

3 AND 4 BHK **PALATIAL SKY VILLAS**

A Project By

KAAVYARATNA
GROUP

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GROUP



GOOD **PLANNING** LEADS TO GOOD **DESIGN**
GOOD **DESIGN** LEADS TO GOOD **EXECUTION**
GOOD **EXECUTION** LEADS TO GOOD **CREATION**

KAAAVYARATNA GROUP with commitment as our base and excellence as strength, plenty of imagination, perfectly blended in entrepreneurial expertise; Today, we stand among the most respected names in the property development business between twin city area of Ahmedabad - Gandhinagar. Enjoying good will that has been built on trust, transparency and tenacity - brick by brick, project after project, year after year since our inception.

In providing an exceptional new development, A RENOWNED BUILDER WITH NEW IDENTITY KAAVYARATNA GROUP is creating a new place to live. A breath taking modern home in the exciting, vibrant and prosperous twin city.



Antriksh is a beautiful world without limits where
architectural design, urbane luxury, club lifestyle
and nature all come together.

अंतरिक्ष
By Kaavya Ratna

3 AND 4 BHK **PALATIAL SKY VILLAS**



WONDERFUL ABODE

THAT HOUSES YOUR DREAMS

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By Kaavya Ratna

3 AND 4 BHK **PALATIAL SKY VILLAS**

Nestled in the heart of ever-flourishing city with unobstructed views of landscaping & skyline till Pagoda, **ANTRIKSH** is a heaven of peace, pleasures & convenience. With spaces redefining luxury and a lifestyle matching your class & status, your home here is perfect example of grandness at its best. Come, discover, experience.

PROJECT HALLMARKS

G+13 STOREY TOWER - A WING (4 BHK)

G+9 STOREY TOWER - B WING (3 BHK)

LANDSCAPE GARDEN

CLUB HOUSE WITH FULL AMENITIES

BASEMENT PARKING

INVITING YOU TO

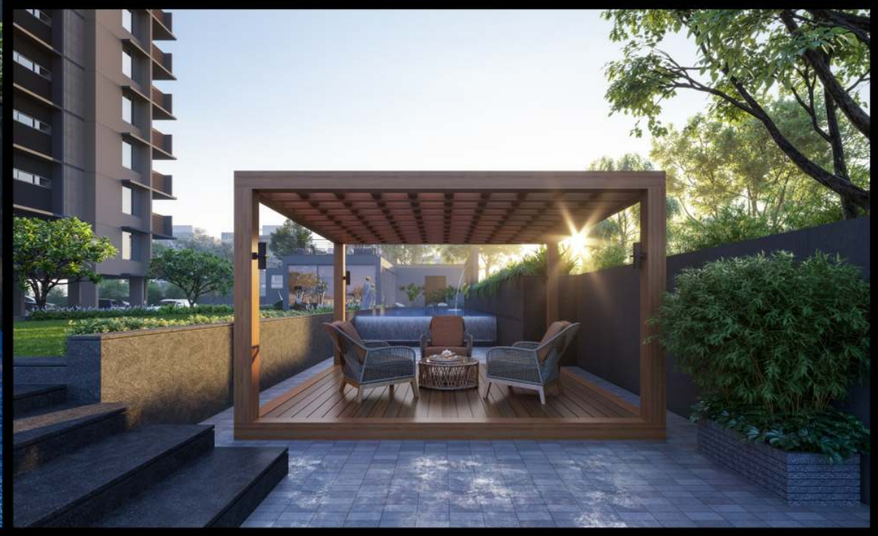
THE DREAMLAND OF LUXURIES

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and nature all come together.









A TRUE AQUATIC ESCAPE

FROM THE DAILY ROUTINE

You needn't go elsewhere to unwind and rejuvenate. Just make your way to the sublime swimming pool, plunge into sparkling blue water or lounge out at the poolside and let its enchanting view take your breath away.

Common area & facilities appurtenant to the Premises

24 x 7 Security | Landscape Garden | Children Play area | Club House / Indoor Games / GYM | Splash Pool | Two Nos. automatic lift in each block | Power back up with D.G. set for common lighting | CCTV Camera for common areas | Terrace Garden | Fire Fighting facilities



GROUND
FLOOR PLAN



LEGEND

01 ENTRANCE GATE
02 SECURITY CABIN
03 FOYER
04 PARTY LAWN
05 GAZEBO
06 SPLASH POOL
07 DECK
08 CLUB HOUSE, GYM, INDOOR GAME
09 CHILDREN PLAY AREA
10 RAMP TO BASEMENT
11 PARKING

