

KALASAGAR
SKIES

2 BHK PREMIUM APARTMENTS

@ MOTERA - CHANDKHEDA



KALA

2 BHK PREMIUM APARTMENTS



STYLISH AND
CONTEMPORARY
ARCHITECTURE
OFFERS BOTH
PREMIUM &
LUXURY FLATS



GATED
COMMUNITY
OFFERING
MODERN
ONSITE
AMENITIES



A FRESH,
GREEN,
STYLISHLY
LANDSCAPED
ENVIRONMENT



CLUB HOUSE | GYMNASIUM | INDOOR GAMES | PARTY LAWN



2ND BASEMENT FLOOR PLAN



18 MTS. WIDE ROAD

30 MTS. WIDE ROAD



1ST BASEMENT FLOOR PLAN





GROUND FLOOR PLAN

- 1 ENTRY GATE
- 2 SECURITY CABIN
- 3 CHILDREN DROP-OFF
- 4 SENIOR CITIZEN PARK
- 5 LANDSCAPE GARDEN
- 6 CLUB HOUSE
- 7 GYMNASIUM
- 8 YOGA SPACE
- 9 BASKET BALL COURT
- 10 CHILDREN PLAY AREA
- 11 PERGOLA
- 12 AMPHITHEATER
- 13 BADMINTON / VOLLEY BALL COURT
- 14 BASEMENT ENTRY RAMP
- 15 EXIT GATE
- 16 D.G. SET







TYPICAL UNIT PLAN



SPECIFICATIONS

STRUCTURE

- Earth-quake resistant RCC framed structure.

LIFT

- Fully automatic Stainless steel lifts with Auto Rescue Device.

FLOORING

- 32 x 32 double charged Vitrified tiles in living, dining and all others bedrooms & verandas with Wooden tiles.

KITCHEN

- Black granite platform with SS sink and dado up to lintel above granite platform.
- Kota flooring in Store & utility area.
- Separate Otta for Washing Machine with Electric point.

PAINTING

- External wall with acrylic paint.
- All railing in enamel paint.
- Putty on internal walls. (Birla / J.K. make)

DOORS

- Decorative main door with lock.
- Internal flush door with wooden frames with plastic paint. & Lock. (Europa make)

WINDOWS

- Stone claded powder coated aluminum section
- Windows with clear glass. (Jindal make)

TOILET

- Designer tiles on walls up-to lintel level, (24 x 12 size)
- Designer tiles on Floor. (12 x 12 size)
- Best quality sanitary fittings. (Cera make)
- Branded plumbing fittings. (Plumber make)
- Water supply line of PVC / UPVC (Supreme / Astral make)

ELECTRICAL

- All electrical points in multi strength copper wiring concealed with ISI PVC insulation wires and modular switches.
- Sufficient power outlets & light points provided.
- TV & Telephone points provided in living & master bedroom.
- MCBS & individual meters will be provided for each apartment.
- Concealed line Provision for DTH system.
- Concealed line provision for internet - lines.

SECURITY SYSTEM

- Gated community with round the clock security.
- 24 hrs. C.C.TV surveillance.

PARKING

- Sufficient car parking on ground floor & 2 level basement

WATER

- Uninterrupted 24 hours water supply from tube well & AMC.

SOLAR PANEL

- Solar power for common area in all blocks.

DG POWER BACK-UP

- Diesel generator power back-up for common area.



SCAN FOR LOCATION



Notes : ■ All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all members. ■ All GOVT. legal charges, Stamp registration charges, common maintenance charges and GST shall be borne extra by the members. ■ In case of irregular payments interest / new book value will be charged. Cancellation charges would be decided by the developers. ■ No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. ■ Dimensions and area mentioned in the brochure are approximate and indicative. ■ This brochure is not a part of legal documents. ■ Possession will be given after 30 days of completion of payment. ■ If there is some change in the planning and design that should be accepted by members. ■ Unit can not be sold by member before the possession.



DEVELOPER

V3 CONSTRUCTION COMPANY

OFFICE : B-BLOCK, FIRST FLOOR,
KALA TIRTH COMPLEX,
NR. PRERNATIRTH DERASAR,
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PHONE : + 91 - 79 - 2692 4564, 2692 3423

E-MAIL : kala_projects@ yahoo.co.in

WEB : www.kalagroup.co.in

SITE ADDRESS

KALASAGAR SKIES

OPP. KALA DHAM, 100 FT. PRAMUKH SWAMI ROAD
VISAT GANDHINAGAR HIGHWAY, TP 44, MOTERA - CHANDKHEDA,
AHMEDABAD - 382424

FOLLOW US @ KALA_GROUP



RERA - PROJECT REGISTRATION NUMBER :
PR / GJ / AHMEDABAD / AHMEDABAD CITY / AUDA / MAA08533 / 010621
Website : www.gujrera.gujarat.gov.in

