

TWISHA CORPORATION

ZUNDAL · GANDHINAGAR · AHMEDABAD

PRESENTING

KIVANSH SHANTAM

1 & 2 BHK APARTMENTS
GROUND FLOOR SHOPS

1 BASEMENT + GROUND + 7 FLOORS

THE PROJECT

A quiet address on a very fast road.

Kivansh Shantam is a two-block residential and retail address at Zundal, set just off the S. P. Ring Road on the Ahmedabad–Gandhinagar corridor. Seventy compact, efficiently planned homes rise over a landscaped, vehicle-free plinth — with all parking pushed to the basement and the covered ground level.

Every apartment is a corner or through unit with cross ventilation, a separate wash area off the kitchen and an open balcony or terrace. Two lifts — one of them a fire lift — serve each block, and five shops at street level keep daily needs inside the gate.

CONFIGURATION

1 BHK & 2 BHK apartments

BLOCKS

Block A & Block B

RETAIL

5 shops at ground level

STRUCTURE

1 Basement + Ground + 7 Floors

APARTMENTS

70 homes

PARKING

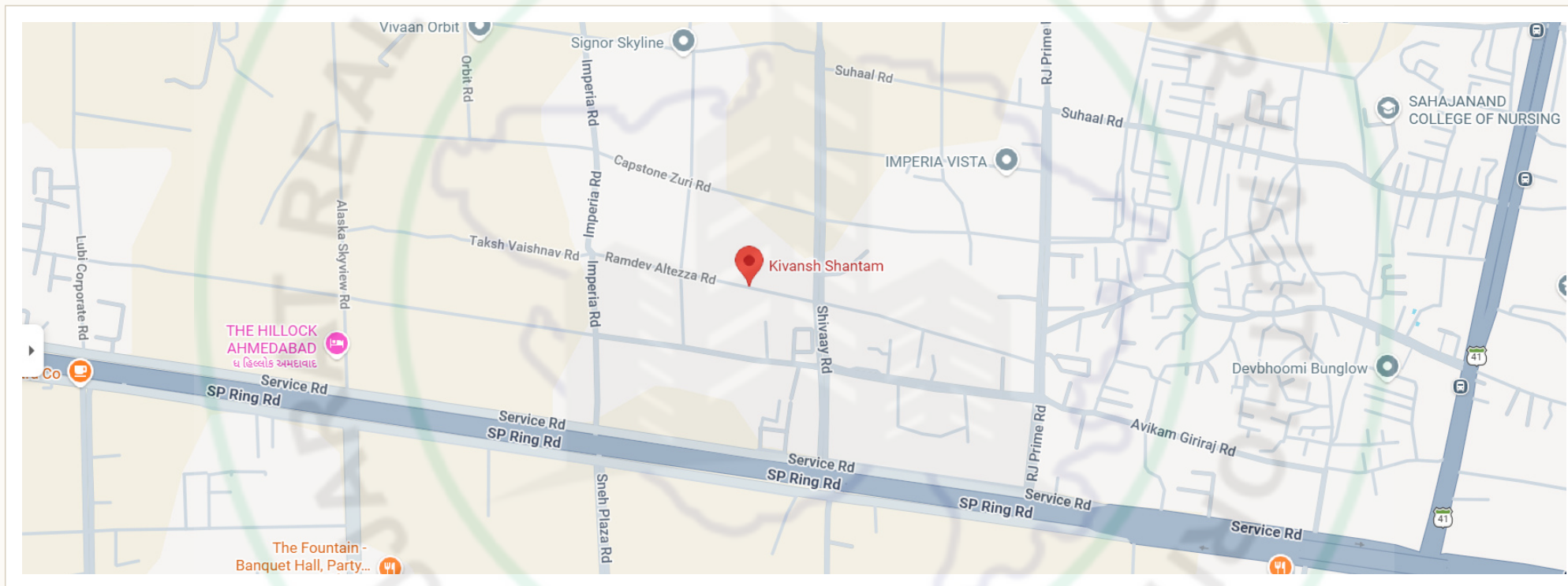
Basement + covered ground level



WHERE IT IS

S. P. RING ROAD · ZUNDAL

The Location



SITE ADDRESS

Kivansh Shantam, behind Vivaan Infinity and near Pushkar Residency, opposite CBD Mall, S. P. Ring Road, Zundal, Gandhinagar / Ahmedabad, Gujarat – 382421

IMMEDIATE LANDMARKS

- Opposite CBD Mall
- Behind Vivaan Infinity
- Near Pushkar Residency
- Close to The Hillock, Ahmedabad

CONNECTIVITY

- Direct approach from S. P. Ring Road
- On the Ahmedabad—Gandhinagar corridor
- Schools, colleges & healthcare nearby
- 12.00 m wide T.P.S. road frontage

Map is indicative and not to scale.

