

AAKASH
riviera
NEW JAMSHEDPUR



Imagine you are sailing ahead in search of

beyond

Imagine you are counting clouds immersing in

infinity





Imagine you are making your moment more

precious



Because life is giving you a chance to say out loud...

Hello *luxury*

Luxury Homes. Inspired by *nature*



Gateway of your global

living

Studded with super luxurious apartments and duplexes, exclusive club, social plaza and corporate spaces, the project is truly a one-of-its-kind in Jamshedpur. By the river, in the lap of hills, the exclusive location makes this, a project a notch higher.

4 Towers by the river [G+11]

132 Luxury Apartments

River-facing Row of Boutique Restaurants

Club Riviera | 3 Screen Gold Class Multiplex

Banquet | Confectionery Outlets



subarnarekha

Gold is flowing in the river



By the river Subarnarekha,
a premium lifestyle is growing.
It's a testimony to the gold standard life
that was long due in your wishlist.

Ar. Vivek Singh Rathore

speaks



Going home has just become an act of daily retirement, chasing a demanding daily schedule of work and activity leaves us no time for connecting.

**Connect with family & neighbourhood | Connect with friends & festivities | Connect with city & events
Connect with life & lifestyle | Connect with yourself & mindfulness | Connect with soul & spirituality
Connect with body & wellness | Connect with nature & biodiversity**

Our Scriptures suggest homes to be either close to waterbody, lakes, pond, river or the mountains and the forests. The rejuvenating ecosystem helps develop a healthy brain and body, ensuring its habitants with positivity, productivity and balanced living. The architecture should allow for better connectivity and orchestration with elements rather than isolating them into a synthetic indoor world.

Riviera is an honest endeavour to provide for all what we wish to connect. What the city has put its back to the rivers and mountains, we have cherished in our design.

The premium homes at Riviera and the lifestyle mix in its campus is designed for all age groups. Its planning and design ensures a higher happiness index to its owners.

The qualitative aspect of design has 5 premium attributes.

Quality home plans

The planning of the apartments, duplexes and penthouses consider ample daylight, sunlight infiltration and natural cross ventilation aspects carefully. Large windows offer panoramic views of the meditative river, flourishing greens and lilac mountain ranges. Utilities, connectivities and specifications aim to increase exude luxury and operational optimisation. Layouts aim in developing a cohesive living psychology among its members.

Healthy living and ecology

Good homes help its members develop a dialogue with nature, great one's admiration.

In Riviera, we believe man is nature, hence the biophyllic associations of man and nature are primary. 100 percent river front has been capitalised into a rejuvenating deck and club experience. The campus shall have over 200 trees planted attracting rich biodiversity and bird species. The river front walking and jogging experience is unparalleled when charged with rich ions from the flowing river. The enriched air with phytoncides from neighbouring greens increases our immunity and prevent many many harmful bacteria to grow.

Premium lifestyle standards

Riviera enjoys a premium cinema experience from one of the best in the city - step up to exclusive entertainment. The lounge and dining experience in the club ensure customised socialising and networking advantage to share and exchange.

Higher social and community Index

Here we believe in Vasudeva Kutumbakam, the world is one big family of God. Connecting people in the spirit of life is the genius of our culture. Be it festival, event or a social event, Riviera has one of the finest convention facilities to boast, and a first of its kind waterside lifestyle promenade which offers festival plazas laced with global and desi dining and lounging experiences. This premium necklace experience of fine dining next to river shall be the best social destination the city's cream would fetch for.

Associated workplace / business advantage

The exclusive river view boutique offices at Riviera take advantage of the dining and convention facilities making the purpose of associative networking fruitful. The daylight and views would enhance the performance index of the employees.

**Ar. Vivek Singh Rathore
Principal Architect, Salient**

location

SAI Mandir 1.9 kms | Circuit House 2.9 kms
Loyola School 3.2 kms | Sonari Airport 3.8 kms
TATA Main Hospital 4.3 kms | Bistupur Police Station 4.8 kms
Tatanagar Railway Station 8.7 kms





Picturesque *landscape* leads to your dream

The lush green surrounding, manicured sculptures, and the meandering walkways take you to your atelier.



Step into a world of your *dreams*

A magnificent front facade of the project reflects the opulence that you deserve.



Love. Live

pray

Experience divinity in the temple situated in the entrance of the project. Wake up to the heavenly chant of the morning Aarti and get engrossed in peace and tranquility.

The you-of-a- *kind* apartments



Vitamin S

Stands for Sunlight.
Sun soaked rooms of Riviera
will make your life glitter with
more happiness & sunshine.

Air drop silence

The uninterrupted airflow
will bring the tide of peace
in your home & life.

All shades of greens

You name it. We have it.
Almost all shades of greens are
available in the serene surrounding.

Picturesque view

Overlooking Dalma hills in backdrop
makes it a living experience.
As you will enter your room,
the breeze flowing over the river
will calm your senses.



5

factors that make it a place of

x-factor

Your impeccable taste of luxury will be soothed by the facilities of the club above the podium. A series of ultra-modern features along with swanky swimming pool, urbane gym and other facilities has made Club Riviera very much exclusive.

club

Riviera

- Zero-gravity
- Cheer
- Relaxation
- Nirvana
- Health

zero-gravity



The 25 meter infinity edge pool, kid's pool, aqua gym over the podium add luxurious quotient to your dream home.



fitness



Fully-equipped air conditioned gymnasium, half basketball court, volleyball court, cricket pitch keep you in shape and take care of your health.



Floodlit Futsal ground (Mini Football ground), kids' play area, indoor games are developed for your cheerful and happy heart.

Pool Table | Table Tennis | Toddlers' Play Area | Card Room



The cabana deck by the entertainment zone, bon fire zone are made to enhance the relaxation factor of the luxurious club.

Picturesque Reading Room | Gazibos & Cabanas
Barbeque Area | Cafeteria with a Designer
Sky Lounge | Senior Citizens' Pavilion



nirvana



Yoga & meditation by the river. Aqua pressure path are designed to control the balance inside and outside.

Specially-designed Temple with Meditation Zone
Fragrance Garden | Amphitheatre with Lawn
Jogging Track | Zumba | Aerobics

Buzz of the city
Jazz of the

cuisines

Imagine an exclusive row of boutique restaurants
growing in your vicinity, attached to your dream home.
Then every day will be fiesta day with your kith and kin.
Because culinary fest will be knocking
at your door more often than now.



