

**an
international
abode
in Calcutta**

niavara

LIVE THE
**surround
beauty**
EXPERIENCE







niavara
LIMITED EDITION HOMES

niavara

Niavara is an expression of
purpose to build a home.

The term is a fusion of two

Sanskrit words:

नि and वृ

नि suggests intent and
वृ means shelter.

niavara

love-struck
at first sight

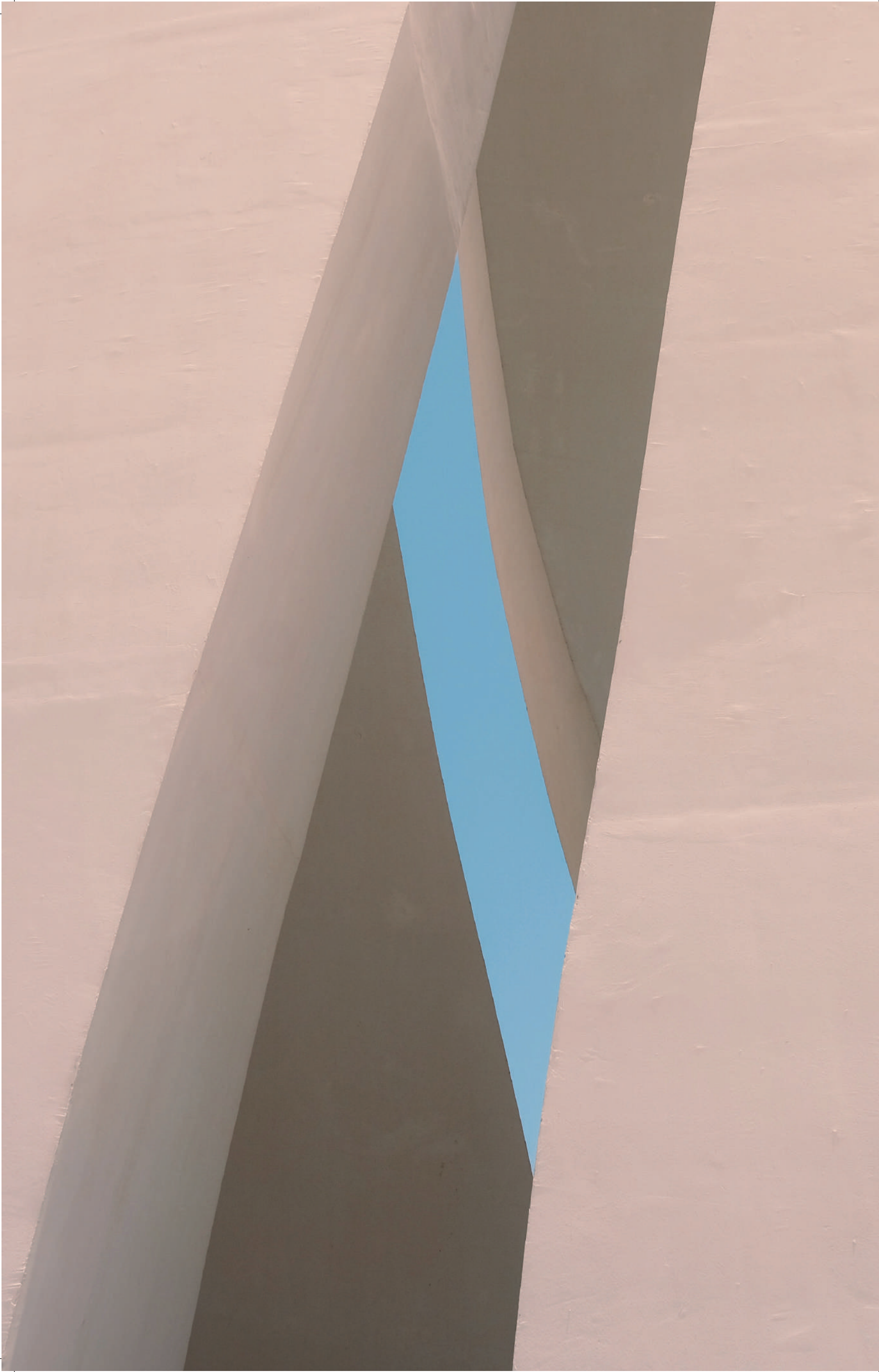


love-struck at first sight

is the first impression that will
stay with you forever, caused
by the stunning beauty of

niavara.

