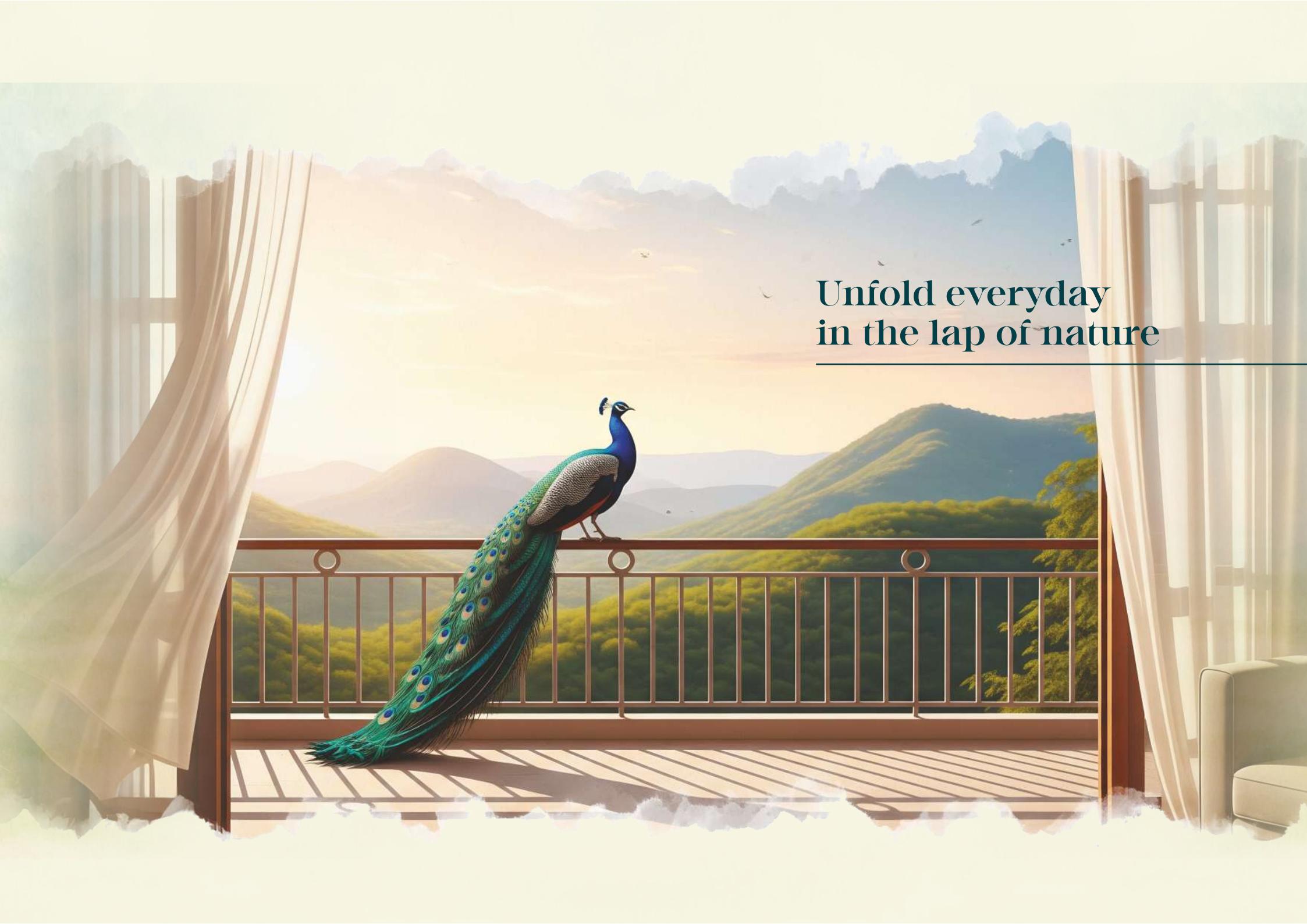




LUXURY INDEPENDENT FLOORS AT THE FOOTHILLS OF ARAVALIS  
ANAND NIKETAN, SECTOR 2, SOHNA, GURUGRAM



Unfold everyday  
in the lap of nature

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WELCOME TO AVANI FLOORS—GATED INDEPENDENT HOMES SET WITHIN ANAND NIKETAN,  
AT THE FOOTHILLS OF THE ARAVALIS IN SECTOR 2, SOHNA, GURUGRAM.

# Avani Floors

## Built on trust, built by NS Arcus.



Designed for those who seek elegance amidst tranquility, this haven offers lush green landscapes, thoughtfully curated recreational amenities, and a seamless blend of nature and modern living.

Imagine waking up to golden sunrays filtering through the trees, illuminating your mornings with warmth and sophistication. A lifestyle where contemporary design meets the serenity of nature, creating a perfect balance of comfort and exclusivity.