Movie experience gets better with

gold



The 60 seaters all-new gold class multiplex with 3 screens, **Payal Gold**, will redefine your entire experience of watching movies.





Principal Architect
Vivek Singh Rathore

Vivek Singh Rathore, Design Principal of Salient a multidisciplinary design studio operating from Kolkata, has the vision to evolve the new age value system in the Indian design environment.

He passed from IIT Roorkee with a gold medal in the year 2000 and established the studio in 2005. His team is supported by partner and Landscape Principal Anuradha Rathore, 8 associates and over 40 members.

Salient is conferred with over 80 design awards till today including 15 international mentions.

The studio welds its multiple skills in architecture, landscape, interior design and environmental graphics to provide sensible design solutions keeping man and environment in the tallest order.

The design philosophy has its roots in Indian values, scientific research, humility, sustainability, spirituality and the art of discovery.. The design expression consciously delves in evolving variety getting inspired by THE CONTEXT.

The studio has a portfolio of projects ranging from master planning, urban design, mixed-use development, leisure and hospitality, healthcare, commercial and residential projects.



Landscape Architect
Anuradha Rathore

B. Arch- IIT Roorkee, Masters in Landscape Architecture from CEPT, Ahmedabad.

She has been participating with all large and small scale projects of Salient, weaving in colours of nature into the spaces. Design processes at Salient believe in refining nature, engaging culture and sustaining them both. With constant interaction of technology & tradition, keeping deepest respect for nature, the studio strives to produce designs of highest calibre.

Her landscape works at the Studio have been internationally and nationally recognised with many awards for design excellence and sustainability. To name a few:

Indian Institute of Architects (IIA), Indian Society for landscape architects (ISOLA), World Architecture Festival (WAF), Cityscape Global, Asia - Pacific Awards, CWAB, NDTV

She has also been a guest lecturer at IIT – Kharagpur, Jadavpur University, Om Dayal Architecture College, IIT Roorkee & Amity University



Structural Consultant
Sanjiv J Parekh

S.P.A. CONSULTANTS, a firm of Structural Engineers was started in the year 1987 in a small way by Mr. Sanjiv J. Parekh, having four years of working experience in Mumbai. Gradually the firm has now grown in a modest size having a pool of three Associates, four Design Engineers and 17 CAD Engineers .In the year 2010 , Mr. Sanjiv Parekh along with other directors floated M/S, S.P.A. CONSULTANTS PVT. LTD., having registered office at 34, Rammohan Dutta Road, Kolkata-700 020 in a new shape and added activities. The firm provides consultancy services in the field of Structural Engineering for various type of projects.



Services Consultant
Avinish Nayyar

Sunil Nayyar Consulting Engineers LLP is a multi-disciplinary building services engineering design consultancy firm dealing in Electrical, HVAC, Public Health & Fire Fighting, IBMS, IAQ (MEPFF), Green Buildings and Lighting Design consultancy services in buildings and infrastructure segment. Over 25 years of rich expertise in MEP consultancy. The firm was established in 1991 by Mr. Sunil Nayyar. SNC has Designed services in over 1000 projects for some of the leading developers and clients such as HINES (USA), K Raheja Corp, Kalpataru, Ascendas Sing-Bridge, Virtuous Retail Singapore, DLF, Birla Estates, Shapoorji Pallonji, Oberoi Hotels, Unitech, Apollo Hospitals, Godrej, Mahindra, ITC, IREO, MGF, Tata Trusts etc. ranging from complex needs of hotels and hospitals to tenant-developer balance in IT parks and retail to the high precision air-conditioning of sporting venues.

Besides, SNC has been a leading services consultancy provider of MEP works for interior fit-outs of clients ranging from Microsoft, Oracle, Fidelity, Lucent-Alcatel, Ernst & Young, Nokia, AMEX, IBM, Daksh, Cisco, Serco, Apple, British Council, Siemens, WPP etc. In 2009, SNC was one of the five firms in India to be empanelled by India's leading Infrastructure public sector unit C.P.W.D. (Central Public Works Department) under Category 'A' HVAC Consultants. SNC designed the landmark One Horizon Centre on Golf Course Road, Gurgaon for US Based developer Hines, which was awarded the best commercial High Rise building in India at the 'Asia PacificInternational Property Awards' 2013-14.

SNC has an active profile of projects panning Delhi NCR, Mumbai, Pune, Hyderabad, Chennai, Bangalore, Kolkata etc.



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 developer in Jamshedpur. The Group has firmly established itself as a trustworthy and dependable organization in 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' expectation across different categories.

- 1.RESIDENCY ENTRANCE
- 2.COMMERCIAL ENTRANCE
- 3.MANDIR
- 4.WELCOME FOUNTAIN
- 5.PROMENADE - LEVEL 1
- 6.PROMENADE - LEVEL-2
- 7.SUNSET CABANAS
- 8.PLAY LAWN
- 9.MULTIPURPOSE HALL
- 10.BADMINTON COURT
- 11.HALF BASKETBALL COURT
- 12.CRICKET PRACTICE PITCH
- 13.ORNAMENTAL GARDEN
- 14.FRAGRANCE GARDEN
- 15.RIVERVIEW CABANAS
- 16.NATURE TRAIL
- 17.RESTING CABANAS
- 18.RESIDENTIAL DROP-OFF
- 19.COMMERCIAL DROP-OFF
- 20.OPEN AIR THEATRE
- 21.SERVICES
- 22.BASEMENT PARKING ENTRY
- 23.BASEMENT PARKING EXIT
- 24.MULTIPLEX LOBBY
- 25.BANQUET LOBBY
- 26.RESTAURANTS
- 27.RETAIL



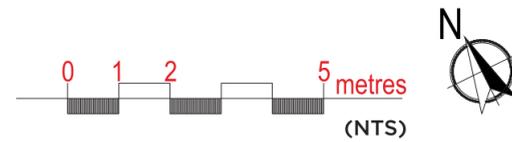
GROUND FLOOR PLAN
(NTS)

1. CAFETERIA
2. SKY LOUNGE
3. GYMNASIUM
4. COMMUNITY HALL
5. PANTRY
6. KID'S PLAY AREA - INDOOR
7. INDOOR GAMES
8. READING LOUNGE
9. CARD ROOM
10. SUNSET CORNER
11. SWIMMING POOL
12. KID'S POOL
13. AQUA-GYM
14. POOL SIDE DECK
15. AMPHITHEATRE
16. LAWN
17. GARDEN SIT-OUT
18. RIVER-VIEW CABANAS
19. KID'S PLAY AREA-OUTDOOR
20. FLOODLIT FUTSAL (MINI FOOTBALL GROUND)
21. WALKWAY



