

 NIRMAN
aURA
1 & 2 BHK Spacious Homes
Behind Podar International School
AMBEGAON, PUNE





Welcome to



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.



B
BUILDING



 **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.

A
BUILDING

**FUTURE
DEVELOPMENT**





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

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
101	1 - BHK	28.92	2.85		8.88
102	2 - BHK	39.17	8.58	2.91	6.37
103	1 - BHK	30.93	2.97	2.36	5.50
104	1 - BHK	30.93	2.98	2.36	5.50
105	2 - BHK	39.29	8.58	2.93	6.37
106	1 - BHK	28.92	2.85		8.83
107	1 - BHK	30.18	2.85		9.45
108	1 - BHK	30.18	2.85		9.44



FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq.M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
109	1 - BHK	28.92	2.85		8.83
110	2 - BHK	40.78	9.00		8.63
111	1 - BHK	30.93	2.97	2.36	5.50
112	1 - BHK	30.93	2.97	2.36	5.50
113	2 - BHK	39.03	8.72	2.91	6.37
114	1 - BHK	28.92	2.85		8.87
115	1 - BHK	30.18	2.85		9.49
116	1 - BHK	30.18	2.85		9.50



WING "B"
ODD FLOOR PLAN



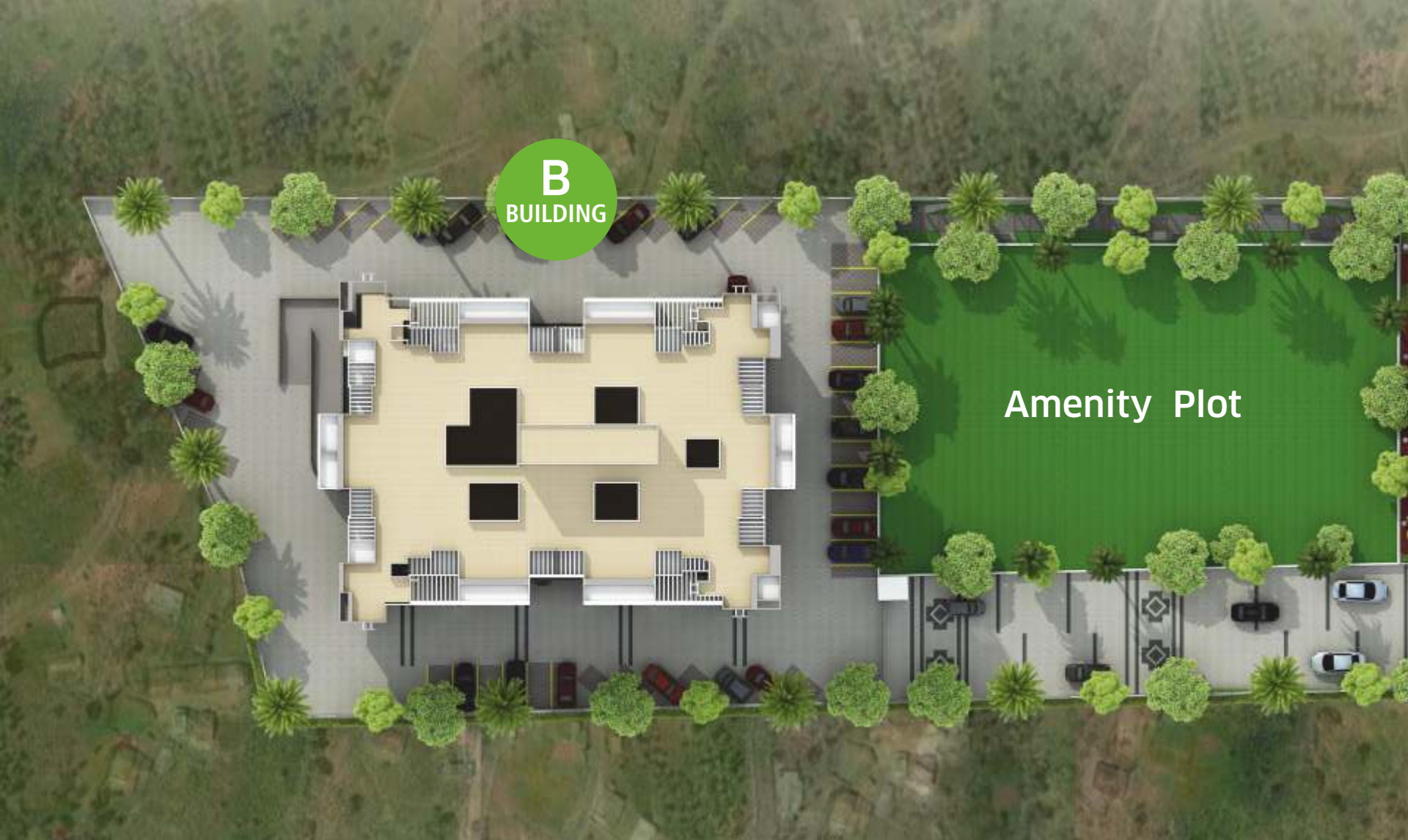
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FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
201	1 - BHK	29.60	2.17		7.39
202	2 - BHK	39.16	8.64	2.91	4.20
203	1 - BHK	29.07	4.83	2.36	4.02
204	1 - BHK	29.07	4.83	2.36	4.02
205	2 - BHK	39.28	8.64	2.93	4.20
206	1 - BHK	29.60	2.17		8.90
207	1 - BHK	30.86	2.17		8.90
208	1 - BHK	30.86	2.17		8.89



FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL BAL. (Sq.M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
209	1 - BHK	29.60	2.17		8.90
210	2 - BHK	40.43	9.35		7.02
211	1 - BHK	29.07	4.84	2.36	7.35
212	1 - BHK	29.07	4.84	2.36	7.35
213	2 - BHK	38.67	9.11	2.91	5.20
214	1 - BHK	29.60	2.17		7.39
215	1 - BHK	30.86	2.17		7.39
216	1 - BHK	30.86	2.17		7.39





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

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



Amenities

- Well decorated club house
- Designer landscaped garden
- Well equipped gymnasium
- Amphitheatre
- Children's Play area
- Provision for broadband connectivity
- Sewage water treatment plant
- Grand entrance gate
- Security guard cabin
- Party lawns
- Table tennis
- Concrete / paved internal pathways
- Generator back-up for common area & lift
- Decorative entrance lobby
- Two lifts for each building
- Intercom Facility
- Firefighting system for each building

Note :

- Some of the amenities will be completed during the last phase of the project.
- Currently Building - B has been registered under RERA.
- Building - A will be developed in the Phase - II and is not available for sale.



Aura Specials

- Solar water heating system in common toilet
- CFL/LED lights in all rooms
- Video door phone
- SS railing for terraces
- Clothes line for drying in dry balcony



LOCATION MAP



Registration Certificate No.
P52100014502

301, Citi Center, Opp. Ayurved Rasashala, Karve Road, Pune - 411 004. Tel: 020-2545 5880, 2545 5881, 9699 160 160
www.nirmandevelopers.in.

Disclaimer: The image shown are artist impressions and are for representation purposes only and should not be constructed as a promise made by the developer for amenities in the building / apartment. The delivery of the product will be as per the mutually agreed list of amenities which will be finalized with the purchaser individually and mentioned in the agreement.



