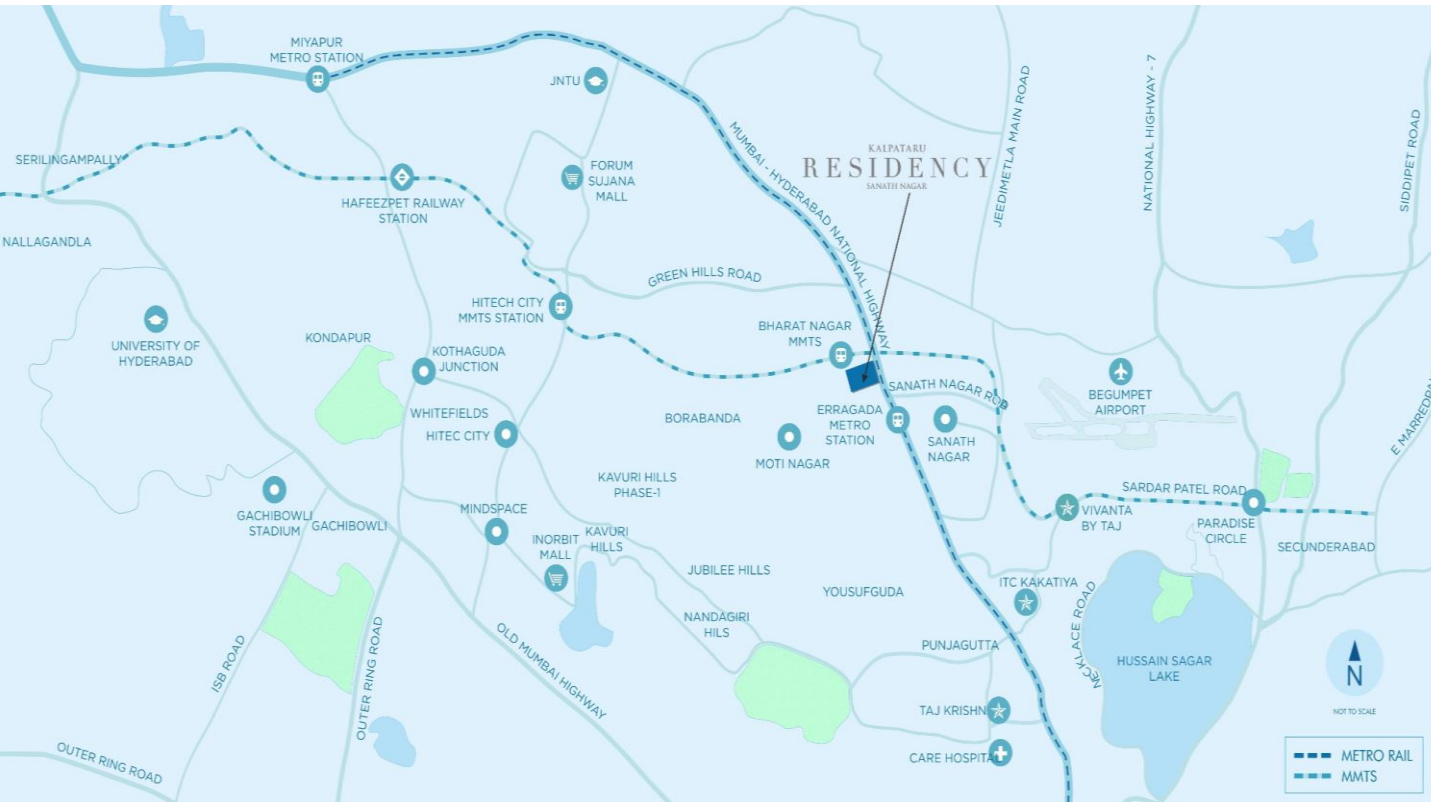


**PLAN BOOKLET  
TOWER B**

KALPATARU  
**RESIDENCY**  
SANATH NAGAR, HYDERABAD

# LOCATION MAP



## HIGHLIGHTS

- Close to Bharat Nagar and upcoming Bharat Nagar metro station
- Close to Ameerpet, Begumpet, Banjara Hills, Kukatpally, Motinagar, Erragada and Yuosufguda
- Excellent connectivity to HITECH city
- Popular schools, hospitals and other social infrastructure makes the location an ideal residential hub
- Excellent connectivity to the international airport via the ORR and intercity roads