KALA SAGAR SKIES



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

30 MTS. WIDE ROAD

ENTRY / EXIT

- | | |
|-----|--|
| 01. | S.C. |
| 02. | CHILDREN PLAY AREA / CHILDREN DROP OFF |
| 03. | MULTI-PURPOSE COURT |
| 04. | TWO-WHEELER'S PARKING |
| 05. | FOUR-WHEELER'S PARKING |
| 06. | LAWN / GARDEN |
| 07. | CLUB-HOUSE |
| 08. | JOGGING-TRACK |
| 09. | PLANTER |
| 10. | SITTING AREA |

18 MTS. WIDE ROAD

NOTES :

NOS. OF CARS=102



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

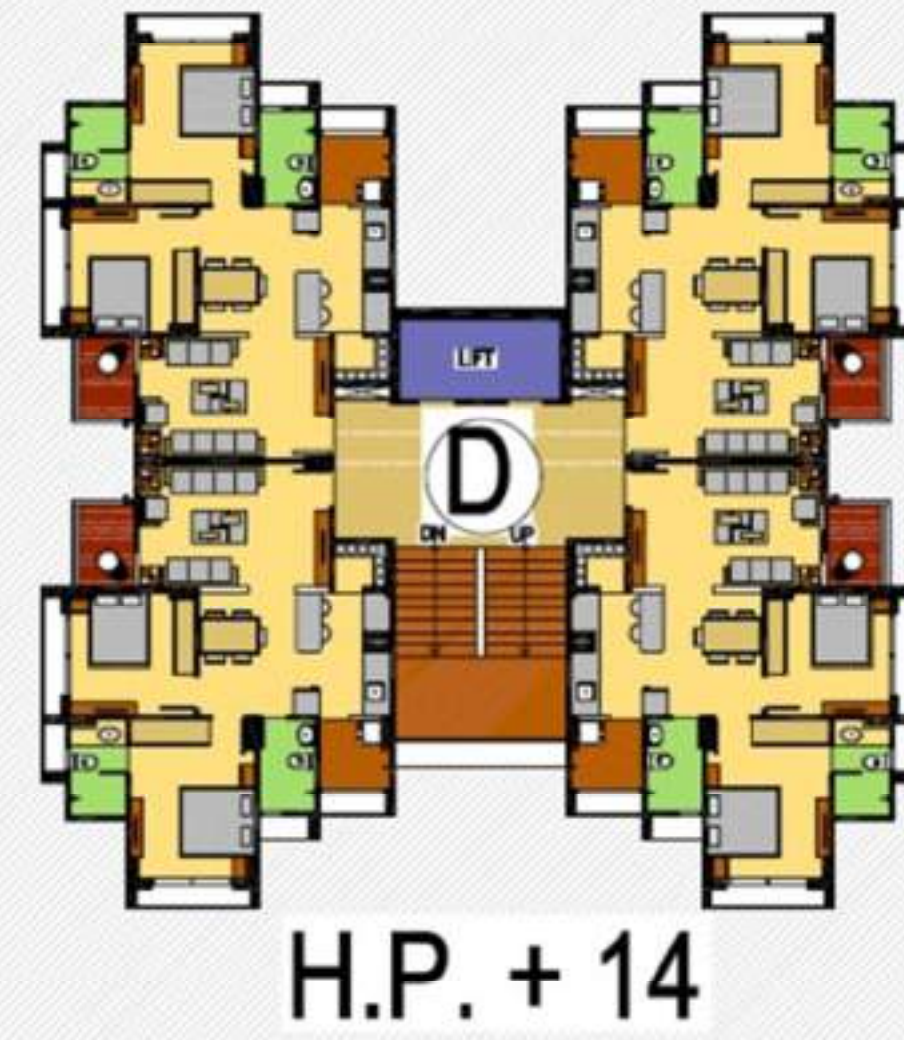
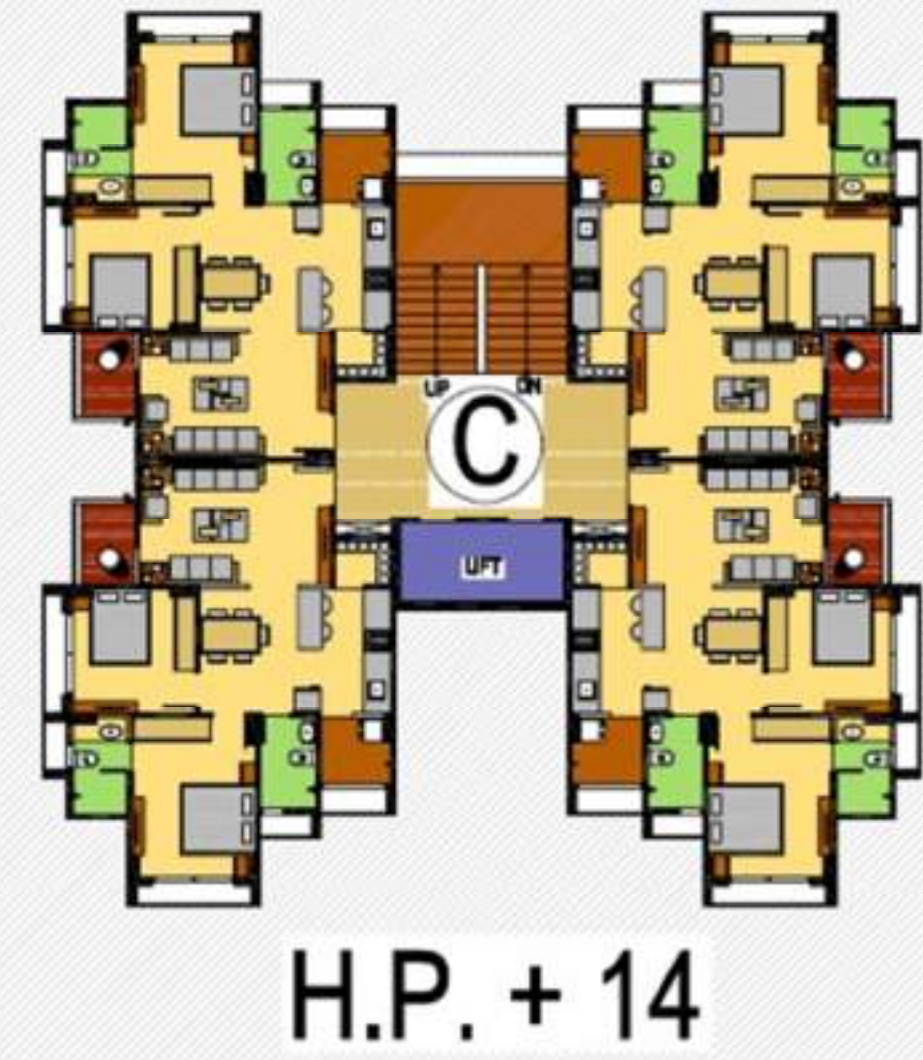
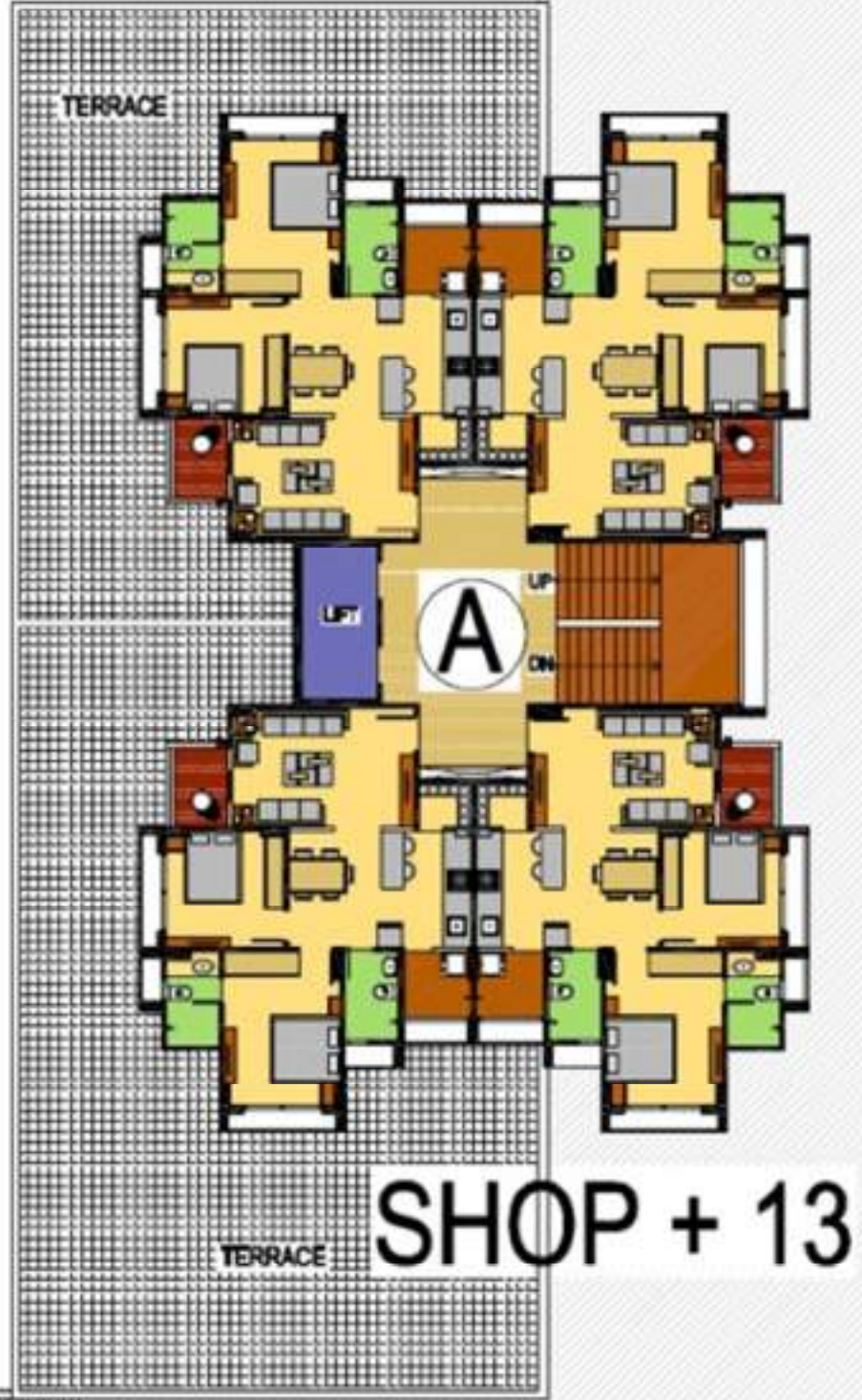
PARKING FLOOR PLAN

