

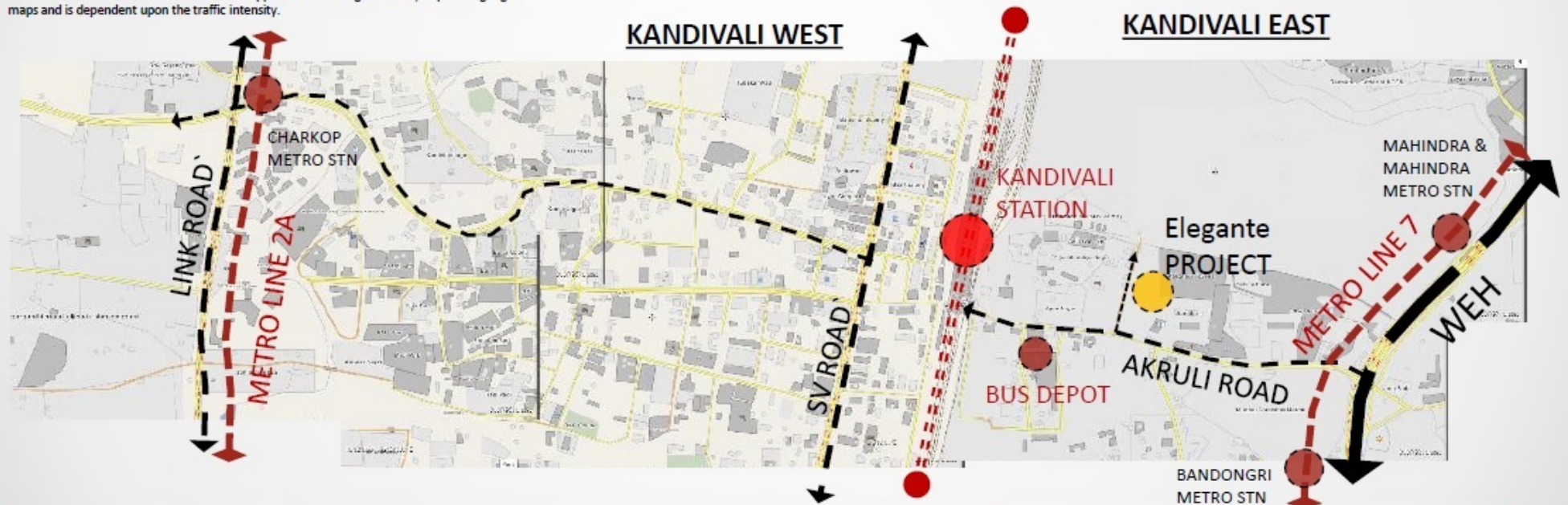
# Physical Infrastructure

## DISTANCE FROM SITE

1. KANDIVALI RAILWAY STATION :600 m (6 min)
2. BUS DEPOT :300 m (2 mins)
3. WEH :1 km (5 mins )
4. SV ROAD : 2.7 Km (12 min )
5. LINK ROAD : 4.7 km (20 min)
6. METRO STATIONS
  - a Charkop – 3.8 km (11 min)
  - b. Mahindra & Mahindra – 1.1 Km (4 min).

\*\*Please note the distances mentioned are approximate driving distances, as per the google maps and is dependent upon the traffic intensity.

- Proximity to transit corridors: railway station, metro station & bus depot
- Well connected to other parts of city by few of the prominent road network : Western Express Highway, SV Road & Link Road
- Lies between 2 metro lines : 2A connecting Dahisar to DN nagar & metro line 7 connecting Andheri East to Dahisar East.



*"Time is the longest distance between two places" – Kandivali, usp Elegante has the best connectivity and thus reducing the commute time*

## Social Infrastructure & Landmarks

### Schools/Colleges (within 3 km range)

- Orchids The International School
- Shri Balaji International School
- Thakur International School
- Cambridge School
- Ryan International School
- Swami Vivekanand International School & College
- Thakur Polytechnic
- Bal Bharati's M J Pancholia College Of Commerce
- M.K.E.S College of Law

### Malls

- Grovels 101 mall - 650 M
- In orbit mall - 7.1 KM
- Infinity mall - 4.1 KM
- Oberoi mall - 4.2 KM

### Banks (within 1 km range)

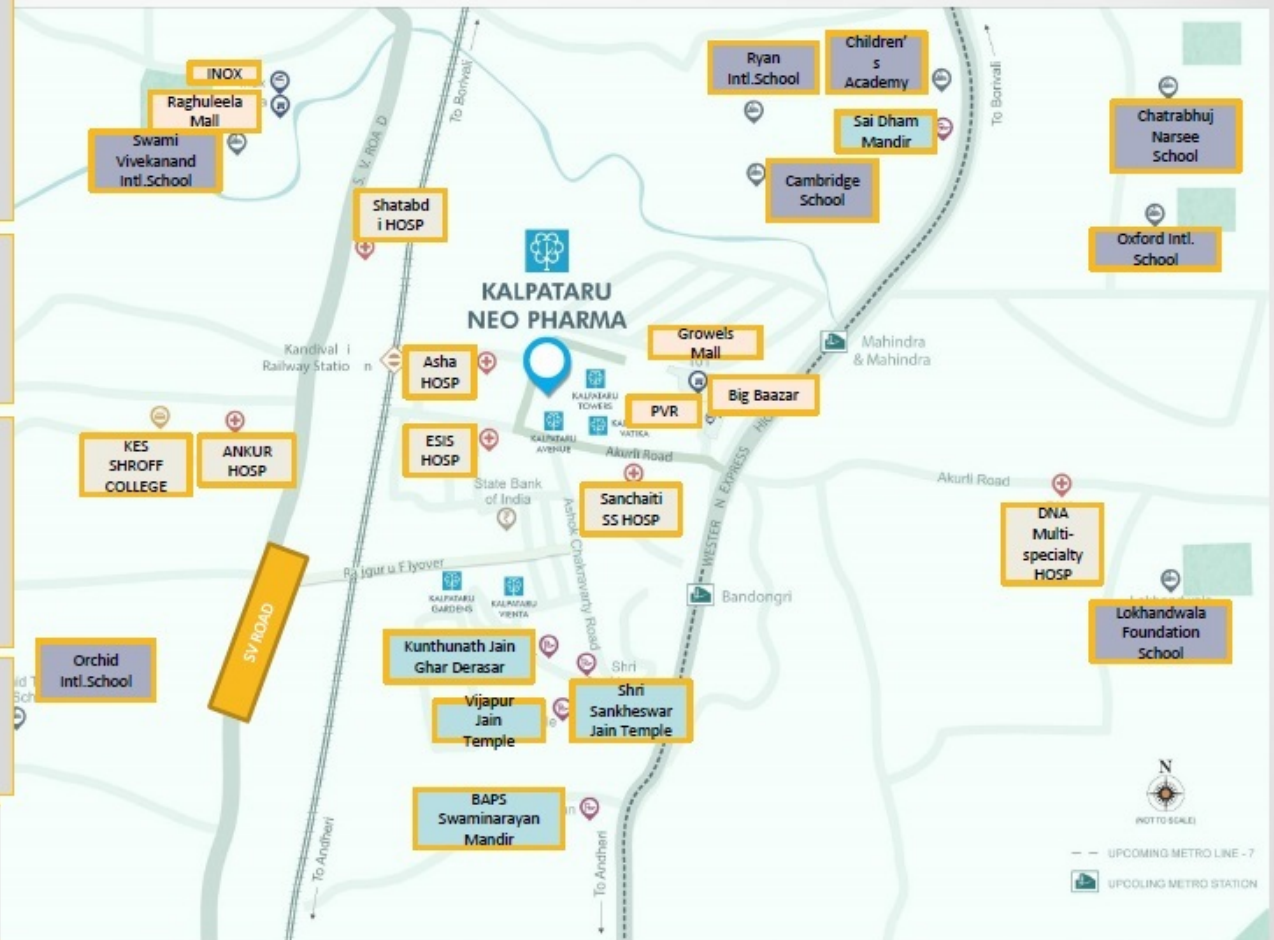
- Dena Bank
- Axis Bank
- Bank Of Baroda
- UCO Bank
- Bharat Bank
- Union Bank Of India

### Auditoriums (within 3 km range)

- ASPEE Auditorium
- Thakur Auditorium
- Acharya Shree Tulsi Auditorium

### Hospitals (within 1.5 km range)

- ESIC Hospital
- Sanchaiti Hospital
- Ankur Hospital



## Site Features

### Site Area - 0.93 Acres

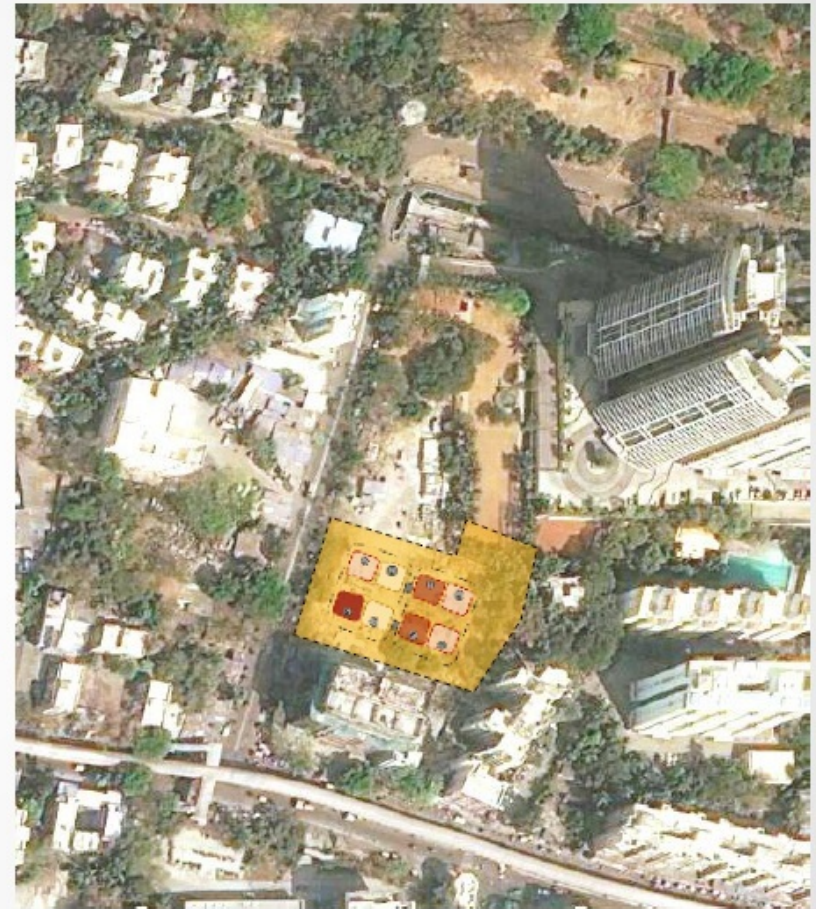
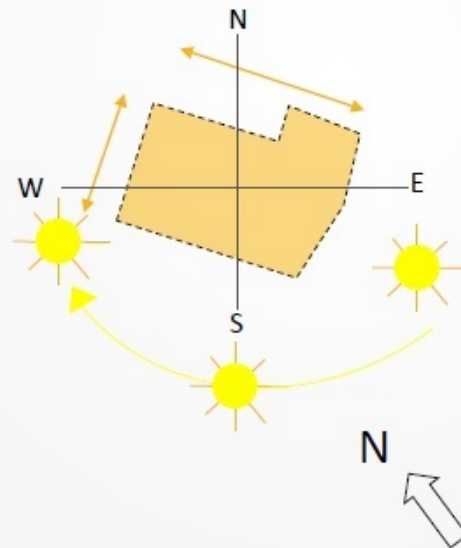
- Since the site area is really small (Less than an acre), the open spaces and other aspects are really tight.
- To meet the FSI requirements we need to go vertical, as we have limited access to horizontal expanding.
- Very few amenity can be planned on the Ground Level and thus the concept of Vertical amenities has been introduced.

