

A pride of splendor that
spells ease into life!



VIJAYAKALPA

kshetra

ABODE OF ECSTASY

Project by



VIJAYAKALPA

DEVELOPERS



ABOUT VIJAYAKALPA

A UNIQUE PERSPECTIVE TO BUILDING MORE TO IT THAN YOU'D EXPECT

VIJAYAKALPA is an Idea. It's a philosophy. The insanely unique perspective to building living spaces that are manifested in the oft-overlooked functional and usability aspect of the construction, the top-of-the-line features that gain appreciation for its elegance and sophistication. All bundled up to elevate the value of your prized possession.

VIJAYAKALPA PHILOSOPHY

UNINTERRUPTED SPACES

Thoughtful designs have gone into building a perfect abode for you. Dedicated spaces, like the living room, are kept uninterrupted from inevitable walk-throughs. Obstructive structures, like columns, are placed appropriately away from the most used spaces.



EXTENDABLE LIVING ROOMS

Like a dwelling from the future, living areas are extendable with either Decks or open out into spacious Balconies, providing more space to accommodate a decent family gathering.



DEDICATED PUJA ROOM

Puja rooms are personal and sacred spaces for all families. Our designs provide for Puja space at a location that attracts minimal disturbances.



DEDICATED LIFT PROVISION

A villa is a villa! You don't do modifications after purchase. **VIJAYAKALPA** has planned out every detail, including the placement of lift.

MORE OF GLASS TOWARDS NORTH

An exquisite view from the comfort of your living room. Enhanced glass view towards the north is designed to protect you from the southern heat and allow maximum daylight.

SPACIOUS CAR PARKINGS

It's more about smart design than about the availability of space. North East extended balconies, making more shades for the cars, is yet another smart feature of our design.

CROSS VENTILATION IN EACH ROOM

Fresh air is the elixir of life. Perfect cross ventilation in every room promotes free flow of natural wind across all the rooms of our villa.

CORE INDIAN VALUES AND 100% VASTU

VIJAYAKALPA takes you to the roots of Indian culture with new methodologies of construction and architectural design while adhering to the principles of VASTU.

RAINWATER MANAGEMENT

Well designed Layouts for efficient groundwater management for the conservation of water. In order to avoid floods and to preserve groundwater levels, we have incorporated suitable design for rainwater management.



BLIND SPOT FREE ENTRANCE

Do not let the grandeur of our elegantly designed entrance deceive you into believing that we are up to aesthetics for the sake of it. Supremely endearing as it may appear, the well thought out design of the entrance serves a very important purpose of eliminating blind spots. Our philosophical insights have rendered ease of access to the entrance from the main pathway in the front and onto it while making an entry or an exit by the people in their vehicles.



TRAFFIC MANAGEMENT

Our layout designs are rectangular with well utilized space and avoid creating dead-ends, so that one can move in any direction to reach the main pathway. According to the size of the layout, we provide double roads as well.



A PRIDE OF SPLENDOR



A PERFECT HABITAT FOR THE SOPHISTICATED URBAN TRIBE.



ANOTHER FEATHER IN THE CAP OF VIJAYAKALPA

Kshetra, a unique luxury villa project, is conceived in conformity with the right Vastu Shastra and deftly blends with the modern outlook.

The name '**Kshetra**' is borrowed from Sanskrit, meaning 'Holy Precinct', a special and private reserved space. The name is chosen to impart a connotation of divinity to your home. It is a space that spells ease into life! Traditionally Indian by values and a design that makes a lifestyle statement.



CUSTOMER SATISFACTION REINFORCED

VIJAYAKALPA has created a brand name that stands for trust, reliability and innovation. Very high rated customer satisfaction is reinforced by offering elevated real value.



PROJECT HIGHLIGHTS

BEST LOCATION

Flourishing modern development alongside over 5000 acres of greenery, coupled with excellent 2 mins' access to ORR exits on either side, surely makes this place one of the most coveted ones! Located in the Special Development Zone, it shares neighborhoods with TCS, Hardware Park and Financial District.

