

1 & 2
BHK

Find Your
In Your
Spacious

Space
Home!





Welcome to **Nirman Aura**

Nirman Aura is nestled in the heart of **Ambegaon** within the PMC limits, just a plot off the service road. Sharing its boundary with renowned **Podar International School**. Despite of being so close to the highway, it is serene too.

Thoughtfully designed **1 & 2 BHK homes** with ample light, ventilation and no wastage of area. The various amenities provided will make living a joy. It is also very close to Sinhgad Institute and Vadgaon campus.

The place that brings everyone together!





 **NIRMAN**
aura
1 & 2 BHK Spacious Homes

Club House

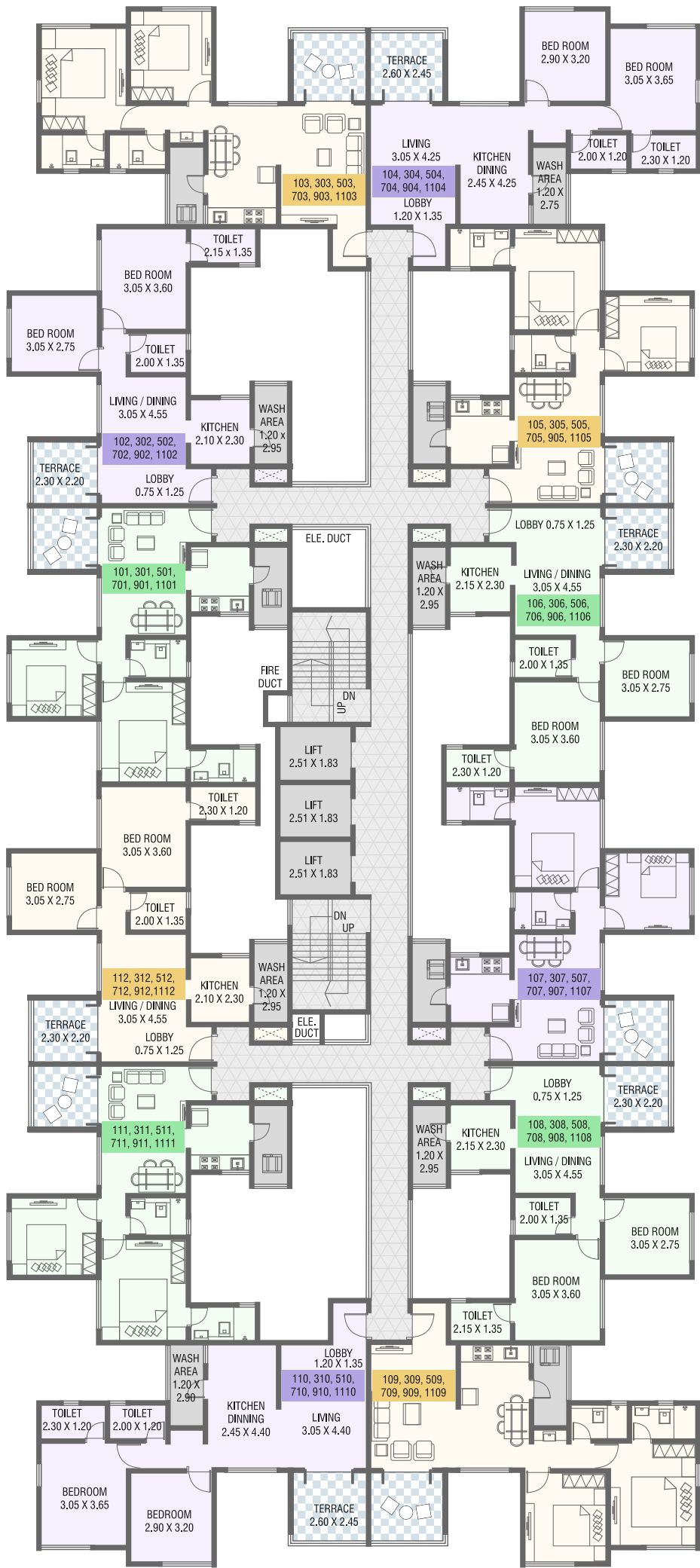
“A masterpiece of an artist, taken a shape of a grand club house”

Everything you desire is available in the ultra-modern club house, designed for your comfort. Refresh yourself with a treat of luxury, bring out the child in you, enjoy best of indoor game and stay healthy.