4th FLOOR PLAN
PODIUM LEVEL (+14.6M)
(NTS)

TYPICAL FLOOR PLAN



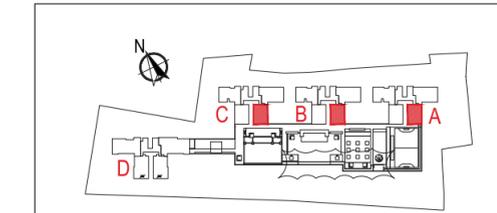
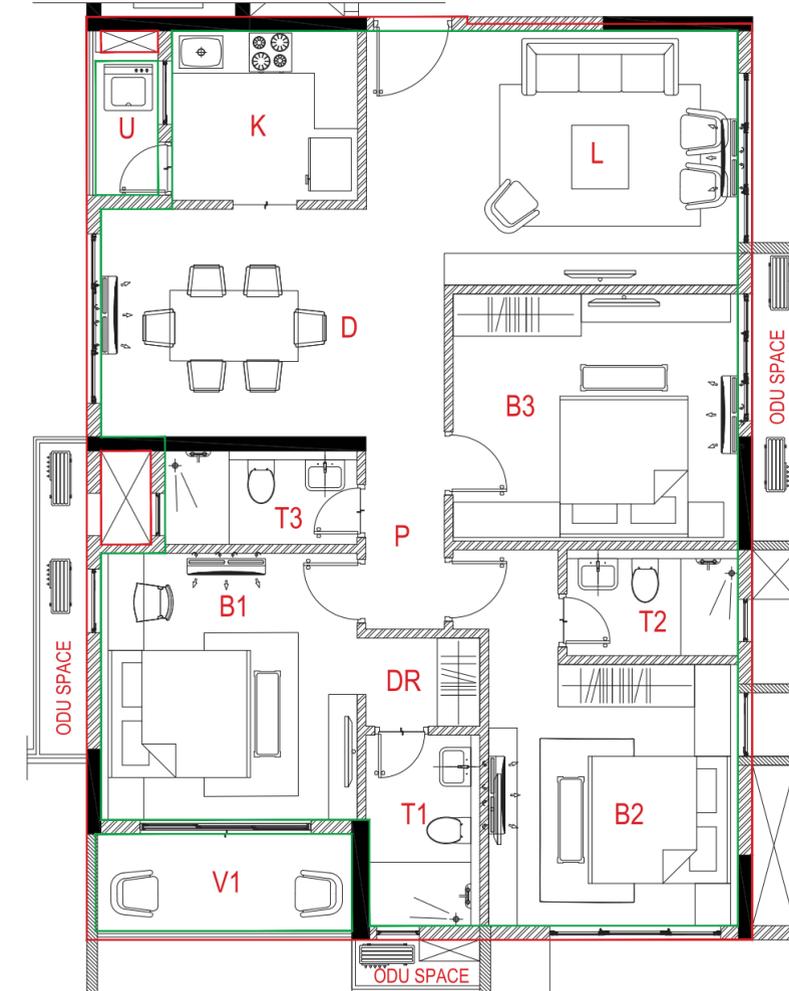
BLOCK - A/B/C

3 BHK/3T

(BUA-1300 SQFT)

(CA-1188 SQFT)

(SBUA-1700 SQFT)

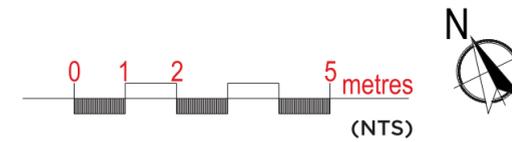


KEY PLAN

LOCATION - 5TH FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L	LIVING	5225	3600	17'-2"	11'-10"
D	DINING	4825	3225	15'-10"	10'-7"
B1	BEDROOM	3600	3775	11'-10"	12'-5"
V1	BALCONY	3725	1500	12'-3"	4'-11"
T1	TOILET	1550	2700	5'-1"	8'-10"
DR	DRESS	1600	1250	5'-3"	4'-1"
B2	BEDROOM	3510	3700	11'-6"	12'-2"
T2	TOILET	2410	1500	7'-11"	4'-11"
B3	BEDROOM	4010	3500	13'-2"	11'-6"
T3	TOILET	2695	1325	8'-10"	4'-4"
K	KITCHEN	2605	2400	8'-7"	7'-10"
U	UTILITY BALCONY	1000	2325	3'-3"	7'-8"
P	PASSAGE	1100	2725	3'-7"	8'-11"

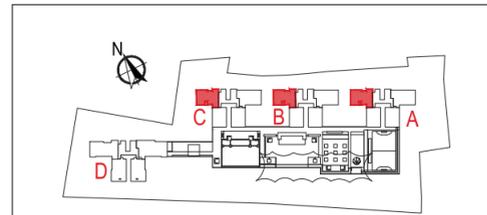
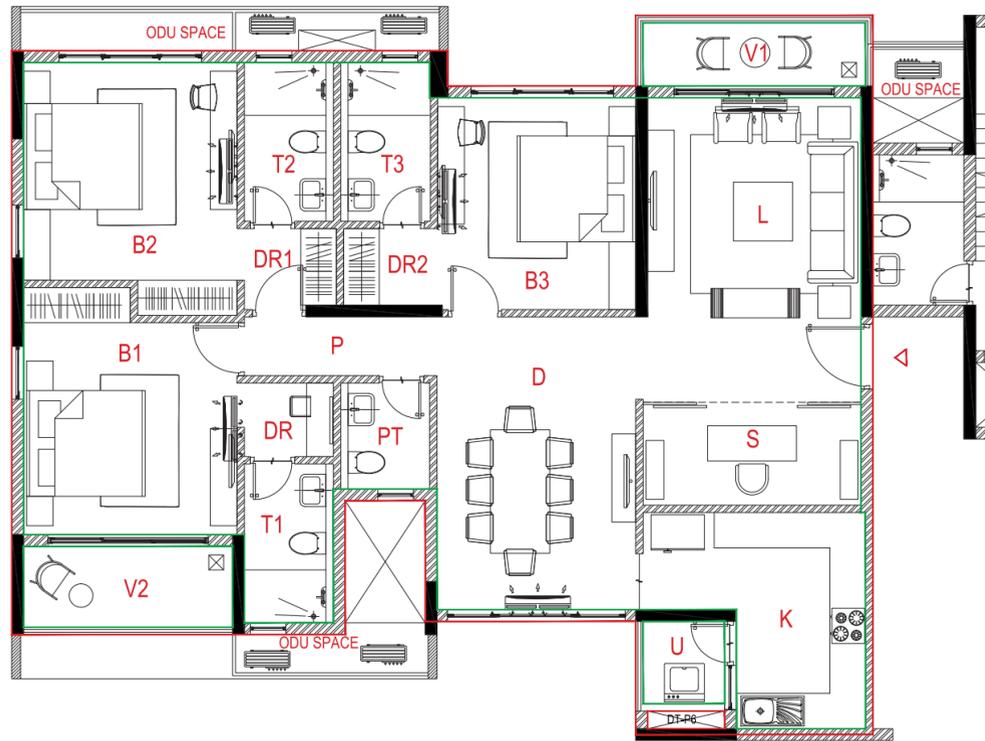
note - all dimensions are clear structural excluding - plaster / wall putty or finishes



