

AAKASH NIRVANA

Your habitat of peace

DEVELOPED BY



OFFICE ADDRESS

Aakash India Projects & Builders Pvt. Ltd
Payal Cinema Complex, Mango, Jamshedpur - 831012

SITE ADDRESS

Aakash Nirvana
Behind TGS Fabrication Yard, Panchwati Nagar, Marine Drive, Sonari - 831011

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1001




*When you are at peace
in your own habitat,
you find nirvana.*



*the
tales of
nirvana*

*Your own story starts with
your closest relationships and in that
nice tapestry of relationships, you weave stories.
Similarly, with our creation of storeys, we also set
various pods of nirvana for you where you will
attain fulfilment. So, let's begin!*



Hope, you are
all ears to listen to the
*future stories
of nirvana.*
The abode and its residents'
own way of attainments.



Artist's Impression

AAKASH NIRVANA

Your habitat of peace

G + 15

.....

60 Premium 3 & 4 BHK apartments

.....

Vastu compliant

.....

70% open area

.....

Double-height sky deck in each apartment

.....

Club-house & swimming pool on terrace

.....

Temple

.....

JUSCO water & electricity supply



Artist's Impression

The soaring high-rise creates the magic of nirvana against the sky



Artist's Impression

*the birth of nirvana:
in the eye of the creator*

*a new kind of
nirvana is secretly
growing here*

The world thinks of nirvana as salvation.

Here, we have found the core of it. One attains nirvana when they find less conflict inside and outside.

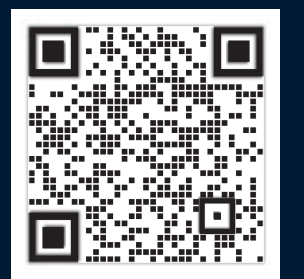
At Nirvana - the project, the select number of families creating a closely-knit community assure you a world where only like-minded people will belong and zero conflict will bring in inner nirvana.

The chosen location of Sonari overlooking the Dalma Hills and Subarnarekha River create the outer nirvana for you. The mindful offering in the form of thoughtful amenities simultaneously create the perfect grounds for attaining the peace of both nirvana.

Team Aakash India

at the juncture of brimming stories

When life is surrounded by conveniences,
one does not really need anything else
to complement it. But at Aakash Nirvana, life is
convenient not just because of its prime location but also
because of the moments that will unfold here like stories
to create the nirvana of a complete living.



Scan the QR Code
for location

Sonari Airport 2.2 kms

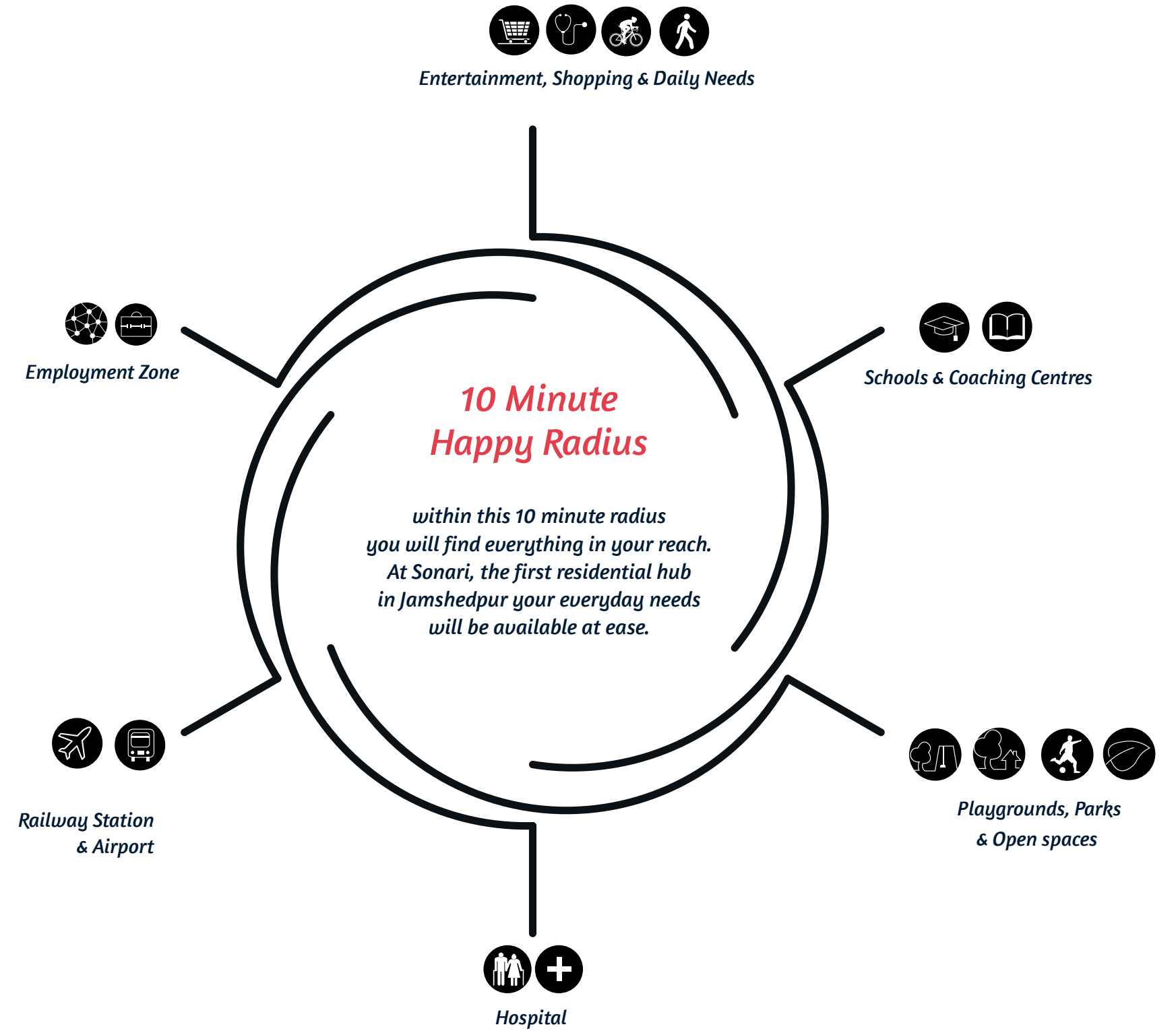
Sai Mandir 2.5 kms

Loyola School 4.2 kms

TMH Hospital 5.4 kms

Tatanagar Railway Station 9.2 kms

*Sonari, everyday
needs at ease*
Site + Surrounding + Proximity





Artist's Impression

A grand entrance welcomes you to your world of nirvana



Artist's Impression

Double-height drop off entrance makes arrivals easy and stylish

*“hey handsome
happy birthday,
surprise!”*

*Kush finds the other side empty
on answering a knock on his new apartment.
Being dissapointed, he resumes making coffee against the view
of the Dalma Hills from his double-height balcony.*

