Shiv

Kailasa

The peak of happy living

A PROJECT BY

OM SHIVAM BUILDCON PVT. LTD.

Shiv Kailasa

The peak of happy living

When you see it first, it's only a house. But then you start imagining.

You mentally fill the corners and spaces with your possessions: the sofa in the living room with the gorgeous view, the old book case by that wall over there, the Godrej ki almaari tucked into the big bedroom.

And that's when you know.

You picture your kids sprawled across the floor in their cosy room, drawing the usual "happy family" picture. You can almost hear the laughter as they chase each other around in the gardens outside.

And that's when you know.

In the light-filled kitchen, you can almost see stocked shelves, almost smell the lingering aroma from the spice jars, almost taste the Sunday feast.

And that's when you know.

You wander out to the balcony and see yourself sipping tea while taking in the sunrise. Or, you have a vision of secretly feeling proud as you catch your friends getting a tiny bit jealous looking at your home. Ahh, did you notice? You just called this place - yes! - your home.

And that's when you really know.

Central India's leading property developers, **Kapse Brothers** of **Om Shivam Buildcon**, bring you their - and this emerging city's - most ambitious project till date. Visit the Shiv Kailasa site near MIHAN.

We'll be happy to show you around the wide range of offerings, one of which to make your own.

Come take a look. And when you do, we promise you, you'll just know.

Because Shiv Kailasa is much more than a house and, dare we say, even more than a home.

It is the peak of happy living.

For those who want more

Shiv Kailasa
The peak of happy living

Shiv Kailasa is our attempt to create a new sophisticated lifestyle for you and your loved ones. Spread over 13,09,765 Sq.Ft. and with several multistoried towers... it is a township unparalleled in its size and stature. We have combined serene lush surroundings with modern amenities that cater to your overall well-being. It is a self-contained entity where each day is a cause for celebration.

THE GRAND ENTRANCE GATE AND SECURITY CHECK POST WITH BOOM BARRIERS MECHANISM AT SHIV KAILASA

The luxury of convenience

Shiv Kailasa
The peak of happy living

With the satisfaction of the end user being our prime objective, we have created comfortable apartments for you to call home. Our spacious layouts promise you ease of movement within your home and good light and air circulation ensure freshness through the day. The township offers you a choice of several towers of 2-BHK and 3-BHK apartments with various flat areas to choose from as per individual budget and taste. Each tower houses 64 apartments, ensuring many neighbours to fulfil all your social needs.

AESTHETICALLY DESIGNED TOWERS AT SHIV KAILASA

For retail and entertainment

Shiv Kailasa
The peak of happy living

Integrated within the township is a multistoried commercial tower with a total area of over 2 lakh Sq.Ft., housing a hotel, a restaurant and space for office and retail. It is a testimony to the completeness of the township where all your basic and entertainment needs are met within the premises, adding to the ease of living.

TOWERS OVERLOOKING THE CLUB HOUSE AT SHIV KAILASA

Shiv Kailasa
The peak of happy living

CENTRAL HUGE OPEN SPACE WITH CLUB HOUSE AND GARDEN







Note: Images shown here are for representation purpose only

Amenities

NATURE AND LANDSCAPE
- Well designed landscaped gardens at various clusters
- Central huge open space with Club House and Garden
- Large Water Bodies
- Garden Walkways
- Senior Citizens Interactive Area
- Water Walls and Fountains
- Party Lawns

HEALTH AND FITNESS
- Jogging Track
- Yoga / Meditation Space
- Ultra modern state-of-the-art gymnasium

SPORTS
- Separate swimming pools for gents and ladies
- Swimming pool for kids
- Table Tennis
- Snooker / Pool Table
- Chess
- Carom
- Cricket Practice Pitch
- Air Hockey
- American Soccer Table

SECURITY AND SAFETY
- Single compound wall all around the campus
- Round-the-clock security and surveillance with walkie-talkie
- Security Cabin
- Security gate with boom barriers mechanism
- Intercom facility
- Audio-video intercom for main entrance door of each flat
- Fire Fighting System