### Site Shape - Rectangular

- It ensures better Site layout.
- It gives opportunity for an efficient design

### Site Orientation

Larger Side facing SW & NE hence larger side is able to utilize the maximum sun rays.



## Project Overview

Project Name	Kalpataru Elegante
Plot Area	0.93 Acres
Apartment typology	1 BHK, 2 BHK (Optima) , 2 BHK (Grande)
Number of Towers	1 Tower : 2 Bays
Number of Floors	40 Habitable Floors (Excluding 8 Podium Floors+ 2 level of amenity floors + 1 service floor) i.e 50 Floors
Floor Section Details	Ground+8 podium floors+2 amenity levels+40 Habitable floors + Terrace
Parking location	8 podium floors
Parking Type	Single Aisle Parking
Total Units	310 Units
IGBC	Designed as per green building guidelines by IGBC Green Homes rating system

### Consultants on board

Architect	KAPADIA ASSOCIATES DESIGN LLP
Landscape	TORLESSE ASSOCIATES
Structural	GOKANI CONSULTANTS AND ENGINEERS
MEP & Plumbing	S.N.JOSHI CONSULTANTS PVT.LTD.

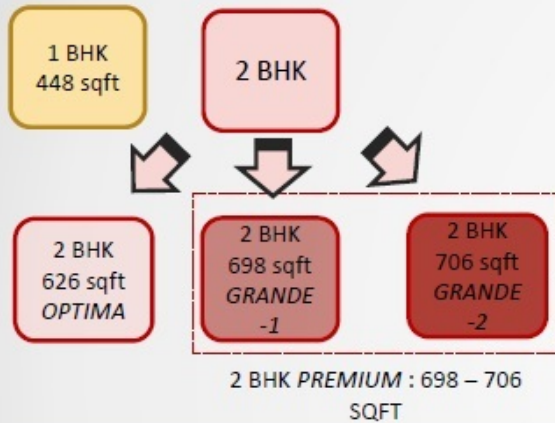


### Tower Level Info

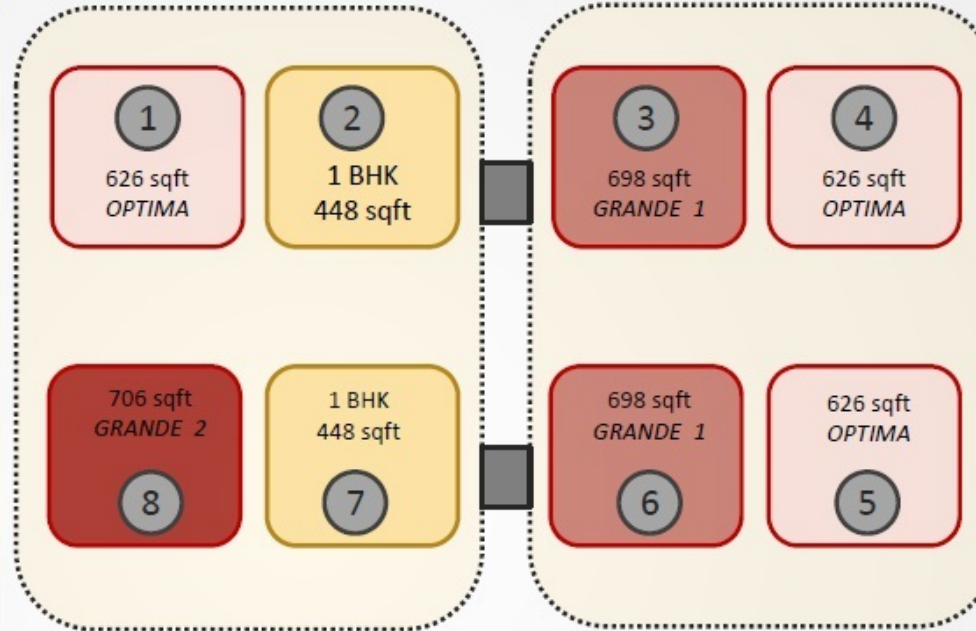
- 1<sup>st</sup> habitable floor = 131 Feet above ground level
- Podium Top = 117 Feet above ground level
- G+8 Podium Parking + 2 Amenity floor + 40 Habitable floors
- 7 Refuge levels = 1<sup>st</sup> Amenity Floor, 6<sup>th</sup> Res Floor, 13<sup>th</sup> Res Floor, 20<sup>th</sup> Res Floor, 27<sup>th</sup> Res Floor, 34<sup>th</sup> Res Floor and Terrace level
- Driver and staff area along with servant's Toilet at the P1 Level = 554 Sqft (~Total Area)

# Product Mix

As target group is Mid segment working population the project offering is 1 & 2 Bhk configuration.



## Schematic Typical Floor Plate

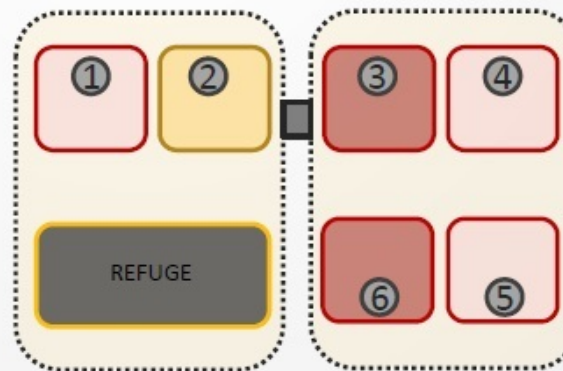


- The floor plate divided into 2 bays with 4 apt each
- 8 apartments/ floor
- 2 BHK : 6 apt
- 1 Bhk : 2 Apt

- 1 BHK : 2 & 7 Series
- 2 BHK OPTIMA : 1, 4 & 5 series
- 2 BHK Grande -1 : 3,6 series
- 2 BHK Grande -2 : 8 series

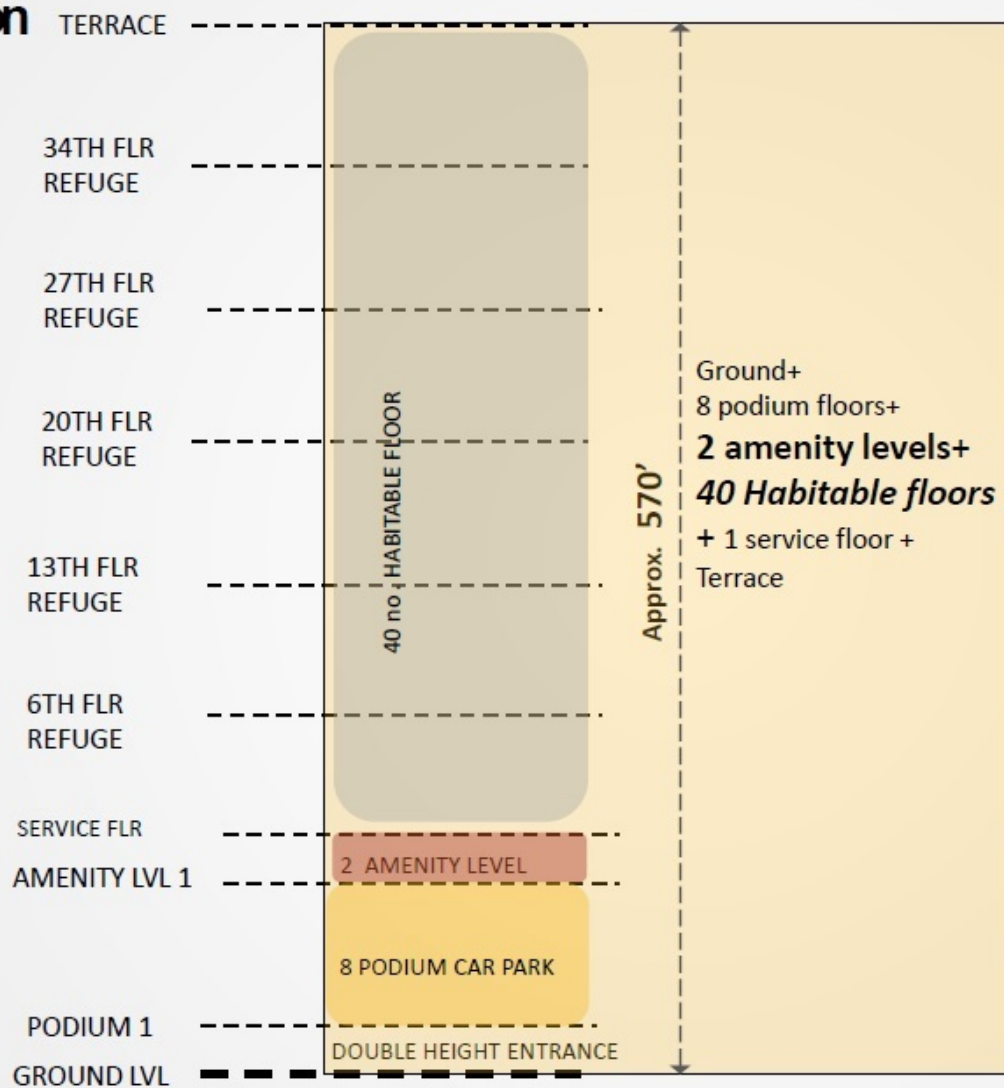
Typology	Number of Units	RERA CA of apartment in SqFt	% Product Mix	No of Apt	% Product Mix
1 BHK	75	448	24%	75	24%
2 BHK Optima	120	626	39%	120	76%
2 BHK Grande -1	80	698	26%	80	
2 BHK Grande -2	35	706	11%	35	
Total				310	

