



Not just better housing...but better living, for all...

[www.naiknavare.com](http://www.naiknavare.com)

Since 1986

**Head Office (Pune):**

1204/4, Ghole Road, Shivajinagar, Pune - 411 004.

**Telephone:** +91 020 41471111



RERA REGISTRATION NO: P52100000371, P52100017914

[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

AVON  
VISTA

STAY SENSIBLE. LIVE BEAUTIFUL.

2&3 BHK RIVER FRONT ABODES  
**MAHALUNGE-BALEWADI**

A PROJECT BY NAIKNAVARE PROFILE CONSTRUCTIONS PVT. LTD.



**TECHNICAL BROCHURE**

**SENSIBLY DESIGNED AND DETAILED EVERY SMALL ASPECT OF YOUR BEAUTIFUL HOME!**



# CONTENT

<b>About the project.....</b>	<b>02</b>
<b>Architectural Design.....</b>	<b>04</b>
▶ Adequate Day Light.....	06
▶ Cooler Homes.....	08
▶ Efficient Homes .....	10
▶ <b>Aluform - Aluminium Formwork System.....</b>	<b>14</b>
▶ Sewage Treatment Plant.....	18
▶ Household Garbage Disposal.....	20
▶ Solar Water Heating.....	22
▶ Rainwater Harvesting.....	24
▶ UPVC Doors & Windows.....	26
▶ Grills In Balconies & Windows .....	28
▶ Piped Gas By MNGL .....	30
▶ Electrical.....	32
▶ Water Supply.....	34
<b>Water Proofing.....</b>	<b>.....</b>
I.Toilet & Balcony Floor Treatment.....	36
ii.Pipe Core Treatment- Kemper System Kemperol .....	38
iii.Podium & Terrace Treatment .....	40
▶ Single Stack Drainage System.....	42
▶ Advantages Of Ceiling Hung / Suspended Toilet System.....	44
<b>Safety &amp; Security.....</b>	<b>.....</b>
▶ Fire Safety .....	46
▶ Fire Safety Measures For The Entire Project.....	46
▶ Safety for Children.....	48
▶ Security.....	48
<b>Disclaimers .....</b>	<b>50</b>



WELCOME TO THE

PREMIUM RIVER-FRONT ABODES...

Avon Vista means 'river view' and hence, the river is the main inspiration behind the entire design. The central open space at the podium-level and the activity zones - clubhouse, yoga zone, gymnasium, all have a magnificent river-view; whereas the swimming pool has its infinity edge over the river. And that's how, at Avon Vista, you'll change your very perspective of looking at life!

A SENSIBLE DESIGN.

FOR A BEAUTIFUL LIFESTYLE!

## ARCHITECTURAL DESIGN

The project is designed to create its own identity in Balewadi as well as in the city. The river is the key focus of the design. The idea was to create spaces which would provide privacy to people, security for children and a traffic-less vicinity for everyone. The orientation of the building is such that every building gets ample sunlight and excellent ventilation. The aim is to design a structure that's magnificent to look at, and at the same time offers a beautiful view from the home.



### Advantages of the design:

- The project is designed to get maximum view of the river, sports arena and green spaces.
- Zoning of the site is done to separate activity spaces and vehicular traffic.
- The building is oriented keeping in view the sun path and the cool breeze from the river.
- Individual units are designed to provide maximum usable space.
- The east-west axis is good for climatic aspects like natural light and wind, as well as for Vastu compliant homes.
- At Avon Vista there's a phenomenal 77 % open green space that envelopes the stunning architectural beauty.



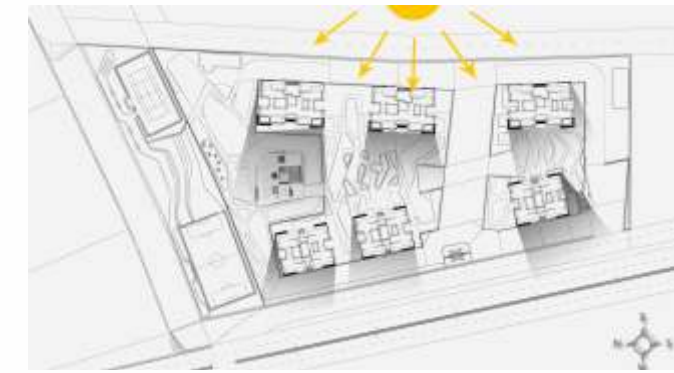
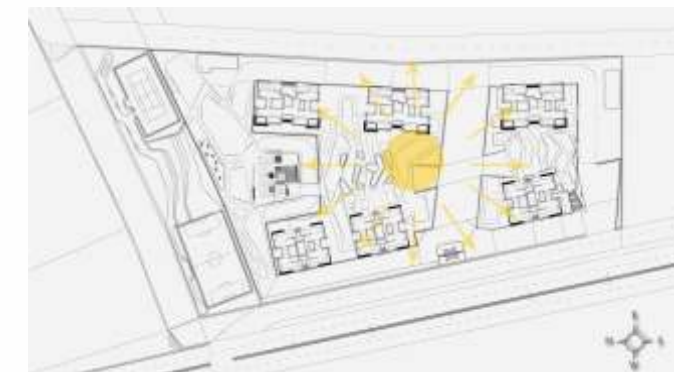
**LIGHTING UP**

**YOUR HOME, NATURALLY!**

## ADEQUATE DAYLIGHT

Homes at Avon Vista offer maximum sunlight to light up your home naturally and minimize the use of artificial light.

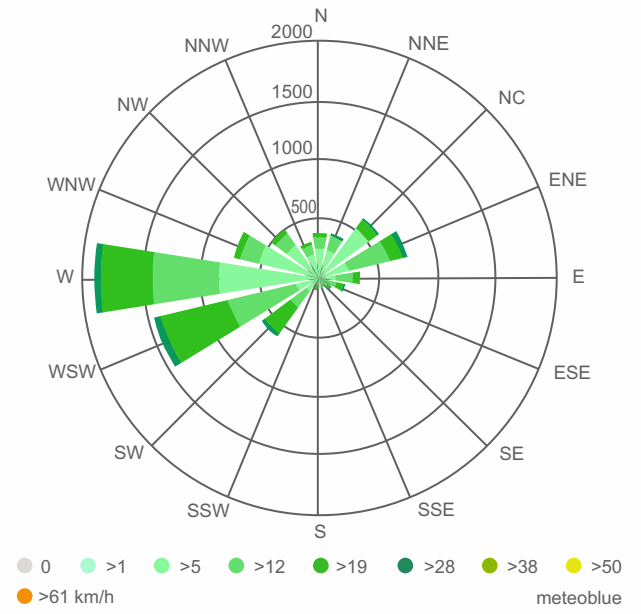
A detailed analysis of the sun trajectory at Avon Vista has helped design the project in a way such that it is lit optimally by direct and indirect sunlight, from all sides.