ENTERTAINMENT
- Cafeteria
- Play area for kids

CONVENIENCE
- Daily need super market
- Utility Shops
- Restaurants
- Party Hall
- Residential Hotel
- Gymnasium
- Indoor Kids Play Area
- Bank
- ATM
- Salon
- Spa (Gents and Ladies)
- OPDs and Pathology Laboratory
- Drug store / Pharmaceutical
- 24x7 Ambulance Service
- Easy bus approach from campus
- Library
- Banquet Hall
- Kitty Party Hall
- Space for Aerobics, Zumba for exercise and Karaoke

VALUE ADDITION
- Power Back-up for lifts and common area
- High speed elevators (13 and 8 passenger)
- Rain Water Harvesting System
- Sewage Treatment Plant (STP)
- Garbage Chute
- Solar water in common bathroom of each flat from solar water heating system
- Two solar powered light and one solar powered fan in each flat
- POP to each flat of top floor only

OTHERS
- Internal Concrete Roads
- Paved Pathway
- Attractive Grand Entry
- School Bus Pick-up





Note: Images shown here are for representation purpose only

AERIAL VIEW DEPICTING THE STATURE AND GRANDEUR OF SHIV KAILASA

Shiv Kailasa
The peak of happy living

1. SHIVALIK
2. KANCHENJUNGA
3. KANGRI
4. HARDEOL
5. DUNAGIRI
6. TRISULI
7. PURNA
8. PAINGANGA
9. PRANHITA
10. MANJIRA
11. WAINGANGA
12. GIRNAR
13. KAPILA
14. ARVALAM
15. BHILLAR
16. AMBOLI

Building No. 10
Building No. 11
Building No. 9
Building No. 14
Building No. 5
Building No. 4
Building No. 8
Building No. 7
Building No. 6
Building No. 15
Club House
Building No. 3
Building No. 2
Building No. 1
Building No. 13
Building No. 12

Tapas
Vedas
Tejas
Vindhya
Sahyadri
Aravali
Vidya
Vedanta
Samruddhi
Shanti
Sukh
Prana
Prithvi
Akash
Gulmarg
Kasuli
Kalpa
Cauvery
Bhargavi
Girija
Indrayani
Vaitarna
Pavna

NOT FOR SALE

E
N
S
W



ONE OF THE IMPOSING TOWERS AT SHIV KAILASA

Specifications

Shiv Kailasa
The peak of happy living

STRUCTURE

- RCC framed structure to withstand wind and seismic loads. Internal and external walls as per the structural requirement
- Fly ash brick masonry for internal and external wall

PLASTERING AND PAINTING

- Internal single coat cement plaster with putty finish
- External double coat sand faced cement plaster
- Weather proof paint of premium quality for external wall and premium quality emulsion for internal wall
- Ceiling of Asian / Dulux / Nerolac / Berger make

DOORS AND WINDOWS

- Main Entrance Door - Steel door
- Bedroom Doors - Flush door with good quality hardware fittings / Steel door
- Toilet Doors - PVC / Glass / Fibre
- Two track powder coated aluminium sliding windows / UPVC window with Safety grille
- SS Railings / Glass Railings for all balconies / terraces

KITCHEN

- Granite top modular kitchen with stainless steel sink
- Glazed / Ceramic tiles dado above platform upto 4 feet height
- Provision for municipal water
- Provision of kitchen chimney / exhaust fan

FLOORING

- Floor tiles of Simpolo / Somani / RAK / Alfanso / Imported make
- 800mm x 800mm vitrified tiles for living room
- Laminated wooden flooring for master bedroom
- 600mm x 600mm vitrified tiles for other bedrooms and kitchen
- Anti-skid ceramics tiles for toilets, balconies and staircase lobby
- Granite stone tile for treads and risers of staircase

PLUMBING

- Branded CP fittings and Sanitary fixtures like Jaquar / Cera / Hindware / Plumber / Imported for all bathrooms
- Centralised Solar Water Heating System

ELECTRICAL

- Modular switches of Havells / Wipro / Haiger / Schneider
- Concealed copper wiring of Polycab / R R cable / Havells / Panasonic
- Geyser point in all toilets
- A.C. Power point in living room and all bedrooms
- T.V. Point in living room and master bedroom
- Telephone point in living room and all the bedrooms
- Light points and power sockets in the kitchen for various appliances
- 4.5 points per room and one earth leakage circuit breaker for each apartment

WATERPROOFING

- Proper waterproofing for bathrooms, utility area and terraces

FIRE SAFETY

- Fire fighting system

SECURITY SYSTEM

- CCTV at entrance and common areas
- Intercom facility for every individual building
- Biometric access control for basement and ground floor lift lobby

