



ATHARVA

**SAPPHIRE**

T O W E R S





ATHARVA  
**SAPPHIRE**  
TOWERS

Like a diamond  
**Precious and  
spectacular**

Atharva Infraventures, is one of the most renowned real estate companies in the city, proudly launching its new project "Atharva Sapphire Towers" at Chinchbhavan, Wardha Road.

It offers 2 high-rise 11-storeyed commercial cum residential towers loaded with world-class modern amenities with a secure green ambiance to live the urban city life.

It contains 38 commercial spaces and 222 units of 2 & 3 BHK luxurious flats. The attraction of the tower is its podium that includes a multi-purpose court, well-equipped gym, yoga cum meditation center, kids play area, multi-purpose hall, landscape garden, and many more for all age groups that enrich your lifestyle.

It is a perfect place that fulfills all the desires of a family in terms of a dream home.

Just as its name is its identity, similarly this building will be your identity.





ATHARVA  
**SAPPHIRE**  
TOWERS





39

The perfect spot for  
**business synergy**

unmatched units for  
**Showrooms / Offices & shops**

@ Chichbhawan, Wardha Road, Nagpur.





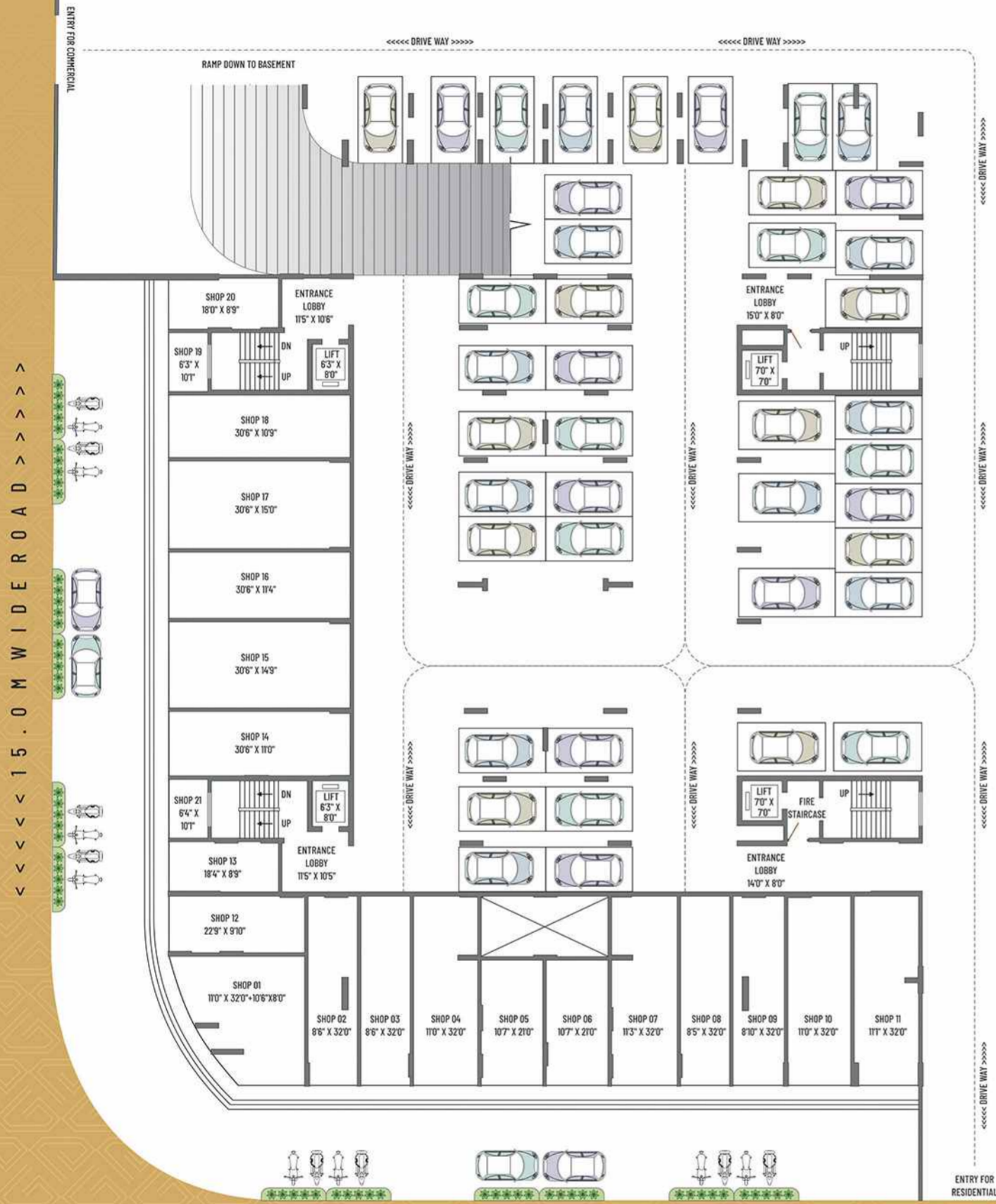
# Ground Floor Plan

## Wing "A"

## Wing "B"

PLOT NO. : 37

PLOT NO. : 38



SHOP NO.	B/UP AREA	SHOP NO.	B/UP AREA	SHOP NO.	B/UP AREA
01	39.650 Sqm.	09	28.420 Sqm.	15	44.450 Sqm.
02 & 03	27.410 Sqm.	10	35.990 Sqm.	16	34.710 Sqm.
04	35.350 Sqm.	11	35.020 Sqm.	17	45.320 Sqm.
05 & 06	22.550 Sqm.	12	22.460 Sqm.	18	33.900 Sqm.
07	36.160 Sqm.	13	16.780 Sqm.	19 & 21	7.210 Sqm.
08	27.270 Sqm.	14	34.810 Sqm.	20	17.040 Sqm.

