

KALPAVRIKSHA

ASPIRATIONAL HOMES @ BAHADURPALLY





KALPAVRIKSHA

UNIQUE ASPIRATIONAL HOMES

Kalpavriksha, as the name suggests, is a community designed to take care of every need of a growing urban family. Addressing everyone's unique needs, the apartments range from 617 to 1289 Sft. in 1, 1.5, 2, 2.5 and 3 BHK options.

The one-of-a-kind landscape-facing homes, combined with 2 exclusive clubhouses and abundant greens, ensure you live a lifestyle you always aspired for.





Every day
I supply oxygen
for up to 4 people
Don't you think
I am worth saving ?



 **1576**
HOMES =  **1576**
TREES
One tree for each home

WHY KALPAVRIKSHA?



**WIDEST RANGE
OF HOMES**
to suit specific needs
and desires



**MOST
AFFORDABLE PRICE**
Get maximum value
for every rupee spent.



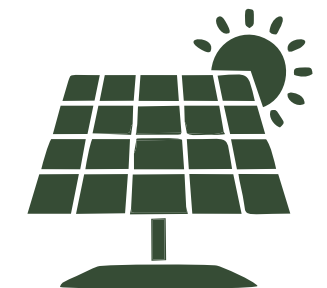
**HIGHER UDS
OF LAND**
More land, higher value
for owners in future



UNIQUE FEATURES
to delight & inspire
residents every day.



TATA PROJECTS
TOP-NOTCH QUALITY
Construction & project
management by TATA PROJECTS.



LOW MAINTENANCE
Solar-powered
common areas & water
conservation fixtures



LANDSCAPED PODIUM
More open, green and
interactive spaces.



LANDSCAPE FACING HOMES
90% flats face landscaped
amenities all around.



TWO CLUBHOUSES
For an active
and passive lifestyle

KALPAVRIKSHA

ASPIRATIONAL HOMES @ BAHADURPALLY

Kalpavriksha is all about aspirations, to live a wholesome life in the most pocket-friendly budget.

A beautiful home, life-altering amenities, vibrant open spaces, stimulating environment and well-connected neighborhood, all converge for you to embrace and live a blessed life.

OVERVIEW

Site Area	: 15.52 Acres
Structure	: 10 Blocks
No of Units	: 1576
Type of Units	: 1, 1.5, 2, 2.5 & 3 BHK
Units Range	: 617 to 1289 Sft.
Landscaped Podium	: 89,000 Sft.
2 Clubhouses	: 50,000 Sft.





PATHS TO HAPPINESS

Kalpavriksha invites you into a beautiful, vibrant community that's designed to inspire your life. The grand entrance with expansive driveways, landscaped seating spaces extends a warm welcome and invitation to lead a life full of happiness.

The contemporary architecture and thoughtfully designed amenities complemented by quality craftsmanship make Kalpavriksha more than just a home.





TURNING OUTDOORS INTO A RETREAT
 Make new friends and explore new spheres of life in one of our many shared community spaces. Breathe in fresh air into your life and bond with others over the exclusive gardens, landscaped water bodies, play areas and sit-outs. Delve into the depths of nature complimented by a host of outdoor amenities.



Badminton Court



Half Basketball Court



Outdoor Chess Board



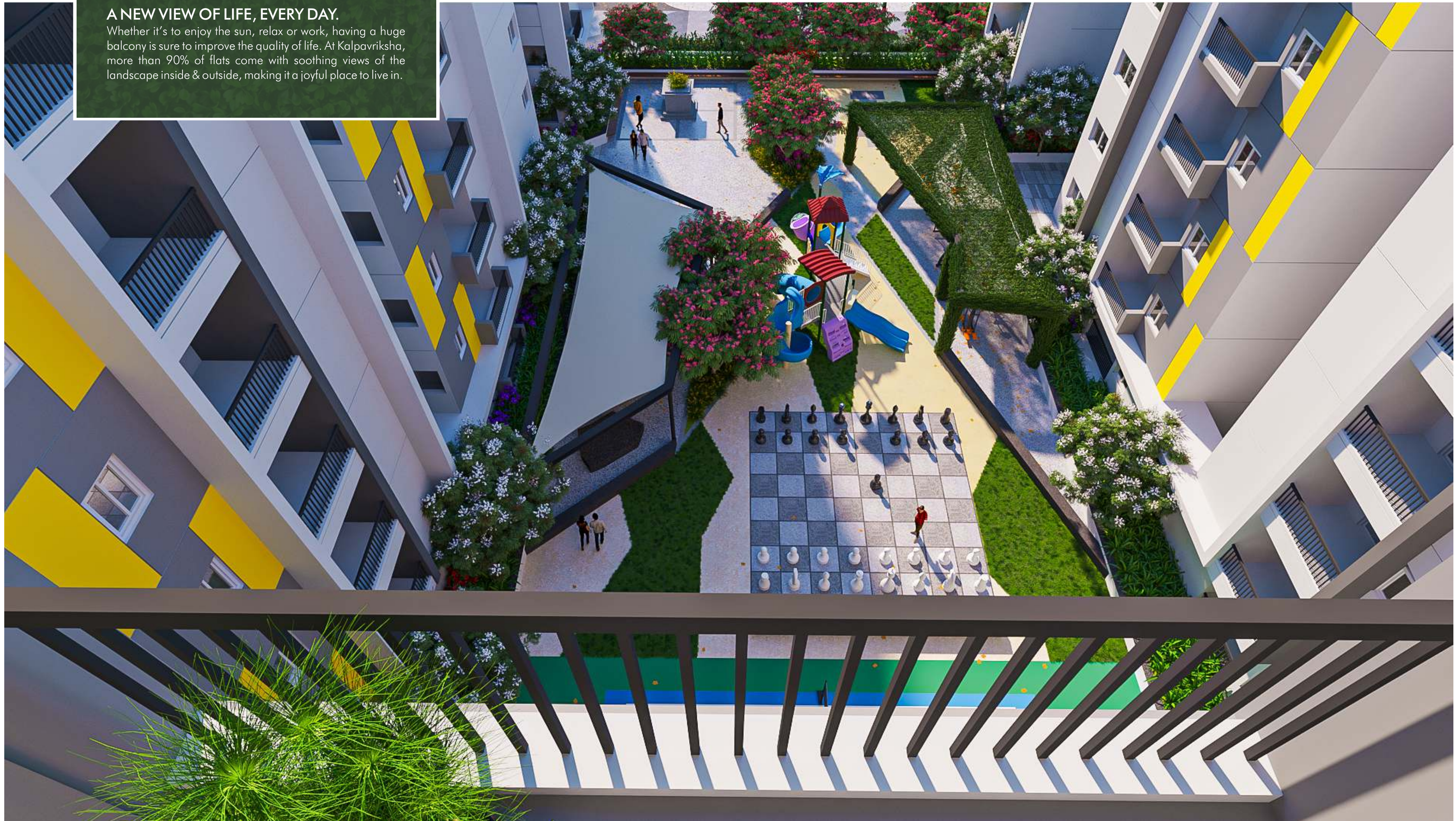
FOR ANYONE WHO'S A KID AT HEART

Let your kids have fun, forge friendships, and get some of the extra energy out. Give your children an access to the best games and sports facilities- Kalpavriksha with its customized play areas not only enhances the mental health but also the physical fitness of your kids.



A NEW VIEW OF LIFE, EVERY DAY.

Whether it's to enjoy the sun, relax or work, having a huge balcony is sure to improve the quality of life. At Kalpavriksha, more than 90% of flats come with soothing views of the landscape inside & outside, making it a joyful place to live in.



1 BHK APARTMENT



SMALL HOMES, BIG ASPIRATIONS.

Get the perks of living in a gated community with a simple 1 BHK at Kalpavriksha. Ideal for bachelors and newly marrieds, they are not only easy to maintain but also provide you access to the plethora of facilities and amenities of Kalpavriksha.



2 BHK APARTMENT



BIGGER SPACE, MORE AESTHETIC.

Give yourself the space and coziness you need to live an aspired life. Designed especially for nuclear families and for those who want to live with parents under the same roof, 2BHK homes at Kalpavriksha hit the perfect sweet spot in terms of space, features and amenities.

3 BHK APARTMENT



CRAFTED TO PLEASE EVERY LIFESTYLE.
Meet the needs of your growing children or entertain your relatives or guests comfortably or adopt the new normal of work-from-home naturally with a spacious 3 BHK at Kalpavriksha.





CLUBHOUSE ONE

LIVE A MUCH MORE RELAXED LIFESTYLE

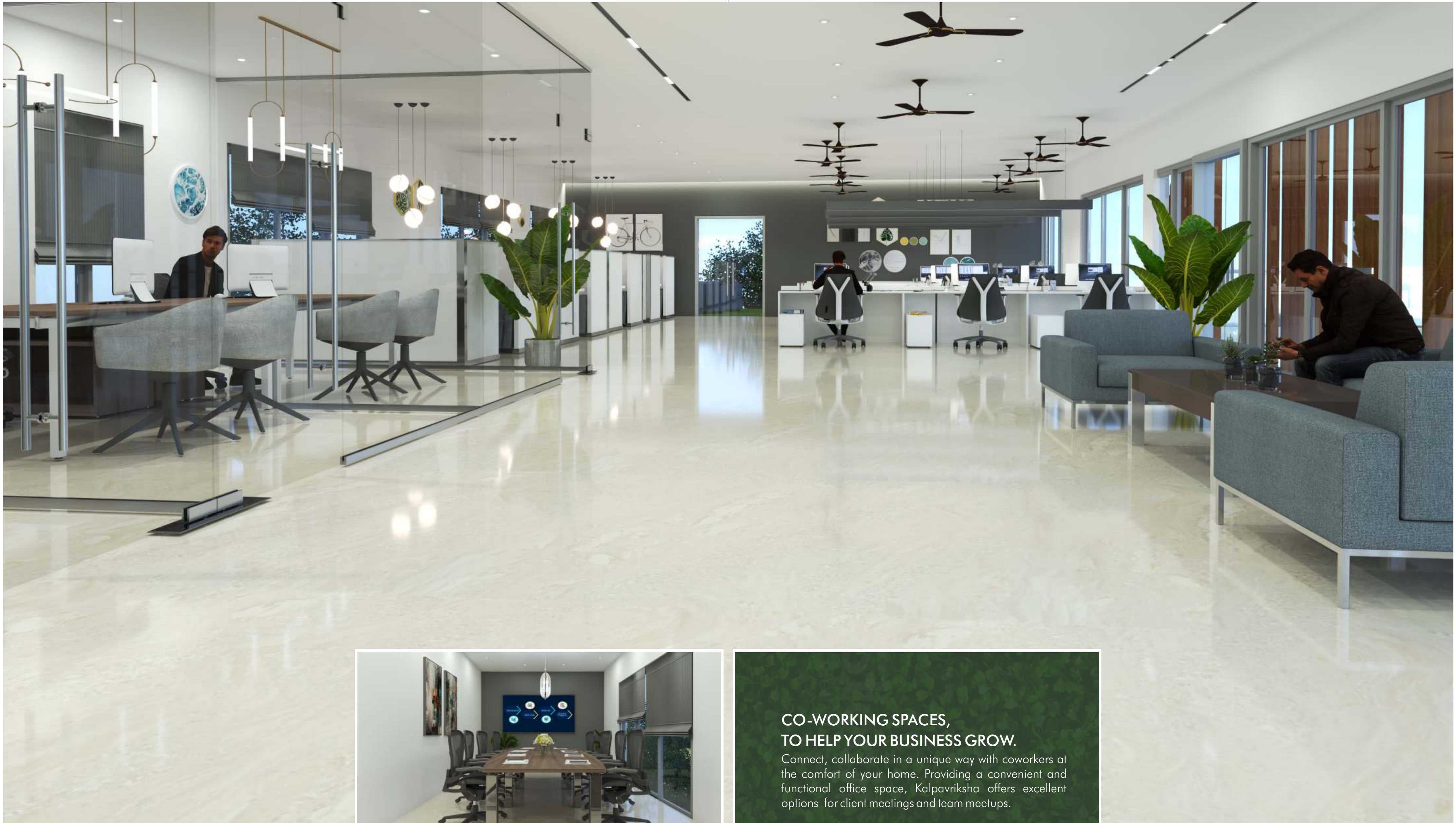
Kalpavriksha features 2 clubhouses of over 50,000 Sft. dedicated to keep you engaged, active and relaxed.

