



— KALPA —  
VATIKA





# A CHANGE IS *Unfolding*

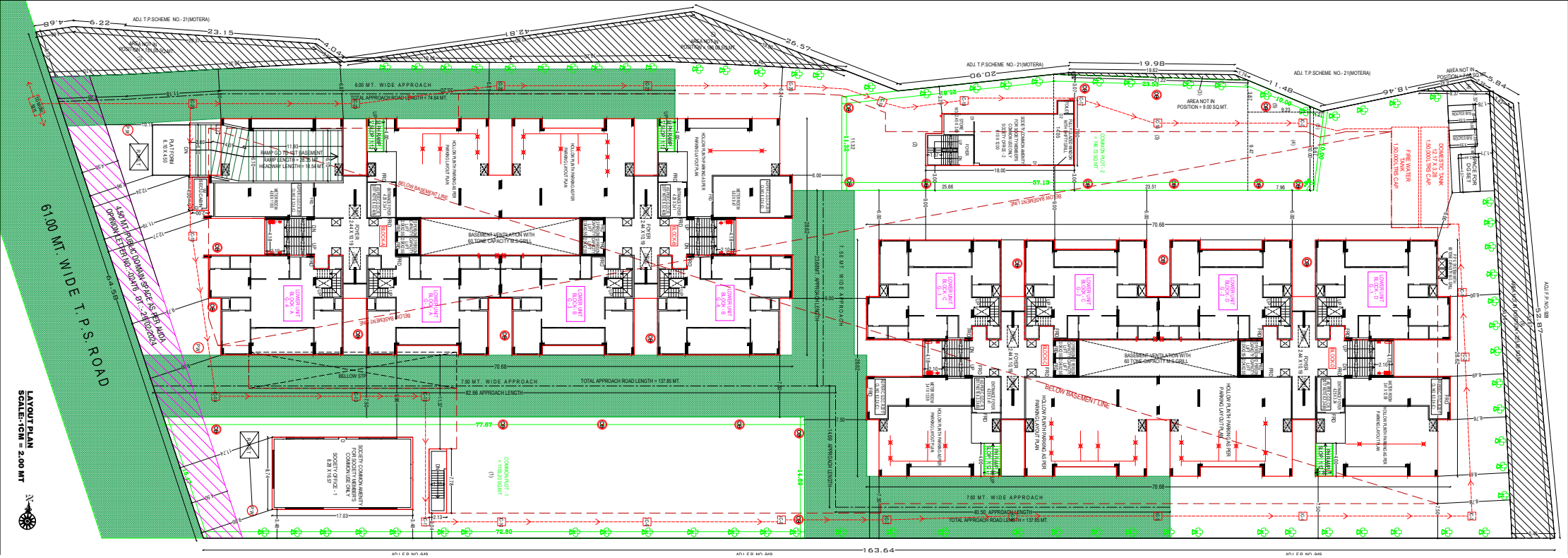
Positioned Within The Dynamic And Effervescently Transforming Sabarmati Area, Kalpavatika stands As A Beacon Of Pride. Strategically Placed At The Beating Heart Of Central Ahmedabad, This Address Is Increasingly Becoming An Exclusive Retreat For Individuals With Refined Tastes with One Step Deeply Drenched In The Rich Traditions & Cultures Of The Past, The Locale Is Anticipating An Unprecedented Array Of Marquee Events & Infrastructure Marvels, Our Residences Represent The Pinnacle Of Avant-Garde Luxury!

