

A vibrant illustration of a peacock with its long, colorful tail feathers trailing down, perched on a dark metal balcony railing. The balcony is set against a backdrop of rolling green hills and mountains under a soft, golden sunset sky. The scene is framed by a semi-transparent white border. The overall mood is serene and picturesque.

# ANAND NIKETAN

# About Company

Established in 1972 and headquartered in Gurgaon, NS Arcus has been a trusted name in construction materials for over five decades. With expertise in mining, stone crushing, cement, ready-mix concrete, and more, the company offers a wide range of high-quality products and operates a strong distribution network across Delhi NCR.





## Welcome to the Modren lifestyle

A customised project development by NS Arcus, located in Sector 2, Sohna, Gurugram. A combination of residential plotted and independent floors development with seamless connectivity via NH-248A and scenic views of the Aravalli Hills. The project features modern amenities such as a Recreational zone, landscaped gardens, children's play area, and 24×7 security, offering a balanced and community-focused lifestyle.

# Project Overview

## Upcoming Premium Project

Upcoming Independent residential Floors by NS Arcus is a premium low-density development located in Sector 2, Sohna, under the Deen Dayal Jan Awas Yojana (DDJAY). This RERA-approved development is thoughtfully designed with a range of contemporary facilities & amenities.

Strategically positioned near GD Goenka and K.R. Mangalam Universities, the project enjoys excellent connectivity to the Delhi Mumbai Expressway, KMP Expressway and central Gurugram, ensuring seamless access to key destinations.

Upcoming Floor development is an ideal choice for those seeking a peaceful yet well-connected lifestyle, offering both long-term value and a high quality of living.



Artistic Impression

# Why Us



1

RERA Approved: RERA approved independent residential floors.

2

Prime Location: Strategically located in Sector 2, Sohna, along the Delhi–Mumbai Industrial Corridor.

3

Gated Community: Functional layout with life minded community of individuals.

4

Modern Living: Offers well-designed floors with lifestyle amenities and flexible payment plans.