A HOME THAT WILL  
**BLOW YOU AWAY, LITERALLY!**

## COOLER HOMES

At Avon Vista, the buildings are designed in an East-West position, so that every home benefits from the winds across the river and there's plenty of internal air movement and cross ventilation. To keep the temperature within your home pleasant all day long, adequate measures have been taken, from the providing the right sized windows to providing double walls.

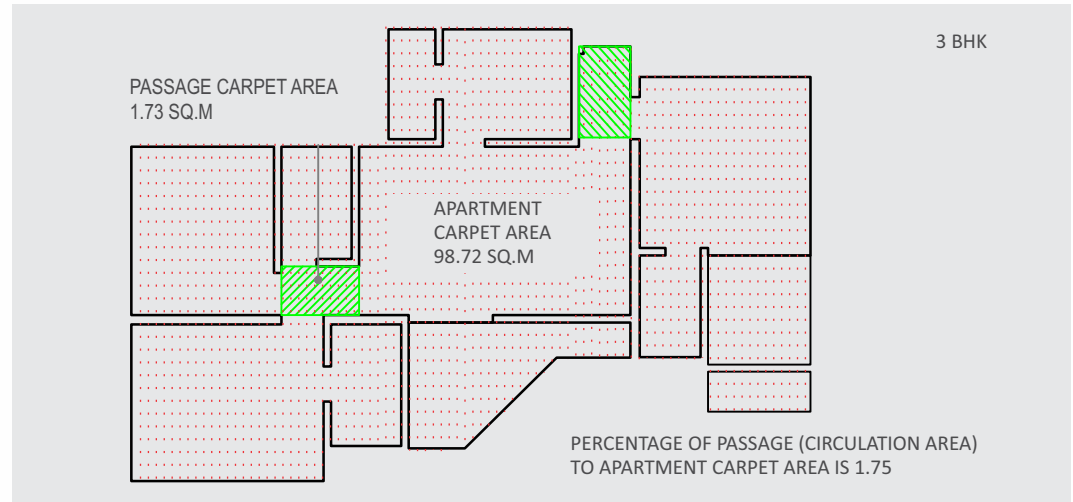




SENSIBLE PLANNING.  
FLAWLESS EXECUTION.

## EFFICIENT HOMES

Avon Vista has been thoughtfully conceptualized to offer spectacular structural design, utmost functionality and optimum efficiency of resources.



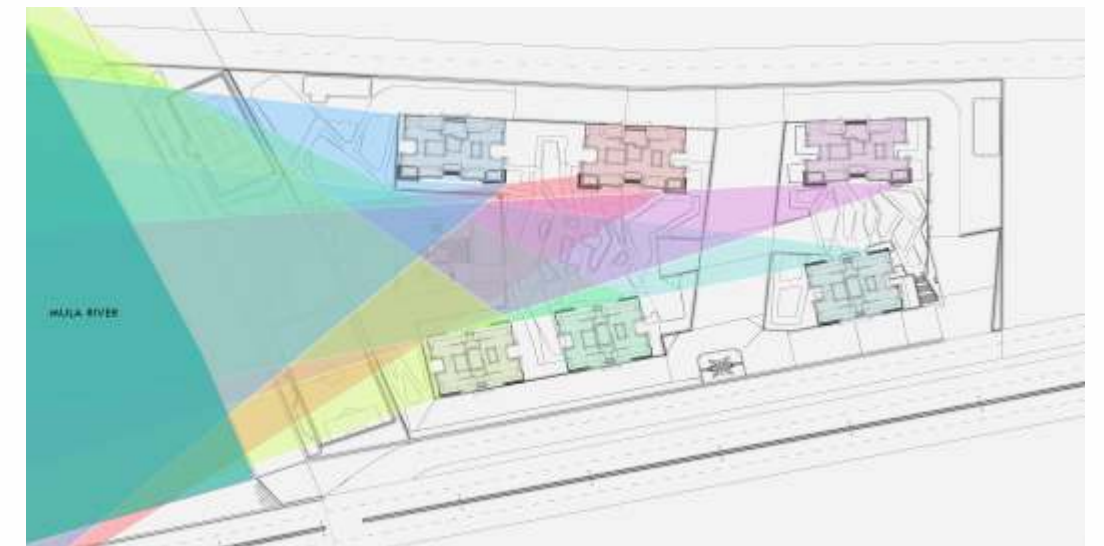
**Zero wastage homes:** The interiors of these homes have been planned meticulously to offer highest utilization of floor space. Less than 1% of carpet area is given for passages, that is, maximum usable area for you.



**Optimum natural light:** While the National Building Code mentions 10% openings in form of windows, for a habitable space, we are providing openings that cover 12%, ensuring maximum natural light and wind as well as excellent cross-ventilation. This makes for a fresh living environment at all times.



**Private terraces:** Avon Vista homes have non-rectangular terraces that offer the necessary privacy to the apartments situated above and below. It becomes a seamless extension of your home and your own private haven of bliss.



**Homes with a view:** With an endeavour to provide every river-oriented home with a magnificent river view, the architects have designed the entire project accordingly, on the wedge shaped plot. The technical drawing represents the vantage lines towards the river vista.





... WE TRUST THE BEST, ...

KEEPING YOUR BEST IN MIND!

Building a strong and safe  
foundation for your peace of mind.