Enjoy the best of life without having to step outside, without having to search for gathering places in the neighbourhood while socializing at the dedicated spaces. Make your guests feel at home with warm, open and welcoming facilities.



Clubhouse One Amenities

- Double height Reception
- ATM
- Pharmacy
- Milk Booth
- Supermarket & Bakery
- Salon & Parlour
- Creche
- Start Up Space & Co-working Space
- Conference Hall
- Juice Bar & VR Room
- Two Mini Theatres
- 4 Guest Rooms



Conference Room

CO-WORKING SPACES, TO HELP YOUR BUSINESS GROW.

Connect, collaborate in a unique way with coworkers at the comfort of your home. Providing a convenient and functional office space, Kalpavriksha offers excellent options for client meetings and team meetups.

Co-working Place

Supermarket



Cafeteria



Pharmacy



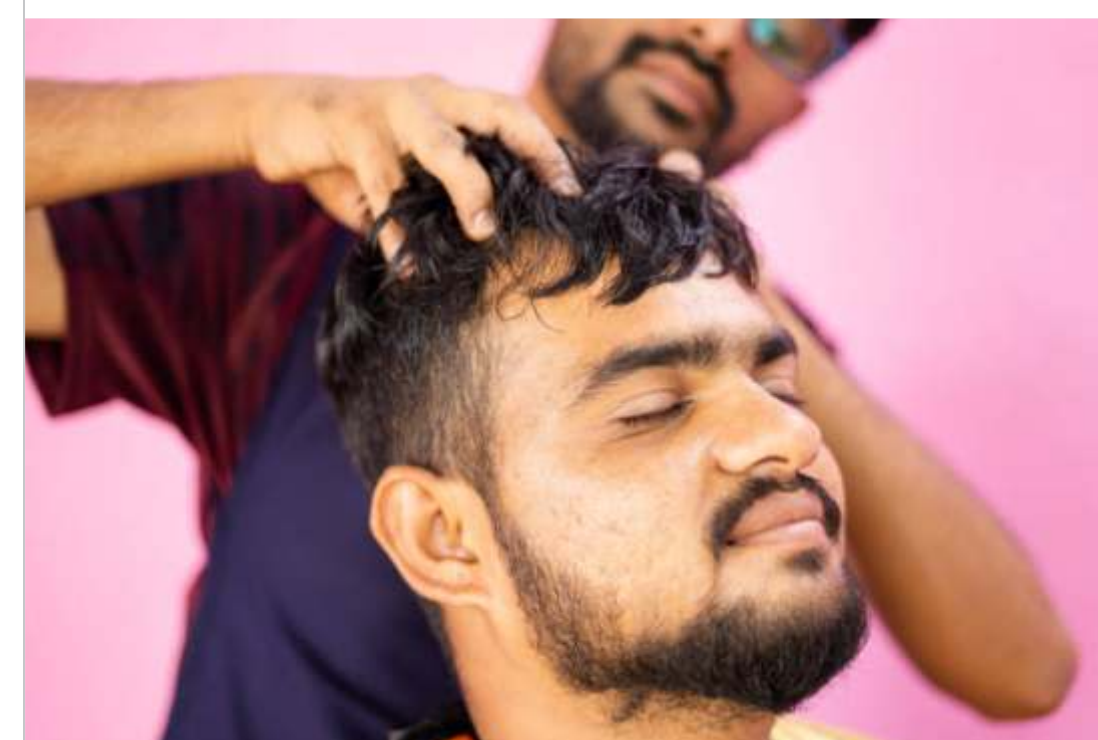
Milk Booth



ATM



Spa



Salon

MODERN CONVENIENCES CLOSE TO HOME

Live at a place where everyday conveniences are at hand. Kalpavriksha has provision for a plethora of amenities right from ATM Centre, Pharmacy, Milk Booth to Salon & Parlor so that you won't have to travel far from the home for daily errands.

EXPLORE, EXPERIENCE, ENJOY.

Fill your weekends with unlimited fun and watch your favorite stars come alive at our two state-of-the-art Mini Theatres.





Creche

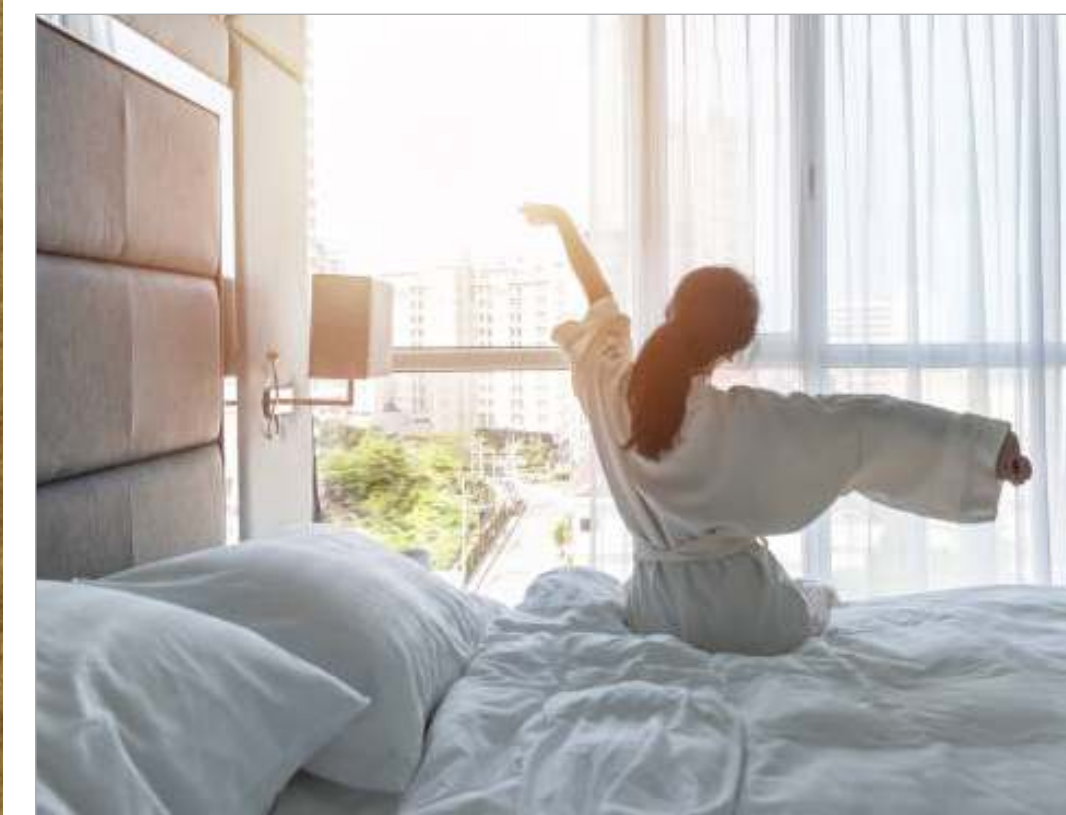


Tuition Room



HEALTHY PLACES FOR KIDS TO GROW AND BLOSSOM

Giving a home away from home, Kalpavriksha provides a sense of belonging for every child with varied amenities. The community has a library and designated study rooms encouraging young minds to learn, develop imagination, envision brighter things around them. While you are out there working to give a better future for your children, we take care of them properly in a safe, secure environment.



A COMFORTABLE STAY FOR EVERY GUEST

Make your guests comfortable and treat them to inviting and welcoming spaces when you celebrate your special occasions. Kalpavriksha has 4 guest rooms for your convenience & make your visitors enjoy the stay.



CLUBHOUSE TWO

THE EPICENTRE OF ALL THINGS ACTIVE

Get started on the path of fitness with access to a wide range of sports facilities. Live an active lifestyle with exclusive state-of-the-art amenities. Tag along with your friends, spend hours playing indoor games, sharing laughs and create everlasting memories.



Clubhouse Two Amenities

- Reception & Waiting Lounge
- Swimming Pool
- Three Badminton Courts
- Banquet Hall
- Cafeteria
- Gym
- Dance Room
- Indoor Games
- Yoga
- Bar / Gentlemen Room

JUMP IN AND LOSE YOURSELF.

Relax in the sparkling blue pool, unwind and make memories in the open, cosy pool that provides a perfect break from the stressful life. Swim like a champion and make a name for yourself.





MAKE EVERY DAY A SPECIAL ONE

Celebrate your special days, whether it be a birthday party, wedding or a get-together, at a place that is built to host a party. The lavish function hall has the space and atmosphere perfect for your special occasion.





Gym



Gentlemen Room

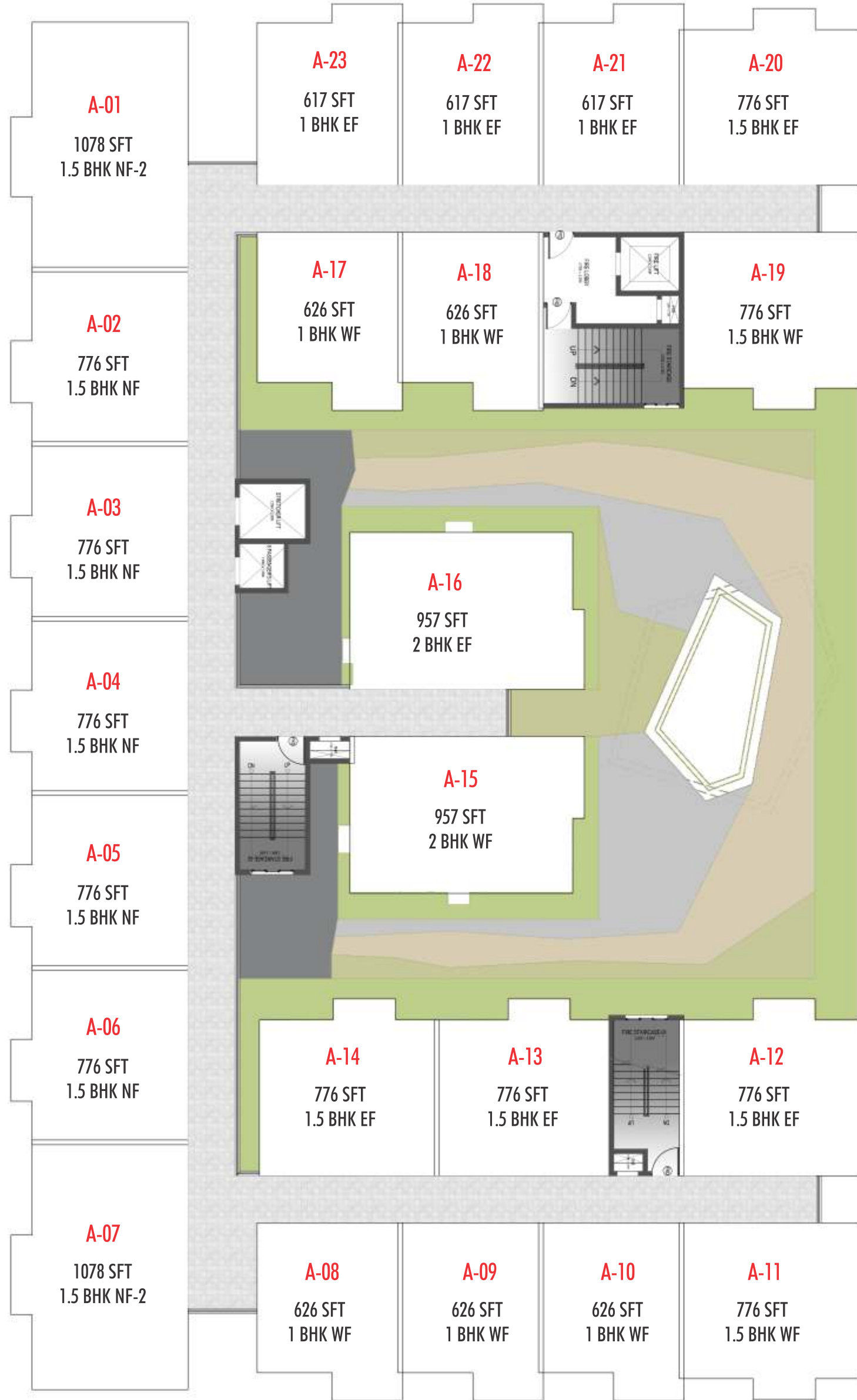
MAKE YOUR HEALTH A PRIORITY

Stay fit and feel vibrant each day- Kalpavriksha has the ideal space to transform your body, mind & soul. With a fully-equipped fitness centre, yoga/meditation zone at your service, you get in shape and boost your physical and mental wellness without having to step out.