## Schematic Floor Plate of Refuge Floor



- 7 Refuge levels = 1st Amenity Floor ,6th, 13th, 20th, 27th, 34th and Terrace level
- 5 residential refuge floors

# Schematic Section



*Living at top of world*

**Total Habitable Floors – 40**  
**Total Refuge Floors – 7 Floors**  
**Parking Levels – 8 Podiums**  
**Entrance Lobby – Ground floor (6.1 m Double height)**  
**Typical Floor – Floor height – 3.15 m**

Terrace level at the 50th floor from ground (Also the 7th refuge floor) – Above that the service level required for Over head tanks – Above the OHTs we have Solar Panels

# Ground Level

- Two Entrances : Main & Secondary for service
- Separate Entrance for Pedestrians
- 9 M wide Drop Off
- 6 M wide two Driveway & Ramp

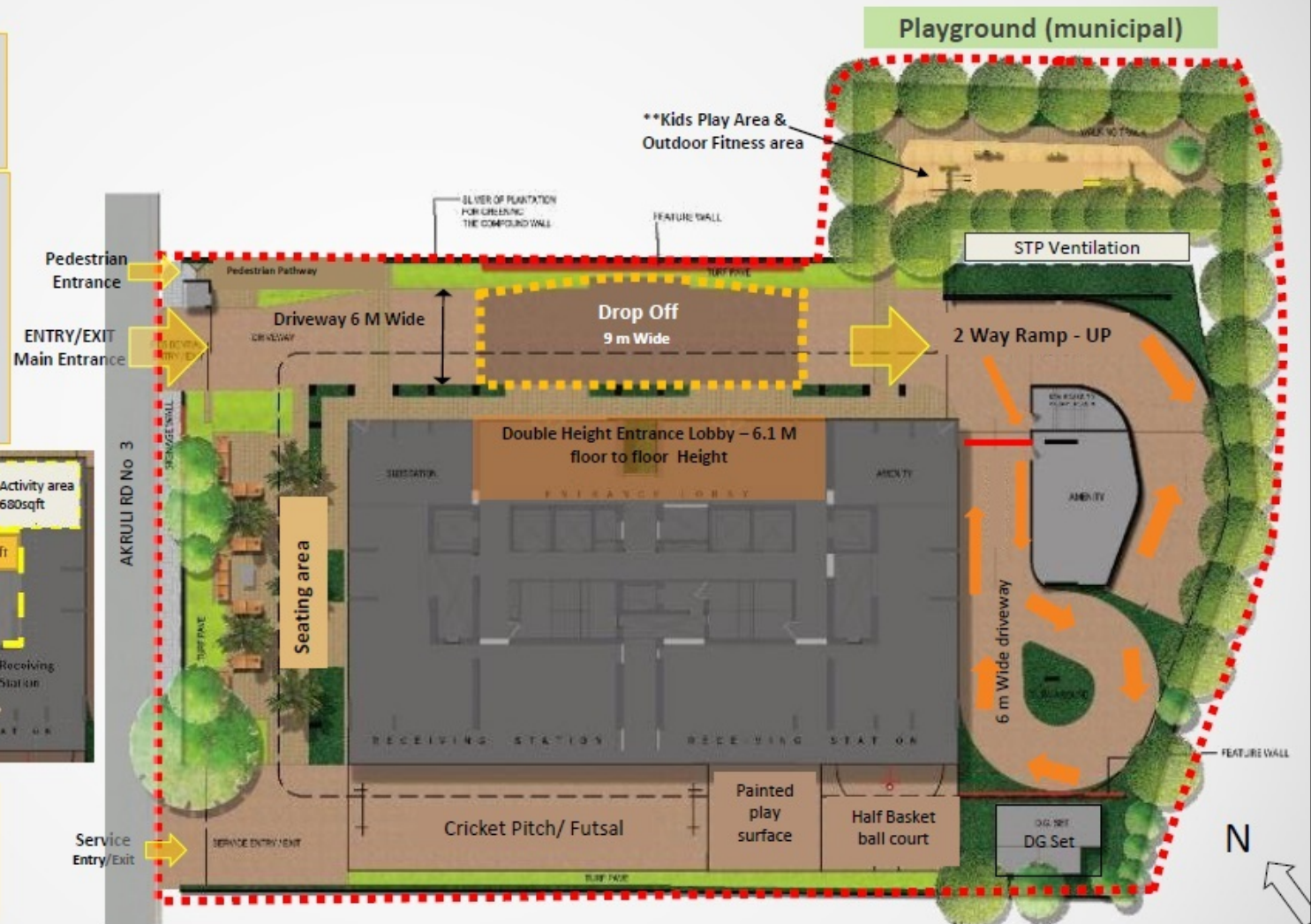
## Amenities on Ground Floor:

1. Seating Area
2. Cricket pitch
3. Painted Play Surface
4. Half Basket Ball court
5. \*\*Kids Play & Outdoor Fitness area
6. Walking Track
7. Double height Entrance lobby
8. Mail Boxes
9. Meter room



## Service Areas on Grd Floor

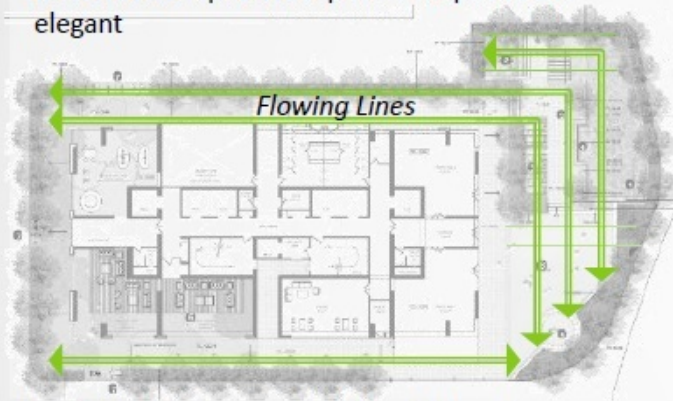
- DG Set
- Transformer area
- Receiving Station
- Fire Control Room



\*\* Provision of Kids play Area on Ground floor is dependent on Liason approval if granted

### Utilitarian Elements:

- **Value for each sq feet :** Use of horizontal & vertical line that helps in efficient planning no use of curves hence no negative spaces & corners. Leading to interwoven dependent spaces. Simplistic and elegant



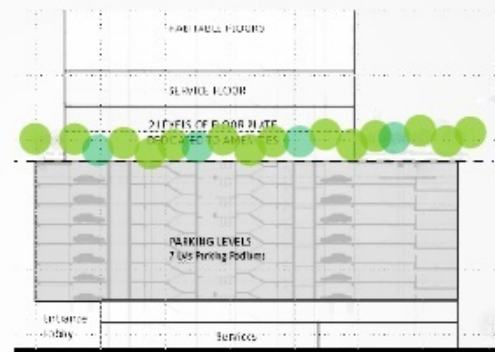
- **Lush Tropical resort styled Plantation :** Evergreen throughout the year and low maintenance.
- **Usage of durable and low maintenance sturdy materials**
- **Softscape** used to screen the service areas hence cording them off and keeping them hidden.
- Free flowing lines as flooring pattern to add fluidity in design and space perception



## Landscape Concept

### Luxury Elements:

- **Vertical garden** 90' above ground visible from far of distance creating a unique identity of its own.



- **Entrance & Drop off :** Grand landscape gestures announce the drop-off zone : A stone wall Mural & Stone flooring