BLOCK - A/B/C

3 BHK/3T/P

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(CA-1446 SQFT)
(SBUA-2100 SQFT)

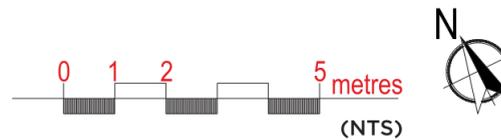


KEY PLAN

LOCATION - 1ST FLOOR TO 8TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L	LIVING	3600	5125	11'-10"	16'-10"
S	STUDY	3675	1800	12'-1"	5'-11"
D	DINING	3350	4975	11'-0"	16'-4"
V1	BALCONY	4000	1200	13'-1"	3'-11"
B1	BEDROOM	3600	3600	11'-10"	11'-10"
V2	BALCONY+ PLANTER	3525	1500	11'-7"	4'-11"
T1	TOILET	1500	2700	4'-11"	8'-10"
DR	DRESS	1500	1250	4'-11"	4'-1"
B2	BEDROOM	3600	3700	11'-10"	12'-2"
T2	TOILET	1500	2700	4'-11"	8'-10"
DR1	DRESS	1550	1300	5'-1"	4'-3"
B3	BEDROOM	3340	3600	10'-11"	11'-10"
T3	TOILET	1510	2700	5'-0"	8'-10"
DR2	DRESS	1585	1300	5'-2"	4'-3"
K	KITCHEN	1575+2175	2025+1650	5'-2"+7'-2"	6'-8" + 5'-5"
U	UTILITY BALCONY	1500	1825	4'-11"	6'-0"
PT	POWDER TOILET	1500	1800	4'-11"	5'-11"
P	PASSAGE	3250	1000	10'-8"	3'-3"

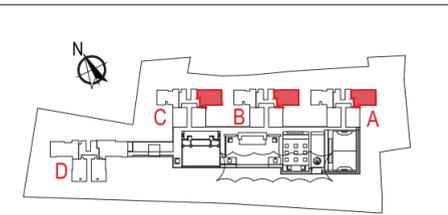
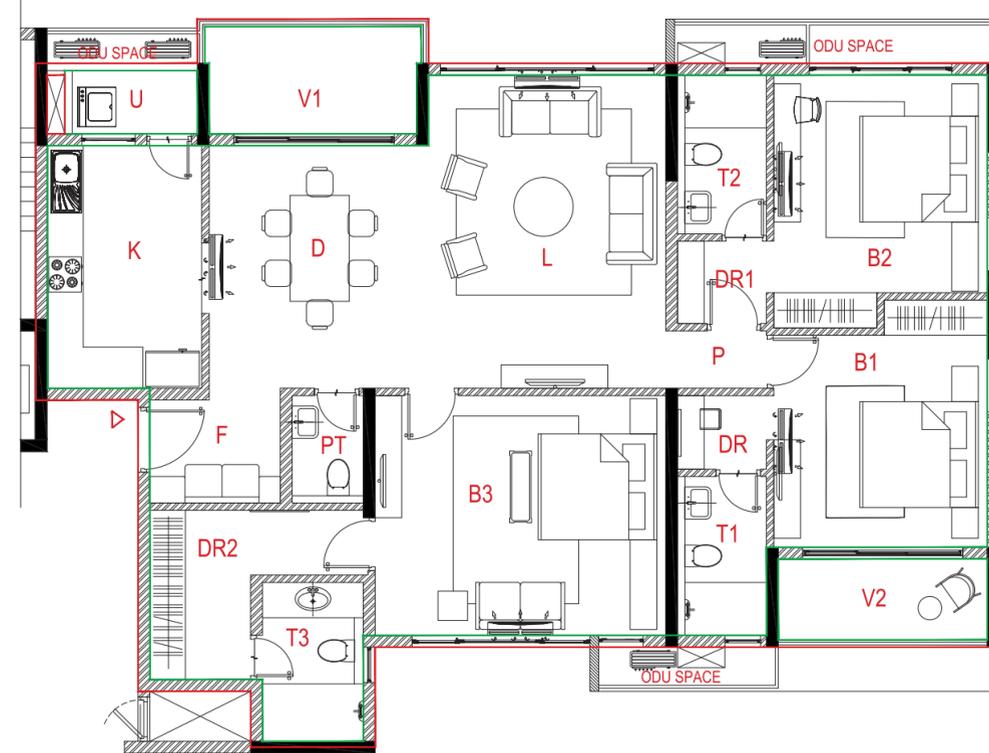
note - all dimensions are clear structural excluding - plaster / wall putty or finishes



BLOCK - A/B/C

3 BHK/3T/P

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(SBUA-2250 SQFT)