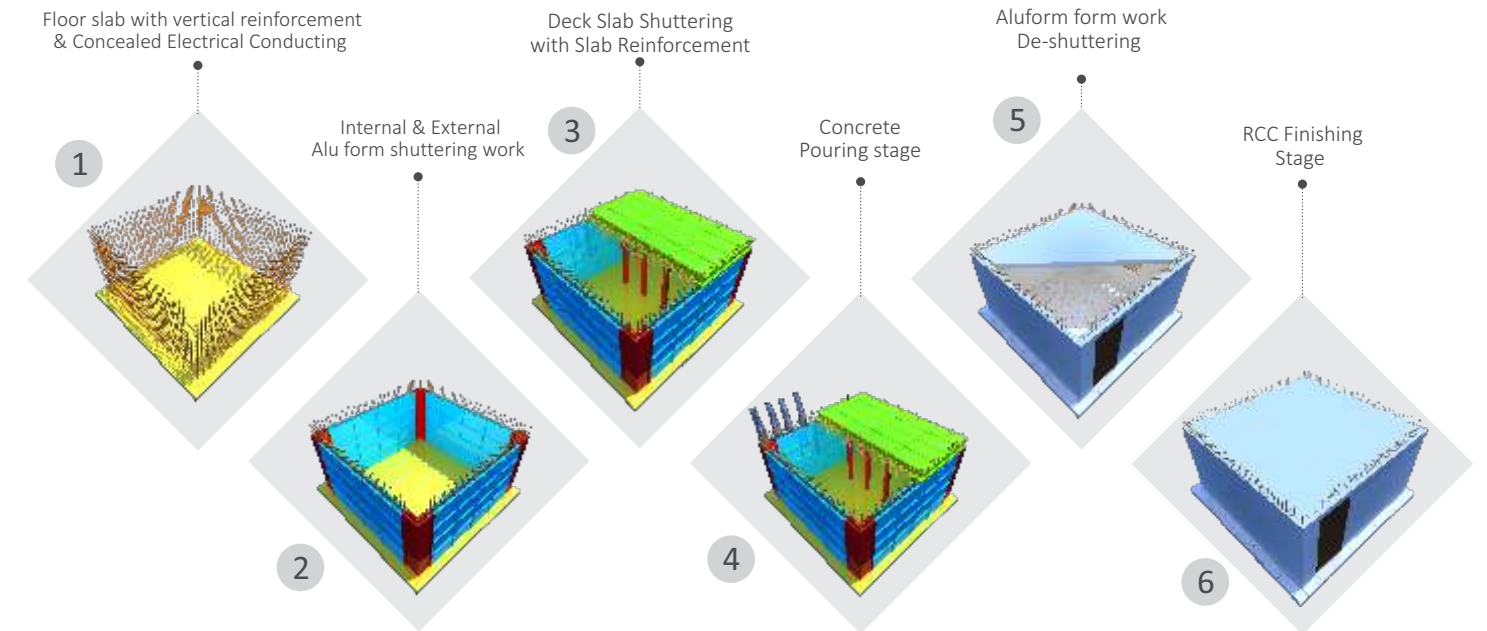
## ALUFORM - ALUMINIUM FORMWORK SYSTEM

Aluform is a construction system for forming cast in place concrete structure of a building. It is also a system for scheduling and controlling the work of other construction trades such as steel reinforcement, concrete placement and mechanical and electrical conduiting.

The Aluform System is fast, simple, adaptable and very cost-effective. It is unique because it forms all of the concrete in a building including walls, floor slabs, columns, beams, stairs, window hoods, balconies and various decorative features in exact accordance with the architect's design.

## A TRADEMARK TECHNOLOGY BY NAIKNAVARE DEVELOPERS

Naiknavare Developers have pioneered the use of this **jump** form-work in the year 2002 while working on Sylvan Heights - a project of 660 2 BHK apartments in Aundh. The project was completed in just 9 months, setting a benchmark in the building industry at that time. The company endeavored to set up its own fabrication outfit making the form-work locally available, giving it an edge over imported systems. Naiknavare Developers have executed 15 quality landmarks across Pune and Navi Mumbai using this system, amassing huge domain knowledge in the process. The future of the technology remains bright with 10 under-construction projects by Naiknavare Developers across Pune, being executed using it.



**Advantages of Aluform Technology:**

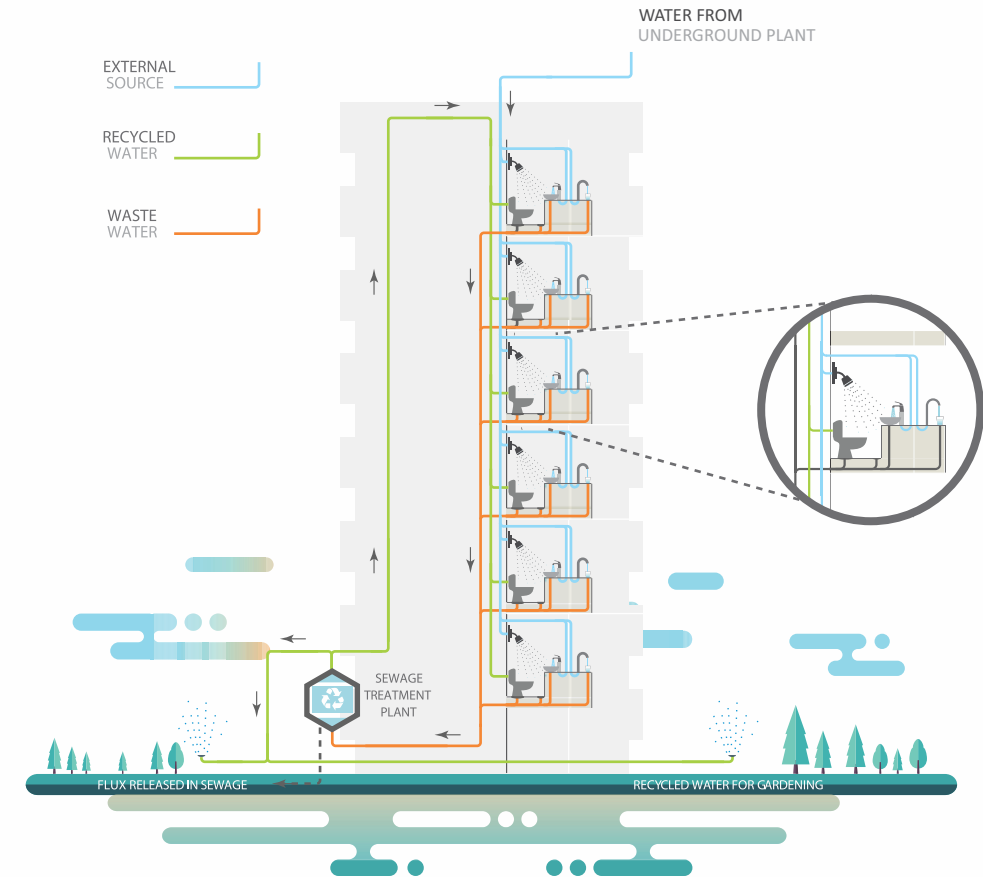
- Increased efficiency
- Produces an extra-ordinarily strong structure with excellent concrete finish
- Consistent concrete shapes and finishes are achieved floor after floor
- Dimensional accuracy of the concreted work also results in consistent fittings of doors and windows
- Smooth-off form finish eliminates the need for costly plastering
- Aluform provides offset free carpet area hence user get exact area what he has purchased.
- No other system can match Aluform's flexibility to handle all design conditions, as well as speed of construction.

## THE GREEN WAY

IS THE MOST SENSIBLE WAY!

## SEWAGE TREATMENT PLANT

To help preserve the precious but scarce resource, Avon Vista will recycle water within its premises. We are opting for the most proven and technologically advanced sewage treatment plant of 310 KLD capacity. All the household sewage will go through physical, chemical and biological processes to remove contaminants in it as per the specified standards and produce environmentally safe, treated water which will be utilized for landscape irrigation, flushing and for car wash purposes.



