



# KALPTARU CONSTRUCTIONS PVT LTD

## Our Associates

Shanti Business Associates  
Shanti Vatika, Dhanora Road  
Risali, Bhilai  
Chhattisgarh 490006

Kalptaru Builders and Developers  
Krishna Talkies Rd,  
Priyadarshini Nagar, Maitrinagar,  
Risali, Chhattisgarh 490006

Deshlehra Group of Industries  
Mahatoshree Complex  
Maharaj Square, Adarsh Nagar  
Durg, Chhattisgarh

Architect: GC Shekhar | Engineer: Ajay Nagle, Sudhendu Sarkar | Structural Engineer: Amzed Khan

Office Address  
Commercial Complex  
Kalpgaurav Apartment  
Umda Road, Bhilai - 3 CG

Email: [kalptarucpl@gmail.com](mailto:kalptarucpl@gmail.com)

8819911114  
8819911115  
8819911116  
8103300300

[kalptargroup.in](http://kalptargroup.in) | [Instagram](https://www.instagram.com/kalpgaurav) | [Facebook](https://www.facebook.com/kalpgaurav) | [LinkedIn](https://www.linkedin.com/company/kalpgaurav)

Member  
**CREDAI**  
Confederation of Real Estate  
Developer's Association of India



# KALPGAURAV

FEEL THE PRIDE OF LIVING IN OPULENCE  
CG RERA REGISTRAION NO: PCGRERA151018000810





We are proud of  
keeping our promises  
to more than  
**3000 Customers**



Kalpmukta Apartments



Kalpakriti Parisar



Kalpakriti Apartments



Kalpakriti Parisar



Kalptaru Apartments



Kalpakriti Parisar



Kalpkanchan and Kalpmani Apartments

**AT LAST,**

**SOMETHING THAT YOU HAVE BEEN SEARCHING FOR**

If you are looking for a place to build your life on your own needs, and you need a nest to dwell in to live on your own terms and if you need the independence from the worries, look no further.

Kalpgaurav is designed with exactly that in mind - to set you free. Smartly designed combining the modern and traditional aspects, comfortably priced and conveniently located. One of the first approved Hi rise in Chhattisgarh, Kalpgaurav offers you your freedom without leaving your home.

**GET WHAT YOU DESIRE. ON YOUR TERMS**



# EXCELLENCE IS OUR HALLMARK

## WE DELIVER WHAT WE PROMISE

### QUALITY

- RCC framed structure
- Vitrified tiles in all rooms, balconies and washing area and common area
- Kota Stone tiles for Staircase
- Granite Platform in Kitchen with two feet Dado
- Stainless Steel Sink in Kitchen
- Concealed plumbing with premium quality pipes
- Ceramic Designer Dado tiles upto ceiling height in bathrooms
- CP fitting of reputed make Jaguar / Parryware / Hindware etc. in washrooms
- Diverter / Water Mixer for hot and cold water
- PVC / FRP front door frames
- Designer Entrance Door
- UPVC / BWP flush doors with CP fitting for other rooms
- Three track UPVC sliding Window with 5.5 mm clear glass pane and Stainless steel mosquito mesh
- Modular switches Anchor / Finolex / Havels or equivalent
- Internal White Cement Putty with primer
- External walls with Acrylic base paint
- All weather drainage system
- Ample ventilation and sunlight
- Wi-Fi enabled residential campus

### CONVENIENCE

- Dedicated Car Parking for all flats (except LIG)
- High Speed lifts with Automatic Rescue Devices
- Massive Podium Garden
- Rooftop Clubhouse with Multi-purpose Hall, Indoor Games, Party Space, Pantry, Digital Library
- Power backup for lifts, water pump and common areas
- Electrical Ports for Refrigerator, Water Purifiers, Mixer Cum Grinders, Washing Machines and Exhaust Points
- Electrical Ports and plumbing for Geyser
- Power point (15 AMP) for Geysers, Microwave and AC in Master bedroom
- TV and telephone point with concealed cabling
- Jogging Pathway

### LOCATION

- Strategically located on 150 feet Gaurav Path at a distance of 750 m from Sirsa Chowk on NH-53
- Roads on three sides of the building complex and temple on the fourth side.
- Hospitals, Railway station, Bus-Stand, Civil Court, Schools, Colleges, Bank, ATM, Utility Shops, Temple, Petrol Pump, Gas Agency, Nagar Nigam, Police station, Cinema, Football Ground etc. within the range of 3 mins.