Get set for a romantic journey.



surround beauty is not an object but a feeling

You experience it the moment you step into
the world of **niavara**.

A world where aesthetics and geometry,
lines and curves, light and shadow,
reflections, colours and the sights
and sounds of Nature come together
to embrace you.

A woman in a black dress stands in a large, minimalist space with a curved wall and a pool of water. The scene is captured in a wide-angle shot, emphasizing the vastness of the architecture. The woman is positioned in the center-right of the frame, looking towards the left. The wall behind her is a smooth, light-colored curve that dominates the background. To her right, a small, bare tree stands in a planter. In the foreground, a large, shallow pool of water reflects the wall and the woman. The overall atmosphere is serene and contemplative.

niavara

CONTENTS

1 Architect

- i Design and Philosophy 1
- ii Vision 2

2 Symmetry

- i Project Overview 5
- ii Location 13
- iii Arrival 15
- iv Ground Space 18

3 Harmony

- i Social Space 31
- ii Socialise @ Podium 35
- iii Unwind @ Rooftop 55

4 Proportion

- i Home Space 61
- ii Living Room 67
- iii Bedroom 69

5 Scale

- i Facilities and Features 73

6 Balance

- i Marriage of Art and Science 81

7 Developers

- i Credential 85

**an ecosystem
of dynamic
space as seen
by the famous
architect
Ricardo Bofill**

Fluidity, symmetry and the unexpected define the creative magic of the architect who has created and inspired many landmarks, styled by postmodern aesthetics. He believes, "Architecture is the victory of man over the irrational." Niavara is inspired by this vision.

niavara

the man who envisioned niavara

The architect's
initial sketch
of Niavara.

Creativity and innovation drive Ricardo Bofill, the inventor of some of the world's most unusual structures. He is known for his massive housing projects that use geometric forms by drawing inspiration from Mediterranean and Arab architecture. His buildings are beautiful and at the same time functional. As soon as he was approached to create a project in India, that too in an iconic city like Calcutta, he agreed!

He looked at the city, its architecture, heritage, creativity, bohemia, warmth and graciousness and blended them using contemporary design and efficient space management. He has dovetailed the best of Europe with the emotions of Calcutta. This project is not just work but an emotion in itself. He tried to incorporate the beauty of the city to create a marvel that has never been made in this country. While planning, it was very challenging to retain trees and make the whole thing a holistic neo-living experience. Ultimately, he hopes that the people of Calcutta-India for that matter-would appreciate this labour of love.

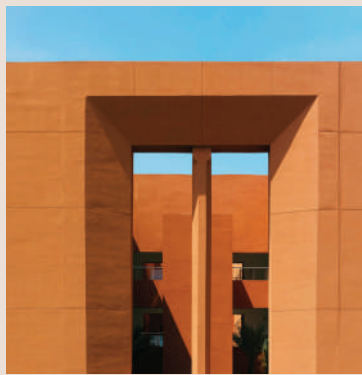


Ricardo Bofill is a Spanish architect from Barcelona, Catalonia. He is the President and Chief Architect at Ricardo Bofill Taller de Arquitectura. With 25 years of experience at RBTA, he has expertise in the design of large-scale masterplans, smart cities, public facilities, residential schemes, office buildings and mixed-use compounds.

international aesthetics iconic structures



El Sargazo Apartments, Spain



Mohammed VI
Polytechnic University, Morocco



La Muralla Roja, Spain

symmetry AT niavara

is poetry in spatial elegance

Project Overview

Niavara maintains
a fine balance between
beauty and functionality,
nature and luxury.
It is where amenities
play a key role.



“Beauty is truth,
truth beauty...” – John Keats

niavara

**high-rise
living
brought
to life like
never
before**

Celebrate ultra-luxe global standards in your way of living. The tallest luxury condominium in central Calcutta will take your breath away. Imagine sky-kissing balconies attached to every bedroom and every conceivable creature comfort built in. Enjoy the luxury of your 3-sides open apartment.

niavara

An architectural rendering of a tall, modern high-rise building named 'niavara'. The building features a light beige facade with numerous balconies and a prominent red-brown section at the top. It is set against a clear blue sky. In the foreground, there are lush green trees and a silver car. A smaller, older building is visible in the background to the right.

niavara

"Love of beauty is taste. The creation of beauty is art."
- Ralph Waldo Emerson



life in the heart of central Calcutta away from the hustle and bustle

The beauty of Niavara is not just in its modern styling and world-class amenities but the location too.