*Suddenly Rina, his wife, who was supposed to return from Delhi, drops
a text “Meeting postponed. Will be back tomorrow. Sorry!”
He sombrely finds a place on the sofa.*

*Again, a knock. This time it’s his neighbour Mr Singh,
“Kush beta, could you please come over to help?”
“Sure!” Kush followed reluctantly.
As soon as he entered, he saw Mrs. Singh
on the piano singing ‘Happy Birthday’.*

*“Wow! How did you know?” Kush was overwhelmed.
“This is how!” they handed the phone to Kush.
“Hey handsome, happy birthday, surprise!”
It was Rina.*

At Aakash Nirvana you find a spacious, vivacious life with sights of wonder everywhere. The serenity of the river and the hills cast a transcendent aura while the project welcomes open and airy living. The architectural planning and design always keeps you in an elevated state of mind. It is where you meet the

nirvana of your soul-searching



River's meet

Aakash Riviera Residency

Aakash Riviera Mall

Aakash Courtyard

Dalma Hills

Subarnarekha River

Artist's Impression

Abundance of sunlight and fresh breeze

Double-height sky deck in each apartment

Subarnarekha river and Dalma hills' view from select floors

*“don’t
touch
the pie
Aman!”*

*“Don’t touch the pie Aman!”
She warned her 10 years old, while setting the
table for the weekly brunch. Her brother, who
was visiting her for a month, was looking at
all the food on the table...
“Lasagna, Ravioli, Spaghetti and Bolognaise...
wow, you guys really like Italian, huh?”*

*She laughed.
“It’s in honour of our upcoming trip.
We’re all very excited!”
“I still can’t believe you’re going on an
international trip with neighbours you met
just 2 months back!” he said.*

*She smiled. “It’s just a select few of us here you know...
even we didn’t realise when we became family.”*



At Aakash Nirvana you'll find your own tribe of like-minded people and get the chance to build the kind of friendships that are rarely found in massive complexes. Savour the beauty of lasting relationships with neighbours that turn out to be more like family. It is where you find the in a close-knit community.

nirvana of togetherness

Social gathering space with neighbours

Like-minded neighbours

Aesthetically designed temple with meditation zone


Landscaped garden | 70% Open space

*“looks
quite
cheerful
to me!”*

*On her way back from the society gym,
Anu placed an order for ice cream.
Ever since shifting homes, her daughter
has been excessively missing her old friends.
“This’ll cheer her up,” she told her husband.*

*Suddenly, a familiar gleeful laughter could
be heard. Anu found her daughter playing
with the other kids in the multipurpose court.
She turned to her husband who said
“Looks quite cheerful to me!”*

*“When did this happen?” Anu looked surprised
“The teenagers converted the multipurpose court into a hopscotch
zone for the little ones to play,” said her husband.
“Looks like our daughter has made some new friends”
“That’s so sweet. But...I ordered an ice cream thinking she’ll be home
alone, what to do?”
“Simple, just order some more!”*



At Aakash Nirvana, childhood gets to breathe free and make happy memories! The dedicated multipurpose court is well-equipped to keep your kids busy in fun activities while they make new friends and live their childhood the way you have always wanted them to. It is where you find the

nirvana of active recreation

Multipurpose court | Indoor games room | Kids' play area



Artist's Impression

The multipurpose court acts as a platform for playful growth



Artist's Impression

Your kids will find their active streak at the kids' play room

*“happy
anniversary,
Mrs. Kapoor”*

She walked with a book to her favourite sitting zone and noticed a sticky note there.

*“meet me at the pool,”
it said, and there was a red rose beside it.*

She sighed and proceeded to the terrace, where he was sitting at the poolside, with his feet in the water.

“You’re 60 Navin! And you’re leaving me notes in random places. Could you at least act your age?” she said, as she sat down beside him. “If I had acted my age 43 years back, I would have never gotten you, you know?” he winked.

“Right. 43 years and you still don’t remember that I hate roses.”

“Actually, I do.”

He said, as he brought out a bunch of yellow carnations “Happy Anniversary, Mrs. Kapoor” he whispered, as his feet bumped against hers under water.

The water of the edgeless pool seemed to be merging with the crimson sky in front and in that moment, there was nothing but the rippling of water and endless skies between them.

*At Aakash Nirvana, the club-house
on the terrace is the highest in the city.
It inspires relaxing introspection where moments
bring back your most cherished memories.
The edgeless pool merges with the open horizon
and transports you to the ethereal.
It is where you find the*

nirvana of solace



*Club-house on terrace | Swimming Pool on the 16th floor - highest in and around Jamshedpur
Ultra-modern Gymnasium | Multipurpose Banquet Hall with Kitchen | Cards Room*

AAKASH NIRVANA



Artist's Impression

The terrace club-house will be your favourite hub of relaxation



Artist's Impression

Take a dip of freshness at the highest terrace swimming pool in the vicinity



Artist's Impression

A jolt of energy is assured with every session at the ultra-modern gym

facilities*

Equipped with modern fire protection system as per NBC norms

Fully furnished waiting lounge

2 high speed passenger elevators with a capacity of 15 persons and one service elevator with capacity of 8 persons

Wheelchair friendly campus

2 numbers of designated electric car charging point

Building equipped with 2-tier security

EPBX system in all flats

Manned security at gate

High resolution CCTV surveillance

Day-to-day maintenance of building will be taken care by Aakash Utilities
Rainwater harvesting system

DG power backup of 1000 W per flat

Toilet for domestic help on each floor

JUSCO power and water supply

amenities*

Rooftop swimming pool with cabana and changing room

Rooftop ultra-modern Air-conditioned gymnasium

ROOF TOP CLUB HOUSE

- Indoor Games Room
- Kids' play area
- Cards room

Multipurpose court comprises badminton court, half basketball court & mini futsal

