



# KALPGAURAV

FEEL THE PRIDE OF LIVING IN OPULENCE

CG RERA REGISTRAION NO: PCGRERA151018000810





## 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



## 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.

# VAST PODIUM GARDEN

## COZY HOMES WITH COZY FEELINGS



### 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



### 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.



### 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.

# ROOFTOP CLUBHOUSE



## FIND YOUR FREEDOM HERE



Multipurpose Hall



Pantry Area



Digital Library



Indoor Games



Party Space



## COMMERCIAL COMPLEX



Shopping Complex  
3 m x 8 m



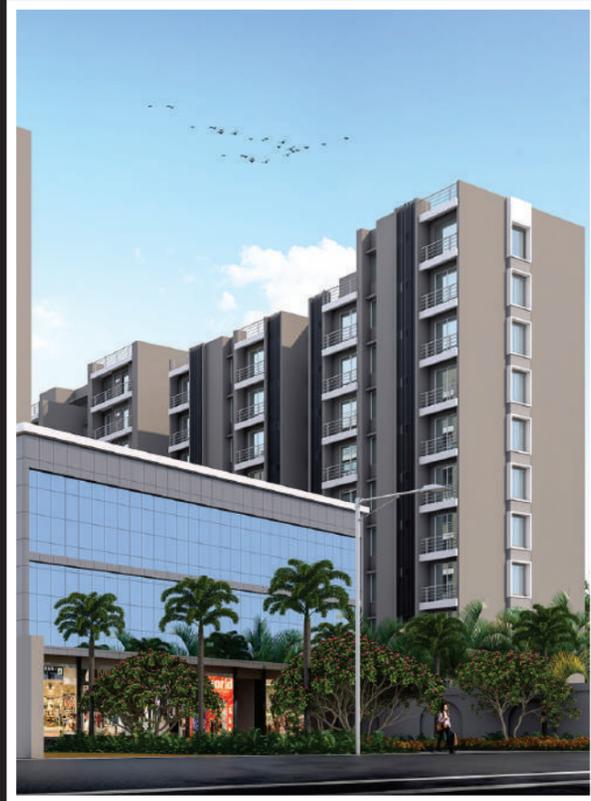
Stay Connected  
Free wi-fi



Office Space  
6 m x 8 m

# LIVE AMIDST CLOUDS

## LET YOUR DREAMS SOAR HIGH



## 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



10 METER WIDE CIRCULATION AREA

BLOCK-B

BLOCK-A

PRIDE

GLORY

PRIME

RAMP

UP

RAMP

GEM

BLOCK-C

JEWEL

BLOCK-D  
DELIGHT

10 METER WIDE CIRCULATION AREA

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

COMMERCIAL BLOCK



# LAYOUT PLAN

ROAD

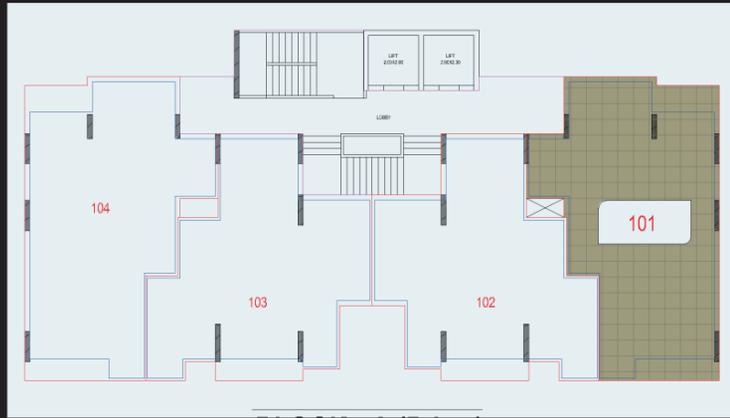
10 METER WIDE CIRCULATION AREA

ROAD

UMDA ROAD

ROAD

# FLOOR PLAN



BLOCK - A (PRIME)

**2 BHK**

BUILT UP AREA: 921

SUPER BUILT UP AREA: 1081

# FLOOR PLAN

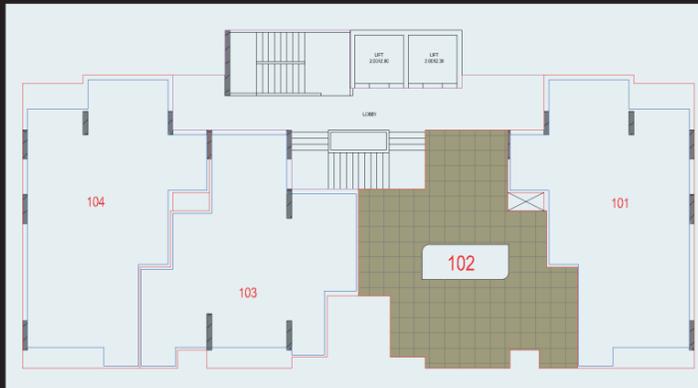


BLOCK - B & C (GLORY, PRIDE, GEM, JEWEL)

