



**avinash**  
**CHITWAN**

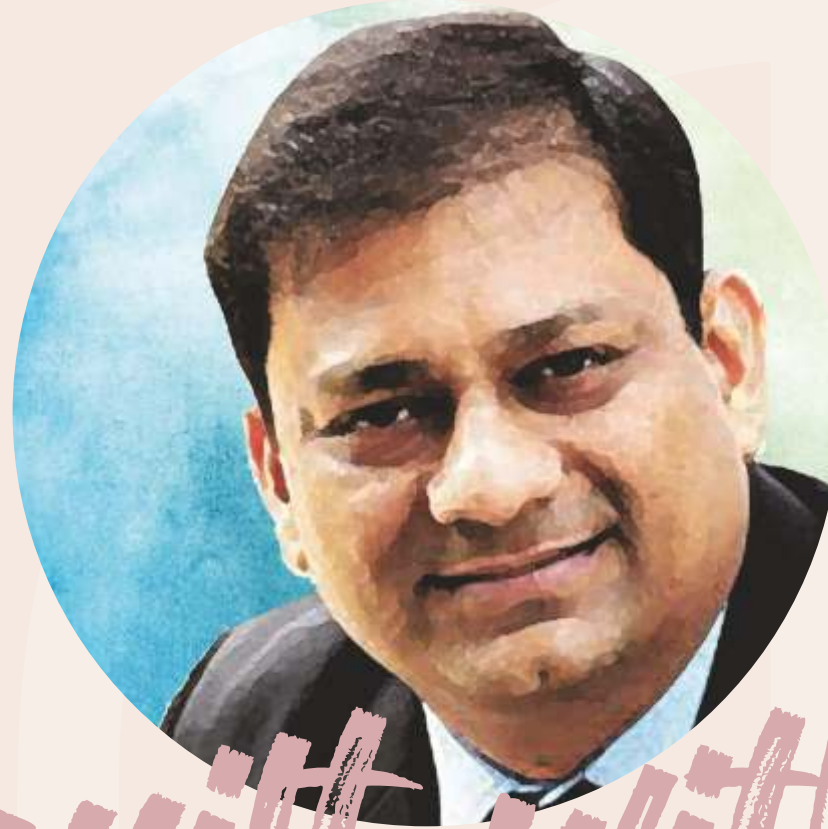


WHERE

*Nature* & *You*

BE LONG TO GET HER

SOME PROJECTS ARE



*built with  
a purpose*

As a renowned developer we have been setting examples in Chattisgarh, particularly in Raipur. As a leader or visionary, we introduced every new thing in terms of developments in Raipur. Our every project is built with a vision and to set a standard with it we always walk extra mile. With Magneto, we presented the first shopping mall in Raipur and redefined the way people used to shop earlier. Till then it has become a landmark. With Maruti Lifestyle, we have gifted the people of Raipur the luxury experience of bungalow living. It still bears the testimony of our way of excelling our promise every time.

Now the time has come to give back the people the nature living. The soulful experience of living amidst nature is in want. The connection between a person and his root has to be made. Otherwise the earth will take revenge to civilization. More we heal the earth, more we create the balance in nature. That's why we have thought of developing Chitwan. It's a conglomeration of all unique ideas. This project is a dream project for our group. Because it's conceived with a soul.

It's a philosophy. As a developer we wanted to build a new-kind of eco-system that speaks for itself. We want to bring back those old golden days. Those careless days of nostalgia, those melancholic moments of childhood where we grew up amidst plenty of nature. From the balcony to verandah, from aangan to backyard - everywhere greens were there as an instrumental part of our memories. But in today's world, the connection with nature is diminishing. That's where this project is born. It will take you to your roots.

With this project a new dawn will rise in the horizon of Chhattisgarh. As one of the prime developers, we have taken this as a challenge. At Chitwan, once you enter, you will feel like entering your childhood. It's a lost treasure. Cherish the experience made especially for you.

*Anand singhania*

MD, AVINASH GROUP

IN NATURE'S ARMS



Sometimes life gives you a chance to return to your good old golden days. You want to go back to the down memory lane of nostalgia in search of your roots. You should know that moment and give your heart what it wants. Let your heart reunite with purity. Let it find its own Chitwan - a place where you can expand your consciousness (Chitwa: sanskrit word.) At Chitwan, we have gathered your well-kept secrets and recreated a world for you where spirituality, nature & you are residing forever in sync!