THE RIGHT KIND OF ENTERTAINMENT FOR EVERYONE
 Bond over some healthy competitions and fun indoor activities with your friends and neighbours. Immerse in entertainment while at home and keep yourself active with variety of indoor games.

ANANDI TOWER -1



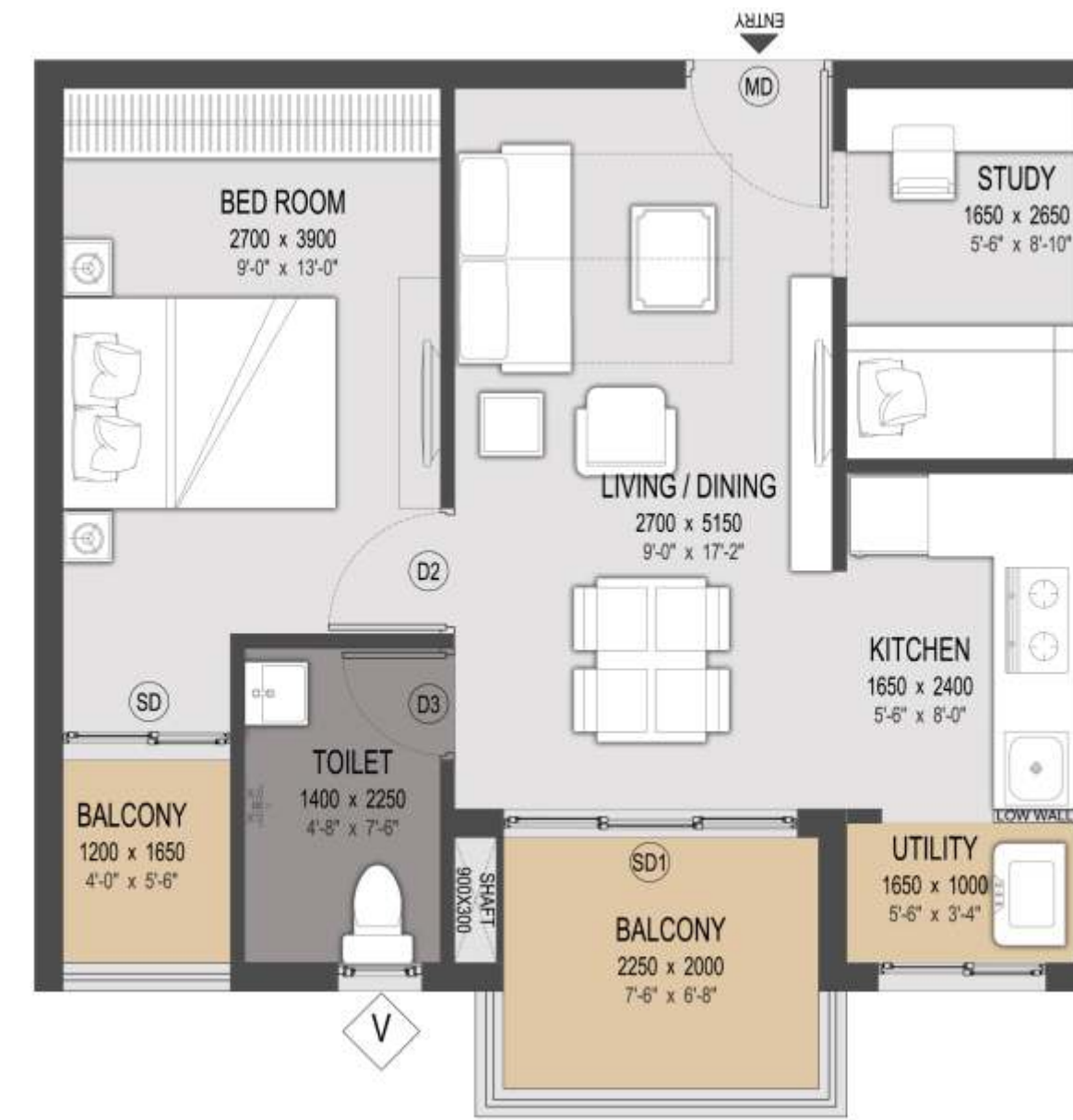
AYONI TOWER -2



1 BHK EF - TYPE 1 - AB
 BUILT-UP AREA - 617 Sft.



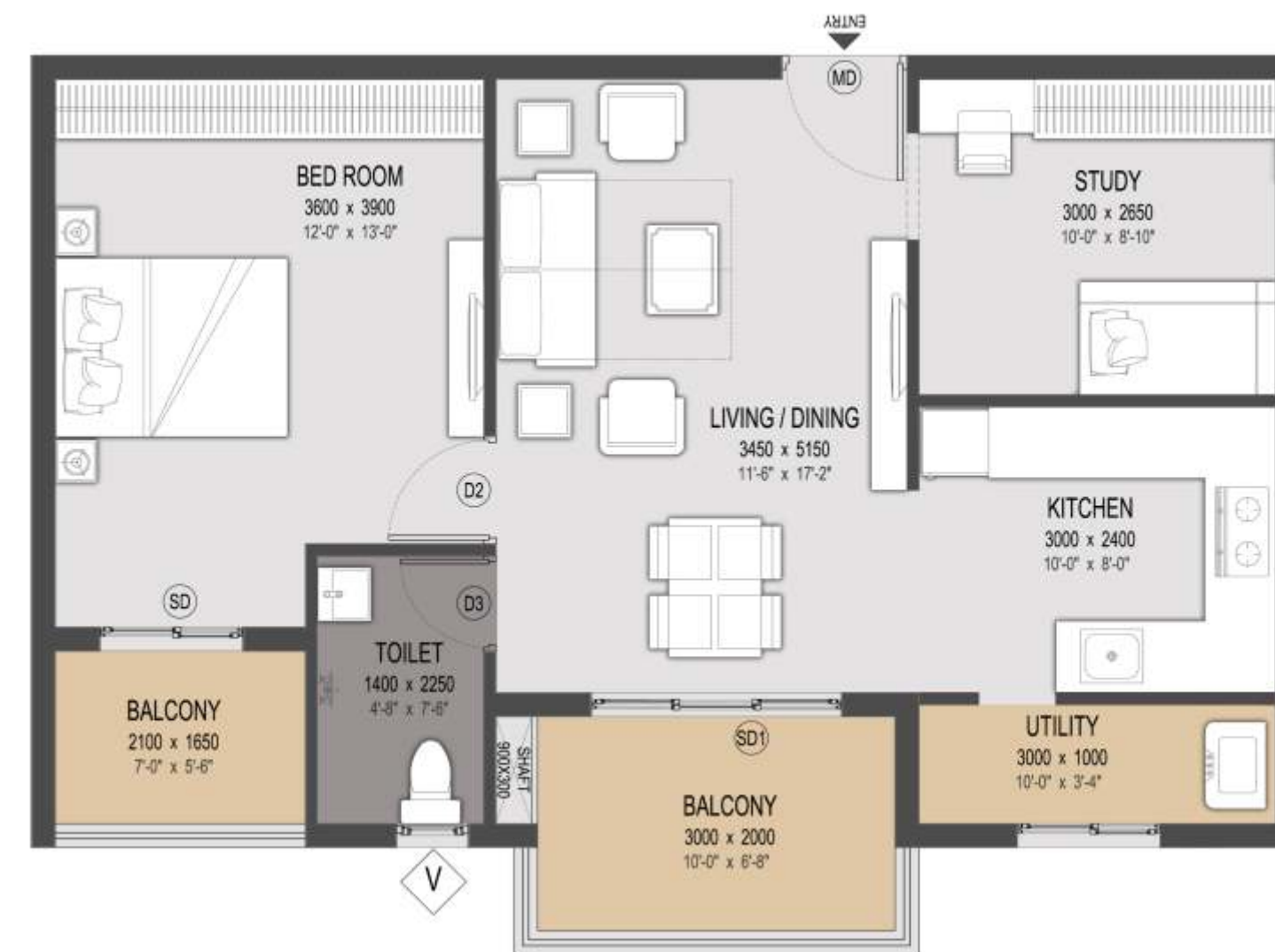
1.5 BHK NF - AB
 BUILT-UP AREA - 776 Sft.



