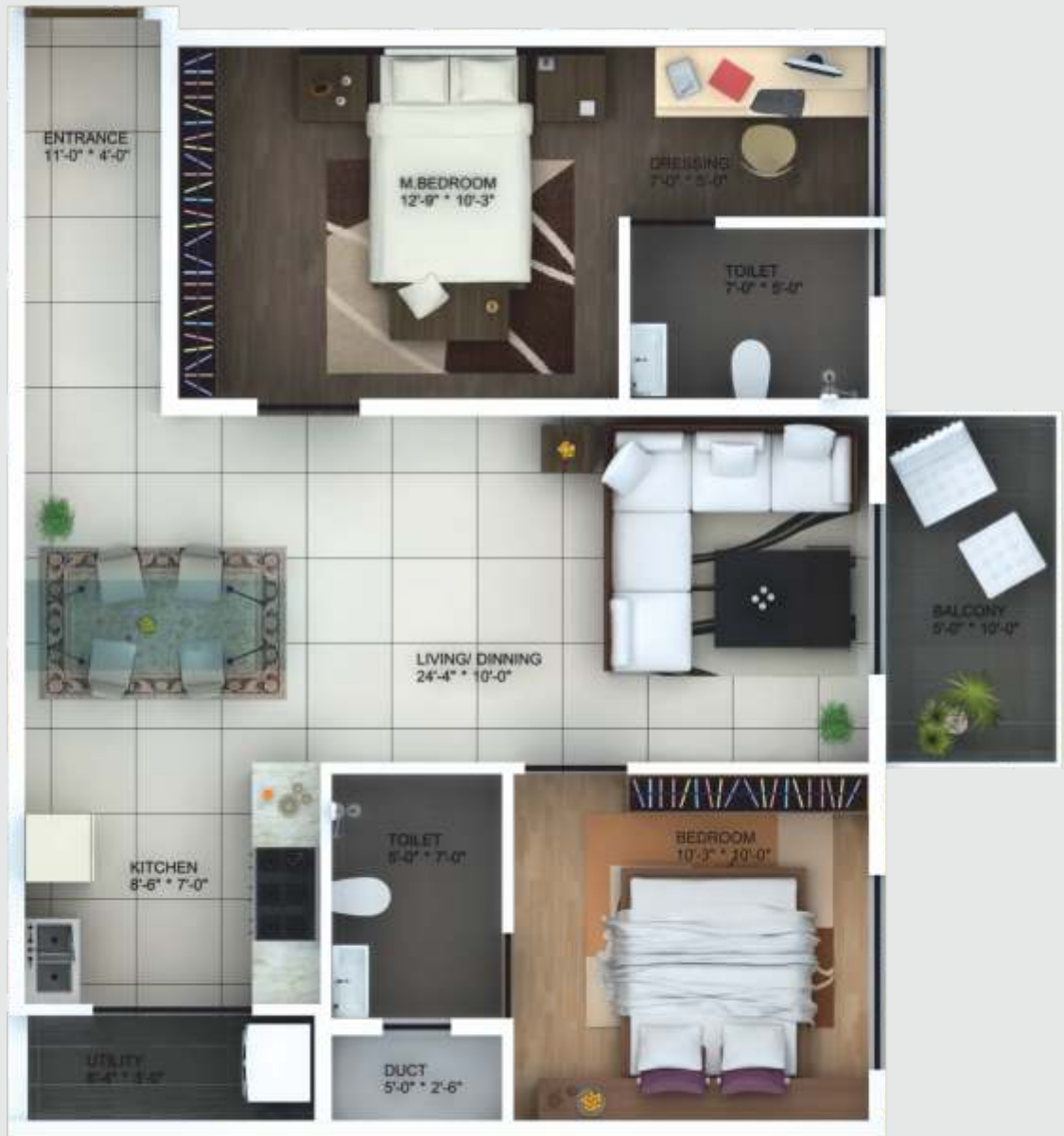
WING - A (2BHK) FLAT: 202 TO 802



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	735
2	SUPER BUILTUP AREA	1050
TWO BEDROOM - 2 TOILETS		