KIVANSH SHANTAM

ELEVATION



ELEVATION

Corner view

The building from the approach road

KIVANSH SHANTAM

SITE

SITE

Aerial view

Two blocks over a landscaped plinth



ELEVATION

Rear view

The open, north-facing rear elevation

DRAWING 01

Site Layout Plan

The plot fronts a 12.00 m wide T.P.S. road on the south, with a 4.00 m wide approach road along the eastern edge. Shops line the road edge; the rest of the ground level is a hollow plinth given over to parking, pathways and services.

ROAD FRONTAGE

12.00 m wide T.P.S. road

APPROACH ROAD

4.00 m wide, 40.90 m total length

BASEMENT RAMP

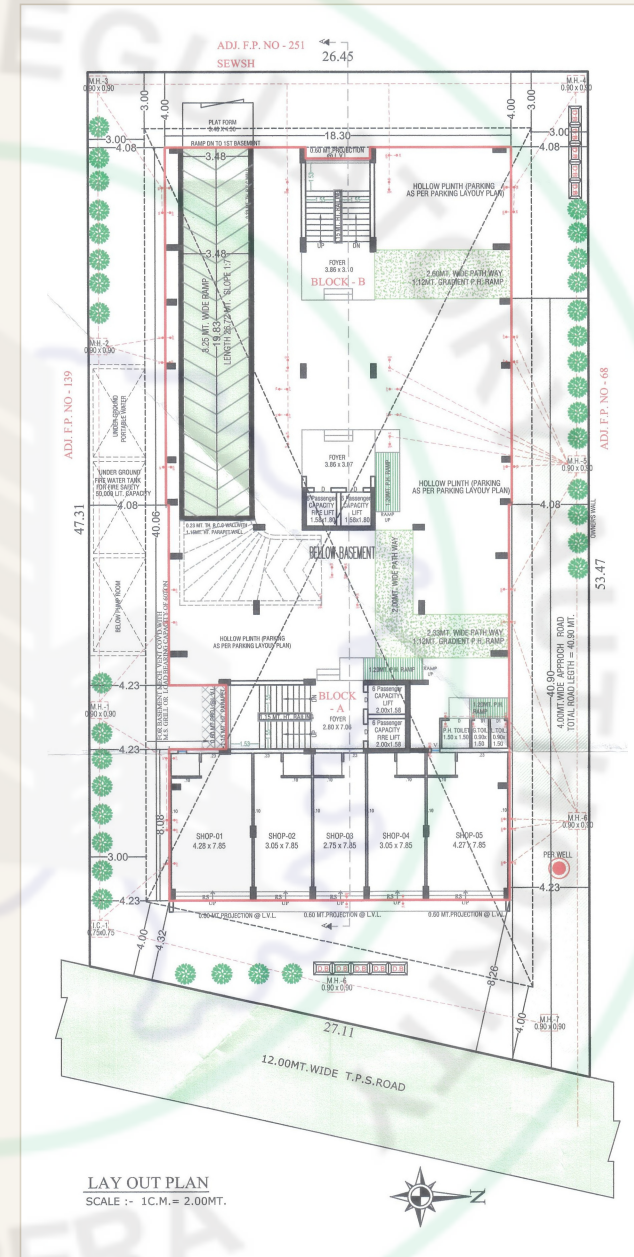
3.25 m wide, 26.72 m long, 1:7 slope

SERVICES

Underground potable water tank, 50,000 litre underground fire water tank, pump room

CIRCULATION

2.00 – 2.60 m wide pathways with 1.12 m gradient P.H. ramps



Drawing reproduced from the sanctioned layout plan. Scale 1 cm = 2.00 m.

LAYOUT PLAN

DRAWING 02

Parking Layout

All resident and visitor parking is held below and behind the building line — one full basement level reached by a covered ramp, plus the covered hollow plinth at ground level.

