



# Viveka

Enclave



NIVASAN HOMES

**Luxury Living Spaces**



NIVASAN HOMES



## Nivasan Homes Private Limited

The Company started in the year 2008, is a prominent promoter of Residential Apartments and Villas in and around Coimbatore. The company has the backing and support in its endeavor from M/s.Srinivasan Associates Private Limited, a leading ISO certified Construction Company with par excellence in the field. The company has vast experience and dedicated team at the helm of affair, to render quality service even in challenging atmosphere.

With this strong background, Nivasan Homes entered into property development with a vision of transforming the Real estate industry from the present scenario to a more comfortable and modern living atmosphere. The projects already developed stand testimony to this vision and remain a shining excellence and brilliance in execution.

Customer satisfaction is the hallmark of Nivasan Homes Group philosophy. The customer centric approach has helped in attaining an extensive customer base across the country.





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# FEATURES

3.30 ACRES OF PRIME LAND

AVERAGE 2500 SQ.FT. BUILT-UP /EACH VILLA

AVERAGE 2780 SQ.FT. LAND /EACH VILLA

TOP OF THE LINE SPECS

ALL EXTERNAL AREAS WITH BEAUTIFUL LAND-SCAPE

CLUB HOUSE WITH COMMUNITY HALL/MINI THEATER/MODERN GYM/SWIMMING POOL WITH DECK

100% DG BACKUP FOR COMMON AREAS, WATER PUMPS & LIFT AND 2000 WATTS FOR VILLAS / 750 WATTS FOR FLATS

CCTV & 24 HOURS SECURITY SYSTEM

RAIN WATER HARVESTING FOR EFFICIENT WATER CONSERVATION.

DOMESTIC WATER SUPPLY WITH ADEQUATE SOFTENER/RO UNITS.