# BUILDING ELEVATION





LAYOUT PLAN



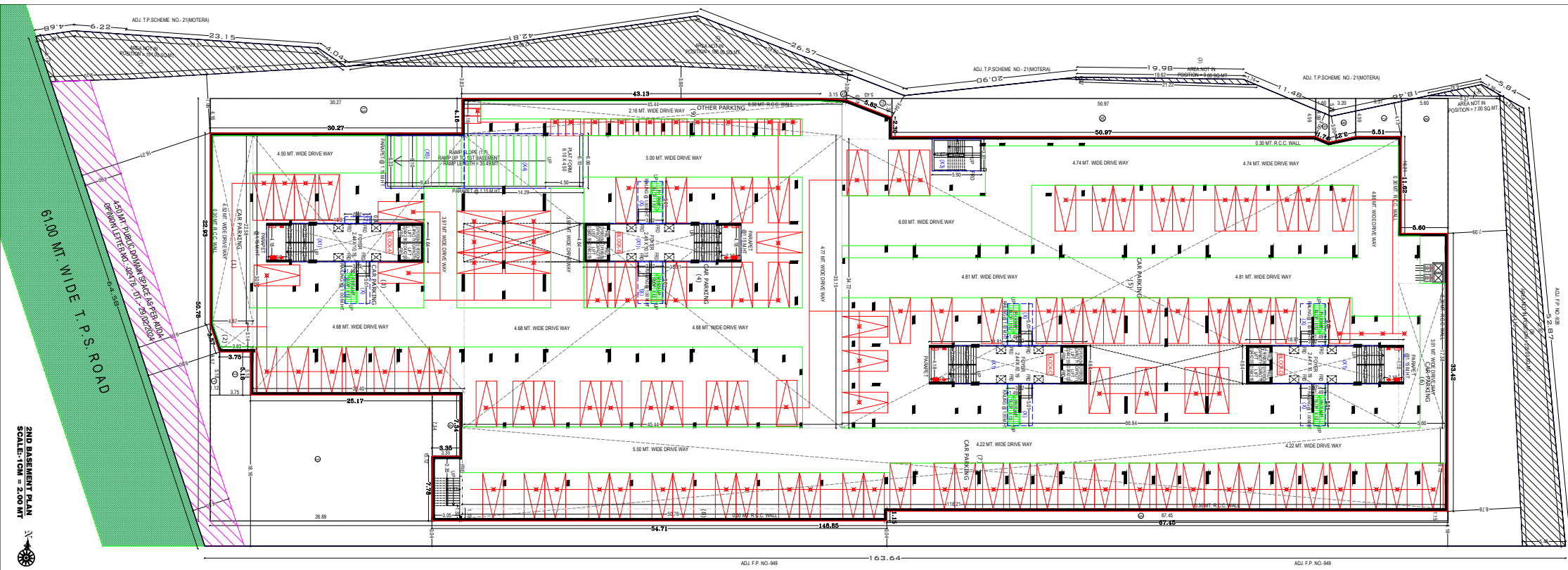


# 1ST BASEMENT PLAN