BASEMENT

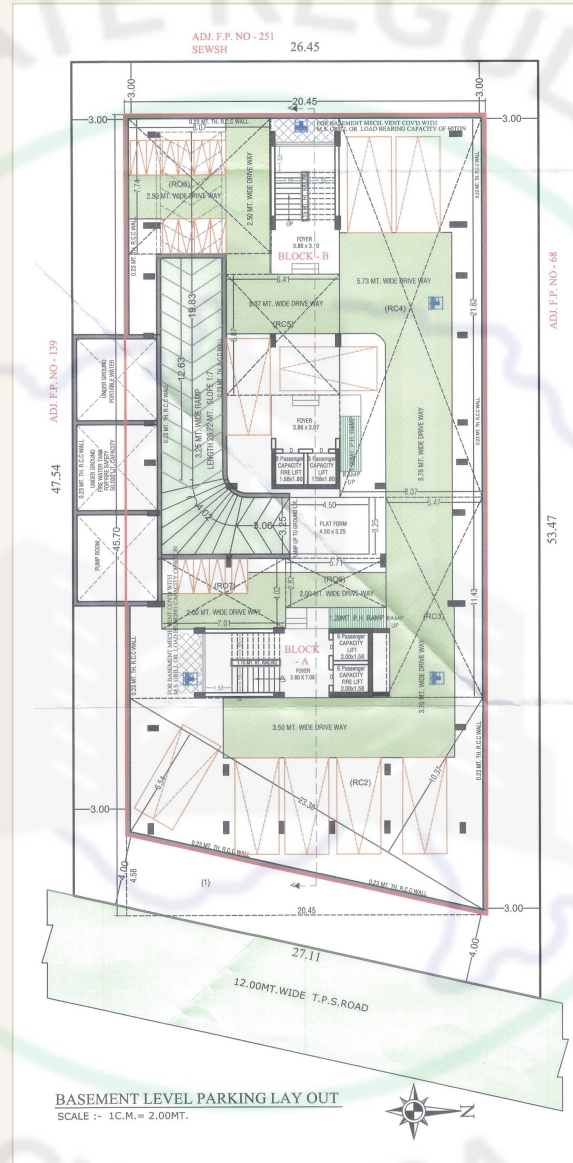
Full-plot basement with 2.00 – 5.73 m wide drive ways

GROUND LEVEL

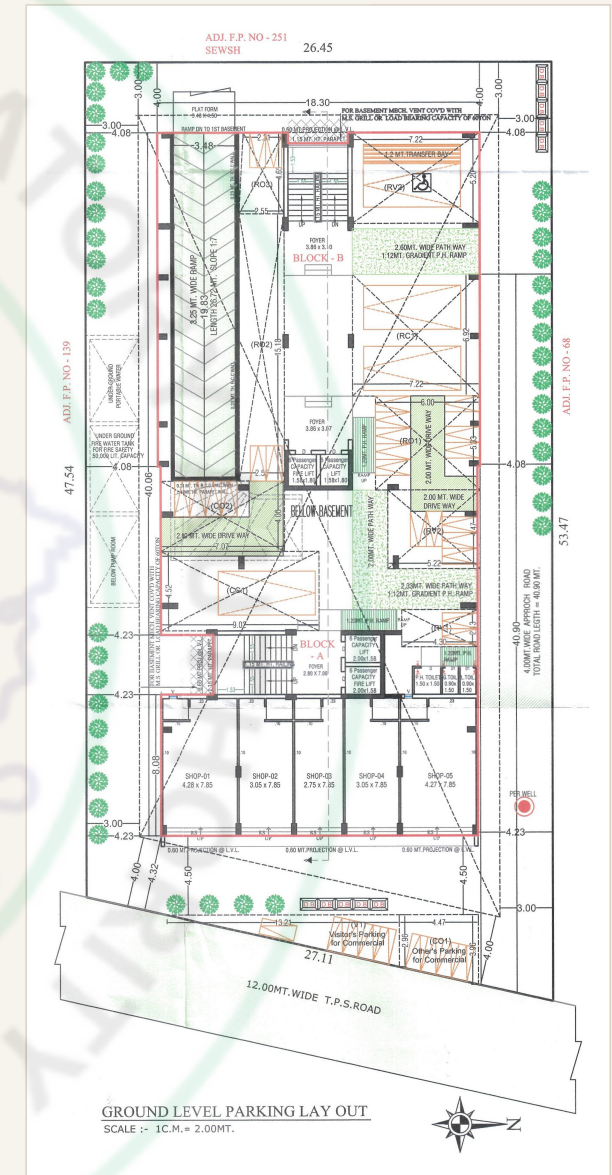
Hollow plinth parking with a 1.2 m transfer bay

ALSO PROVIDED

Marked visitor parking and separate parking for the commercial units



BASEMENT LEVEL



GROUND LEVEL

Drawings reproduced from the sanctioned parking layout plans. Scale 1 cm = 2.00 m.

DRAWING 03

Ground Floor Plan

Five shops face the T.P.S. road, each 7.85 m deep with a shutter to the street and a toilet at the rear. Behind them, the plinth is open for parking, with both block lobbies and lifts opening off it.