1.5 BHK EF - AB
 BUILT-UP AREA - 776 Sft.



1.5 BHK NF - TYPE 2 - AB
 BUILT-UP AREA - 1078 Sft.



1.5 BHK WF - AB
 BUILT-UP AREA - 776 Sft.



1 BHK WF - TYPE 1 - AB
 BUILT-UP AREA - 626 Sft.



2.5 BHK NF - TYPE 2 - AB
 BUILT-UP AREA - 1126 Sft.



2.5 BHK NF - TYPE 3 - AB
 BUILT-UP AREA - 1142 Sft.



2.5 BHK NF - AB
 BUILT-UP AREA - 1070 Sft.



2 BHK WF - AB
 BUILT-UP AREA - 957 Sft.



2 BHK EF - AB
 BUILT-UP AREA - 957 Sft.

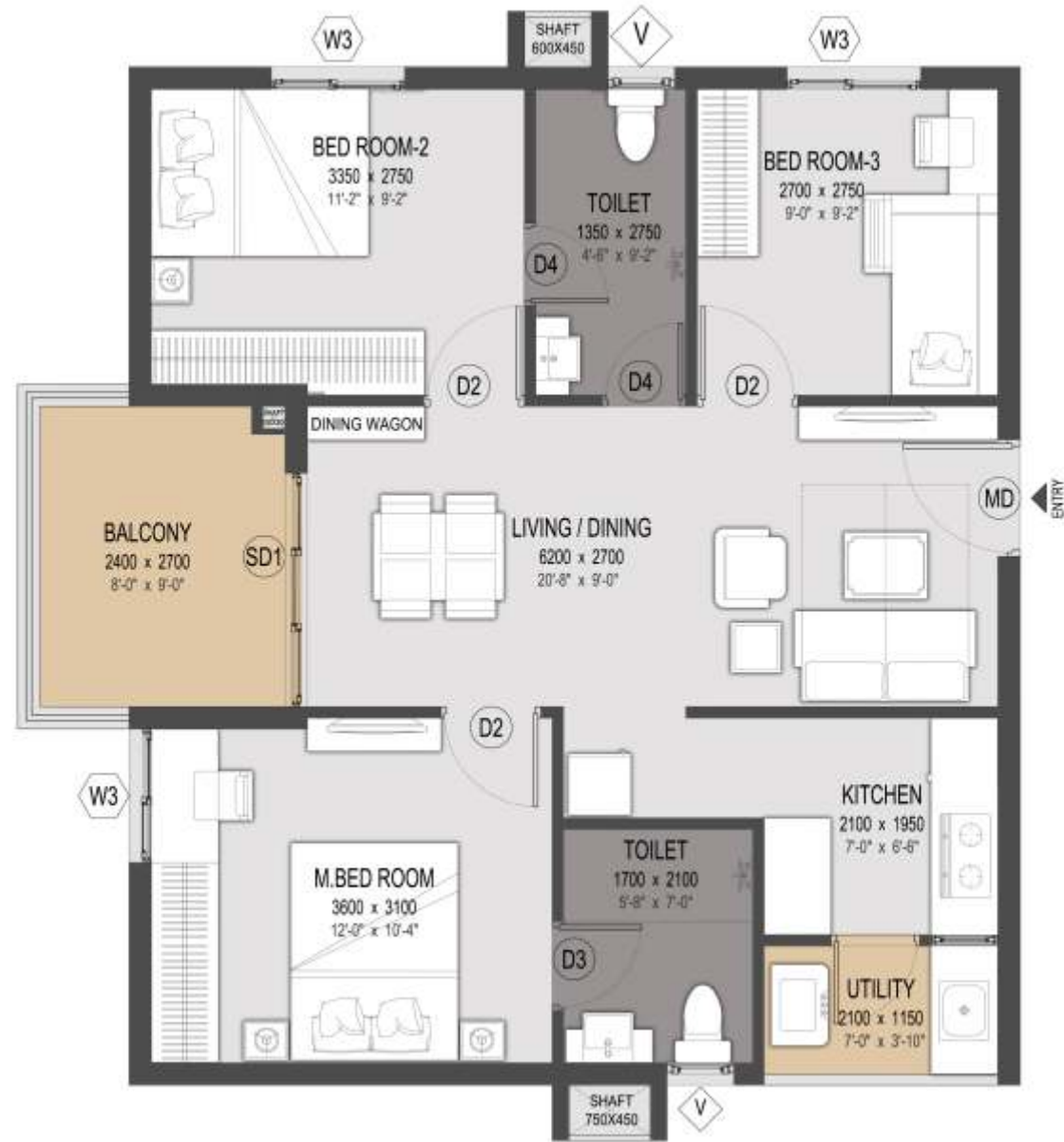


3 BHK EF - TYPE 2 - AB
 BUILT-UP AREA - 1289 Sft.



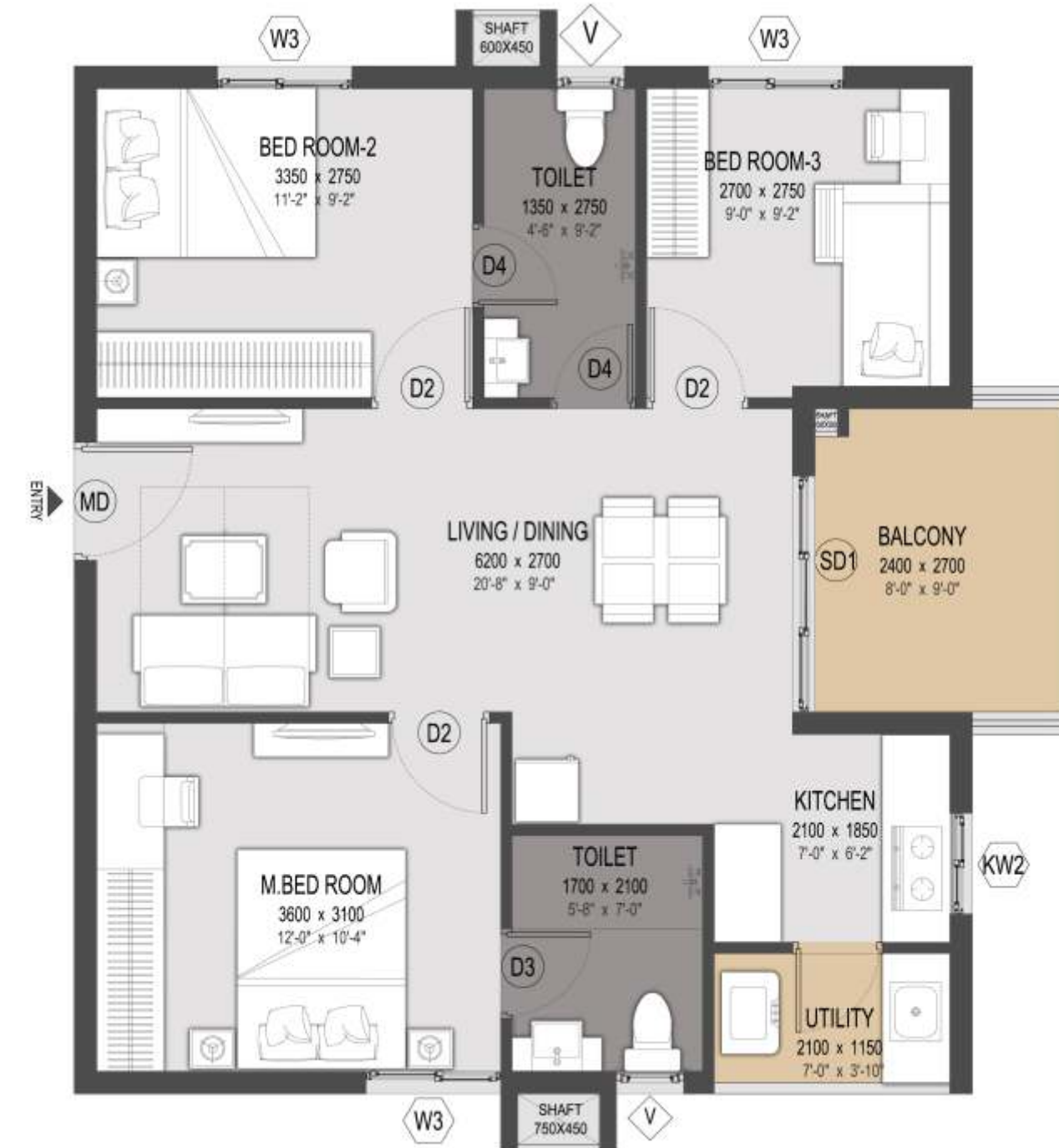
3 BHK EF - AB

BUILT-UP AREA - 1116 Sft.



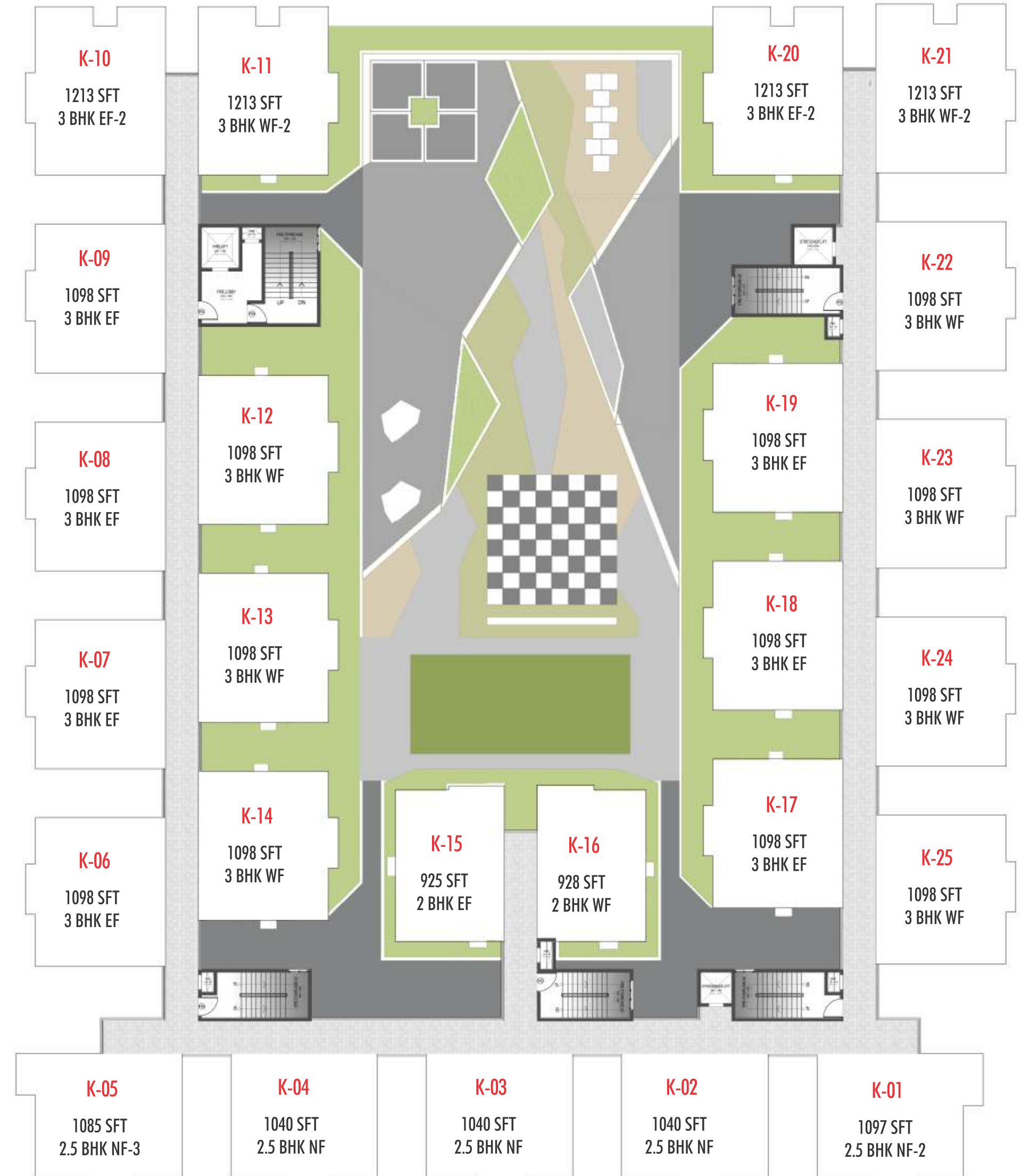
3 BHK WF - TYPE 2 - AB

BUILT-UP AREA - 1289 Sft.



