DEVELOPER

NIRMAAN

MARKETED BY

PRIME
Properties n Realtors

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Rera No - RERAA KM 65 OF 2023-2024

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AUSPIRE NIVAM

Guwahati



an ode to artful living



The home that celebrates your journey, and the destination that you've reached.

We celebrate the close bonds that have defined the journey of your life. We rejoice in the happiness that comes from quality time with our loved ones. These special moments need an exceptional place that you'll call home.



Artist's Impression

Let your home craft what your heart desires

Witness

AUSPIRE NIVAM

Step into luxurious living with **AUSPIRE NIVAM**, a development project in the heart of Guwahati, Behind D.T.O, Betkutchi, Ahom Gaon.

Whether you wish to live in a lavish home, or find every convenience at your fingertips, have all your needs met under one roof.

- Block A (G+9)
- Block C (B+G+12)
- Block E (G+7, Phase II)
- Block B (B+G+9)
- Block D (B+G+9)



Artist's Impression

The artful comes to life at Auspire Nivam

At the junction of all things buzzing

Situated at the poshest location of Guwahati, behind D.T.O, Betkutchi, Ahom Gaon, your home connects you to everything that adds to the conveniences in your life. Your workplace will now be closer than ever, and you will find renowned educational institutes and universities in vicinity for your child's education. Get ready to welcome accessibility in your life.

650 Mtrs	Niru's Dhaba	3 Kms	NPS International School
950 Mtr	DTO	3 Kms	Critical Care Hospital
1.6 Kms	ISBT	5.8 Kms	Sarusajai Sports Complex
1.7 Kms	Royal Global University	8.2 Kms	Radisson Blu Hotel
1.7 Kms	Tirupati Balaji Temple	9.7 Kms	Kamakhya Railway Station
1.7 Kms	Moniram Dewan Trade Center	9.8 Kms	Assam Engineering College
2.7 Kms	Gorchuk Police Station	10 Kms	Excel Care Hospital
2.8 Kms	Delhi Public School Guwahati	12 Kms	Guwahati University
2.8 Kms	Ayursundra Superspecialty Hospital	23 Kms	Airport





Artist's Impression



Artist's Impression

Have a piece in the masterpiece

- 67% open space
- Magnificent hill view
- Surrounded by greenery
- Curated 349 apartments
- Ample car parking spaces



Legend

1. Entry
2. Internal Driveway
3. Garden Area
4. Open Parking
5. Plantation
6. Kid's Play Area
7. Exit

Amenities galore like never before

Green Amenities

Banquet lawn area for outdoor leisure activities | Garden Area

Activity Amenities

Dedicated Children's play area | Indoor sports room

Leisure Amenities

Reception Lobby | Community Hall
Gymnasium | Swimming Pool



Green and serene with a dash of nature

In the serendipity of greens, lies the peace of the human heart. Here, your days will begin and end, enveloped in nature's bounty.