WING - A (2BHK) FLAT: 203 TO 803

West
Entry

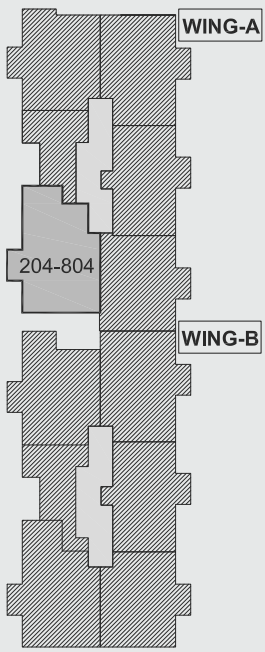


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	772
2	SUPER BUILTUP AREA	1102
TWO BEDROOM - 2 TOILETS		

WING - A (2.5BHK) FLAT: 204 TO 804

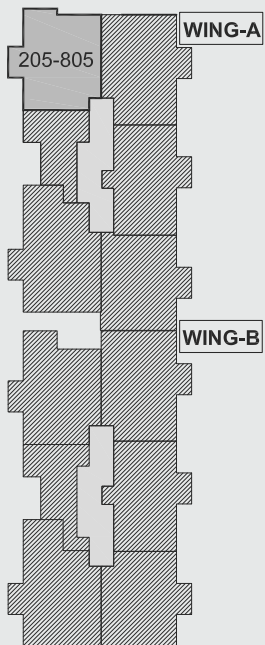


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	899
2	SUPER BUILTUP AREA	1285
TWO BEDROOM -1 study - 2 TOILETS		

WING - A (2BHK) FLAT: 205 TO 805

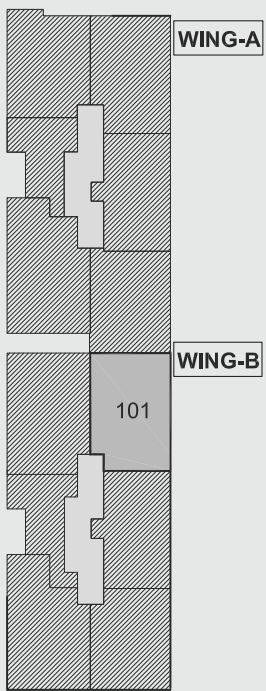


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	810
2	SUPER BUILTUP AREA	1157
TWO BEDROOM - 2 TOILETS		

WING - B (2BHK) FLAT: 101

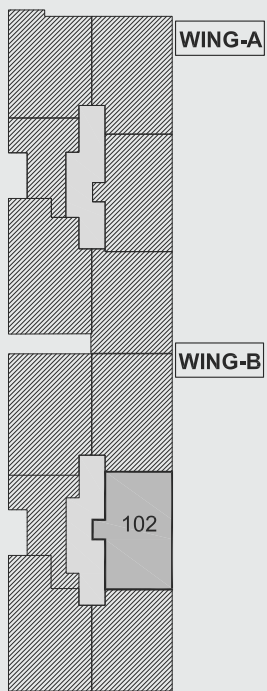


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	795
2	SUPER BUILTUP AREA	1136
TWO BEDROOM - 2 TOILETS		