**2 BHK**

BUILT UP AREA: 791

SUPER BUILT UP AREA: 951

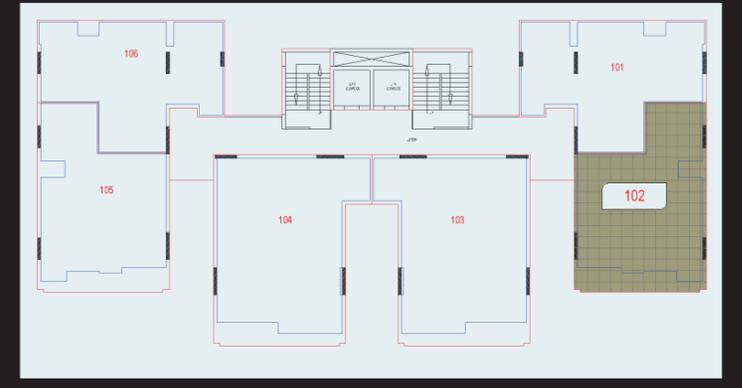


BLOCK - A (PRIME)

**2 BHK**

BUILT UP AREA: 835

SUPER BUILT UP AREA: 995



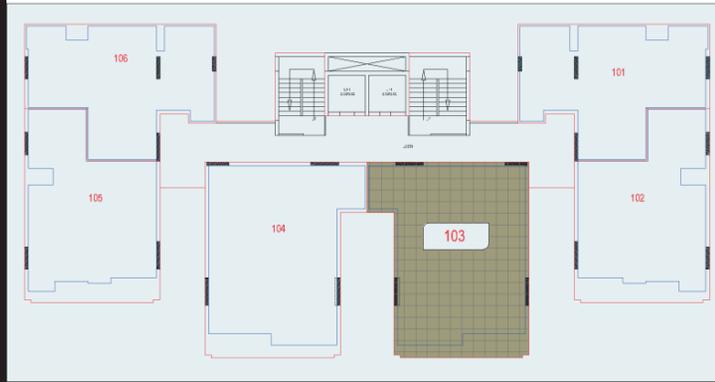
BLOCK - B & C (GLORY, PRIDE, GEM, JEWEL)

**2 BHK**

BUILT UP AREA: 859

SUPER BUILT UP AREA: 1019

# FLOOR PLAN

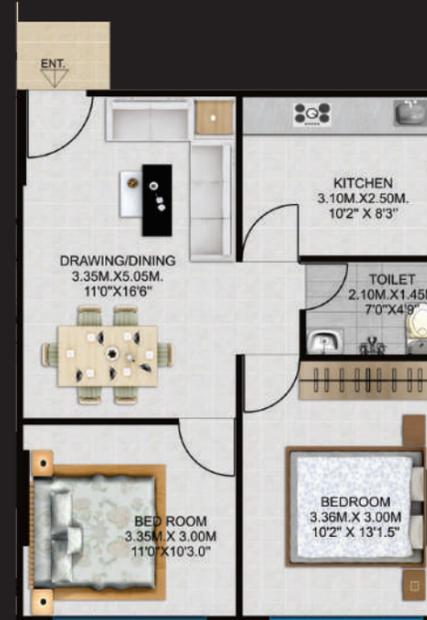


BLOCK - B & C (GLORY, PRIDE, GEM, JEWEL)

**2 BHK**

BUILT UP AREA: 1028

SUPER BUILT UP AREA: 1188

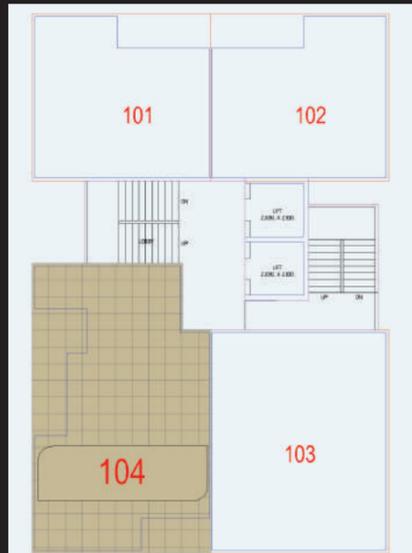
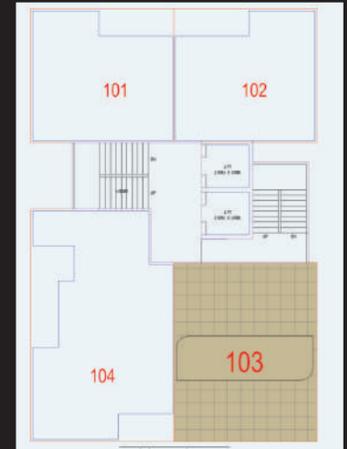


BLOCK - D (DELIGHT)