ELEVATOR / LIFT

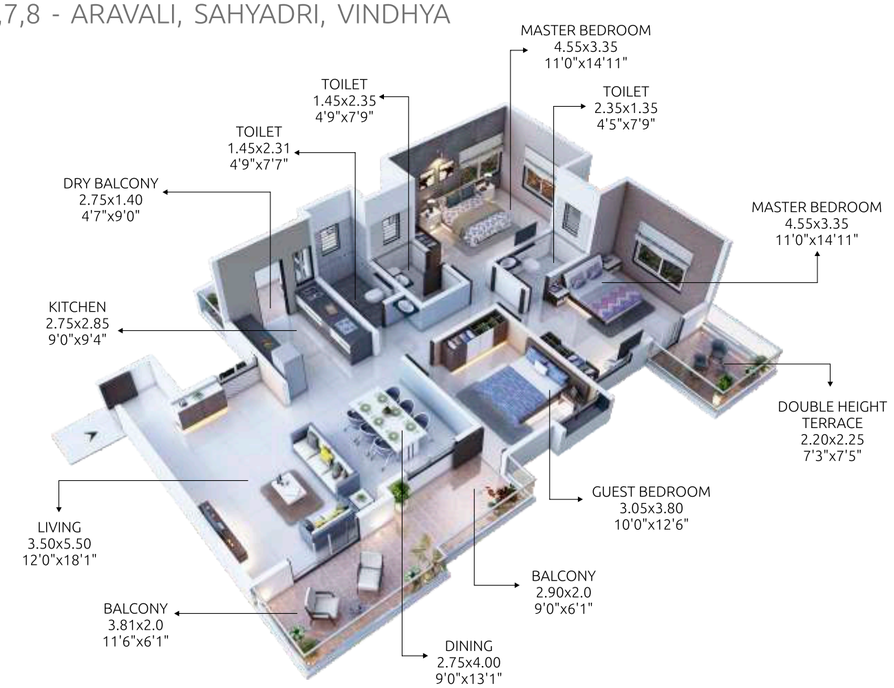
- 13 passenger high speed lift with power back-up
- 8 passenger high speed lift with power back-up

RAIN WATER HARVESTING & STP

- Provision of rain water harvesting systems as per norms
- Sewage treatment plant shall be provided as per norms. Treated water will be used for flushing and gardening

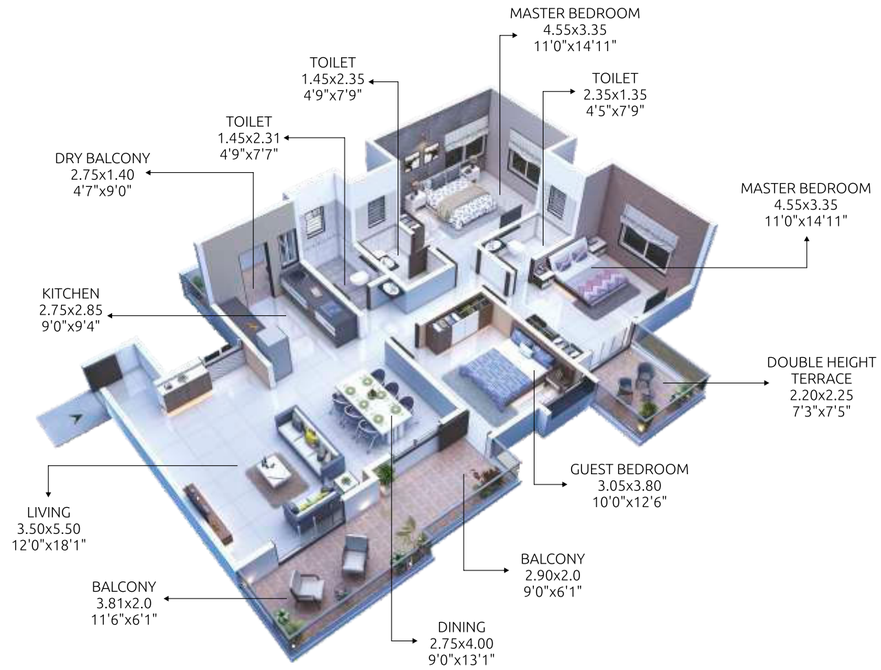
3-BHK Isometric View (Even Floor Nos.) - 2,4,6,8,10,12,14,16