WING "A"

1ST, 3RD 5TH, 7TH, 9TH, 11TH
FLOOR PLAN



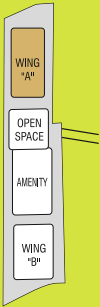
AREA STATEMENT

All plans are sanctioned in meters only. Dimensions in meter will prevail over dimension in feet. 1 Sq. m. = 10.764 Sq. ft./ 1m. = 3.28 ft.



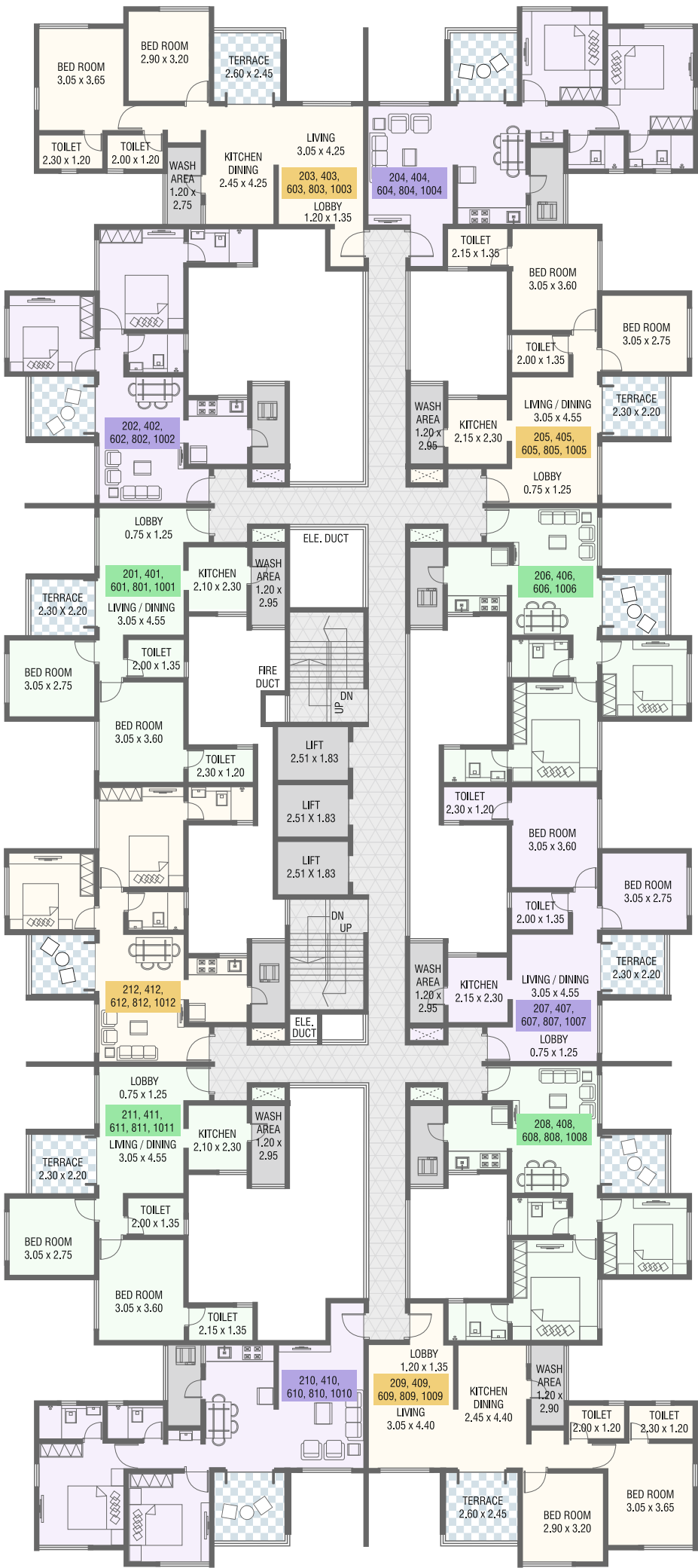
FLAT NO.	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE AREA (Sq. M.)
101,301,501,701,901,1101	42.86	5.98	3.54	5.06
102,302,502,702,902,1102	43.02	5.98	3.54	5.06
103,303,503,703,903,1103	49.40	8.14	3.30	6.37
104,304,504,704,904,1104	49.40	8.14	3.30	6.37
105,305,505,705,905,1105	43.16	5.96	3.54	5.06
106,306,506,706,906,1106	42.97	5.98	3.54	5.06