COMMON SEWAGE TREATMENT PLANT

CHILDRENS PLAY AREA

**& 41 VILLAS  
& 16 FLATS APARTMENT  
GATED COMMUNITY**



**TOTAL LAYOUT PLAN**



# AMENITIES



**SWIMMING POOL  
PLAY AREA  
GARDEN  
GYM  
MINI THEATRE**





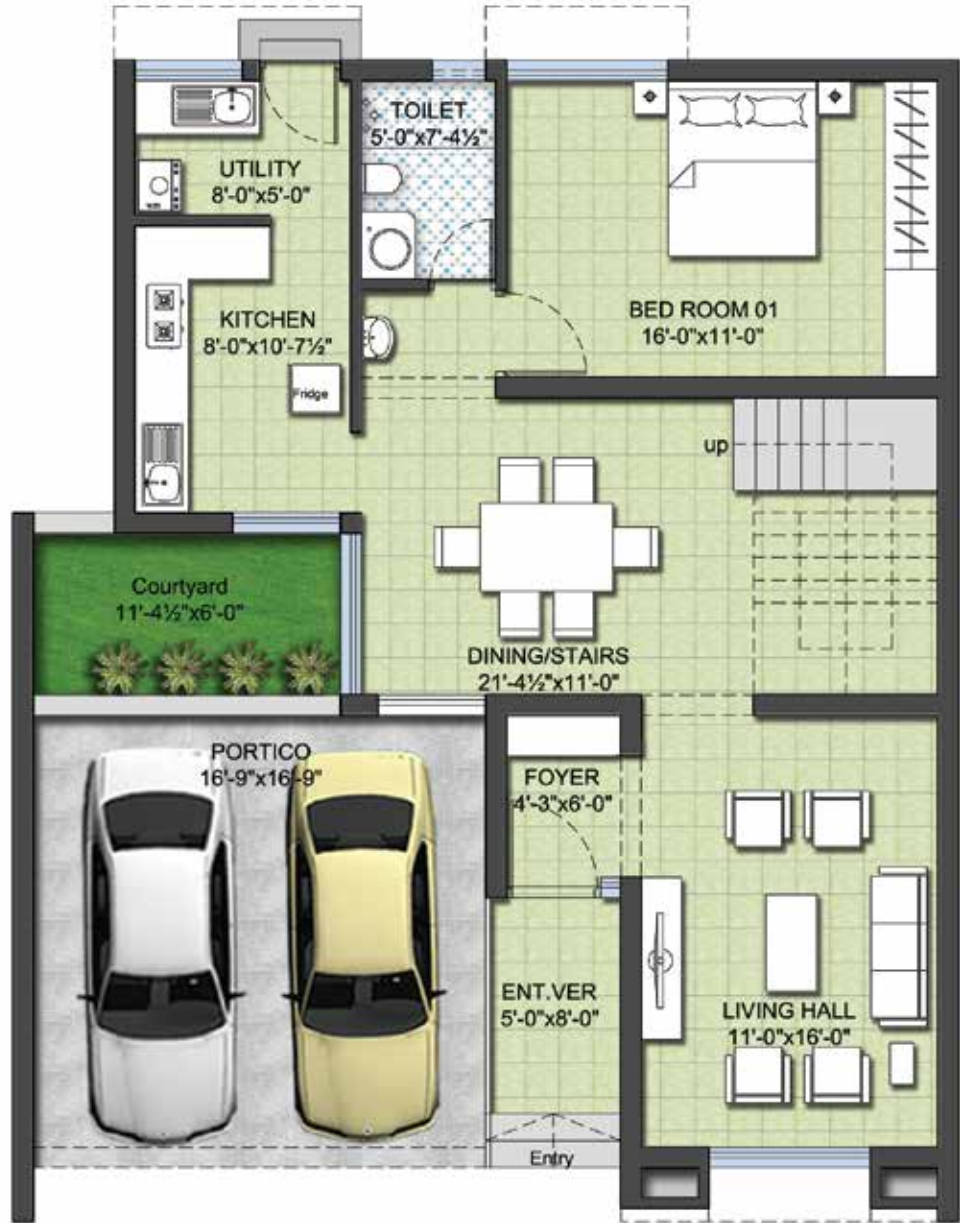
### DISTANCE FROM VIVEKA ENCLAVE

Airport	-	07 kms
Railway station	-	12 kms
Sathy rd - Saravanampatty jn	-	02 kms
Gandhipuram	-	10 kms
Prozone Mall	-	2.2kms
Fun Mall	-	09 kms
Brookefields	-	12 kms
Town Hall	-	14 kms