**2 BHK**

BUILT UP AREA: 709

SUPER BUILT UP AREA: 869



BLOCK - D (DELIGHT)

**2 BHK**

BUILT UP AREA: 861

SUPER BUILT UP AREA: 1021

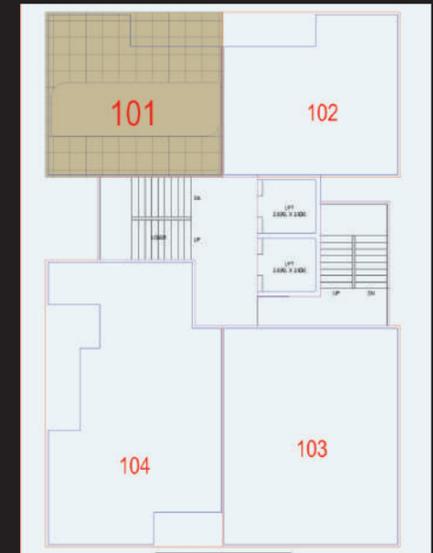


BLOCK - D (DELIGHT)

**1 BHK**

BUILT UP AREA: 556

SUPER BUILT UP AREA: 650



# EXCELLENCE IS OUR HALLMARK

## WE DELIVER WHAT WE PROMISE

### PROJECT HIGHLIGHTS

- It is the connectivity that makes Kalpgaurav stand out, located at a distance of 750 m from NH-53, midway Durg-Bhilai & Raipur.
- To make sure your hassle-free lifestyle, we have ensured proper drainage lines .
- Convenient circular roads at the three sides of project.
- Garden facing flats with ample ventilation and sunlight.
- Except LIG flats, a dedicated car parking for every flat.
- Two high speed lifts with Automatic Rescue Devices installed.
- Huge podium garden that invites with classy amenities.
- Set under the open sky, A Rooftop Clubhouse.
- Utility shops for your daily necessities.
- Jogging tracks

### PERMISSIONS AND APPROVALS:

- Approved by Town & Country Planning Department
- Building permission from Nagar Palika Bhilai Charoda

### CLUBHOUSE FACILITY

- Auditorium/Meeting Room
- Indoor Games
- Party space at rooftop
- Pantry
- Digital Library

### SPECIFICATIONS AND FINISHES:

#### STRUCTURE

- R.C.C. Framed Structure

#### FLOORING

- 2'x2' vitrified tiles in all rooms, balconies and washing area Anti-Skid Ceramic Tiles in Bathrooms
- Kota Stones/Tiles for Staircase & Common area

#### KITCHEN

- Granite Platform with two feet Dado
- Stainless Steel Sink Nirali or Equivalent
- Concealed Plumbing with Premium Quality CPVC Pipes
- Electrical Ports for Refrigerator/Water Purifier/Mixer Washing Machine and Exhaust Points

#### BATHROOM

- Ceramic Designer Dado up to ceiling height
- CP Fitting of reputed make of Jaguar/Parryware/ Hindware / Plumber as per approval of architect
- PVC/ FRP Door Frames
- Diverter/wall mixer for hot and cold water
- Electrical Point & Plumbing for Geyser

#### DOORS

- PVC/FRP Door Frames
- Designer Entrance Door
- UPVC/BWP flush door with C.P. fitting for other Rooms

#### WINDOWS

- Three track UPVC Sliding window with 5.5 mm clear Glass Panes and Stainless steel Mosquito Mesh

#### ELECTRICAL

- Powerpoint (15 AMP) for microwave Geyser & AC in master bedroom
- Concealed Copper Wiring RR Kabel or equivalent with Circuit Breakers
- Modular Switches-Havels/ Anchor/ Finolex or equivalent

#### PAINTING

- Internal White Cement Based Putty with Primer
- External Walls with Acrylic Base Paint weathershield or equivalent



QUALITY



CONVENIENCE



LOCATION

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



## ABOUT US



# KALPTARU CONSTRUCTION PVT LTD

### Our Associates

Kalptaru Builder & Developers  
 2, Commercial Complex  
 Kalpgaurav Apartment  
 Umda Road, Bhilai-3 (C.G.)

Shanti Business Associates  
 Shanti Vatika, Dhanora Road  
 Risali, Bhilai (C.G.) 490006

Deshlehra Group of Industries  
 Mahatoshree Complex  
 Maharaj Square, Adarsh Nagar  
 Durg (C.G.)

Office Address  
 1, Commercial Complex  
 Kalpgaurav Apartment  
 Umda Road, Bhilai - 3 (C.G.)

Email: [kalptarucpl@gmail.com](mailto:kalptarucpl@gmail.com)  
 8103300300  
[kalptargroup.in](http://kalptargroup.in) [Instagram](https://www.instagram.com/kalpgaurav/) [Facebook](https://www.facebook.com/kalpgaurav/) kalpgaurav/



Architect: G.C. Shekhar Engineer: Ajay Nagle, Sudhendu Sarkar Structural Engineer: Amzed Khan