Though it is in busy Central Calcutta, approachable through the Moulali junction or Philips crossing, it is tucked away in quiet Convent Road, offering you an urban oasis, full of greenery and open space for leisure walks. What's more, schools, hospitals, shopping centres and a railway station are easily reachable.

niavara



where
niavara is
located

7 Convent Road
in the heart of Central Calcutta

Moulali Crossing	400 m
Calcutta Boys' School	500 m
Sealdah Railway Station	1.2 km
St James' School	1.3 km
Park Street	2.2 km
New Market Area	2.3 km
Bhagirathi Neotia Hospital	2.5 km
Maa Flyover	3.4 km
Apollo Gleneagles Hospital	6.1 km

the beauty is in the mystery on arrival

The approach to Niavara is through an unassuming wooden gate that keeps you guessing. The gate opens and voila, you are in a sylvan world with a pathway lined with trees. The green vertical landscaping of the compound walls which take you by surprise, adds to the wooded charm. Residents and visitors to Niavara can drive the entire length, enjoying the beauty of the driveway. It is flat, well-lit and designed for safety with plenty of parking space. Residents can get dropped off to the grand entrance lobby which leads to the apartments through elevators. There is also a multi-level parking space with charging points for electric cars.



Niavara promises a
tranquil atmosphere with
75% open space.
Best of all, while
re-greening the
landscape with new
trees, **many**
old trees have
been retained
too in the project.

MANY
OLD
TREES
ARE
RETAINED

niavara

ground space

Kids' Play Zone
Senior Citizens' Corner
Jogging Track
Zen Garden
Reflexology Path
Garden Seating Area



The beautiful
landscaped garden has
a Kids' Play Zone.

KIDS'
PLAY
ZONE

niavara

Senior
Citizens' Corner,
overlooking the
surrounding beauty.

SENIOR
CITIZENS'
CORNER

niavara

Jogging Track,
in the midst of
greenery to refresh body
and limbs.

JOGGING
TRACK

niavara



ZEN
GARDEN

Natural elements of rock, gravel, sand, wood and very few plants make it a beautiful minimalist landscape.



REFLEXOLOGY
PATH

The path stimulates acupuncture points on the soles of the feet to help you relax.

Garden
Seating Area
A place where you
can relax in the
midst of Nature.

GARDEN
SEATING
AREA

niavara

harmony AT niavara

is where the differences
are consistent

Social Space

It is where peace of mind
and the joy of living come
together. Enjoy a bouquet
of high-class experiences
with your neighbours
at the podium and rooftop.

SOCIAL SPACE

ONE SOCIALISE @ PODIUM

- Swimming pool
- Banquet hall
- Residents' Lounge
- Gym
- Yoga area
- Library
- AV room
- Crèche
- Picnic zone
- Indoor games room
- Barbeque zone

TWO UNWIND @ ROOFTOP

- Party deck
- Terrace garden
- Open-air meditation zone



life flourishes when you socialise @ podium

The podium, flanked by trees, spans the ground level and rises to level two. It is the heart of Niavara and celebrates community living as an elevated residential experience.

The deck club at Niavara is a chill zone for residents. Residents can access it directly from the tower with exclusive elevators and staircase. Packed with multiple facilities, the club and lap pool allow them to unwind, rejuvenating both body and mind.

Jump into the lap
pool, flanked by a
modern deck.

You can also
loungue around the pool
in your deck chairs.

SWIMMING
POOL

niavara



BANQUET HALL

The exclusive Club@ Podium can be directly accessed from the Tower. The banquet hall has a separate entry so the privacy of the residents remains intact.

“Outer beauty attracts, but inner beauty captivates.”

- Kate Angell

niavara

RESIDENTS' LOUNGE

Where you can sit and chill.

GYM

The gym, facing the deck and flanked by greenery on the other side, takes care of the fitness fanatic in you and adds a little spring to your step.





Step into the ultra-modern AV room and tune in to the world of cinema, music and showbiz.

ULTRA-MODERN AV ROOM



LIBRARY

Browse the old-fashioned way and satisfy your appetite for reading.

"Everything has beauty. But not everyone sees it."
- Confucius

INDOOR GAMES ROOM

An area laid out for indoor games like pool, bowling, table tennis, bridge and board games like chess.