QUALITY



CONVENIENCE



LOCATION



## ABOUT US

Our value proposition is to provide 'affordable luxury'. And our newest project Kalpgaurav demonstrates that Luxury is affordable. Not only that, it's an invitation to eternal comfort that comes not only with the assurance of quality construction, but also that you will have an extended new family, and that everything is right around the corner, right where you want it to be.

Daring to think beyond convention of just homes, we have perfected the art of blending great homes with great lifestyles. Today, 6 iconic addresses across Durg-Bhilai, stand testimony to our Brand's expertise in seeding and building, not just homes, but 'happy communities'.

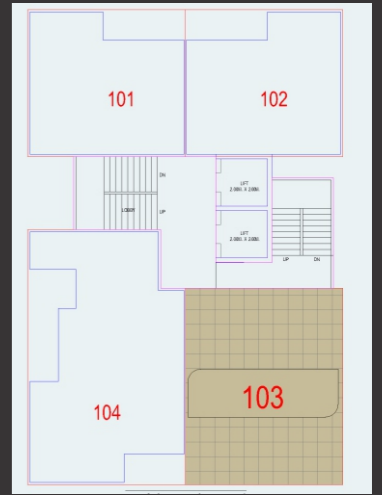
We take pride in the way we stitch multiple facets of owning a home. We make it a good experience by stringing our six principles: Happy Communities, Superior Living, Clear Documentation, Timely Delivery, Desirable Destinations and Secure Environment.

Kalptaru Group has been providing 'home' solutions over past three decades and we are the leader in meeting the expectations of our customers. Quality, Reliability and Integrity are the three mantras we always preach and practice. Quality Living - It starts with us.





# FLOOR PLAN



**BLOCK - D (DELIGHT)**

**2 BHK** BUILT UP AREA: 709  
 SUPER BUILT UP AREA: 869

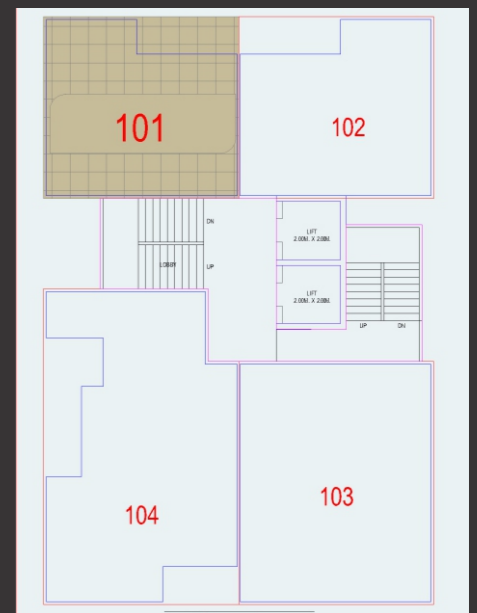
## A NEW ADDRESS OF LUXURY AND AFFORDABILITY

We are the center of your world from now on - with a public school (Shiva Public School) in close vicinity, a hospital just across the road (Sanjeevni Hospital), a college at 3 minutes drive from the complex (Khoobchand Baghel College), and Railway Station Charoda just about 5 minutes, we are just perfectly positioned for you.

Come and help yourself with the amenities that you deserve at a cost that doesn't break your future plans. Our Apartments are tailored to the highest standard of quality in construction. Designed to provide you with spectacular all around view, you will enjoy your evening with your choice of drinks. Experience the tranquility that will take you to heights even beyond the Chhattisgarh's tallest Hi-rise.