With meticulously planned 3-bedroom homes featuring expansive balconies, Avani Signature Floors invite you to experience independent living at its finest—where every day feels like a retreat.



# Happiness immersed in nature.

Low rise residential  
independent floors &  
plotted township

Gated township with  
access control &  
visitor management

Well planned  
infrastructure, roads  
& pathways

Convenient access from 60m wide sector road

24X7 Power backup

Expansive  
greens and  
open spaces

Modern  
recreational zone  
for active lifestyle

Cycling area  
within the  
township

Social support  
infrastructure in  
the vicinity

Rainwater harvesting system

Sewage treatment plant

Dedicated car  
parking space

Electric vehicle  
charging station

Better air quality &  
less noise pollution

Wi-Fi connectivity  
in common areas

**BUILT ON TRUST, BUILT BY NS ARCUS.**

Every walk, a scenic escape.  
Discover life along the greens.



Artist's Impression

SCENIC LANDSCAPING | DESIGNER WATER FEATURE | INTERNAL PAVED GREEN AVENUES  
PATHWAYS FOR A PERFECT STROLL | RELAXING SEATING AREAS | PET FRIENDLY ZONES

Built to belong. Enjoy nature's show, live from your balcony.



Artist's Impression

A park at the heart,  
security at every step.



Artist's Impression

STATE-OF-THE-ART MULTI-TIER SECURITY | GATED TOWNSHIP WITH REGULATED ACCESS | CCTV AND CONTROL ROOM PROVISION  
REGULAR WATCH & ROUNDS OF SECURITY PROS | WELL-LIT COMMON AREAS WITH POWER BACK-UP

Amphitheatre garden invites  
moments of leisure, laughter,  
and community.



Artist's Impression

# The social heart of Avani Floors: A recreational zone designed for togetherness.



Artist's Impression

Dive in, game on, gather round.  
Celebrate life everyday.



Artist's Impression

SWIMMING POOL WITH DECK AREA | FULLY EQUIPPED GYMNASIUM | INDOOR TABLE TENNIS | INDOOR SNOOKER/POOL  
INDOOR BADMINTON COURT | INDOOR PICKLE BALL COURT | YOGA & MEDITATION ZONE | MULTIPLE KIDS PLAY ZONES  
LOUNGE AREA | MULTI-PURPOSE HALL | LIBRARY & CARD ROOM

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Courts, Fields, Nets:  
Gear up sports enthusiasts.



Artist's Impression

CRICKET PRACTICE NET | HALF BASKETBALL COURT | PICKLE BALL ARENA | BADMINTON COURT | LAWN TENNIS

# Avani Floors: Smart spaces, premium features, thoughtful design.



Low-rise 3BHK Independent Floors	Available in an optimum plot size from 147 to 167 sq.yds.	Elevator access to each floor, basement and terrace
2-side open for more ventilation	Basement and terrace space with each unit	Dedicated parking at stilt level
Dedicated waiting lounge at the entrance	Air-conditioning in basement, living room & all bedrooms	Earthquake resistant framed structure

**BUILT ON TRUST, BUILT BY NS ARCUS.**

# Enjoy openness, comfort, and connection.

Spacious, inviting, and bathed in natural light, perfect for family time or to have friends over.



Artist's Impression

# Your private retreat. Your culinary corner.

Spacious bedrooms designed for relaxation, and a functional kitchen crafted for everyday ease, making every corner a reflection of your pride in ownership.



# Avani Floors: Your world, perfectly mapped.

From green spaces to recreational zones, discover a layout designed for harmonious community living.



Artist's Impression

# Key Legends

- 1 ENTRY & EXIT
  - 2 TWO CENTRAL GREEN BLOCKS
  - 3 RECREATIONAL ZONE
  - 4 CHILDREN'S PLAY AREA/GREEN BLOCK
  - 5 COMMERCIAL AREA
  - 6 FLOORS PHASE 1
  - 7 FLOORS PHASE 2



## Floor Plans – Type 1

**3BHK + 3TOILET + UTILITY**

**PLOT AREA: 134.73 SQ. MTR. (161.13 SQ. YARDS)**



## BASEMENT



## STILT S1 to S4



## TYPICAL FLOOR PLAN 1st to 4th



## TERRACE

## Floor Plans – Type 2

**3BHK + 3TOILET + UTILITY**

PLOT AREA: 125.69 SQ. MTR. (150.32 SQ. YARDS)



## BASEMENT



## STILT S1 to S4



## TYPICAL FLOOR PLAN 1st to 4th



## TERRACE

## Floor Plans – Type 3

## **3BHK + 3TOILET + UTILITY**

**PLOT AREA: 126.54 SQ. MTR. (151.34 SQ. YARDS)**



## BASEMENT



## STILT S1 to S4



## TYPICAL FLOOR PLAN 1st to 4th



## TERRACE

# Floor Plans – Type 4

3BHK + 3TOILET + UTILITY

PLOT AREA: 123.52 SQ. MTR. (147.72 SQ. YARDS)