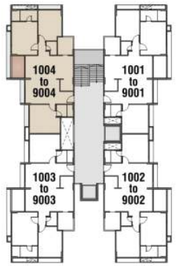
TYPICAL
FLOOR PLAN



3 BHK
UNIT PLAN
1st To 9th Floor

3BHK RIVER FACING 1001 to 9001 / 1002 to 9002	
AREA	SQ. MT.
CARPET	110.00
BALCONY	5.61
WASH	5.57

3BHK GARDEN FACING 1003 to 9003 / 1004 to 9004	
AREA	SQ. MT.
CARPET	111.44
BALCONY	5.61
WASH	5.57

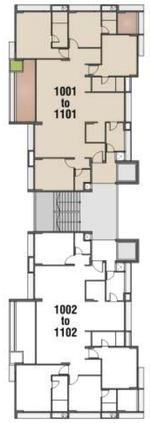


(TOWER - B)



4 BHK
UNIT PLAN
1st To 11th Floor

AREA	SQ. MT.
CARPET	168.41
BALCONY	16.79
WASH	5.61



(TOWER - A)







SPECIFICATIONS & AMENITIES FOR THE APARTMENT

SPECIFICATIONS

STRUCTURE
- RCC: Earthquake resistant
- Masonary: AAC Blocks (External –125 mm thk., Internal–100 mm thk.)
- PLASTER: Internal – Single coat Mala Plaster
- External – Mala/Tipni plaster

FLOORING
- Living / Kitchen: Vitrified tiles (600mm x 1200mm) of Exxaro / Vermora / Simpolo / Swastik or equivalent
- Bedrooms: Vitrified Tiles (800mm x 800mm) of Exxaro / Vermora / Simpolo/ Swastik or equivalent
- Balcony: Ceramic/Rustic Tiles of standard quality
  Bathrooms: Anti-Skid Ceramic Tiles of standard quality

DOORS
- Main Door: Veneered Pine wood Flush door
- Others: Pine wood Flush Doors with Oil Paint

WINDOWS
- Powder coated Aluminum Sliding Windows of National / Sayona / Zindal or equivalent (18 mm and 25 mm series, Domal sections)
- GLASS: 4/5 mm thk. Plain Glass of Saint Gobain / MODI / Indo Aasahi

COLOUR
- Internal: Putty Finish (birla White or equivalent)
- EXTERNAL: 100% Acrylic paint (Berger/ICI/asian/Nerolac or equiv.)

TOILETS
- Glazed/Ceramic Tiles: Upto beam bottom of standard quality
- Sanitary Wares: Cera, Hindware, Simpolo or equivalent.
- CP Fittings: Jaquar / Cera / Hindware / Plumber or equivalent.
- Plumbing Piping: Ashirvad / Astral or equivalent

ELECTRIFICATION
- Concealed Wiring: Polycab / Havells / Finolex / R R Kabel or equivalent
- Modular Switches: Schneider / Anchor or equivalent
- MCB Distribution Panel
- Electrical Connection: 6 KW (Three Phase)

WATER PRROFING
- Brickbat Coba Waterproofing In All Sunk Slab
- China Mosaic / Ceramic Tiles Waterproofing On Terraceaasahi

AMENITIES

• Video door phone • Single point DTH connection (without Setup box) • Single Car Parking as per availability in Hollow Plinth / Basement under the particular block of the Flat or at Open area • Gas connection (Single Point)

Notes • Developers reserve all the rights for any changes in plan, elevation, specification, amenities and other details were in to company with statutory regulations and shall be binding to all the members. • Any Govt. Duty like GST and any other tax applicable from time to time shall be charged extra at actual. • In the event of cancellation for any reason, 10% of the basic amount of the flat shall be deducted and balance amount shall be refunded after booking of the same unit. • This brochure is only for advertisement and it shall not be treated as part of legal document. • Changes/Alteration of any nature by member in external elevation and which are affecting the design of the structure shall not be permitted during and after completion of the scheme. • Subject to RERA & new GDCR implementation upon approval from GOG. • In case of any dispute Gandhinagar court shall prevail.

Sector 5
Sector 6
Karmayogi Bhavan Block 1
Sector 4
Sector 7
Sector 9
Sector 8
Sector 3
Sector 1
RTO Gandhinagar
Sector 2
Indroda Circle
SANT SAROVAR
S.G. HIGHWAY
Tata Consultancy Services
Infocity
Sargasan Circle
Indroda Nature Park
Aranya Udhyan
Swagat Afford
DA-IICT
GTU PG School
DholakuvaVillage
NID
Dholakuva Circle
Aashka Hospitals
Shree Rang Plaza 95
GANDHINAGAR BYPASS ROAD >>
Shree Rang Aroma
Shree Rang Mall & Nagar
Shree Rang Oasis
Shree Rang Pearl
Dholeshwer Mahadev Mandir
Gayatri Residency
Podar School
Randesaan

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By Kaavya Ratna

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Site address: "ANTRIKSH"
Nr. Shree Rang Pearl,
Dholeshwar Mahadev road,
Randesan,Gandhinagar



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K R INFRA

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SHREEJI STRUCTURALS, SHRI KETAV JOSHI

Architect
THE GRID, SHRI SNEHAL SUTHAR

MEP Consultant
SP ENGINEERING CONSULTANTS

RERA REGISTRATION NO:

www.gujrera.gujarat.gov.in