YOGA AREA

A place for you to get
your physical, mental and
spiritual self together.

"Beauty is the illumination of your soul."

- John O'Donohue

niavara



Where your child will
be taken care of while you
are busy.

CRÈCHE



PICNIC ZONE

For times when
you want to go
for a picnic but
not too far.

BARBEQUE ZONE

Making cooking outdoors fun!

niavara

UNWIND @ ROOFTOP

life
gets
classier
at
the
top

The rooftop has a great
view of the city skyline.

It is a spectacular spot
where you can party with
friends or just sit around
while enjoying the view.

party deck and terrace garden

The rooftop has
a party deck and
a terrace garden for
you to enjoy the
best of two worlds.



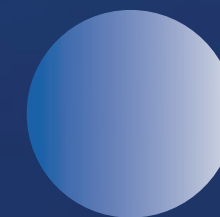
View from the terrace

proportion AT niavara

is where apartments are
efficiently managed

Apartment Details

Every home is a modern-day epitome of spatial efficiency where opulence marries value engineering. They are designed efficiently and with empathy. Find a home that enhances your whole family's lifestyle.



HOME SPACE

SPATIAL PLANNING

Planned with the idea of
allowing space for a family
to bond, by keeping the
community space in the centre
and the bedrooms around it.

SPATIAL EFFICIENCY

A key design thought
applied to the spatial planning
of the apartments is the best utilisation
of space. It's planned to maximise
your livable area.

THREE SIDES OPEN

Airy, fresh and full of sunlight.

TWO BALCONIES

One from your bedroom and
one from the living room.

VAASTU COMPLIANT

In keeping with the
principles of Vaastu. It's important
to us too.

3 & 4 BHK

Niavara showcases a variety of
three-bedroom and
four-bedroom homes.

It includes 29 three-bedroom homes
with three toilets each,
57 three-bedroom homes with
two toilets each and 30 luxurious
four-bedroom homes with 4 toilets each.

LIMITED PENTHOUSES

Lavish six-bedroom
homes with
six toilets each.

Every apartment has a central
courtyard, a living room and
a balcony.



OPEN-TO-SKY
TERRACE
IN YOUR
APARTMENT -
THE ULTIMATE
LUXURY!

t a l l a p a r t m e n t s

floor
to
floor
height



11
FEET

The 11 feet height of
each floor adds to the
grandeur.

The living room which is in the centre, is surrounded by the bedrooms to enable family bonding and interaction. The homes are efficiently designed without corridors. Thoughtfully fitted with storage space and cross-ventilated with three open sides.

Homes are vastu compliant for harmonious balance with the elements of Nature and well-being.

Separate servant quarters in the apartments are an added benefit that make life hassle-free.

SPACE FOR PLUSH INTERIORS

Niavara showcases a variety of three-bedroom and four-bedroom homes and penthouses with luxurious attached balconies.





scale AT niavara



is making small big

Facilities and Features

At Niavara all the little details are
taken care of and life here is better,
for the environment and you.





CCTV surveillance

thoughtful details



Exclusive elevators



Standby generator



Two levels of car parking

Facilities

- CCTV surveillance
- Video door phone surveillance
- Two levels of car parking
- Standby generator unit
- Exclusive elevators for residents
- Amenities for the specially abled



niavara is built with care

The roof offers space for you to meditate under God's open sky. Your family, your guests and you are also assured of complete 24x7 security—backed by CCTV surveillance and a state-of-the-art video door phone system. The security system keeps all main entrances, exits, parking lobby and club areas under complete surveillance.

Round-the-clock power is assured with a standby generator unit along with power back-up facilities for all common areas.

The high-speed elevators and a service elevator make movement between floors smooth and quick. The separate elevator access to the club banquet ensures exclusivity.

Common areas are air-conditioned. Amenities for the specially abled are in place and express the caring ethos of Niavara.



Solar panel

eco consciousness defines niavara

Use of solar energy in Niavara not only reduces dependence on conventional energy but lowers maintenance costs. There are charging points for residents using electric vehicles. The charging stations can be co-shared or purchased for exclusive use. The use of recycled material for construction makes the project rooted in sustainability. It uses non-toxic

low-VOC paint, 40% less water and 70% less electricity, compared to conventionally made buildings. Use of biodiesel in back-up gensets save carbon emission. What's more, Niavara's Sewage Treatment Plant keeps sewage water clean and its Organic Waste Converter makes kitchen and garden waste useful as compost.