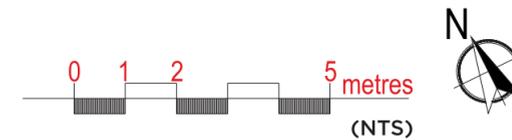


KEY PLAN

LOCATION - 1ST FLOOR TO 9TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
F	FOYER	2210	1750	7'-3"	5'-9"
L	LIVING	4000	5325	13'-1"	17'-6"
D	DINING	3700	4125	12'-2"	13'-6"
V1	BALCONY+PLANTER	3500	1950	11'-6"	6'-5"
B1	BEDROOM	3600	3600	11'-10"	11'-10"
V2	BALCONY+PLANTER	3575	1500	11'-9"	4'-11"
T1	TOILET	1500	2700	4'-11"	8'-10"
DR	DRESS	1500	1250	4'-11"	4'-1"
B2	BEDROOM	3600	3700	11'-10"	12'-2"
T2	TOILET	1500	2700	4'-11"	8'-10"
DR1	DRESS	1500	1400	4'-11"	4'-7"
B3	BEDROOM	4900	4075	16'-1"	13'-4"
T3	TOILET	1700	2700	5'-7"	8'-10"
DR2	DRESS	1700+1975	1775+1100	5'-7"+ 6'-6"	5'-10"+ 3'-7"
K	KITCHEN	2600	4125	8'-6"	13'-6"
U	UTILITY BALCONY	2535	1200	8'-3"	3'-11"
PT	POWDER TOILET	1200	1825	3'-11"	6'-0"
P	PASSAGE	1700	975	5'-7"	3'-2"

note - all dimensions are clear structural excluding - plaster / wall putty or finishes



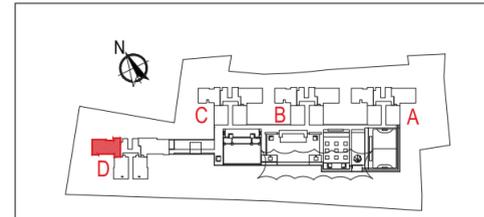
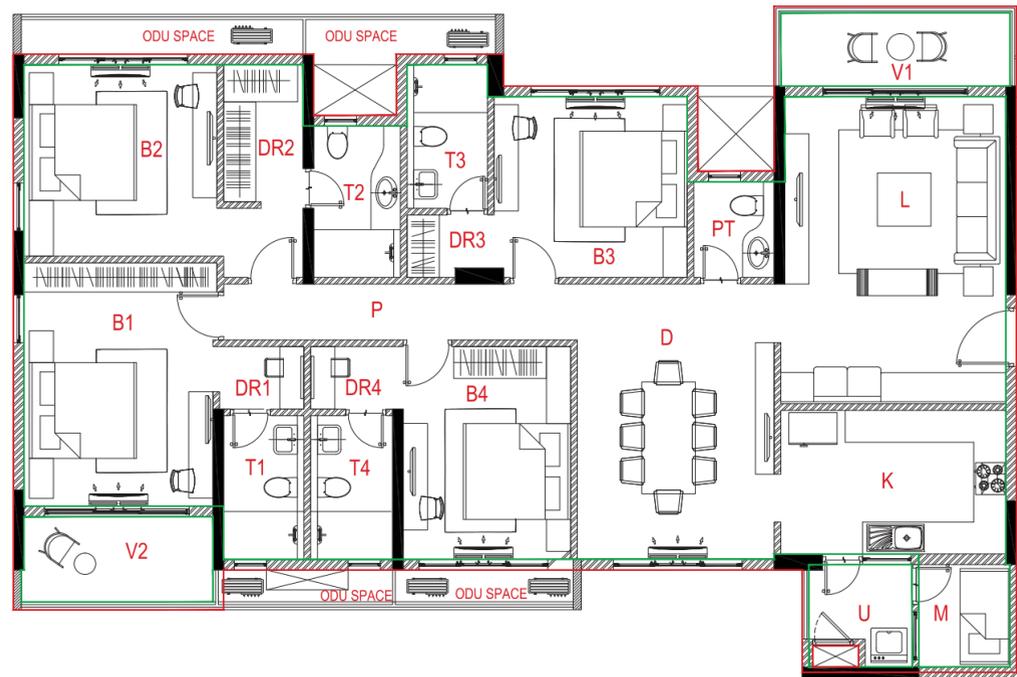
BLOCK - D

4 BHK/4T/P/M

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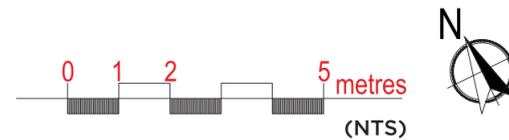


KEY PLAN

LOCATION - 1ST TO 9TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L	LIVING	4125	5775	13'-6"	18'-11"
V1	BALCONY+PLANTER	4525	1500	14'-10"	4'-11"
D	DINING	3675	5175	12'-1"	17'-0"
B1	BEDROOM	3525	4575	11'-7"	15'-0"
V2	BALCONY+PLANTER	3725	1750	12'-3"	5'-9"
T1	TOILET	1500	2700	4'-11"	8'-10"
DR1	DRESS	1575	1175	5'-2"	3'-10"
B2	BEDROOM	3600	3600	11'-10"	11'-10"
T2	TOILET	1620	2850	5'-4"	9'-4"
DR2	DRESS	1480	2575	4'-10"	8'-5"
B3	BEDROOM	3600	3400	11'-10"	11'-2"
T3	TOILET	1500	2700	4'-11"	8'-10"
DR3	DRESS	1625	1175	5'-4"	3'-10"
B4	BEDROOM	3120	4000	10'-3"	13'-1"
T4	TOILET	1530	2700	5'-0"	8'-10"
DR4	DRESS	1730	1175	5'-8"	3'-10"
K	KITCHEN	4200	2700	13'-9"	8'-10"
U	UTILITY BALCONY	2050	1925	6'-9"	6'-4"
PT	POWDER TOILET	1500	1800	4'-11"	5'-11"
M	MAID'S ROOM	1700	1925	5'-7"	6'-4"
P	PASSAGE	6600	1050	21'-8"	3'-5"

note - all dimensions are clear structural excluding - plaster / wall putty or finishes