PROJECT TITLE:
KALA SAGAR SKIES



SCALE - N.T.S.

← 30 MTS. WIDE ROAD →



← 18 MTS. WIDE ROAD →



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

TYPICAL FLOOR PLAN

PROJECT TITLE:
KALA SAGAR SKIES

NOTES :

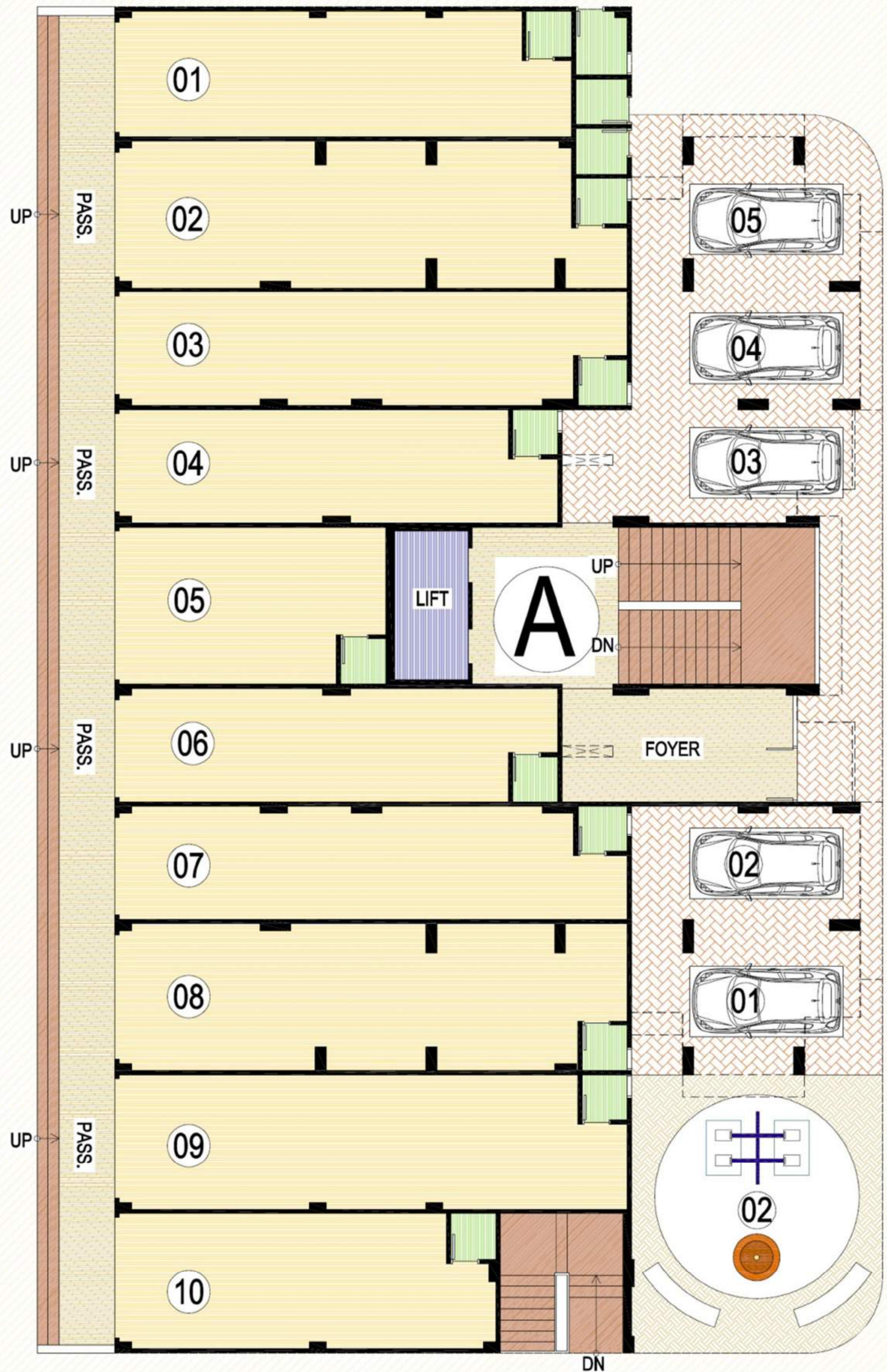


SCALE - N.T.S.



 ARCHITECT DIPAN R. APPA parshwa DESIGN	CONCEPTUAL VIEWS PROJECT TITLE: KALA SAGAR SKIES	 SCALE - N.T.S.
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SHOP NO.	SIZE	B.U.P. AREA
01.	(40'3"x11'1")	474.58 SQ. FT.
02.	(45'3"x13'0")	592.66 SQ. FT.
03.	(45'3"x10'0")	474.47 SQ. FT.
04.	(39'1"x10'0")	412.47 SQ. FT.
05.	(23'11"x13'11")	346.06 SQ. FT.
06.	(39'1"x10'0")	412.47 SQ. FT.