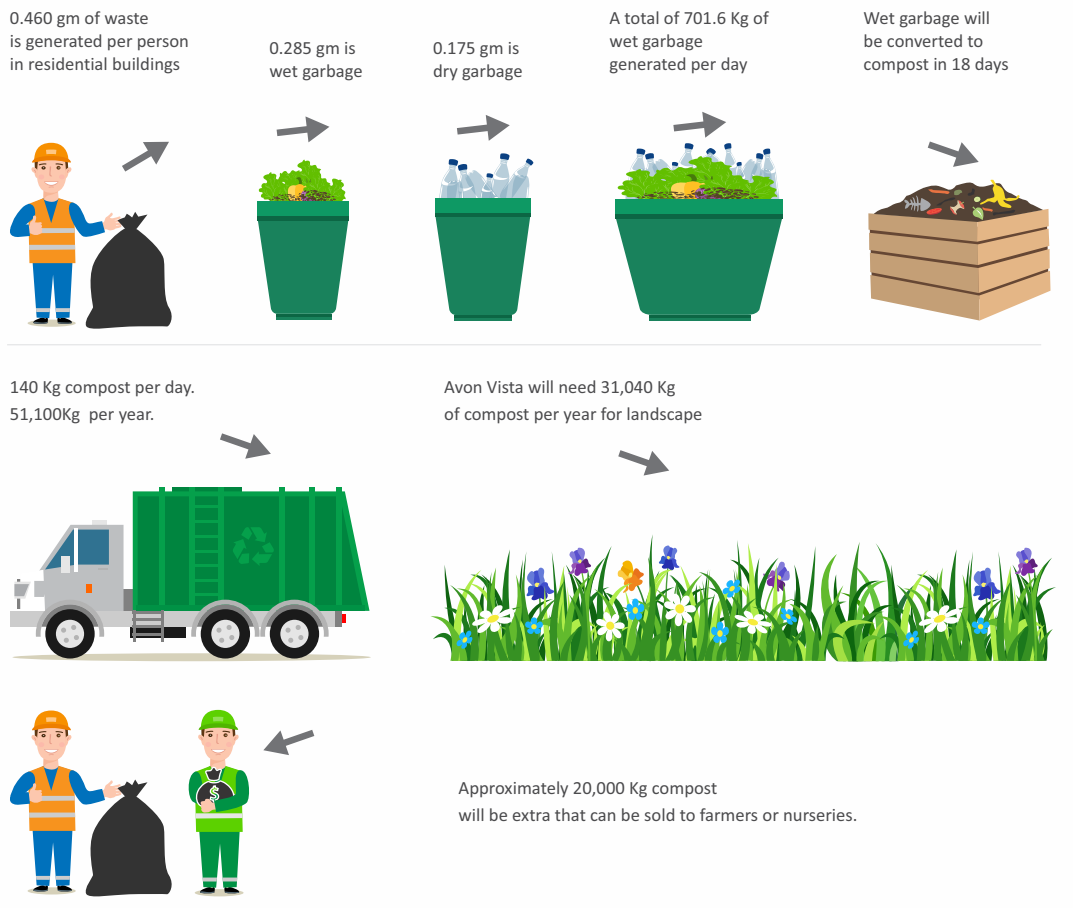


# HOUSEHOLD GARBAGE DISPOSAL

At Avon Vista, all the household bio-degradable waste will be treated through a Bio-Mechanical Composting Machine. It will be a fully automatic composter and an organic waste converter. It will convert wet garbage like kitchen waste or gardening waste into fine compost within 18 days.

We can use this compost as a fertilizer for the landscape areas, gardens and plantations of Avon Vista. The excess compost can be sold out to nurseries and farmers.

This will reduce the garbage which goes in landfills. It will also fulfils the cause of Swachh Bharat- "Compost banao, Compost apnao".

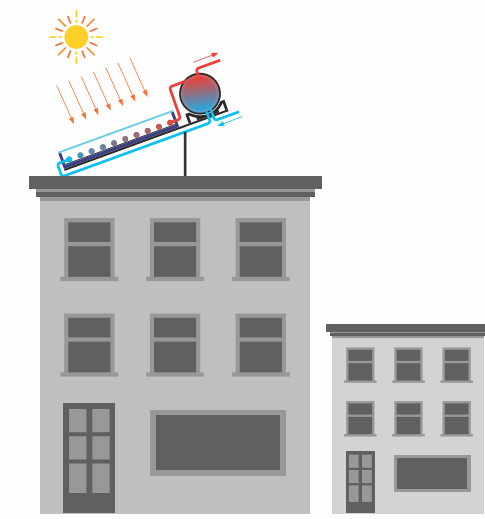




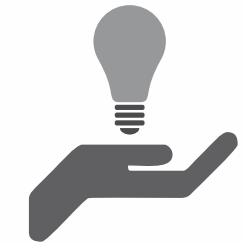
## SOLAR WATER HEATING

To reduce the overall energy consumption, we will be installing state-of-the-art Solar Water Heaters at Avon Vista. Water heated through these Solar Water Heaters will be available in all Master Bathrooms.

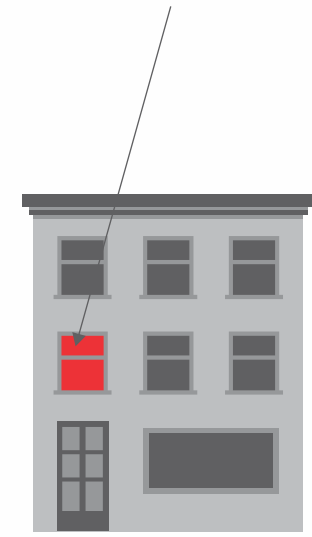
6000 LPD (litre per day) solar water heating capacity per building.



Total KWH unit saving is 4,900 KWH per building per month.



It will save almost 2 KWH electricity units per flat per day.