Green Features

- IGBC Green Homes Platinum Pre-certified
- Solar power
- Electric car charging points
- Sewage treatment plant
- Organic waste converter

If you are looking for a home in the midst of Nature and fitted with eco-friendly modern amenities, look no further. Welcome to an experience of beautiful living.



balance AT niavara

is the tipping point
between perfection
and imperfection.



The lobby

niavara is the perfect blend of precision and poise

It is the amalgamation of
amenities
and aesthetics
which makes the project
a perfect symbol of
beautility brought to life.

“Beauty is the promise of happiness.”
- Edmund Burke

niavara



**niavara
encompasses
all that is
inherently
beautiful**

A rare mixture of
symmetry,
harmony,
proportion, scale
and balance,
it is a project like no
other. Discover your
international abode in the
heart of Calcutta.

“Rare is the union of beauty and purity.”
-Juvenal

niavara



Sugam Habitat Off EM Bypass



Morya BL Shah Road Off New Alipore



Sugam Park Asansol



Urban Lakes Konnagar



Sugam Sudhir Off Kamalgazi More

About Sugam

The joy of creating homes has captured Sugam for over 35 years. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 20 years in the future. Sugam Group, led by a stellar team of dedicated professionals, has touched thousands of lives. They are a harbinger of happy communities. With 3.5 decades of experience in the development of 25+ completed projects and 3 million sq ft, Sugam Group enjoys the trust of its 7000+ residents and continues to convert homes into memories and memories into contentment. Renowned for projects like Sugam Habitat, Sugam Serenity, Sugam Sudhir, Sugam Park (Narendrapur), Sugam Park (Asansol), Sugam Business Park (Sector V) and Hungerford House. Sugam Group believes in the celebration of togetherness.

Sugam's promise is to create space with imagination, tradition and love. This belief guides our design, developments and a stellar team from around the world. We build happy communities.

All new projects are IGBC Certified in compliance with Sustainable Development. Having won more than 30 National Awards, it's no wonder that the Group is at the forefront of real estate development in Eastern India.

So far so good.

3.5 Decades • 25+ Projects Completed • 7000+ Happy Residents • Currently Developing 11 Million sq ft



Diamond City South Tollygunge



Diamond City West Ho Chi Minh Sarani



Diamond Plaza Jessore Road



Diamond Heritage Strand Road



The 42 Chowringhee

About Diamond Group

Starting with a small step, Diamond Group has grown from strength to strength into diverse ventures with more than 3 decades of experience. The group is an established name in the manufacture of lubricants and special chemicals, coastal shipping, real estate and logistics. Driven by innovation and creativity, the group has built over 6 million sq ft of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza, The 42 as well as Diamond Logistics Hub.

Disclaimer

‘Niavara’ is the new name given to the project originally conceptualised with the name ‘7 Convent’. Both are one and the same. Niavara is developed by Avikam Buildcon LLP (Maps shown are not to scale). The specifications may be subject to minor modifications and shall be covered in the agreement with allottees. Images and visuals are graphic artwork created by designers and the final product may vary from the same. The brochure is for representation purpose only and does not constitute part of any legal offer/contract. The interior design and furnishing shown in the brochure are not provided with the apartments. There could be change in height in the building and addition/alteration of areas in the project for which the developer shall take separate consent from the buyers as required by law. The intimation of any amendment to the contents of this brochure shall be deemed to have been made in the allotment documents and/or the agreement in favour of the buyer/s and the buyer/s is advised to use discretion before making application and before entering upon agreement to make itself aware of the same. The buyer/s must verify all the details and specifications, including but not limited to the area, amenities, specification, services, terms of sales, payments and all other relevant terms independently and should make their own enquiries and where applicable obtain appropriate professional advice as to their particular circumstances prior to concluding any decision for buying any unit. All purchases shall be subject to the terms of the agreement with the allottee and in case of any inconsistency or contradiction between the brochure and agreement, the agreement shall prevail. The promoter or its agents shall not be liable to the buyer/s for any or any claims due to any inconsistency between the brochure and contractual documents.

Co-Landowners and Developers



Landowner



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2/5 Sarat Bose Road Sukhsagar
Unit 1F Kolkata 700 020
GST 19ABIFA3801C1ZW

Niavara Site
7 Convent Road
Kolkata 700 014

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