BASEMENT



STILT  
S1 to S4



TYPICAL FLOOR PLAN  
1st to 4th



TERRACE

# Specifications

AREA	FLOOR	WALLS	CEILING	DOORS	WINDOWS	FIXTURES / FITTINGS	OTHERS
LIVING & DINING ROOM	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	HARD WOOD FRAMES WITH LAMINATED TEAK FINISH DOOR WITH PREMIUM LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	LED LIGHTS, FAN	TOP END SPLIT AIR CONDITIONING
KITCHEN	ANTI-SKID VITRIFIED TILES	CERAMIC TILES AND PLASTIC EMULSION	PLASTIC EMULSION	SHUTTER DOOR WITH PAINTED FINISH OR GLASS DOOR	UPVC FRAMES WITH TOUGHENED GLASS	LED LIGHTS, CP FITTINGS & SS SINK, EXHAUST FAN, MODULAR KITCHEN, HOB, CHIMNEY.	KITCHEN COUNTER WITH GRANITE TOP
MASTER BEDROOM	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES / WOODEN FLOORING	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WARDROBE IN DESIGNATED AREA, LED LIGHTS WITH DESIGNER CEILING	TOP END SPLIT AIR CONDITIONING
BEDROOMS	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES / WOODEN FLOORING	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WARDROBE IN DESIGNATED AREA, LED LIGHTS WITH DESIGNER CEILING	TOP END SPLIT AIR CONDITIONING
TOILETS	ANTI-SKID TILES	CERAMIC TILES, PLASTIC EMULSION & LOOKING MIRROR.	GYPSUM BOARD CEILING, PAINTED IN PLASTIC EMULSION.	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WC**, SINGLE LEVER CP FITTINGS OF JAGUAR / KOHLER OR EQUIVALENT BRAND, HEALTH FAUCET, WASH BASIN** WITH VANITY, LED LIGHTS, GYSER, EXHAUST FAN AND TOILET PAPER HOLDER.	
BALCONY	ANTI SKID TILES	PLASTER WITH PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING				WET POINT AND ELECTRIC POINT, MS RAILING
STAIRCASES	GRANITE	PLASTIC EMULSION					EARTHQUAKE RESISTANT STRUCTURE
BASEMENT	VITRIFIED TILES	PLASTIC EMULSION	PLASTIC EMULSION			LED LIGHTS	TOP END SPLIT AIR CONDITIONING
OTHERS	ELECTRICAL - PREMIUM MODULAR SWITCHES OF BRANDS LIKE ABB / LEGRAND OR EQUIVALENT, FIRE RESISTANT COPPER WIRING WITH ELECTRICAL FITTING POINT   SECURITY - ACCESS CONTROL WITH VIDEO PHONE FACILITY AT STILT LOBBY ENTRANCE   EXTERNAL FINISHES - LONG-LASTING ALL-WEATHER PROOF EXTERIOR FINISH   EARTHQUAKE RESISTANT STRUCTURE   SECURED GATED WITH CCTV SURVEILLANCE   24*7 POWER BACK-UP UP TO 3 KV						

Note: Premium sanitary fittings in all toilets\*\*

# Sohna: South of Gurugram

THE FASTEST GROWING MICRO MARKET OF DELHI NCR

INDEPENDENT FLOORS HAVE EMERGED AS THE PREFERRED CHOICE IN THE RESIDENTIAL SEGMENT, WITNESSING UNPRECEDENTED DEMAND. THE EARLY SECTORS OF SOHNA STAND AT THE FOREFRONT OF THIS GROWTH, DRIVEN BY AFFORDABILITY AND HASSLE-FREE CONNECTIVITY.