Aesthetically designed temple

2000 Sq. Ft multipurpose community hall along with kitchen and toilet on the ground floor





Artist's Impression

*Marvel at the quality architecture and design as you wait
for your elevator at the double-height entrance*

A large, dark blue, abstract graphic shape that frames the text 'architect's note'. The background of the entire page is a photograph of a modern apartment building at night, with warm red and orange lighting illuminating the balconies and windows. The building has multiple levels with glass railings and some balconies have plants and furniture.

architect's note

Nirvana of treasurable moments

'Luxurious Living' is the key word for NIRVANA. Spacious apartments are designed such elegantly that each of them has multiple double-height terraces, along with lavish and astounding balconies. Beautiful plants could be kept to create one's own terrace gardens, adding the spectacular feeling of a garden to its beautiful living space and splendid bedrooms. Moreover, all apartments have been designed following the rules of Vastu.

The context and location of the site inspired us to design the elevation of NIRVANA- with meandering terraces, creating the opportunity for residents to enjoy the astonishing views of the Kharkai and Subarnarekha Rivers with the majestic sight of the Dalma Hills from every apartment. The exquisite scenery of the sun setting behind the Dalma can be enjoyed from these terraces.

The Swimming Pool, its deck along with the Gym, are meant to admire the rivers and the hills every time, for everyone residing here.

Not only that, it also possesses a large, open park and playing area, in which residents may enjoy playing sports or simply see and feel the scenic beauty all around. The grand double-height lobby, the greenery, the Temple as well as the common facilities are planned and positioned carefully for the well-being and prosperity of the valuable residents.

*Principal Architect
Ar. Karunamoy Kolay
Beyond Architecture*



Master plan

- 1. Entry / Exit gate
- 2. Internal driveway
- 3. Car parking
- 4. Green lawn
- 5. Swimming pool
- 6. Multipurpose court
- 7. Temple

Ground Floor plan



floor plan

2ND, 6TH, 10TH AND 14TH FLOOR PLAN



FLAT NO.	C.A. SQ.FT.	BUA SQ.FT.	SBUA SQ.FT.	SKY DECK SQ.FT.	NO. OF SKY DECK/FLAT
201, 601, 1001, 1401	2711	2874	3700	309	3
202, 602, 1002, 1402	2014	2172	2800	158	2
203, 603, 1003, 1403	1521	1643	2150	197	3
204, 604, 1004, 1404	1521	1643	2150	197	3



floor plan

3RD, 7TH, 11TH AND 15TH FLOOR PLAN



FLAT NO.	C.A. SQ.FT.	BUA SQ.FT.	SBUA SQ.FT.	SKY DECK SQ.FT.	NO. OF SKY DECK/FLAT
301, 701, 1101, 1501	2711	2874	3700	338	4
302, 702, 1102, 1502	2014	2172	2800	235	3
303, 703, 1103, 1503	1521	1643	2150	165	2
304, 704, 1104, 1504	1521	1643	2150	164	2



floor plan

4TH, 8TH AND 12TH FLOOR PLAN



FLAT NO.	C.A. SQ.FT.	BUA SQ.FT.	SBUA SQ.FT.	SKY DECK SQ.FT.	NO. OF SKY DECK/FLAT
401, 801, 1201	2711	2874	3700	241	3
402, 802, 1202	2014	2172	2800	237	3
403, 803, 1203	1521	1643	2150	238	3
404, 804, 1204	1521	1643	2150	240	3