FLAT NO.	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE AREA (Sq. M.)
107,307,507,707,907,1107	42.97	5.98	3.54	5.06
108,308,508,708,908,1108	45.41	3.71	3.54	5.06
109,309,509,709,909,1109	50.27	8.15	3.48	6.37
110,310,510,710,910,1110	50.27	8.15	3.48	6.37
111,311,511,711,911,1111	45.29	3.71	3.54	5.06
112,312,512,712,912,1112	42.86	5.98	3.54	5.06



WING "A"

2ND, 4TH, 6TH, 8TH, 10TH
FLOOR PLAN



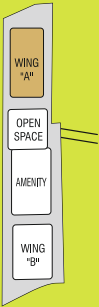
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FLAT NO.	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE AREA (Sq. M.)
201,401,601,801,1001	42.86	5.98	3.54	5.06
202,402,602,802,1002	43.02	5.98	3.54	5.06
203,403,603,803,1003	49.40	8.14	3.30	6.37
204,404,604,804,1004	49.40	8.14	3.30	6.37
205,405,605,805,1005	43.16	5.96	3.54	5.06
206,406,606, 1006	42.97	5.98	3.54	5.06

FLAT NO.	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE AREA (Sq. M.)
207,407,607,807,1007	42.97	5.98	3.54	5.06
208,408,608,808,1008	45.40	3.71	3.54	5.06
209,409,609,809,1009	50.27	8.15	3.48	6.37
210,410,610,810,1010	50.27	8.15	3.48	6.37
211,411,611,811,1011	45.29	3.71	3.54	5.06
212,412,612,812,1012	42.86	5.98	3.54	5.06



WING "B"

1ST, 3RD & 5TH FLOOR PLAN



AREA STATEMENT

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FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
101, 301, 501	1 - BHK	29.08	2.85	0	8.88
102, 302, 502	2 - BHK	39.20	8.71	2.91	6.37
103, 303, 503	1 - BHK	31.11	2.97	2.36	5.50
104, 304, 504	1 - BHK	31.11	2.97	2.36	5.50
105, 305, 505	2 - BHK	39.20	8.71	2.91	6.37
106, 306, 506	1 - BHK	29.07	2.85	0	8.83
107, 307, 507	1 - BHK	30.33	2.85	0	9.45
108, 308, 508	1 - BHK	30.34	2.85	0	9.44

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
109, 309, 509	1 - BHK	29.07	2.85	0	8.83
110, 310, 510	2 - BHK	40.92	9.00	0	8.63
111, 311, 511	1 - BHK	31.11	2.97	2.36	5.50
112, 312, 512	1 - BHK	31.11	2.97	2.36	5.50
113, 313, 513	2 - BHK	39.06	8.85	2.91	6.37
114, 314, 514	1 - BHK	29.07	2.85	0	8.88
115, 315, 515	1 - BHK	30.33	2.85	0	9.51
116, 316, 516	1 - BHK	30.33	2.85	0	9.51



WING "B"