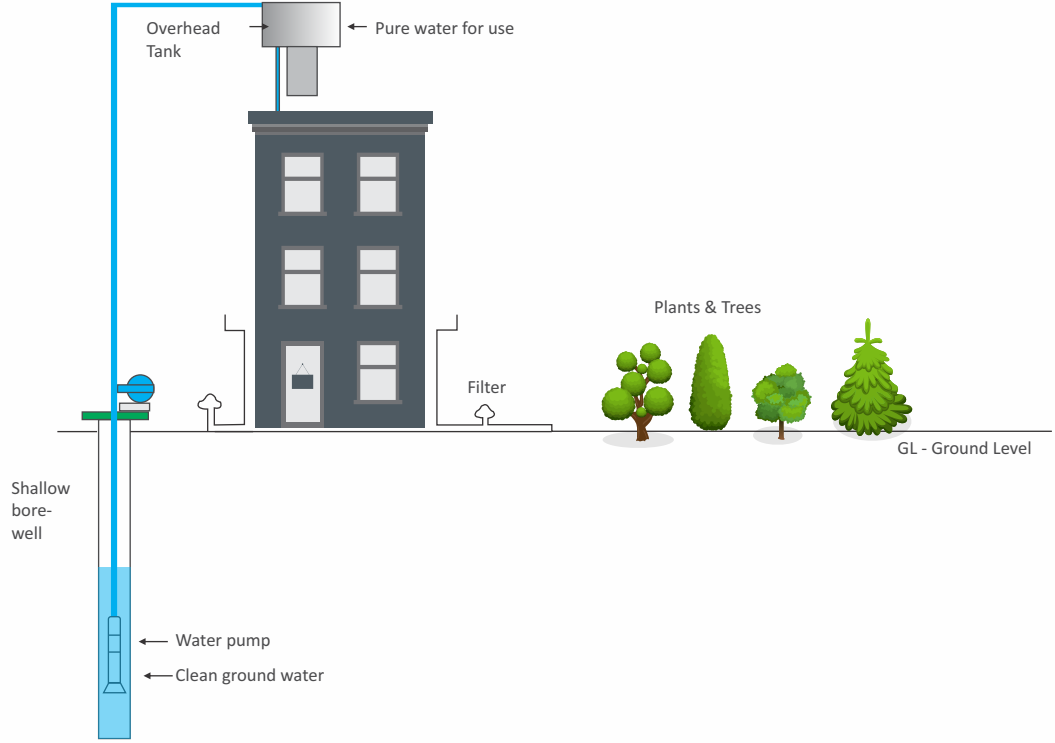
Saves approximately ₹33,000 per month per building.





# RAINWATER HARVESTING

Lithos Geotechnical Services Pvt Ltd. conducted a Geological & Geo-hydrological survey of the Avon Vista site. As per their report, we have planned 8 rain-water recharge pits in the total area of our project. These recharge pits will allow the rainwater to replenish groundwater by recharging the underground aquifers. The rainwater will be collected from the rooftops of all the buildings and redirected to these recharge pits, rather than allowing it to run off.

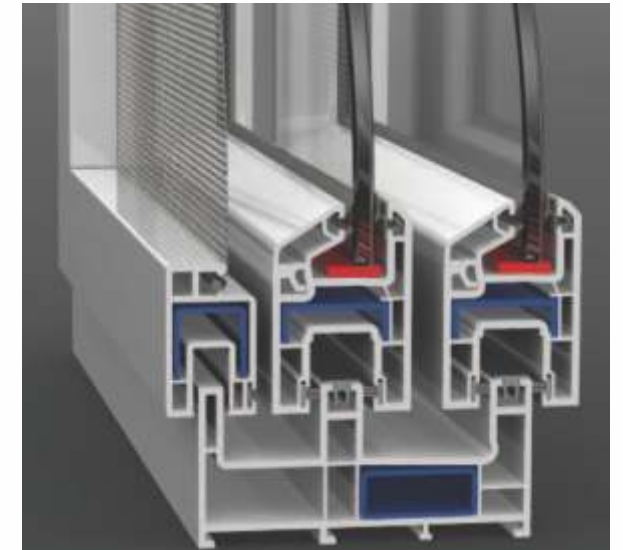


**BEAUTY LIES IN THE  
SMALLEST OF DETAILS!**

## UPVC DOORS & WINDOWS

Built with engineering precision, UPVC doors and windows provide the perfect barrier against the noise and dust. Rotting, splitting, warping or corroding, some of the problems associated with other materials will not happen with UPVC. Even the heaviest exposure to monsoons or floods will leave UPVC doors and windows unaffected. The ingenious build-in drainage system ensures that any potential water ingress is efficiently eliminated.

At Avon Vista, an acoustic consultant was specially appointed for the project to deduce the decibel levels at the site at 3 different timings in a day. This data allowed the consultant to recommend the specifications of the window section and the thickness of the glass. The exclusively-designed section reduces the internal decibel volumes by up to 15-20\* decibels.



## ADVANTAGES OF UPVC:



- UPVC doors and windows act as an insulator, and prevent air conditioning leakage.



- UPVC doors and windows utilize a multi-chambered profile design with double seal technology that ensures inherent insulation against noise.



- UPVC doors and windows have been engineered to allow the secure fitting of hinges, locking devices and handles thereby providing a level of security against intrusion.



- Unlike other materials like wood, UPVC doors and windows are non-combusting as well as self-

extinguishing, which means it will not cause, support or inflame a fire.



- UPVC doors and windows can withstand storms with wind pressure of over 3000 Pascal's which is equivalent to a speed of 245 km/hr.



- Positive insulation reduces the carbon footprint of the building. A substitute of wood, 100% recyclable and lead free, are all of its ecologically friendly points.



- UPVC doors and windows are capable of protecting from high UV index.



## GRILLS IN BALCONIES & WINDOWS

At Avon Vista, all the grills of windows and balconies will have a coat of a chemical named Zinchromate paint. This paint avoids rust formation. Earlier, red oxide was used; however Zinchromate is a better chemical-solution. One layer of Zinchromate paint and one of oil paint on top of it is good enough to keep the grills from rusting for a significantly long period.





## PIPED GAS BY MNGL

- **Convenient:** PNG is distributed through pipelines connected directly to your home. Gas is constantly fed into the system so there are no hassles of handling, refilling and changing of cylinders.
- **Economical:** Higher savings in comparison to other conventional fuel. Pipeline delivery comparatively immunizes against inflation of transportation costs. Also, billing is done according to the meter; there are no minimum consumption charges.
- **Safe:** No need for storage, ensuring high consumer safety. PNG being lighter than air, in case of leakage, it will dissipate rapidly and avoids spontaneous flammability.
- **Consistent Supply:** MNGL has got a history of almost 100% reliability in its gas supply. PNG is assured, continuous and a reliable 24-hour supply of fuel.
- **Eco-friendly:** Low pollution emissions and negligible solid wastes provide for a healthy environment.



# ELECTRICAL

At Avon Vista, we will be using the best-in-class Finolex Polycab cables. And ISI Mark modular switches with concealed conduiting, copper wiring.

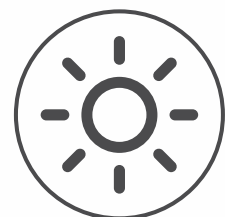
## ENERGY SAVING PRACTICES

Energy saving is one of the most important topics today. Here is how we are contributing to this noble cause:

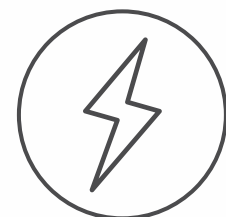
- Use of energy saving light fittings for common area, street lights and lights on landscaped areas.
- Using energy saving luminaries instead of conventional luminaries during construction.
- Use of high efficiency lighting fixtures – LEDs with electronic ballasts, which will reduce the loss of energy.
- Energy efficient LED light fittings have low wattage with good lumens output. They will help save up to 40% electricity and with a life-span of 3 years results into low replacement.
- All the pumps shall have minimum 60% efficiency.
- Energy meters shall be installed to monitor the energy consumption for external lighting, treated water pumping, municipal water pumping, common areas etc.
- In the amenity area, we will be providing LED light fixtures with IP 65, i.e weather proof fixtures that have a higher life-span and efficiency.
- Timers will be installed in the outdoor lights so as to minimize the wastage of lighting during unnecessary hours.
- All cables will be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.



**Less**  
artificial lights



**More**  
natural lights



**Lower**  
electricity consumption



**30%**  
savings



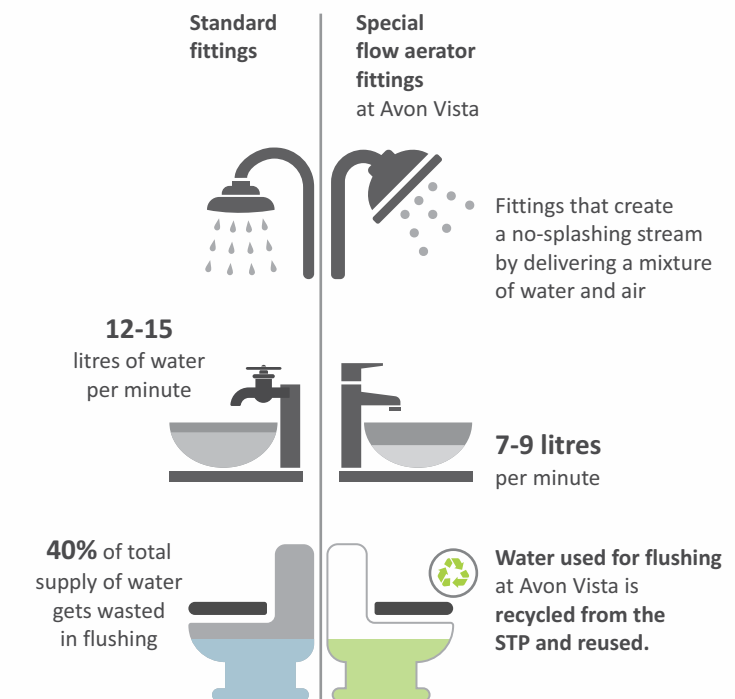
## WATER SUPPLY

While adequate measures have been taken to ensure sufficient water supply, efficient usage and recycling of water plays a very important role at Avon Vista. The right choice of flow aerator fittings minimizes water wastage and a state-of-the-art sewage treatment plant that recycles water for use in landscape watering helps conserve potable water.

## INTERNAL WATER SUPPLY

Advantages of CPVC pipes for internal water supply

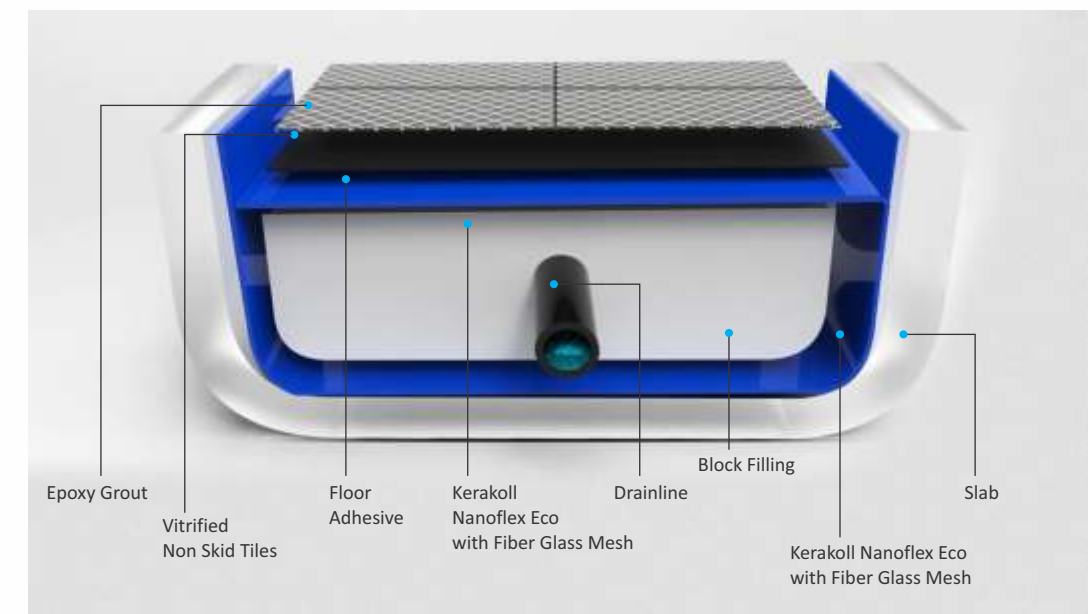
- Excellent resistance to chemicals, corrosion and abrasion
- Most suitable for carrying drinking water
- Smooth Internal Surface
- Energy efficient, lower thermal conductivity and insulation cost
- Excellent performance in tough conditions
- Durable with excellent long term reliability





## WATER PROOFING TOILET & BALCONY FLOOR TREATMENT

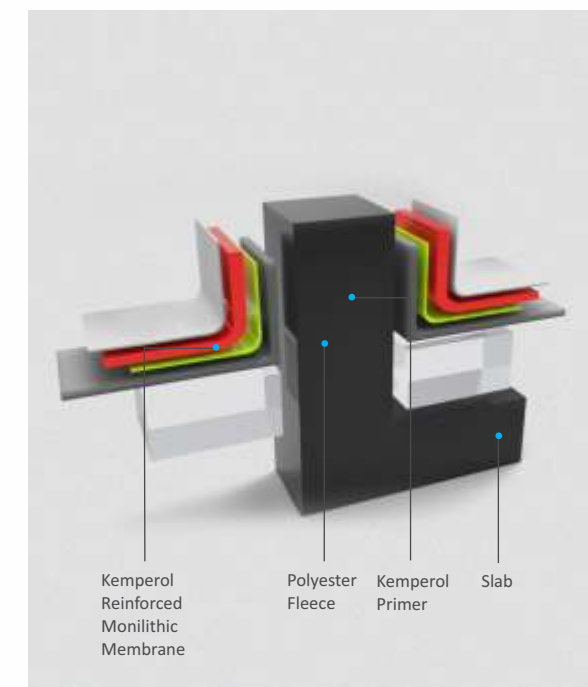
We have implemented state-of-the-art waterproofing solutions for washrooms & terraces, where ceramic tiles, natural stone and glass mosaic are to be laid. It also acts like a flexible waterproofing coat which has high levels of adhesion and durability. It is a double layer single component material that ensures 2X protection and guarantee that the building structure will remain resistant to the damage done by water for years to come. It also comes with a 10 year company warranty.





## PIPE CORE TREATMENT- KEMPER SYSTEM KEMPEROL

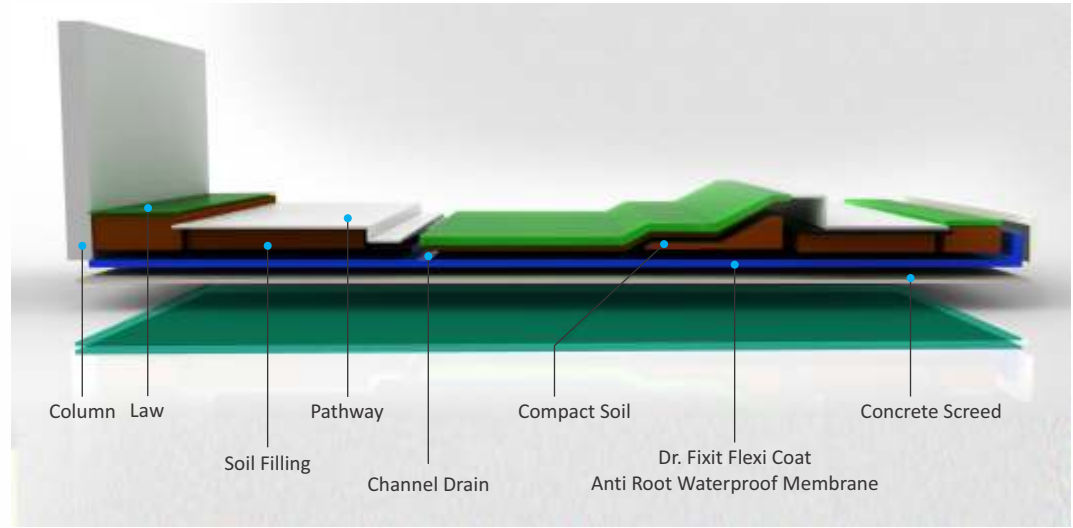
We have used kemper's technical advancement in the field of precision water proofing system for our internal structural cut sleeves, KEMPEROL 022 is epoxy resin based solvent free two component, cold liquid applied waterproofing system with polyester fleece reinforcement. Its 3 layer application providing excellent water protection for walls, floors & floor drainage in wet rooms with direct or indirect load. It also comes with a 10 year company warranty.





## PODIUM & TERRACE TREATMENT

The rooftop and the podium of the building will have top-notch heat and water insulation. The waterproofing membrane is single component, pitch modified polyurethane, liquid applied coating that is composed of specially developed polymers, properly selected along with graded fillers. It cures by reacting with atmospheric moisture to give a tough elastomeric waterproof membrane. This application secures the structure from water leaks in any given scenario. Which assures maximum security and the building remains impenetrable from any liquid components from external conditions. It also comes with a 10 year company warranty too.

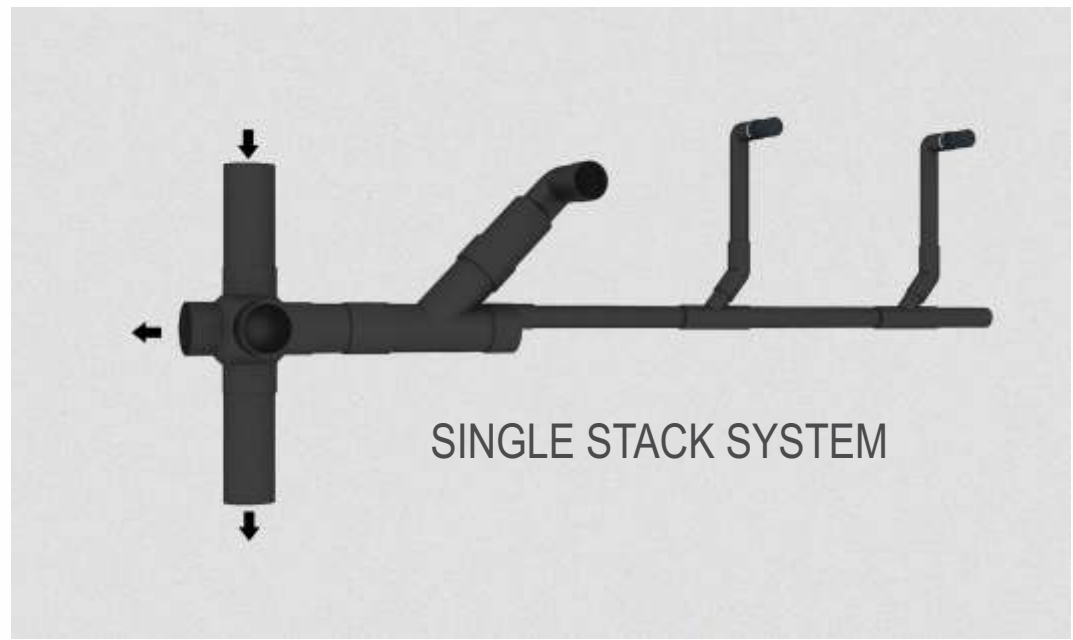




## SINGLE STACK DRAINAGE SYSTEM

The engineered single stack drainage system offers the industry its first major change in many years. It incorporates a different concept of waste and venting by slowing the velocity of the liquids and solids. It uses aerator fittings at each floor where soil and waste branches enter the stack and de-aerator fittings are at the base. By incorporating these into a single multi-storey stack the volume of the drainage is greatly increased over the standard two stack waste and vent system.

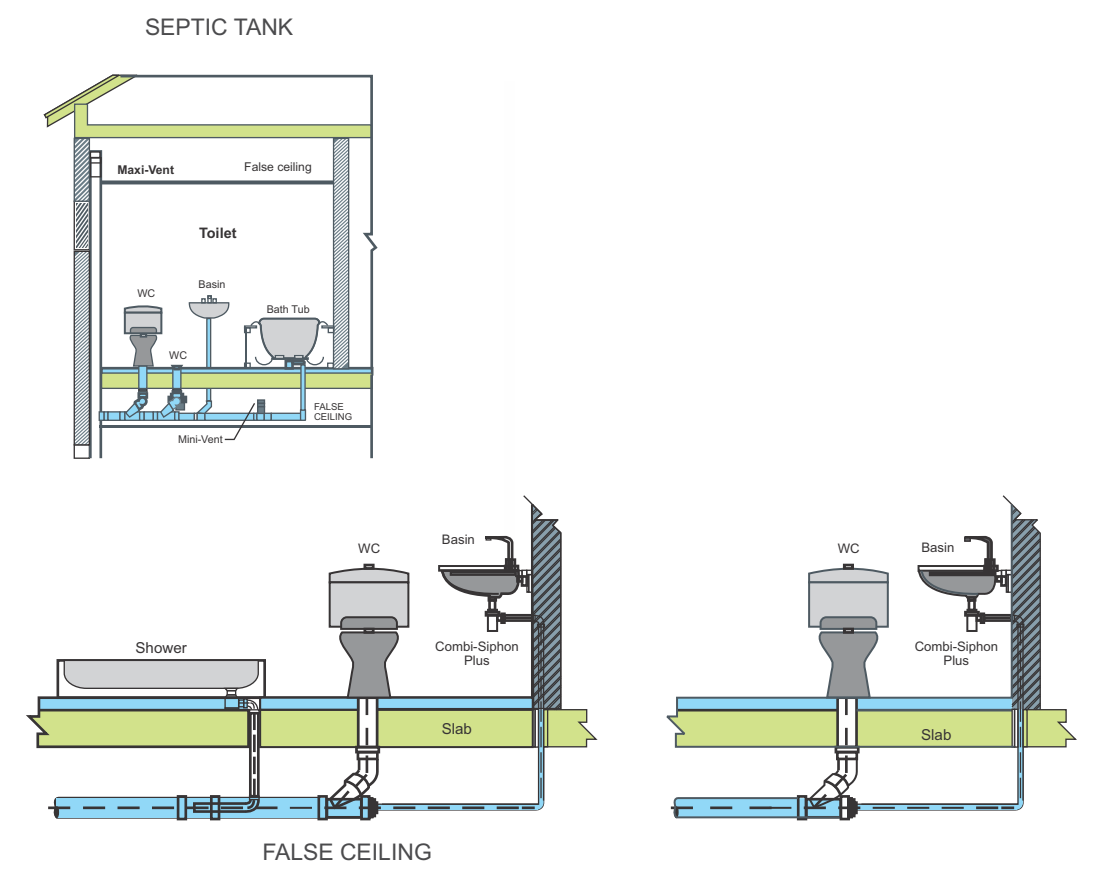
The single stack system also enables space saving in the service ducts that allows more efficient maintenance and better planning opportunities for the architects.





## ADVANTAGES OF CEILING HUNG / SUSPENDED TOILET SYSTEM

- In case of pipe leakages in the long run the drainage pipes and fittings are easily accessible from floor below.
- Sunk provided for toilets are shallow (50mm)
- As the sunk is shallow less filling is required, hence less load on slab and thus on the entire RCC structure.







**STAY SAFE.**

**LIVE SECURE!**

## SAFETY

At Avon Vista, our aim is to provide as relaxed an environment as possible, by ensuring that your home is safe and secure. We strictly follow all necessary safety and security regulations across all aspects of the project.

## FIRE SAFETY

- The fire fighting system is designed and will be installed as per safety norms along with sprinkler system for each flat:
- All homes will have a fully approved fire alarm system with detectors in all rooms.
- There will be a water sprinkler installed in every flat.
- When sprinkler tube liquid senses 68°C, it bursts and water is sprinkled immediately.

## FIRE SAFETY MEASURES FOR THE ENTIRE PROJECT

Fire alarm system, proper fire escape routes and lighting will be installed as per government stated norms.

- Separate underground and overhead water storage tanks will be installed.
- Wet risers, external fire hydrants, fire pumps, booster pumps, and jockey pump will be installed.
- Portable fire extinguishers of proper specifications will be provided.
- Generator / alternate power supply will be provided to each building to operate lifts and fire pumps etc. in case of failure of regular electricity.
- Hose reel drum will be installed on each floor.
- Courtyard hydrants will be installed every 30 meters on the periphery of building.
- Booster pump will be installed on the terrace of each building.



## SAFETY FOR CHILDREN

At Avon Vista, we have thoughtfully planned and designed the project and the homes ensuring your child's safety and development, as well as your peace of mind.

- Secure pick-up and drop-off point for school buses
- Safe covered play areas for toddlers and for kids
- Safe and secure grills for all balconies, terraces and windows
- 24x7 CCTV surveillance to monitor any mishappenings

## SECURITY

A professionally managed security service will be responsible for the security of the entire complex. The guards will be present 24x7, in shifts at various watch points across the project premises.

# DISCLAIMERS

## General Disclaimers

- All the quantitative and qualitative information encompassed in this manual is theoretical and is meant to give a schematic idea to the viewer and is not to be construed as the final output readings or manifestation of the installed systems in the building.
- The represented systems and technologies are subject to change depending upon factors such as technological advancements, modifications, availability of material, design & space constraints, vendor availability and changes in the by-laws pertaining to the technology.
- The information depicted in all the diagrams are schematic and not to scale or proportion and are not to be construed as the final system or physical outcome that will be installed or constructed.
- The intent of the technical manual is to share the thought process of the various technical agencies involved in the project, with the viewers and is not to be construed as a final commitment of any nature due to the constantly evolving nature of technology and design.
- For any further clarification or information requests on the content of the technical manual, viewers are requested to mail these to the sales representatives and await clarity on the same.

## Alu-form Technology

- The sequence represented in the diagrams is subject to minor modifications depending on variable, design & site conditions.

## Architectural Design

- The information represented in this section of the technical manual is a culmination of the architect's judgement, various sources available at their disposal and a matter of learned opinion.
- The objective behind this section is to elucidate the design process used by the designers to the viewers and may vary from another designer's process or opinions.
- The area calculation in the schematic diagram is as per the definition prescribed by the prevailing RERA.

## Sewage Treatment Plant

- The information represented herewith is schematic in nature and the technology used during installation of the system may vary.
- The proposed design and quantities of the system may be altered during the detailed planning and installation phase.
- The output of STP is subject to occupancy of the flat-holders on any given day.

## House-hold Garbage Disposal

- The values suggested in this section are theoretical and may vary

depending on the actual use and lifestyle of the residents during the operations phase of the project.

- The bio-mechanical composting machine/organic waste converter will be fitted as per the directions of the environmental clearance received for the project.
- Organic waste composter- calculations are on the basis of 100% occupancy of flats and the norms suggested by central pollution control board.
- **Solar Water Heating**
- The values suggested in this section are theoretical and may vary from the actual readings realised on site during the operations phase due to changing weather and technological conditions in which the system will operate.
- No guarantees are provided by the builder of any individual receiving a quota of solar heated water and will purely be a function of first comes first serves basis by the installed system.
- Connection of solar heated water will be available only to master bathrooms.

## Rainwater Harvesting

- The technology deployed during the construction phase are subject to change.

## Electrical

- The values indicated in this section are theoretical and may change from manufacturer to manufacturer, supplier to supplier, usage and consumption patterns by the residents during the operational phase of the project.

## Piped Gas by MNGL

- The developer makes no guarantee on the supply or consistent supply of gas through the installed system as he is not the primary supplier of this service.

## Water Supply & Drainage

- Water supply - Make of low flow aerators may differ from the CP fitting make
- Water Proofing - Kemper will be used for packing
- Single stack drainage system - In case of maintenance, it has to be accessible from floor below

## Safety & Security

- Firefighting sprinklers in the flats are mandatory and cannot be hidden within any temporary or permanent furniture or structure.