SHOP NO.	B/UP AREA	SHOP NO.	B/UP AREA	SHOP NO.	B/UP AREA
01	30.750 Sqm.	07	37.100 Sqm.	13	36.720 Sqm.
02	32.350 Sqm.	08	32.560 Sqm.	14	38.950 Sqm.
03	20.670 Sqm.	09	34.350 Sqm.	15	56.890 Sqm.
04	18.030 Sqm.	10	58.970 Sqm.	16	30.370 Sqm.
05	28.360 Sqm.	11	38.080 Sqm.	17	30.840 Sqm.
06	44.140 Sqm.	12	36.720 Sqm.	18	7.380 Sqm.

<<<<< 30.0 M WIDE ROAD >>>>>

<<<<< 30.0 M WIDE ROAD >>>>>

<<<<< 15.0 M WIDE ROAD >>>>>

>>>>> 15.0 M WIDE ROAD <<<<<

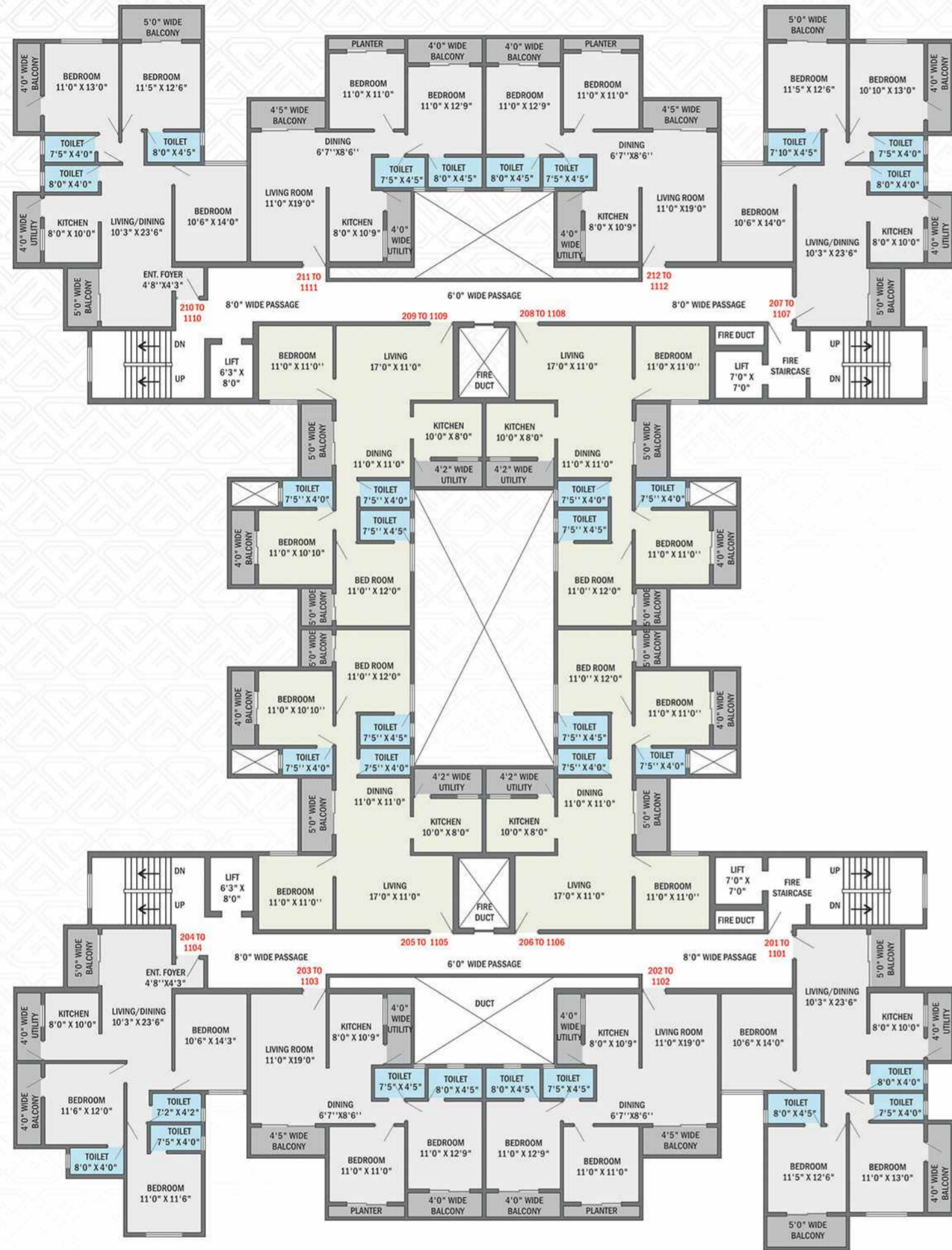




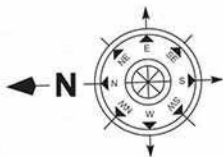


# Typical Floor Plan

[ Wing "A" ]