GROUND FLOOR HEIGHT

3.65 m

LOBBIES

Block A foyer 2.80 × 7.06 m · Block B foyer 3.86 × 3.07 m

SHOP · FRONTAGE × DEPTH

Shop-01 · 4.28 × 7.85 m

Shop-02 · 3.05 × 7.85 m

Shop-03 · 2.75 × 7.85 m

Shop-04 · 3.05 × 7.85 m

Shop-05 · 4.27 × 7.85 m

RERA CARPET

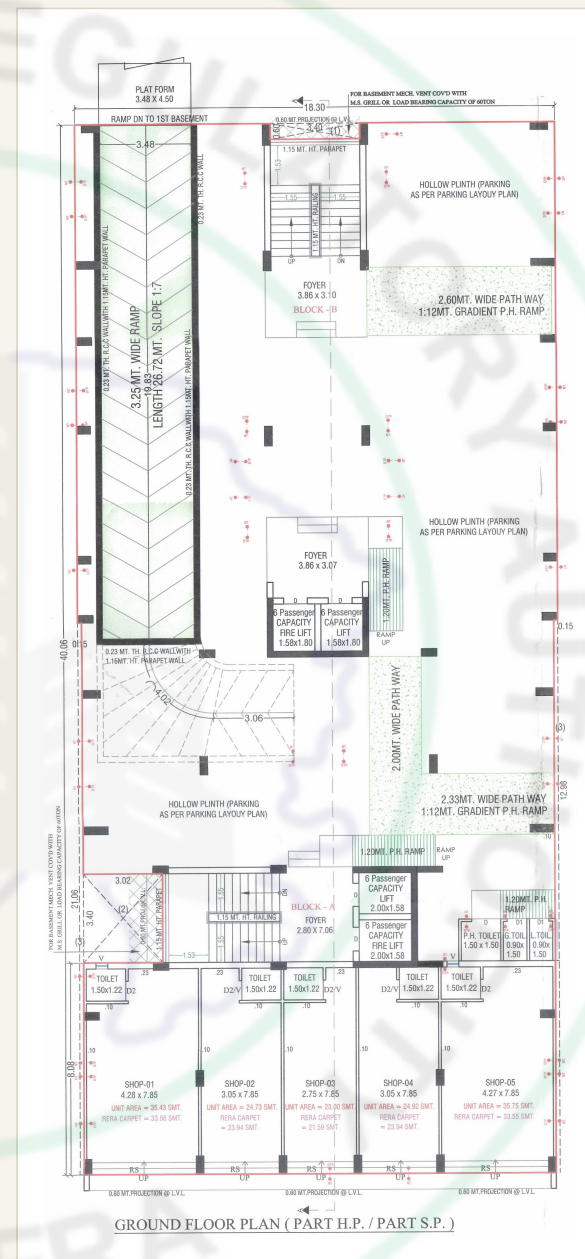
33.56 sq.m

23.94 sq.m

21.59 sq.m

23.94 sq.m

33.55 sq.m



Reproduced from the sanctioned ground floor plan (part hollow plinth / part stilt plinth).

GROUND FLOOR PLAN

DRAWING 04

First Floor Plan

The first floor carries the same ten-apartment plate as the floors above, with additional open terraces over the ground floor shops and plinth serving the first floor homes.

APARTMENTS

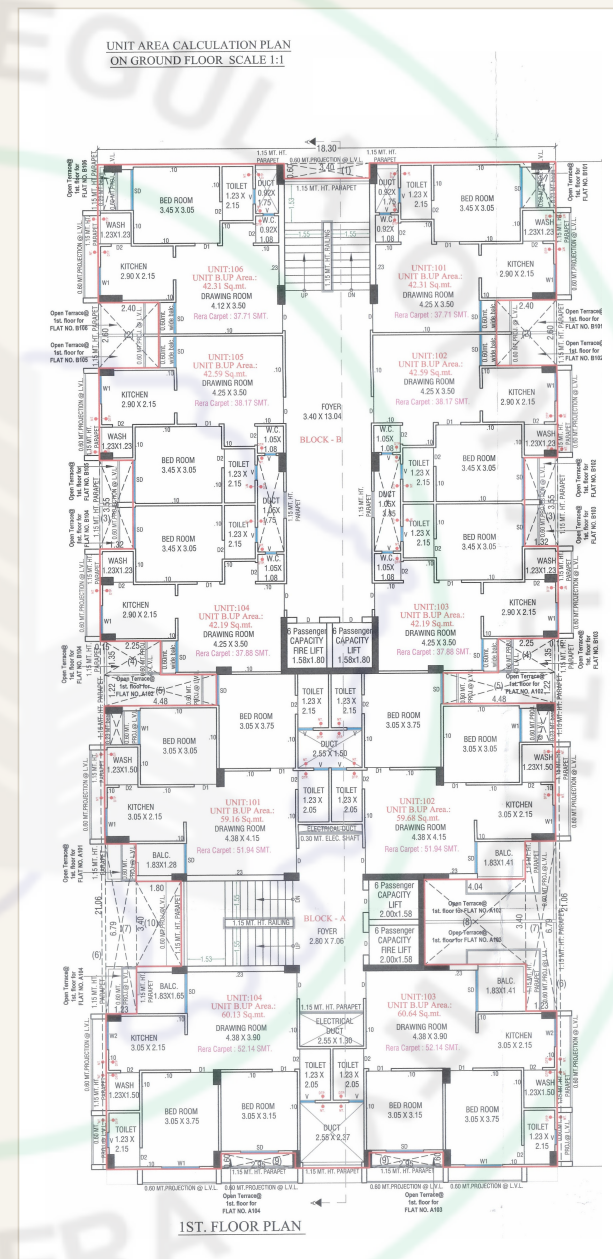
10 per floor — 4 in Block A, 6 in Block B