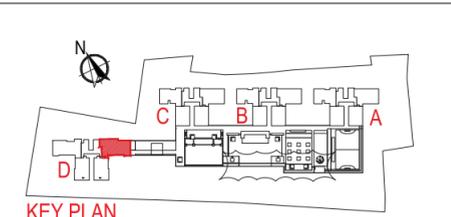
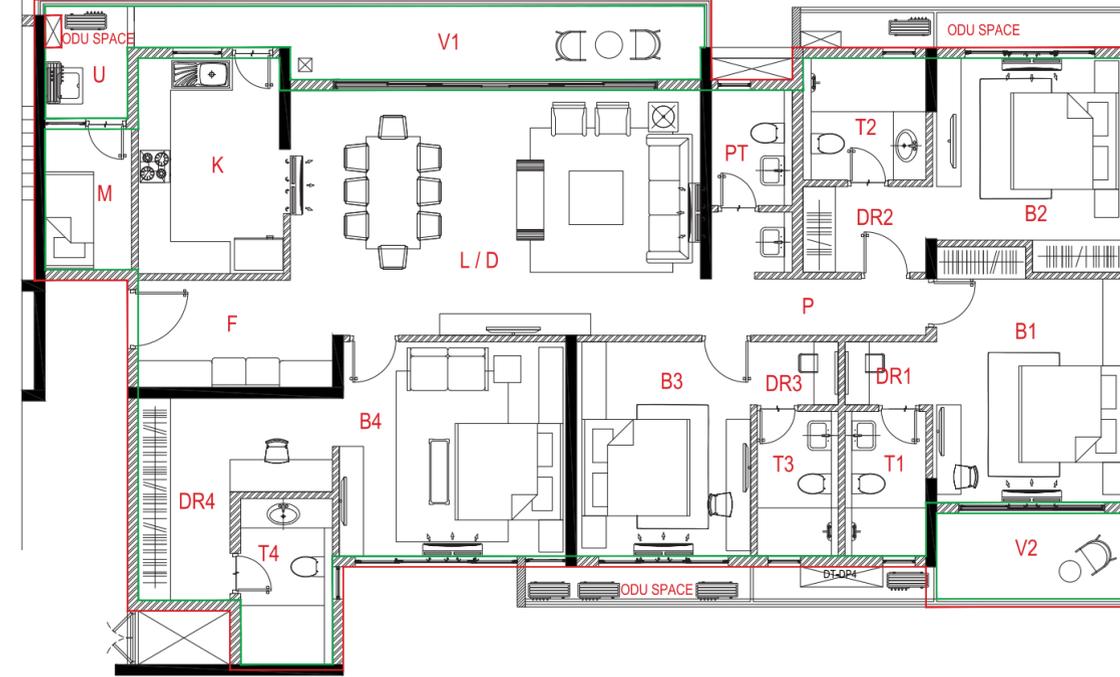
BLOCK - D

4 BHK/4T/P/M

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(SBUA-2950 SQFT)

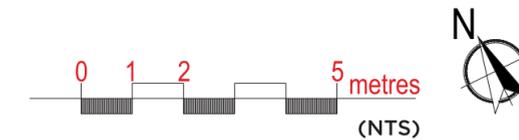


KEY PLAN

LOCATION - 1ST TO 10TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
F	FOYER	3600	2000	11'-10"	6'-7"
L/D	LIVING / DINING	7605	4575	24'-11"	15'-0"
V1	BALCONY+PLANTER	7805	1500	25'-7"	4'-11"
B1	BEDROOM	3600	4175	11'-10"	13'-8"
V2	BALCONY	3725	1750	12'-3"	5'-9"
T1	TOILET	1500	2700	4'-11"	8'-10"
DR1	DRESS	1700	1175	5'-7"	3'-10"
B2	BEDROOM	3600	3400	11'-10"	11'-2"
T2	TOILET	2275	2275	7'-6"	7'-6"
DR2	DRESS	2275	1600	7'-6"	5'-3"
B3	BEDROOM	3225	4000	10'-7"	13'-1"
T3	TOILET	1500	2700	4'-11"	8'-10"
DR3	DRESS	1625	1175	5'-4"	3'-10"
B4	BEDROOM	4200	4000	13'-9"	13'-1"
T4	TOILET	1700	3100	5'-7"	10'-2"
DR4	DRESS	1700+1900	2025+1750	5'-7"+6'-3"	6'-8"+5'-9"
K	KITCHEN	2695	4025	8'-10"	13'-2"
U	UTILITY BALCONY	4545	1325+900	14'-11"	4'-4"+2'-11"
PT	POWDER TOILET	1500	2150+1125	4'-11"	7'-1"+3'-8"
M	MAID'S ROOM	1600	2625	5'-3"	8'-7"
P	PASSAGE	4175	1050	13'-8"	3'-5"

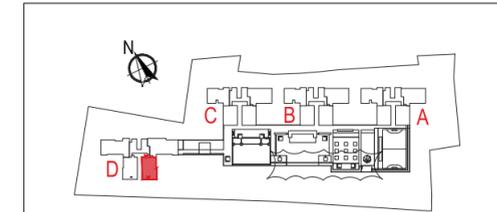
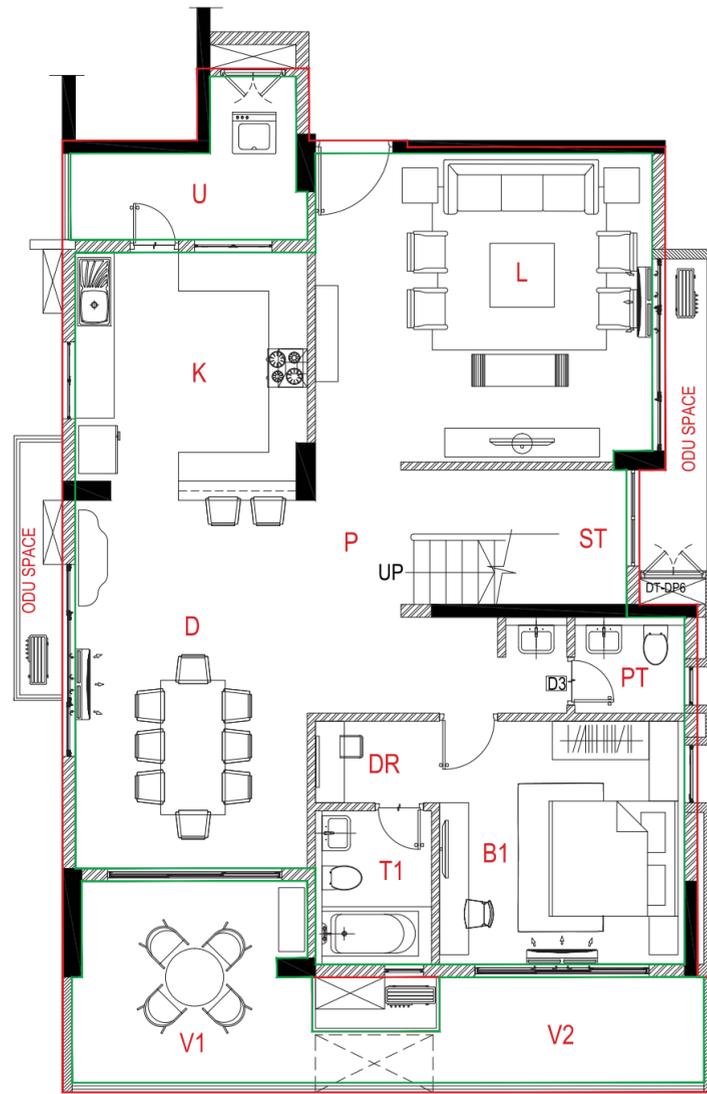
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BLOCK - D