# LAYOUT PLAN



## LEGEND

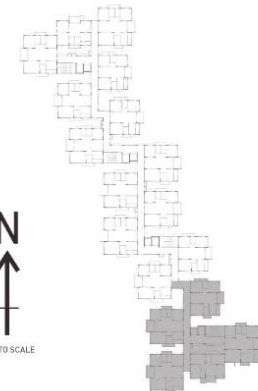
1. ENTRANCE PLAZA AND ENTRY GATE
2. ENTRANCE FEATURE
3. CLUBHOUSE
4. ENTRY/EXIT TO BASEMENT PARKING
5. OUTDOOR CHESS COURT & BOARD GAMES
6. GREEN TERRACED AMPHITHEATRE
7. SITOUT PAVILION
8. CENTRAL LAWN WITH SCULPTURAL MOUNDS AND SHADE TREES
9. CHILDREN'S PLAY AREA WITH SOFT FALL PAVING
10. ENTRY TO PEDESTRIAN FRIENDLY CENTRAL GARDEN
11. CLIMBING WALL
12. OUTDOOR FITNESS AREA
13. MULTIPURPOSE SPORTS COURT
14. CRICKET PITCH
15. SEATING ALCOVE
16. LONG STRETCH OF WALKING / JOGGING TRACK
17. BUILDING DROPOFF WITH FEATURE CANOPY
18. PLAY MOUNDS FOR KIDS
19. PARTY LAWN ATTACHED TO MULTIPURPOSE HALL
20. YOGA AND MEDITATION DECK AMIDST LUSH PLANTATION

# TOWER B - BAY PLAN 1

## TYPICAL FLOOR PLAN (2<sup>nd</sup> Floor - 15<sup>th</sup> Floor)



NOT TO SCALE

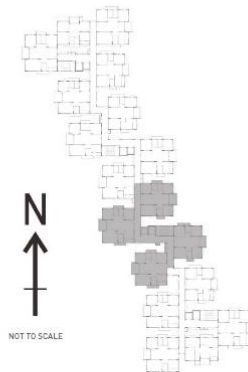


Indicative Plan  
 \*The above mentioned dimensions are in Meters & (Feet).  
 (1 Meter = 3.28 Feet)



# TOWER B - BAY PLAN 2

## TYPICAL FLOOR PLAN (2<sup>nd</sup> Floor - 15<sup>th</sup> Floor)



Indicative Plan

\*The above mentioned dimensions are in Meters & (Feet).  
(1 Meter = 3.28 Feet)

### TYPICAL FLOOR PLAN (2<sup>nd</sup> Floor - 15<sup>th</sup> Floor)



NOT TO SCALE

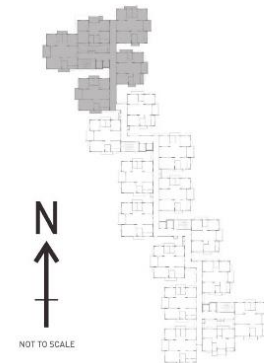
### Indicative Plan

\*The above mentioned dimensions are in Meters & (Feet).

(1 Meter = 3.28 Feet)

# TOWER B - BAY PLAN 4

## TYPICAL FLOOR PLAN (2<sup>nd</sup> Floor - 15<sup>th</sup> Floor)



Indicative Plan  
 \*The above mentioned dimensions are in Meters & (Feet).  
 (1 Meter = 3.28 Feet)

# AMENITIES

## PROJECT HIGHLIGHTS

- Vastu compliant contemporary design multi-storeyed towers and apartments\*
- Designed for Green building certification - Pre-certified PLATINUM rating
- Designed with emphasis on natural lighting and optimum cross ventilation
- Spacious 2 & 3 BHK residences with premium finishes
- Well-designed entrance lobbies
- Themed landscape designed by international landscape architect
- Clubhouse with a world-class gymnasium and state-of-the-art equipment
- Swimming pool, with separate kids' pool, complemented with pool decks