PERFECT DESIGNS

Our designs are derived from our philosophy, which gives utmost importance to the usability of the living space. You might want to check out **VIJAYAKALPA** philosophy on Uninterrupted spaces, Extendable living rooms, and more.

GREAT SETBACKS

Each Villa has more setbacks (open area) compared to any other project. This allows to reap maximum benefit of an actual Villa than an Apartment.

NATURAL TREES & LANDSCAPES

VIJAYAKALPA gives great importance to natural and High Oxygenated air flows. So we have built Herbal Gardens and Nakshatravanam (Natural trees according to the birth stars). Landscaping is also undertaken with the objective of enhancing the natural environment.



SCHOOL BUS BAY

Our grand entrance design includes a dedicated school bus bay and designated children seating areas. In the event that parents are late to pick up their kids, they have a safe place to stay and are under supervision.

BRING NATURE INTO HOME

'Cross Ventilation' and 'More glass towards the North' makes home completely ventilated and bring more light into the Villas.

SAFE AND SECURE

Our Traffic management system, blind spot free entrance designs, 24 hour security surveillance systems, and a single access entry to pools make life **Safe** and **Secure**.

HIGH PRODUCT VALUE

This 3,000 square feet villa offers ample living space, including spacious living, kitchen, and dining areas. It consists of four bedrooms, a loft, and both open and covered terraces. The villa also includes a dedicated lift provision, a puja room, an office space, a gym, a utility area, and a separate laundry room. The patios and decks with larger setbacks serve as additional value contributors. By increasing usability, the property's worth is significantly enhanced without expanding the salable area.



GET READY TO WELCOME AN ECSTATIC EXPERIENCE

Exemplary design philosophies of **VIJAYAKALPA** are infused into your luxury home to give you an ecstatic experience and a joyous wholesome life.



WEST FACING | VILLA ELEVATION (3D)



EAST FACING | VILLA ELEVATION (3D)





VIJAYAKALPA
kshetra
 ABODE OF ECSTASY

FINEST DESIGN & ARCHITECTURAL VALUES

Finest design replete with architectural splendor is the promise of **VIJAYAKALPA** at the Kshetra Villa Project. It is ensured that the great architectural plans are carefully implemented with matchless quality of perfection where the MEP (Mechanical, Electrical and Plumbing), Structural and Landscaping works perfectly align with our original design.

MASTER PLAN GATEWAY

Villa Plot Sizes: 222, 310 Sq. Yards

MASTERLY PLANNED FOR THE BEST

Striking an equilibrium between aesthetic proportions and nature filled spaces.



VIJAYAKALPA
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ABODE OF ECSTASY



11+
ACRES

126
VILLAS

4
UNIQUE
PARKS

5
STAR
AMENITIES

EAST FACING
310 SQ YARDS



Ground Floor BUA	1361 Sft
First Floor BUA	1416 Sft
Second Floor BUA	1301 Sft
Parking Area	199 Sft
Total Area	4277 Sft

Contemporary Villas |
Interior Architectural Visualization



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WEST FACING
310 SQ YARDS



GROUND FLOOR

Ground Floor BUA	1361 Sft
First Floor BUA	1419 Sft
Second Floor BUA	1301 Sft
Parking Area	191 Sft
Total Area	4272 Sft

Contemporary Villas |
Interior Architectural Visualization



FIRST FLOOR



SECOND FLOOR

EAST FACING
222 SQ YARDS



GROUND FLOOR

Ground Floor BUA	959 Sft
First Floor BUA	1082 Sft
Second Floor BUA	916 Sft
Parking Area	122 Sft
Total Area	3079 Sft

Contemporary Villas |
Interior Architectural Visualization



FIRST FLOOR



SECOND FLOOR

WEST FACING
222 SQ YARDS



GROUND FLOOR

Ground Floor BUA	959 Sft
First Floor BUA	1092 Sft
Second Floor BUA	890 Sft
Parking Area	122 Sft
Total Area	3063 Sft

Contemporary Villas |
Interior Architectural Visualization



FIRST FLOOR



SECOND FLOOR

KSHETRA
Ullaasa



WHERE CELEBRATION OF LIFE UNFOLDS

There's no substitute for a healthy well being. **Ullaasa Clubhouse** encompasses a plethora of avenues where there is no dearth of immersive recreational activities to rejuvenate your body and soul. Air conditioned Gym, Luxury Spa, Yoga, Meditation and Dance floors are just a few of the many self indulgent exploits of personal affairs.