BONUS

Open terraces at first floor level for several units

FLOOR HEIGHT

3.05 m floor to floor



FIRST FLOOR PLAN

Reproduced from the sanctioned first floor plan. Unit numbers 101–106 (Block B) and 101–104 (Block A).

DRAWING 05

Typical Floor Plan

Second to seventh floors repeat a single, tested plate: four 2 BHK homes in Block A and six 1 BHK homes in Block B, arranged around two separate lift-and-stair cores.

BLOCK A

4 × 2 BHK per floor

BLOCK B

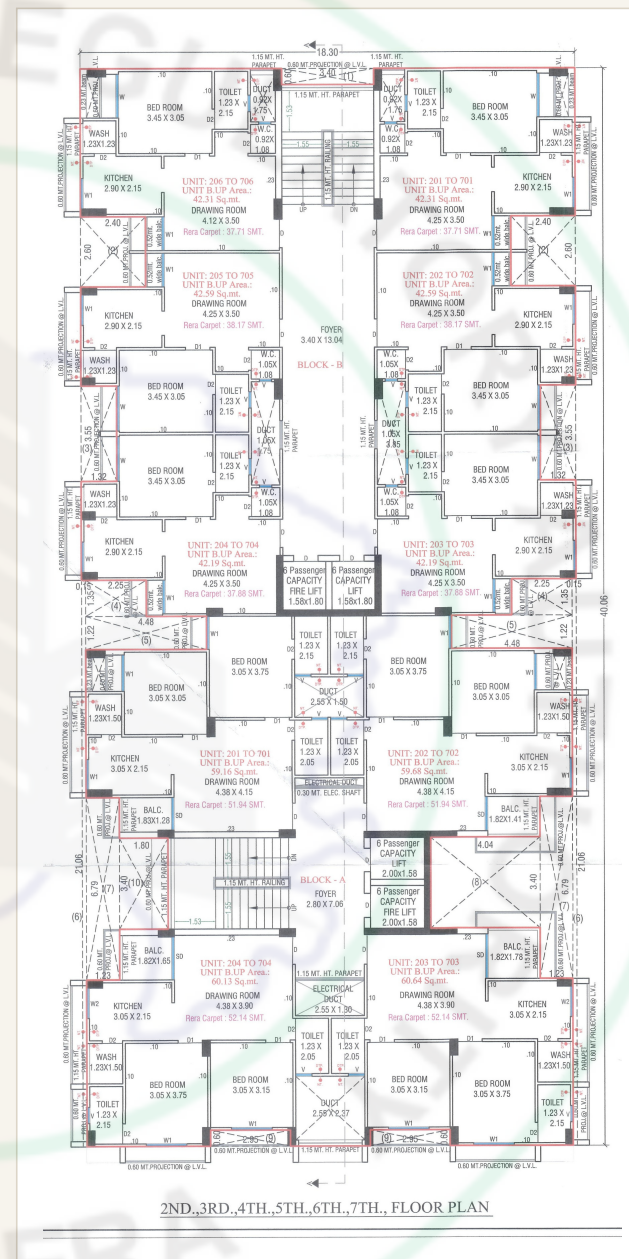
6 × 1 BHK per floor

CORES

Each block has a staircase, a passenger lift and a fire lift

VENTILATION

Every home has at least two external faces and a service duct



2ND TO 7TH FLOOR PLAN

Reproduced from the sanctioned 2nd, 3rd, 4th, 5th, 6th and 7th floor plan.

DRAWING 06

Open Terrace Plan

Above the seventh floor, each block opens onto a wide accessible terrace, with the stair cabins, machine-less lift rooms, overhead water tanks and the rooftop solar installation set to one side.