DUPLEX - LOWER LEVEL

(BUA-1532 SQFT)
(CA-1395 SQFT)



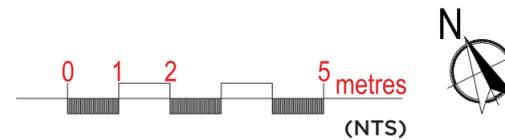
KEY PLAN

LOCATION - 1ST/3RD/5TH/7TH/9TH/11TH

NET BUA - 3173 SQFT
(NET SBUA - 4100 SQFT)

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L	LIVING	5225	4825	17'-2"	15'-10"
D	DINING	3600	5750	11'-10"	18'-10"
V1	BALCONY+ PLANTER	3800	3300	12'-6"	10'-10"
B1	BEDROOM	3800	3800	12'-6"	12'-6"
T1	TOILET	1800	2400	5'-11"	7'-10"
DR	DRESS	1925	1275	6'-4"	4'-2"
V2	BALCONY+ PLANTER	6300	1800	20'-8"	5'-11"
K	KITCHEN	3600	3875	11'-10"	12'-9"
U	UTILITY BALCONY	2290 + 1510	1350+1200	7'-6"+4'-11"	4'-5"+3'-11"
PT	POWDER TOILET	950 + 1700	1500	3'-1" + 5'-7"	4'-11"
ST	STAIRCASE	3500	2100	11'-6"	6'-11"
P	PASSAGE	1325	3925	4'-4"	12'-11"

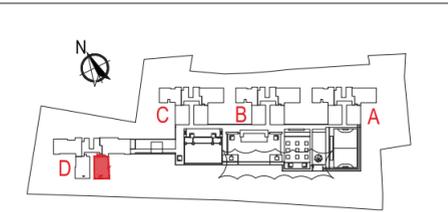
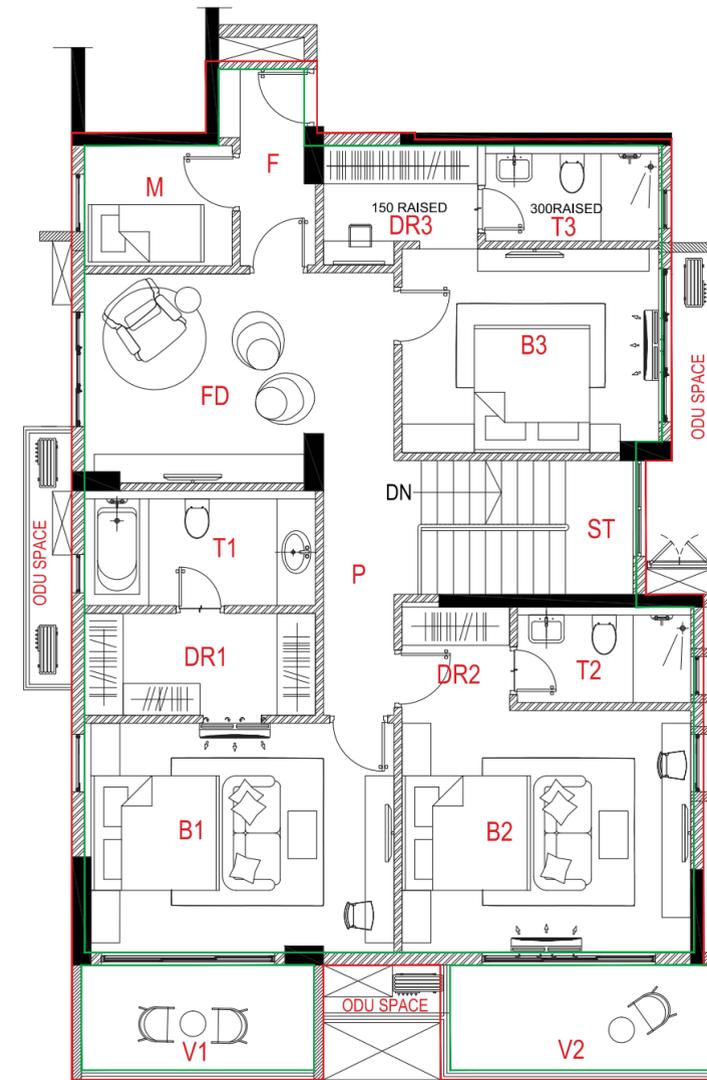
note - all dimensions are clear structural excluding - plaster / wall putty or finishes



BLOCK - D

DUPLEX - UPPER LEVEL

(BUA-1515 SQFT)
(CA-1393 SQFT)



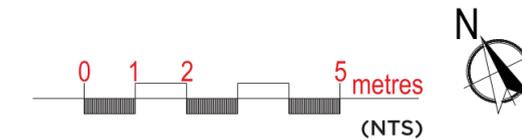
KEY PLAN

LOCATION - 2ND/4TH/6TH/8TH/10TH/12TH

NET BUA - 3173 SQFT
(NET SBUA - 4100 SQFT)

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
F	FOYER	1000	3075	3'-3"	10'-1"
FD	FAMILY DEN	4825	3300	15'-10"	10'-10"
B1	BEDROOM	4825	3725	15'-10"	12'-3"
T1	TOILET	3600	1800	11'-10"	5'-11"
DR1	DRESS	3600	1475	11'-10"	4'-10"
V1	BALCONY+PLANTER	3925	1800	12'-11"	5'-11"
B2	BEDROOM	4500	3600	14'-9"	11'-10"
T2	TOILET	2700	1500	8'-10"	4'-11"
DR2	DRESS	1670	1625	5'-6"	5'-4"
V2	BALCONY+PLANTER	4350	1800	14'-3"	5'-11"
B3	BEDROOM	4000	3200	13'-1"	10'-6"
T3	TOILET	2700	1500	8'-10"	4'-11"
DR3	DRESS	2400	1500	7'-10"	4'-11"
ST	STAIRCASE	3725	2100	12'-3"	6'-11"
P	PASSAGE	1100	4300	3'-7"	14'-1"
M	MAID'S ROOM	2300	1875	7'-7"	6'-2"

note - all dimensions are clear structural excluding - plaster / wall putty or finishes



amenities

PROMENADE:

A well designed promenade by the river has a row of boutique restaurants with indoor and outdoor sitting area with articulate landscaping. The vast expanse of the serene river Subarnarekha reflects the most peaceful and enriching experience.

RETAIL:

A throbbing retail in the vicinity will be talk-of-the-town.

CORPORATE SPACES:

Space for corporate offices is an added advantage of this project.

PAYAL GOLD MULTIPLEX:

A 5 Star 3 screen gold class luxurious multiplex is perfect for rich movie experience.

BANQUET HALL:

A well designed Banquet Hall is ideal for hosting a variety of social and corporate events.

GARDEN RIVIERA:

• Multipurpose hall with large lawn

- Celebration parties
- Festive Celebration
- Impressive Extracurricular Activities
- Kitty Parties

• Jogging track along the river

• Badminton court

• Volleyball court

• Half basketball court

• Cricket pitch

• Kid's play area with sand pit

• Senior citizen pavilion

• Aqua pressure path

• Specially designed temple with meditation zone

• Yoga & meditation by the river

• Bonfire zone

CLUB RIVIERA:

The Club Riviera has been designed keeping in mind of all modern facilities for entertainment & recreation.

• Swimming Pool

- 25 meter infinity edge pool
- Kid's pool
- Aqua gym

• Fully equipped air conditioned gym

• Designer toilet with change room & steam room

• Amphitheater with lawn

• Multipurpose Banquet with kitchen

- Marriage/Birthday/Anniversary party
- Family get together
- Zumba/Aerobics
- Yoga
- Dance classes

• Futsal (floodlit mini football ground)

• AC Recreation room

- Pool table
- Table Tennis table
- Kid's play area
- Card room
- Library/Reading Room
- Discussion Room

• Cafeteria with a designer sky lounge

• Walking track

• Fragrance garden

• Gazibos & Cabanas

• Barbeque/Bonfire Zone

BUILDING AMENITIES

3 TIER SECURITY SYSTEMS:

Manned security at the complex entry point
Boom Gate RFID for residential owners 2 wheelers/4 wheelers
24 hrs manned security
CCTV surveillance
Concierge service at the Ground level
Biometric access to all entry points for Club Riviera
EPABX, CCTV, VDP and RFID smart cards

POWER/GENERATOR:

24 Hrs power supply for all apartments and common facilities with 1 kilowatt DG power back up per apartment.

WATER:

24 hrs water supply through our state of art water filtration plant.

FIRE FIGHTING:

- **A well designed fire fighting system will be installed as per NBC norms**
- **Fire terraces**
- **Fire proof staircases and service lifts**

SEWAGE TREATMENT PLANT:

Sewage Treatment Plant is provided for treating all waste water generated due to domestic activities in the residential apartments. This facility is installed not only for complying with NBC norms, but also to ensure that the treated water is utilized for gardening and flushing activities.

SOLID WASTE MANAGEMENT SYSTEM:

Solid Waste Management System is provided for collecting and treating solid wastes. It also ensures for recycling items that do not belong to garbage or trash.

RAINWATER HARVESTING SYSTEM:

Rainwater harvesting will be used for recharging the ground water sub surface aquifers.

WATER TREATMENT PLANT:

The water treatment plant purifies the actual boring water and makes it drinkable. It removes the contaminants from raw water to produce water that is pure enough for human consumption without any adverse health effect.

OTHER FACILITIES:

- **An exquisitely designed air-conditioned and fully furnished waiting lounge with concierge service in all towers**
- **2 high speed 15 passenger elevators and one service elevator of 8 passenger**
- **Entire campus is wheelchair friendly**
- **Adequate visitors parking**
- **Electric car charging point**
- **Driver waiting room**

specification

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) would be 200mm thick and internal walls would be 125mm thick.

WALL FINISH:

Internal walls will have a smooth Putty finish, with 1 coat of primer. The Exterior finish will have painted with 1 coat of Exterior Primer & 2 coats of Weather coat paint of reputed brand.

DOORS:

Main door will be 30 mm flush door, finished with Polished Veneer with Lock and Handle. All other Doors will have good quality laminate fixed on both sides with edge polish and fitted with latch lock.

WINDOWS:

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

FLOORING:

Living Room and Dining Room will have Double Charged Premium 1800mm X 600mm (6' x 4' ft) premium quality Glazed Vitrified tiles.

BEDROOM:

1000 X 1000mm (1metre x 1metre) Double Charged Premium Quality Glazed Vitrified tiles.

BALCONY:

1000 X 1000mm (1metre x 1metre) Double Charged Premium Quality Glazed Vitrified tiles.

Stainless Steel Glass railings in all balconies and M.S. Railing for utility Balcony.

TOILETS:

1. **Walls:** Glazed Digital Tiles up-to height of 8ft
2. **Flooring:** 800 x 800mm Anti-Skid Tiles.
3. **Fittings:** Jaquar/Kohler/Grohe or equivalent CP fittings. White glazed sanitary ware with ISI mark, granite countertop with Basin.
4. Fixed Glass Shower partitions of 2' 6"

KITCHEN:

Flooring: 800 x 800mm premium quality glazed vitrified tiles of Reputed make.
Platform: Black granite cooking platform and ceramic tile Dado up to 600mm above the counter with stainlesssteel sink.

INTERCOM:

Intercom Point with handset will be provided in drawing room.
Video door phone on the main gate.

ELECTRICAL:

Individual THREEPHASE power in all Residential Apartments.

FITTINGS:

Adequate lighting, fan and power points as per design. Provision for AC point in all Bedrooms and living Rooms. Convenient provision & distributions of light and power plugsand provision for electrical Modular switches and Accessories of ISI marked fittings of Anchor/Roma/Crabtree/Schindler or equivalent.

PIPED LPG GAS:

Piped LPG Gas connection with separate gas bank on the ground floor with a provision for a meter for monthly billing in each kitchen.



Developed by:

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

W: www.aakashindia.in

E: sales@akashindia.in

M: +91 70798 29999

Site Address:

Aakash Riviera
Dobo
Seraikela - Kharsawan

RERA NO.: JRERA/PROJECT/618/2019

Building Permit No. 02 Dated 1.07.2019

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