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”

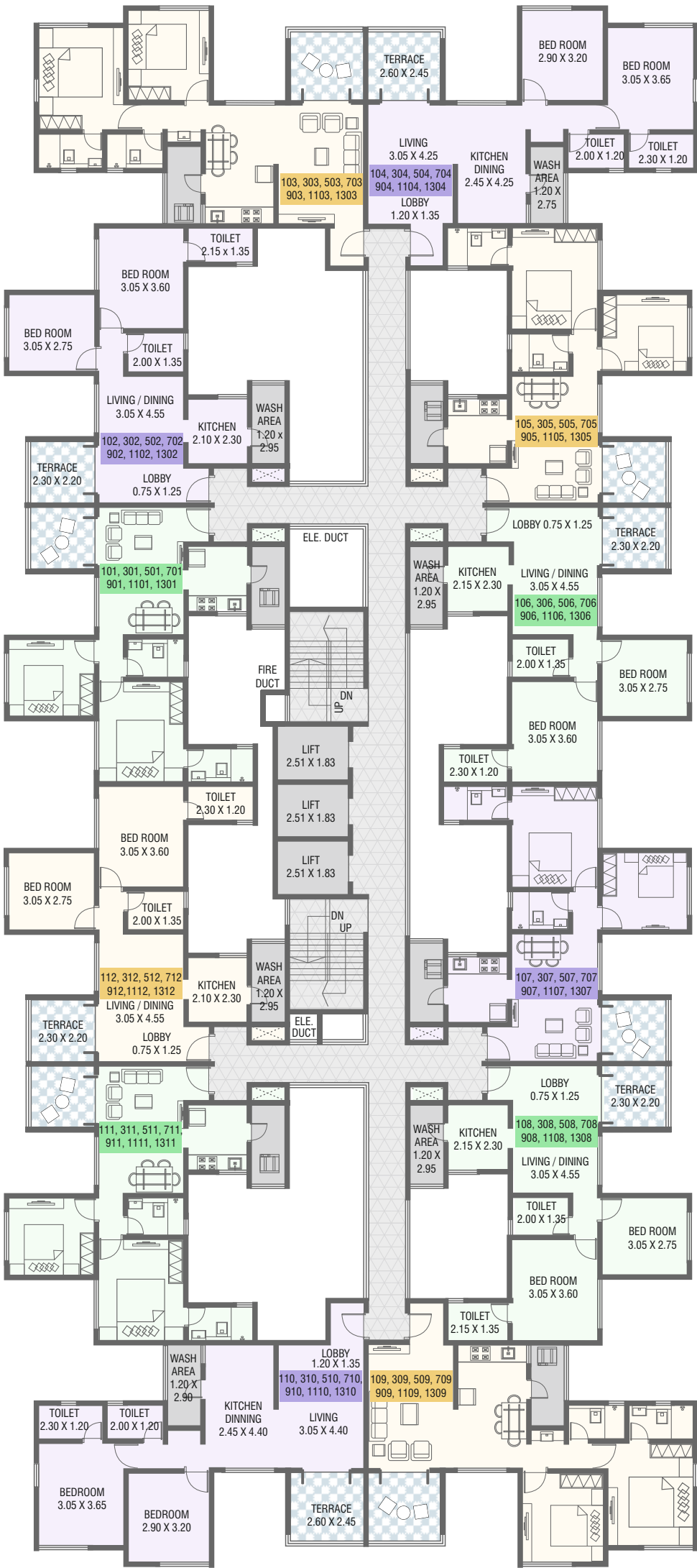
Everything you desire is available in the ultra-modern club house, designed for your comfort. Refresh yourself with a treat of luxury, bring out the child in you, enjoy best of indoor game and stay healthy.



A
WING

WING "A"