**QUALITY • CONVENIENCE • LOCATION**

EVERYTHING THAT YOU NEED IS HERE -ALL WITHIN YOUR REACH



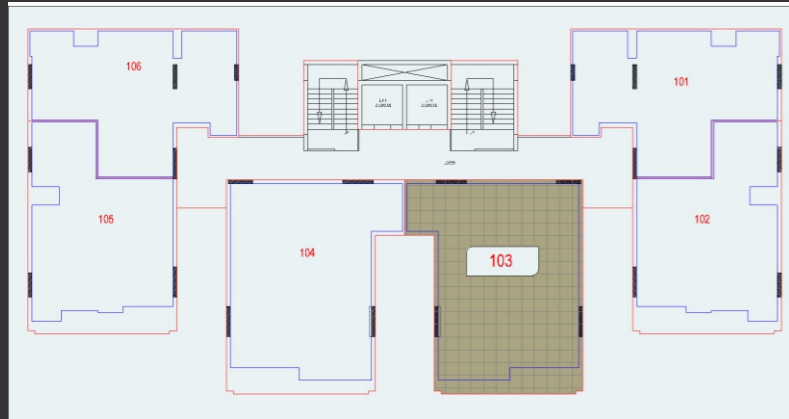
**BLOCK - D (DELIGHT)**

**2 BHK** BUILT UP AREA: 556  
 SUPER BUILT UP AREA: 650

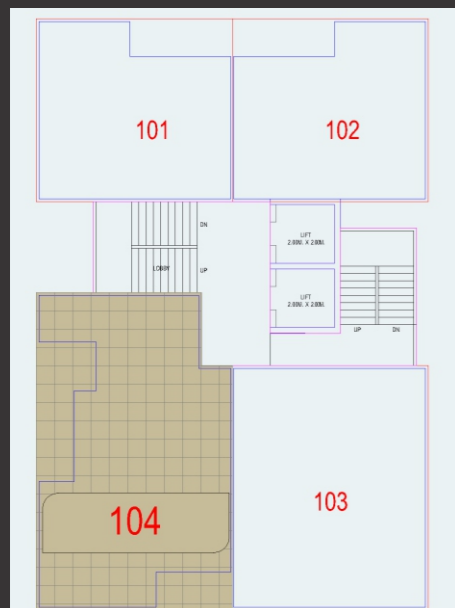


# FLOOR PLAN

LIVE AMIDST CLOUDS  
LET YOUR DREAMS SOAR HIGH



BLOCK - B & C (GLORY, PRIDE, GEM, JEWEL)  
**2 BHK** BUILT UP AREA: 1028  
SUPER BUILT UP AREA: 1188



BLOCK - D (DELIGHT)  
**2 BHK** BUILT UP AREA: 861  
SUPER BUILT UP AREA: 1021





# VAST PODIUM GARDEN

## COZY HOMES WITH COZY FEELINGS

# FLOOR PLAN

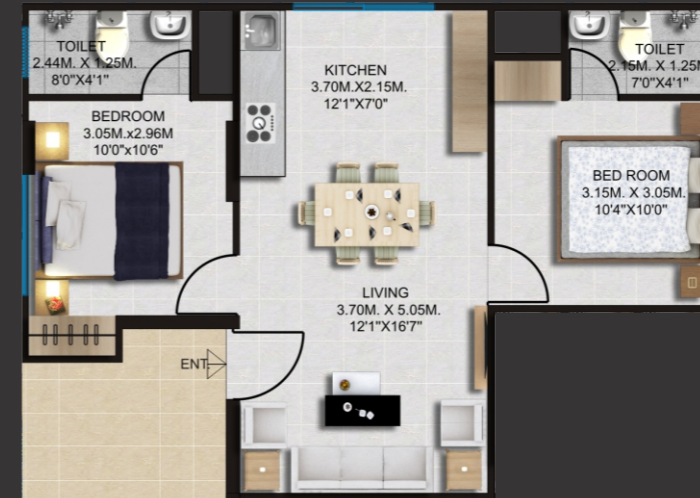


### Open Gym

Enjoy the truly holistic fitness experience in our open air gym that features a slew of state-of-art fitness equipment. Exercising outdoors has demonstrated the benefits of lower blood pressure and stress levels.