Building 6,7,8 - ARAVALI, SAHYADRI, VINDHYA



3-BHK Isometric View (Odd Floor Nos.) - 1,3,5,7,9,11,13,15

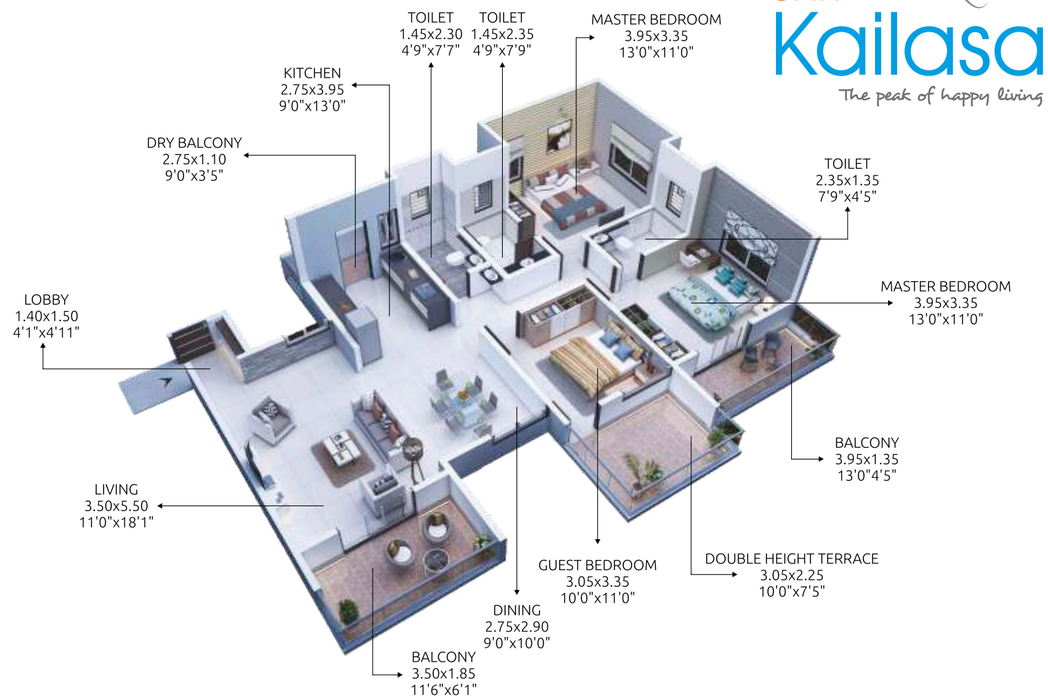
Building 6,7,8 - ARAVALI, SAHYADRI, VINDHYA



3-BHK Isometric View (Even Floor Nos.) - 2,4,6,8,10,12,14,16

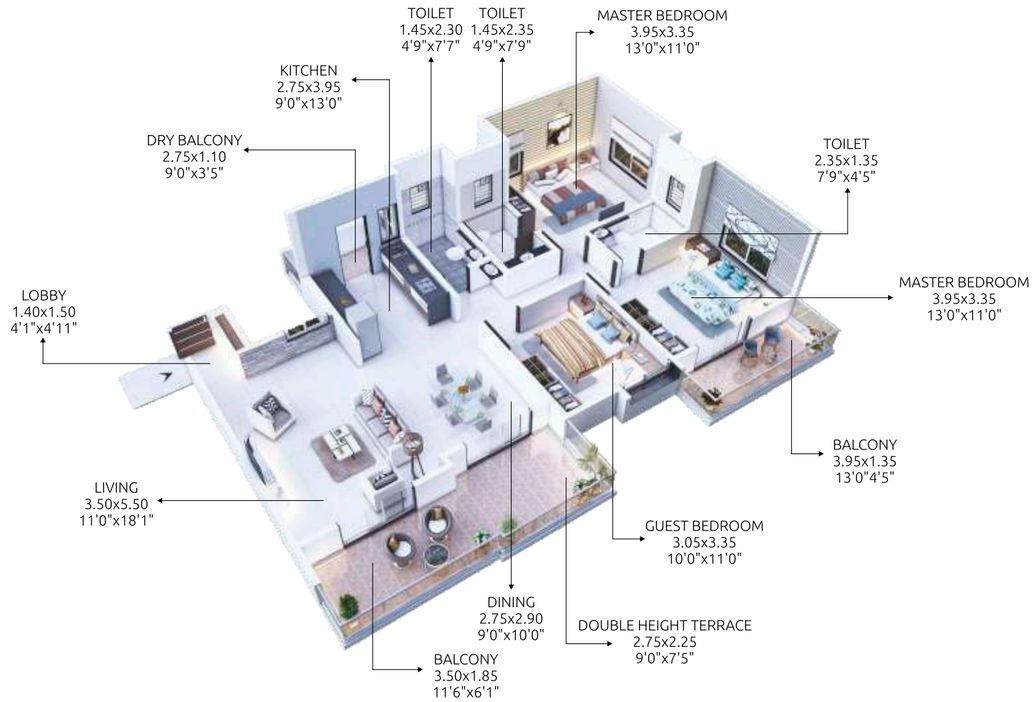
Building 13 - CAUVERY, KALPA, KASULI, GULMARG

Shiv Kailasa
The peak of happy living



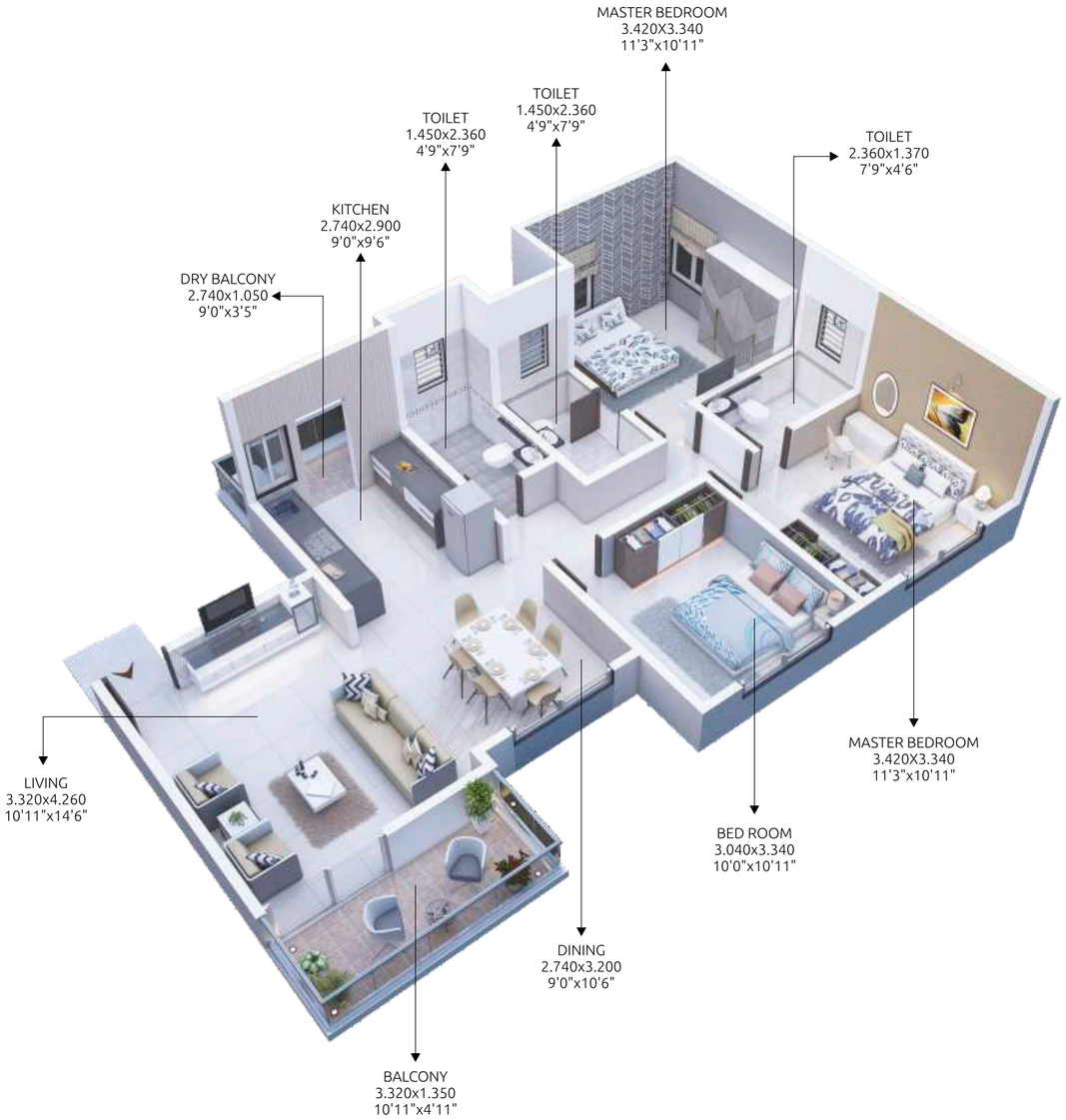
3-BHK Isometric View (Odd Floor Nos.) - 1,3,5,7,9,11,13,15

Building 13 - CAUVERY, KALPA, KASULI, GULMARG



3-BHK Isometric View

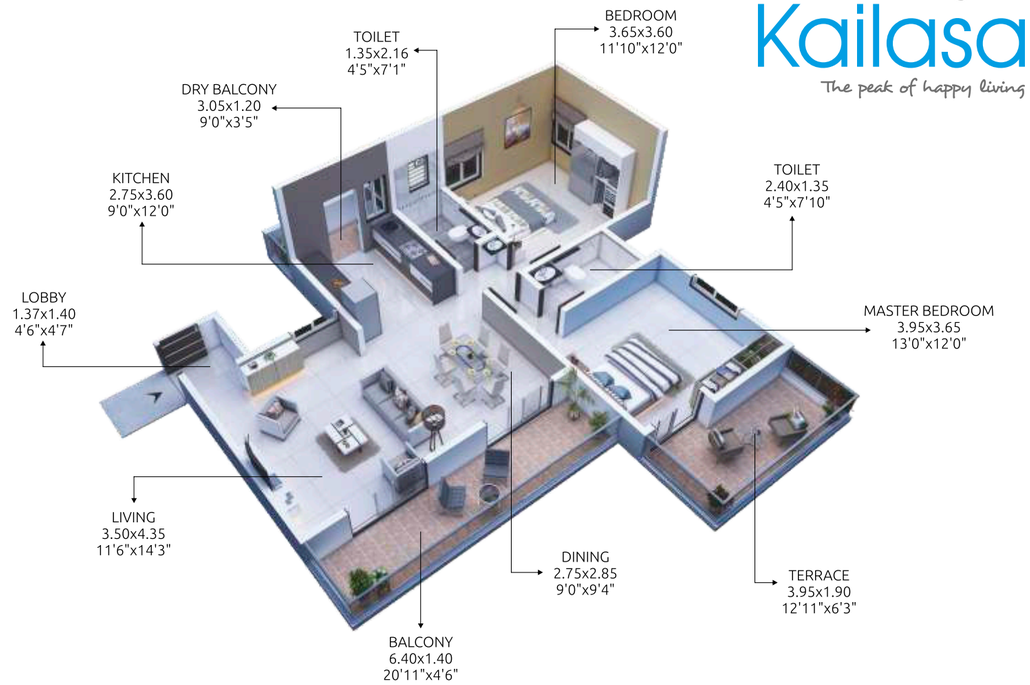
Building 10 - AMBOLI, BHILAR, ARVALAM, KAPILA, GIRNA



2-BHK Isometric View (Even Floor Nos.) - 2,4,6,8,10,12,14,16

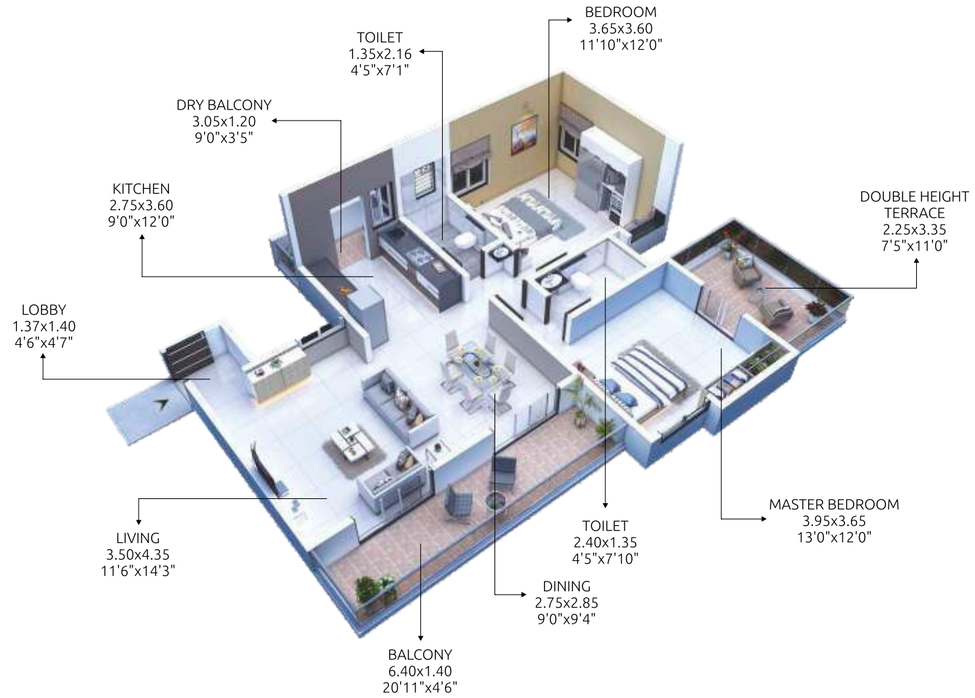
Building 12 - PAVNA, VAITARNA, INDRAYANI, GIRIJA, BHARGAVI

Shiv Kailasa
The peak of happy living



2-BHK Isometric View (Odd Floor Nos.) - 1,3,5,7,9,11,13,15

Building 12 - PAVNA, VAITARNA, INDRAYANI, GIRIJA, BHARGAVI



2-BHK Isometric View (Even Floor Nos.) - 2,4,6,8,10,12,14,16

Building 3 - AAKASH, PRITHVI, PRANA



2-BHK Isometric View (Odd Floor Nos.) - 1,3,5,7,9,11,13,15

Building 3 - AAKASH, PRITHVI, PRANA



The finer things in life

Shiv Kailasa
The peak of happy living

Our township epitomizes urban modern living in an idyllic natural setting, bringing in the much needed balance in our lives. With ample area dedicated to green open spaces, the township is in harmony with nature and offers many activity spaces for the young and old alike. Children are free to run around and play without any fear which is a crucial factor for their development. Away from the chaos and stress of city life, grown-ups too have the space to unwind and engage in fruitful activities within the township.

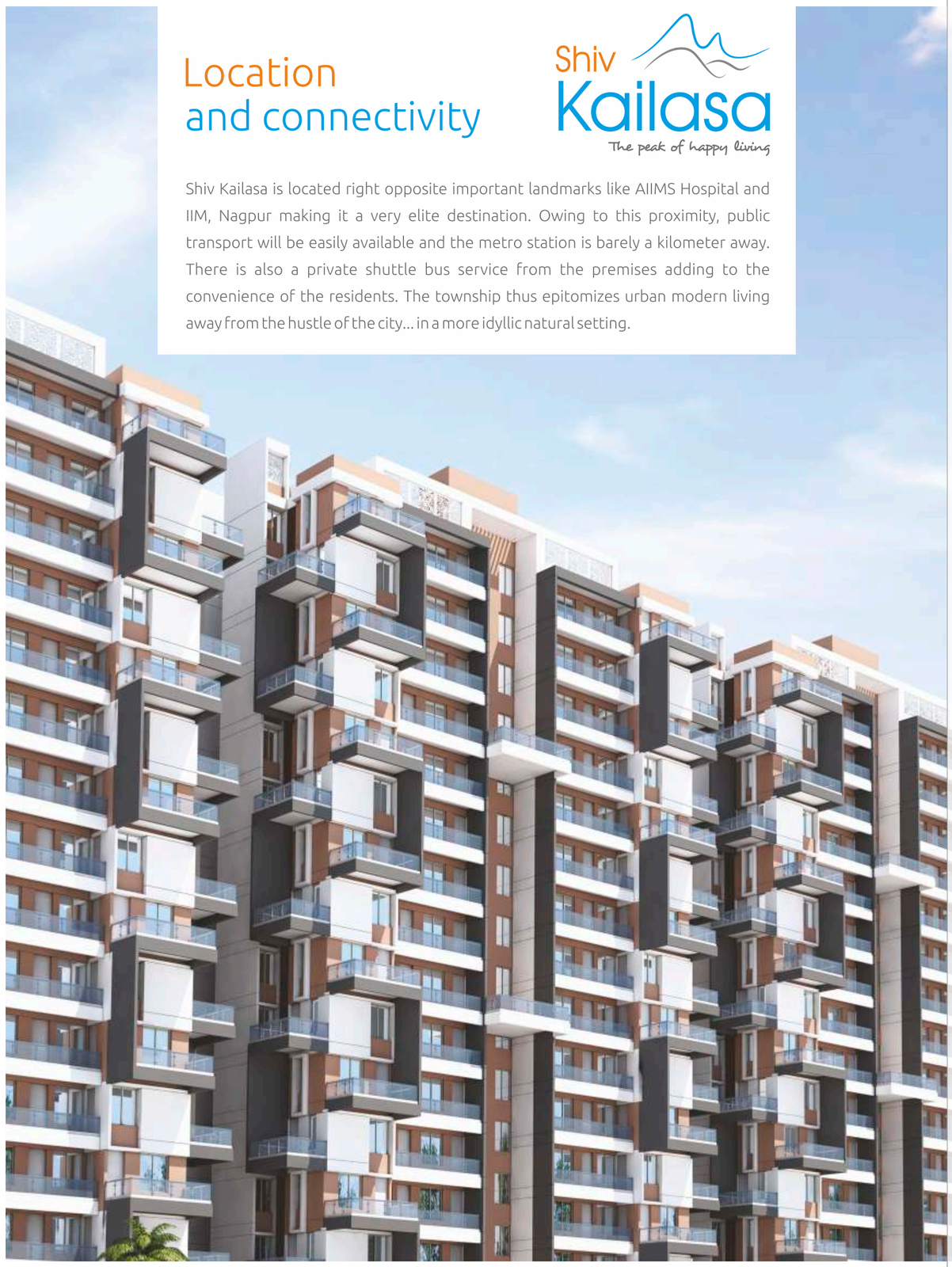


AMPLE WIDE OPEN SPACES AND INTERNAL CONCRETE ROADS AT SHIV KAILASA

Location and connectivity

Shiv Kailasa
The peak of happy living

Shiv Kailasa is located right opposite important landmarks like AIIMS Hospital and IIM, Nagpur making it a very elite destination. Owing to this proximity, public transport will be easily available and the metro station is barely a kilometer away. There is also a private shuttle bus service from the premises adding to the convenience of the residents. The township thus epitomizes urban modern living away from the hustle of the city... in a more idyllic natural setting.



Site Address
Shiv Kailasa,
Plot No. 237/1,238/1,
238/2,239,241,242,
247/1, Kh. No. 70,71,
72,73,74,76/1/B,76/2,
76/3,77/1/A,
Mouza Sondapar,
Near AIIMS, IIM, DPS, MIHAN,
Tah. Hingna, Dist. Nagpur



Architects
Ar. Sushil Kocheta
Incise Design Studio,
Pune
+91-98224 45530

Ar. Sachin Sutar
Unusual Spaces,
Pune
+91-98220 86603

Structural Consultant
P.S. Patankar
Patankar Consultants Pvt. Ltd.,
Nagpur
+91-98222 24906

Legal Consultant
Adv. Sahil Bhangde
Nagpur
+91-94221 48978

Financial Consultant
M/s Shah & Raut
Nagpur
+91-98231 08373

PROJECT BY

OM SHIVAM BUILDCON PVT. LTD.

AN ISO 9001-2015 COMPANY

A venture of Kapse Brothers

maharera.mahaonline.gov.in

Maha-RERA Registration No.

PHASE-I
P50500018424

PHASE-II
P50500029945

Regd. Office
Plot No. 10, Rohera Arcade, Ajni Square, Wardha Road,
Nagpur - 440 015 (M.S.), INDIA

Visit us at: www.omshivambuildcon.com

MEMBER
CREDAI
NAGPUR METRO

deepak kaswa +91-9823068326

Note: This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, designs, dimensions, etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the Company at its sole discretion and without any notice.