ULLAASA KSHETRA AMENITIES

- 1 Entrance Waiting Lounge / Lobby
- 2 Multipurpose Hall with Stage
- 3 Air Conditioner Gym
- 4 Yoga/ Meditation/ Dance
- 5 Indoor Games
- 6 Board Games
- 7 Badminton Court
(Double + Ceiling height)
- 8 Kitchen / Pantry / Storage Area
- 9 Cafeteria Area/ Dine in Garden
- 10 Separate Changing Rooms
- 11 Separate washrooms in all floors
- 12 Dispensary
- 13 Spa
- 14 Privacy Enabled Pools /
Rain Dance
- 15 Grocery Store
- 16 EV Charging Station

UNIQUE LIFESTYLE

Landscape and Sports

Outdoor Gym with Reflexology flooring

Nakshatra Vanam

Designer landscape with Pergolas

World-class Clubhouse with Pristine pool

Rachabanda Area

Herbal Garden

Play - Cherish - Grow | Children's Play Area with Gazebo

Open Stage / Flag hosting area / Party Lawn

Ola / Uber/ School Bus pick up area

Half Basketball Court

Cricket Nets

Sand Volleyball

Electric car charging stations

Out Door Dining Area





CLOSE PROXIMITY TO ORR EXIT 14 & 13

Nothing can beat the location advantage of Kshetra. It is spot-on at the ORR Growth Corridor, just 2 mins from exit 14 while the other nearest exit 13 is just 3 kms away. Special Development Zone (SDZ) in the same location promises a wide range of employment opportunities. The vast area of greenery makes this location flourish with modern developments without losing natural beauty.



Financial District - Easy Access to the Employment



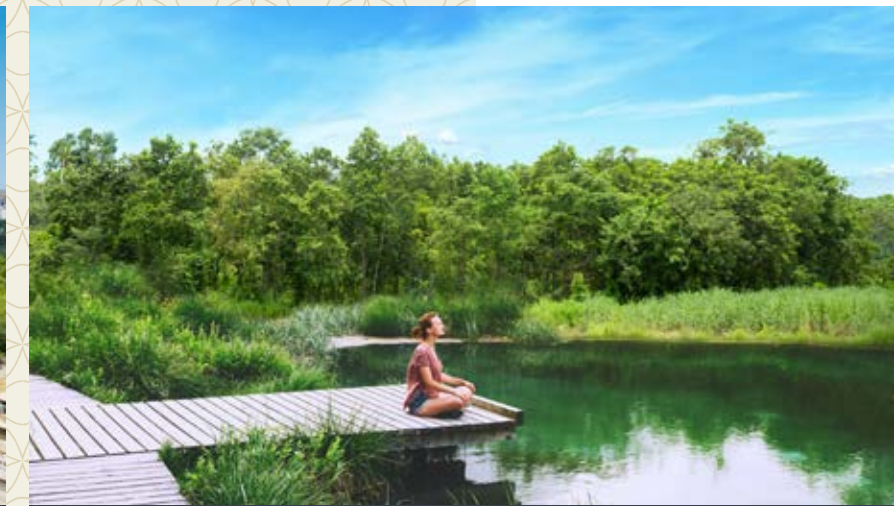
Outer Ring Road (ORR) - Amazing connectivity