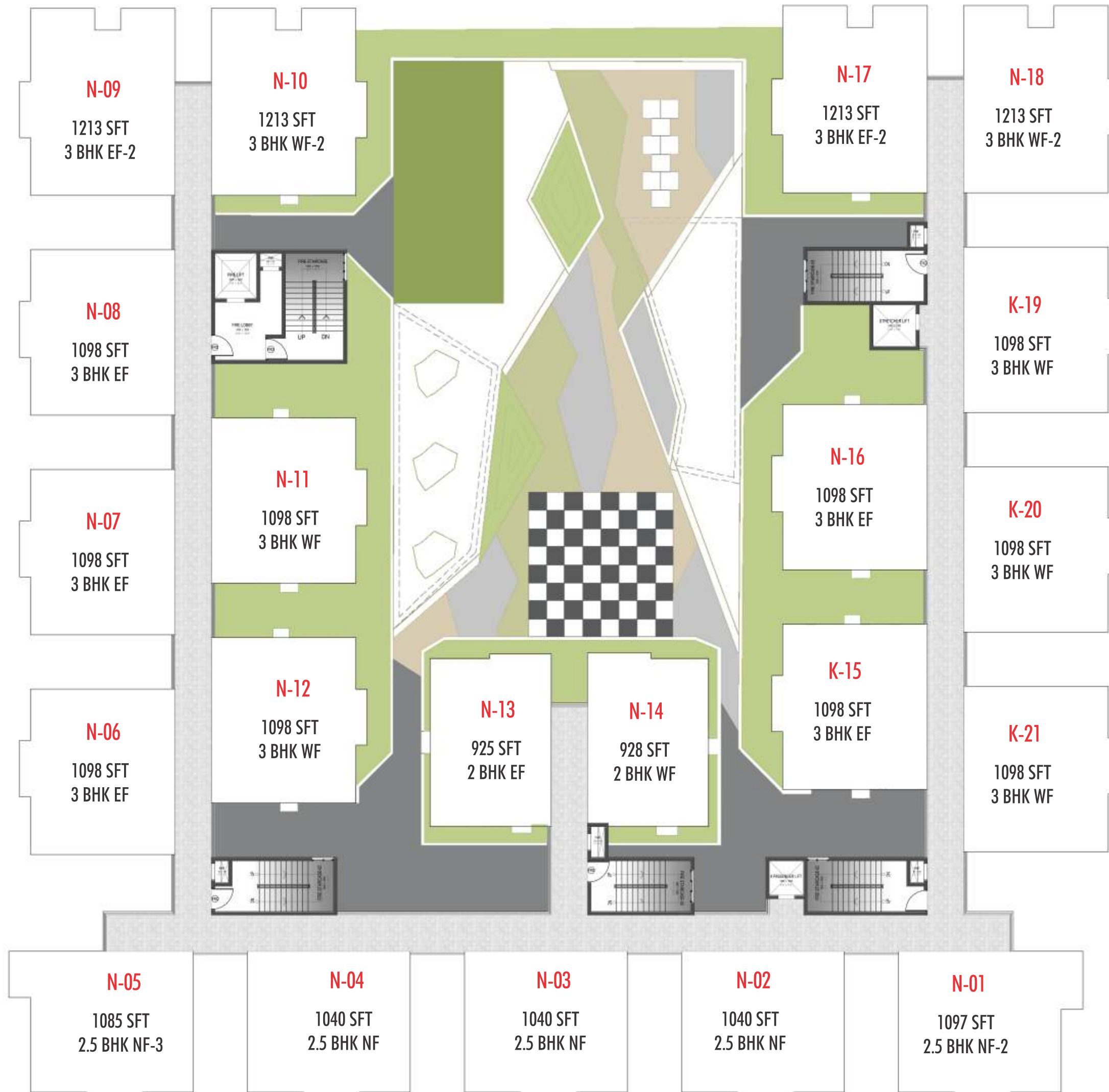
3 BHK WF - AB

BUILT-UP AREA - 1116 Sft.