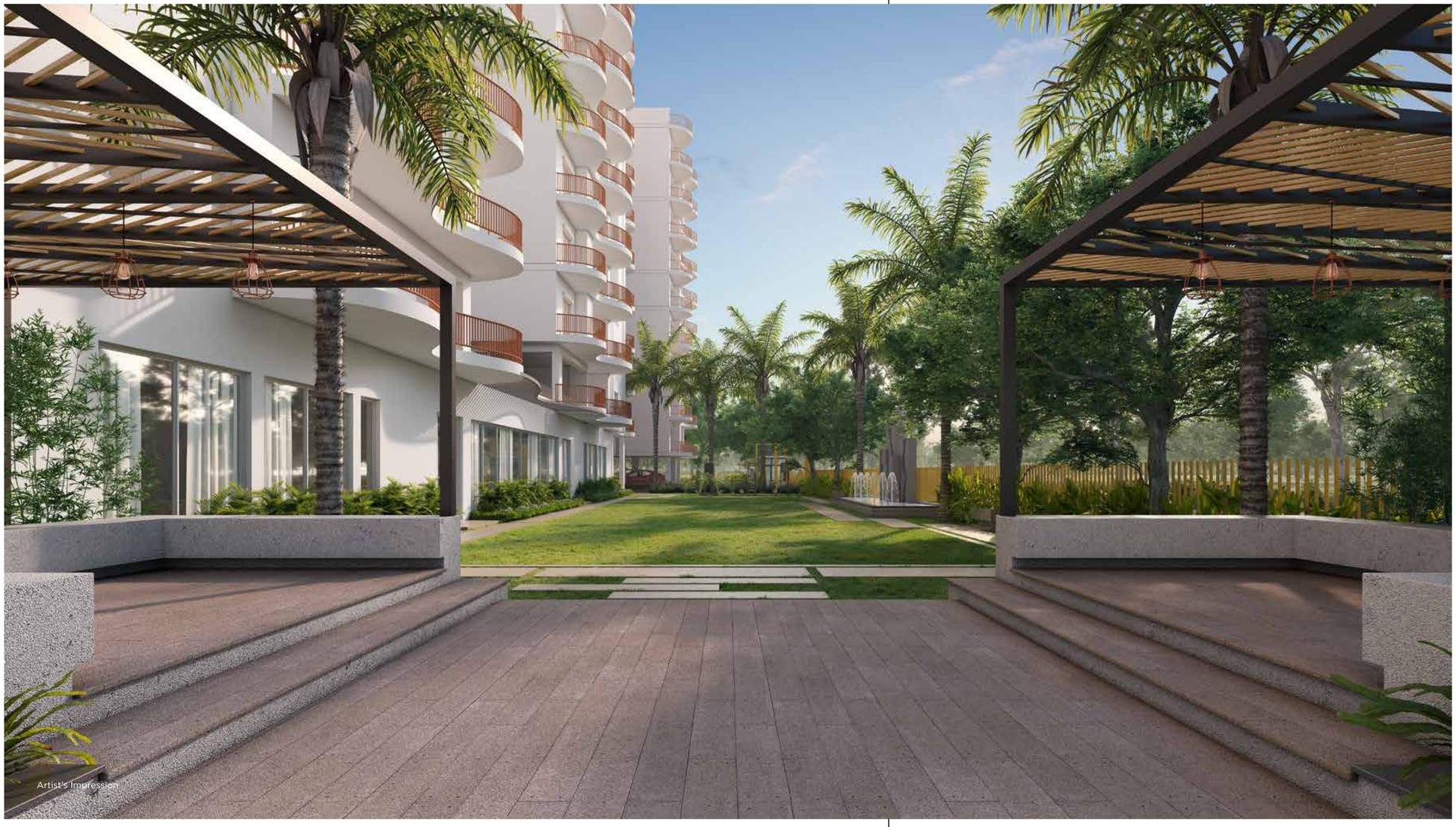
- Banquet lawn area for outdoor leisure activities
- Garden Area



Artist's Impression



Celebrate your biggest moments in this Lavish Banquet Lawn



Artist's Impression



Revel in serene greenery in our Garden Area



Artist's Impression



Meander through the green-fold paths and rest in our Garden Sitting Area



Active and hearty in moments of togetherness

Exceptional people deserve an exceptional lifestyle.
Here, your leisurely hours will be filled with fun and games.