1ST, 3RD 5TH, 7TH, 9TH, 11TH
& 13TH FLOOR PLAN



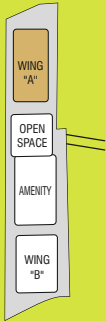
AREA STATEMENT

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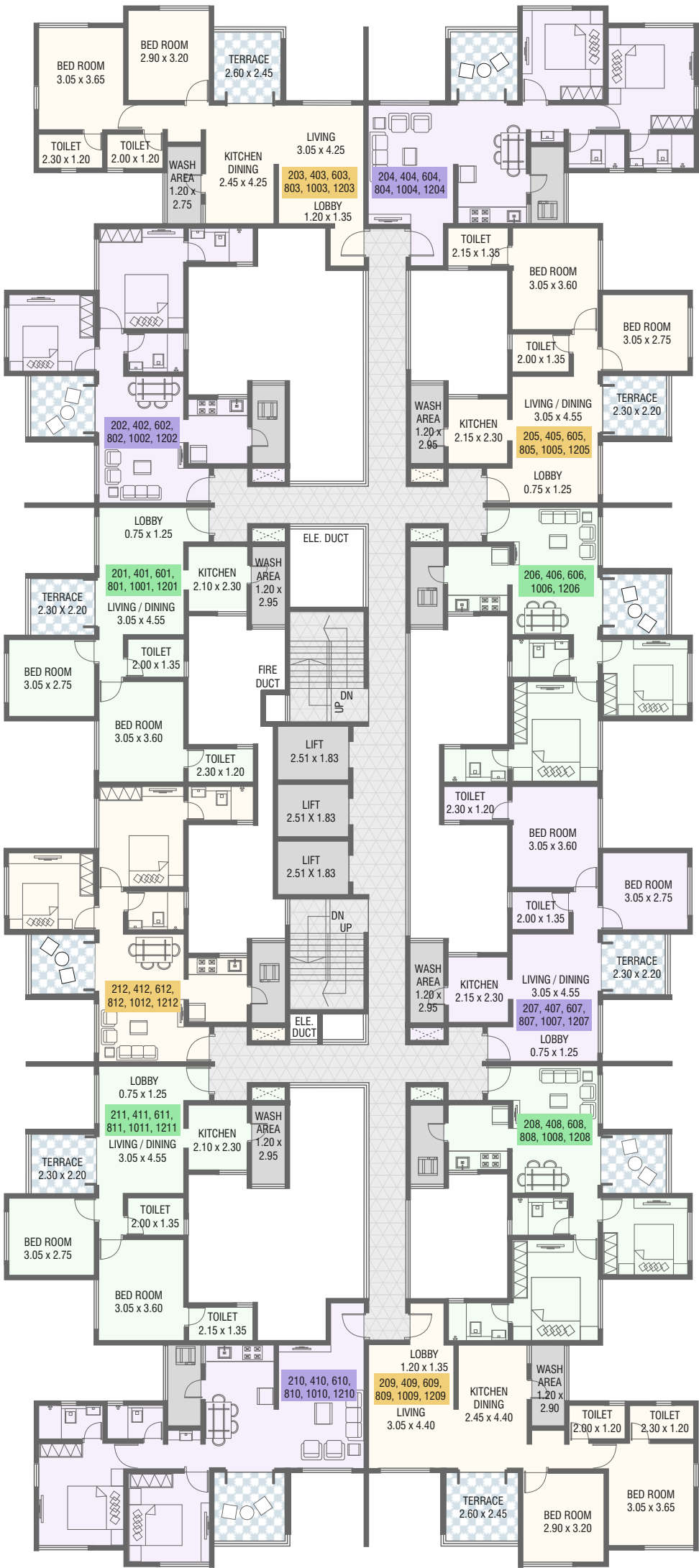
FLAT NO.	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE AREA (Sq. M.)
101,301,501,701,901,1101,1301	42.86	5.98	3.54	5.06
102,302,502,702,902,1102,1302	43.02	5.98	3.54	5.06
103,303,503,703,903,1103,1303	49.40	8.14	3.30	6.37
104,304,504,704,904,1104,1304	49.40	8.14	3.30	6.37
105,305,505,705,905,1105,1305	43.16	5.96	3.54	5.06
106,306,506,706,906,1106,1306	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.)
107,307,507,707,907,1107,1307	42.97	5.98	3.54	5.06
108,,308,508,708,908,1108,1308	45.41	3.71	3.54	5.06
109,309,509,709,909,1109,1309	50.27	8.15	3.48	6.37
110,310,510,710,910,1110,1310	50.27	8.15	3.48	6.37
111,311,511,711,911,1111,1311	45.29	3.71	3.54	5.06
112,312,512,712,912,1112,1312	42.86	5.98	3.54	5.06