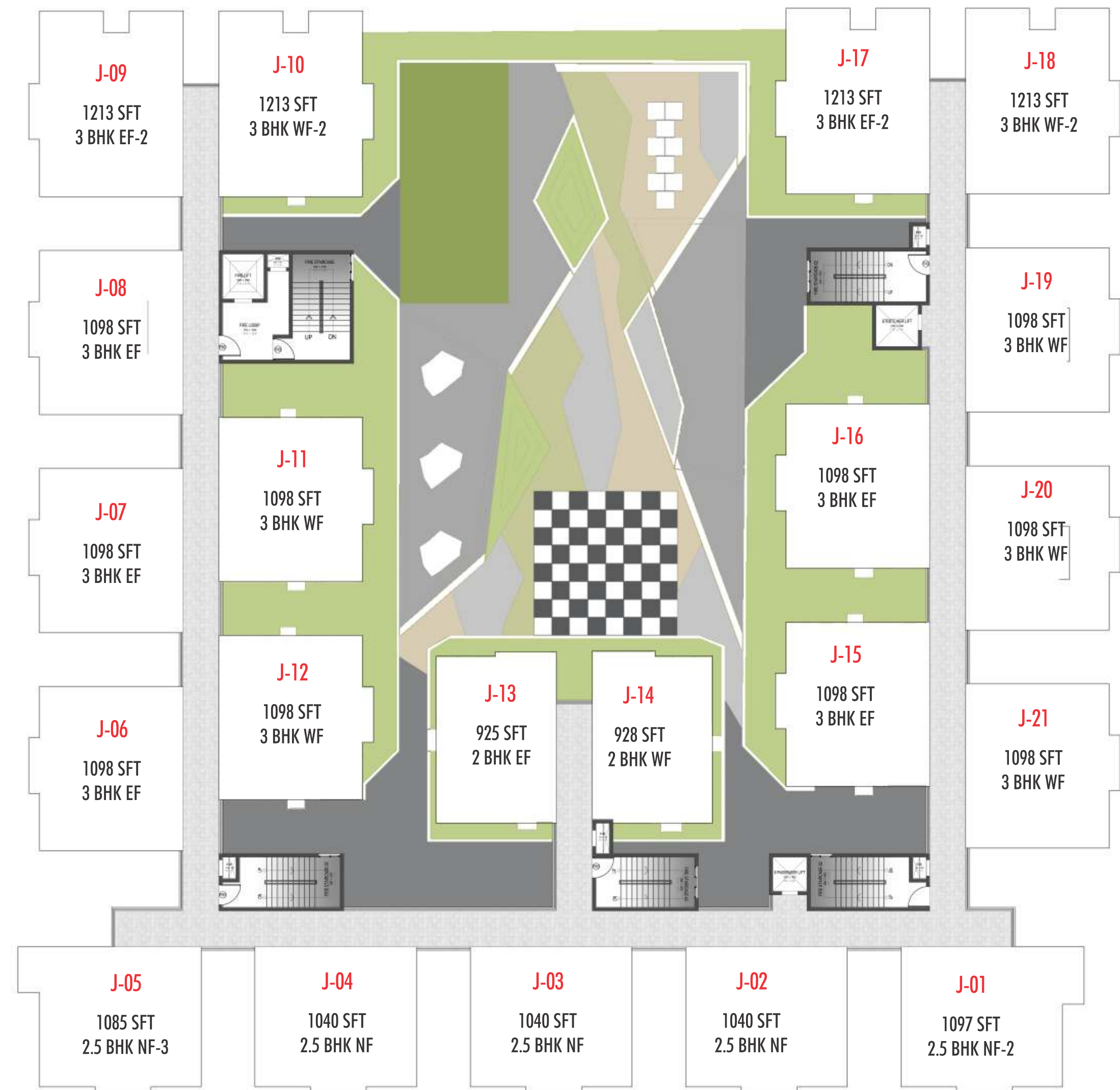
NISHTA

TOWER -5



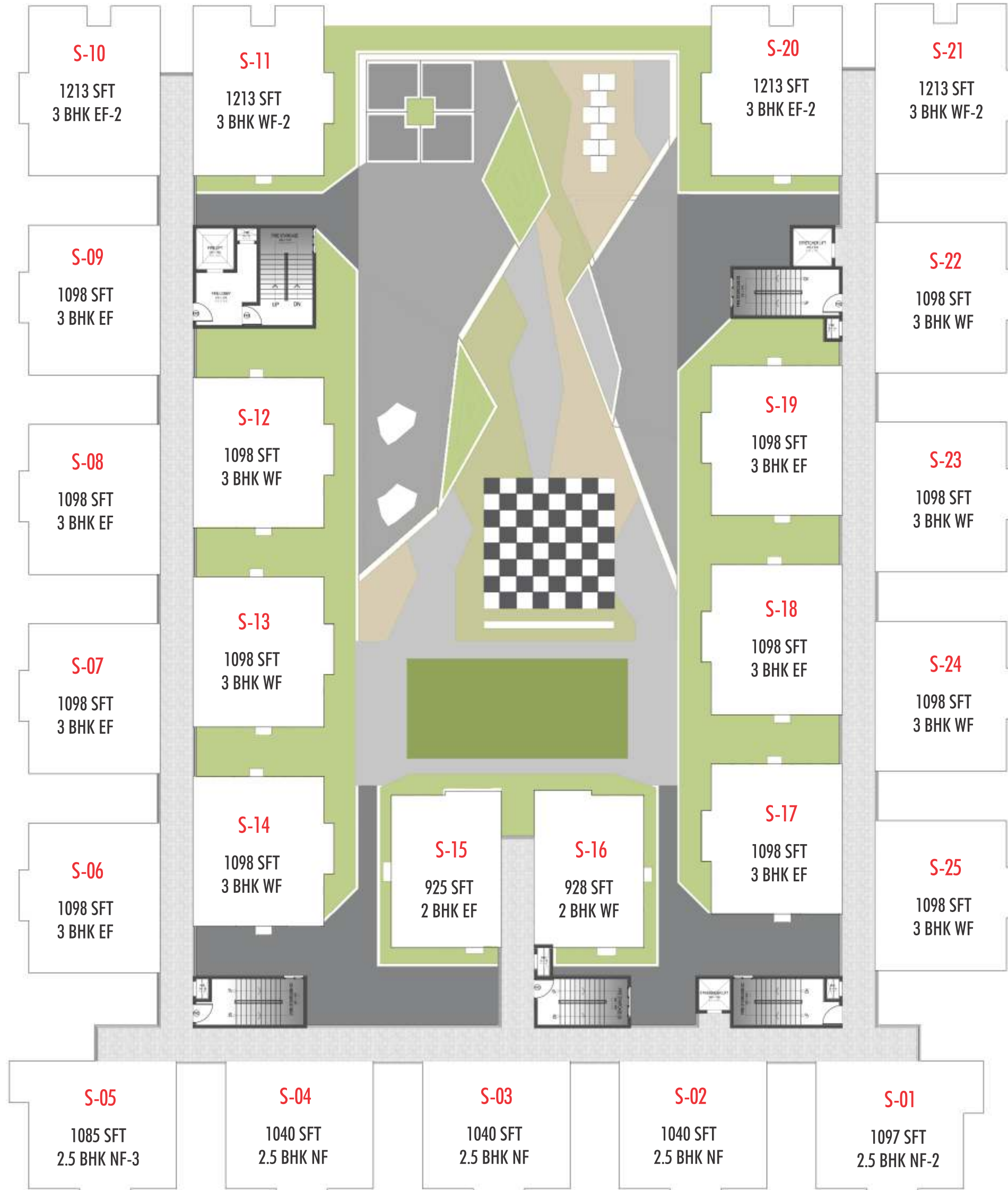
SANJONA

TOWER -6



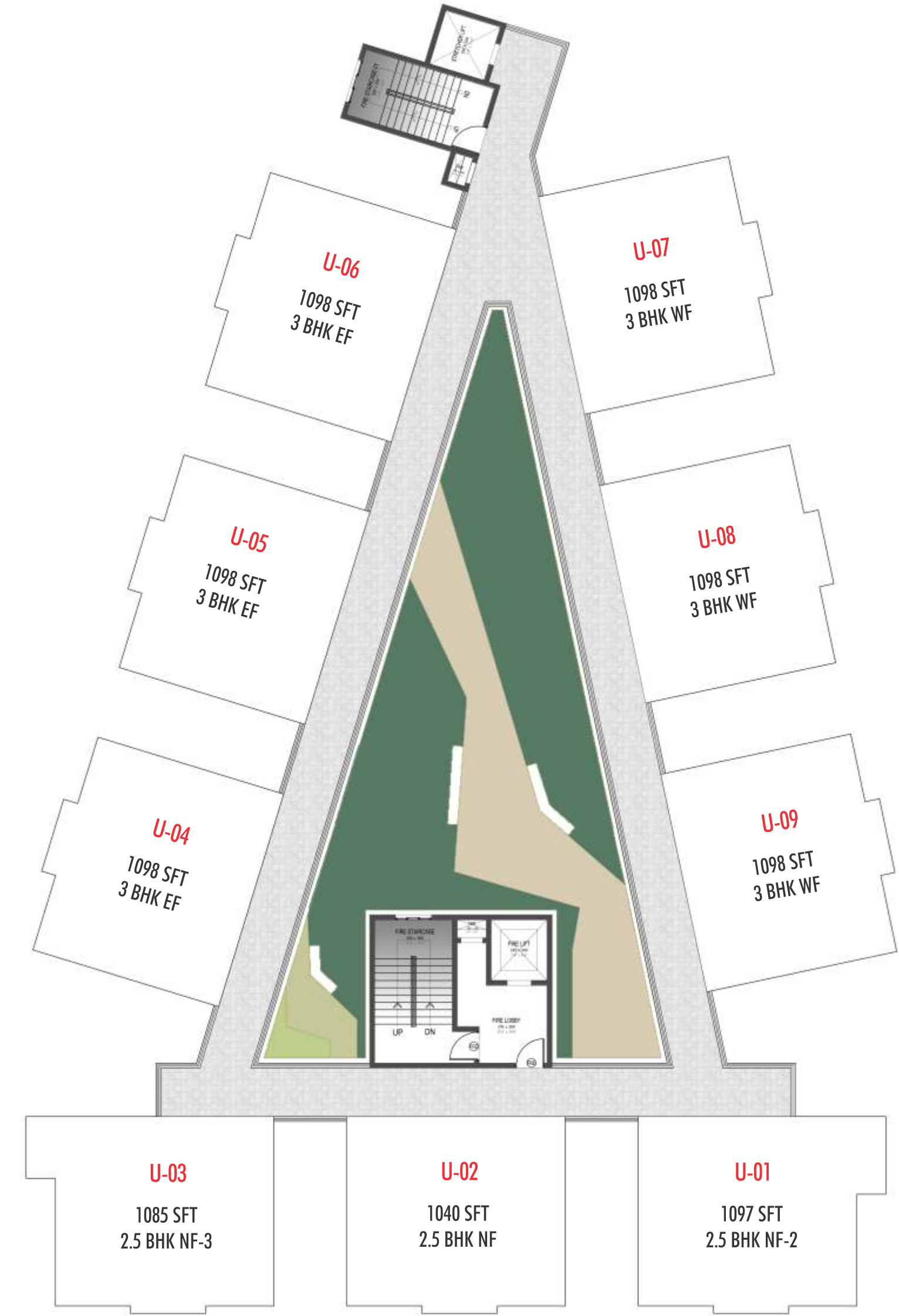
SUKOON

TOWER -7



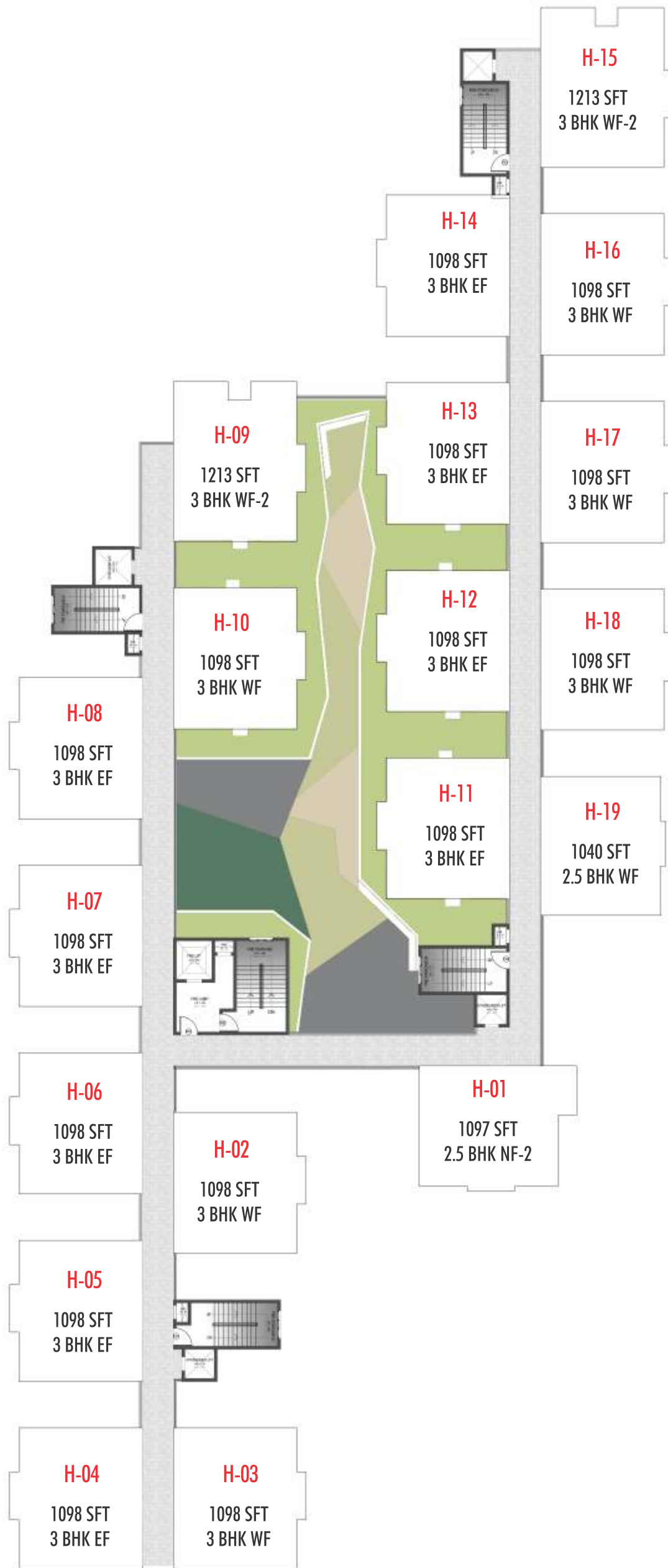
UNNATI

TOWER -8



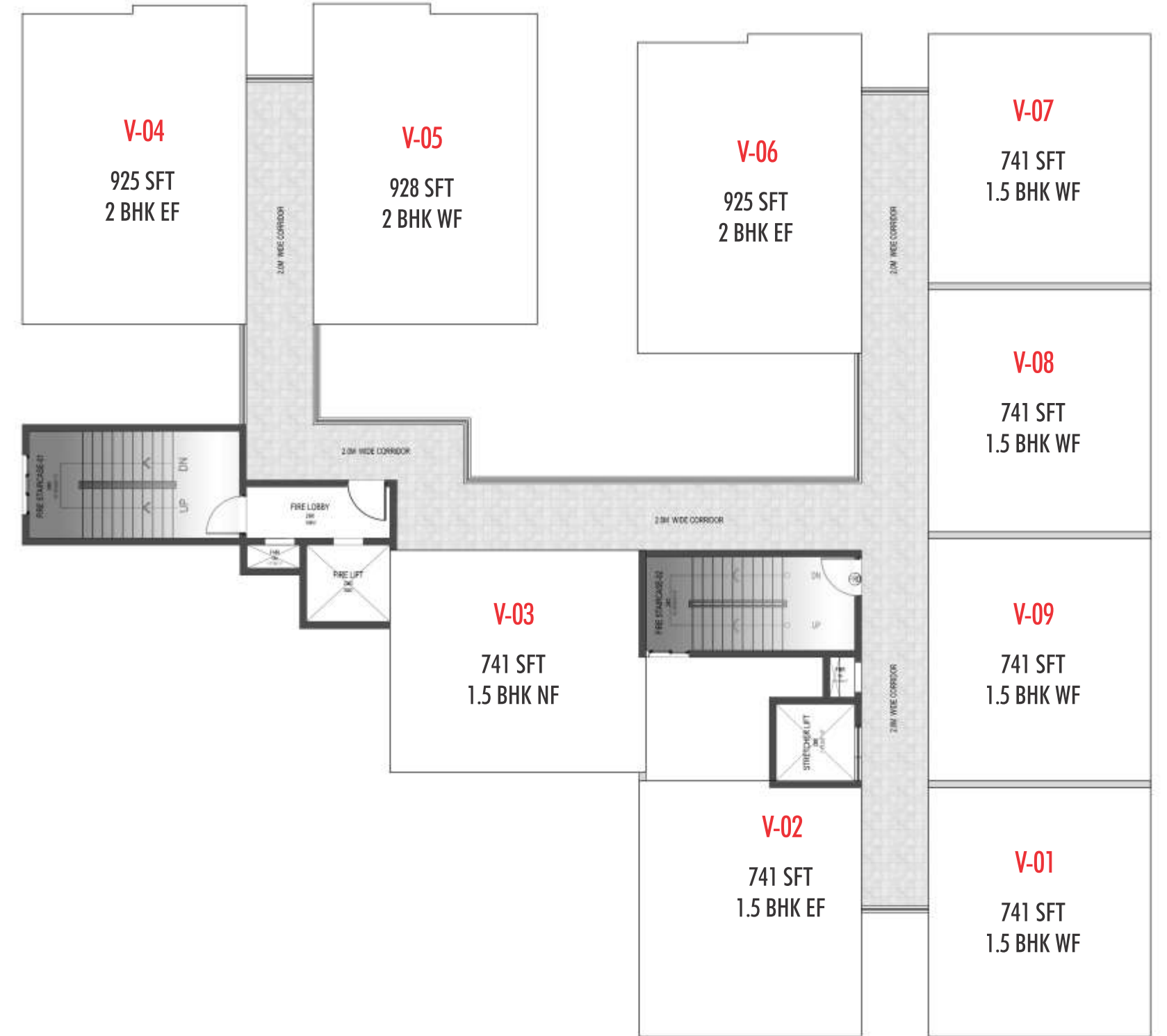
UTSHA

TOWER -9



VIBHA

TOWER -10



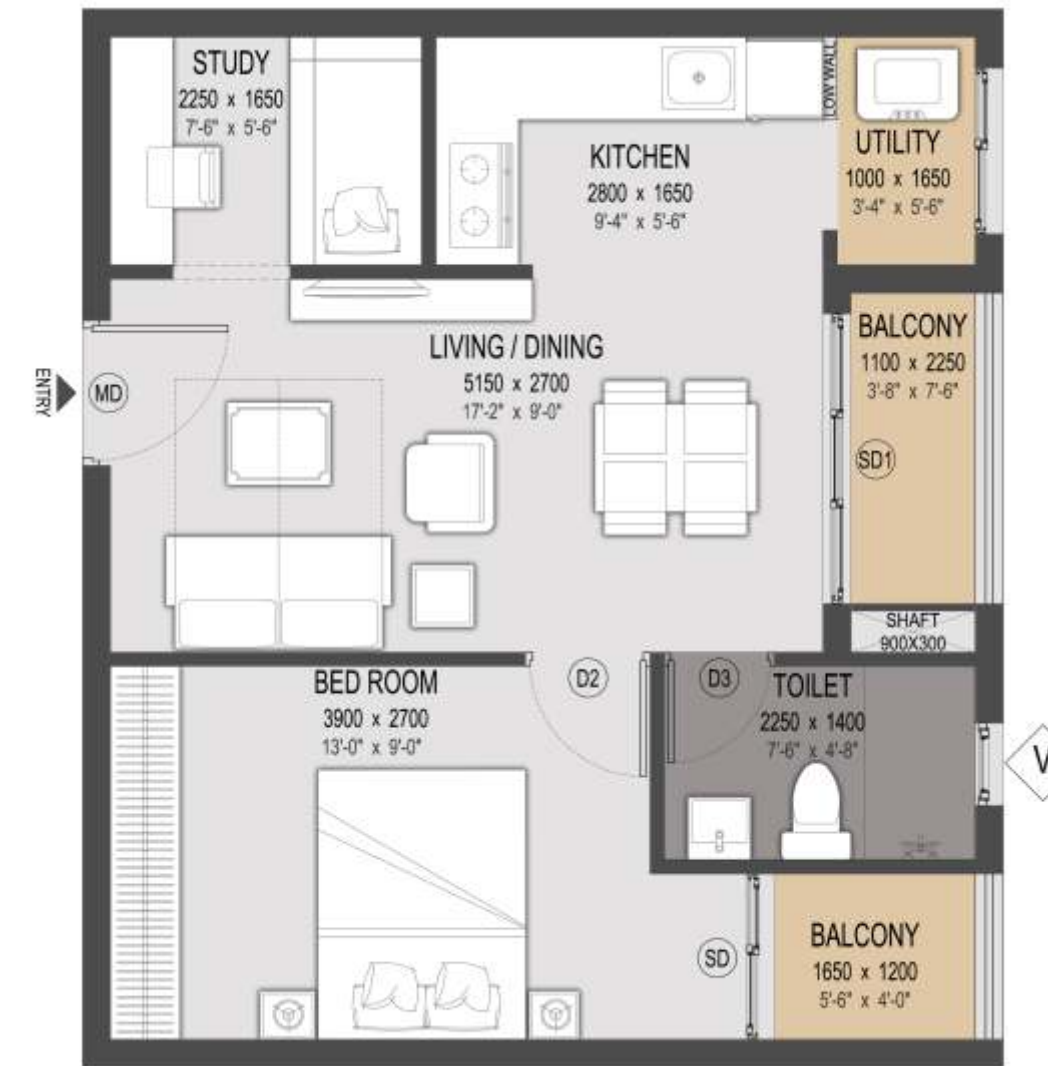
1.5 BHK EF

BUILT-UP AREA - 741 Sft.