### Kids Playpen

Let the kids stretch themselves and their tiny limbs. The more they do, the more they grow into happy and healthy people. See your kids grow into wonderful human beings



BLOCK - B & C (GLORY, PRIDE, GEM, JEWEL)

**2 BHK**

BUILT UP AREA: 791

SUPER BUILT UP AREA: 951

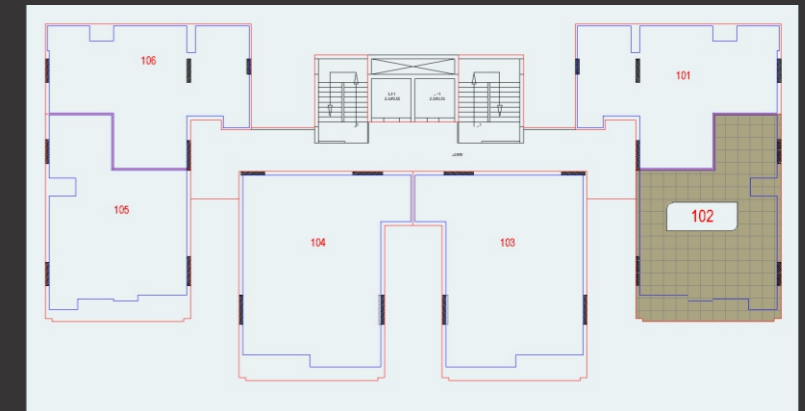


### Badminton Court

While you're lunging, diving, running and getting your heart pumping, playing a game of badminton can help you burn around 450 calories an hour. Relive your childhood and give yourself a good cardio workout

### Take a Bow

The necessity of concentration on embodied form of God helps mind in establishing union with the divine. This is a difficult thing to do whether one attempts to worship the manifested or the abstract.



BLOCK - B & C (GLORY, PRIDE, GEM, JEWEL)