07.	(45'3"x10'0")	474.47 SQ. FT.
08.	(45'3"x13'0")	607.95 SQ. FT.
09.	(45'3"x11'11")	560.80 SQ. FT.
10.	(33'8"x12'0")	426.46 SQ. FT.



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

BLOCK - A GROUND FLOOR PLAN

PROJECT TITLE:
KALA SAGAR SKIES

NOTES :



SCALE - N.T.S.

01.	DRAWING (15'6"X10'0")
02.	BALCONY (4'10"X7'0")
03.	KITCHEN & DINING (15'6"X10'0")
04.	STORE (4'0"X3'7")
05.	WASH (5'9"X5'6")
06.	C.TOILET (4'6"X7'6")
07.	BED ROOM (10'0"X13'0")
08.	TOILET (4'6"X7'10")
09.	BED ROOM (10'0"X10'0")



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

TYPICAL UNIT PLAN
BLOCK C - D - E

PROJECT TITLE:
KALA SAGAR SKIES

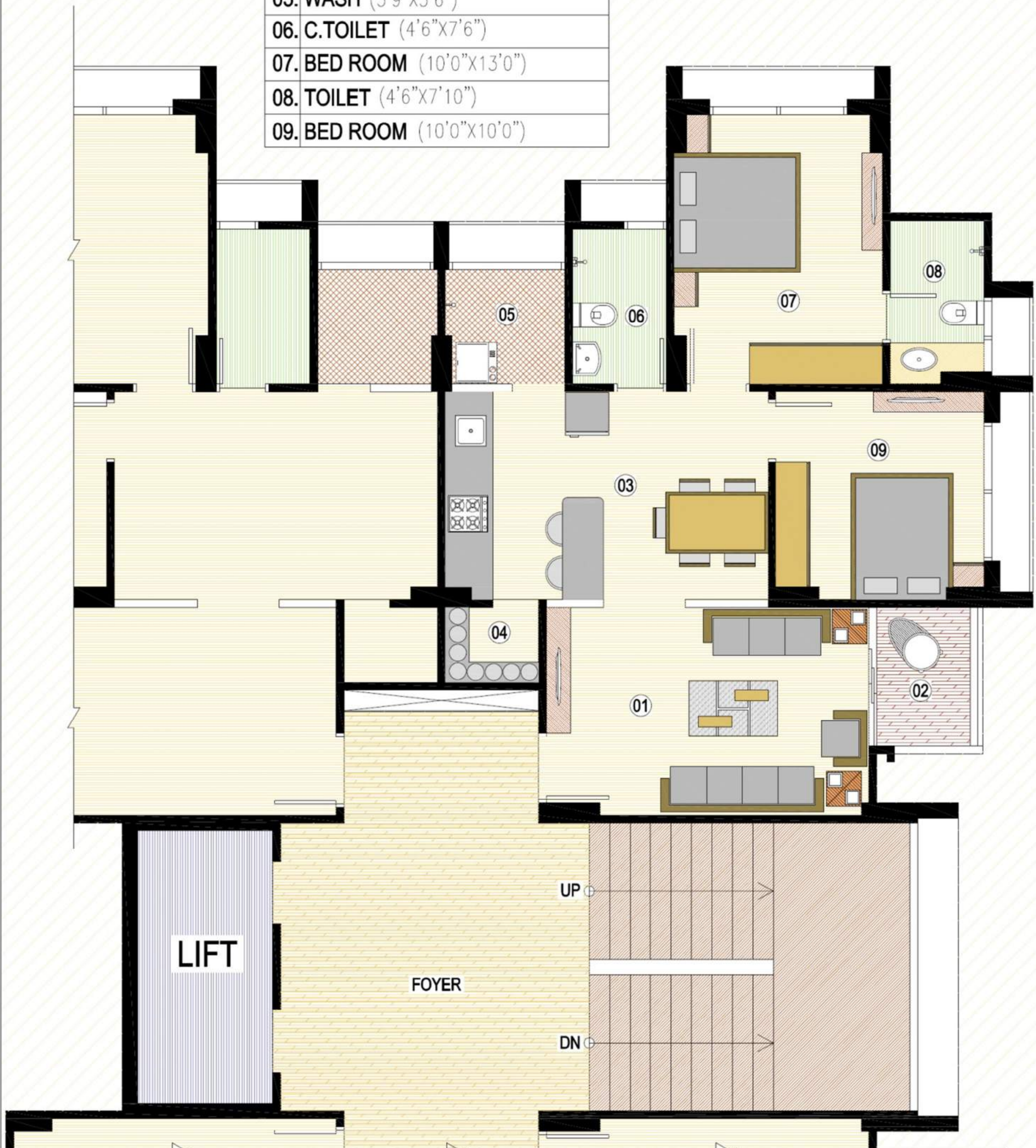
NOTES :