FLAT NO.	B/UP AREA	FLAT NO.	B/UP AREA
201 TO 1101 (3BHK)	109.990 Sqm.	207 TO 1107 (3BHK)	111.990 Sqm.
202 TO 1102 (2BHK)	84.120 Sqm.	208 TO 1108 (3BHK)	103.320 Sqm.
203 TO 1103 (2BHK)	84.120 Sqm.	209 TO 1109 (3BHK)	103.320 Sqm.
204 TO 1104 (3BHK)	100.850 Sqm.	210 TO 1110 (3BHK)	111.990 Sqm.
205 TO 1105 (3BHK)	103.320 Sqm.	211 TO 1111 (2BHK)	80.560 Sqm.
206 TO 1106 (3BHK)	103.320 Sqm.	212 TO 1112 (2BHK)	80.560 Sqm.



# Isometric View



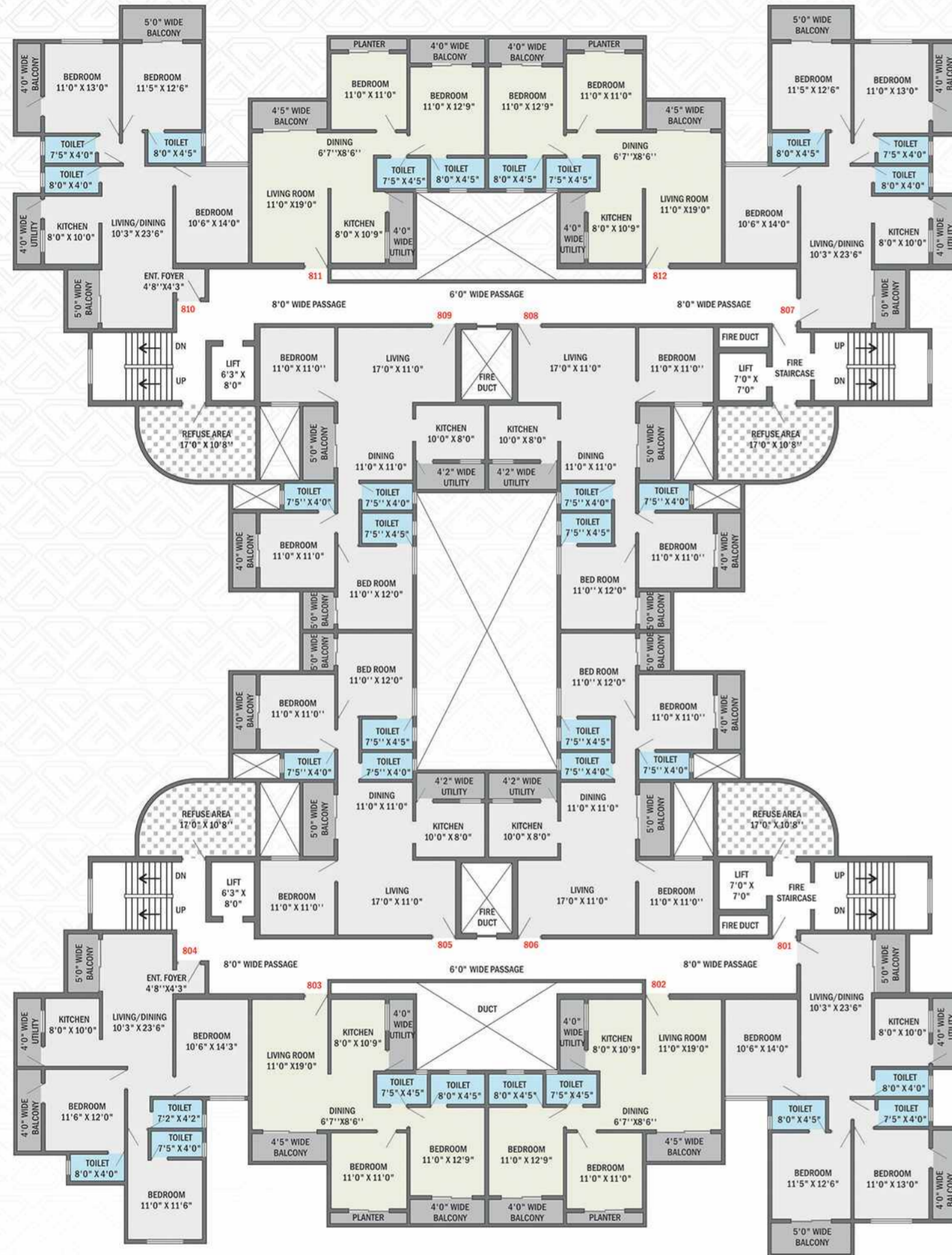
[ 3 BHK ]