GROUND FLOOR



FIRST FLOOR

**TYPE A - 3BHK**  
 A01, A02, A03, A04, A05  
 Saleable Area - 2418.12 SQFT Onwards

NORTH





GROUND FLOOR



FIRST FLOOR

## TYPE B - 3BHK

B06, B07, B08, B09, B10

Saleable Area - 2467 SQFT Onwards



NORTH





GROUND FLOOR



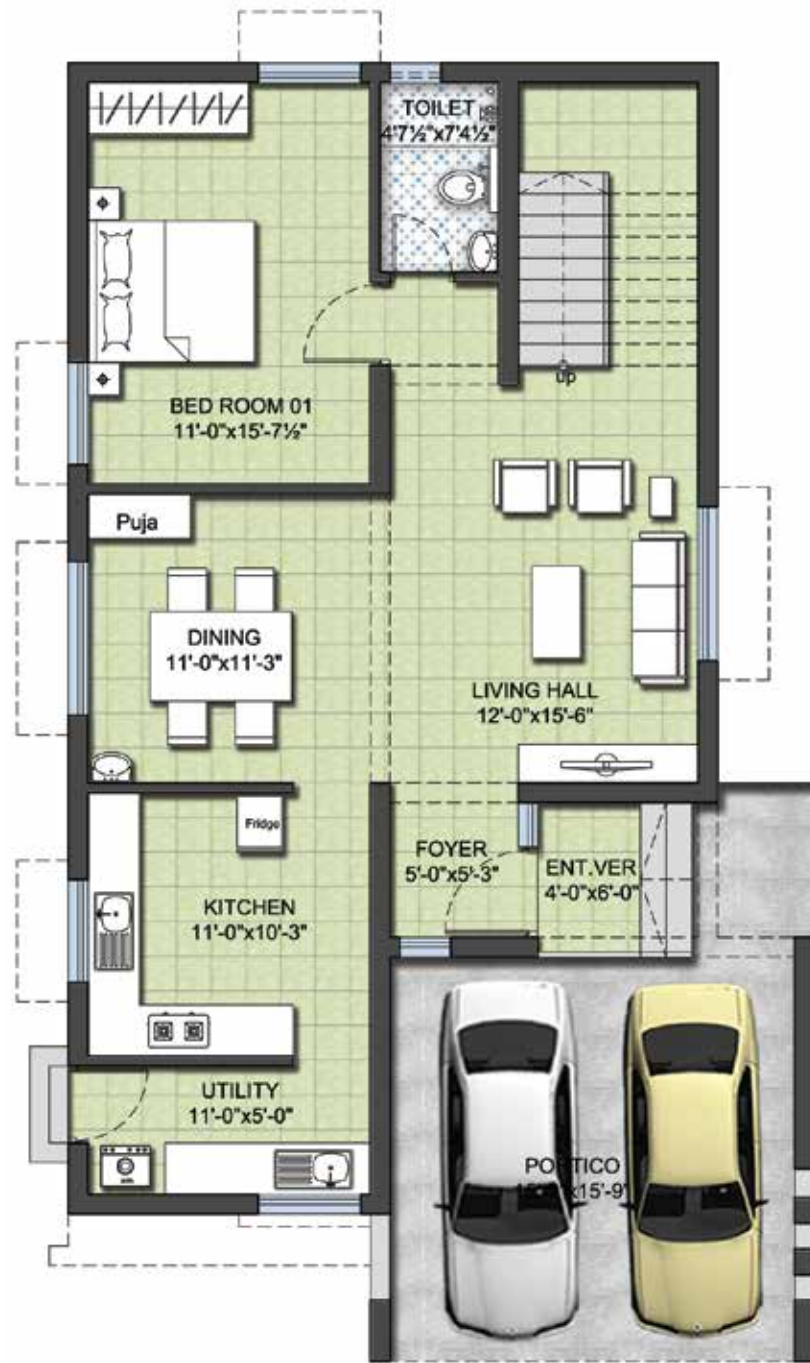
FIRST FLOOR

**TYPE D - 3BHK**

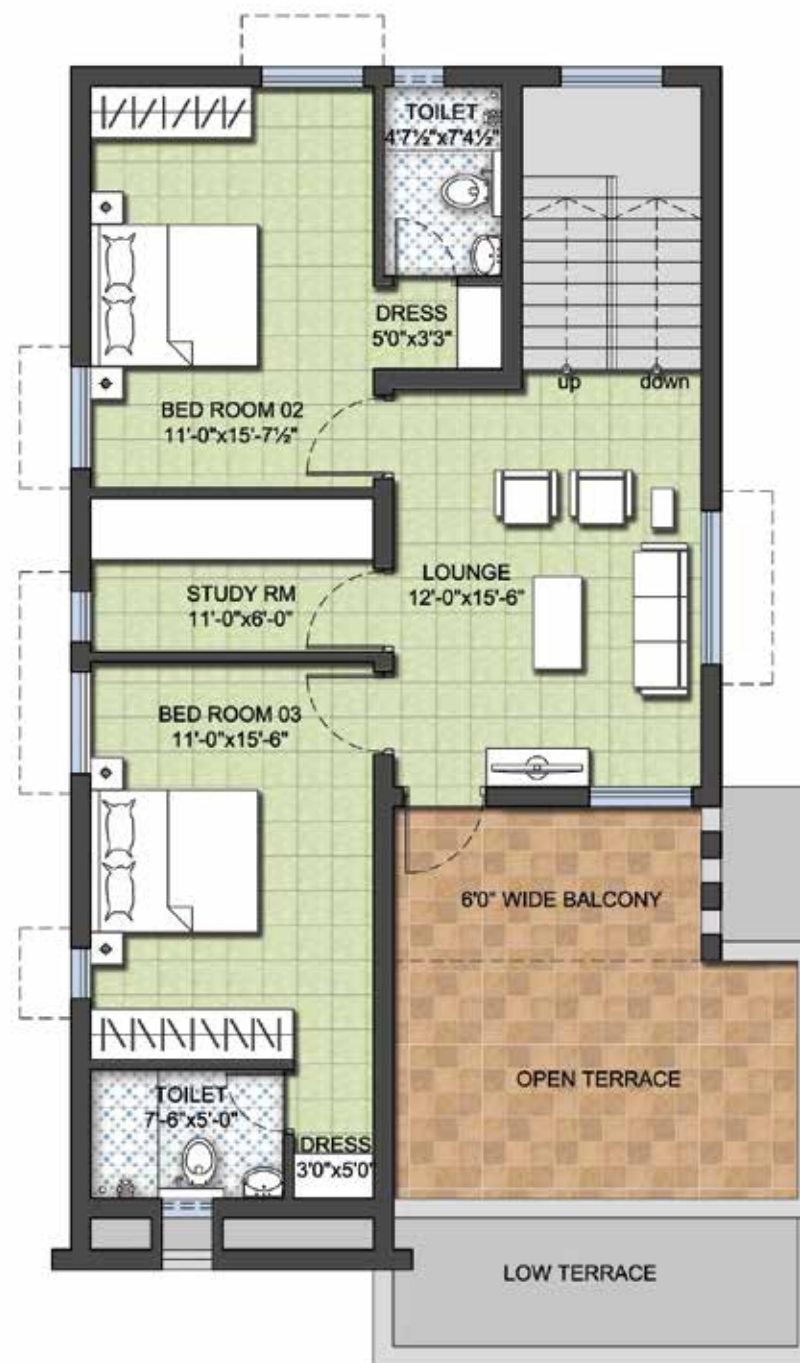
D16, D17, D18  
 Saleable Area - 2596.7 SQFT Onwards