floor plan

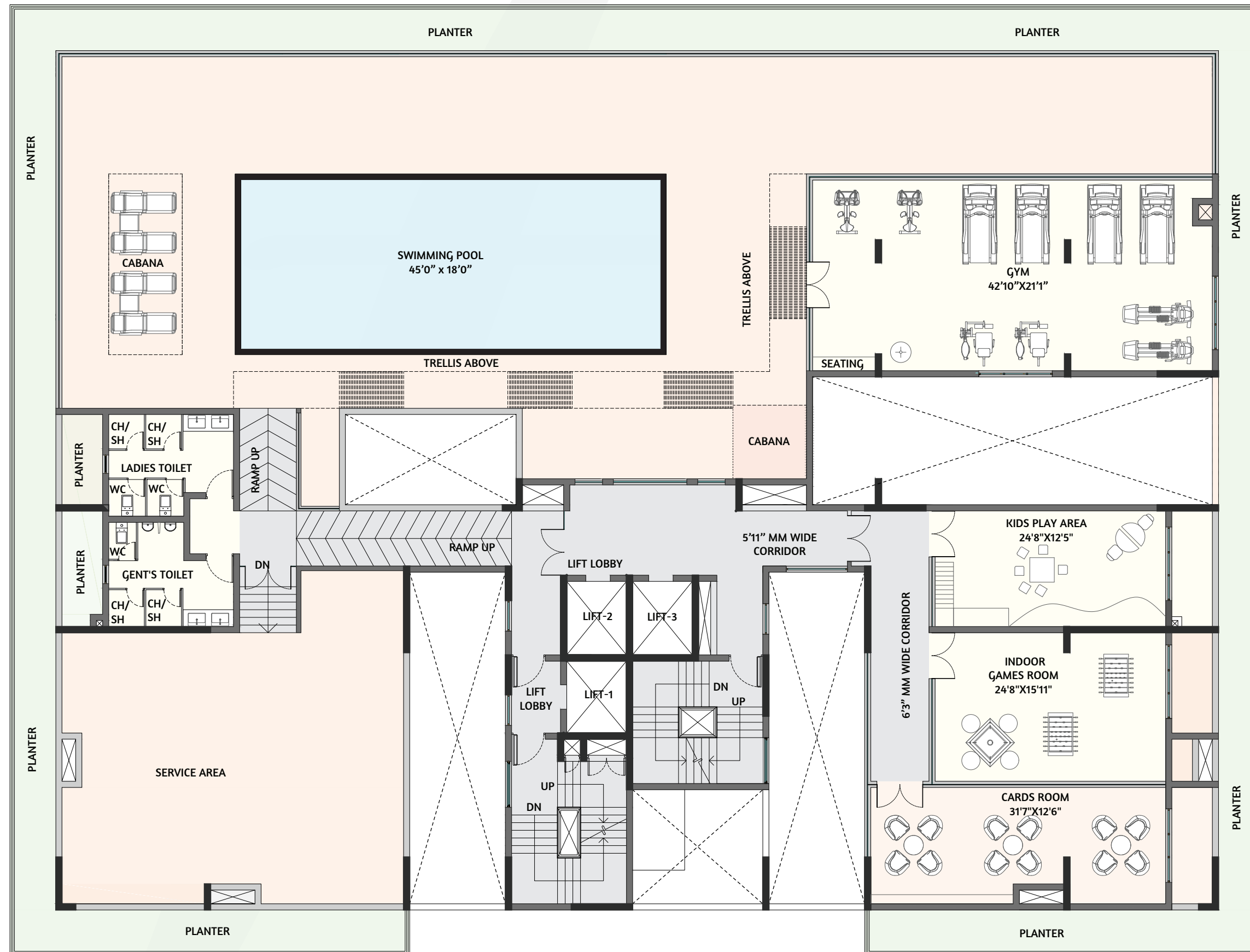
5TH, 9TH AND 13TH FLOOR PLAN



FLAT NO.	C.A. SQ.FT.	BUA SQ.FT.	SBUA SQ.FT.	SKY DECK SQ.FT.	NO. OF SKY DECK/FLAT
501, 901, 1301	2711	2874	3700	313	4
502, 902, 1302	2014	2172	2800	235	3
503, 903, 1303	1521	1643	2150	146	2
504, 904, 1304	1521	1643	2150	145	2



Roof plan

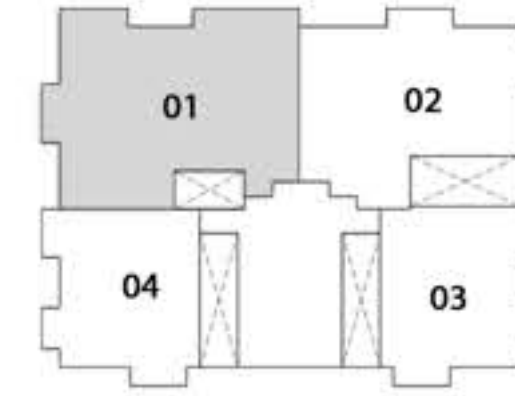


LOCATION	SQ.FT.
Gym	916.34
Kids' Play Area	339.07
Indoor Games Room	430.78
Card Room	427.44
Swimming Pool	809.56
Deck Area	2917.69
Service Area	1221.18
Cabana	213.77
Toilet	352.74
Lobby	770.81
Planter	2100.27



Unit 01: 4 BHK

Carpet Area: 2711 Sq.ft.
 Built-up Area: 2874 Sq.ft.
 Super Built-up Area: 3700 Sq.ft.
 Sky Deck: 309 Sq.ft.



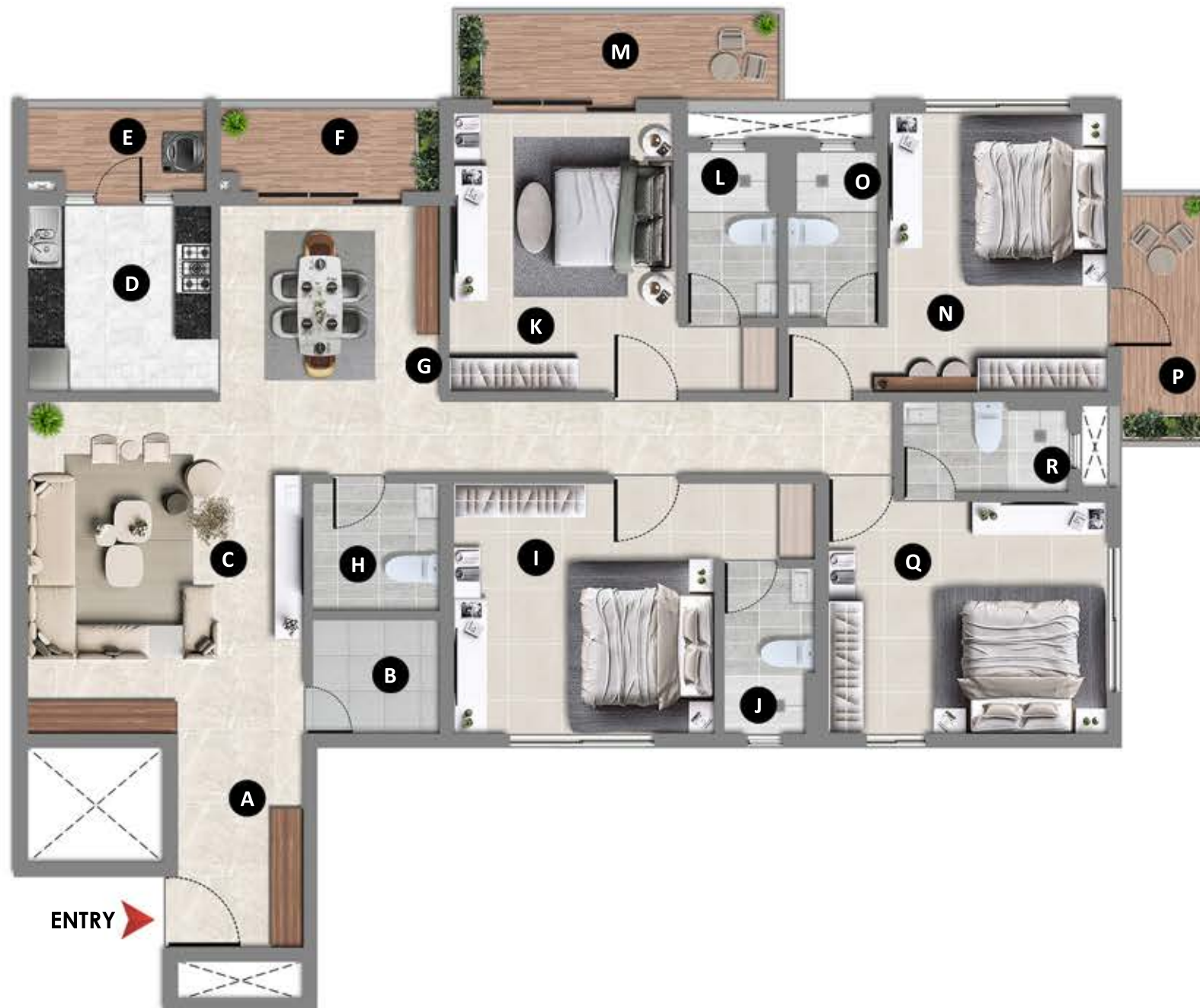
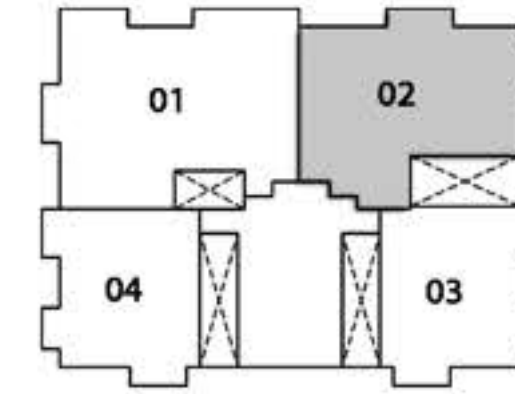
MARK	ROOM NAME	In mm		In feet	
		Length	Breadth	Length	Breadth
A	Foyer	2100	3525	7' 0"	11' 6"
B	Living Room	4575	4275	15' 0"	14' 3"
C	Family Lounge	4700	4450	15' 6"	14' 6"
D	Dining Room	3825	4750	12' 6"	15' 6"
E	Covered Balcony	4500	1550	15' 0"	5' 0"
F	Sky Deck	8725	1500	28' 6"	5' 0"
G	Powder Toilet	1925	2125	6' 3"	7' 0"
H	Kitchen	3600	4150	12' 0"	13' 6"
I	Maid's Room	1925	2950	6' 3"	9' 9"
J	Utility Room	5575	1100	18' 3"	3' 6"
K	Store Room	1925	1900	6' 3"	6' 3"
L	Puja Room	1925	2500	6' 3"	8' 3"
M	Master Bedroom	7000	4375	23' 0"	14' 3"
N	Toilet 1	1850	2950	6' 0"	9' 9"
O	Bedroom 2	5375	3650	17' 8"	12' 0"
P	Walk-in-closet	1850	1525	6' 0"	5' 0"
Q	Toilet 2	2750	1525	9' 0"	5' 0"
R	Sky Deck	1500	4800	5' 0"	16' 0"
S	Bedroom 3	3700	4625	12' 2"	15' 2"
T	Sky Deck	5600	1500	18' 5"	5' 0"
U	Toilet 3	1525	2750	5' 0"	9' 0"
V	Bedroom 4	3750	4625	12' 0"	15' 0"
W	Toilet 4	1525	2750	5' 0"	9' 0"