Flat No. : 205 TO 1105 / 206 TO 1106  
208 TO 1108 / 209 TO 1109



# Eighth Floor Plan

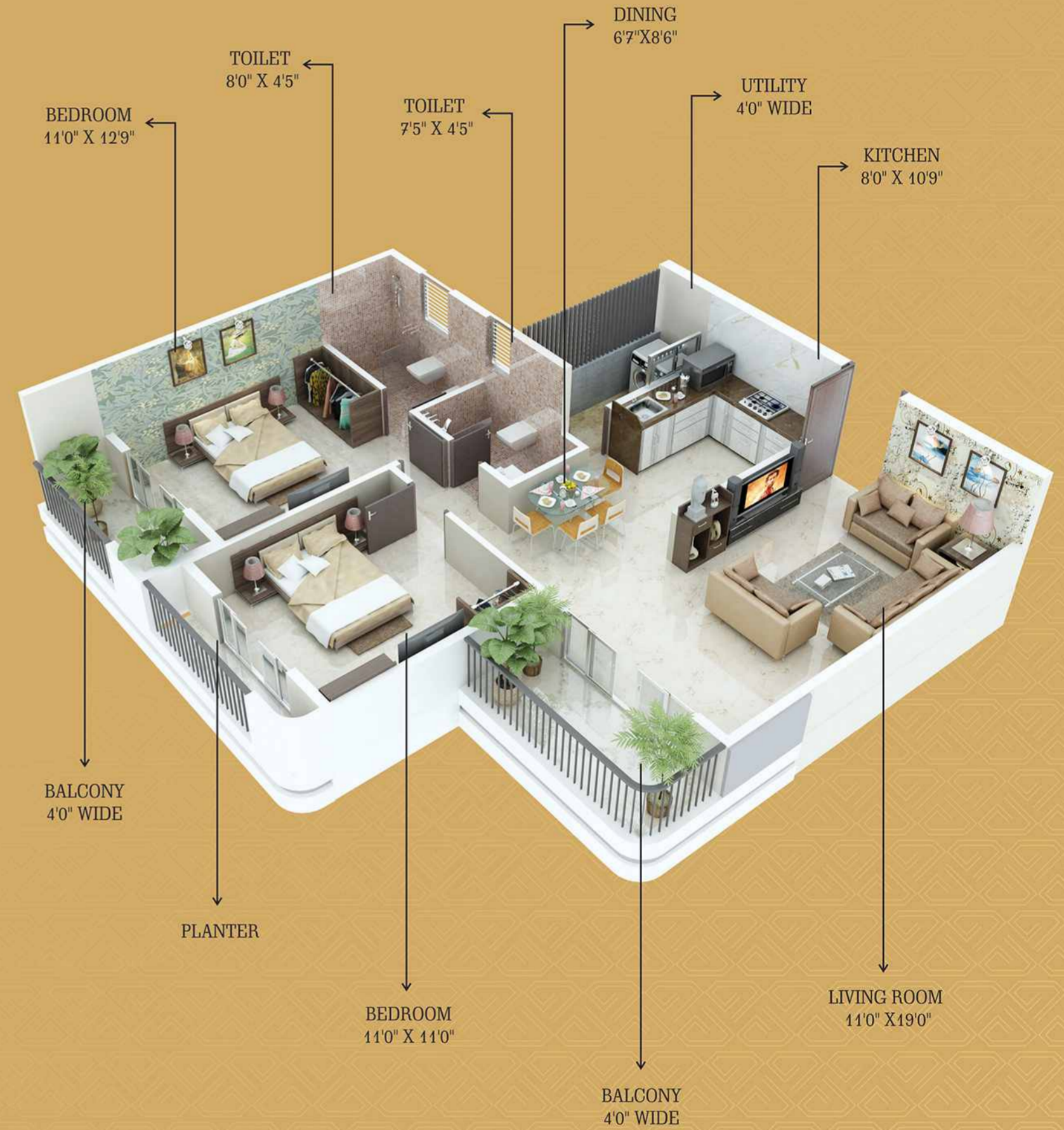
[ Wing "A" ]



FLAT NO.	B/UP AREA	FLAT NO.	B/UP AREA
801 (3BHK)	109.990 Sqm.	807 (3BHK)	111.990 Sqm.
802 (2BHK)	84.120 Sqm.	808 (3BHK)	103.320 Sqm.
803 (2BHK)	84.120 Sqm.	809 (3BHK)	103.320 Sqm.
804 (3BHK)	100.850 Sqm.	810 (3BHK)	111.990 Sqm.
805 (3BHK)	103.320 Sqm.	811 (2BHK)	80.560 Sqm.
806 (3BHK)	103.320 Sqm.	812 (2BHK)	80.560 Sqm.



# Isometric View



[ 2 BHK ]

Flat No. : 202 TO 1102 / 203 TO 1103  
211 TO 1111 / 212 TO 1112



The real GEM of Chichbhawan, Nagpur

ATHARVA  
**SAPPHIRE**  
TOWERS

WING "A"

WING "B"