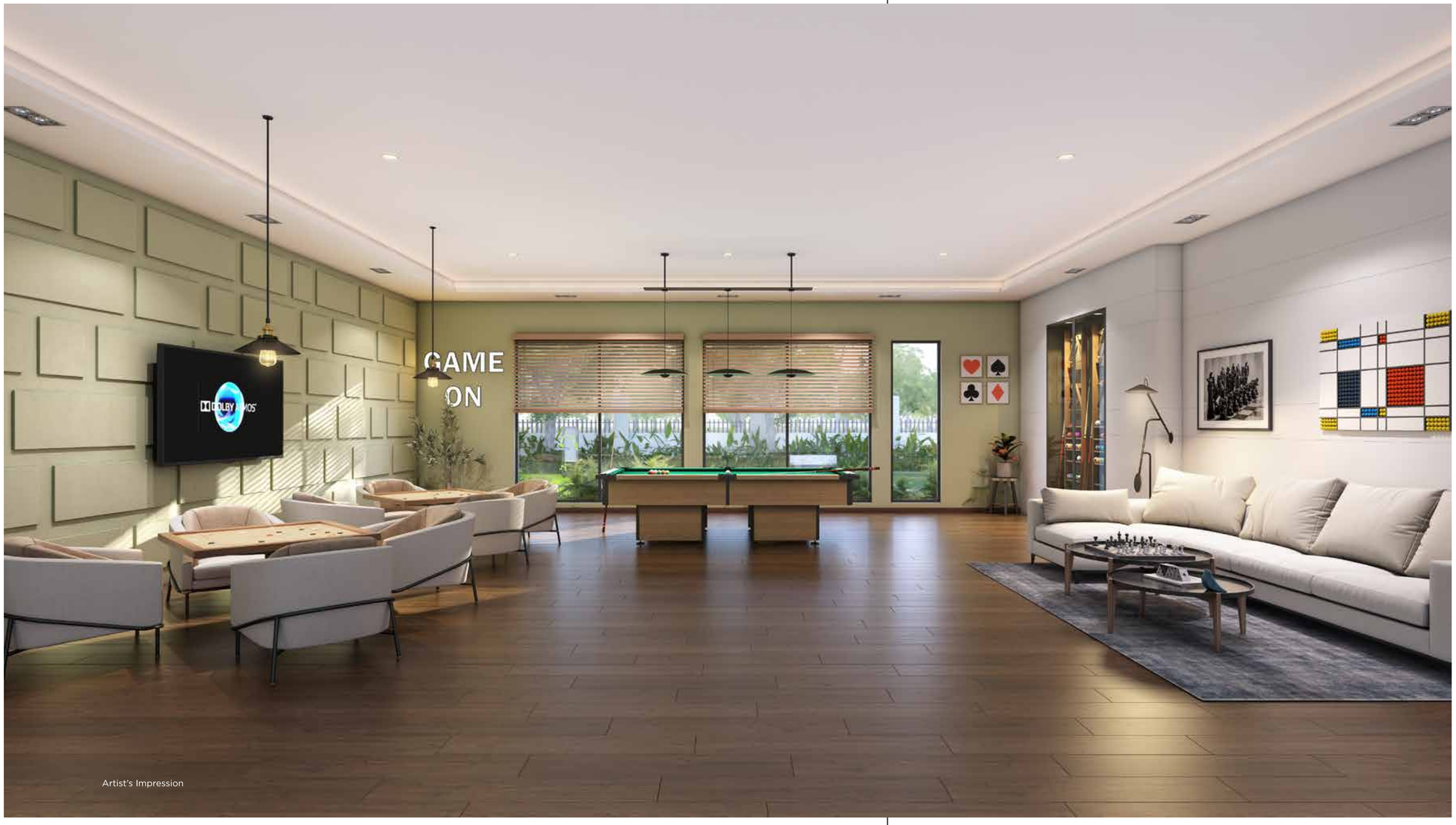
- Dedicated Children’s play area
- Indoor sports room



Artist's Impression



Set your soul free in this happy-feet Playzone



Artist's Impression



Engage your mind and spirit in the Game of your choice



Dive into the serenity of a vivacious life

For when your spirit needs to fulfil superior expectations, or experience the thrill of actions. Here, it finds all that it seeks.

- Reception Lobby
- Community Hall
- Gymnasium
- Swimming Pool



Artist's Impression



Rejuvenate by dipping into our Luxury Swimming Pool



Artist's Impression



Our Podium is a sight to behold and treasure



Artist's Impression



Fitness will be your forte in our specialized Gymnasium



Artist's Impression



Cherish grand celebratory moments in our Banquet Area

Superior Facilities of Auspire Nivam Homes

For the Common Areas

- Decorative entrance lobby with access control
- Rainwater harvesting
- Sewerage treatment plant for society
- Organic waste composter for society
- Power backup for common areas and services
- Hi-speed elevators for each building
- 24x7 securityCCTV surveillance
- Optimum Parking

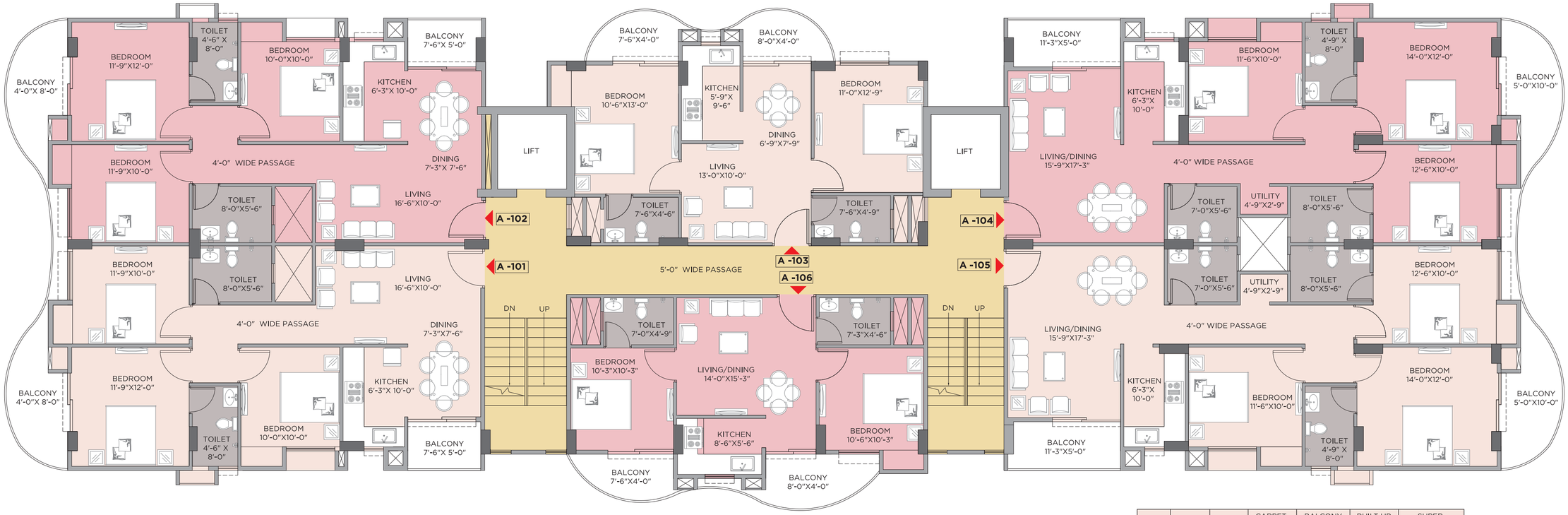


Artist's Impression

Expansive spaces
adorn the Lift Lobby

Floor Plan

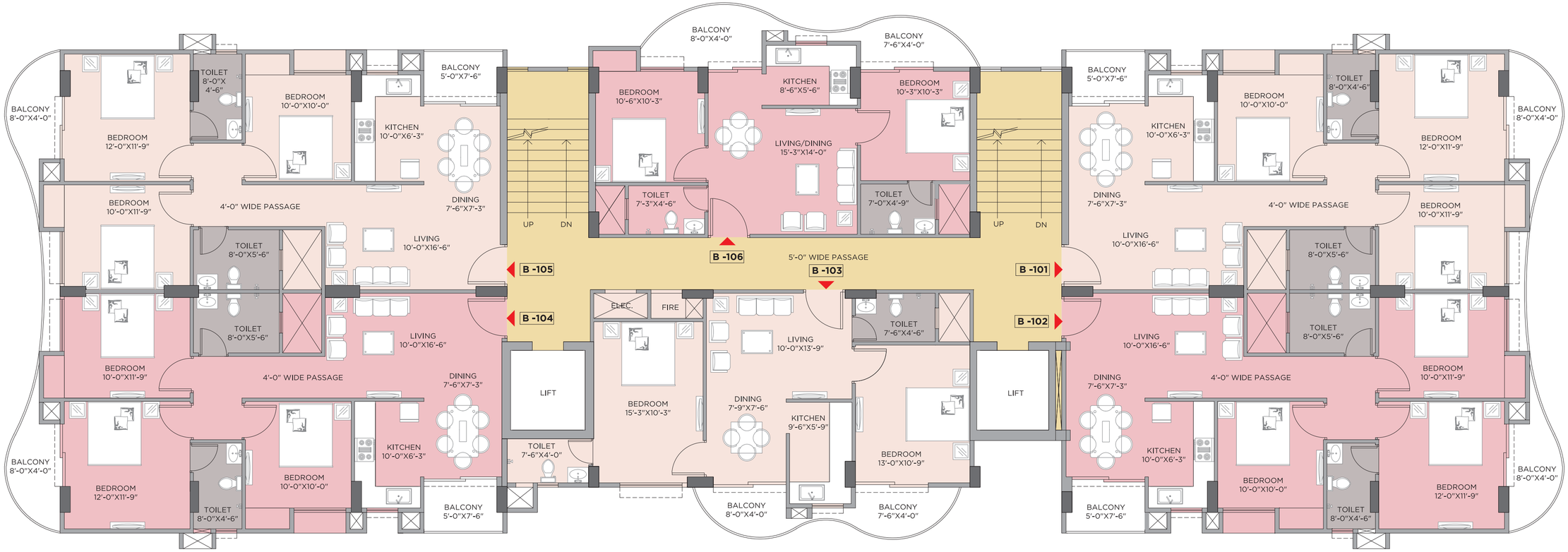
BLOCK A
TYPICAL 1ST - 9TH FLOOR PLAN



SL. NO.	UNIT NO.	BHK	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	BUILT-UP AREA (sq.ft.)	SUPER BUILT-UP AREA (sq.ft.)
1	A-101	3	834	68	970	1294
2	A-102	3	834	68	970	1294
3	A-103	2	616	59	732	976
4	A-104	3	997	108	1175	1566
5	A-105	3	997	108	1175	1566
6	A-106	2	534	66	656	875

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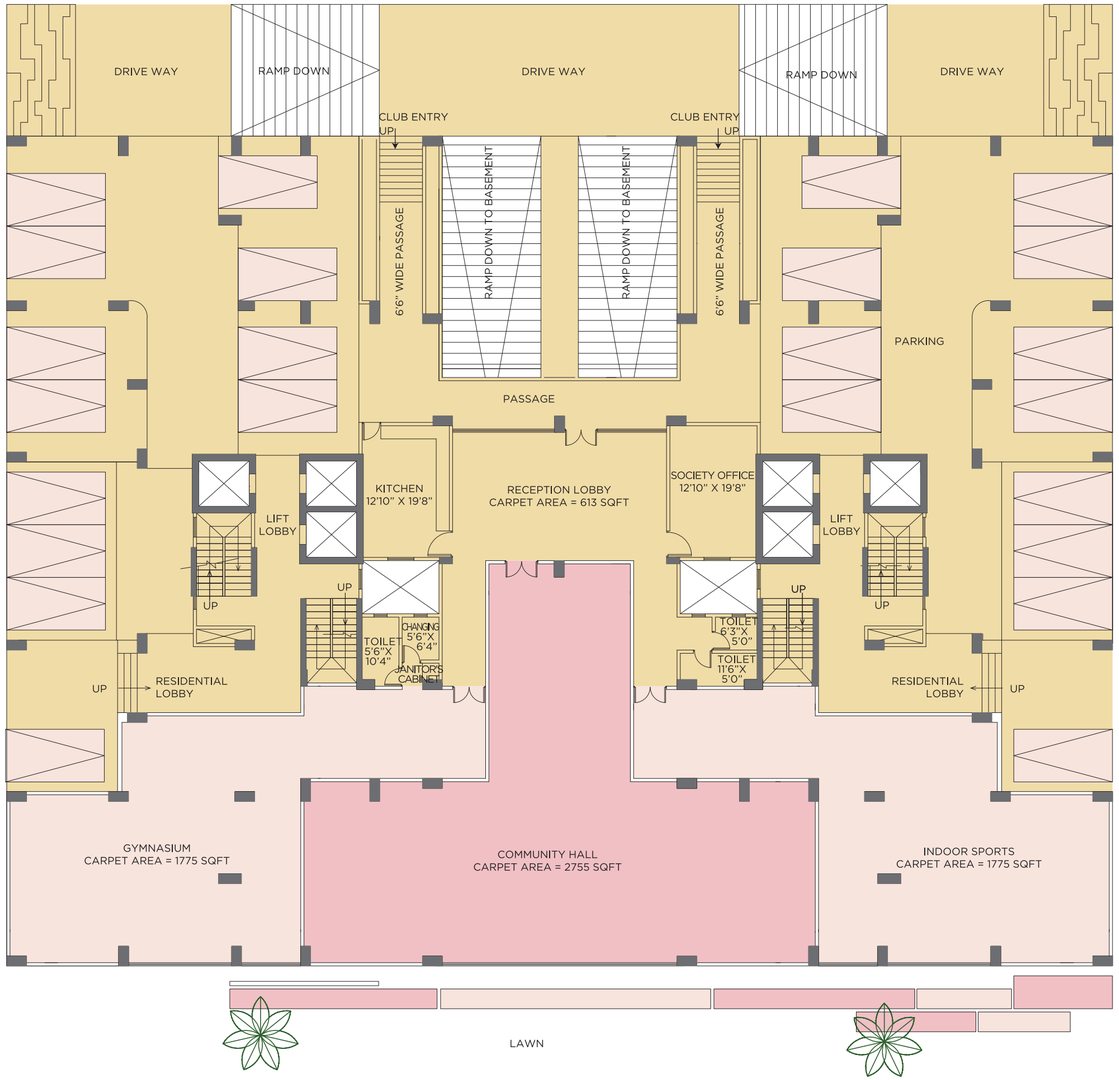
BLOCK B
TYPICAL 1ST - 9TH FLOOR PLAN



SL. NO.	UNIT NO.	BHK	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	BUILT-UP AREA (sq.ft.)	SUPER BUILT-UP AREA (sq.ft.)
1	B-101	3	834	68	970	1294
2	B-102	3	834	68	970	1294
3	B-103	2	639	59	745	993
4	B-104	3	834	68	970	1294
5	B-105	3	834	68	970	1294
6	B-106	2	534	66	656	875

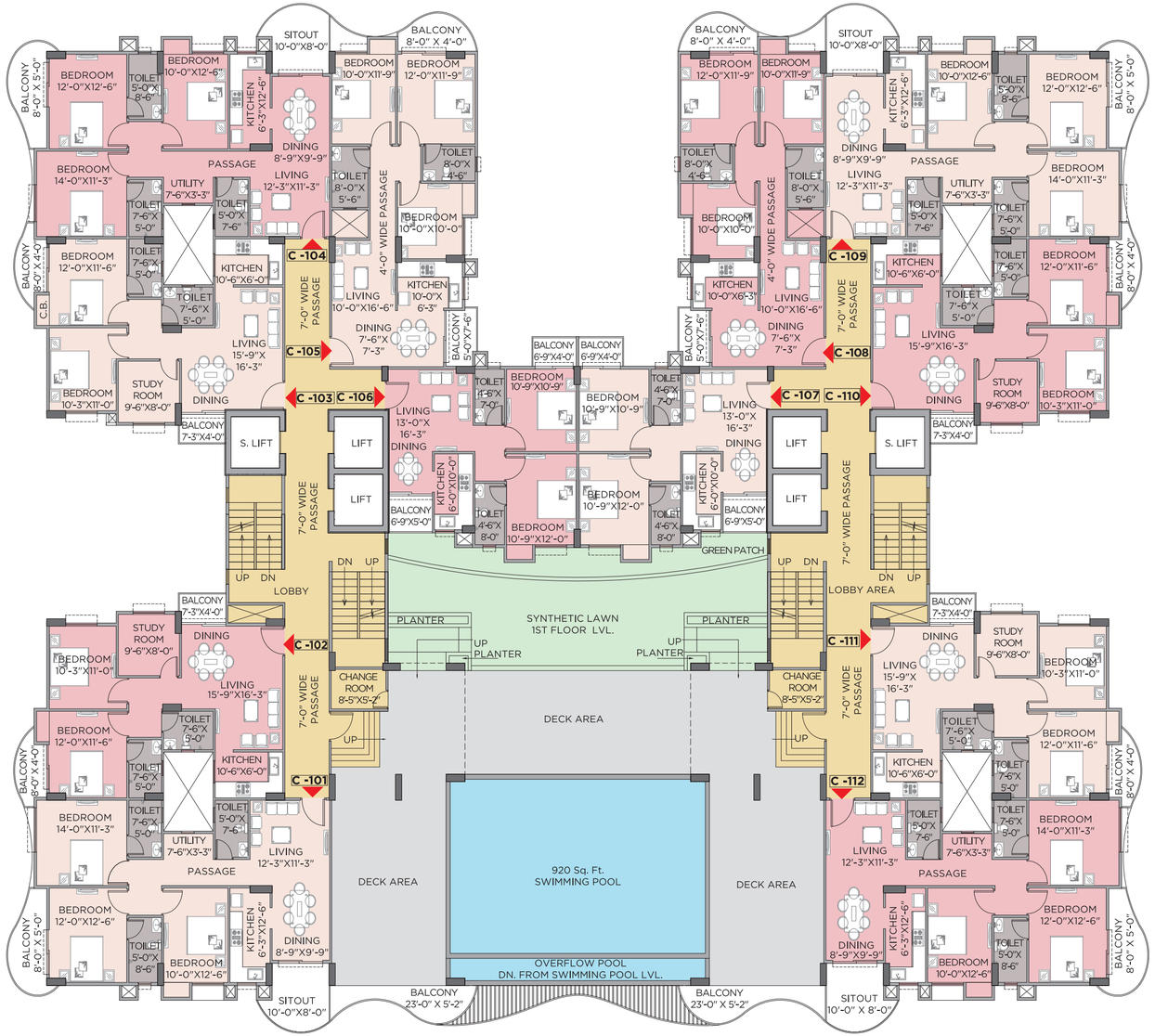
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BLOCK C
GROUND FLOOR





BLOCK C
1ST FLOOR PLAN



SL. NO.	UNIT NO.	BHK	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	BUILT-UP AREA (sq.ft.)	SUPER BUILT-UP AREA (sq.ft.)
1	C-101	3	1007	113	1189	1585
2	C-102	3	783	58	905	1206
3	C-103	3	783	58	905	1206
4	C-104	3	1007	113	1189	1585
5	C-105	3	834	68	970	1294
6	C-106	2	616	61	732	976
7	C-107	2	616	61	732	976
8	C-108	3	834	68	970	1294
9	C-109	3	1007	113	1189	1585
10	C-110	3	783	58	905	1206
11	C-111	3	783	58	905	1206
12	C-112	3	1007	113	1189	1585

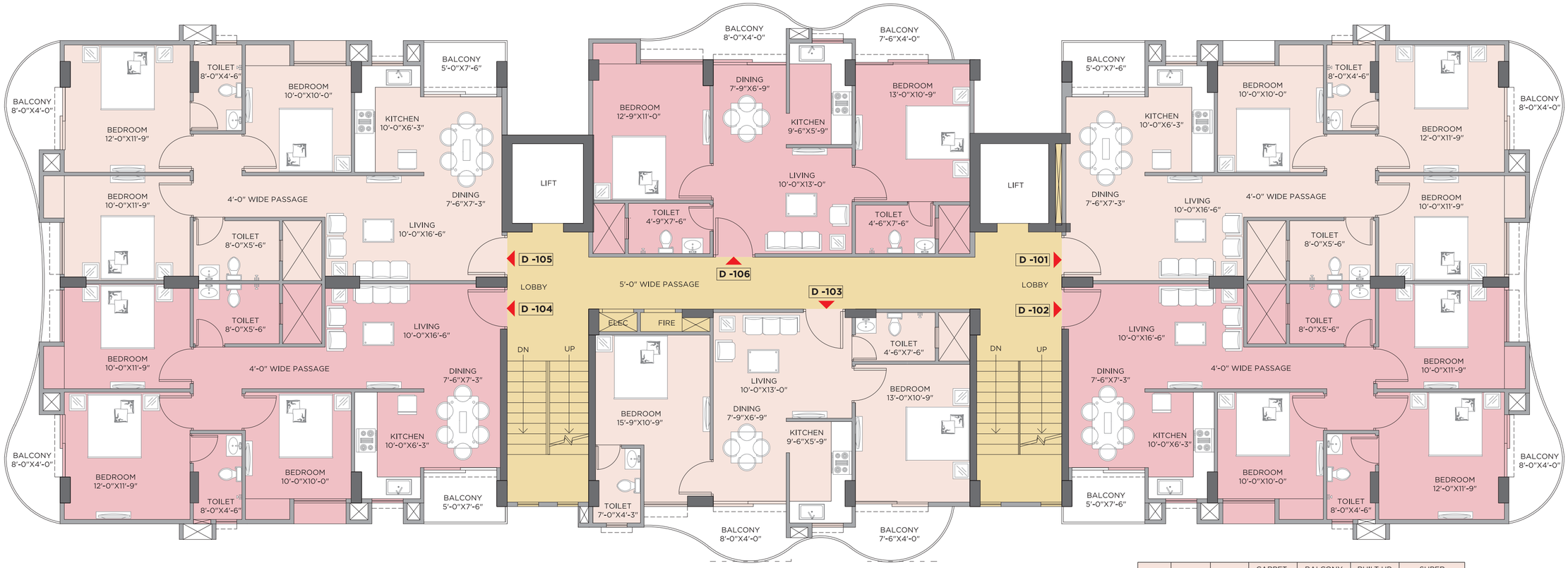
BLOCK C
TYPICAL 2ND - 12TH FLOOR PLAN



SL. NO.	UNIT NO.	BHK	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	BUILT-UP AREA (sq.ft.)	SUPER BUILT-UP AREA (sq.ft.)
1	C-201	3	1007	113	1189	1585
2	C-202	3	783	58	905	1206
3	C-203	3	783	58	905	1206
4	C-204	3	1007	113	1189	1585
5	C-205	3	834	68	970	1294
6	C-206	2	616	61	732	976
7	C-207	2	616	61	732	976
8	C-208	3	834	68	970	1294
9	C-209	3	1007	113	1189	1585
10	C-210	3	783	58	905	1206
11	C-211	3	783	58	905	1206
12	C-212	3	1007	113	1189	1585
13	C-213	3	834	68	970	1294
14	C-214	3	834	68	970	1294

N

BLOCK D
TYPICAL 1ST - 9TH FLOOR PLAN



SL. NO.	UNIT NO.	BHK	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	BUILT-UP AREA (sq.ft.)	SUPER BUILT-UP AREA (sq.ft.)
1	D-101	3	834	68	970	1294
2	D-102	3	834	68	970	1294
3	D-103	2	619	59	741	988
4	D-104	3	834	68	970	1294
5	D-105	3	834	68	970	1294
6	D-106	2	616	59	732	976

N

Specifications

Building Structure
RCC framed structure designed for seismic forces and pile foundation provided to take care of gravity and earthquake forces.

External & Internal Walls
External wall to finish with emulsion paint.
All internal wall to finish with POP finish.

Windows
Anodized powder coated aluminium sliding window/UPVC

Bathroom Fittings
- Sanitary fittings of reputed brands or equivalent.
- C.P. fittings of ISI quality.
- Concealed piping system with CPVC pipes.
- Diverter, wall hung basin, wall hung WC to be provided in all bathrooms

Elevators
High-speed elevators of Otis/ Schindler/Kone or equivalent brand.

Kitchen Fittings
Granite top cooking platform with SS sink and ceramic tiles up to 2 ft. above the platform

Doors
Quality wooden doorframe with flush Doors

Balcony
M.S. half grill

Bathroom Walls
Wall finished with ceramic tiles up to lintel height.

Flooring
- Vitrified tiles in living room, dining room bedrooms & kitchen.
- Anti-Skid vitrified tiles in toilet

Common Passage, Staircase & Lobby
- Flooring to be granite/tiles with MS railing

Security Features
- CCTV camera in common area
- Adequate fire fighting system strictly as per safety norms

Electrical Fittings
- Concealed electrical wiring with fire resistant wires of reputed brand
- Provision for washing machine, water purifier, refrigerator, chimney, etc.
- Provision for easy & safe installation of split air conditioners in all master bedrooms & living room with electrical and condensate water drain paint.
- Provision for DTH cable in master bedroom and living area from rooftop for tata sky/dish tv/cable tv etc.
- Adequate points for lights, fans & other plugs in all areas
- Provision for geysers & exhaust fan in toilets

Power Back Up
Power back up from DG in common areas

The Team

Architect

BANKA & ASSOCIATES

Banka & Associates is a leading architectural firm in Guwahati and Kolkata, offering a variety of services ranging from architectural designing and construction, structural engineering, and interior designing. Founded in 1994 and rooted in Northeast India, we have contributed to several architectural and design marvels throughout the region. The list of projects includes some of the NE's major landmarks and significant works of designing in the public and private sectors. Over the past 27 years, Banka & Associates has undoubtedly become one of the leading architectural consultants and executioners in the whole of the NE region. Our highly dynamic and diligent team of contractors and supervisors is instrumental in elevating the consortium to the stature it enjoys today. The inception of Banka & Associates kicked off with a staff of only two. Today, we have over 50 employees in our team that include architects, interior designers, and draftsmen, along with the civil engineering team and architectural support staff.

Marketer

PRIME PROPERTIES n REALTORS

Prime Properties n Realtors is one of the leading real-estate advisory firms in North East India. Since its establishment, Prime Properties n Realtors became the most trusted name for Home Buyers & Developers across the region. It deals in Marketing of all kinds of residential and commercial properties and have more than 5000+ satisfied homebuyers.

Homes built
with you in mind

Scan For walkthrough