International Air Port - World's a neighborhood



Metro Rail Connectivity - The ultra-modern way



In Perfect Harmony with Nature

DISTANCE FROM EMPLOYMENT

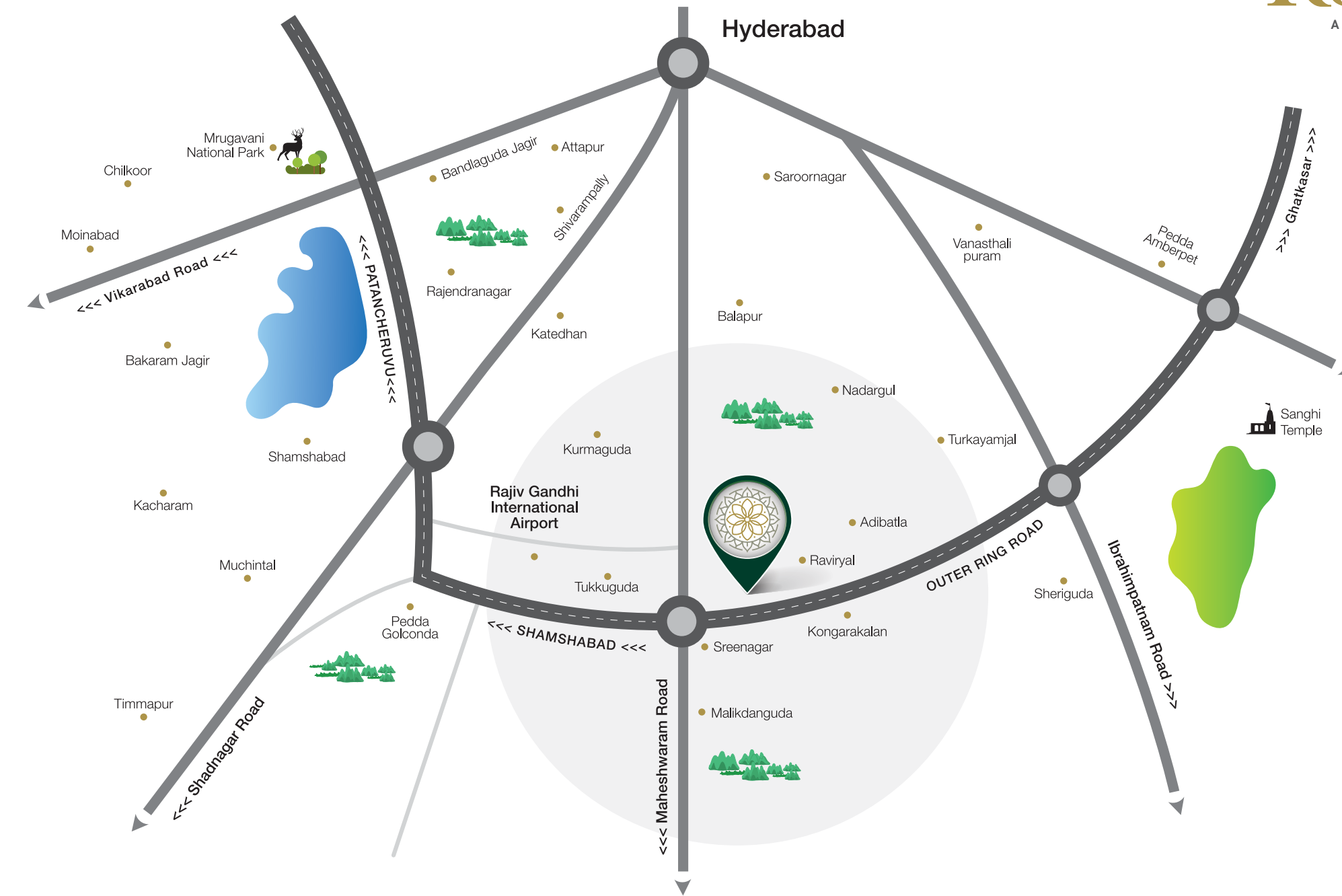
- 30 mins to Exit-1, Financial District
- 10 mins to Airport
- 10 mins to TCS
- 5 mins to Hardware Park
- 5 mins to World Trade Center
- 5 mins to Fab City
- 2 mins to Tukkguda Exit-14
- 2 mins to Raviryala Exit-13