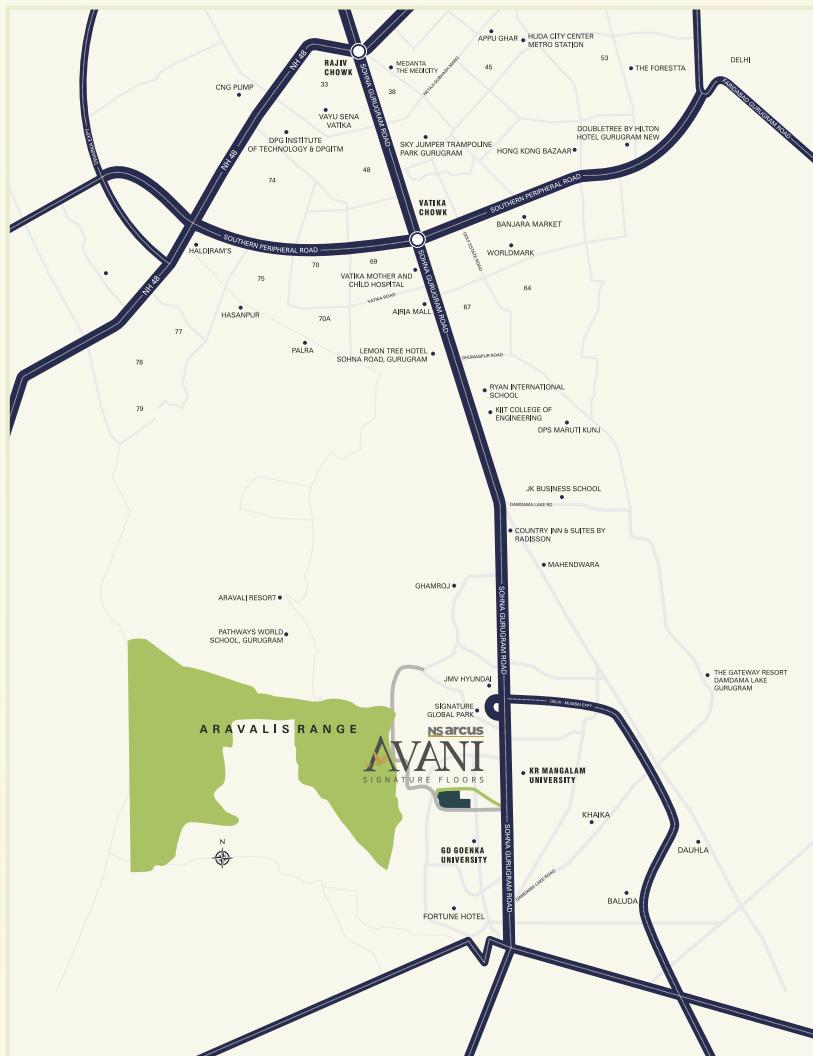
The Sohna elevated road has significantly shortened the distance and made travel to the early sectors of Sohna far smoother and more convenient. It takes only 15 min to reach Avani Floors from Vatika Chowk.



# Location Map

## KNOW YOUR NEIGHBOURHOOD

(WITHIN 5 TO 20 MIN DRIVE)



### EDUCATION

PATHWAYS WORLD SCHOOL  
 KR MANGALAM UNIVERSITY  
 GD GOENKA WORLD SCHOOL  
 RYAN INTERNATIONAL SCHOOL  
 DPS MARUTI KUNJ  
 KIIT COLLEGE OF ENGINEERING  
 JK BUSINESS SCHOOL  
 JINDAL PUBLIC SCHOOL  
 EURO KIDS SCHOOL

### HOSPITALITY

THE GATEWAY RESORT  
 COUNTRYINN & SUITES  
 LEMON TREE  
 RADISSON HOTEL  
 THE WESTIN SOHNA RESORT  
 AND ALL THE LEADING HOTELS IN GURUGRAM

### HEALTHCARE

MAX HOSPITAL  
 FORTIS HOSPITAL  
 ARTEMIS HOSPITAL  
 PARK HOSPITAL  
 MEDICITY  
 SANJEEVANI HOSPITAL

### COMMERCIAL

ALL THE LEADING SHOPPING CENTRES IN SOHNA ROAD AND GOLF COURSE EXTN. ROAD

# A concrete name trusted for over 50 years.



**50**  
YEARS OF  
EXCELLENCE

NS Arcus, headquartered in Gurugram, has been engaged in building and construction materials for the last 5 decades.

Established in 1972, NS Arcus has an extensive production and distribution network across Gurugram, Manesar, Faridabad, Dwarka Expressway, Greater Noida, Jammu, Amaravati and Vrindavan. The Group has a vast experience in the fields of mining, stone crushing, cement, ready-mix concrete, concrete blocks, pavers and transportation.

Preparation, competence and reliability, accompanied by strict application of quality standards, have distinguished the NS Arcus way of doing business over the years.

**HRERA REG. NO.: RC/REP/HARERA/GGM/971/703/2025/74**  
**VIDE DATED 11.07.2025**  
**[haryanarera.gov.in](http://haryanarera.gov.in)**

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**Toll Free No.-8447908000      Website-[haryanadeendayalfloors.org](http://haryanadeendayalfloors.org)**

**Site Office**

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**NS arcus**



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**1 Sq. Mtr. = 10.764 Sq. Ft. / 1 Sq. Yard = 9 Sq. Ft.**

A soft, out-of-focus photograph of green hills or mountains under a pale, hazy sky. The colors are muted, with shades of green, yellow, and blue. The text is centered in the upper half of the image.

**NS arcus**