## COMPLEX & BUILDING FEATURES

- High speed passenger elevators with Auto Rescue Device (ARD), audio assistance and braille assistance
- Stretcher elevators provided
- Adequate car parking space including special slots planned for the differently abled
- Cellars (basements) designed with effective ventilation and signage for efficient traffic circulation
- Access ramp provided at all areas for differently abled
- Ample space for two wheeler parking
- Charging provision for battery operated cars
- DG power backup for all common areas with acoustic enclosure
- Eco-friendly design with Rain Water Harvesting and Sewage Water Recycling Plant (SWRP)
- Solar water heating system with supply to common toilet in apartments
- Covered waiting area for residents and children at the entrance gate

- Energy efficient lighting in common areas
- Car wash facility in the basement
- Dedicated drivers' room
- Separate washrooms for facilities team and differently abled
- Organic waste compost to recycle waste
- Dedicated laundry room
- Facility manager, administration office and enquiry counter
- Provision for an ATM
- Provision for a temple

## KITCHEN FEATURES

- Well-designed kitchen layout
- Vitrified flooring with granite platform
- 2'0" high tiled dado above platforms
- Stainless steel sink with drain board
- Provision for water purifier
- Exhaust fan
- Provision for hob and chimney
- Water efficient plumbing fixtures
- Piped gas supply

## SECURITY & SAFETY FEATURES

- Seismic resistant structure
- Advanced secure fire-fighting systems with fire alarm, sprinklers as per fire regulatory norms
- Sprinkler system for car parking area, apartments and common areas
- Fire hydrants provided at all parking levels
- Public address system
- Intercom facility
- Video Door Phone for all apartments



### **APARTMENT FEATURES**

- Vastu compliant apartments
- Spacious and well-designed 2 & 3 BHK apartments with emphasis on natural lighting and optimum cross ventilation
- Vitrified tiled flooring adorning the apartment
- Two side laminated main door and painted internal doors
- Synchronised light at the main door
- Internal walls finished in gypsum with plastic paint
- Living room with French windows
- Balcony in living room provided with acid resistant anti-skid ceramic flooring, M.S. railings and well planned surface drainage
- UPVC sliding windows with provision for mosquito net
- DG backup for whole apartments except for ACs and boilers
- Concealed copper wiring with modular switches of reputed make
- Television points for living room and all bedrooms

### **BATHROOM FEATURES**

- Naturally ventilated bathrooms complemented with an exhaust fan
- Acid resistant ceramic tiled flooring
- Granite, ceramic tiled dado in bathrooms
- Granite counter platform in all bathrooms
- Premium CP fittings and sanitary ware
- Provision for boilers in all bathrooms
- Water efficient plumbing fixtures

### **LEISURE FEATURES**

- Grand entrance gate with designed canopy and entrance feature
- Each tower has individual drop off separated from the main driveway, with a feature shade canopy
- Fire tender access with grass cells in central landscape
- Kids' play area with soft fall finishing
- Rock climbing wall for kids

- Amphitheatre
- Party lawn
- Yoga and meditation deck amidst lush green plantation
- Outdoor chess court
- Senior citizens' corner
- Outdoor fitness area
- Aromatic garden
- Multipurpose sports court
- Cricket practice pitch
- Play mounds for kids
- Seating pavilion along kids play area
- Long stretch of walking/ jogging track

### **THE CLUB**

- Clubhouse with a world-class gymnasium and state-of-the-art equipment
- Party hall with pantry and toilets with attached large party lawn
- Indoor badminton court
- Table tennis
- Pool table and foosball
- Indoor games room
- Senior citizens' card room
- Yoga / Aerobics room
- Kids learning centre
- Doctor's room
- Library
- Guest rooms
- Relaxing spa with salon, massage and steam room
- Swimming pool with separate kids pool along with pool decks, changing rooms, showers, toilets etc.
- Cafe
- Supermarket



**SITE ADDRESS:** Kalpataru Residency, B-4-300/1/A, Mumbai Highway, Sanath Nagar, Erragadda, Hyderabad – 500 019.  
Telephone: 040 23811150

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Fax Number: +91 22 3064 3131 | Email: [sales@kalpataru.com](mailto:sales@kalpataru.com) | Visit: [www.kalpataru.com](http://www.kalpataru.com)

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