BUILT-UP AREA = 71.05 SQ.MTS.
CARPET-UP AREA = 64.07 SQ.MTS.



SCALE - N.T.S.

01.	DRAWING (15'6"X10'0")
02.	BALCONY (4'10"X7'0")
03.	KITCHEN & DINING (15'6"X10'0")
04.	STORE (4'0"X3'7")
05.	WASH (5'9"X5'6")
06.	C.TOILET (4'6"X7'6")
07.	BED ROOM (10'0"X13'0")
08.	TOILET (4'6"X7'10")
09.	BED ROOM (10'0"X10'0")



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

TYPICAL UNIT PLAN
BLOCK A - B

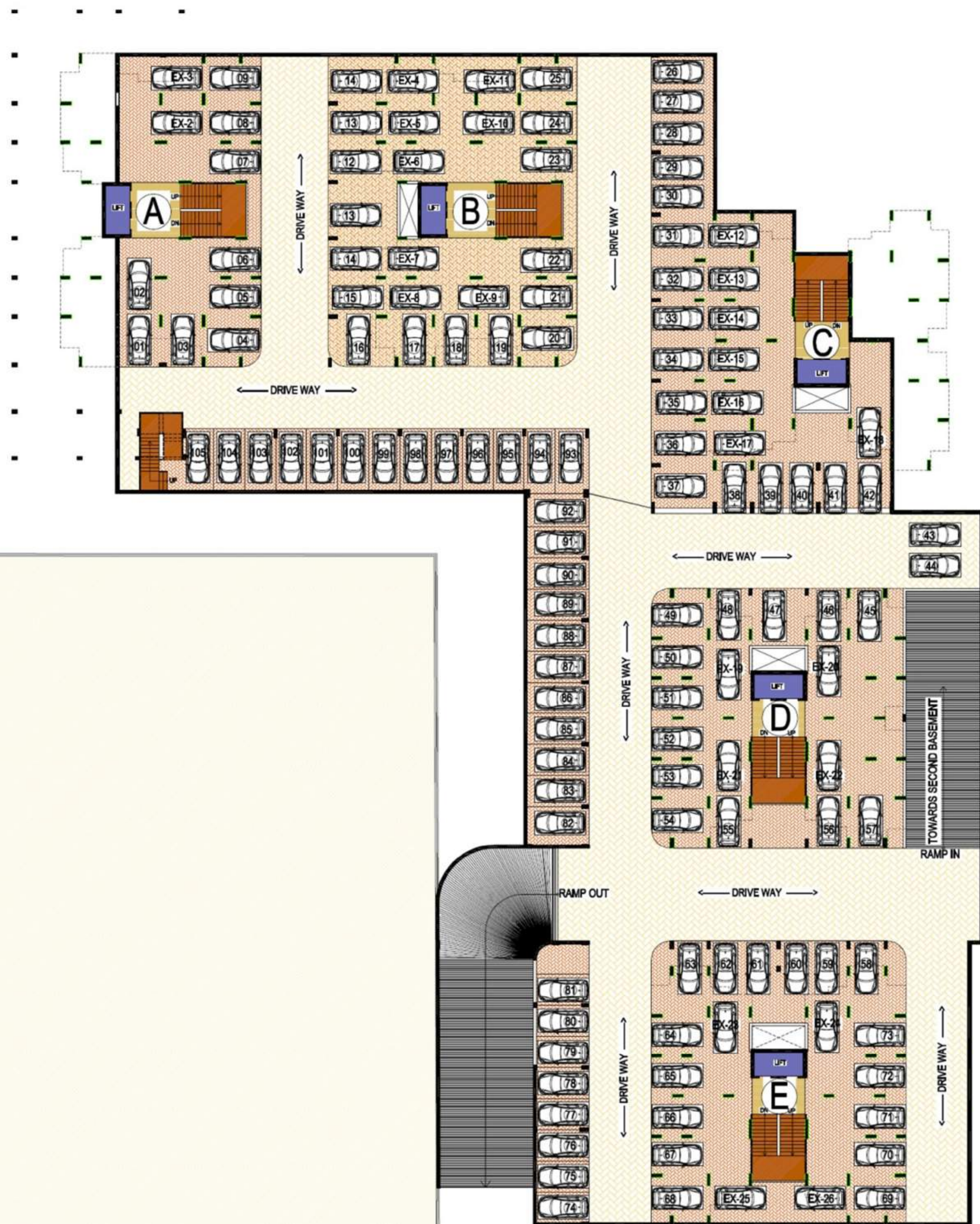
PROJECT TITLE:
KALA SAGAR SKIES

NOTES:

BUILT-UP AREA = 71.05 SQ.MTS.
CARPET-UP AREA = 64.07 SQ.MTS.



SCALE - N.T.S.



<-----18 MTS. WIDE ROAD----->



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

FIRST BASEMENT FLOOR PLAN

PROJECT TITLE:
KALA SAGAR SKIES

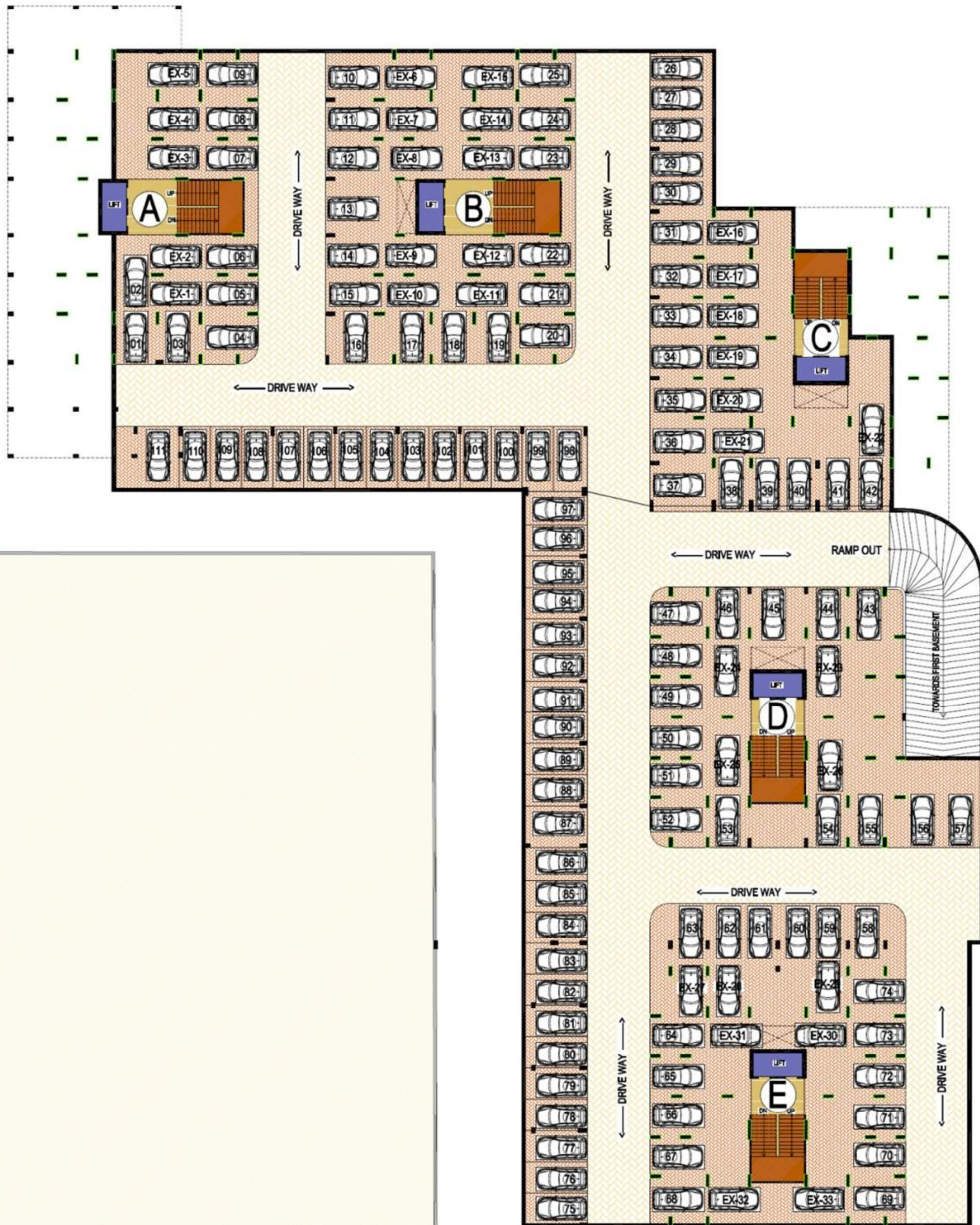
NOTES :