TERRACES

Open terrace over both Block A and Block B

SAFETY

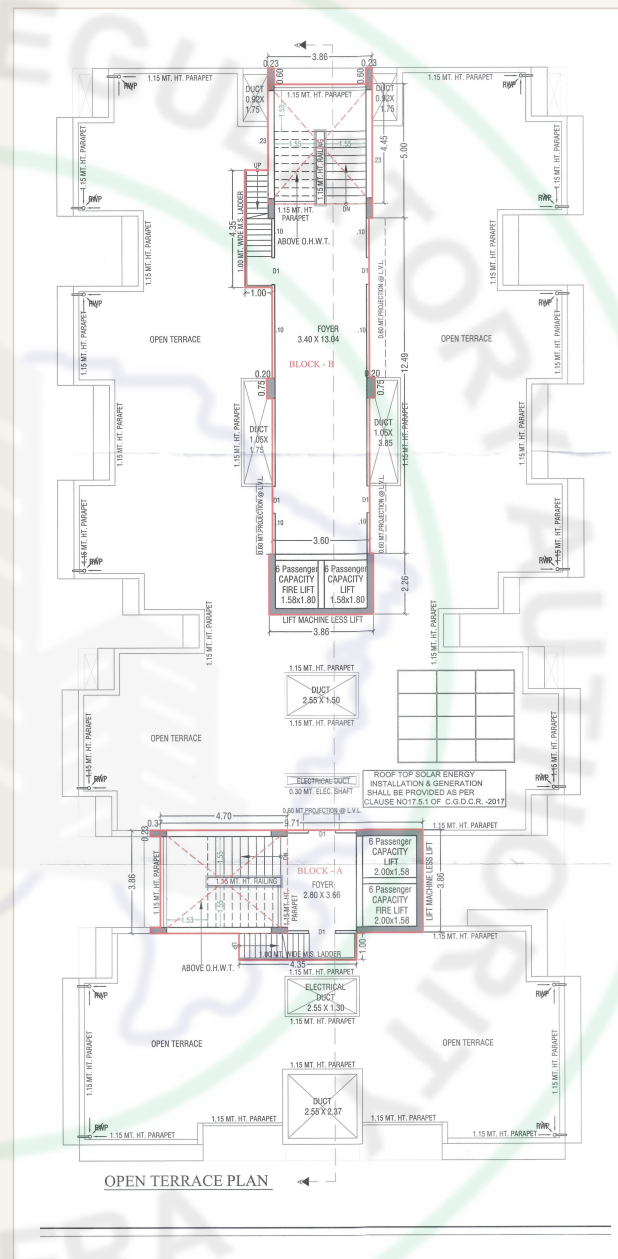
1.15 m high parapets throughout

SERVICES

Overhead water tanks, machine-less lift rooms and stair cabins

ENERGY

Rooftop solar installation as per Clause 17.5.1 of C.G.D.C.R. – 2017



Reproduced from the sanctioned open terrace plan.

DRAWING 07

Elevation

The sanctioned front elevation: a banded, stepped facade of recessed balconies over a full-width retail base, with the project signage carried on a raised frame at the parapet.

GROUND FLOOR

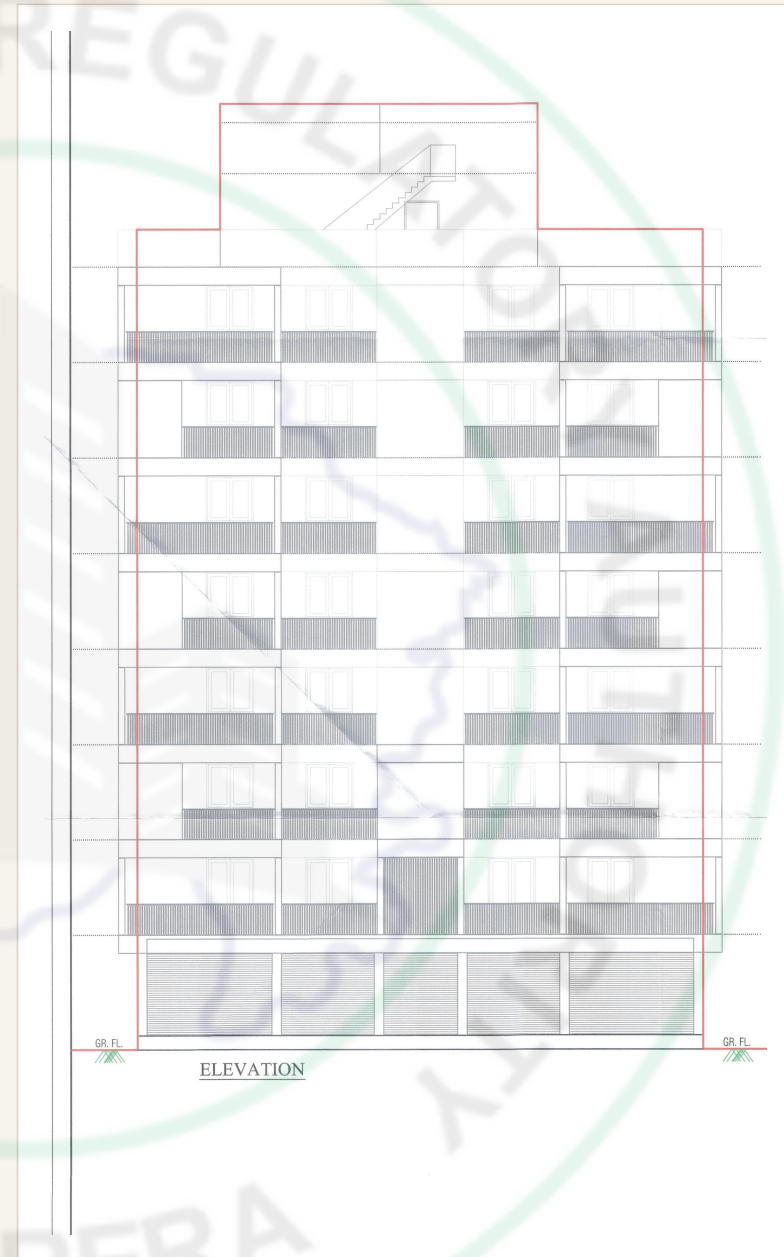
3.65 m — shops and covered plinth

TYPICAL FLOORS

3.05 m floor to floor, 1st to 7th

HEIGHT

24.98 m to terrace level, 30.19 m overall

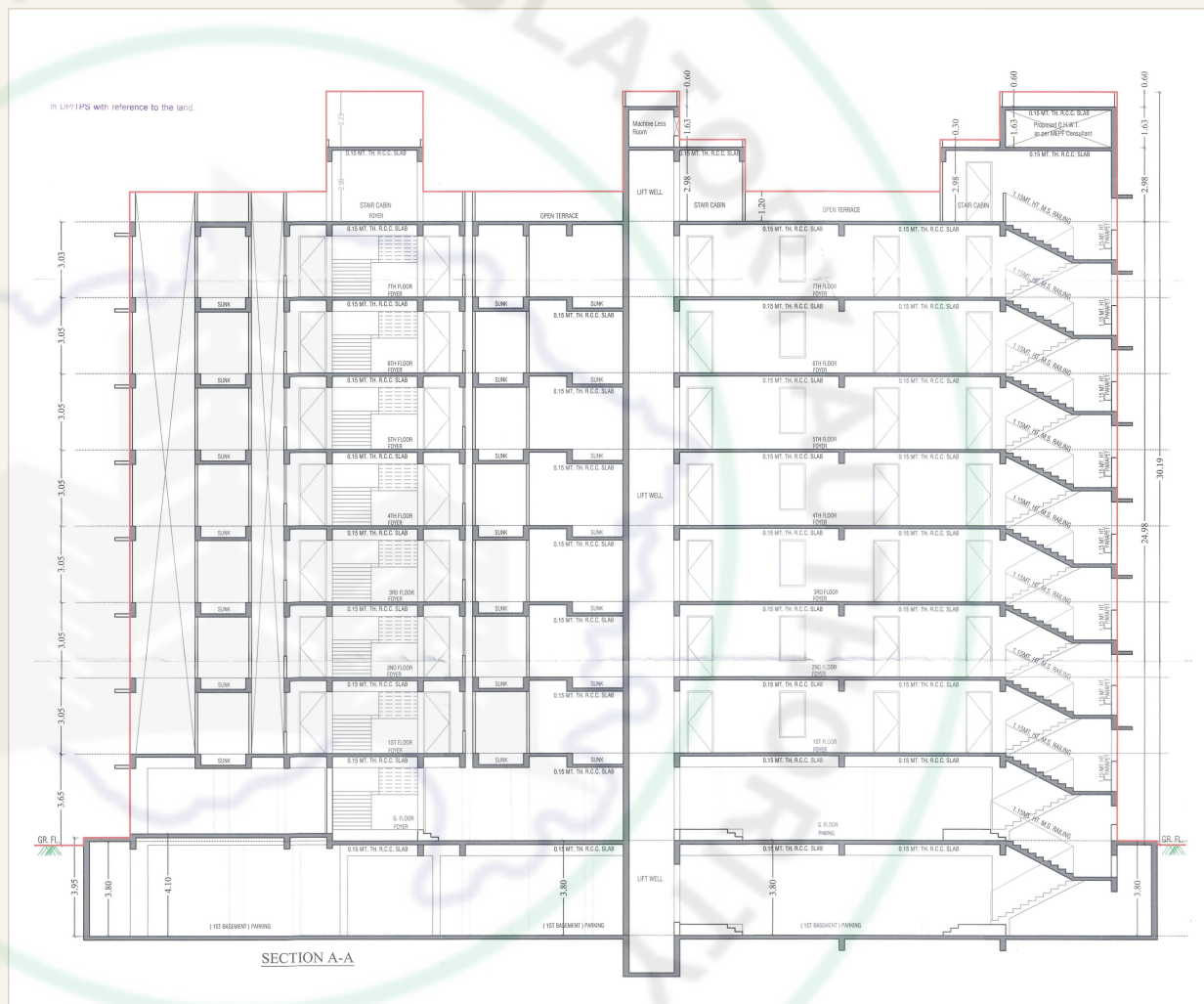


Reproduced from the sanctioned elevation drawing.

FRONT ELEVATION

Section A-A

0.15 m thick R.C.C. slabs with sunk toilets



SECTION A-A

14

BUILD QUALITY

Specifications

AS PER SANCTIONED SCHEDULE

SALIENT FEATURES

- Provision of 24x7 borewell water connection
- Automatic standard quality elevators
- Well designed lobby entrance
- Attractive site entrance gate

STRUCTURE

- Earthquake resistant R.C.C. frame structure

FLOORING

- Branded vitrified flooring in drawing, living, dining, kitchen, all bedrooms, balcony and in store room

WASH AREA

- Kota stone flooring with a dado of glazed tiles
- Provisions for R.O. water, geysers and washing machine point

KITCHEN

- Granite platform with S.S. sink & glazed tiles dado upto lintel level

DOORS

- Main door with veneer finish along with wooden frame
- All other doors are flush doors

WINDOWS

- Powder coated aluminium sliding windows

BATHROOMS

- GVT dado on all walls upto the lintel level
- Branded bathroom fittings of premium brand and sanitary ware of premium brand
- Premium quality plumbing fittings

ELECTRIFICATION

- All electrical concealed points of ISI make along with ISI standard brand
- Wires & ISI standard brand modular switchboards

WALL FINISH

- Inside single mala plaster with putty & outside double coat sand face plaster with 100% acrylic paint

Specifications are indicative. The developer reserves the right to substitute materials and fittings with others of equivalent or better quality without prior notice.

THE ESSENTIALS, DONE RIGHT

Amenities & Provisions

01

Two lifts per block

A 6-passenger lift and a 6-passenger fire lift serve every floor of both Block A and Block B.

02

Two-level parking

Covered parking in the basement and across the hollow-plinth ground level, reached by a 3.25 m ramp.

03

Visitor & shop parking

Separately marked visitor parking and parking for the commercial units at ground level.

04

Fire safety

50,000 litre underground fire water tank with a dedicated pump room, fire lifts and fire-fighting provisions.

05

Water storage

Underground potable water tank with pump room, plus overhead tanks on each block terrace.

06

Rooftop solar

Rooftop solar energy installation and generation as per Clause 17.5.1 of C.G.D.C.R. – 2017.

07

Accessible design

1.12 m gradient ramps for the physically handicapped and a P.H. toilet at ground level.

08

Landscaped pathways

2.00 m to 2.60 m wide paved and planted walkways around a vehicle-free plinth.

09

Open terrace & retail

Wide open terraces over each block, and five shops at street level for daily needs.

Provisions shown are as per the sanctioned drawings and approvals.

TWISHA CORPORATION

KIVANSH SHANTAM

1 & 2 BHK APARTMENTS · GROUND FLOOR SHOPS

SITE ADDRESS

Kivansh Shantam, behind Vivaan Infinity and near Pushkar Residency,
opposite CBD Mall, S. P. Ring Road, Zundal,
Gandhinagar / Ahmedabad, Gujarat – 382421

ENQUIRIES

+91 80004 44191

twishacorporation5@gmail.com

PROJECT TEAM

DEVELOPER

Twisha Corporation

ARCHITECT

Varun Patel

ENGINEER

Chirag Patel

GujRERA Registration No.

Disclaimer: This brochure is conceptual and not a legal offering. Plans, elevations, dimensions, areas, specifications and images are indicative, may include artistic impressions, and are subject to approval by the competent authority and to change without notice. Furniture and landscaping shown in views are not part of the standard offering.