

SMART PEOPLE • SMART LIVING • SMART CITY

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**NAVYUG**  
SMART MINI CITY  
ALLAHABAD



In view of the changing scenario in Real Estate with the change of lifestyles, the need to elevate the performance level of service provider is also felt. The knowledge mixed with experience has now taken the centre stage in creating the smart living options for the people. New Modern Buildwell Group has been formed with the vision to provide the best quality of life in all its projects. New Modern Buildwell is headed by professionals with wide range of expertise and special skills instrumental in building a company committed to empower the mankind with sheer passion, diligence and a burning desire to achieve excellence. The company has launched Navyug, the Smart Mini City in Allahabad, in sync with the concept of Smart City promoted by the Govt of India.



REPL is a leading consultancy organization in India. An ISO 9001:2008 certified organization, the company's integrated approach to service delivery enables the team to deliver optimal and sustainable solutions for both public and private sector projects of various size and scope.

REPL has created a chain of successful Hi-tech townships and integrated township policies have been further enriched in joint venture with CPG Corporation, Singapore for creating smart cities across India. With more than 300 employees spread across offices in New Delhi, Noida, Allahabad, Lucknow, Bhubaneswar, Indore and Singapore, REPL's national practice fosters a broad base on a diverse range of communities and stakeholders.

The group has also recently set up a Private Equity Firm, Rudrabhishek Financial Advisors Pvt. Ltd (RFAPL) with the objective of providing comprehensive financial support to rising sectors across India. The fund plans to invest Rs1000 crores in multiple segments and sectors with prime focus on real estate. The fund's investment is principally focused on medium to large projects in prime cities across India.

In the recent times, Navyug-Allahabad is amongst our most prestigious projects.

## THE JOINT ENDEAVOR TOWARDS EXCELLENCE





# THE ETERNAL CITY GOES FAST FORWARD

The future is calling at Allahabad. Tradition has merged with modernity here as industries, tech giants, software heavyweights and academic bigwigs dot the landscape. It is important to have residential hubs that match the aspirations of the people. Today, the mantra is to think smart, live smart and invest in a future-ready address.



Allahabad High Court







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# NAVYUG

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Where Peace,  
Luxury and Tradition Meet

“Navyug” is an idea in a verse composed by Nirala Ji on the soil of Allahabad. Nirala Ji was a leading hindi poet and gave the message of change and transformation of lifestyles in modern India.

Allahabad as a city remains constant and is deeply rooted in its ethos and spirituality, “Navyug” reflects a new era, a new period of time marked by a distinctive character.

An all new beginning for the people of this city. It opens a world of never- before life with smart homes, world-class civic amenities, ICT solutions, sports and recreational facilities, hi-speed internet services. This smart city is planned to accommodate over 1500 families offering new generation model of world-class civic amenities and facilities to its residents.

An Artist's Impression



An Artist's Impression





# REFRESH

# Smart People • Smart Living • Smart City

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### REFRESH the joys of life

Welcome to Navyug Smart Mini City – A mini city which on one hand cares for mother nature by keeping the eco-friendly and recycling agenda and on the other gives its inhabitants the freedom to grow and thrive by providing state of the art Smart Solutions.



#### RECORDS OF THE PROPERTY

- The owner will have the facility to download the records of unit which includes the details about the lands, approvals, clearances and completion records which gives the value to the ownership
- Owner can pay his dues online easily
- The essential maintenance related issues inclusive of prepaid meters, its accounts, to lodge online complaints and seek solutions
- Transparency in transfers and encumbrances records of the property for easy use and purchase



#### MAINTENANCE OF SERVICES

- Exclusive sewerage treatment mechanized plant and recycling of treated water for irrigation
- Sensors to point out the pollution levels
- Solar energy to be exploited for street lightening as supplement to power supply
- Water conservation and rain water harvesting system to be installed and maintained
- Addressing of complaints of the residents by the central automated control boards
- Inbuilt system to monitor the quality of drinking water
- Electric supply through prepaid smart dual source energy meters with fault detection and alert generation facility to ensure theft free electricity through M2M gateway
- ICT Solutions for full efficiency.



#### SECURITY

- 24x7 3Tier Security
- Surveillance by moving cameras
- RWA to be effective with rights and finances to deal with campus issues.
- Safe and comfortable campus facilities

#### SMART HOMES

- Uninterrupted essential services
- Sensor switches as per plan /Scheme
- Easy access for day to day needs in the campus
- Least dependence on manual services
- World class communications and ICT Solutions
- Self sustaining campus in terms of day to day needs, shopping, Medical facility, education etc.



