

KALPAVATIKA PROJECT SPECIFICATIONS

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.

For, Samsara Buildtech Pvt. Ltd.



Authorized Signatory

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

☎ 079 - 67121876-77 ✉ info@samsarabuildtech.com 🌐 www.samsarabuildtech.com

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.

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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.

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