1.5 BHK WF

BUILT-UP AREA - 741 Sft.



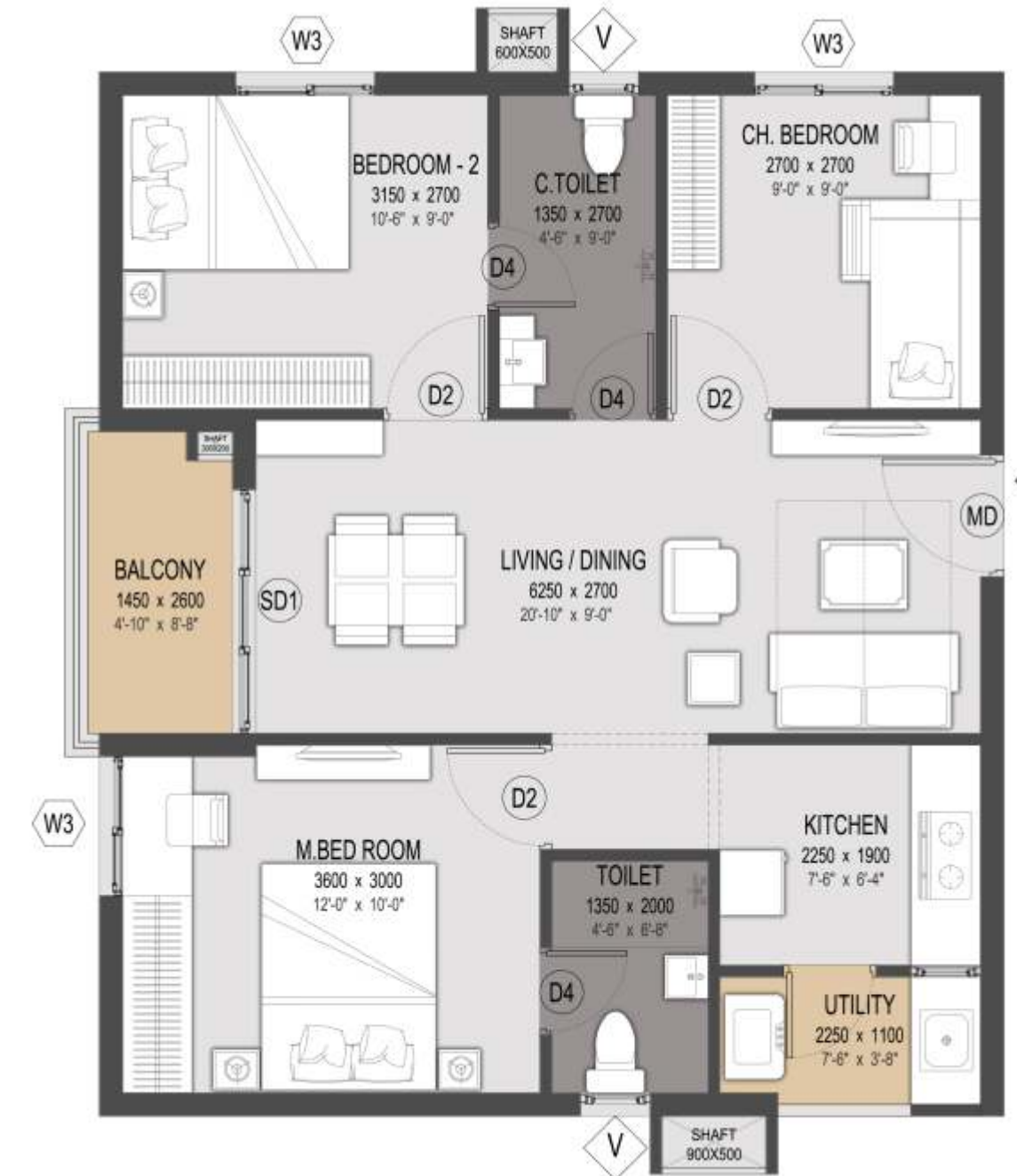
1.5 BHK NF

BUILT-UP AREA - 741 Sft.



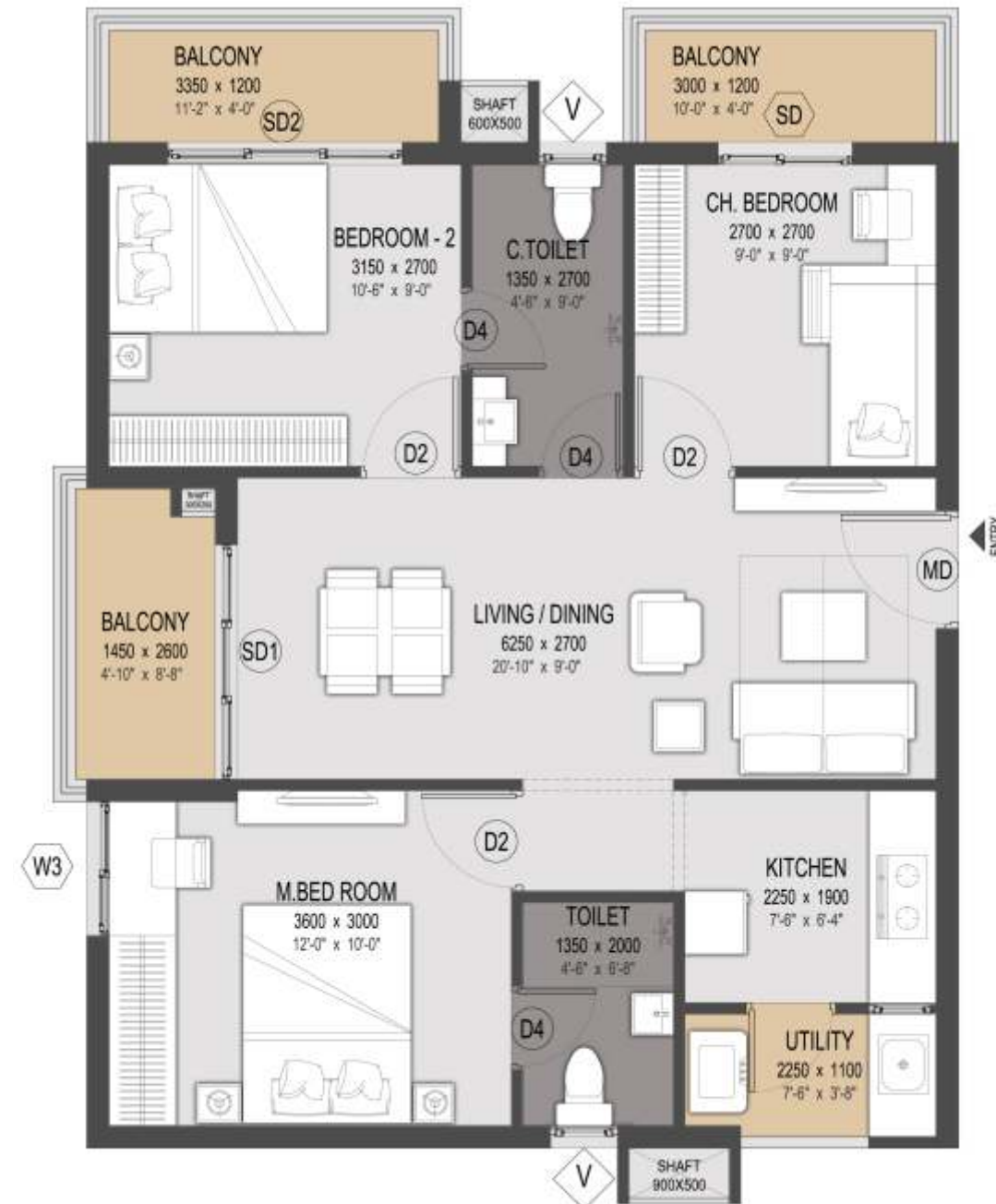
2.5 BHK EF

BUILT-UP AREA - 1040 Sft.



2.5 BHK EF - TYPE 2

BUILT-UP AREA - 1152 Sft.



2.5 BHK NF

BUILT-UP AREA - 1040 Sft.



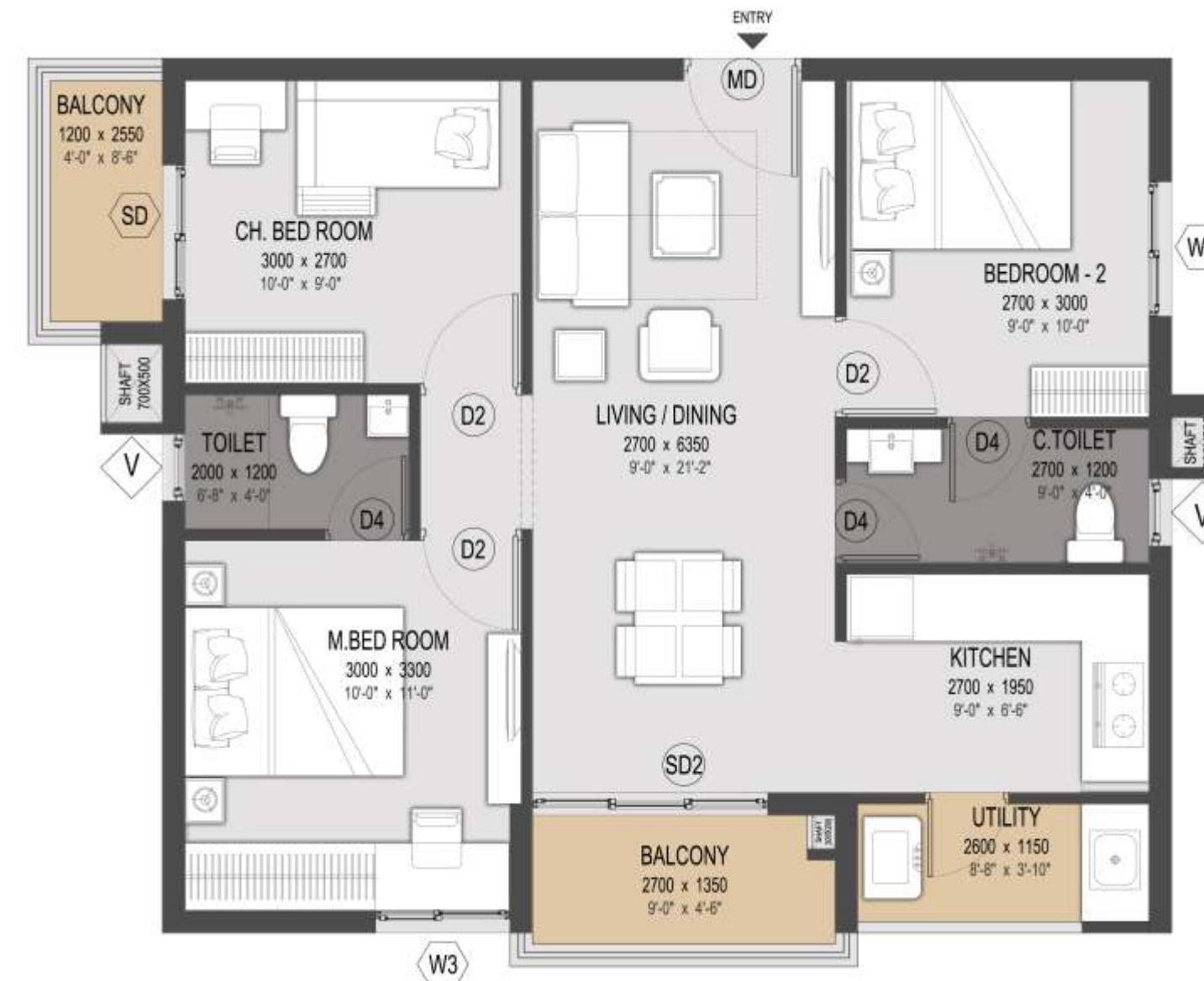
2.5 BHK NF - TYPE 2

BUILT-UP AREA - 1097 Sft.