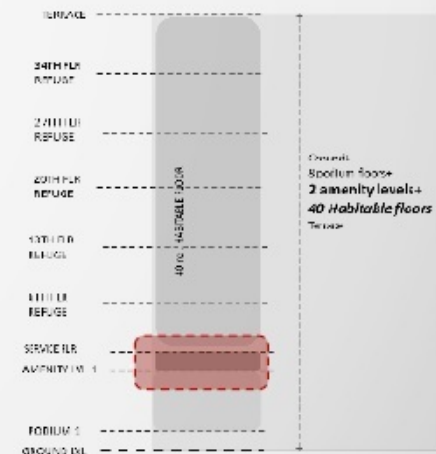
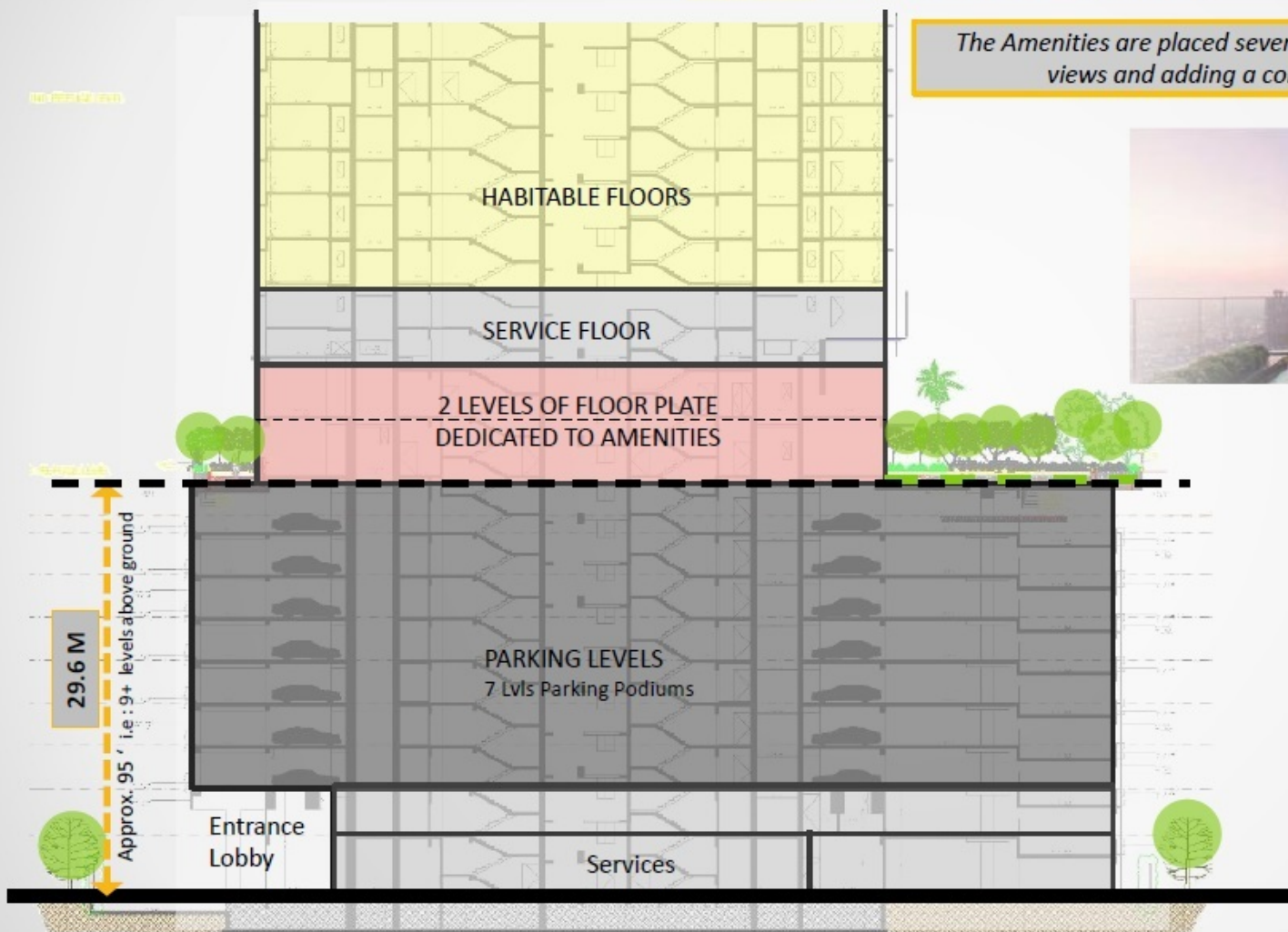
- **Peripheral wall** with common feature from KL Avenue to Kl Elgante – 80 m (i.e 262 ft) And reservation plot i.e x m of designed unique peripheral wall, adds grandness to the project and brand the entire area as KL.





## Luxury Living above ground

The Amenities are placed several levels above ground, offering majestic views and adding a component of luxury to the project



## Amenity Level 1- Podium Top

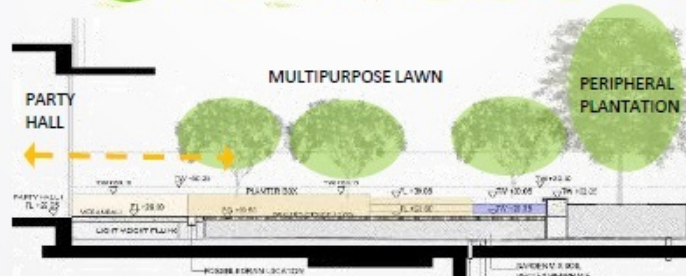
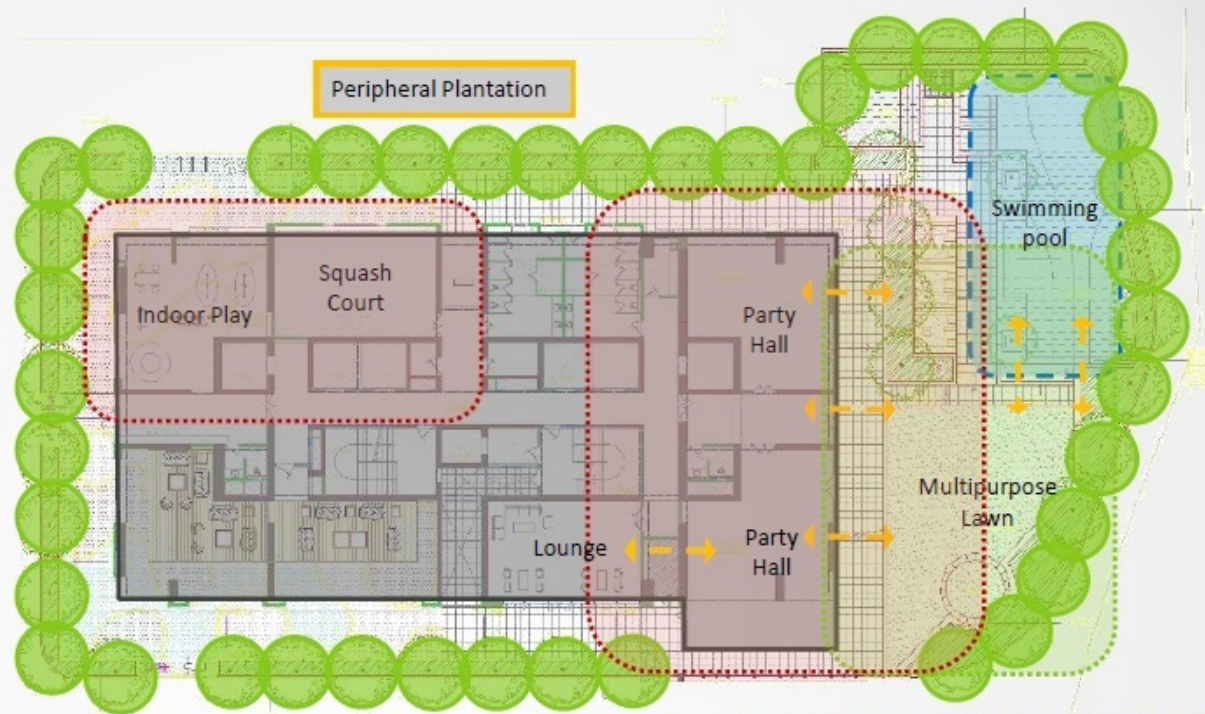
S.no	Amenities	Area Sqft
1	Toddlers play (Indoor)	1150
2	Squash Court	700
3	The Snug - Lounge	600
4	Party House (North and South) with vestibule	1076
	Pantry (2 Nos)	148
5	Green Meadows	1087
6	The Azure -Swimming pool	1566
7	Kiddie Dip	218
8	Refuge area	1654

Elegante : 2205 sqft of party hall

\*\*Vienta : 1700 sqft

### Interweaving complimentary spaces :

- Party Hall + Lounge spilling into Multipurpose lawn & Swimming pool deck area
- During large gatherings the multipurpose lawn & pool deck area can be used as congregation space.
- Swimming pool is located at the end to avoid unnecessary footfall
- Spacing having multiple usage need based.
- Party hall with a view of lush green soothing lawn
- High Intensity activities : Indoor play area and Squash court are clubbed at other end,



Party Hall spilling into Multipurpose lawn



# Amenity Level - Podium Top



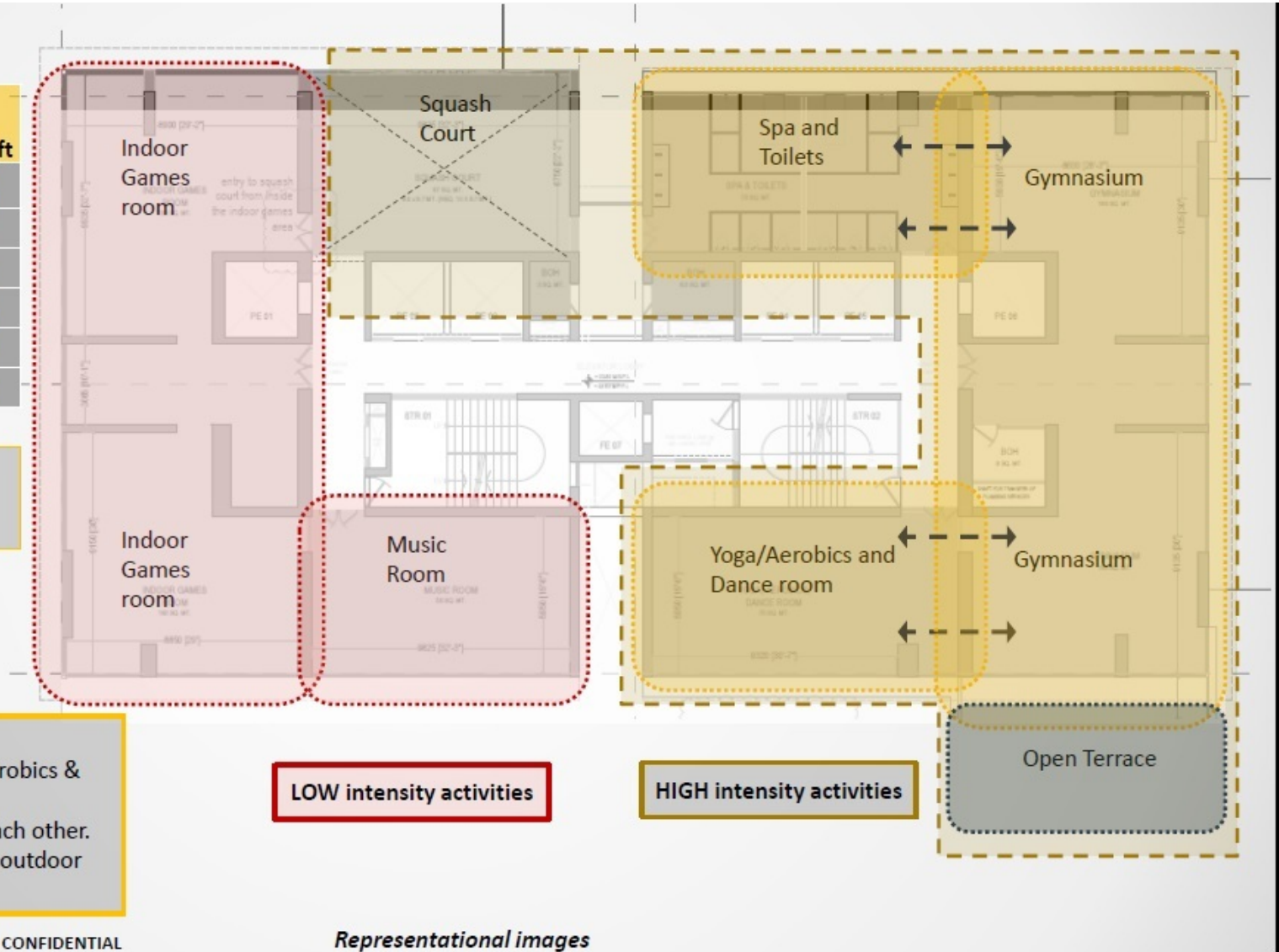
PRODUCT DEVELOPMENT TEAM | STRICTLY CONFIDENTIAL