**2 BHK**

BUILT UP AREA: 859

SUPER BUILT UP AREA: 1019

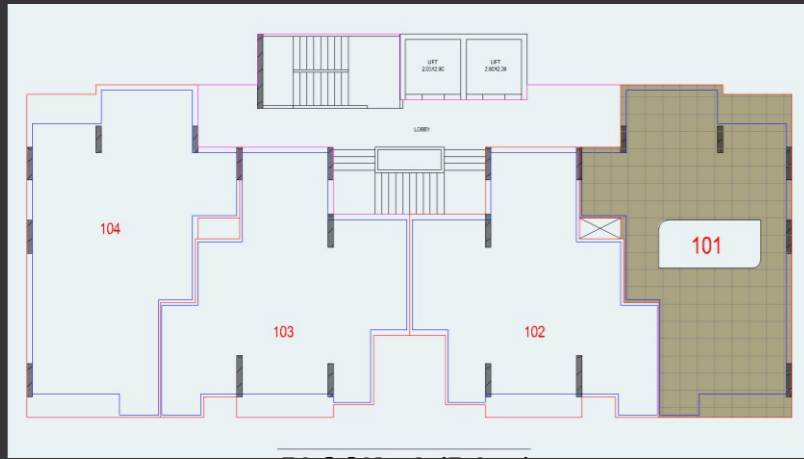


### Yoga Zone

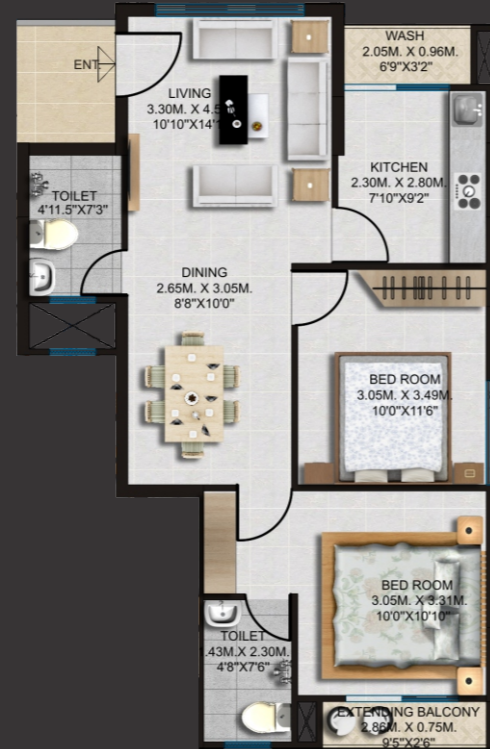
Integrate your mind, body and soul. Elevate not only your limbs, but your life force as well. Transcend yourself and lift yourself into new realms of calm, peace and energy. Take a long breath we make you feel arrived.



# FLOOR PLAN



**BLOCK - A (PRIME)**  
**2 BHK** BUILT UP AREA: 921  
 SUPER BUILT UP AREA: 1081



# ROOFTOP CLUBHOUSE



## FIND YOUR FREEDOM HERE



Multipurpose Hall



Pantry Area



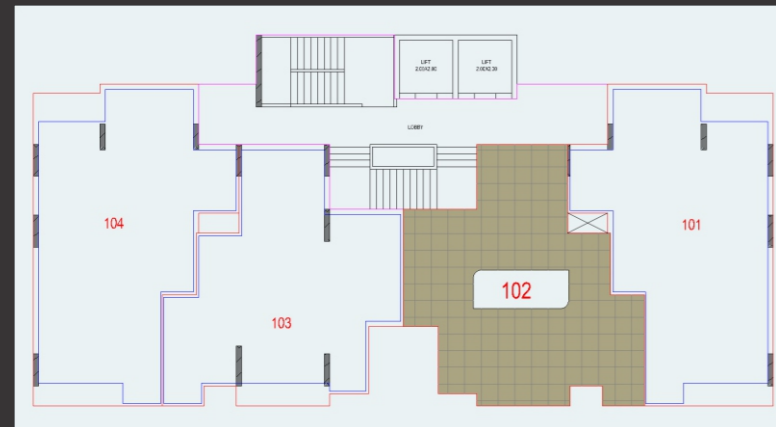
Digital Library



Indoor Games



Party Space



**BLOCK - A (PRIME)**  
**2 BHK** BUILT UP AREA: 835  
 SUPER BUILT UP AREA: 995



# COMMERCIAL COMPLEX



Shopping Complex  
3 m x 8 m



Stay Connected  
Free wi-fi



Office Space  
6 m x 8 m





10 METER WIDE CIRCULATION AREA

BLOCK-B

BLOCK-A  
PRIME

PRIDE

GLORY

RAMP

RAMP

COMMERCIAL BLOCK

SHOP 3.00M. X 4.00M.	SHOP 3.00M. X 4.00M.
SHOP 3.00M. X 4.00M.	SHOP 3.00M. X 4.00M.
SHOP 3.00M. X 4.00M.	SHOP 3.00M. X 4.00M.
SHOP 3.00M. X 4.00M.	SHOP 3.00M. X 4.00M.

JEWEL

BLOCK-C

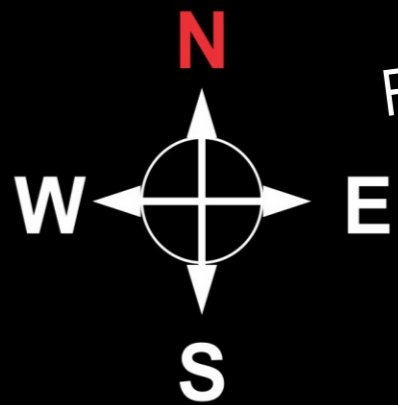
GEM

BLOCK-D  
DELIGHT

10 METER WIDE CIRCULATION AREA

UMDA ROAD

ROAD



# LAYOUT PLAN

10 METER WIDE CIRCULATION AREA

ROAD