2ND, 4TH & 6TH FLOOR PLAN



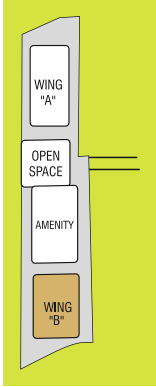
AREA STATEMENT

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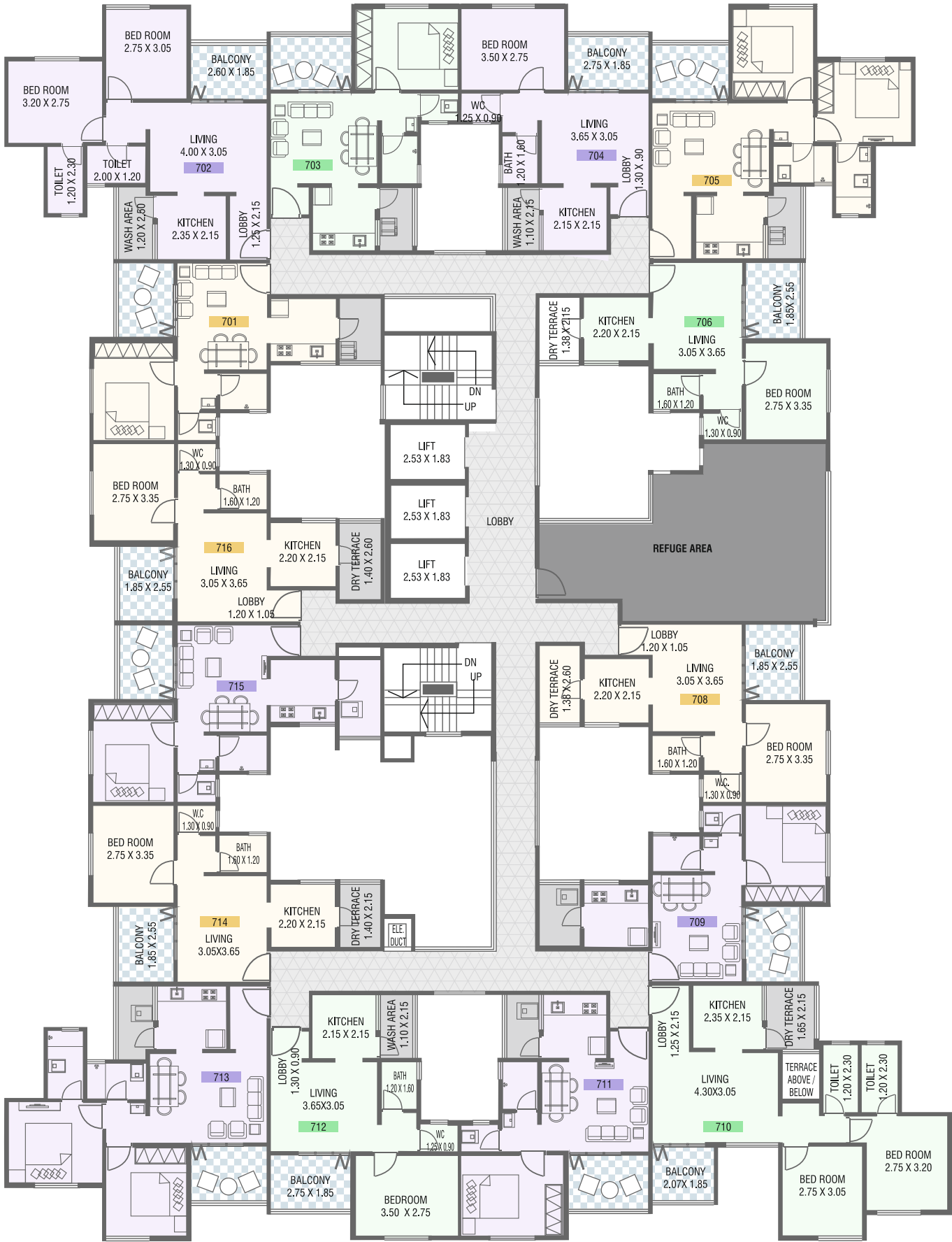
FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
201, 401, 601	1 - BHK	29.71	2.17	0	7.39
202, 402, 602	2 - BHK	39.14	8.73	2.91	4.20
203, 403, 603	1 - BHK	29.09	4.95	2.37	4.03
204, 404, 604	1 - BHK	29.09	4.95	2.37	4.03
205, 405, 605	2 - BHK	39.14	8.73	2.91	4.20
206, 406, 606	1 - BHK	29.71	2.17	0	8.90
207, 407, 607	1 - BHK	30.97	2.17	0	8.90
208, 408, 608	1 - BHK	30.97	2.17	0	8.90

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
209, 409, 609	1 - BHK	29.71	2.17	0	8.90
210, 410, 610	2 - BHK	40.60	9.29	0	7.02
211, 411, 611	1 - BHK	29.09	4.95	2.37	7.35
212, 412, 612	1 - BHK	29.09	4.95	2.37	7.35
213, 413, 613	2 - BHK	38.65	9.22	2.91	5.20
214, 414, 614	1 - BHK	29.71	2.17	0	7.39
215, 415, 615	1 - BHK	30.97	2.17	0	7.39
216, 416, 616	1 - BHK	30.97	2.17	0	7.39



WING "B"