WING "A"

2ND, 4TH, 6TH, 8TH, 10TH & 12TH FLOOR PLAN



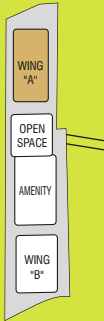
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FLAT NO.	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE AREA (Sq. M.)
201,401,601,801,1001,1201	42.86	5.98	3.54	5.06
202,402,602,802,1002,1202	43.02	5.98	3.54	5.06
203,403,603,803,1003,1203	49.40	8.14	3.30	6.37
204,404,604,804,1004,1204	49.40	8.14	3.30	6.37
205,405,605,805,1005,1205	43.16	5.96	3.54	5.06
206,406,606, 1006,1206	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.)
207,407,607,807,1007,1207	42.97	5.98	3.54	5.06
208,408,608,808,1008,1208	45.40	3.71	3.54	5.06
209,409,609,809,1009,1209	50.27	8.15	3.48	6.37
210,410,610,810,1010,1210	50.27	8.15	3.48	6.37
211,411,611,811,1011,1211	45.29	3.71	3.54	5.06
212,412,612,812,1012,1212	42.86	5.98	3.54	5.06



WING "B"

1ST, 3RD & 5TH FLOOR PLAN

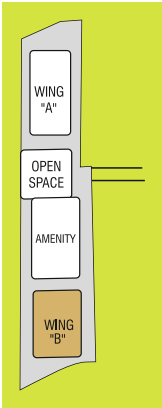


AREA STATEMENT

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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



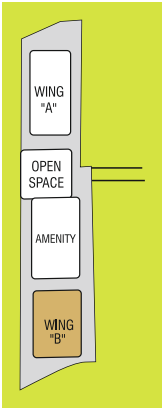
AREA STATEMENT

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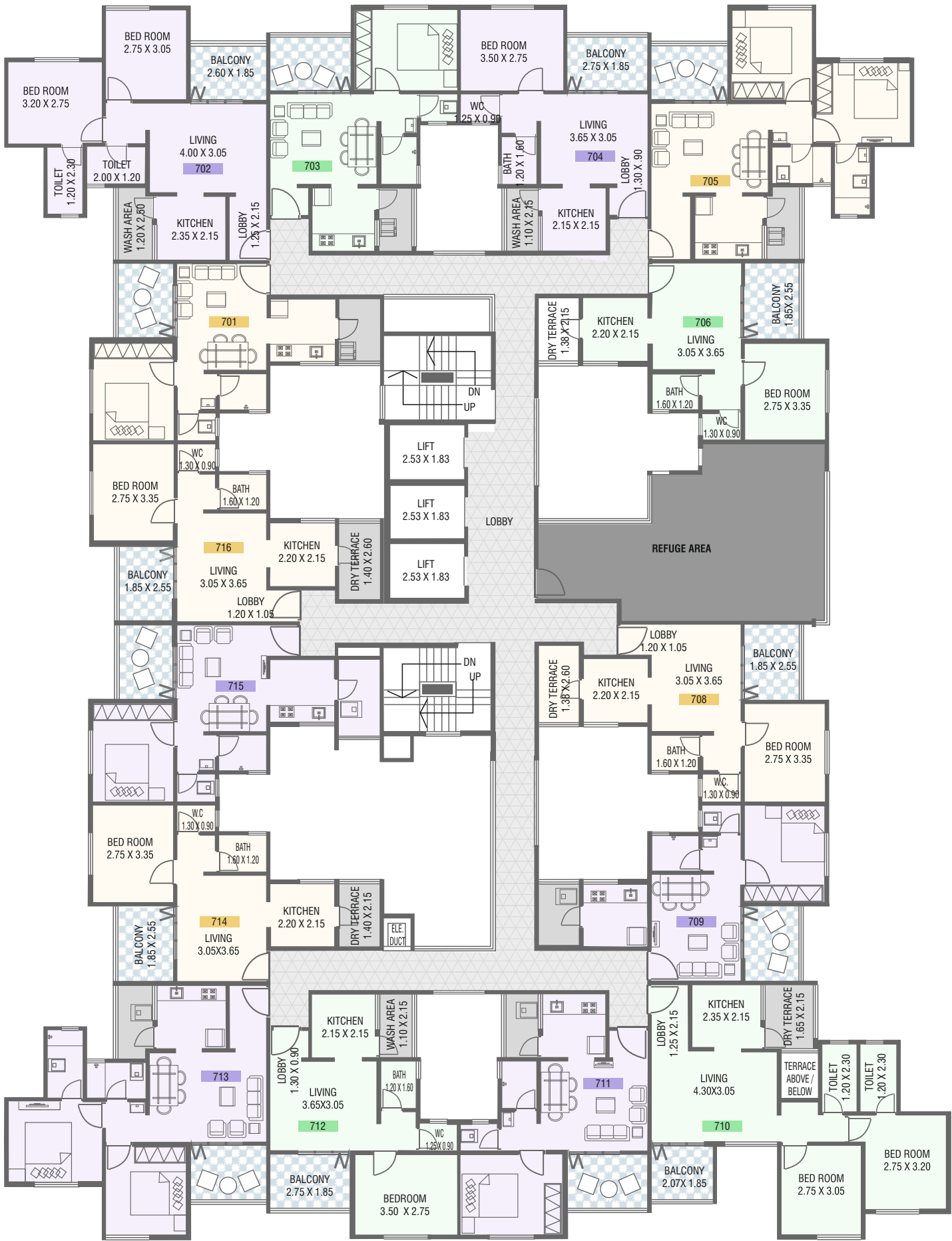
FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	BALCONY AREA (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
201, 401, 601	1 - BHK	29.71	2.17	0	7.39
202, 402, 602	2 - BHK	39.14	8.73	2.91	4.20
203, 403, 603	1 - BHK	29.09	4.95	2.37	4.03
204, 404, 604	1 - BHK	29.09	4.95	2.37	4.03
205, 405, 605	2 - BHK	39.14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