MORNING WALK. REAL-TIME TALK. SHARED CUPPA.  
NEIGHBOURS BECOME FRIENDS WHEN YOU'RE OFFLINE.





avinash  
CHITWAN

VAASTU COMPLIANT PLOTS & VILLAS  
HIGH RISE APARTMENTS  
EXCLUSIVE CLUB | COMMERCIAL



*Legends*

- 1 SOUTH ENTRY & EXIT GATE
- 11 KID'S PLAY AREA
- 16 RAIN GARDEN
- 22 TEMPLE
- 27 CLUB HOUSE
- 28 APARTMENT BLOCK
- 29 GARDEN OF MINDFULNESS
- 32 VEGETABLE GARDEN
- 33 KABBADI COURT
- 34 MULTIPURPOSE COURT (TENNIS & FOOTBALL)
- 37 ADVENTURE PLAY GARDEN
- 41 TOT-LOT PLAY AREA
- 42 ELEVATED FOREST WALK





THERE ARE  
FIVE ASPECTS  
THAT MAKES  
CHITWAN

*a project  
unique*



### ASPECT 01 RICHER MOTHER NATURE

At Chitwan **the heart of the project goes out to nature.** We have increased the number of flora almost by **70 times** and **harvested water-bodies** to keep the **planet connect intact.**



### ASPECT 02 COMFORT LEVEL UP

What is a project if it does not **upgrade the well-being index** in the lives of people? Here we are **co-creating the micro-climate** in such a way so that people will **warm up to POSITIVITY** in their life.



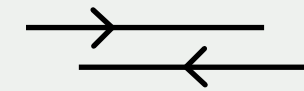
### ASPECT 03 COMMUNITY BUILDING

**Every square feet of Chitwan** is designed to **celebrate TOGETHERNESS.** The aim is to **welcome a healthy and social neighbourhood** where **social value system will also go up.**



### ASPECT 04 HEALTHY MIND AND BODY

Here everyone will **possess a healthy active life.** Along with this, the **abundant greens will help grow up the healthy muscle of the eye.** With a balanced design the **aesthetic sense will also increase.**



### ASPECT 05 MACRO SOCIAL IMPACT

**This landmark project** will have its own **macro impact in Raipur.** And with **creating a sustainable bio-diversity** we are adding more oxygen to the climate of Raipur.

**The commercial inside Chitwan and the pride apartments** will appreciate the area itself.



# Architect



speakeeth...  
VIVEK RATHORE ARCHITECT

The project is made for the human in us. Everything material matters if it helps man to achieve the genius of humanity, strangely the genius is nothing material.

It is said that while our genes contribute to 60 percent of our physical development, our environment of living shapes 60 percent of our psychological development.

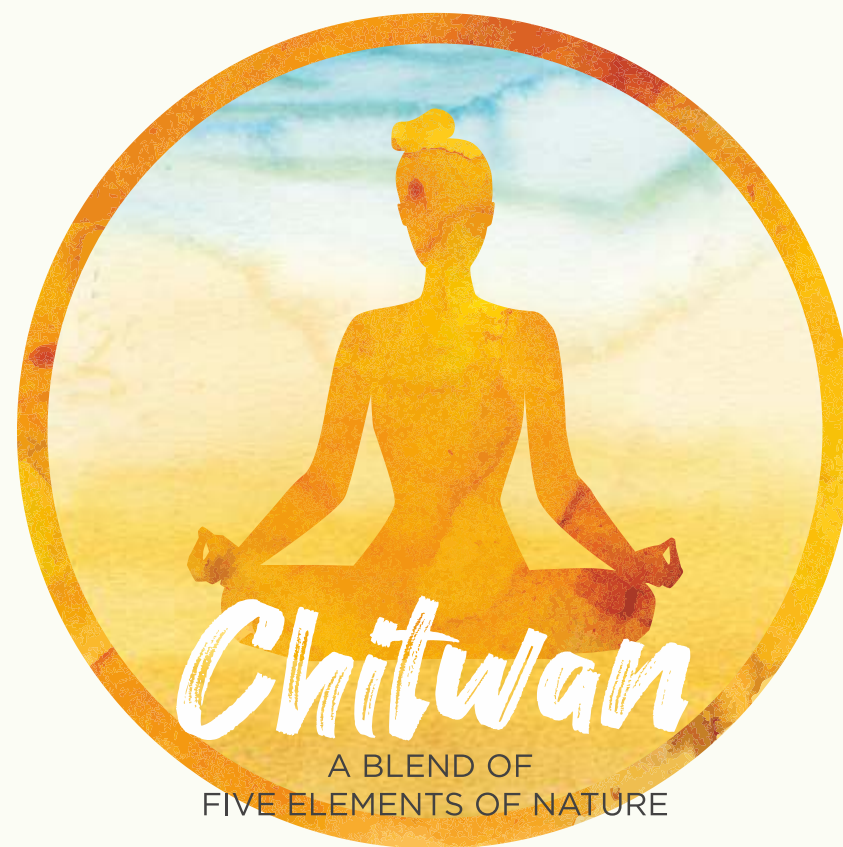
Chitwan, the neighbourhood explores "MIND OVER MATTER". The masterplanning and the design attributes of this Township celebrates the meaning of life in its simplest settings of nature and care.

It is important that we grow to know the settings of community and togetherness, of difference and diversity, of many and yet being one, of earning and sharing of owning not a bungalow but a neighbourhood.

Inspired from the rich values of our culture, Chitwan is designed to mitigate the synthetic influence of the modern world and offer its habitants with a higher happiness index. The organised activities and experiences train our children to evolve with a higher EQ (Emotional quotient) factor. This is what is the most needed for the successful entrepreneurs and leaders of tomorrow.

We need neighbourhoods where we know how to thrive and not just grow! I welcome you to society of mindfulness... I welcome you to Chitwan.

Explore the brilliance of your creator.



ETHER



Sunlight  
Pure Air

EARTH



Abundant Greens  
Earth Connect

WATER



Crescent Canal  
Multiple Waterbodies

FIRE



Serene Mandir  
Celebration Lawn

AIR



Fresh & Pure Air  
Natural Silence



CHIT-CHATS, ADDAS, GIGGLES...  
REAL BONDING HAPPENS WHEN YOU  
EXCHANGE STORIES, BY THE NATURE.

## THE EARTHY EXPERIENCE



*awakens  
the spirit*

The freshness and natural aroma from immense greens will awake you from inside.

Immediately you will want to belong to the project. Because all plots are vastu compliant and the architecture design follows the Indian geometry with creating arches inside the project.

INDIAN MYTHOLOGY INSPIRED ARCHITECTURE  
VAASTU COMPLIANT PLOTS





## GRAND ENTRANCE

Once you enter through this grand entrance, you will find yourself lost in the world of nothingness and oneness



## WELCOME ARCHES

The welcome arches follow the philosophy of nothingness and oneness of Infinity.



# A landmark location with thriving connectivity to Raipur



Chitwan is located on the extension of Shankar Nagar and is well connected to Raipur City via Pandri Bus Stand, Raipur Junction, Kachna road & Vidhan Sabha Road.

The Project is surrounded by a well-developed social infrastructure like Ambuja City Centre Mall & easily accessible education hub with prominent schools like Delhi Public School, Gyan Ganga and prestigious colleges, and hospitals like MGM Eye Institute & others.



Scan to view the site location



- |  |  |
|--|--|
| Dhotre Marriage Garden - 220 mt        | MGM Eye Institute - 1.5 km             |
| Aishwarya Kingdom - 300 mt             | Swarnabhoomi - 2 km                    |
| East 12 - 450 mt                       | Shankar Nagar Chowk - 3 km             |
| Anandam City - 700 mt                  | Vidhansabha Chowk - 3.5 km             |
| Ambuja City Centre Mall - 800 mt       | Pandri Bus Stand - 4 km                |
| VIP Colony - 1.2 km                    | Delhi Public School - 5.3 km           |
| Shanti Sarovar Brahma Kumaris - 1.2 km | Raipur Junction Railway Station - 6 km |

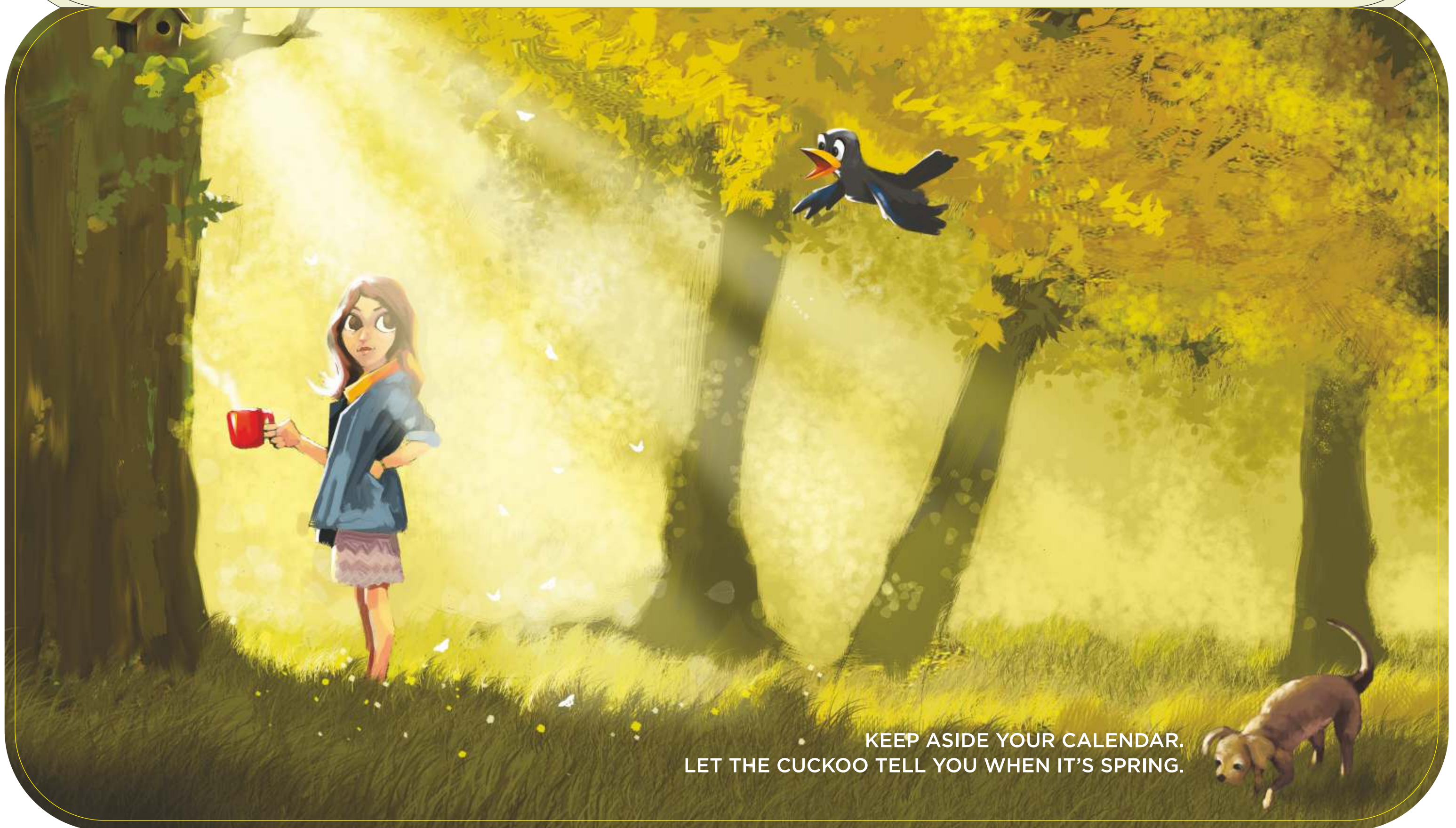
BREATHE IN THE

fresh  
natural  
happiness



In **Chitwan**, by Avinash Group hear the music of rustling leaves in the wind.

**Taste the harvests of Earth at their utmost purity.**  
Touch the dewy grass with bare feet walks in the morning.



KEEP ASIDE YOUR CALENDAR.  
LET THE CUCKOO TELL YOU WHEN IT'S SPRING.



## AMRIT VIHAR - ORGANIC GARDEN

gives you the opportunity to give back to nature by disposing your waste to its soil.



## GARDEN OF MINDFULNESS - REFLEXOLOGY PATH

helps you ease your thoughts in this garden of mindfulness





Multiple textures, colours, smell, lines make  
**MADHUBAN - FRAGRANCE GARDEN**  
massage the different nodes of your body.



**SCULPTURE NODE**  
develops the sense of your  
aesthetics and create involvement.



HAPPEN OUTDOOR

Let memories of your childhood replay, as you watch your kid at play inside the rustic outdoor of Chitwan. There are unique shaped structures to nurture childlike playfulness that connect kids to their roots!



BASKETBALL HOOPS. TYRE SWINGS. RING-A-ROSIES.  
THE BEST CHILDHOODS ARE FOUND IN CIRCLES,  
NOT RECTANGLES.



**KRIRANGAN - TENNIS COURT,  
BADMINTON COURT, FOOTBALL COURT**

makes everyone a man of activity



**SAMMILAN - MANDIR STHAL & UTSAV BAGH**

increase your social and cultural  
values and togetherness



**NANDANVAN - THE PICNIC GARDEN**

increase your social and cultural values and togetherness



**MAIDAN - KABADDI COURT, GULLY CRICKET, FOOTBALL GROUND**

makes you more strong and sturdy



**ANAND MARG - AMPHITHEATRE AREA**

keeping a tree in the centre is a unique community hang-out zone, develops social acceptance.



**SISHU VIHAR - TODDLERS PLAY COURT**

designed with tunnels and levels makes them active from inside.



## TARANG TARANA - SPECIALLY DESIGNED KIDS PLAY COURT

increase your social and cultural  
values and togetherness



*Be active. silly. strong.  
nice and honest.*

At Chitwan, your children will grow differently.  
They will enjoy with real earthy surroundings that will engage  
their body and mind at its best. See what they will get here.

Better motor movement

Developing five senses strong

Making new nature friends

Spending more time with senior citizens

Nurturing social connectivity more

Acquiring better aesthetic sense

Gaining pleasure of sharing

Inducing social values



WITH GOOD PEOPLE

Experience leisurely social hours with your favourite people - just like old times! Enjoy at the club area with welcoming high-arches and serene greens.

Bring healing energy by spending quality time by the 3-tier flowing aquatic wall and other luxury facilities.



FROM DON'T HAVE TIME FOR IT  
TO DON'T WANT TO MISS IT;  
YOUR HEART WILL KNOW IT  
BEFORE YOU DO.



# CLUB U·T·S·A·V

The luxurious club inside Avinash Chitwan opens the gate of all euphoria you longed for. Get lost in the aura of the club and be amazed with its outstanding comfort. The prime facilities of the club will give your sense the deserved treat.



## CENTRE FOUNTAIN

creates an aura with its serene white sound that will break every noise and create soothing sound to ears. Experience a welcome like never before.





### SEMI-COVERED SWIMMING POOL

attached with kids play area is a unique feature. Here mother and children spend time together peacefully.



## LUXURIOUS AMENITIES



AC GYMNASIUM



SWIMMING POOL



SPLASH POOL



JACUZZI



CAFÉTERIA



STEAM BATH



YOGA STUDIO



MEDITATION ROOM



BANQUET HALLS



FOUR GUEST ROOMS



CHILDREN'S PLAY AREA



LAWN TENNIS



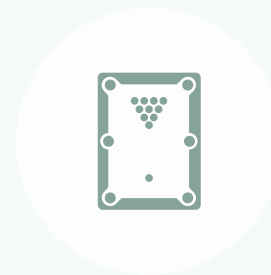
TWO INDOOR BADMINTON COURTS



INDOOR GAMES ROOM



TABLE TENNIS



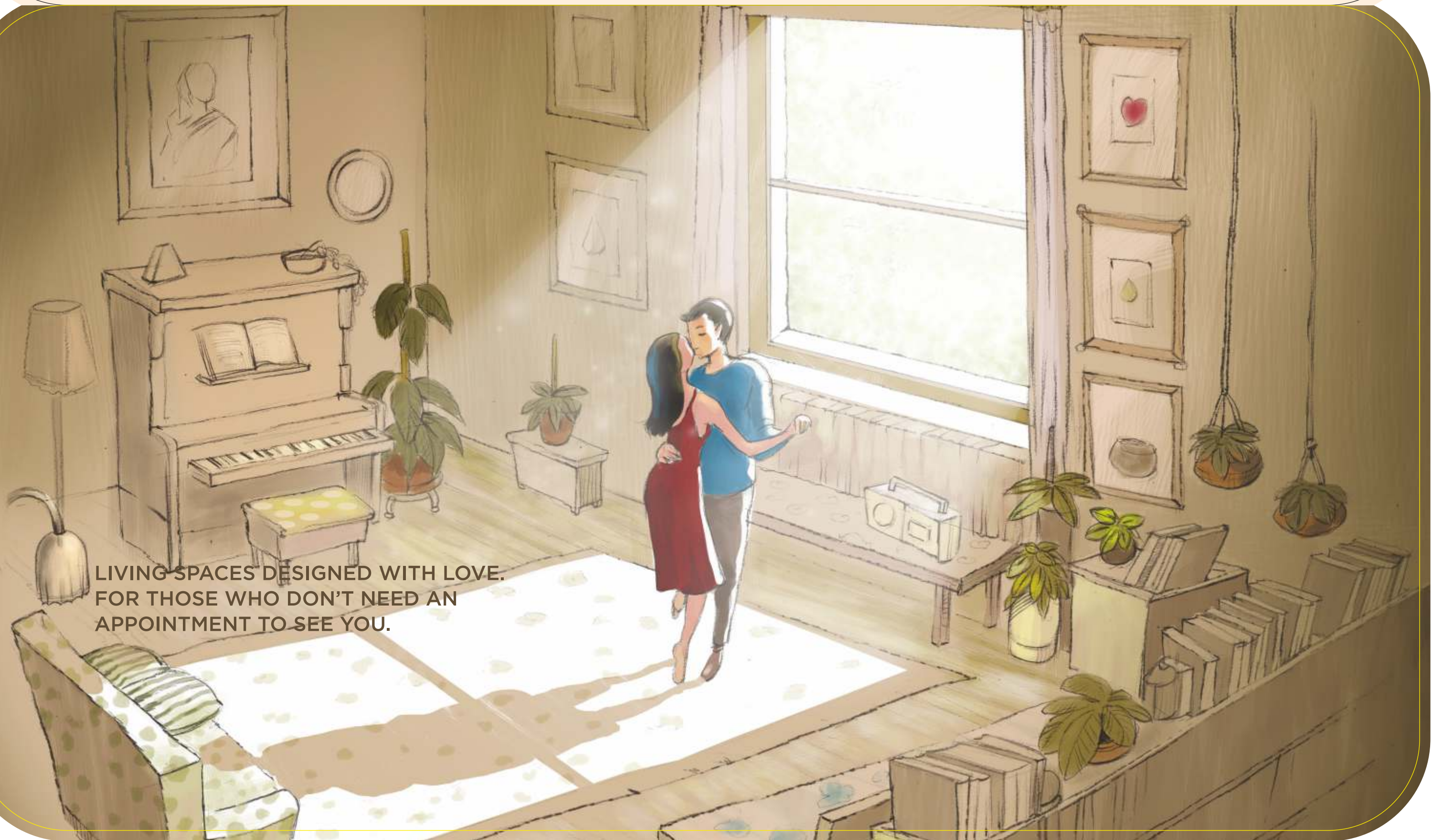
BILLIARDS

# Bringing Soulful Living



Recall the golden days. Here you will find yourself in such space designed for both your me-time and family time. Because the entire living space is planned in an elegant way that will make it a work of marvel.

BACK TO YOU



LIVING SPACES DESIGNED WITH LOVE.  
FOR THOSE WHO DON'T NEED AN  
APPOINTMENT TO SEE YOU.



## APARTMENT NIGHT VIEW AERIAL

The high-rise behind the plot is an addition to the planning of plot that signifies luxury



## APARTMENT FRONTAGE ON CRESENT ROAD

The crescent architecture reflects the flexibility of habitat while maintaining vaastu



# other amenities

24×7 SECURITY

POWER BACK-UP

24×7 WATER SUPPLY

CCTV SURVELLIANCE

SOLAR POWER

INTERCOM

RAIN WATER HARVESTING

SEWAGE TREATMENT PLANT

ADEQUATE PARKING

COMMERCIAL SPACE

JOGGERS TRACK/FOOTPATH

TEMPLE

THICK VEGETATION AREA

UNDERGROUND ELECTRIC  
CABLE & OTHER SERVICE CABLES

CLOSED CAMPUS  
WITH BOUNDARY UPTO 6FT

BOOM BARRIER  
WITH ACCESS CONTROL

# team



**ARCHITECT**  
VIVEK SINGH RATHORE  
SALIENT, KOLKATA



**LANDSCAPE DESIGNER**  
ANURADHA RATHORE  
SALIENT, KOLKATA



**STRUCTURAL CONSULTANT**  
SANJIV J. PAREKH  
S.P.A CONSULTANT, KOLKATA



**PHE CONSULTANT**  
AVINISH NAYYAR  
SUNIL NAYYAR CONSULTING  
ENGINEERS, GURGAON

De-constructing  
the landscape  
for new

10000+ SATISFIED CUSTOMERS

52 LANDMARK PROJECTS

38 RESIDENTIAL COLONIES & TOWNSHIPS

10 COMMERCIAL COMPLEXES

4 SHOPPING MALLS & CLUBS

DEVELOPED BY

**avinash**  
Creating Lifestyles

ABOUT OUR GROUP

Avinash Developers Pvt. Ltd (ADPL), founded in 1996, is a pioneer in the state of Chhattisgarh in the realty sector, a renowned promoter, developer and builder. True to its name, Avinash group has built a revered reputation based on the timeless values of honesty, integrity and trust. It straddles the domains of Realty, Automobile, Logistics, Transportation and Retail. Our array of world-class projects exceeds 1 crore sq.ft. construction completed with 55 lac sq.ft. of construction and 50 lac sq.ft. plotted development. Currently, over 1 crore sq.ft. construction is in progress with 36 lac sq.ft. of ongoing construction and 76 lac sq.ft. construction in planning phase. Its unprecedented success in the realty sector of Chhattisgarh has been reached in a very short span and is rooted in the philosophy of providing superlative quality consistently within the committed time frames and aiming for total customer delight. Its spectrum of landmark projects includes premium independent bungalows, row houses, residential apartments, corporate towers, malls & multiplexes, gated townships & premium clubs, residential & industrial plots, logistic park.



TRUST



TRANSPERENCY



INNOVATION



QUALITY



TIMELY DELIVERY

WALL OF FAME  
FOR **avinash**



Avinash Pride  
Best Project in LIG Category  
PMAY Empowering India Awards 2019



Anand Singhania - MD, Avinash Group  
Most Reputed Real Estate Entrepreneur Chhattisgarh  
Grohe HURUN 2018



Avinash Group  
Conservation & Plantation - CSR  
Award 2019



Avinash New Country  
ASIA's 100 Best Awarded Projects  
2014-15



Avinash Group  
Women Empowerment & Gender Equity  
CSR Award 2017



Maruti Solitaire  
Chhattisgarh's 1st Certified Green Building  
4 Star GRIHA Certified Project (TERI)



Maruti Lifestyle  
6 Star Rated Project In Central India  
CRISIL 6 Star Rating



Club Paralso  
The Best Club House  
Real Estate Achievers Award 2015



Magneto The Mall  
Best Commercial Property in Eastern Region  
CNBC Awaaz-CREDAI Real Estate Awards 2010



Avinash Group  
Best commercial Developer of Central India  
National Awards 2010

Our  
on-going  
landmark  
projects



**Magnaeto The Mall**  
Labhandi, Raipur



**Maruti Lifestyle**  
Kota, Raipur



**Magnaeto Signature Homes-2**  
Raipur



**Maruti Solitaire**  
Shankhar Nagar, Raipur



**Avinash New Country**  
Naya Raipur



**Avinash Times Square**  
Sector 19, Naya Raipur



**Avinash Capital Homes-2**  
Behind Ambuja Mall Saddu, Raipur



**Avinash Sun City**  
Daldal Seoni, Raipur



**Avinash Smart City**  
Sejagar, Raipur



**Avinash New Town**  
Kumhari - Patan Road



**Avinash Twin City**  
Toll Plaza, Kumhari



**Avinash Garden City**  
Semeria, Raipur

Let's live the golden days once again



 **Site address:** Avinash Chitwan, Kachna Road, Raipur, Chhattisgarh, 492 006

 **Corporate Address:** Avinash House, Maruti Business Park, G.E. Road, Raipur, Chhattisgarh 492 001

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**RERA No.:** PCGRERA010620001117