ATHARVA SAPPHIRE TOWERS



NEW

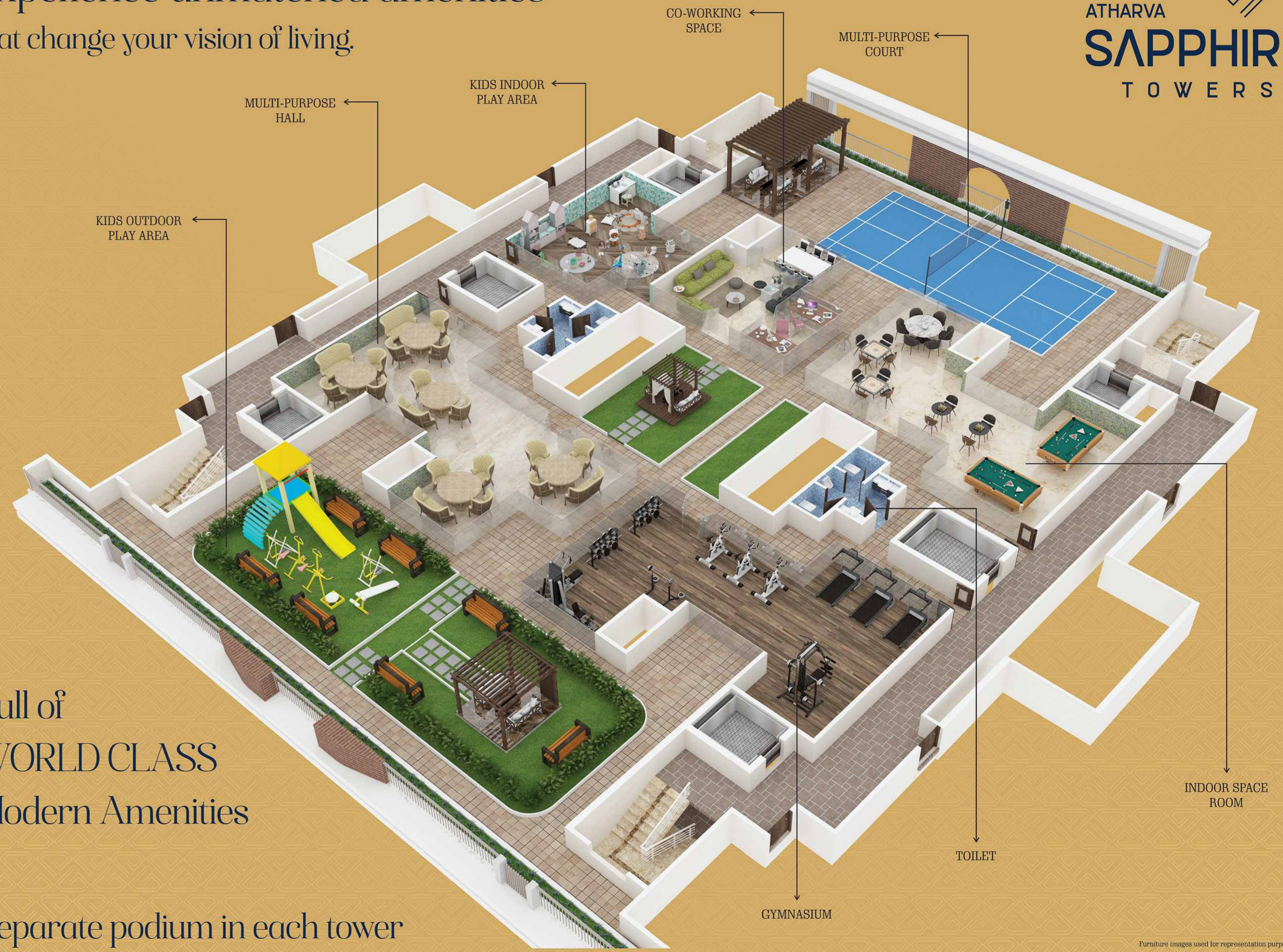
SMALL





Experience unmatched amenities  
that change your vision of living.

ATHARVA  
**SAPPHIRE**  
TOWERS



Full of  
**WORLD CLASS**  
Modern Amenities

Separate podium in each tower

Furniture images used for representation purpose only.





SPACE FOR  
YOGA & MEDITATION



MULTI-PURPOSE COURT



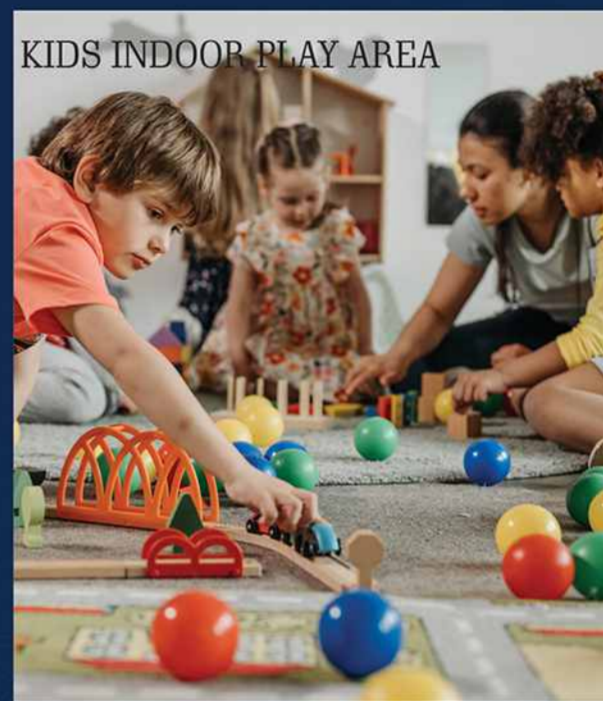
WELL EQUIPPED GYM



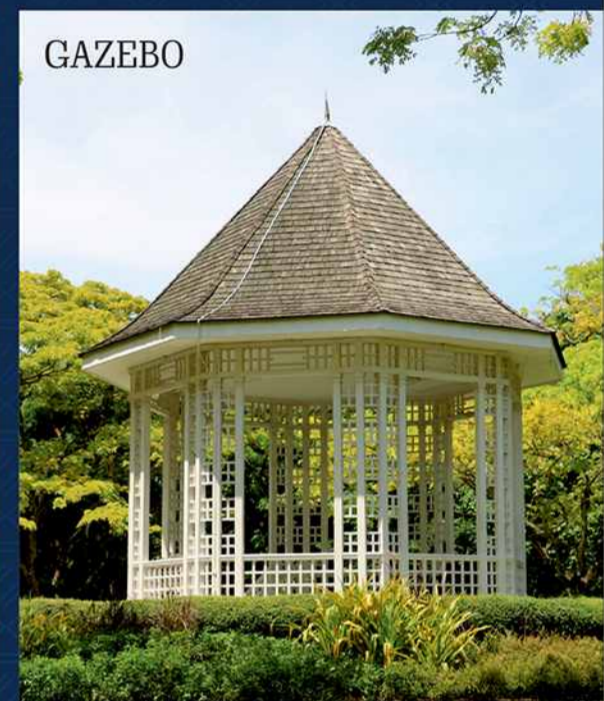
MULTIPURPOSE HALL



KIDS PLAY AREA



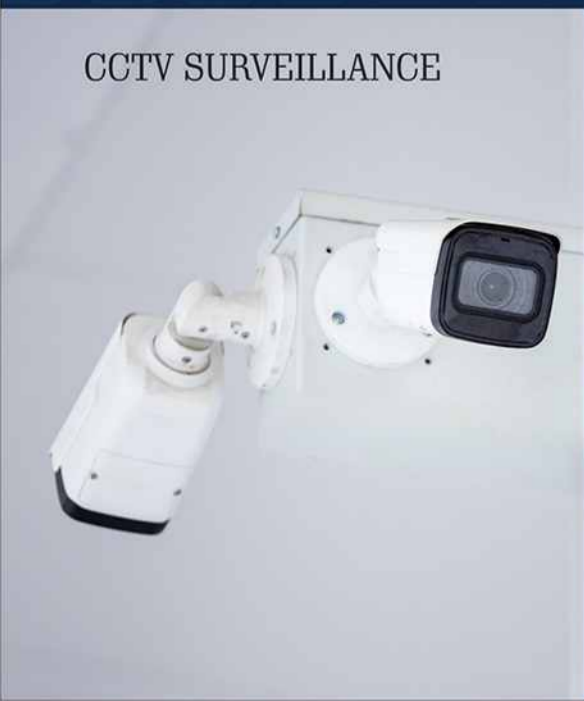
KIDS INDOOR PLAY AREA



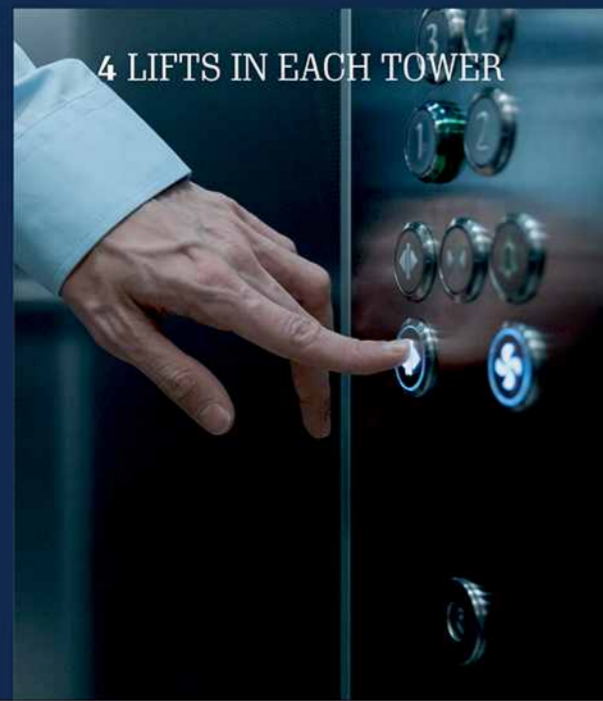
GAZEBO



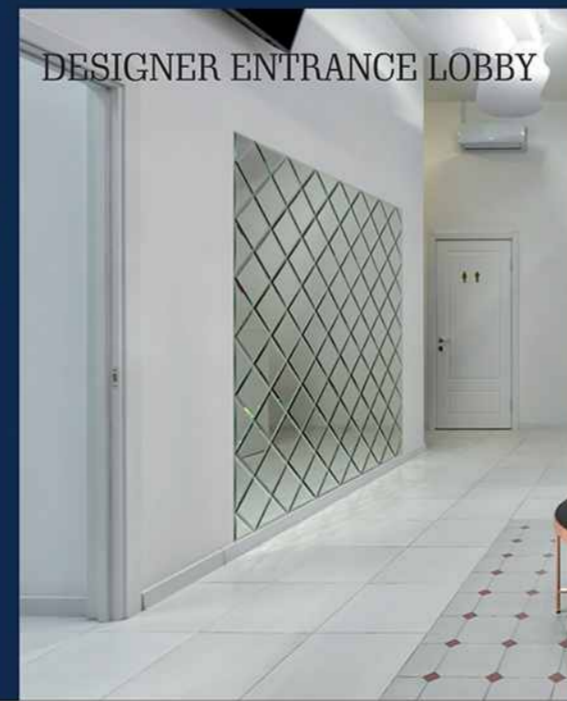
INDOOR SPORTS ROOM



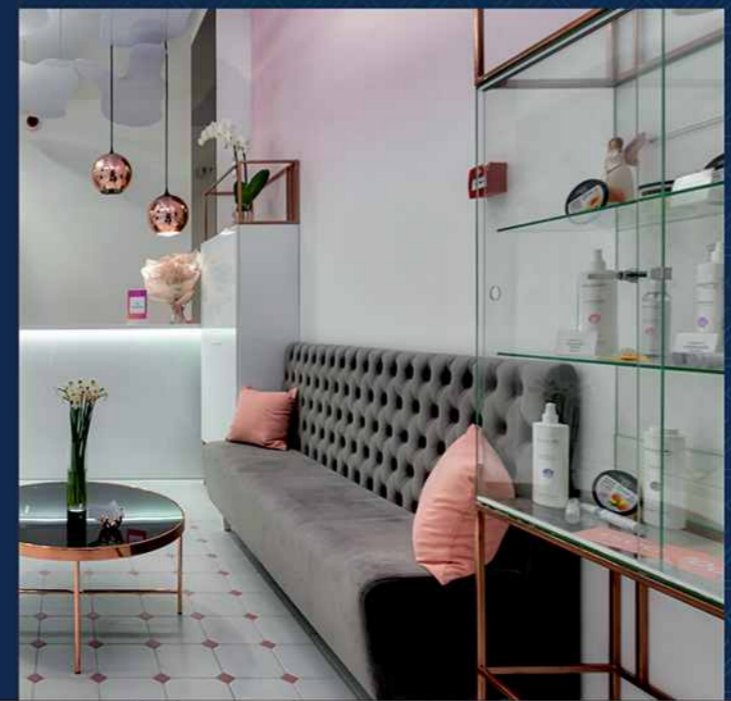
CCTV SURVEILLANCE



4 LIFTS IN EACH TOWER



DESIGNER ENTRANCE LOBBY



CO-WORKING SPACE





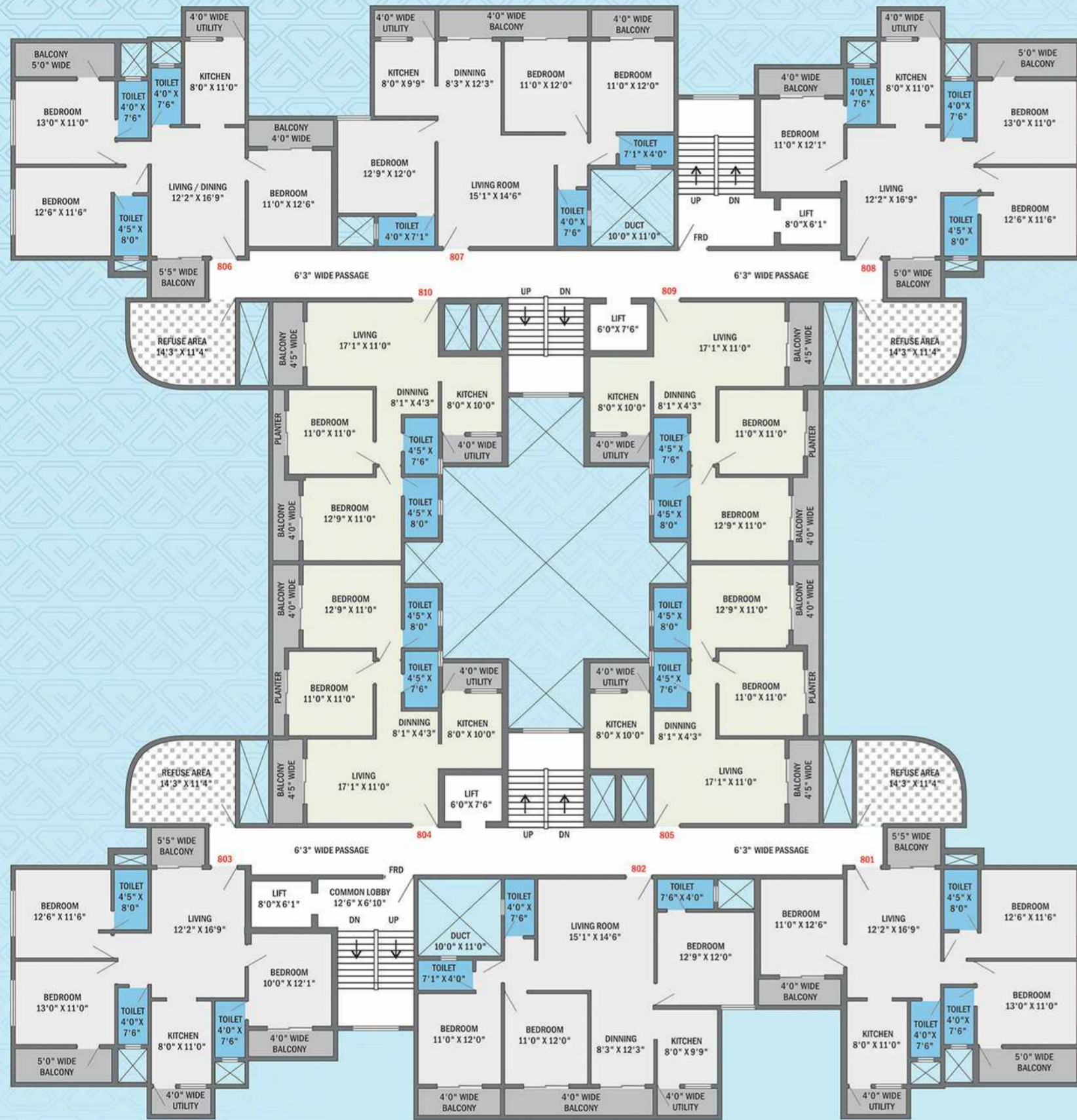




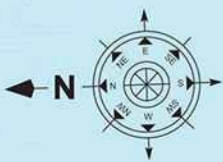


# Eighth Floor Plan

[Wing "B"]