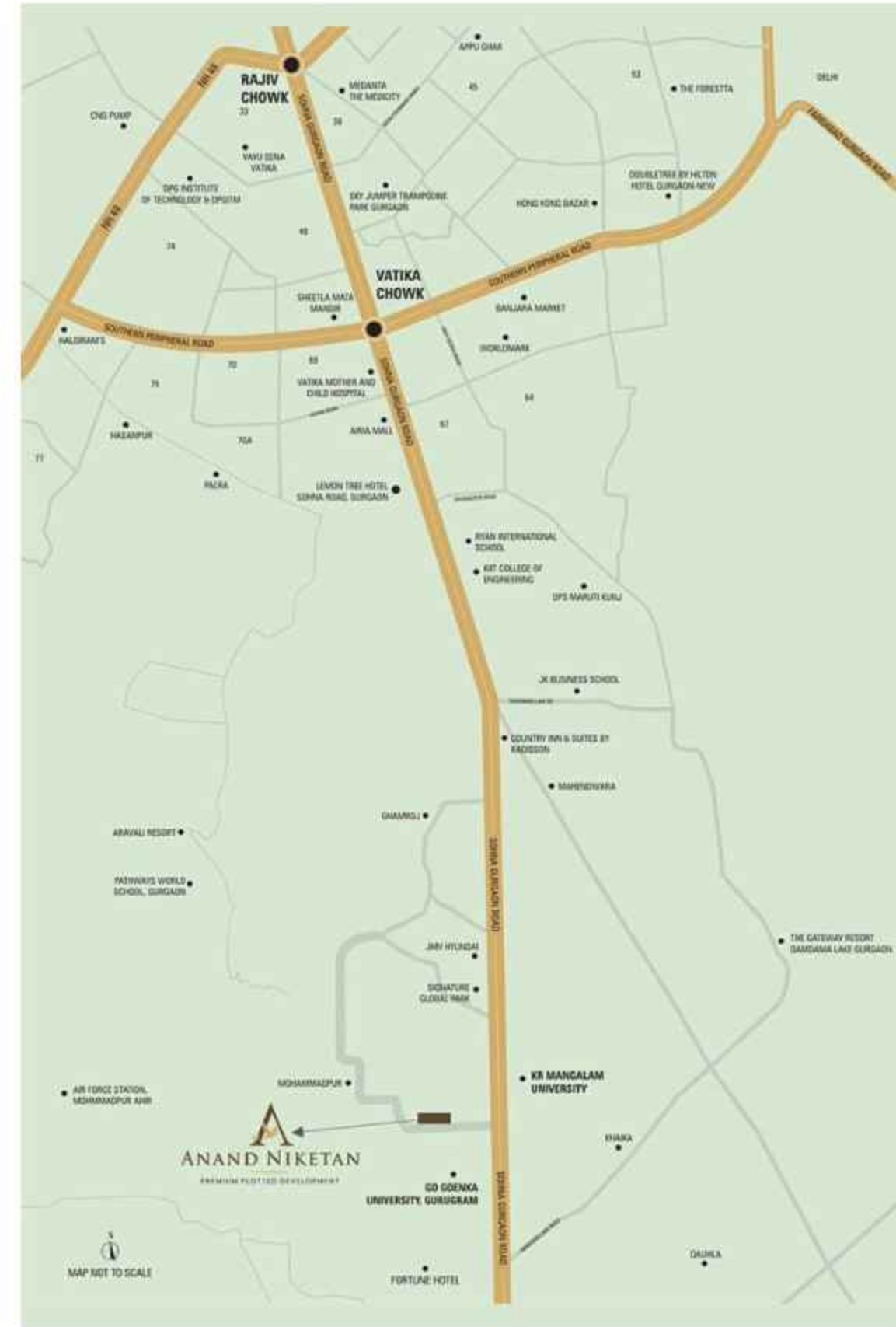
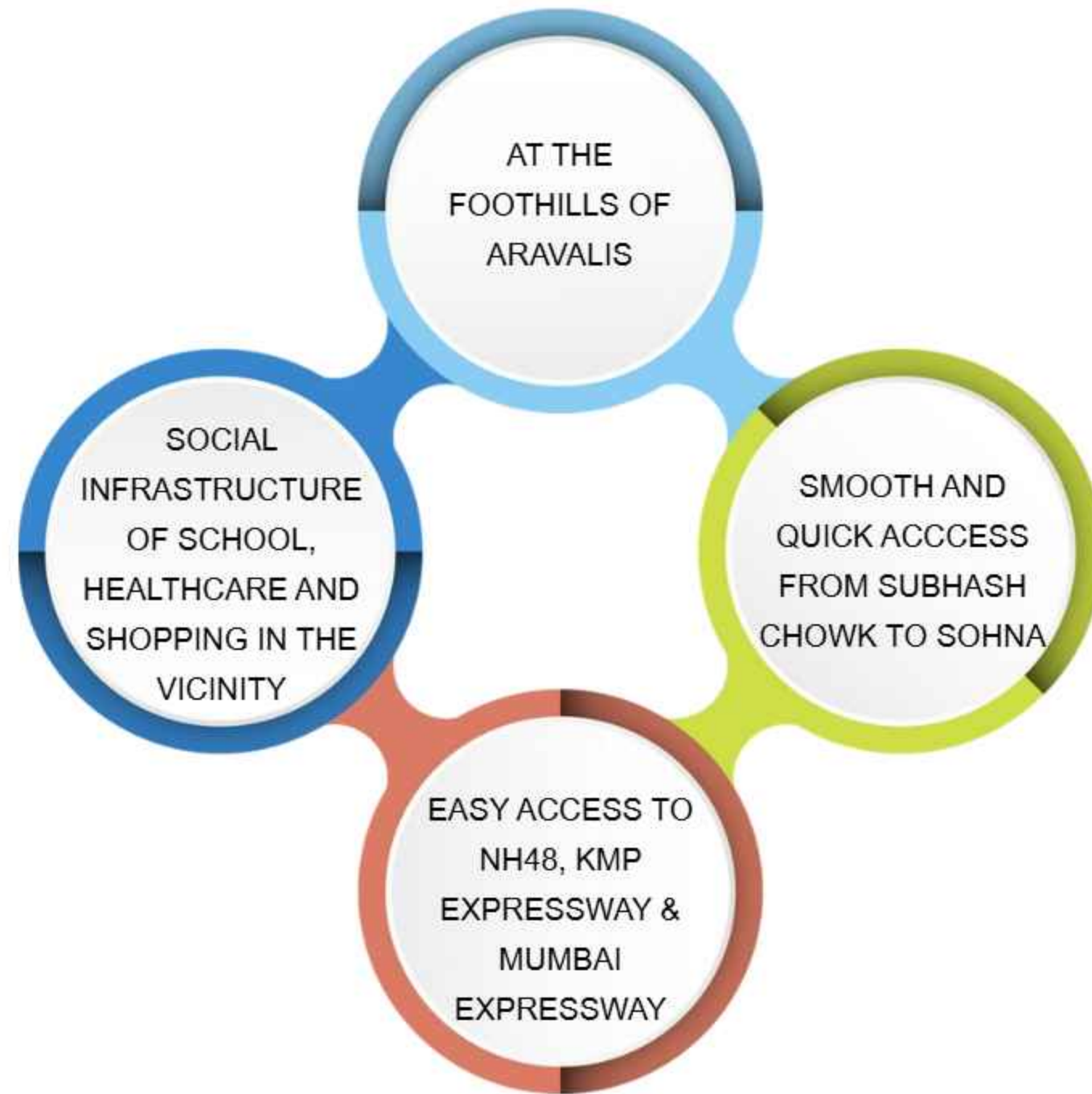
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Value Investment: You are being part of the upcoming high growth investment zone of Sohna micro market.

# Location Advantages

## SOUTH OF GURUGRAM

THE FASTEST GROWING MICRO MARKET OF DELHI NCR



# Project Highlights



## 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 road

24X7 Power backup

Expansive greens and open spaces

Modern recreational community centre for active lifestyle

Cycling area within 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

# Smart Living Features

## **Residential Lifestyle &**

### **Infrastructure**

- Low rise residential independent floors & plotted township
- Well planned infrastructure, roads & pathways
- Expansive greens and open spaces
- Social support infrastructure in the vicinity
- Better air quality & less noise pollution
- Gated township with access control & visitor management
- 60m wide road
- Modern recreational community centre for active lifestyle
- Rainwater harvesting system
- 24X7 Power backup
- Wi-Fi Connectivity in common areas

## **Recreational & Sports Amenities**

- Swimming pool with deck area
- Cricket net practice area
- Half basketball court
- Lawn tennis
- Pickle ball arena
- Indoor badminton court
- Indoor table tennis
- Indoor snooker/pool
- Card room
- Yoga & meditation zone
- Multiple kids play zones
- Lounge area
- Multi - purpose hall
- Library

## **Smart Layout & Design**

- Select independent floors with basement, stilt and terrace
- Available in an optimum plot size from 147 to 167 sq-yds.
- Elevator access to each unit / floor
- Modular kitchen with chimney and hob
- Two spacious balconies for each unit
- Exclusive basement and terrace spaces with each unit
- Dedicated parking space at stilt level
- Access control by video phone

# Master Plan



Artistic Impression

**Your world, perfectly mapped:  
the Avani Floors master plan.**

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

# Master Plan - Layout



## Key Legends

1. Entry & Exit
2. Two Central Green Blocks
3. Community Zone
4. Recreational Zone
5. Children's Play Area
6. Commercial Area
7. Floors Phase 1
8. Floors Phase 2

PHASE 1

PHASE 2

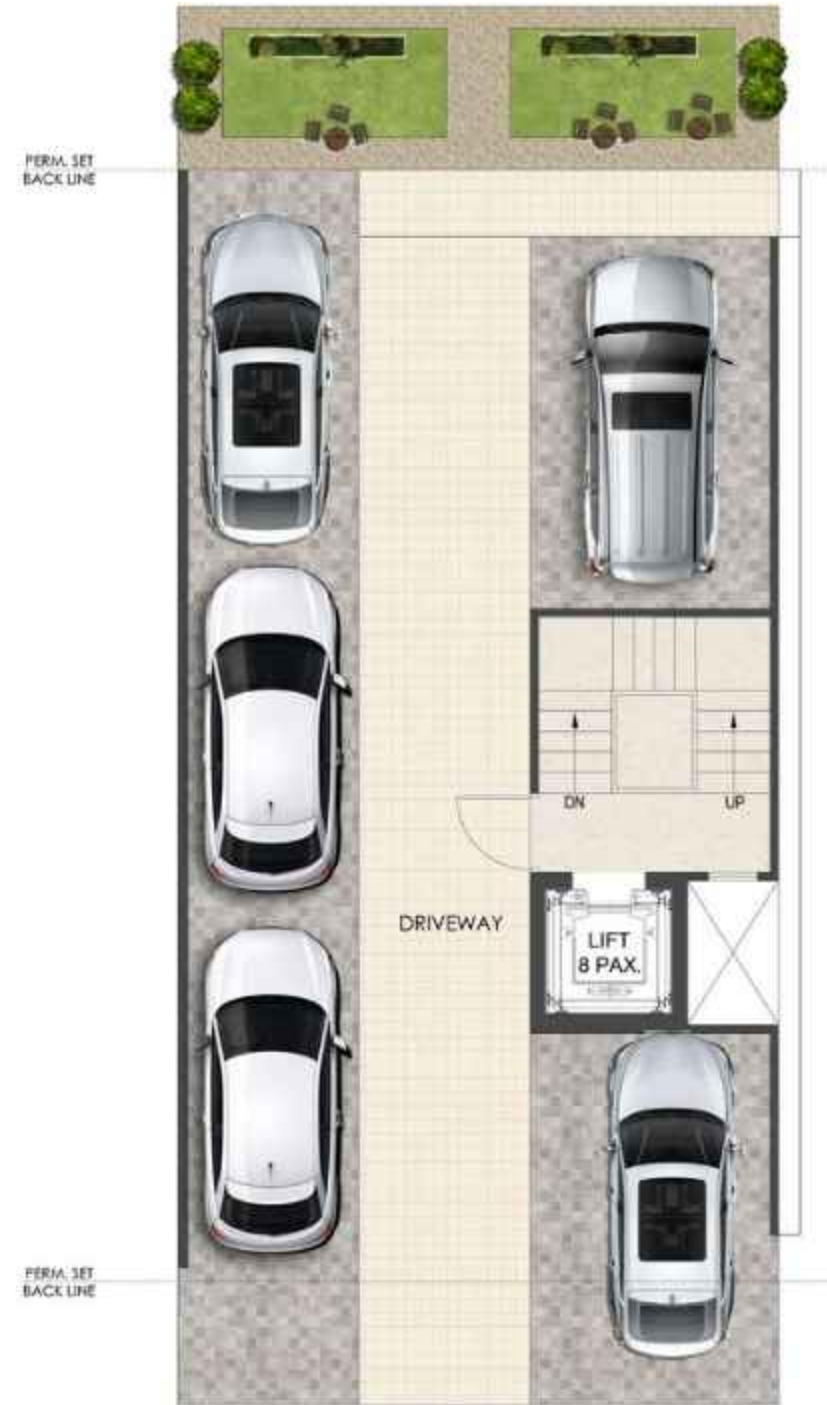


# Floor Plan

PLOT SIZE - (7.35 x 17.10) 125.69 Sq Meter



**BASEMENT PLAN**



**STILT/GROUND FLOOR PLAN**



**PLOT SIZE -  
(7.35 x 17.10)  
125.69 SQ.M**

**PLOT NO. FROM :  
N-(01-19)  
COLOR:- AQUA BLUE**



**TERRACE FLOOR PLAN**

# Floor Plan

PLOT SIZE - (7.40 x 17.10) 126.54 Sq Meter



BASEMENT PLAN



STILT/GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

PLOT SIZE -  
(7.40 x 17.10)  
126.54 SQ.M

PLOT NO. FROM :  
(76-81)  
COLOR:- PURPLE



TERRACE PLAN

# Floor Plan

PLOT SIZE - (7.59 x 17.75) 134.73 Sq Meter



**BASEMENT FLOOR PLAN**



**STILT FLOOR PLAN**



**TYPICAL FLOOR PLAN**

**PLOT SIZE -  
(7.59 x 17.75)  
134.73 SQ.M**

**PLOT NO. FROM :  
(58-71)  
COLOR:- YELLOW**



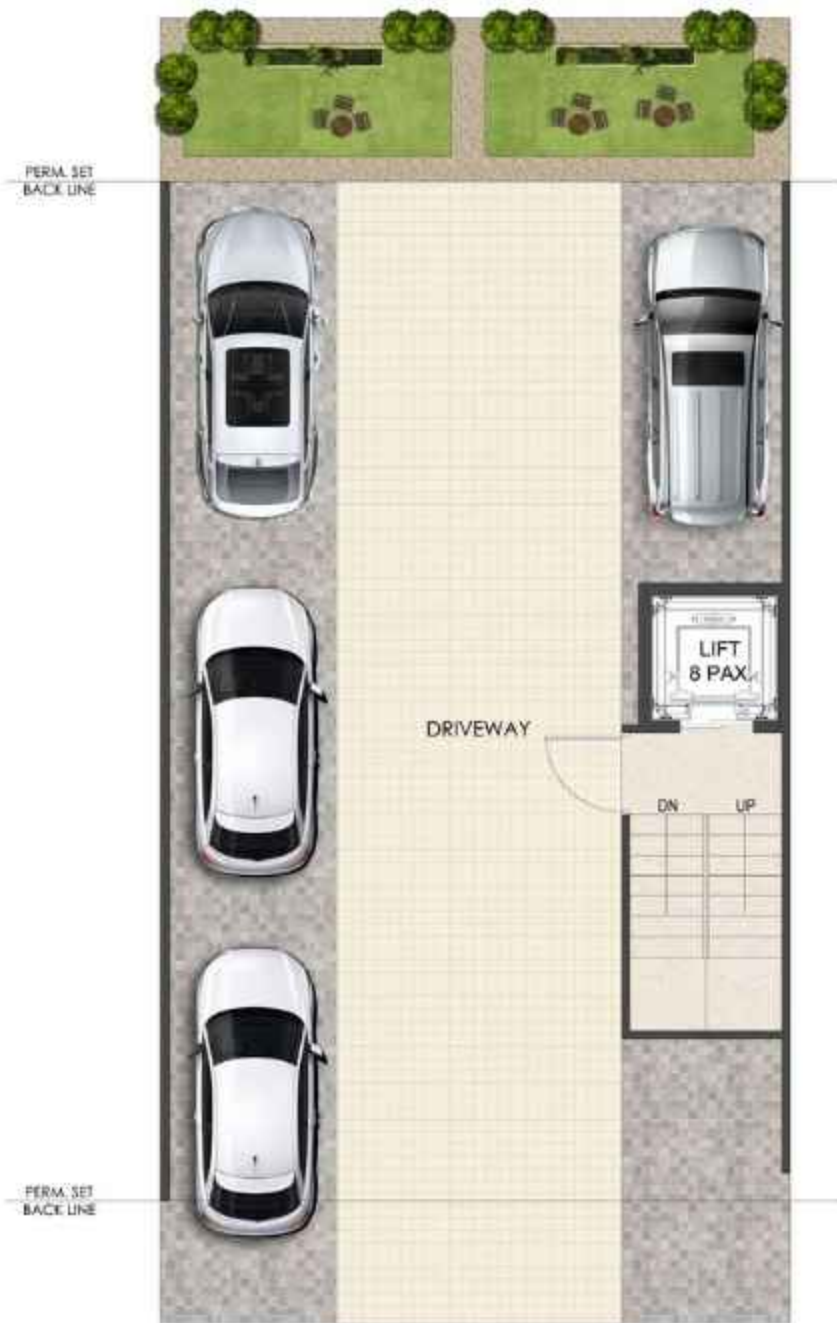
**TERRACE FLOOR PLAN**

# Floor Plan

PLOT SIZE - (7.72 x 16.00) 123.52 Sq Meter



**BASEMENT PLAN**



**STILT/GROUND FLOOR PLAN**



**TYPICAL FLOOR PLAN**

**PLOT SIZE**  
7.72 x 16.00  
= 123.52 Sqm.

**PLOT NO. FROM :**  
(102-109)  
**COLOR:- ORANGE**



**TERRACE PLAN**

# Amenities & Lifestyle Features

24-hour security with  
CCTV surveillance



Swimming Pool

Gym



Green & Open Space



Electric Vehicle Charging  
Station



Recreational Zone

# Court, Fields, Nets: Gear up **sports** enthusiasts



Artistic Impression

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

# Gallery



Artistic Impression

# Payment Plan



Cheque in favour of: **N S BUILDTECH PRIVATE LIMITED**

# Our Financial Partners



**Indian Overseas Bank**

**Thank You**