NOS. OF CARS=105
EXTRA CARS (BACK TO BACK)=26



SCALE - N.T.S.

← 30 MTS. WIDE ROAD →



← 18 MTS. WIDE ROAD →



ARCHITECT DIPAN R. APPA
parshwa
DESIGN

SECOND BASEMENT FLOOR PLAN

PROJECT TITLE:
KALA SAGAR SKIES

NOTES :

NOS. OF CARS=111
EXTRA CARS (BACK TO BACK)=33



SCALE - N.T.S.



SPACIFICATIONS OF KALA KALASAGAR SKIES

Flooring :

- 32" X 32" Double Charge Vitrified Flooring in the drawing, dinning bedrooms, kitchen & balcony.

Wash Area:

- Kota stone flooring with dado of glazed tiles up to Sil level
- Separate Ota for washing machine with electric & plumbing point

Kitchen :

- Platform: Mirror polished granite with S. S. Sink
- Decorative tile dado up to lintel level on the walls above the platform

Doors & Window :

- Decorative main entrance door
- Bedrooms & Toilet Doors - Flush Door
- Fittings : Europa make lock & Fittings
- Door Frame : Wooden, Import wood
- Windows sill : Polished Green Stone sill
- Windows : Aluminum anodized sections 1.2 mm thickness (Jindal Make)

Bathrooms:

- Wall : 24" X 12" Decorative tiles dado up to lintel level
- Floor : 1" X 1" floor tiles

Plumbing :

- CPVC/UPVC water supply pipes Supreme/ Astral make
- Plumber make Bathroom fittings
- Cera make sanitary ware

Electrical :

- Main distribution board with ELCB & MLCB of Standard Company with ISI Mark
- Concealed ISI copper wiring with adequate numbers of points in all rooms
- Modular Switches - Standard Company with ISI Mark.
- Provision for DTH - Point (i) Drawing Room (ii) Master Bed Room
- Internet - Internal point in Master Bed Room
- Telephone - (i) Drawing Room (ii) Master Bed Room

External & Internal Finishes :

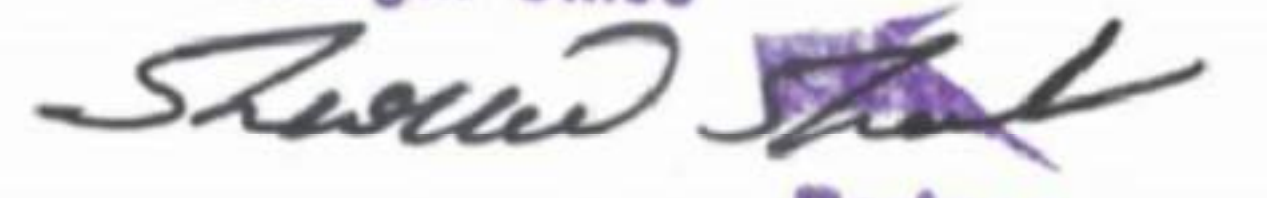
- External : Sand Face Plaster with acrylic paint
- Internal : Single coat mala plaster with putty finish Birla / J.K. make

નોંધ : સ્પેસીફિકેશનમાં જણાવ્યા મુજબના તમામ માલ, મટીરીયલ વગેરે અલગ- અલગ

કંપનીઓ/ફેક્ટરીઓ/ઉત્પાદકો દ્વારા પ્રોડક્શન કરવામાં આવતું હોય તેની ગેરંટી/વોરંટી આવી

કંપનીઓ/ફેક્ટરીઓ/ઉત્પાદકોને આધિન રહેશે.

For, V-3 Construction Company
A/c. Kalasagar Skies


Partner

V3 CONSTRUCTION COMPANY

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V3 CONSTRUCTION COMPANY

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ARCHITECT



STRUCTURAL ENGINEER

PARAS D SHARMA
MO : 9426319654

LEGAL ADVISOR

R.J.DAVE
(ADVOCATE HIGH COURT)

SITE ADDRESS **KALASAGAR SKIES**

T P 44, NR. KALADHAM,100 FT ROAD,
VISAT GANDHIAGAR HGHWAY, AHMEDABAD - 382 424.

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