Seating in Multipurpose lawn

## Amenity Level - 2<sup>nd</sup> Level

S.no	Amenities	Area Sqft
1	Indoor Games Room	1900
2	Music Room	635
3	Tranquil – Yoga Room	750
4	Fitness Studio	1900
5	Open Terrace	430
6	Spa – The Rejuve	830

In Vienta :  
Gymnasium : 1900 sqft  
Meditation Hall : 907 sqft



### Interweaving complimentary spaces :

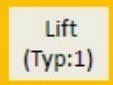
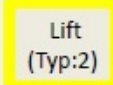
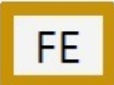


- Gymnasium placed next to Yoga/ aerobics & Spa room
- The activities are complementing each other.
- Gymnasium with a open terrace for outdoor floor exercise and yoga

# Floor Plan Analysis

- 7 feet wide(~) lobby ensuring the maximum light and ventilation for the entire core.
- 8 Flats per floor, which is separated by a gap in between for light and ventilation.
- 6 lifts servicing 8 apartments along with a separate fire check lobby and fire elevator at mid landing level for emergencies. (Lift To apartment ratio: 0.75 )
- Strategically planned core so that all the apartments have the livable spaces facing towards the outer edge with probable views and most of the services are tucked in.
- Apartments with minimum shared walls.
- Maximum Privacy for apartments, in spite of 8 apt/ core planning is done such that only one apartment adjacent to other.
- No apartment have direct view while exiting from lifts.

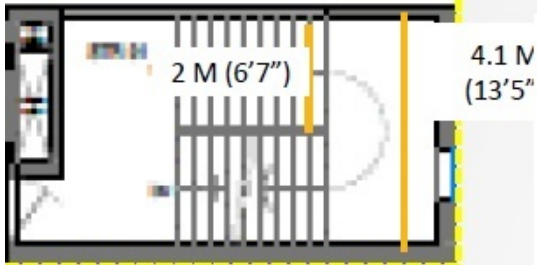
Typical Floor plan



 Lift (Typ:1)	9'3"X9'6"	 Lift (Typ:2)	9'1"X9'6"	 FE	7'10"X6'11"	Fire elevator at the midlanding level for emergencies		Fire check lobby at the midlanding level for emergencies		Fenestration in lift lobby
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## Other Important Details

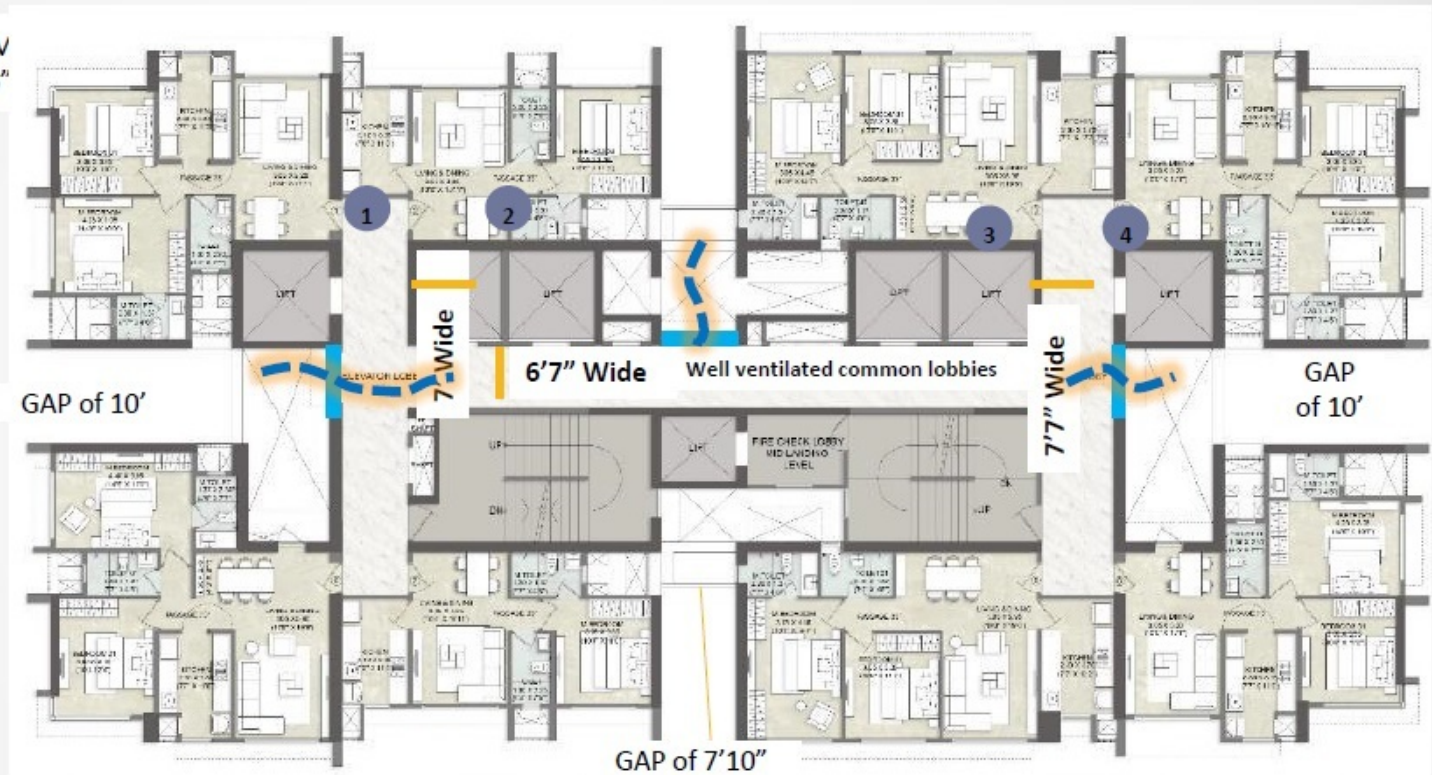
2 Staircase in the lobby



Capacity - 20 Pax

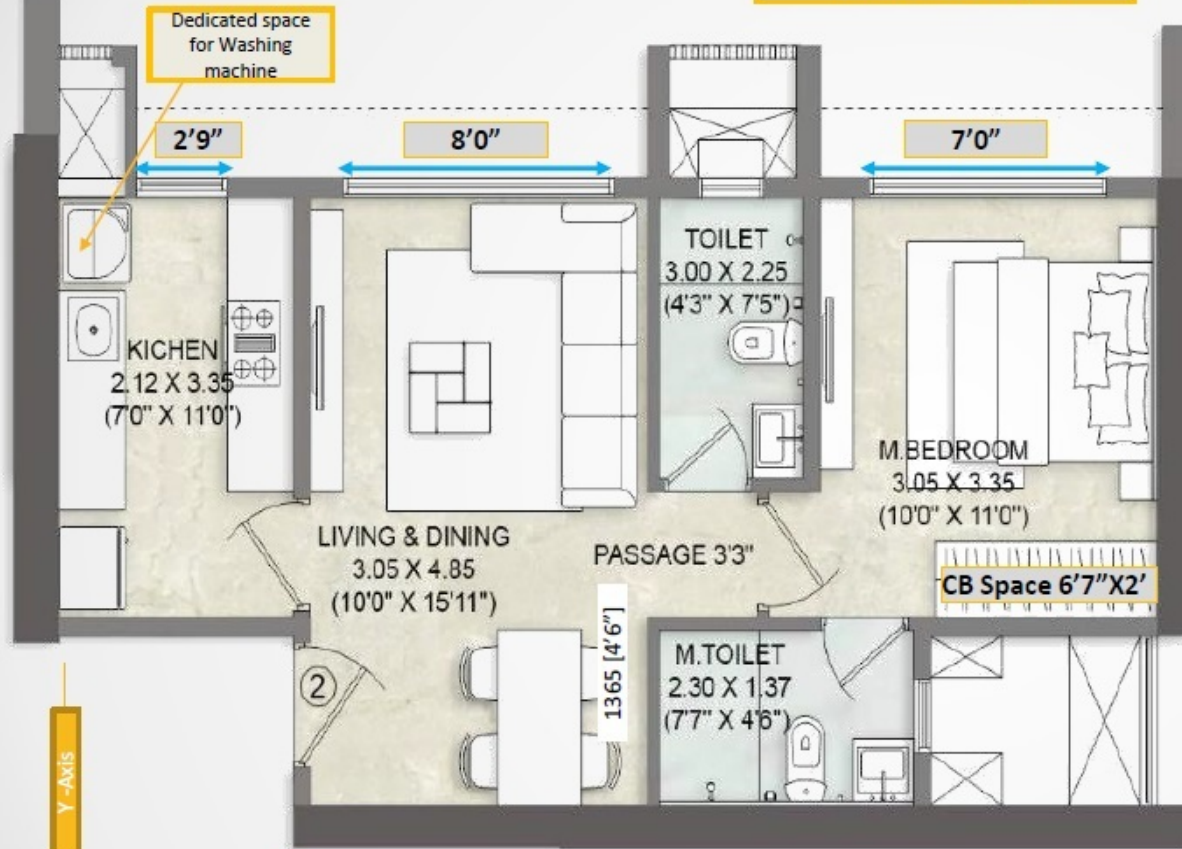
## Typical Floor plan

Livable spaces designed at the outer edge for maximum light and ventilation



Livable spaces designed at the outer edge for maximum light and ventilation

## 1 BHK 448 Sqft



Series 2 : All fenestration North east Facing : Diffused light all day  
 Series 7 : All Fenestrations SouthWest Facing : Well lite throughout the day with sunrays penetration the apartment.