WING - B (2BHK) FLAT: 102

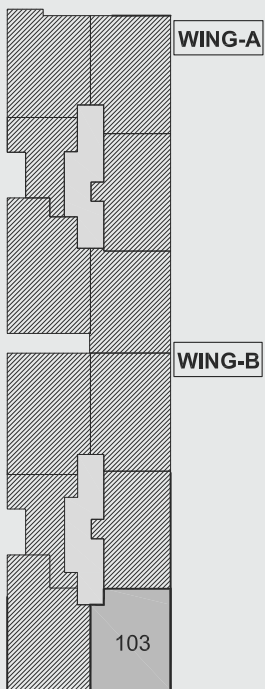
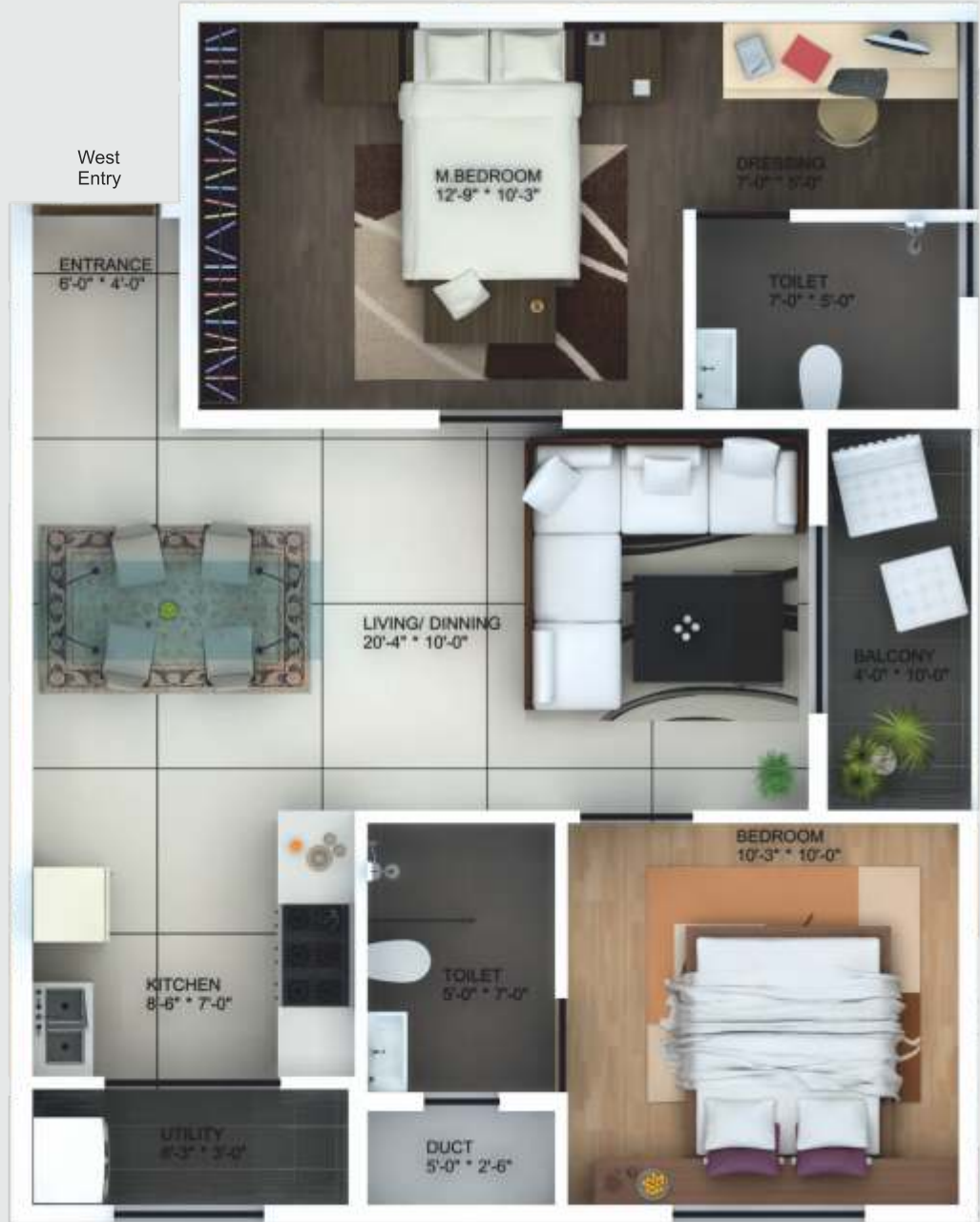


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	683
2	SUPER BUILTUP AREA	976
TWO BEDROOM - 2 TOILETS		

WING - B (2BHK) FLAT: 103

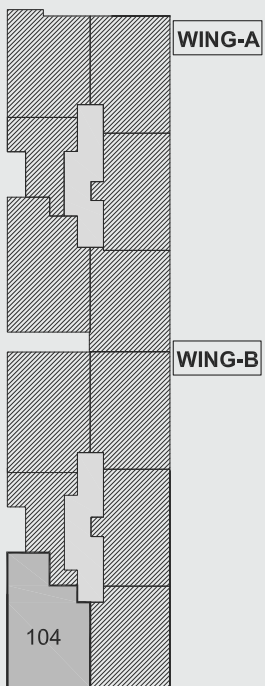


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	696
2	SUPER BUILTUP AREA	994
TWO BEDROOM - 2 TOILETS		