FLAT NO.	B/UP AREA	FLAT NO.	B/UP AREA
801 (3BHK)	103.990 Sqm.	806 (3BHK)	104.140 Sqm.
802 (3BHK)	112.550 Sqm.	807 (3BHK)	112.550 Sqm.
803 (3BHK)	104.730 Sqm.	808 (3BHK)	104.750 Sqm.
804 (2BHK)	80.170 Sqm.	809 (2BHK)	80.170 Sqm.
805 (2BHK)	80.170 Sqm.	810 (2BHK)	80.170 Sqm.



# Isometric View



[2 BHK]

Flat No. : 204 TO 1104 / 205 TO 1105  
209 TO 1109 / 210 TO 1110

Furniture images used for representation purpose only.



The perfect blend of  
quality & luxury

ATHARVA  
**SAPPHIRE**  
TOWERS



# SPECIFICATION

the internal beauty of the project

## STRUCTURE

- Earthquake resistance R.C.C frame structure.

## FLOORING

- 24" X 48" Vitrified tiles in entire flat.
- Anti-skid tiles in terrace, dry balcony & bathrooms.

## WALLS

- External 6" & Internal 4" thick.

## DOORS

- Main Entrance Door : 38 mm thick door with veneer polish & Teak wood frame or equivalent designer door with door frame.
- Internal Doors : 32 mm flush doors, laminate on both side.

## WINDOWS

- Powder coated 3 track sliding windows with mosquito net.
- Safety grills for windows.
- Granite window sill.
- Sliding doors on terrace.

## PLASTER

- External wall : 12 mm thick double coat sand-face cement plaster.
- Internal wall : 12 mm thick smooth finish plaster / gypsum plaster.

## ELECTRIFICATION

- Fire retardant concealed copper wiring with MCB of Havells, Great White, Anchor, Legrand or equivalent.
- Adequate electrical point with premium modular sockets & switches. Split AC points in living & M. Bed room, T.V. point in living room.
- Provision for inverter.

## KITCHEN

- Granite kitchen platform with stainless steel sink.
- Designer dado tiles.
- Provision for water purifier.

## BATHROOM

- Premium sanitary and C.P. fittings (Jaquar/Kolhar/Cera or Equivalent.)
- Hot & Cold diverter with overhead shower.
- Provision for Exhaust fan, Water geysers.

## PAINTING FINISH

- External wall : Weather proof acrylic paint of premium brands & approved colour.
- Internal wall : Oil bound distemper with 2 coat putty.

## WATER SUPPLY

- Ground water through sump and overhead tank.

## LIFT

- Automatic high-speed lifts Johnson/Kone/Schindler or equivalent of superior make in each wing.

## PARKING

- Ample car parking.

## SITE

- M.S. decorative main gate with compound wall.
- Complete cement concrete road or paving block.

## NOTE

- Registration, stamp duty charges and document preparation charges shall be paid by purchaser.
- M.S.E.D.C.L. meter, water meter and other incidental expenses will be charged extra.
- Extra work will be done with extra payment in advance.
- Elevation changes are not allowed.
- All rights are reserved with builder for making changes in drawing & specification.
- Any other Govt. taxes & GST as applicable will be charge extra.



Furniture images used for representation purpose only





# OUR SUCCESSFULLY COMPLETED PROJECTS

😊  
1500 +  
Happy Families



**Atharva Nagri - I**



**Atharva Nagri - II**



**Atharva Nagri - VII**



**Atharva Nagri - IV**



**Atharva Nagri - III**



**Atharva Nagri - VIII**



**Atharva Nagri - VI**



**Atharva Nagri - V**



**Atharva Glory Apartment**

@ Chichbhawan, Wardha Road, Nagpur





## LOCATION MAP



**SITE** : Plot No. 37 & 38,  
Kh. No. 310/1, 310/2, 310/3, 310/4, 3105/1/2,  
Mouza - Chichbhawan, Wardha Road, Nagpur - 441108.

MARKETED BY

A PROJECT BY

**ATHARVA**  
INFRAVENTURES



**Builders & Developers Pvt. Ltd.**

A Ventures By  
**PRAVIN SHINDE**

Office : 203 & 204, "Gokul Keshav", 3rd Floor, Khamla Road, Dev Nagar Square, Nagpur - 15.  
Tel. : 0712 - 224 84 88. Mail : drsbuilderanddeveloperpvtltd@gmail.com

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maharera.mahaonline.gov.in

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**Emanate Design**  
Ar. Lokesh Kadu  
Ar. Mayur Kadu

STRUCTURAL DESIGNER  
**Aaj Engineers & Consultants**  
Aman Kumar & Ashish A. Shiwarkar  
M. Tech (Structure)

LEGAL ADVISOR  
**Dwivedi & Khedkar Adv.**