7TH FLOOR PLAN



AREA STATEMENT

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FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
701	1 - BHK	32.22	4.72	0	3.01
702	2 - BHK	48.21	4.81	2.91	0
703	1 - BHK	34.39	5.09	2.37	0
704	1 - BHK	34.39	5.09	2.37	0
705	2 - BHK	48.21	4.81	2.91	0
706	1 - BHK	32.22	4.72	0	2.97
REF.	REFUGE AREA				
708	1 - BHK	33.48	4.72	0	3.59

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
709	1 - BHK	32.22	4.72	0	2.97
710	2 - BHK	49.92	3.84	0	3.55
711	1 - BHK	34.39	5.09	2.37	0
712	1 - BHK	34.39	5.09	2.37	0
713	2 - BHK	48.21	4.81	2.91	0
714	1 - BHK	32.22	4.72	0	3.01
715	1 - BHK	33.48	4.72	0	3.64
716	1 - BHK	33.48	4.72	0	3.64



WING "B"

8TH & 10TH FLOOR PLAN



AREA STATEMENT

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FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
801, 1001	1 - BHK	32.45	4.72	0	7.39
802, 1002	2 - BHK	48.44	4.81	2.91	3.70
803, 1003	1 - BHK	34.61	5.09	2.37	4.02
804, 1004	1 - BHK	34.61	5.09	2.37	4.02
805, 1005	2 - BHK	48.44	4.81	2.91	3.70
806, 1006	1 - BHK	32.45	4.72	0	8.40
807, 1007	1 - BHK	33.71	4.72	0	8.40
808, 1008	1 - BHK	33.71	4.72	0	8.40

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
809, 1009	1 - BHK	32.45	4.72	0	8.40
810, 1010	2 - BHK	50.22	7.96	0	1.94
811, 1011	1 - BHK	34.61	5.09	2.37	6.48
812, 1012	1 - BHK	34.61	5.09	2.37	6.48
813, 1013	2 - BHK	48.44	4.81	2.91	3.70
814, 1014	1 - BHK	32.45	4.72	0	7.39
815, 1015	1 - BHK	33.71	4.72	0	7.39
816, 1016	1 - BHK	33.71	4.72	0	7.39



WING "B"