WING - B (2.5BHK) FLAT: 104

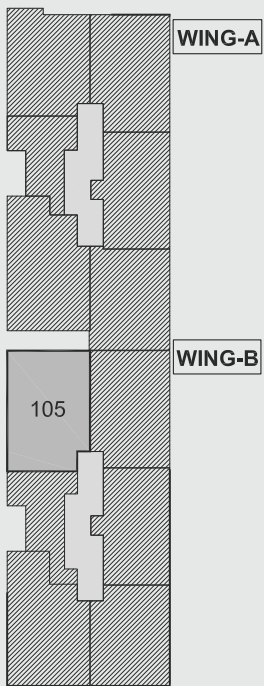


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	848
2	SUPER BUILTUP AREA	1212
TWO BEDROOM -1 STUDY - 2 TOILETS		

WING - B (2BHK) FLAT: 105



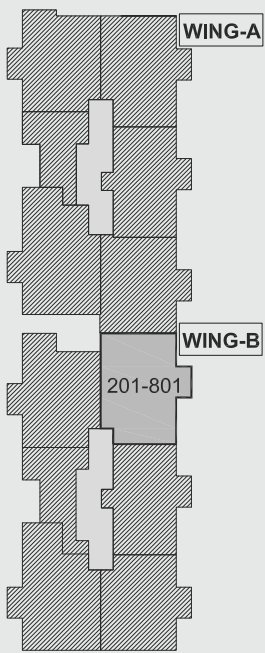
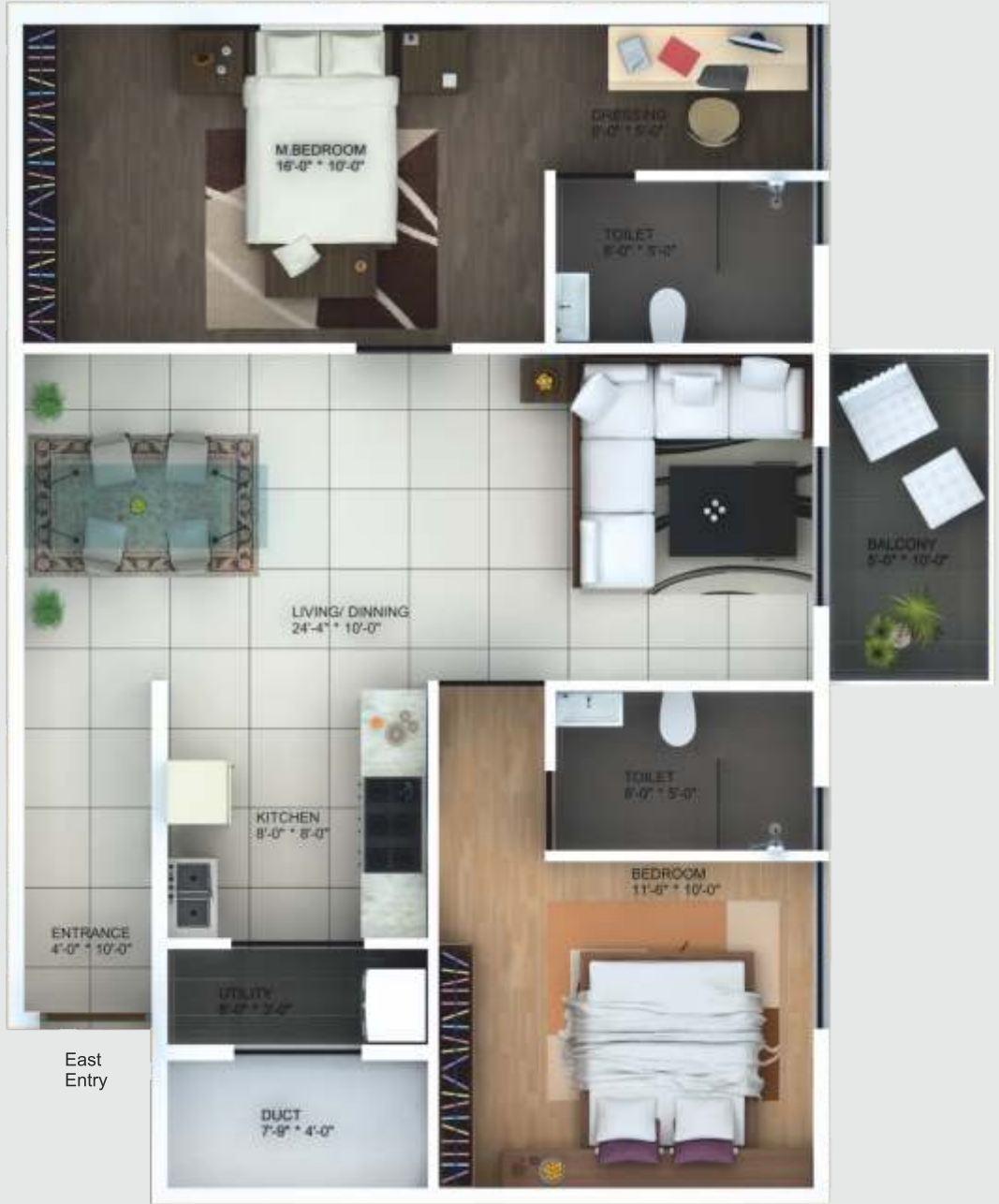
East Entry

AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	792
2	SUPER BUILTUP AREA	1131
TWO BEDROOM - 2 TOILETS		

KEY PLAN



WING - B (2BHK) FLAT: 201 TO 801

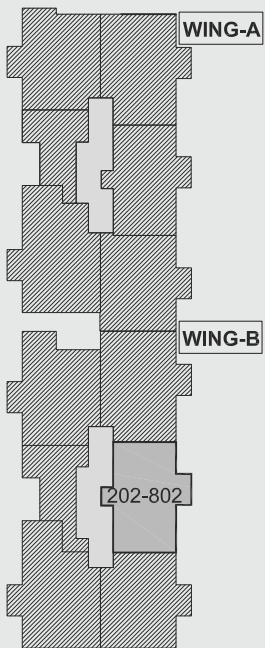


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	848
2	SUPER BUILTUP AREA	1211
TWO BEDROOM -1 STUDY - 2 TOILETS		

WING - B (2BHK) FLAT: 202 TO 802

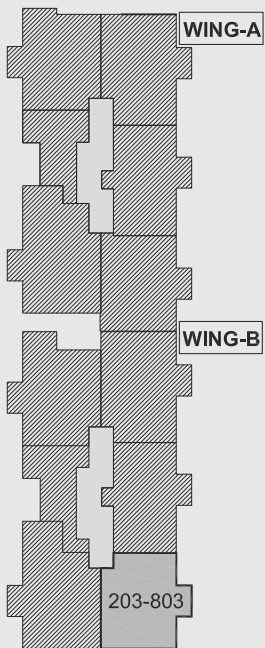


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	735
2	SUPER BUILTUP AREA	1050
TWO BEDROOM - 2 TOILETS		

WING - B (2BHK) FLAT: 203 TO 803

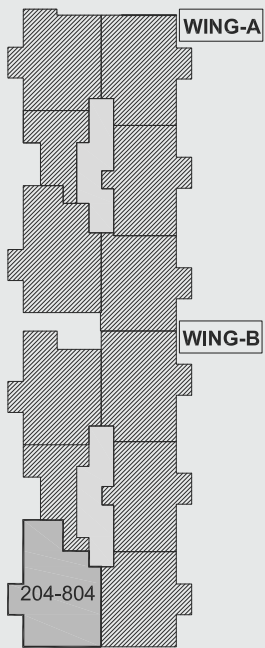


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	748
2	SUPER BUILTUP AREA	1069
TWO BEDROOM - 2 TOILETS		

WING - B (2.5BHK) FLAT: 204 TO 804

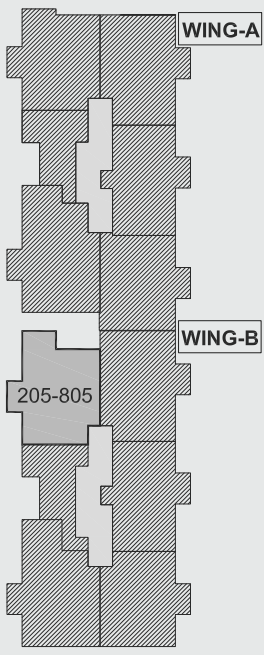


KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	899
2	SUPER BUILTUP AREA	1285
TWO BEDROOM - 1 study - 2 TOILETS		

WING - B (2BHK) FLAT: 205 TO 805



KEY PLAN



AREA STATEMENT		
S.NO	DESCRIPTION	AREA (SQ.FT)
1	CARPET AREA	846
2	SUPER BUILTUP AREA	1209
TWO BEDROOM - 2 TOILETS		