NORTH



**GROUND FLOOR**



**FIRST FLOOR**

**TYPE F - 3BHK**

F22, F23, F24, F25, F30, F31, F32  
F33, F38, F39, F40, F41

Saleable Area - 2467 SQFT Onwards



NORTH

# SPECIFICATION

## VILLA

### STRUCTURE

All Villas are 2 storeyed building with ground plus first floor with open terrace  
The structure will be a load bearing wall foundation with seismic columns at vantage places  
Floor to floor height 10'-0"  
Flyash brick walls for super structure with cement plastered finish

### FLOORING

Two bedrooms(of your choice)	- wooden flooring of 5mm.thick
Hall, dining, one bedrooms, passage and kitchen	- 2' X 2' Branded Vitrified floor tile
Utility and balcony	- 1' X 1' anti skid floor tile
Toilets	- 1' X 1' anti skid floor tile
Car park	- Paver block /grano flooring
Staircase	- ¾" black granite tread and risers

### KITCHEN

Kitchen layout, granite counter, wall dado tiles are completely under the scope of the customers.  
(If the layout drawing is issued in advance, plumbing & electrical works will be done as per layout.  
If not, plumbing & electrical points will be provided as per the architect's layout)

### WALL DADO & COUNTER TOPS

Toilet wall dado	- upto 7' height-branded glazed ceramic tiles
Kitchen , wall dado	- customer's scope
Counter top for wash basin & utility	- ¾" black granite with nosing & Wall dadoing for 2" height

### WOODEN DOORS

Main doors	- seasoned teakwood frames and panelled shutters as per architect's design
Internal doors	- good quality country wood/engineered wood frames with veneer finished or moulded skin doors

### WINDOWS & VENTILATORS

UPVC windows, sliding or casement as per drawings with MS. security grills

### PAINTING

Inner walls & Ceiling	- two coats of putty , one coat of primer and two coats of emulsion paint of approved colour
External walls, sun shades, projections	- one coat of primer, two coats of weather resistant emulsion paint of approved colour
Main door	- melamine polish to highest degree.
Internal doors	- two coats of putty , one coat of primer and two coats of enamel paint of approved colour
Grills & railings	- one coat of zinc chromate primer with two coats of satin finish enamel paint of approved colour

### STAIRCASE HANDRAILS

SS hand rails with glass panels as per architect's design

### PLUMBING

Concealed CPVC pipelines for toilets, kitchen and utility  
UPVC pipe lines for external plumbing  
PVC pipe line for drainage works

### SANITARY WARES

KOHLER or equivalent wall hung EWC closet with or without concealed tank  
KOHLER or equivalent Counter top wash basin for toilets and dining

### FITTINGS

KOHLER /Jaquar make florentine or equivalent fittings for toilets & kitchen

### KITCHEN SINKS

Customer's scope as per title"C"

### ELECTRICALS

Power supply	- 3 phase
Generator backup	- 2000 watts
Switches and socket	- LEGRAND make modular switches & sockets
DB/MCB/ELCB/ACCL	- LEGRAND/Havels
Cables	- Finolex or Havels
Air-conditioning	- wiring with suitable switches and sockets in living, bedrooms

### TELEPHONE & INTERCOM

Telephone outlets in living, dining and bed rooms  
Intercom connection between villa and security cabin

### TELEVISION AND DTH

Television jacks and TV cables in living and three bed rooms. One extra cable in living room for HD recording

