




Roman Style Architecture



#### AMBICA INFRA

Kishan Altis,  
Next to Nilamber Grandeur, In Front of Aadhya Aries,  
Near Navrachana University, Bhayli, Vadodara.

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Architect  
  
Architecture • Planning • Interiors

Structure  
A.A. Desai

#### PAYMENT MODE :

- 20% Booking • 10% Plinth Level • 5% On Every Slab (55%)
- 5% Masonry & Plaster Work • 5% Flooring • 5% Before Possession

(1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCL & VMSS Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the Purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the Purchaser. (4) Extra work shall be executed after making full payment. (5) Continuous default payments lead to cancellation. (6) Architect / Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. (7) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (8) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (9) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (10) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. (11) This brochure does not contain any legal part as per RERA.

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the  
heritage  
apartments



Nature



Culture



Heritage



Leisure





### The Idea Behind

The idea behind Kishan Altis is not just to offer a home that gives you an affluent lifestyle, there's more than that. Kishan Altis is born out of its creators' sheer desire of offering a culture, a culture for a class that lives with style. Originating from this desire, we present to you Kishan Altis, roman style heritage apartments.



**27000**  
SQ. FEET AREA

|                                     |  |                                  |  |                              |
|-------------------------------------|--|----------------------------------|--|------------------------------|
| <b>11000</b><br>SQ.FT. Leisure Area |  | <b>3500</b><br>SQ.FT. Green Area |  | <b>36</b> Happy Families     |
| <b>100%</b> Residential Campus      |  | <b>60%</b> Open Space            |  | <b>21+</b> Premium Amenities |

### SPACIOUS PLANNING

+2 Car Allotted Parking



# for his grace

One glance at the project will show you just how inspired by Roman architecture these heritage homes are. The upper parts of these buildings have that splendid classical design that sets them apart from any other projects in Vadodara.



10

Storey  
Building

36

Units



Heritage  
Structure



Attractive  
Nature





the basement layout

32

Car Parking in Basement



12.00 M. WIDE T.P. ROAD

the ground floor layout

40

Car Parking in Ground Floor

Apartments at Kishan Altis are made aesthetic from outside and functional from inside. With two allotted car parking with each apartment, you will never have to worry about your parking space.



12.00 M. WIDE T.P. ROAD





make your  
mark with the  
**heritage**  
apartments

It is said that if an architecture is very beautiful, it must be very Roman. Experience a home that's like a palace in Rome.











# the floor floor

B.A. 2300 SQ.FT.  
S.B.A. 3600 SQ.FT.



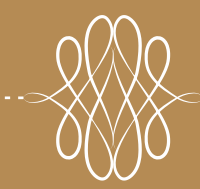
PASSAGE  
33'7" X 18'5"







the  
heritage  
apartments







# it's leisure time



Entertainment Zone



Toddler/kids Room



Library / Reading Area



Guest Room



Squash



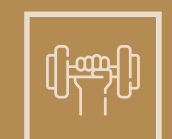
Game Room



Spa/saloon



Steam/sona



Gym



Yoga Area



Banquet Hall



Admin Office

| No. | Room                       | Size         | No. | Room                 | Size        |
|-----|----------------------------|--------------|-----|----------------------|-------------|
| 01  | Locker Room                | 10'0"x12'0"  | 08  | Yoga Area            | 22'1"x16'0" |
| 02  | Steam/sona                 | 10'0"x14'10" | 09  | Toddler/Kids Room    | 16'0"x25'2" |
| 03  | Spa/saloon                 | 22'2"x18'2"  | 10  | Library/Reading Area | 18'6"x27'9" |
| 04  | Game Room                  | 34'7"x30'10" | 11  | Banquet Hall         | 34'7"x47'4" |
| 05  | Gym                        | 34'11"x38'2" | 12  | Guest Room           | 15'7"x24'4" |
| 06  | Entertainment Zone         | 34'3"x25'4"  | 13  | Squash               | 18'6"x22'3" |
| 07  | Driver's Lounge/ Rest Area | 14'2"x16'9"  | 14  | Admin Office         | 14'0"x22'0" |
|     |                            |              | 15  | Kitchen              | 12'2"x9'2"  |





# Specification



## STRUCTURE

- RCC Earthquake Resistance Structure Designed by Approved Structure Engineer



## FLOORING

- Premium Quality Big Size Vitrified Tiles Flooring in the Living, Dining, Kitchen and Passage.
- Vitrified Tiles in all Bedrooms and Store Areas.



## KITCHEN

- Mirror Polished Granite Platform with S.S./Quartz Sink.
- Vitrified Tiles upto Slab Level on the wall above Platform.



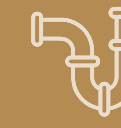
## DOORS & WINDOWS

- Decorative main entrance Door with wooden frame.
- Heavy Duty Aluminum Section / UPVC Section.



## WASH AREA

- Anti-skid flooring, ceramic / glazed tiles up to slab level, Provision for washing machine with electric and plumbing point.



## BATHROOMS/ PLUMBING

- CPVC / UPVC Water Supply Pipes.
- Plumbing/Sanitary ware Fitting Kohler, Jaquar, Bravat or equipment.
- Body jet system in 2 bathrooms.
- Designer Tiles in bathrooms.



## EXTERNAL & INTERNAL FINISHES

- External double coat mala plaster with texture paint.
- Internal mala plaster with Putty & Primer finish.