### Light & Ventilation:

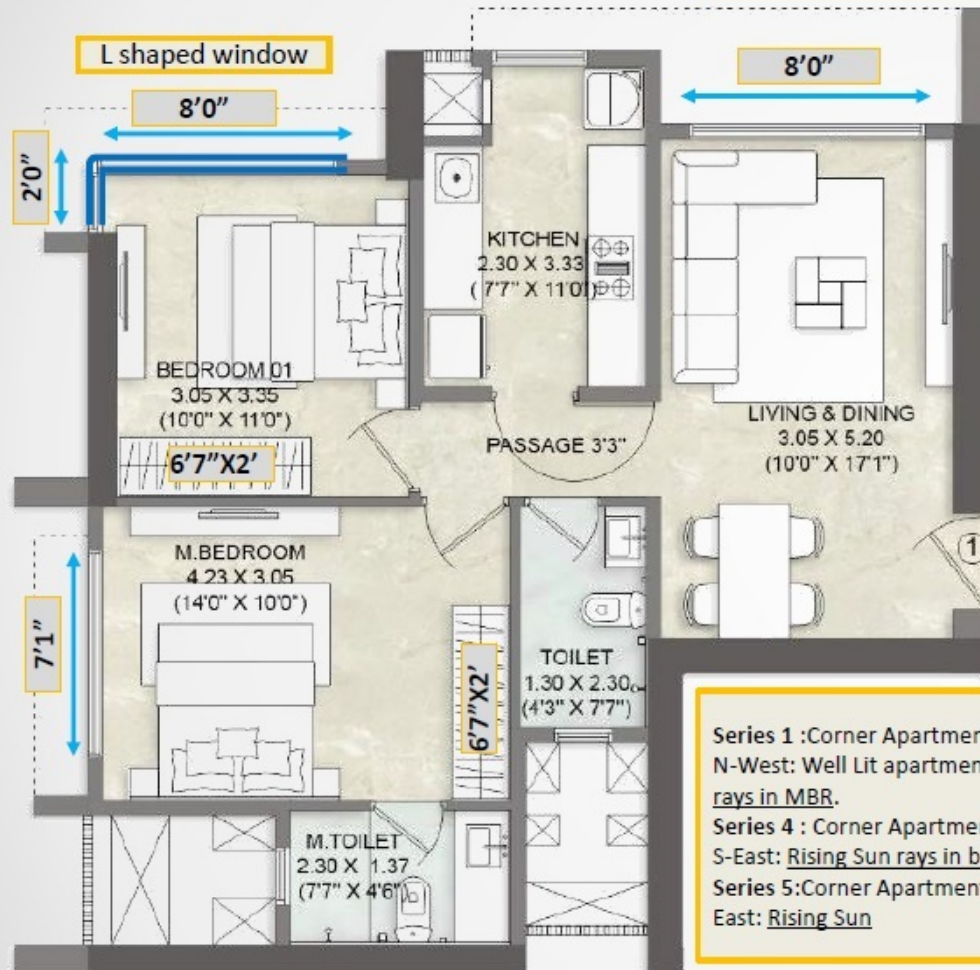
- All the usable side has huge window ensuring apt is naturally lit and ventilated.
- More than 80% of external wall surface has fenestration that allows deeper penetration of light and proper ventilation.
- Liv room has 2.45m (8') and bedrooms have 2.15m (7') wide windows, window height is 1.80 m (6') and sill height 0.45 m (1'6").
- Naturally ventilated Toilets with No AVS (Artificial ventilation) for any of the toilets..

### Design Analysis

- Rectangular living Dining.
- Very efficient Design.
- The layout design has minimum wastage in the passage area.
- 1 BHK with 2 full toilets, this is helpful especially in the case where both the spouse are working professionals and need to get ready in the morning.
- Dedicated space for washing machine.
- Unhindered cupboard space of 6'7"
- Dedicated space for Washing machine & Refrigerator.
- Dedicated Niche for Dining space.



## 2 BHK OPTIMA : 626 Sq ft



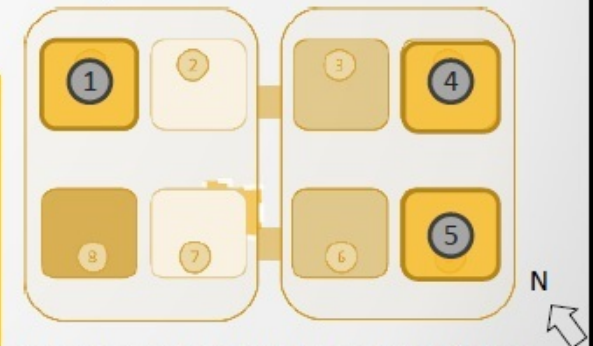
### Light & Ventilation:

- All the usable side has huge window ensuring apt light and ventilation.
- More than 80% of external wall surface has fenestration that allows deeper penetration of light and proper ventilation.
- Liv room has 2.45m (8') and bedrooms have(L shape) 8'2" + 2' wide windows, window height is 1.80 m and sill height 0.45 m.
- **Exclusive L-Shape corner window** that provides 200 Deg view and spacious look in bedroom.
- **No AVS (Artificial ventilation)** for any of the toilets, thus ensuring only natural ventilation.

### Design Analysis

- Rectangular Living Dining, dedicated dining space.
- No Direct view to MBR from Living Room.
- The plan is innovatively designed with a wastage of less than 5%.
- MBR of approx. 140 Sqft.
- Dedicated space for washing machine.
- Dedicated Cupboard Space of 6'7" length in both the bedrooms.

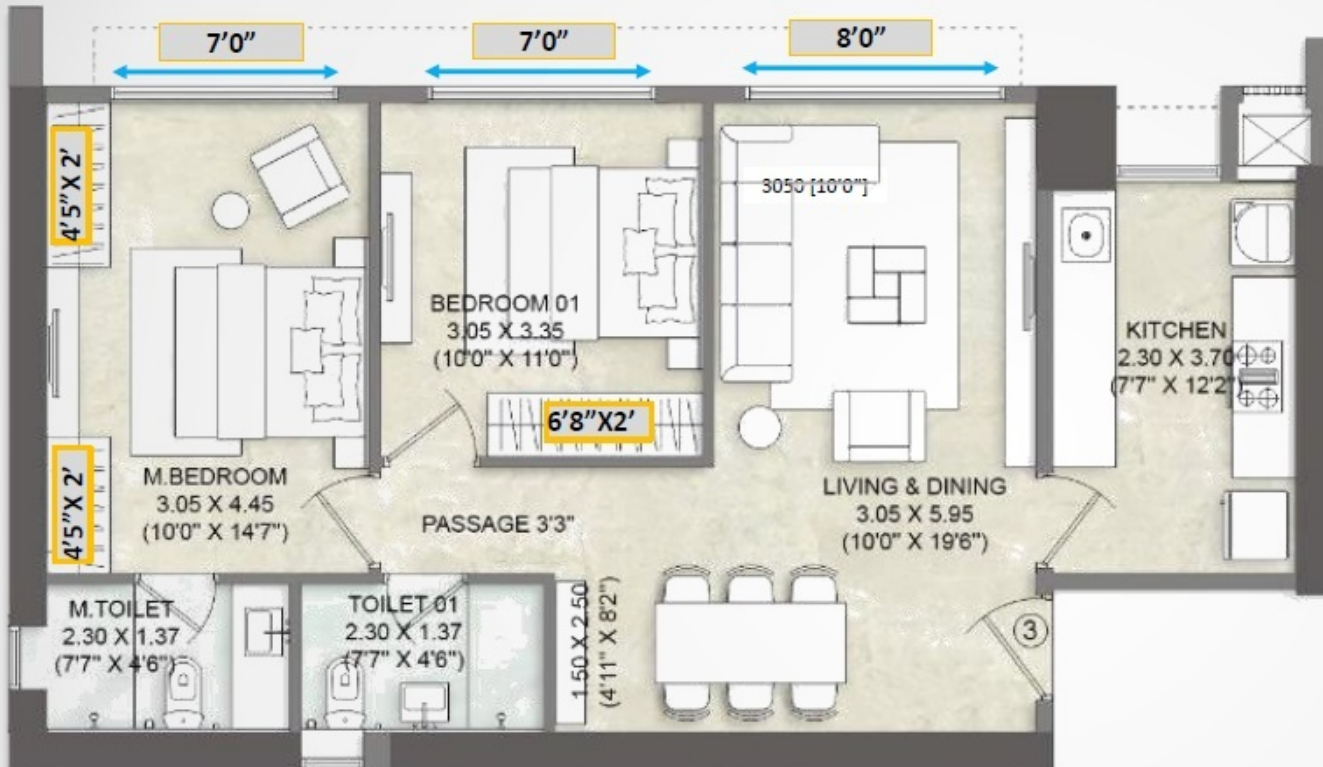
Series 1 : Corner Apartment with fenestration facing N-east & N-West: Well Lit apartment throughout the day with setting sun rays in MBR.  
 Series 4 : Corner Apartment with fenestration facing N-east & S-East: Rising Sun rays in both the bedrooms.  
 Series 5: Corner Apartment with fenestration facing East & S-East: Rising Sun



3 apartments of 2 BHK on typical floor



## 2 BHK GRANDE : 698 Sq ft



### Light & Ventilation:

- All the usable side has huge window ensuring apt light and ventilation.
- More than 80% of external wall surface has fenestration that allows deeper penetration of light and proper ventilation.
- Liv room has 8' wide and bedrooms have 7' wide windows, window height is 1.80 m and sill height 0.45 m.
- **No AVS (Artificial ventilation) for any of the toilets,** thus ensuring only natural ventilation.

### Design Analysis

- The placement of kitchen at the entrance ensures less wastage of space in the passage.
- MBR of approx. 145 Sqft.
- 2<sup>nd</sup> bedroom of 110 Sqft.
- Dedicated space for washing machine.
- L – Shaped living dining, adds a spacious feel to the space.
- Both the toilets are placed in such a way that they are not visible from the living area, thus maintaining the privacy.
- Unhindered spacious cupboard spaces.