### SOLAR WATER HEATER

Hot water plumbing for all toilets  
Plumbing connectivity at terrace for solar water heater  
Purchasing, installation and maintenance of solar water heater of required capacity is under the scope of the customers

### LANDSCAPING

Hard and soft landscaping around the villas will be provided and further maintenance will be under customer's scope





# SPECIFICATION APARTMENT

## STRUCTURE

Floors	- Stilt +4 floors
Structure	- RCC Framed structure
Masonry	- Fly ash brick walls with plastered finish

## FLOORING

Hall, dining, bed rooms ,passage and Kitchen	- 1'6" x 1'6" Branded vitrified floor tiles
Balcony	- 1'0" x 1'0" anti skid floor tiles
Toilets	- 1'0" x 1'0" anti skid floor tiles
Carpark	- Grano flooring
Lift lobby	- 1'0" x 1'0" anti skid floor tiles
Stair case	- Polished Kota stone treads & risers

## KITCHEN-COUNTER TOPS

¾" black granite slabs with nosing over R.C.C support slabs

## WALL DADO & COUNTER TOPS

Toilet wall dado	- Upto bottom of false ceiling (8'0") Ceramic tiles
Kitchen wall dado	- Upto 2'0" above counter Glazed wall tiles
Counter tops	- ¾" Black Granite with nosing

## PAINTING

Inner walls & ceiling	- Two Coats of putty, one coat of Primer and two coats of Emulsion of approved colour
External walls, sunshades & projections	- One coat Primer, two coats of weather resistant emulsion paint of approved colour
Main door & Internal doors	- Two coats putty, one coat primer and two coats of enamel paint of approved colour
Grills & railings	- One coat zinc chromate Primer with two coats of satin finish enamel paint of approved colour

## WOODEN DOORS

Main doors & internal doors	- Good quality country wood / Engineered wood frames with Veneer finished or moulded skin doors
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## WINDOWS & VENTILATORS

UPVC windows, sliding or casement as per drawing with M.S.security grills

## PLUMBING

Concealed CPVC pipe lines for toilets and kitchen UPVC pipe lines for external plumbing  
PVC pipe lines for drainage works

## SANITARY WARES

White colour Hindware wall hung EWC with cisten  
White colour Hindware wall mounted  
Wash basin without pedestal

## C.P. FITTINGS

Jaquar florentine model or equivalent CP fittings for toilets and kitchen

## KITCHEN SINK

Nirali make satin finish S.S. sink-single bowl single drain 3'x1'6"

## ELECTRICALS

Power supply	- 3 phase supply
Generator backup	- 750 watts. Only for lights
Switches & sockets	- Legrand make modular switches & sockets
DB/MCB/ELCB/ACCL	- Legrand / Havels
Cables	- Finolex / Havels
Air Conditioner	- Wiring with suitable switches and sockets only in bedrooms

## TELEPHONE / INTERCOM

Telephone outlets in living & bed rooms intercom connection between flats and security cabin

## TELEVISION AND DTH

T.V. Outlets with cables in living & bed room

## SOLAR WATER HEATER

One common solar water heater of 1000 lit capacity at terrace with plumbing connections in toilets

## LIFT

6 Passenger lift of Branded make





NIVASAN HOMES

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Coimbatore - 641 035  
Tamil Nadu



#### ARCHITECTS

SUNDAR SUNDARAM ARCHITECTS  
126-a, Renaissance Terrace, Race Course  
Coimbatore - 641 018  
Tamil Nadu

#### LANDSCAPE ARCHITECTS

JEYAKUMAR ASSOCIATES  
23, Third Floor, Viswa Paradise, Kalidas Road, Ram Nagar  
Coimbatore - 641 009  
Tamil Nadu  
www.jkalandscape.com

#### CONSTRUCTION

SRINIVASAN ASSOCIATES PRIVATE LIMITED  
14/2 & 4, Avinashi Road, Opp. Tiruppur Textiles, Peelamedu  
Coimbatore - 641 004  
Tamil Nadu  
www.sapl.in

#### ARCHITECTURAL VISUALIZATION

WATERLEMON STUDIOS  
#27, Saai Grace Complex, 6th Street, KK Pudur  
Coimbatore - 641 038  
Tamil Nadu  
www.waterlemonstudios.com

#### DISCLAIMER

The content of this brochure are purely conceptual and have no legal bindings on us. Developers reserve the right to amend the layout plans, number of floors & units, elevation, color scheme, specifications and amenities etc. without notice