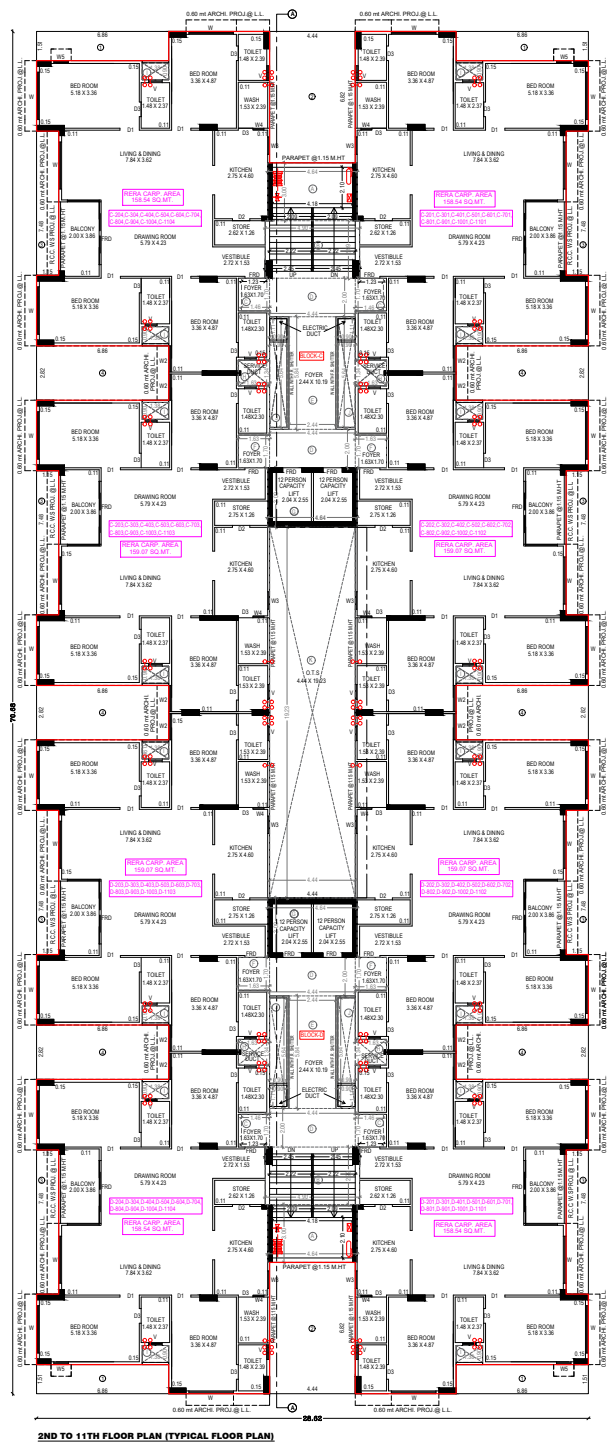
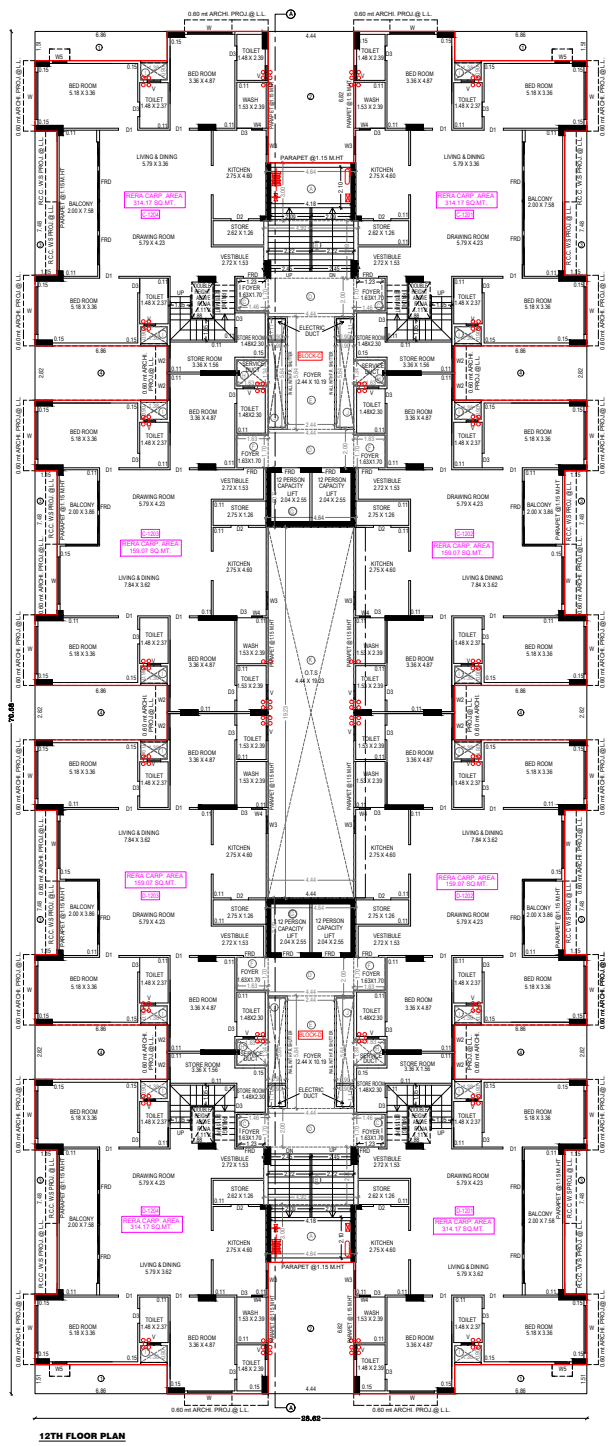
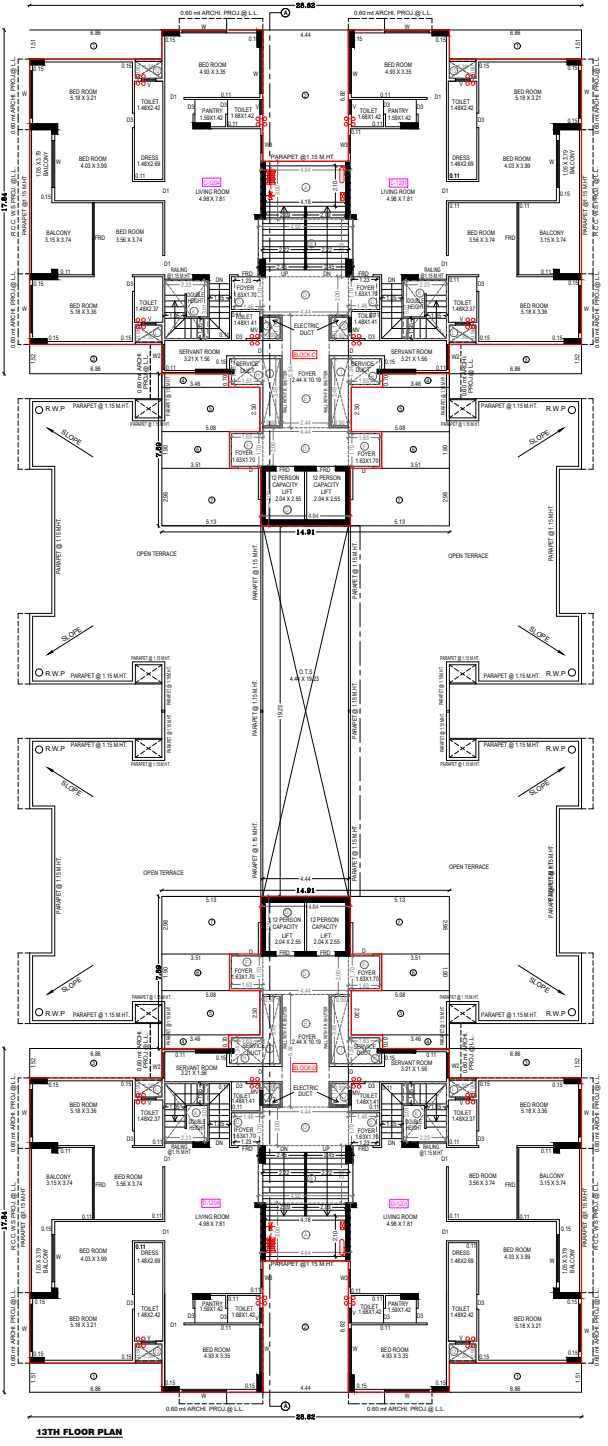