9TH & 11TH FLOOR PLAN



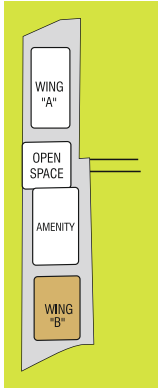
AREA STATEMENT

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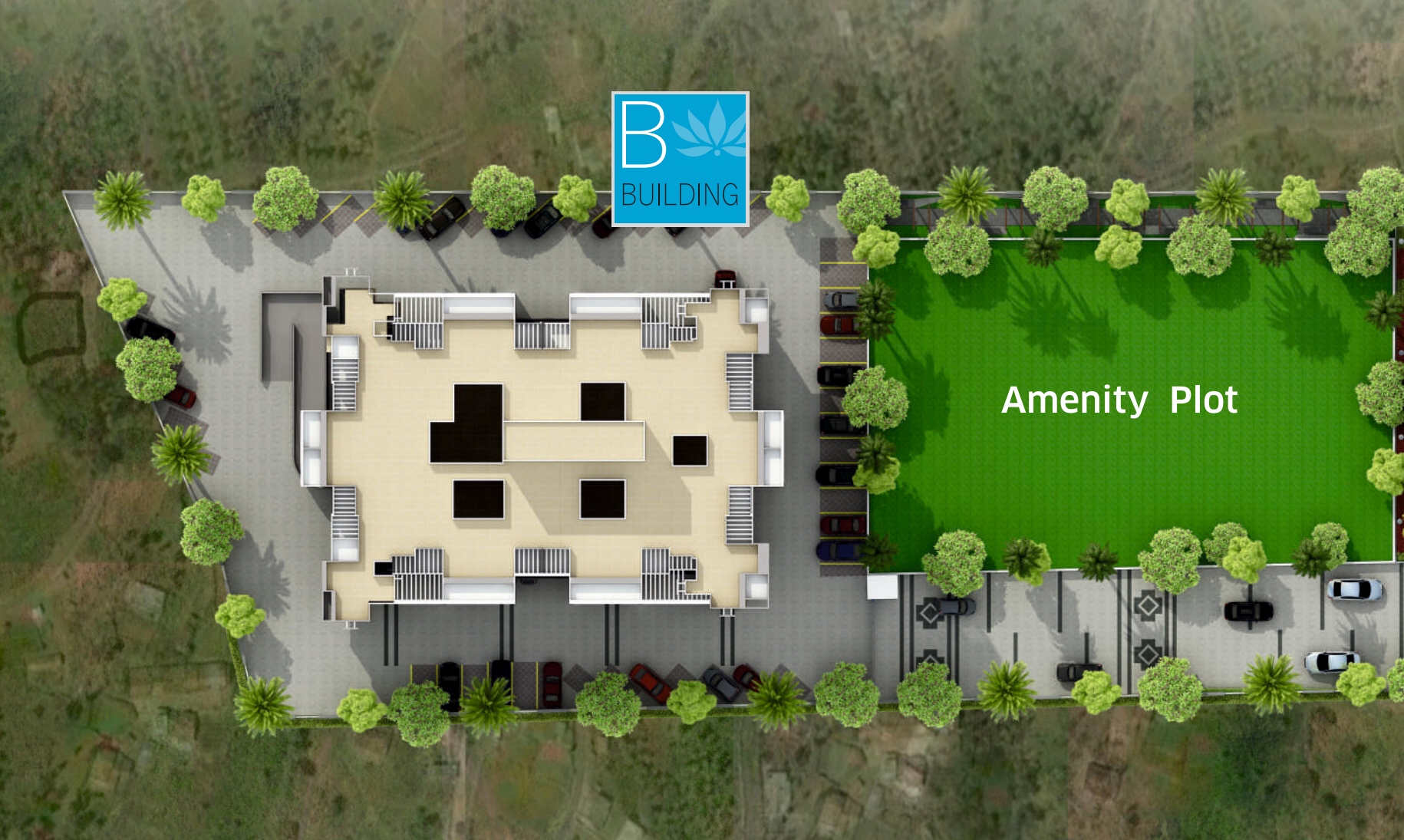
FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
901, 1101	1 - BHK	32.22	4.72	0	3.01
902, 1102	2 - BHK	48.21	4.81	2.91	0
903, 1103	1 - BHK	34.36	5.09	2.37	0
904, 1104	1 - BHK	34.39	5.09	2.37	0
905, 1105	2 - BHK	48.22	4.81	2.91	0
906, 1106	1 - BHK	32.22	4.72	0	2.97
907, 1107	1 - BHK	33.48	4.72	0	3.59
908, 1108	1 - BHK	33.48	4.72	0	3.59

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
909, 1109	1 - BHK	32.22	4.72	0	2.97
910, 1110	2 - BHK	50.22	7.96	0	3.55
911, 1111	1 - BHK	34.39	5.09	2.37	0
912, 1112	1 - BHK	34.39	5.09	2.37	0
913, 1113	2 - BHK	48.21	4.81	2.91	0
914, 1114	1 - BHK	32.22	4.72	0	3.01
915, 1115	1 - BHK	33.48	4.72	0	3.64
916, 1116	1 - BHK	33.48	4.72	0	3.64



Nature, Connectivity & Space...





Specifications

R.C.C.

- Earthquake resistant structure

Brickwork

- Internal & External 4"/6" thick AAC Block-work

Plaster

- External sand-faced & Internal neeru / gypsum finished

Door

Decorative main door

- Laminated / moulded panel bedroom with cylindrical lock
- 2 track powder coated aluminium doors / M.S. powder coated folding doors for terraces.
- Laminated Flush doors for toilets



1 & 2 BHK Spacious Homes

Windows

- 3 Track powder coated aluminum windows with mosquito mesh, safety grills & marble sill

Kitchen

- Granite kitchen platform with stainless steel sink

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado
- C.P. Jaguar / equivalent toilet fittings
- Hot & Cold mixer unit

Flooring

- 24"x24" vitrified tiles
- 12"x12" anti-skid tiles in toilets & terraces

Electrification

- Concealed electrification
- Anchor Roma or equivalent switches
- Adequate electrical points in every room
- Provision for inverter, boilers & exhaust fan

Painting

- Internal oil bound distemper
- External acrylic paint





Life Style **Amenities**



Well Decorated
Club House



Designer
Landscaped Garden



Well Equipped
Gymnasium



Amphitheatre



Children's
Play area



Party lawns

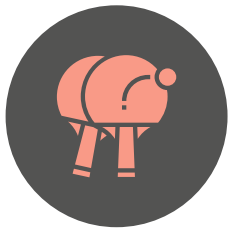


Table Tennis



Decorative
Entrance Lobby

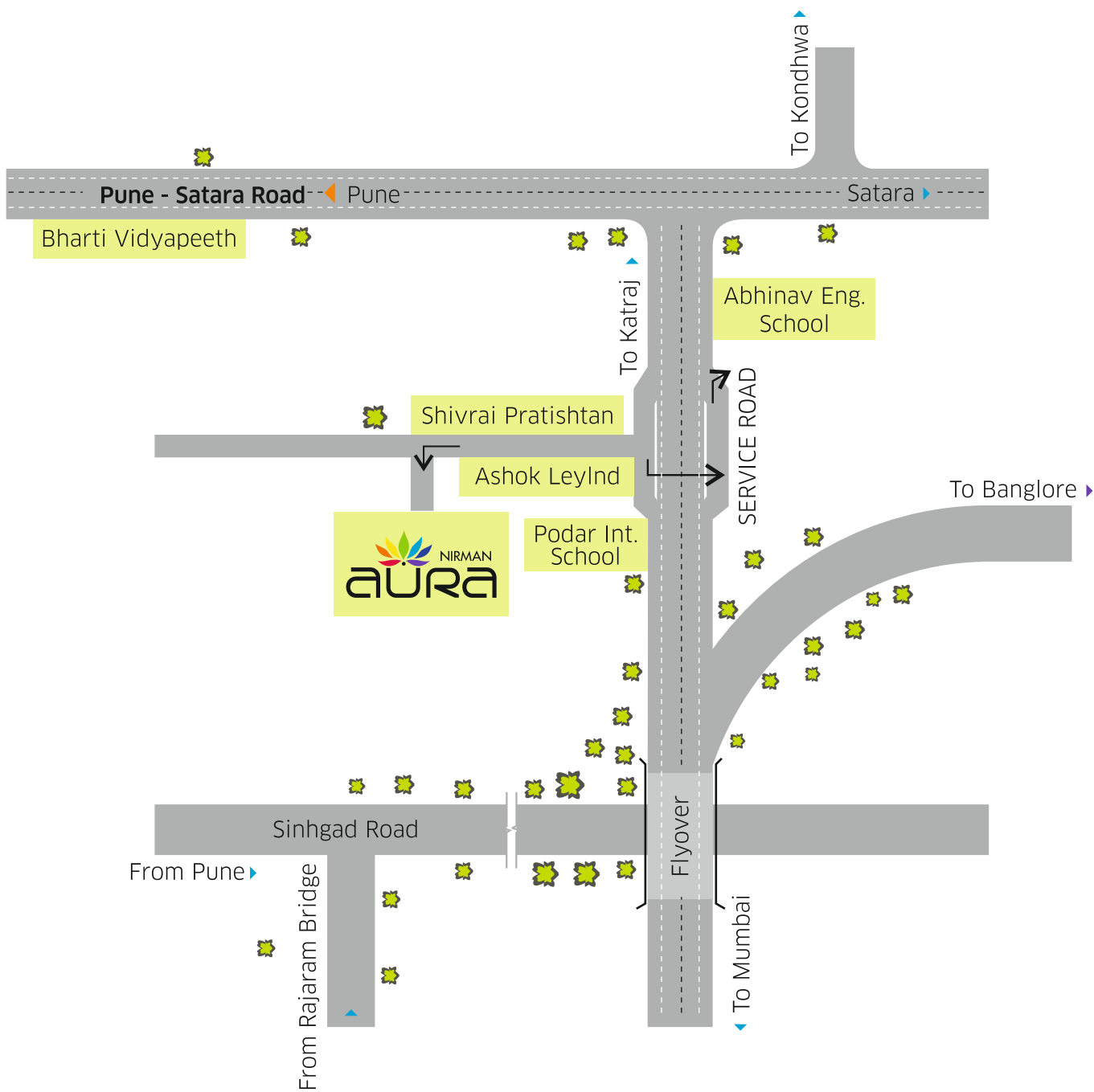


Security
Guard Cabin

& many more....

- Note:**
- Some of the amenities will be completed during the last phase of the project.
 - All plans for information only.

Location Map



 RERA Registration Certificate No.: **A WING** - REG - P52100023728, **B WING** - REG - P52100014502

surekhacommunication.com



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www.nirmandevelopers.in

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