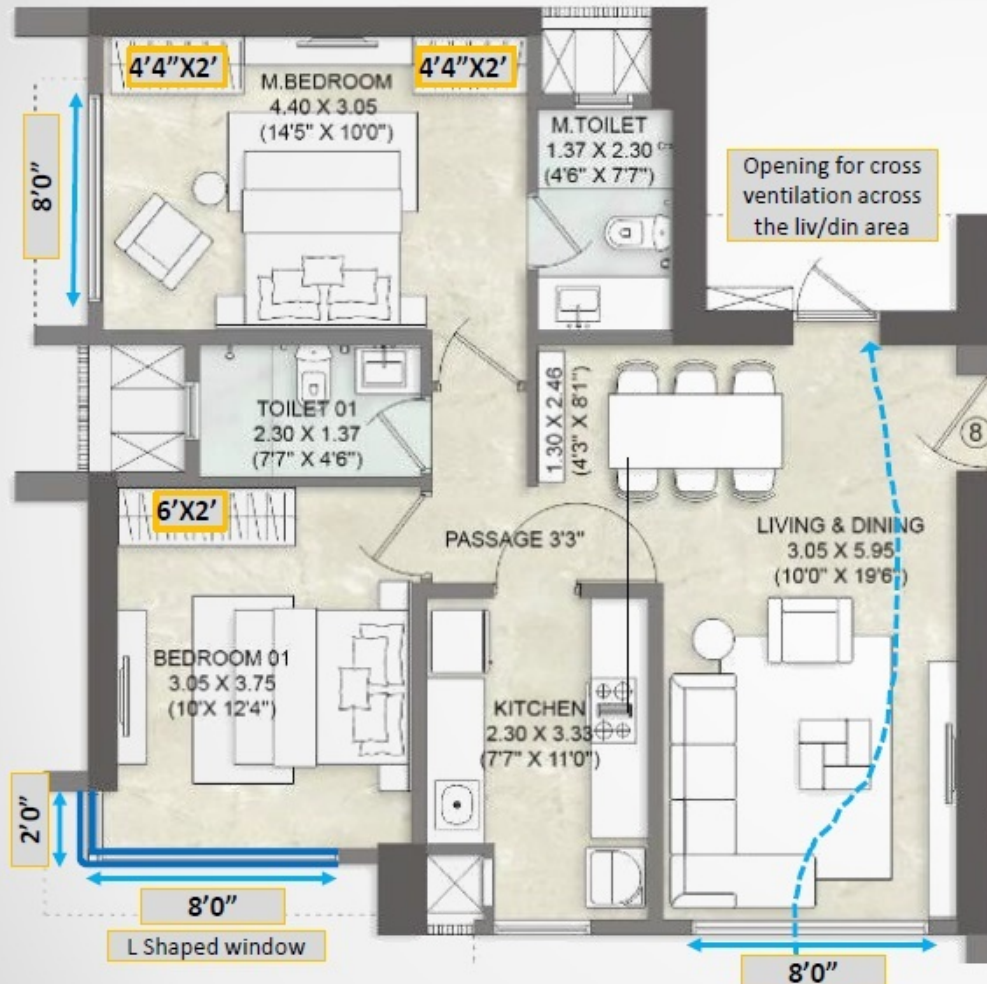


2 apartments of 2 BHK on typical floor

Series 3 : Fenestration facing N-east : Diffused sunlight throughout the day. Rising Sunrays in all the rooms

Series 6 : Fenestration facing S-west : Setting Sun rays in all rooms.

## 2 BHK GRANDE : 706 Sq ft



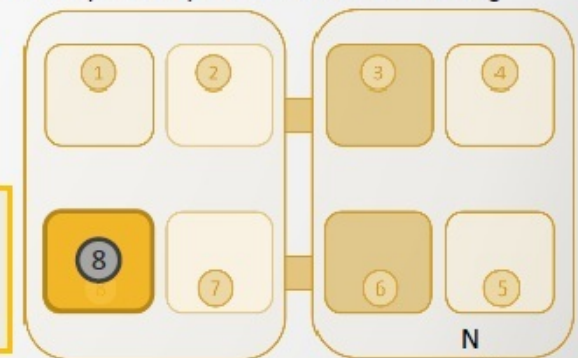
### Light & Ventilation:

- All the usable side has huge window ensuring apt light and ventilation.
- More than 80% of external wall surface has fenestration that allows deeper penetration of light and proper ventilation.
- 8' wide bedrooms in all rooms, window height is 1.80 m and sill height 0.45 m.
- **No AVS (Artificial ventilation) for any of the toilets**, thus ensuring only natural ventilation.
- Provision for cross ventilation in the living/dining area

### Design Analysis

- Corner Apartment
- Efficient layout with minimum passage.
- L – Shaped living dining, adds a spacious feel to the room.
- Dedicated dinning space for six seater table
- MBR of approx. 145 Sqft.
- 2<sup>nd</sup> bedroom of approx. 120 Sqft with "L" shape Window.
- Dedicated space for washing machine & refrigerator.
- No direct view of any bedroom from Living room.
- Both the toilets are placed in such a way that they are not visible from the living area.
- Ample cupboard space in both the bedrooms.

Series 8 : Fenestration facing S-west & N-West.  
Setting sun rays in Living & BR



1 apartment of 2 BHK L corner on typical floor

# Vaastu Analysis

Project Name	Neopharma		Location	Kandivali East	
Apartment no	Typology	Entry	Master Bedroom	Kitchen	N/E Corner Toilet
1	2 BHK	E	SW	NE	NO
2	1 BHK	W	SE	NW	NO
3	2 BHK	E	NW	SE	NO
4	2 BHK	W	SE	NE	NO
5	2 BHK	W	SE	SW	NO
6	2 BHK	E	NW	SE	NO
7	1 BHK	W	SE	NW	NO
8	2 BHK	E	NW	SW	NO
		Preferred			

Note – Considering the TG and the inventory type, Vaastu will not play a very major role in decision making, still KL has made sure that all the units have E/W entry and exit.

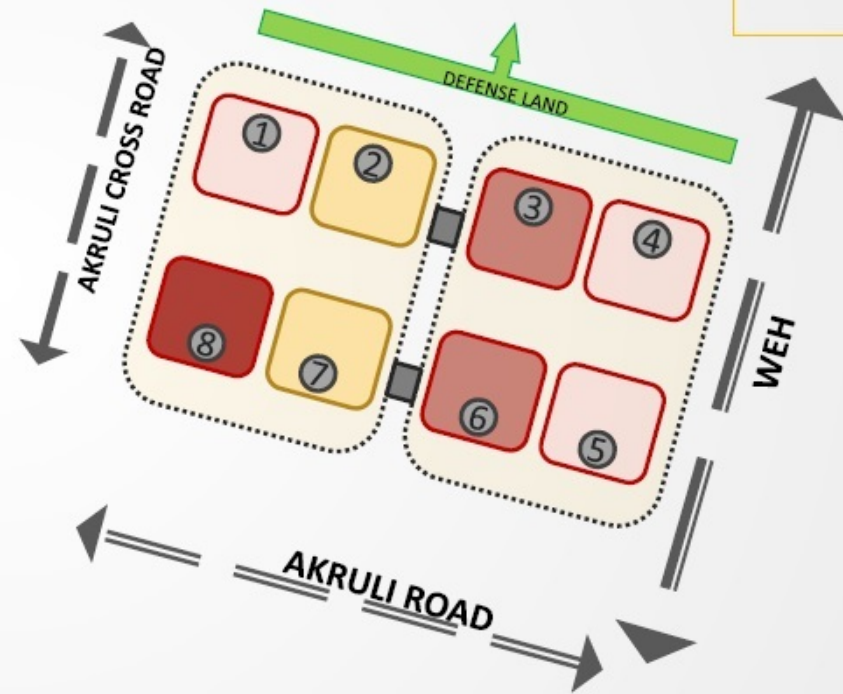


## Unit Series & Corresponding views



- Series 1 with Defense land view & city view
- Series 2,3 with Defense land view
- Series 4 : Defense land and WEH
- Series 8 : Akruli Road side city view & west side city view
- Series 7,6 : Akruli road side city view
- Series 5 : Akruli Road & WEH