## 2ND BASEMENT PLAN



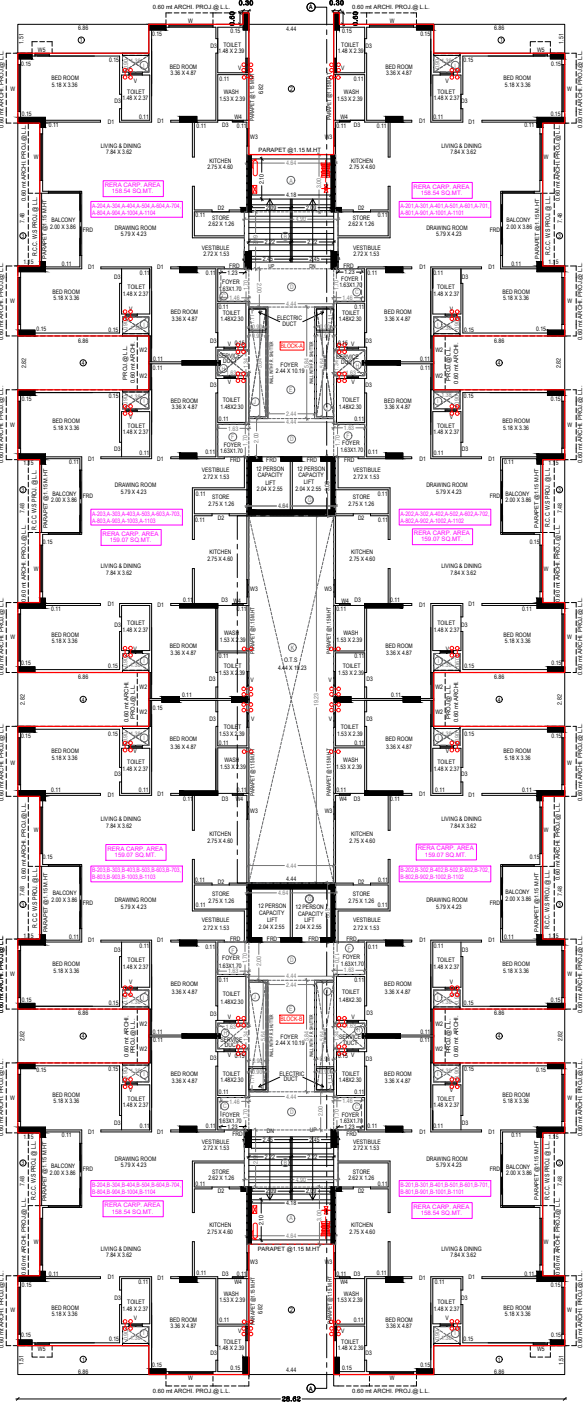


TYPICAL FLOOR PLAN (C+D)

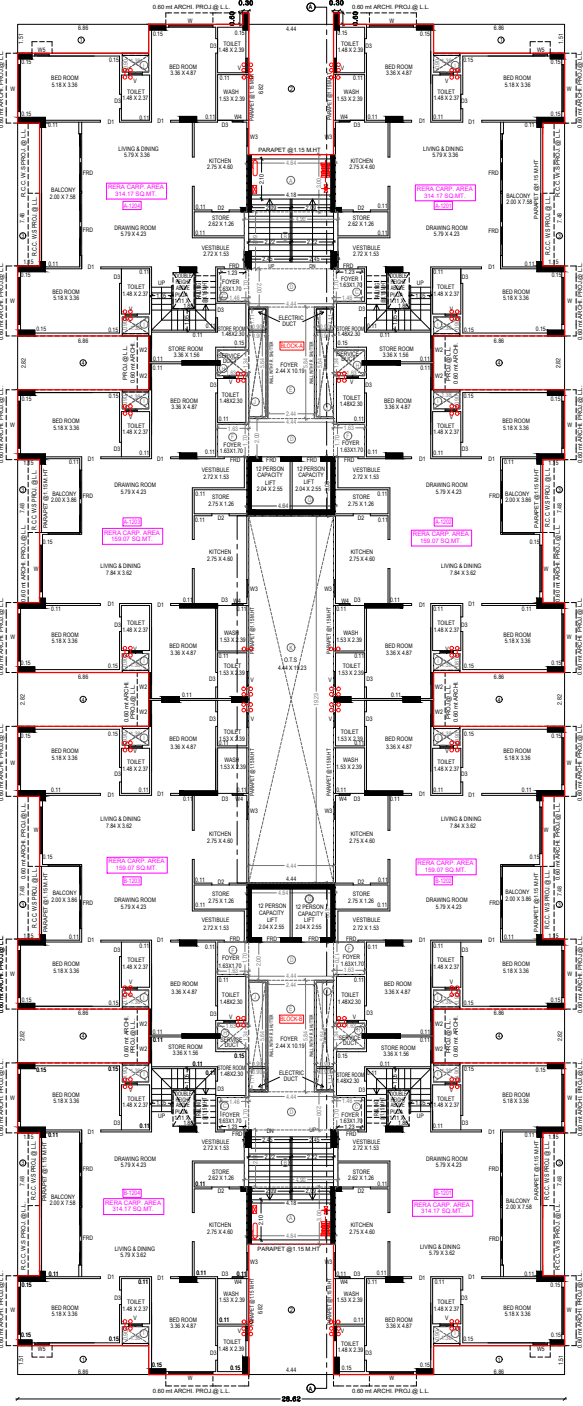




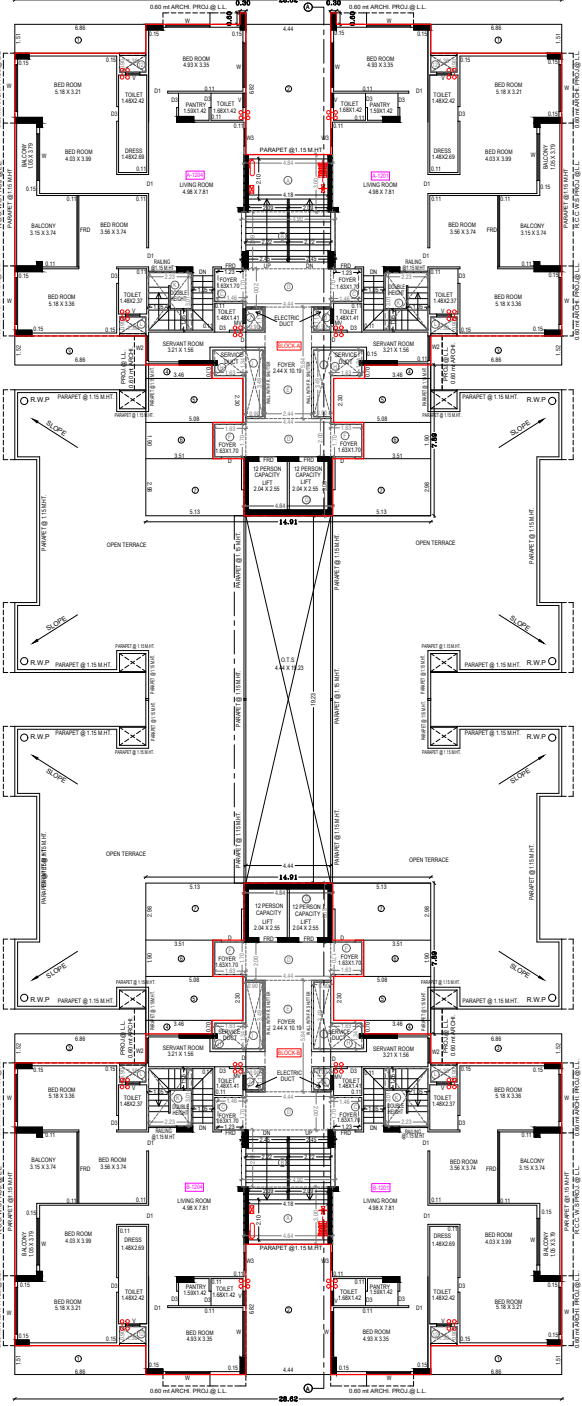
**TYPICAL  
FLOOR PLAN  
(A+B)**



**2ND TO 11TH FLOOR PLAN (TYPICAL FLOOR PLAN)**

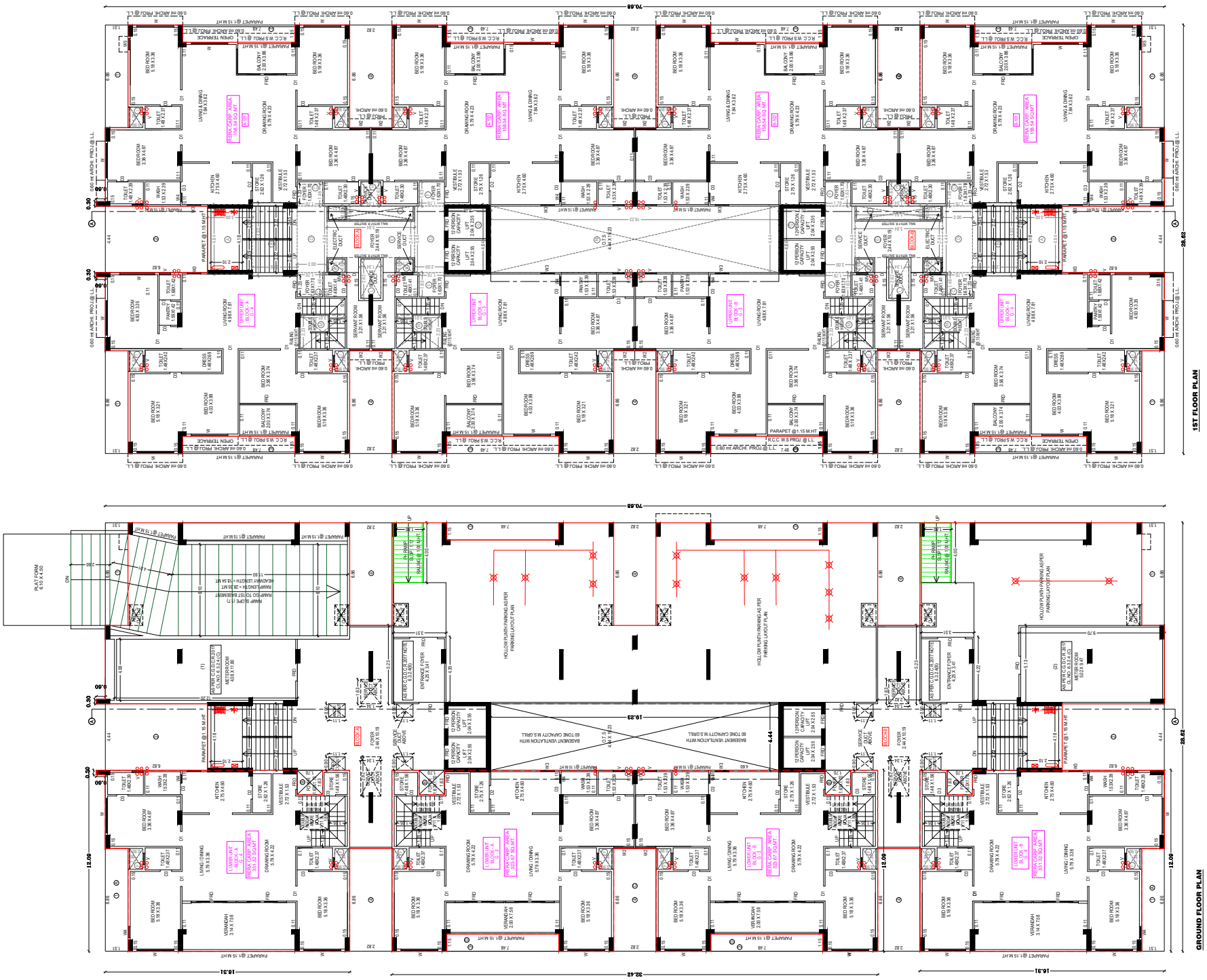


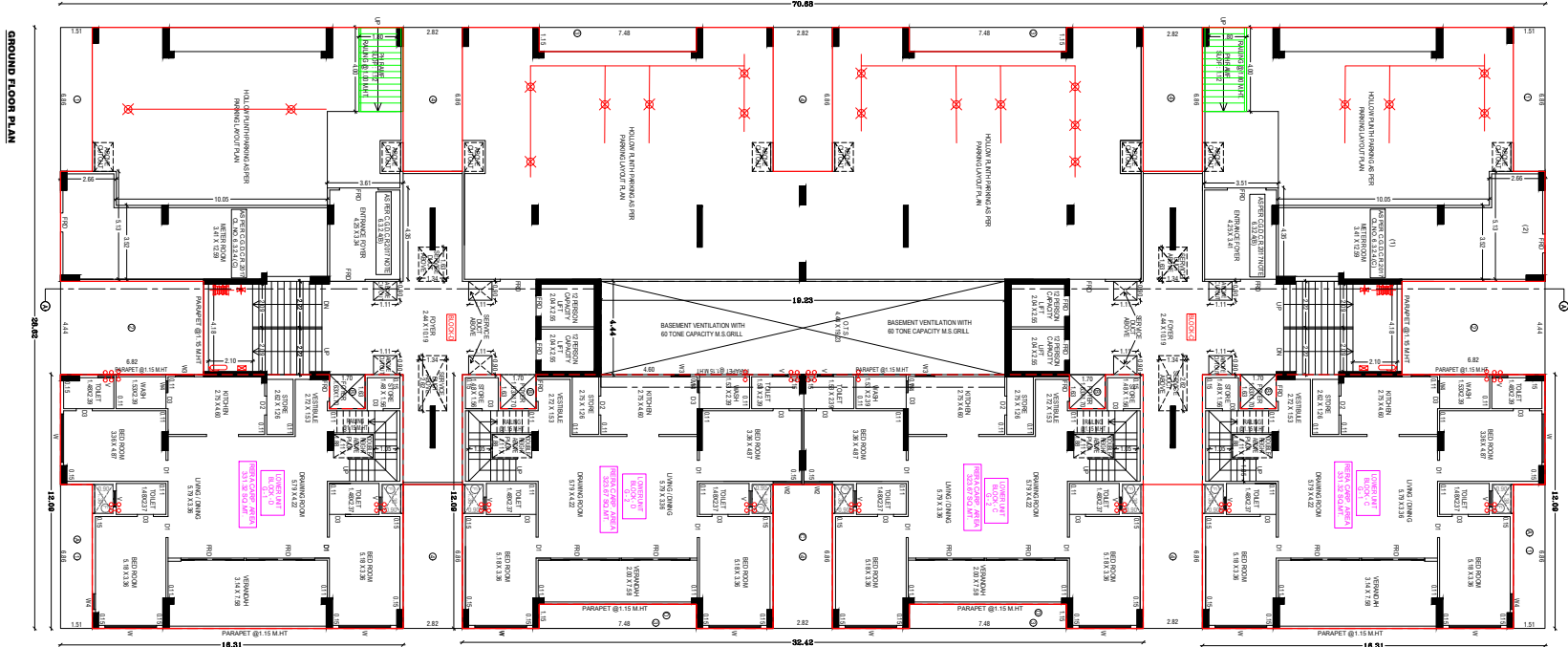
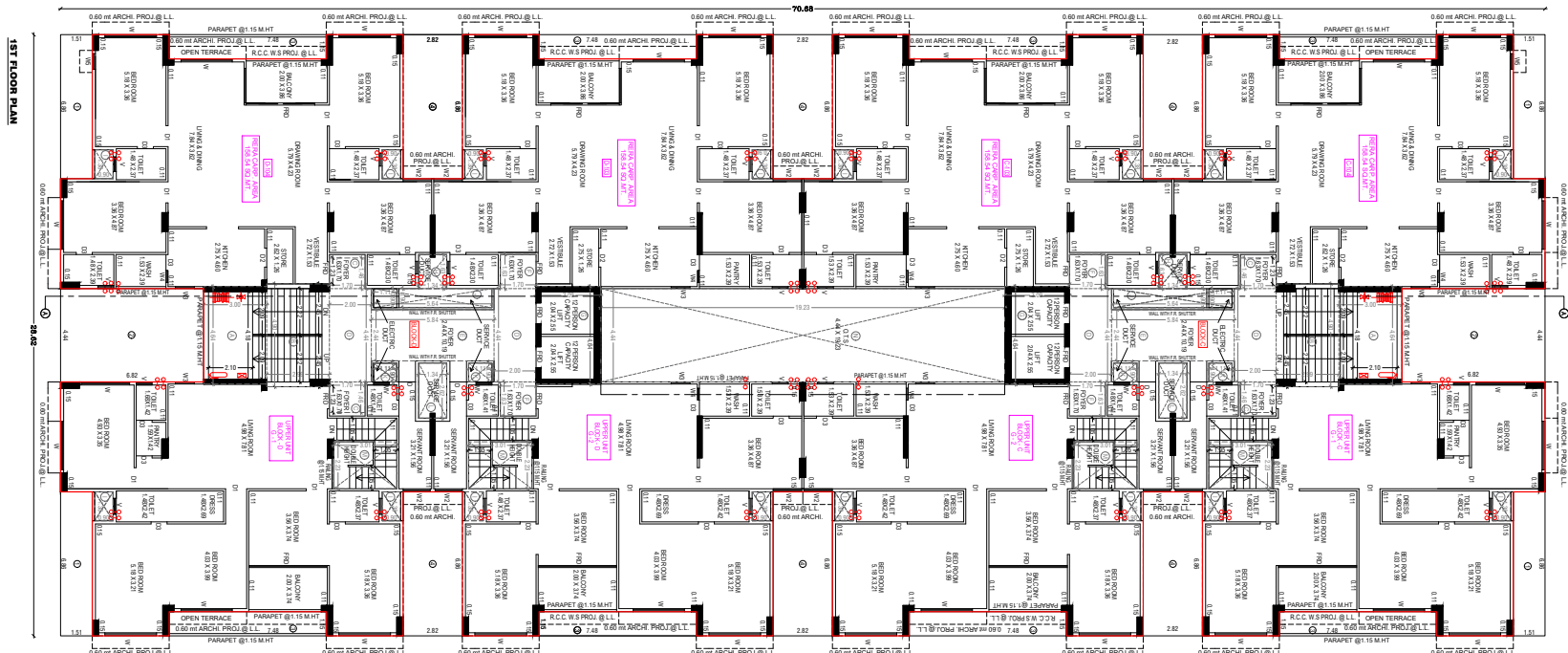
**12TH FLOOR PLAN**



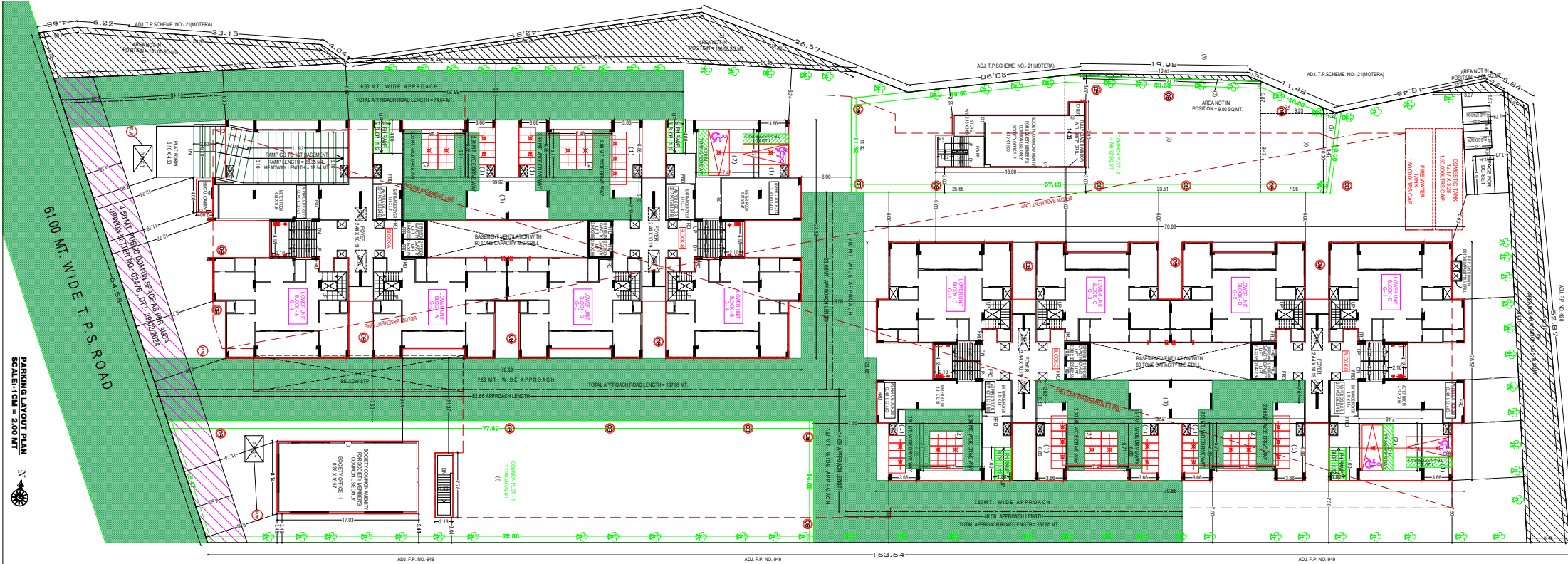
**13TH FLOOR PLAN**











## **KALPAVATIKA PROJECT SPECIFICATIONS AND OTHER DEVELOPMENT**

- **Internal Roads and Footpath**
- **Water Supply**
- **Sewerage ( Chamber,Lines,Septic Tank, STP)**
- **Storm Water Drains**
- **Landscaping and Tree Planting**
- **Street Lighting**
- **Community Buildings**
- **Treatment and Disposal Sewage and Sullage Water/STP**
- **Solid waste Management and Disposal**
- **Water Conservation, Rain Water Harvesting, Percolating Well/Pit.**
- **Fire Protection and Fire Safety Requirements**
- **Electrical Meter Room. Substation, Receiving Station**
- **Fire Fighting Facilities**
- **Drinking Water Facility**
- **Emergency Evacuation Services**
- **Use of Renewable Energy**
- **Security Using CCTV Surveillance**
- **Letter Box**



# BUILDING

**Shell:** Earthquake resistant RCC frame structure.

The slab-to-slab heights are provided as follows:

**Second Basement Floor:** 3600mm **First Basement Floor:** 3900mm

**Ground Floor/Hollow Plinth:** 3250mm **First to Fourteenth Floors:** 2980mm

## MASONRY & PLASTER

**External Masonry and Plaster:** High quality sand lime 100mm AAC Block with external double mala plaster and coated with water resistant texture.

**Internal Masonry and Plaster:** High quality sand lime 100mm AAC Block with internal single coat plaster and finished with putty.

## SECURITY SYSTEMS

Security cabin along with controlled motorized boom barriers at the premises entrance and exit.

Separate pedestrian entry and exit path.

CCTV surveillance in all common areas of the premises.

## UTILITIES

DG power back-up for lifts and common area lighting.

Solar photo voltaic panels for common area lighting.

24 x 7 water supply with back-up bore well and corporation supply.

Rain water harvesting system.

Water Treatment Plant for water recycling to be reused for toilets and gardening.

Adani PNG gas pipeline connection for each apartment.

## PARKING

One Allocated 4 wheeler parking space for each individual unit.

Ample 2 wheeler parking provision.

### **SIGNAGES AND LETTER-BOX**

Provision of elegant signage and apartment number on apartment's entrance.

Provision of individual Letter-Box for each apartment.

### **COMPOUND AND PREMISES**

**Landscaping:** Pleasant hard and soft landscaping in various scales, colors, textures and fragrances in common areas and compound peripheries.

**Lighting:** Ambient lighting along walkways, corridors, amenities and elegant facade energy efficient LED lighting.

### **GREET AND MEET**

Grand Entrance foyers for each Block for receiving guests.

Diverse developed spaces on ground floor level to entertain guests and celebrate occasions.

### **ELEVATORS**

8 Spacious MRL high-speed elevators for members with automatic doors.

Provision of tactile number touch panels in all elevators in braille.

### **WATER PROOFING AND PEST CONTROL**

Water proofing on all basements, terraces, and bathrooms.

Anti-Termite treatment in the foundation and plinth to ensure termite free usable spaces.

### **FIRE AND LIFE SAFETY**

Automatic smart fire alarm systems.

Fire Hydrant and hose reel on each floor and sprinklers at common areas.

Emergency signage in all common areas for ease of egress in case of emergency.

Provision of exclusive water storage tank for fire protection. **UNIVERSAL DESIGN**

Provision of wheel chair accessibility throughout the premises by ramps and railings.

Special washroom provision with disable friendly design on the ground floor.

### **STAIRCASES**

Polished stone slabs with anti-skid markings and MS railings for safety.

### **BASEMENTS**

RCC Tremix finish with thermoplastic painted parking markers and radium reflecting guards and mirrors for vehicle safety.



# HOME

## FLOORING AND DADO

**Drawing, Dining and Bedrooms:** Designer vitrified tiles with 3mm joints.

**Bathrooms:** Anti-skid vitrified tiles for flooring and ceramic tiles for dado up till lintel height.

**Kitchen:** Designer vitrified tiles with 3mm joints and dado up till lintel height.

**Balcony & Wash Area:** Outdoor vitrified tiles.

## CONNECTIVITY

DTH, Broadband and Landline conduit provisioning for uninterrupted network integration.

Video Door Phone System provisioning at apartment entrance.

## GLASS DOORS AND WINDOWS

**Glass Frames:** Aluminum casement door and window system with additional stone jamb profiling and weather resistant silicone coating.

**Mechanism:** Operable easy-glide sliding doors and windows with in-built locking mechanism.

**Glass:** Sun resistant and noise cancelling fixed glass with safety toughening.

## WOODEN DOORS (Frames & Shutters)

**Entrance:** Hardwood frames finished in weather resistant coating along with premium flush door shutters finished in attractive wooden laminate on both sides.

**Bedrooms:** Hardwood frames finished in weather resistant coating along with premium flush door shutters finished in oil paint on both sides.

**Bathrooms:** Stone jamb profile frames along with premium flush door shutters finished in oil paint on both sides. **Hardware:** Superior quality brushed finish stainless steel handles, hinges and locks.

## SANITARY WARE AND FITTINGS

**Water Closet:** Ivory western style porcelain EWC with concealed dual flush tank and stainless steel health faucet with a spout and attached water control valve to ensure hygiene.

**Wash Basin:** Wall hung ivory porcelain wash basin finished along with stainless steel faucet.

**Shower:** Wall hung chrome plated stainless steel module along with hot and cold diverter.

**Hot Water:** Provisioning of electric geyser point.

## PLUMBING AND DRAINAGE

Concealed UPVC plumbing lines and sound-proof PVC drainage lines.

Central pressured water system.

Provision of NT with protective anti-pest cowls in all bathrooms.

## KITCHEN AND WASH BALCONY

Premium quality granite platform with moulded edges.

Superior quality SS sink and drain board with faucet.

Provisioning for RO water purification system.

High quality durable stone shelves in store area.

Stainless steel water inlet spout in wash balcony.

## ELECTRIFICATION

3 Phase MCB+ELCB provided in each apartment.

Fire retardant ISI rated insulated copper wires.

Ample electrical points with premium modular switches and sockets.



# Project Partners

ARCHITECT & LANDSCAPING



STRUCTURAL CONSULTANT



MEPF CONSULTANT



BROCHURE



IMAGES



Site Address : KAPLAVATIKA, Visat Circle,Opp Motera Cross Road, BRTS, Ahmedabad,Gujarat



- 1 D-Mart
- 2 Motera Stadium
- 3 Motera MRTS Station
- 4 AUDA Lake
- 5 4D Square Mall
- 6 Brand Factory
- 7 HDFC Bank
- 8 Visat Petrol Pump
- 9 GTU
- 10 SMS Multi Sp. Hospital
- 11 Westside
- 12 Motera Cross Road BRTS Stop
- 13 Podar International School
- 14 Reliance Trends
- 15 IRS
- 16 BAPS Swaminarayan Temple
- 17 ONGC Avani Bhavan
- 18 Tanishq Jewellery







SAMSARA

Samsara Buildtech Private Limited

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