## ELECTRICAL

- 3 phase concealed copper wiring with adequate numbers of points.
- Branded modular Switches.
- Provision for DTH and internet points.
- Provision for ELCB, MCB distribution box



## SALIENT FEATHERS

- Well Landscaped garden with well designed seat out area.
- Main gate with security cabin & automated boom barrier.
- Copper Piping done from indoor unit to outdoor unit for AC Point.
- Water supply with softner plant.
- CCTV camera surveillance for all common area.
- Generator for lift / water supply & common lightings.
- Glass railings in all Balconies.
- Solar Electrification system for common uses.





# the additional features



Decorative Main Gate with Security Cabin



Fire Safety



CCTV Camera



Kids Pool



Terrace Garden with Gazebo



Garden & Children Play Area



Video door phone.



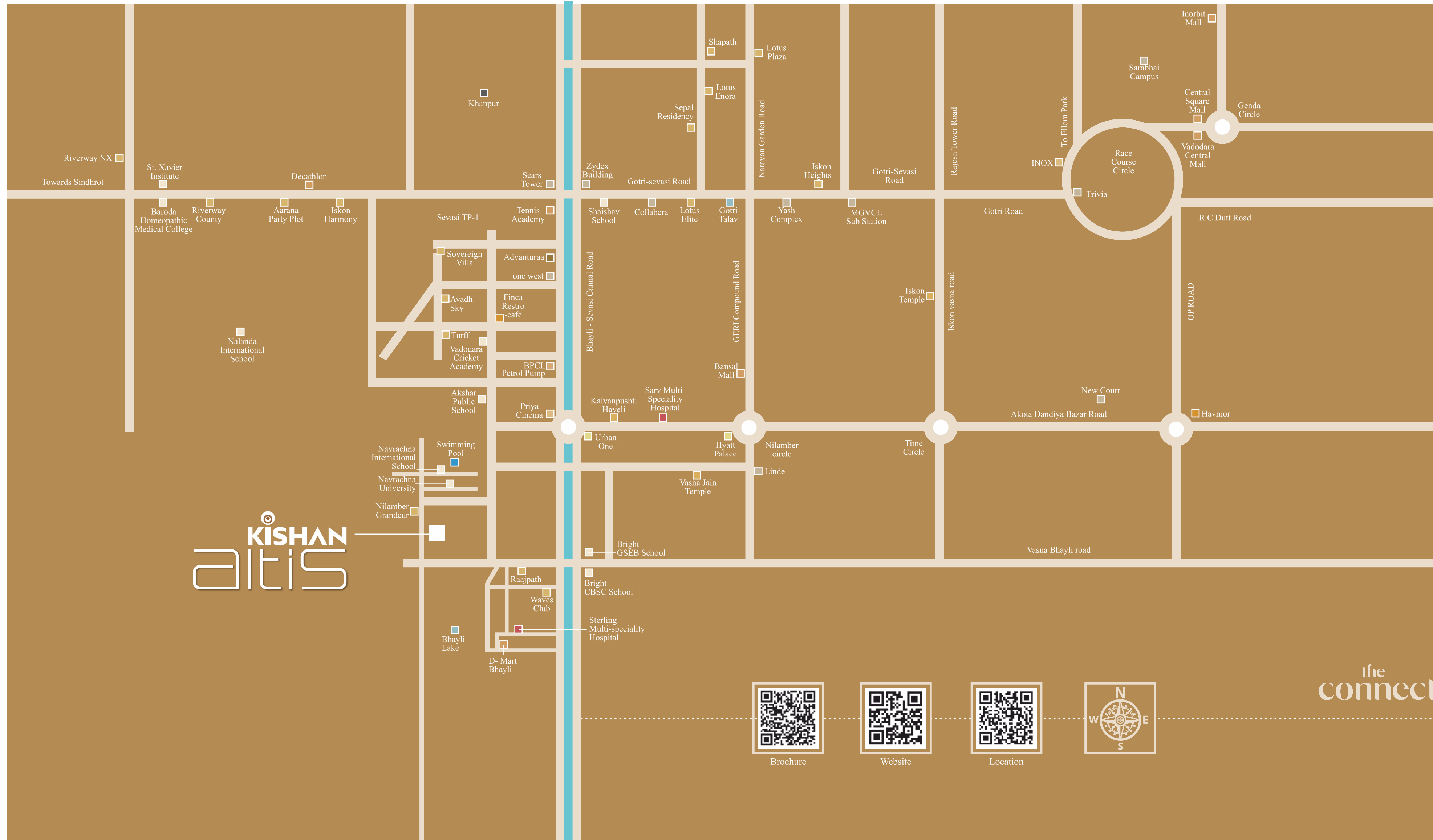
Spacious Elevator



Power Back Up



**KISHAN**  
aitis



-  Nilamber Grandeur  
0.2KM
-  Navrachna University  
0.6KM
-  D Mart  
1.8KM
-  Sterling Hospital  
2.0KM
-  Railway Station  
9.1KM
-  Airport  
14.3KM
-  Vibgyor School  
3.5KM
-  Nalanda International  
7.0KM
-  PVR Cinema  
3.0KM
-  Restaurant  
2.0KM
-  Court  
5.8KM
-  Temple  
1.5KM



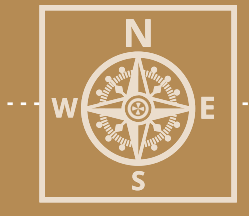
Brochure



Website



Location



the  
connectivity