* All dimensions are excluding plaster / wall putty finishes



Unit 02: 4 BHK

Carpet Area: 2014 Sq.ft.
 Built-up Area: 2172 Sq.ft.
 Super Built-up Area: 2800 Sq.ft.
 Sky Deck: 156 Sq.ft.



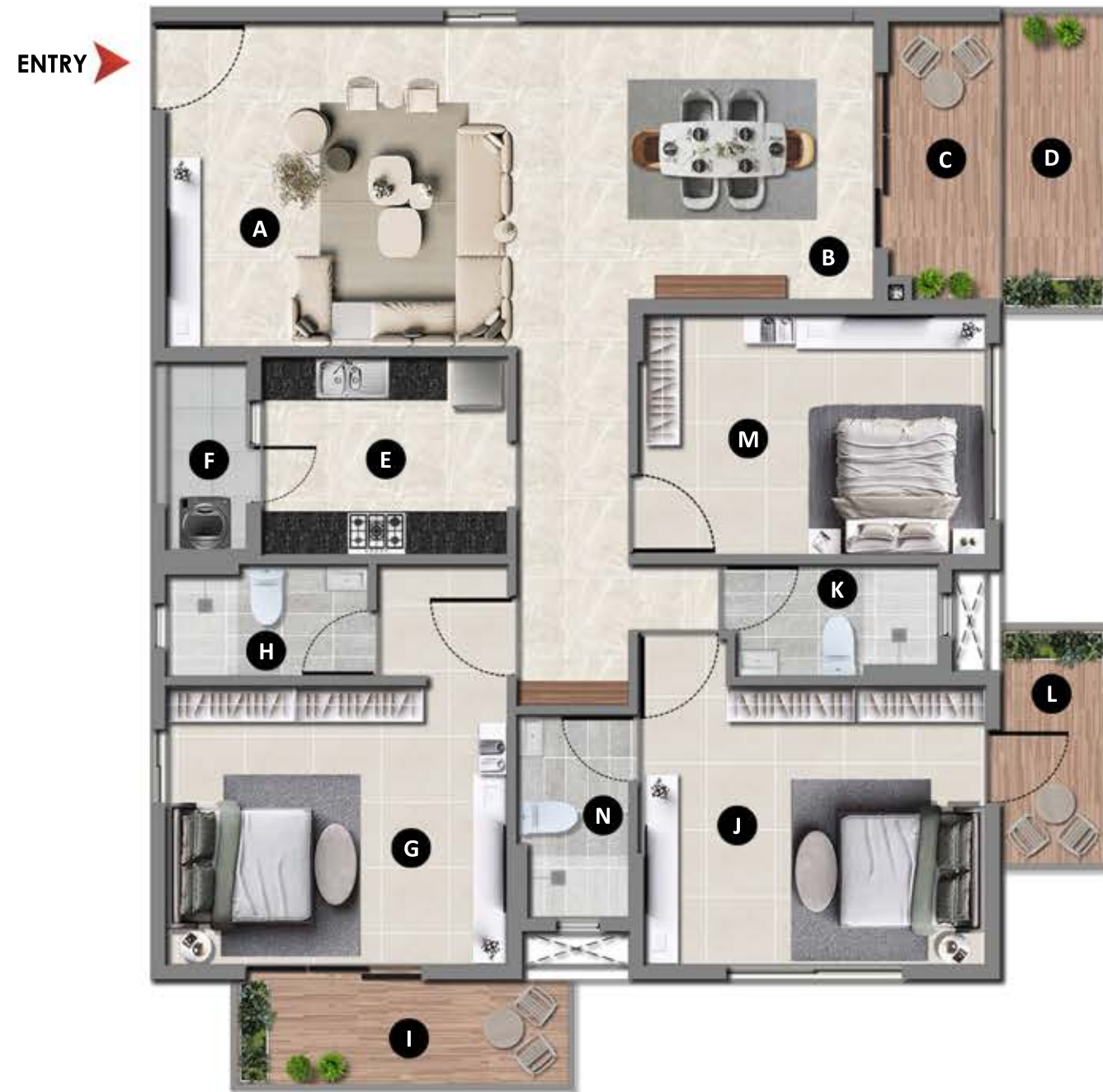
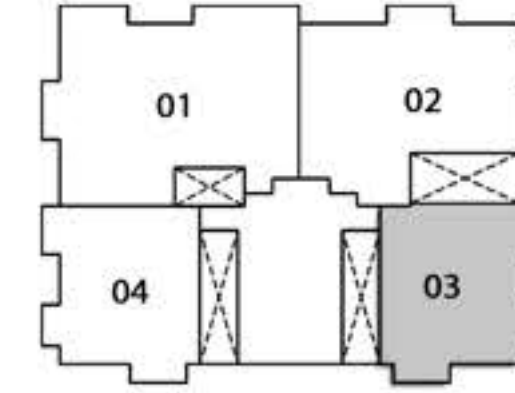
MARK	ROOM NAME	In mm		In feet	
		Length	Breadth	Length	Breadth
A	Foyer	2100	3525	7' 0"	11' 6"
B	Store Room	2125	1900	7' 0"	6' 3"
C	Living Room	4575	5500	15' 0"	18' 0"
D	Kitchen	3050	3100	10' 0"	10' 2"
E	Utility Room	2975	1525	9' 9"	5' 0"
F	Sky Deck	3650	1525	12' 0"	5' 0"
G	Dining Room	3650	3225	12' 0"	10' 7"
H	Powder Toilet	2125	2125	7' 0"	7' 0"
I	Master Bedroom	4450	4150	14' 3"	13' 8"
J	Toilet 1	1525	2750	5' 0"	9' 0"
K	Bedroom 2	3800	4625	12' 6"	15' 2"
L	Toilet 2	1525	2750	5' 0"	9' 0"
M	Sky Deck	5450	1500	18' 0"	5' 0"
N	Bedroom 3	3650	4625	12' 0"	15' 2"
O	Toilet 3	1525	2750	5' 0"	9' 0"
P	Sky Deck	1500	4200	5' 0"	13' 9"
Q	Bedroom 4	4625	3850	15' 2"	12' 8"
R	Toilet 4	1525	2750	5' 0"	9' 0"

* All dimensions are excluding plaster / wall putty finishes



Unit 03: 3 BHK

Carpet Area: 1521 Sq.ft.
 Built-up Area: 1643 Sq.ft.
 Super Built-up Area: 2150 Sq.ft.
 Sky Deck: 197 Sq.ft.



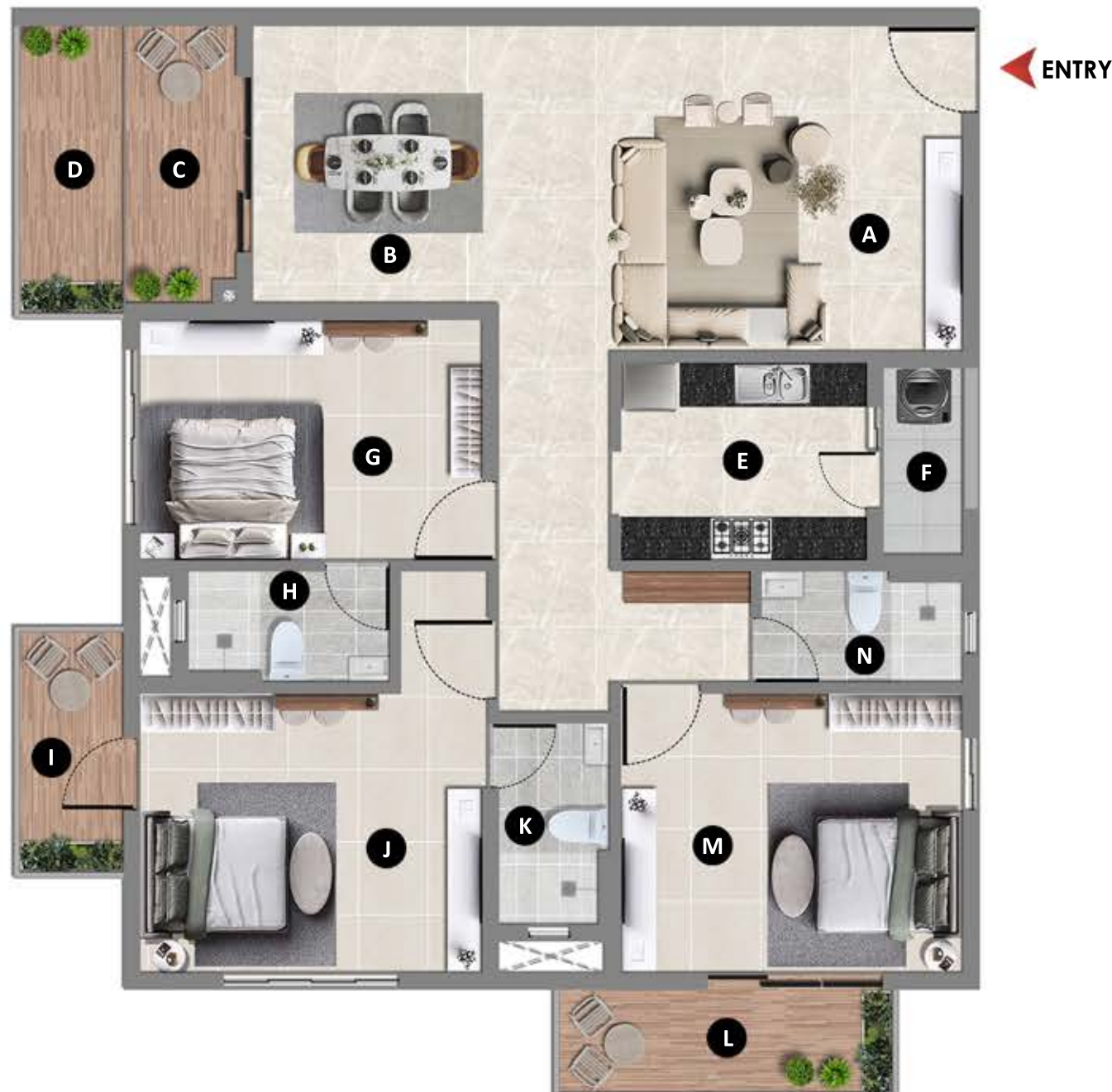
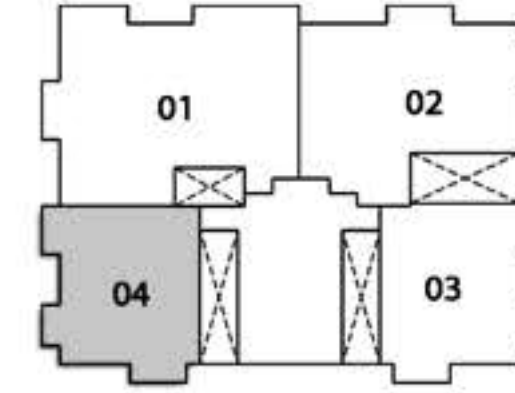
MARK	ROOM NAME	In mm		In feet	
		Length	Breadth	Length	Breadth
A	Living Room	6300	4425	20' 8"	14' 6"
B	Dining Room	3325	3775	11' 0"	12' 5"
C	Covered Balcony	1525	3775	5' 0"	12' 5"
D	Sky Deck	1500	4175	5' 0"	13' 8"
E	Kitchen	3350	2700	11' 0"	8' 10"
F	Utility Room	1100	2550	3' 6"	8' 4"
G	Master Bedroom	4650	3800	15' 3"	12' 6"
H	Toilet 1	2750	1525	9' 0"	9' 0"
I	Sky Deck	4665	1500	9' 0"	5' 0"
J	Bedroom 2	4650	3800	15' 3"	12' 6"
K	Toilet 2	2750	1525	9' 0"	9' 0"
L	Sky Deck	1500	3350	5' 0"	11' 0"
M	Bedroom 3	4725	3275	15' 6"	10' 9"
N	Toilet 3	1525	2750	5' 0"	9' 0"

* All dimensions are excluding plaster / wall putty finishes



Unit 04: 3 BHK

Carpet Area: 1521 Sq.ft.
 Built-up Area: 1643 Sq.ft.
 Super Built-up Area: 2150 Sq.ft.
 Sky Deck: 197 Sq.ft.



MARK	ROOM NAME	In mm		In feet	
		Length	Breadth	Length	Breadth
A	Living Room	6300	4425	20' 8"	14' 6"
B	Dining Room	3325	3775	11' 0"	12' 5"
C	Covered Balcony	1525	3775	5' 0"	12' 5"
D	Sky Deck	1500	3975	5' 0"	13' 0"
E	Kitchen	3350	2700	11' 0"	8' 10"
F	Utility Room	1100	2550	3' 6"	8' 4"
G	Bedroom 1	4650	3275	15' 3"	10' 9"
H	Toilet 1	2750	1525	9' 0"	5' 0"
I	Sky Deck	1500	3400	5' 0"	11' 0"
J	Master Bedroom	4725	3800	15' 6"	12' 6"
K	Toilet 2	1500	2750	5' 0"	9' 0"
L	Sky Deck	4650	1500	15' 3"	5' 0"
M	Bedroom 3	4650	3800	15' 0"	12' 6"
N	Toilet 3	2750	1500	15' 4"	5' 0"

* All dimensions are excluding plaster / wall putty finishes



RCC STRUCTURE

RCC framed structure;

The structure will conform to seismic and wind load considerations as stipulated by BIS codes for better safety. All brickwork will be AAC Blocks (Aerated Auto Claved concrete blocks). External walls would be 200 mm thick and Internal walls would be 125 mm thick.

WALL FINISH

Internal walls will have a smooth putty finish, with 1 coat of primer. The exterior elevation will be painted with 1 coat of exterior primer & 2 coats of weather coat paint of reputed brand.

DOORS

Main door will be 30 mm thick flush door finished with LAMINATE ON BOTH SIDES with lock, door handle, tower bolt and door stopper. All other doors will be 30 mm thick flush door with tower bolt and door stopper.

WINDOWS

Good quality UPVC/powder coated Aluminium sliding windows with 5mm thick clear float glass.

FLOORING

Living Room and Dining Room will have premium 1800mm X 600mm (6' x 4' ft) premium quality glazed vitrified tiles.

BEDROOM

600 x 600 mm (2 ft x 2 ft) premium quality glazed vitrified tiles of reputed make.

BALCONY

Balcony will have 1200 mm x 150 mm (48 inch x 6 inch) premium quality glazed vitrified tiles of reputed make. Stainless steel railings with toughened glass panels in all balconies.

TOILETS

Walls:

Glazed Digital wall tiles of size 600 mm x 300 mm. Tiles up-to height of 8ft.

Flooring: 600 mm x 600 mm Anti-Skid Tiles.

Fittings: Jaquar/Kohler/Grohe or equivalent CP fittings. White glazed sanitary ware with ISI mark. The Wash Basin will have basin mixer and Bath area will have concealed diverter with provision for hot and cold water in both areas.

KITCHEN

Flooring: 600 mm x 600 mm premium quality glazed vitrified tiles.

Platform: Black granite cooking platform and ceramic tile Dado up to 600 mm above the counter with stainless steel sink and provision for dishwasher facility will be provided. The geyser point will be provided in the kitchen.

INTERCOM:

Intercom Point in each flat with telephone handset will be provided in the drawing room.

ELECTRICAL

3 phase – 5 KVA power supply in all residential apartments.

FITTINGS

Adequate power points for lights and fans . Provision for AC point in all Bedrooms and Living Room. Convenient provision & distribution of light and power plugs and provision for electrical modular switches and accessories of ISI marked fittings of Anchor/Roma/Crabtree or equivalent.

PIPED LPG GAS

Piped LPG Gas connection from GAIL with provision for a meter for monthly billing in each kitchen.

the developer

AAKASH
riviera
NEW JAMSHEDPUR



AAKASH
COURTYARD
THE CORPORATE PARK



developing the landscape for creating landmarks

With over 3 decades of experience, Aakash India Projects & Builders Pvt. Ltd has garnered fame and become one of the leading real estate developers in Jamshedpur. The Group has firmly established itself as a trustworthy and dependable organization in the real estate industry that delivers quality.

With a track record of sustained growth, customer satisfaction and innovation, the group has completed valuable projects in Jharkhand and Odisha. Combining the best of design and technologies the group delivers projects to suit its customers' expectations across different categories.

team

ARCHITECT

Beyond Architecture

Beyond Architecture is a young Design Studio based in Kolkata, offering a one-stop solution for all your Architectural, Master Planning, Interior and Landscaping needs, officially active since April 2012. For the last two years, B.A. also provides one window service to the Client for MEPF, Structure. We have been trusted by our patrons to work on a variety of projects and typology which includes Large Scale IT-Parks, Commercial Buildings, Educational Buildings, Villas/ Bungalows, Interior Design, Landscape Design of Townships, Steel Plants, Retails, Residential Complexes, Mixed Use Developments, and Master Planning for Integrated Townships.

LANDSCAPE CONSULTANT

Beyond Architecture

Beyond Architecture has got an excellent experience in landscape design of individual villas of prestigious projects, high-end residential complex to townships, IT Buildings, etc. in various cities of the eastern part of the Country. Finer senses of creation of spaces like public, semi-public, private, covered, and semi-covered with perfect material and texture selection is the USP of B.A. The principal architects consciously select routes to keep the ecological aspects like fruit-bearing and nesting trees for birds, flowering shrubs for bees and butterflies, etc. Plant selection is done considering the climate, shed, and growth of leaves, color, foliage, shape, and size. Ease in maintenance, and water consumption are given special importance while selecting plant species and materials for softscape and hardscape.

STRUCTURAL CONSULTANT

S.P.A. Consultants

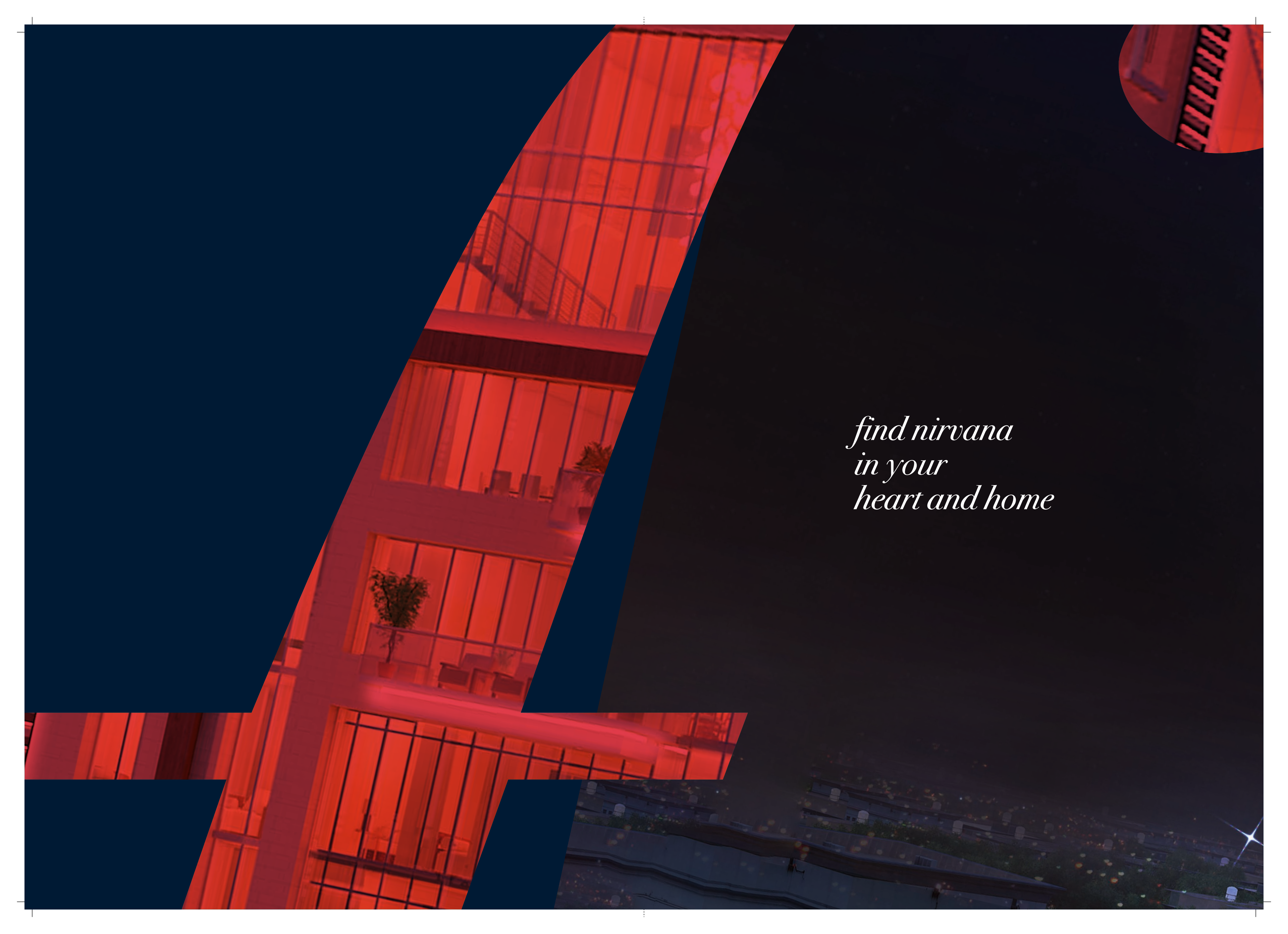
S.P.A. CONSULTANTS, a firm registered in Kolkata of Structural Engineers started in the year 1987 by Mr. Sanjiv J. Parekh. Gradually the firm has now grown in a new shape & added activities and in a modest size having a pool of three Associates, four Design Engineers and 17 CAD Engineers. The firm provides consultancy services in the field of Structural Engineering for various types of projects.

BRAND CONSULTANT

BetheBee

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.



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