#### COMMUNICATION

- 100 MBPS internet backbone with high level telephonic penetration
- Wifi Enabled Campus
- Optical fibre cable connectivity
- ICT Solutions for the Services













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## REJUVENATE your world

Each 2 and 3 BHK apartment in the group housing complex is a gem in itself. Well designed for sunshine and happiness, the homes boast of spacious bedrooms, kitchens, cozy balconies and caring touches all around. The superior finish speaks for the finest construction practices.







# REKINDLE



An Artist's Impression



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## REKINDLE your love for nature

Set on .....lush acres, the apartments are a nature lover's dream. Meticulous landscaping ensures that metaled roads and shaded sidewalks are blended with greenery, seasonal blooms and water bodies. This eco friendly project also focuses on the efficient use of Energy, Water, and Building materials.







REDEFINE



An Artist's Impression



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## REDEFINE modern living

It's a future ready world. There is a Yoga center for peace lovers and different play grounds for sports enthusiasts. The wi-fi enabled campus keeps you connected to the world from the word go. There is dedicated car parking and round-the-clock 3 tier security. What's more, a professional Maintenance Services team will see that life in Navyug is as smooth as silk.







# RECHARGE



An Artist's Impression





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## RECHARGE your batteries

Beyond the doors of your home is a mega zone of fun, sports, activities and more. The sprawling clubhouse has facilities for indoor and outdoor sports, swimming pool and fitness center. You can catch up with friends, spend a fun-filled Sunday with the children and simply soak in the fun.

THE SMARTEST ADDRESS IN ALLAHABAD  
CAN BE YOURS. DREAM BIG. PLAN YOUR MOVE.







# SITE PLAN



Disclaimer – This brochure is purely conceptual and not a legal offering. Further the promoters / architects reserve the right to add / delete any details / features / specifications / elevation mentioned if so warranted by the circumstances.



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## SPECIFICATIONS

Structure	Earthquake Resistant RCC frame structure
External Finish	Weather proof paint/Texture Paint
Drawing & Dining	Floor: Vitrified tiles Walls: Painted with pleasing shade of OBD Ceiling: OBD
Master Bed Room	Floor: Vitrified tiles Walls: Painted with pleasing shade of OBD Ceiling: OBD
Bed Rooms	Floor: Vitrified tiles Walls & Ceiling: OBD
Kitchen	Floor: Anti skid Ceramic tiles Platform: Pre-polished Granite stone with Single Bowl Stainless Steel Sink Walls/dado: Ceramic tile upto two feet height above kitchen Counter, balance OBD Water Supply: Provision for Hot and Cold water supply Fittings: CP fittings with mixers
Bathrooms	Floor: Anti skid Ceramic tiles Walls: Glazed ceramic tiles up to 7 feet height Fittings & Fixtures: Standard WC, Wash Basin, towel rail, Concealed hot and cold water system through Geyser capacity 15 litres in Master Bathroom



Balconies	Floor: Anti skid Ceramic tiles Provision for Washing Machine in Service / Utility Balcony
Staircase/Common Area	Floor: Marble/Kota stone Walls & Floors: Painted with pleasing shade of OBD
Doors & Windows	Entrance Door: Well-seasoned hardwood frame with decorative flush door painted / polished Internal Doors: Well seasoned hardwood frame Skin moulded shutter duly painted Balcony Doors / Windows: Aluminium powder coated
Electrical	Point Wiring: Copper concealed wiring in all rooms; Sufficient light points, fan points, 6/15A sockets; A/C points in living/dining and bed rooms; Provision for TV etc Switches: Modular switches
Security System	Gated Community, Fire fighting system & Intercom
Club Facilities	Swimming Pool, Sauna, Steam, Jacuzzi & Gymnasium. Indoor games like: Snooker pool etc. Tennis/ Multi-purpose court. Provision for Restaurant/Cafeteria. Provision for business lounge
Facilities	Car Parking, Beautifully landscaped Central park with water bodies
Special Facilities	Wi-Fi enabled campus

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\* For EWS/LIG Categories of units separate specifications have been provided and the above is for rest of the units





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## LOCATION ADVANTAGE

DISTANCE	
BAMRAULI AIRPORT	- 5 KM
HIGH COURT	- 13 KM
ALLAHABAD JN (ALD)	- 14 KM
CIVIL LINES ISBT	- 15 KM

 PROPOSED METRO ROUTE NO. 1



ROUTE MAP  
Map Not to Scale



Allahabad City Office: Plot No. O, Third Floor, Elgin Road, Civil Lines, Allahabad - 211001, U.P  
 Regd. Office: Plot No. 511, Ambadeep Building, K. G. Marg, New Delhi - 110001  
 Corporate Office: A - 6, Sector - 58, Noida - 201301  
 Site: Navyug Smart Mini City, Near Tiwari Talab Airforce Station, Kanpur Road (NH - 2), Allahabad, UP.

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