Series 1,4,5 & 8 are corner apartments with L shaped windows



# VEWS UNDERSTANDING

## Views from 120 M

North

Towards Defense Land and KL towers



Unhindered views of the defense land



West

Towards the Sea



East

Towards the WEH



South

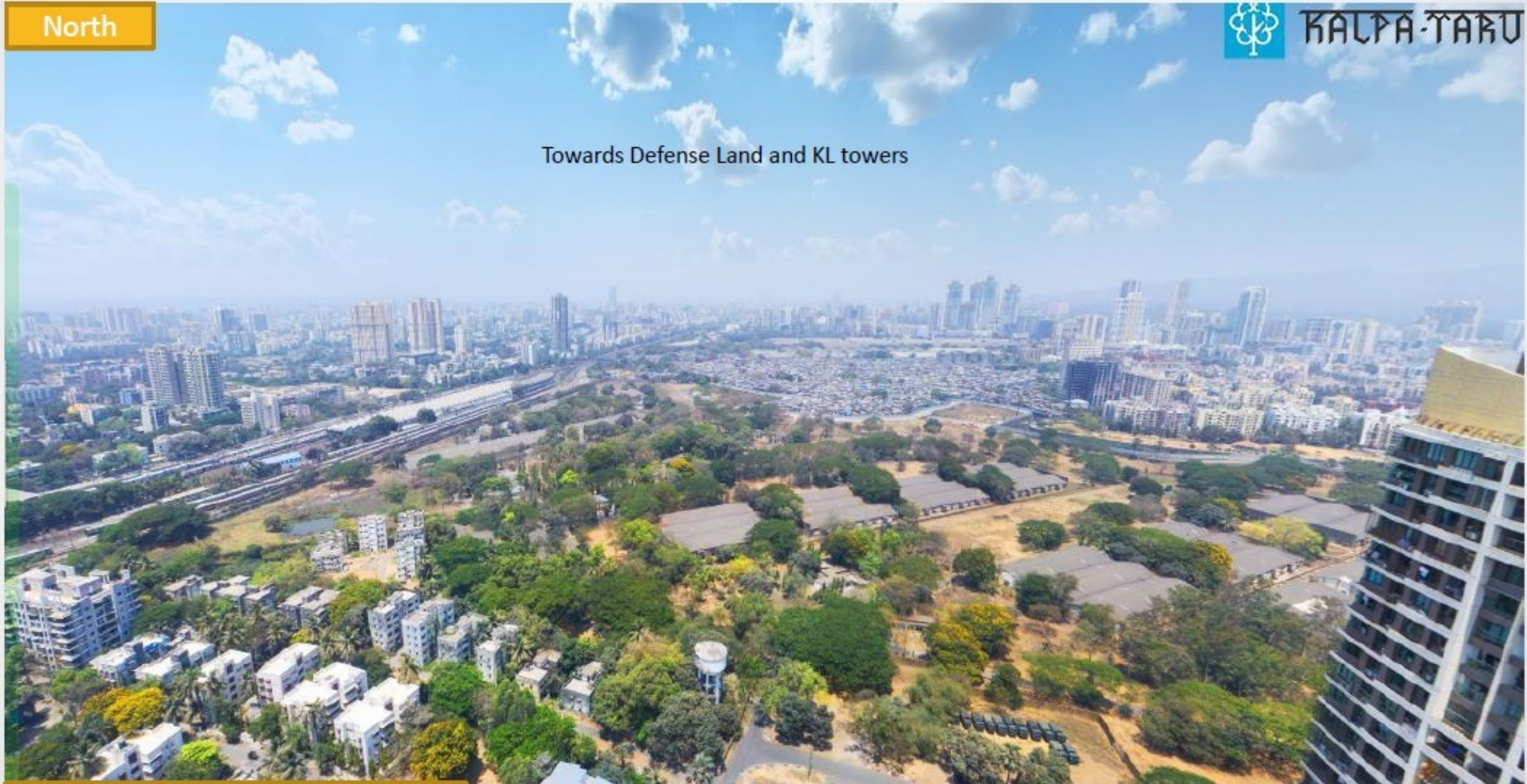
Towards KL Gardens



North



Towards Defense Land and KL towers



Unhindered views of the defense land

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East



Towards the WEH

WEH



South



KALPA TARU



PRODUCT DEVELOPMENT TEAM | STRICTLY CONFIDENTIAL



West



Unhindered views towards the west

## Finishes – Apartment Interiors

### Living, Bedroom, Dining rooms and passage areas

- Vitrified Tiles in living, dining & passage
- Vitrified Tiles in Bedroom

### Kitchen

- Vitrified tiled flooring
- Granite platform along with service platform (2 feet wide both)
- Tiled Dado above platform
- MGL piped gas connection
- Provision of water purifier

### Other Aspects of Kitchen

- NO MODULAR KITCHEN
- Granite platform ( 2'-0" wide) provided with stainless steel sink and drain board
- Additional granite service platform provided ( 2'-0" wide)
- Tiled dado
- Gas leak detectors (connected near the lobby VDP in front of the guards desk)
- Heat detectors which instigates at 57 degree Celsius
- Sprinklers – which gets instigated at 79 degree Celsius
- Exhaust fan fitted

### Toilets

- Master Toilet –Tile flooring with tile dado
- Other Toilet – Tiles with tile dado
- Exhaust fan
- Naturally VENTILATED BATHROOMS which Ensures fresh and odorless bathroom at all times

### Sanitary Ware

Roca/Jaquar or equivalent

### CP Fittings

Roca/Jaquar or equivalent

### Wash Basin counter

Premium (To be finalized)

### Geysers

- Geysers in both toilets.

### Other

- Exhaust fan pre- fixed in all toilets
- VENTILATED BATHROOMS
- Ensures fresh and odorless bathroom at all times



## DOORS

### Type of Doors

- Readymade doors

### Main Door

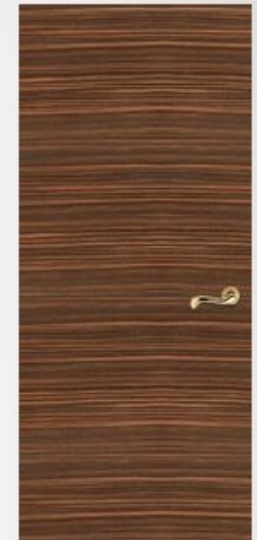
- Elegant Main door with two sided laminate finish
- 7'6" high

### Internal Door

- Laminate finish internal doors with wooden frame
- 7'6" high



References for laminated doors



References for KL laminated doors

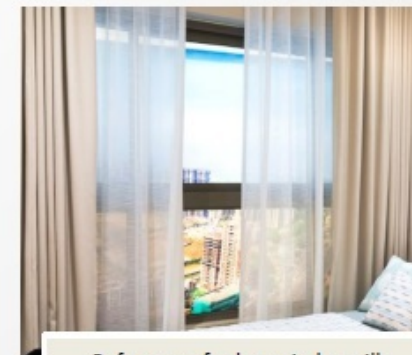


## WINDOWS

- Aluminum sliding windows with clear glass with fixed glass
- Separate track for mosquito mesh

### Window Sill

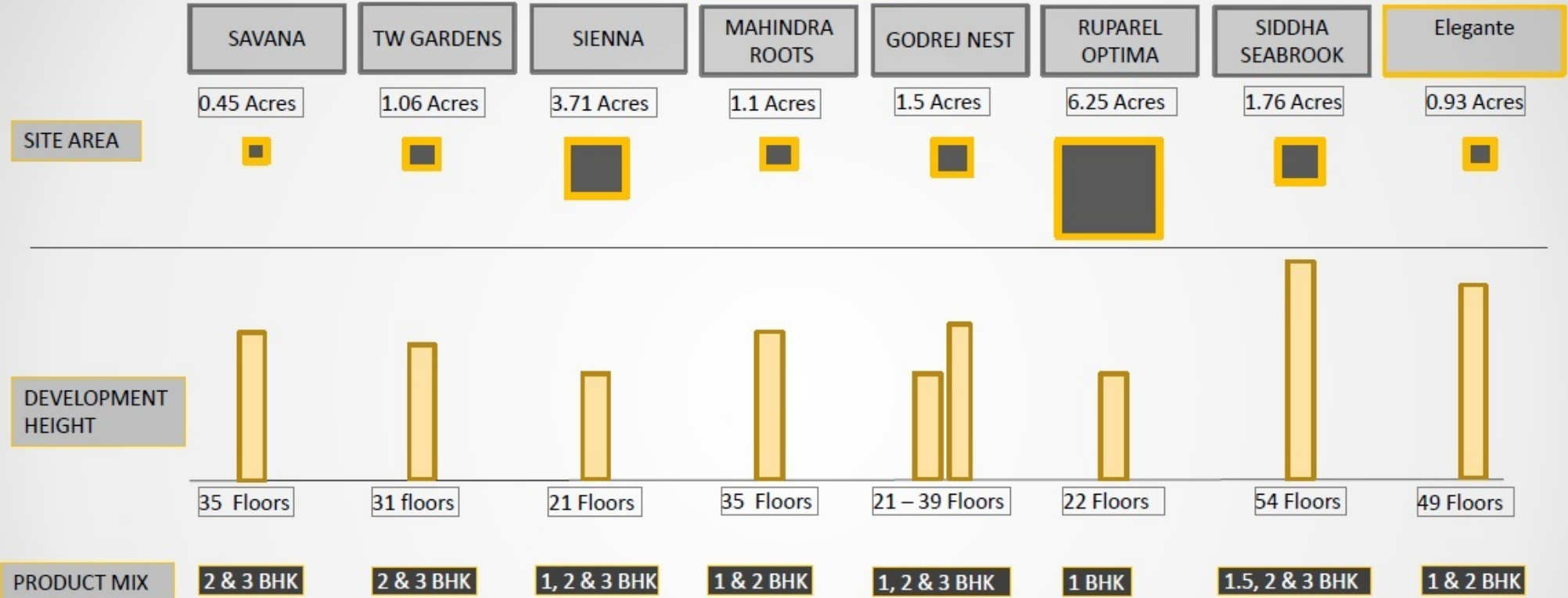
- Sill material – to be finalized
- LOW WINDOW SILL



References for low window sills



## PROJECTS



### INFERENCES:

- ✓ Maximum projects are of average site area ranging from 1.5 – 1 acre, with exception of one or two projects. Elegante project falls in the given range with about 0.93 Acres.
- ✓ In Kandivali East micro market Elegante is the only A Grade Development with tallest height in that respective area.
- ✓ Standard size 1 BHK offered by Elegante project.
- ✓ Very few projects including Elegante offer 1 BHK at higher floors.
- ✓ ***In comparison to other nearby projects Elegante offers good variants of configuration ranging from standard size of 1 BHK and variants of 2 BHK ranging from compact to large sizes. Providing luxury of living in high rise .***

## CONNECTIVITY

### Distance from transport nodes and corridors

	WEH (km)	SV Road (km)	Kandivali Station (km)
Sarova Sienna	0.5	2.3	1.9
Mahindra Roots	0.6	1.9	1.7
Godrej Nest	1.1	2.5	2.3
TW Gardens	0.14	2.3	2
Savana	0.5	2.8	2.3
Seabrook	2.9	1.6	1.9
Ruparel Optima	3.4	2.2	2.5
<b>Elegante</b>	<b>0.6</b>	<b>0.7</b>	<b>0.5</b>

Nearest to Station



### INFERENCES:

1. In the given micromarket most of the projects are at nearest distances from WEH. Elegante also is closely connected to WEH as well as Akurli Road.
2. Elegante is nearest to SV Road within 0.8 km, whereas all the other projects are at distances above 1.5 km.
3. Also Elegante is near to Kandivali station whereas competitors are at distances above 1.7 km.
4. *Thus from above table it is observed that location wise Elegante is strategically placed in a location with good connectivity and easy access to all the major physical & social infrastructure facilities.*



### Lifts

- 6 Passenger and 1 Fire elevator ,with power back-up in case of electricity failure.
- Lift Speed – 3 M/S
- Capacity – 20 people
- Lift shaft dimensions – 2 lifts – Lift 1 -9'3"X9'6" | Lift 2 – 9'1"X9'6"
- Lift Brand – Kone or equivalent



### Lift Lobbies

- Spacious premium finished elevator lobbies with natural ventilation on each floor.
- Flooring – Tiles
- Walls – Skirting + Paint finish



### Staircase Shafts

- 2 main staircases for the building . Both of them act as fire escape staircases.



### Miniature Circuit Breaker (M.C.B) Brand – Havells or equivalent

- Ideal for protecting electrical appliances from the various damages and defects.
- MCB trips down and causes the breakage in the current flow while protecting the device during the current overflow.
- Option of Power back up for common areas like pump room, staircase, elevator lobbies and elevators for the Safety and convenience in case of electricity failure

### Other important aspects

- Air conditioned entrance lobby
- All amenity zones and common areas which are covered are air conditioned
- Service floor below the 1<sup>st</sup> habitable floor, and above the 2<sup>nd</sup> amenity level
- Building Management system room at the ground floor for monitoring all the aspects and keeping a check for emergencies.

6 Elevators for 8 units, which ensures a very good elevator and apartment ratio

Power back up in lobbies ensures safe exits from the apartment to the residents - in case of power failure

Incase of a fire emergency the design provides adequate pathways for exit

A building management system (BMS), otherwise known as a building automation system (BAS), is a computer-based control system installed in buildings that controls and monitors the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems.