

KHYATI APARTMENT SCHEME
AT SHILAJ ,AHMEDABAD

Project Overview

LAND

- *Town Planning Scheme – ** (SHILAJ)*
- *Final Plot - ******
- *Area – 9780.89 Square Yards*

LOCATION

- *SHILAJ*
- *Latitude – 23.0557° N*
- *Longitude – 72.4687° E*

VICINITY

- *Thaltej (3kms)*
- *Ambli (5kms)*
- *Bopal (6kms)*
- *Bodakdev (7kms)*
- *Gurukul (7kms) are the nearby areas to Shilaj.*

Building Overview

- *Structure - B1+B2+G.F.Podium Parking+HP+33 Storey Building Blocks (A, B, C)*
- *Building Height – 122.10 Meters from G. Level*
- *Typology – 4BHK Simplex Residences*
- *Total Units – 198 nos.*

Design Features

- *Site plan designed with vastu consideration along with maximum distance between each towers.*
- *Efficient & maximum open area compared to built-up ratio.*
- *Well-planned with typology oriented , functional , self-maintenance with Contemporary style.*
- *Dedicated Floor for Common Amenities*
- *Two Staircase provision for emergency evacuation.*
- *Vastu Compliant Planning*
- *Dedicated Private Foyer for each residence not counted in saleable area.*
- *Separate Service Entry for staff/domestic help with direct access to wash yard.*
- *Ideal Size Puja/Spiritual Space.*
- *One Cantilever/Overhang Balcony in each residence.*
- *Floor – to – Floor Height of 11 feet.*
- *Large Span Structural design for clear column less spaces.*
- *One Master Bedroom with corner opening for better cross ventilation.*
- *Building Envelope & framing (beam-column) considering all the MEP oriented support for flexible interior designing.*

Prominent Building Features

1. *Provision of ample parking for residents & visitors.*
2. *Thoughtfully crafted campus with serene surroundings.*
3. *Fully Air-conditioned , exquisitely designed grand arrival foyer at ground level.*
4. *Differently-abled friendly campus for hassle-free mobility.*
5. *Each block has separate Service & Stretcher elevators.*

Green Building Sustainable features:

6. *Provision of Electric vehicle(EV) charging points.*
7. *Solar system at Roof-top for common areas.*
8. *Adaption of Rain water harvesting*
9. *Advanced waste management technology with Sewage Treatment plant(STP) and Dual-plumbing for water management.*

10. *Separation of organic and inorganic waste for easy recycling.*
11. *Smart lighting installation at common areas.*
12. *Uniform water pressure with Hydro-pneumatic supply system.*
13. *Water Filtration & water softening plant*
14. *24*7 uninterrupted water supply with additional bore-well.*
15. *Power back-up provision of crucial common utilities.*
16. *Dedicated medical emergency support room.*

17. *Safety*

- Fire Safety as per GDCR*
- Smoke detectors in the foyer(on all floors)*
- Sprinkler systems in common areas*
- Dual staircase provision for emergency evacuation.*
- Fire alarm system*

18. *Security*

- 3level security for building access(Entry gate, Entrance lobby, Entry to podium)*
- 24*7 CCTV surveillance with night vision.*
- Advanced Access control for private lifts only for residents.*
- Burglar detection system & alarms.*
- State-of-art building control system.*
- Each unit with AV(audio-video) communication connected with security gate.*

19. *Well-planned Internet Service Provider (ISP)*

20. *Elevators with High-end features for fastest vertical movement.*

Unit Features

FLOORING

- As mentioned in specification table

WINDOW

- Specially Designed Aluminum Glass Shutters and Panels (DGU) with mosquito net provision.

MAIN DOOR

- Contemporary Design Veneer Clad Flush door
- Digital Dual locking system (bio-metric thumb + key)

SURFACE FINISHES

- Walls having POP punning with primer coat
- Ceilings Expose RCC with rendering

HVAC

- Leading brand VRV Units in Suites, bedrooms, formal living and family room

TOILETS

- Flooring/Dado as mentioned in specification table
- Modular Glass Cubicle for shower area
- High-end CP Fittings and Sanitary wares

PLUMBING WORKS

- Ventilated Sunk for easy maintenance and repair
- Separate HOT and COLD Water lines for all wet areas
- CPVC pipes I UPVC for soil
- Centralized Geyser System with provision of Individual Heat Pump

ELECTRIFICATION

- Adequate Power outlets with branded modular switches
- Inverter outlet provision for necessary electric points

Campus Enhancements

1. Zen Garden
2. Cardio and Core gym
3. Yoga / Aerobics Studio
4. Steam/Sauna/Jacuzzi
5. Pool with deck
6. Splash pool
7. Ballroom
8. Karaoke and Poker area
9. Multipurpose court
10. Cafe
11. Private theatre
12. Banquet hall with fully equipped kitchen
13. Kids Plaza (Space for Flag hoisting, karate, taekwondo , squash court)
14. Toddlers play area with care room
15. Indoor games
16. Event lawn
17. Landscaped garden with contours
18. Innovative Motion sensor lighting swings
19. Lighting see-saw
20. Elderly seat-out plaza
21. Landscaped Walk way | Jogging track
22. Outdoor Kids play area
23. Jain Derasar
24. Jain Event Plaza
25. Security plaza
26. Drop-off zone
27. Garbage Bank
28. Society Office | Estate Office
29. Utility/Meter Rooms

30. House keeping Staff Restrooms
31. Medical Emergency Support Room
32. BMS Room