LOCATION ADVANTAGES

- ORR - Special Development Zone
- Metro Rail Connectivity
- International Air Port
- Above 5000 acres of greenery

LOCATION MAP

(Not to Scale)



SCAN HERE FOR LOCATION

Being in the range of ORR Growth Corridor and 2 mins from Exit 14, makes this place very well connected to the city. Because of the SDZ and having vast area of greenery will make this location flourish with modern developments without losing natural beauty. Easy access to the employment is a great asset to this area.

SPECIFICATIONS



Structure

R.C.C. frames structure to resist wind, earthquake and Seismic loads.



Super Structure

C.C. Blocks/Fly Ash Bricks in Cement Mortar of External 9" thick walls and internal 4" thick walls.



Plastering

Internal walls: Single coat plastering for walls and ceilings.

External Walls: Double coat plastering with maintaining high quality standards as per norms.



Water Proofing

Water Proofing treatment for areas exposed to water such as toilets, balconies and terraces.



Flooring

Drawing, Living, Kitchen and Drawing area: 800 x1200/600x1200 size Vitrified tiles of reputed make.

Bedrooms: 800 x800 /600 x600 mm size Vitrified tiles of reputed make.

Kitchen Wall Cladding: wall cladding up to 2'-0" height above kitchen platform with Glazed Vitrified / Ceramic tiles of reputed make.

Bathrooms: Glazed Vitrified / Ceramic tiles wall cladding up to 8'-0" height and for flooring anti skid Vitrified/ Ceramic tiles of reputed make.

Balcony / Utility: Anti skid vitrified/ceramic tiles and for utility area up to 3'-0" height wall cladding with glazed tiles.

Staircases: Marble/Granite flooring.

Terrace: Flooring with Anti-skid/Rustic tiles of reputed make for open terrace areas.

Parking Area: Anti skid parking tiles with reputed make.



Doors & Windows

Main Door & Internal doors of Engineered Frame & engineered flush shutter with veneer on both sides with Melamine polish and doors -hardware with good quality of Stainless Steel fittings like hinges, tower bolts locks of Door set / Ozone / Godrej / Europa or equivalent

French Doors: UPVC sliding doors with clear glass with Mosquito mesh.

Windows: UPVC sliding windows with clear glass with Mosquito mesh.



Railings

Toughen glass railing with SS/ Aluminum handrail for Staircase, Sit-outs & Balconies.



Painting

External: Zycosil waterproof coating over and above Texture with two coats weatherproof exterior paint.

Internal: Two coats of premium emulsion with smooth putty finish of reputed make.



Electrical Installations

Concealed copper wiring of Finolex / Polycab / Havells or equivalent made with high quality modular switches /sockets of Legrand / Havells/ Salzer or equivalent.

A/c provision in all bedrooms and living and drawing rooms.

TV points in drawing/living and in all bedrooms.

Power sockets for geysers, Exhaust fans and beside the wash basin for shaving purposes in all toilets and kitchen.

Power sockets for Refrigerator, Cooking range, Chimney, Microwave, dishwasher, Mixer/grinder.

3 phase power supply for individual villa with dual source meter for Ac and DC power.



Power Backup

100% DG power back to individual villa except ACs.

DG power backup for common areas and for Clubhouse.



Plumbing and Sanitary

Sanitary ware Fixtures: Wall hung water closet with concealed flush tank of Kohler/ Jaguar/Cera/ Hind ware or equivalent of reputed make. Vanity type wash basin with hot & cold-water mixer in all bathrooms.

Shower: Single lever concealed diverter with spout & overhead shower of reputed make.



TV/Telephone

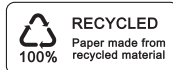
FTTH for internet, telephone and intercom and for TV in all bedrooms, drawing and living rooms.



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P: +91 85006 74100 | E: contact@vijayakalpa.com

www.vijayakalpa.com



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