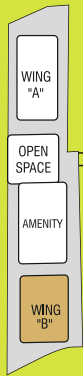
AREA STATEMENT

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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

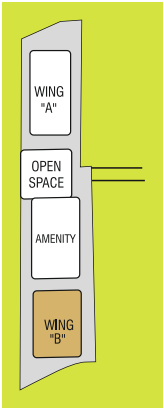


AREA STATEMENT

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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



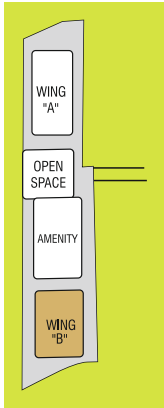
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901, 1101	1 - BHK	32.22	4.72	0	3.01
902, 1102	2 - BHK	48.21	4.81	2.91	0
903, 1103	1 - BHK	34.36	5.09	2.37	0
904, 1104	1 - BHK	34.39	5.09	2.37	0
905, 1105	2 - BHK	48.22	4.81	2.91	0
906, 1106	1 - BHK	32.22	4.72	0	2.97
907, 1107	1 - BHK	33.48	4.72	0	3.59
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...





Amenity Plot

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

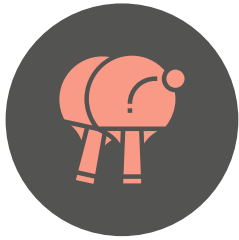


Table Tennis



Decorative
Entrance Lobby

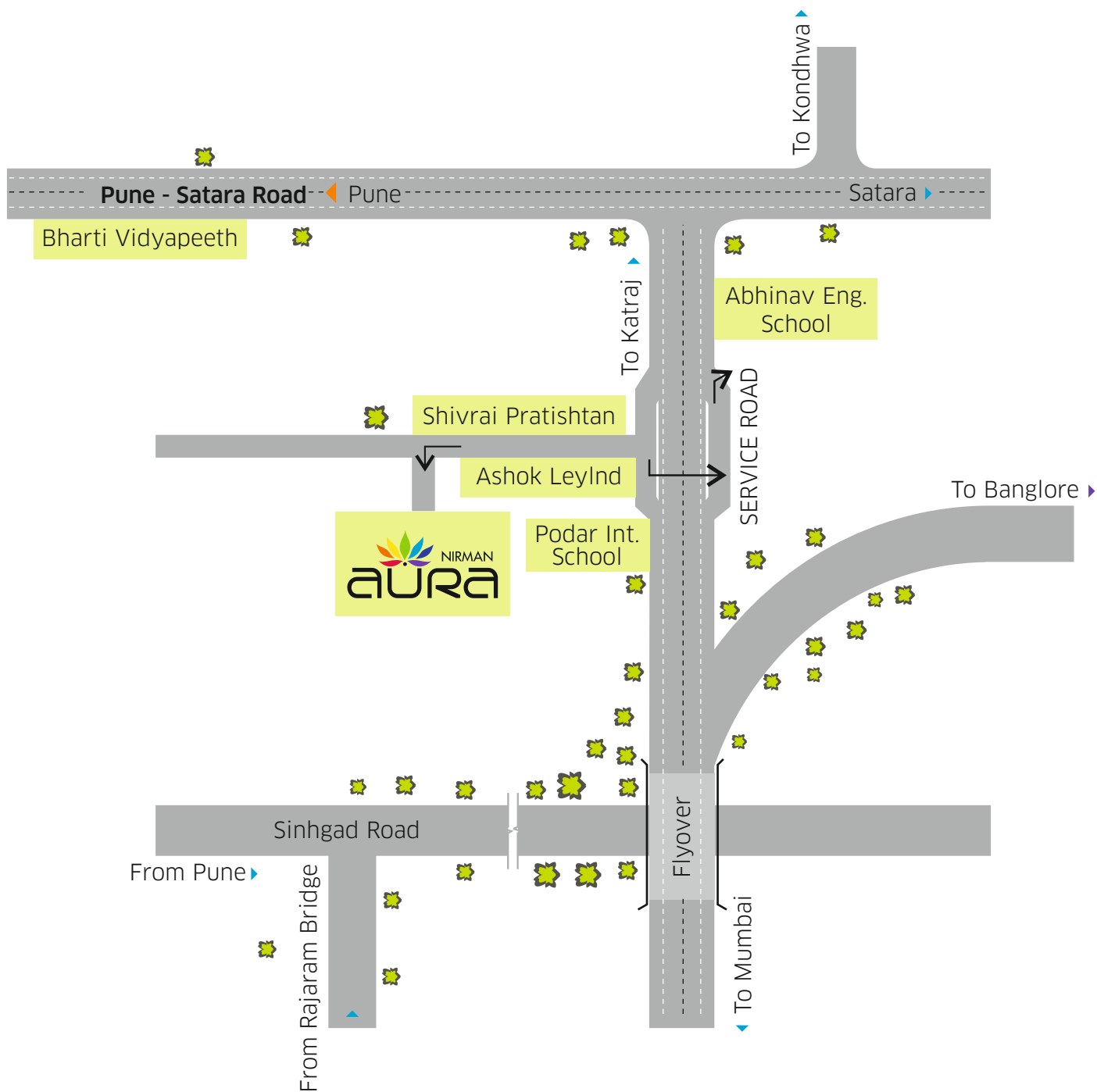


Security
Guard Cabin

& many more....

- Note:**
- Some of the amenities will be completed during the last phase of the project.
 - Currently Building - B has been registered under RERA.
 - Building - A will be developed in the Phase - II and is not available for sale.
 - All plans for information only.

Location Map



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

surekhacommunication.com



301, Citi Center, Opp. Ayurved Rasashala, Karve Road, Pune - 411 004. Tel: 020-2545 5880, 2545 5881, 96 99 160 160
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