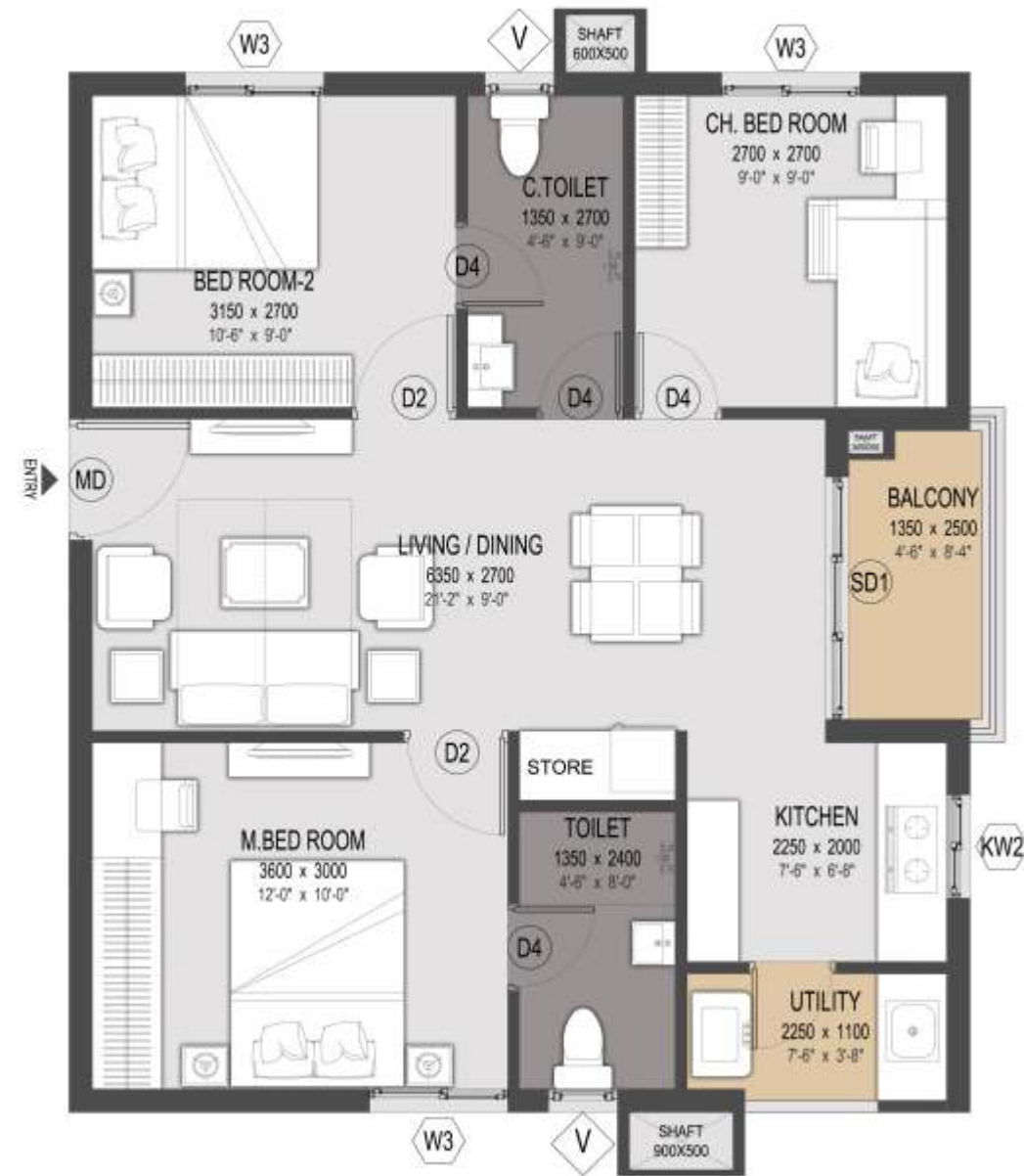
2.5 BHK NF - TYPE 3

BUILT-UP AREA - 1085 Sft.



2.5 BHK WF

BUILT-UP AREA - 1040 Sft.



2.5 BHK WF - TYPE 2

BUILT-UP AREA - 1151 Sft.



2 BHK EF

BUILT-UP AREA - 925 Sft.



2 BHK WF

BUILT-UP AREA - 928 Sft.



3 BHK EF

BUILT-UP AREA - 1098 Sft.



3 BHK WF

BUILT-UP AREA - 1098 Sft.



3 BHK EF - TYPE 2

BUILT-UP AREA - 1213 Sft.



3 BHK WF - TYPE 2

BUILT-UP AREA - 1213 Sft.





MASTER PLAN



LEGEND

1. Entrance & Exit gate with water cascade and entry signage
2. Entrance portal and security cabin with designated pedestrian pathway
3. Drop off / transition area
4. Clubhouse entrance drop off area
5. Lawn with deck area
6. Party lawn
7. Stage with party lawn
8. Lawn
9. Banquet entrance with sculpture
10. Transformer yard
11. Picnic / kids play area / hammock garden
12. Pedestrian pathway with organic farm
13. Natural trail along the nala stream with seating area and safety railing fence
14. Amphitheatre with huge lawn
15. Amphitheatre stage with shaded structure
16. Tower signature drop off pattern
17. Kids play area with senior citizen court
18. Reflexology pathway
19. Outdoor classroom / Learning zone
20. Lily pond with Kalpavriksha tree court
21. Multipurpose court
22. Cricket net

LEGEND PODIUMS

- A. Podium landscape pocket with kids play area, planting and seating area
- B. Podium landscape pocket with pathway and lawn
- C. Giant chess board game
- D. Hopscotch with seating
- E. Integrated pergola, gym area and planting with seating
- F. Badminton court
- G. Wi-Fi zone, kids play area and seating with shade structures
- H. Kids play area, seating spaces, pergola with creepers and planters
- I. Tulsi pradakshana court with reflexology path and seating area and planters



IN PROXIMITY TO LIFE & LIFESTYLE

Kalpavriksha is located conveniently in Bahadurpally and bang on the national highway connecting Hyderabad and Narsapur. It's a location where you live far from the hustle-bustle of the city but close to everything.

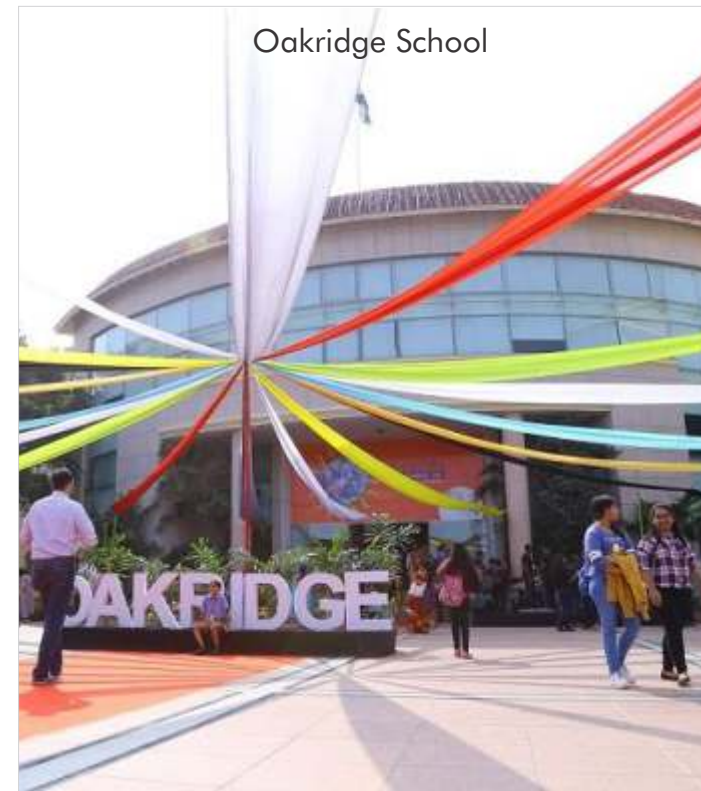
Usha Mullapudi Hospital



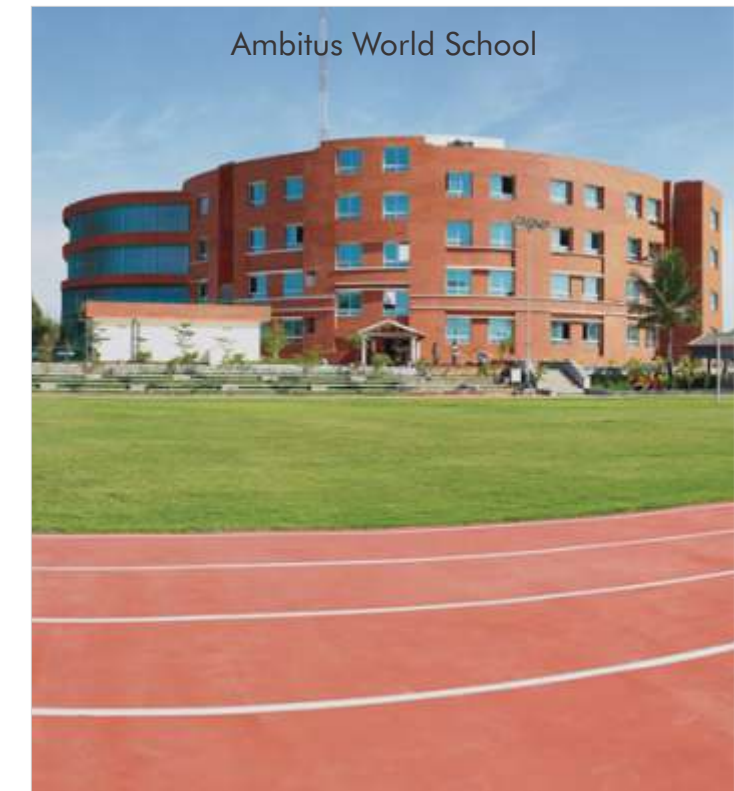
Malla Reddy Hospital



Oakridge School



Ambitus World School



Proximity:

- Malla Reddy Narayana Multispeciality Hospital < 2 mins
- Malla Reddy University < 5 mins
- Mahindra University < 5 mins
- Outer Ring Road < 10 mins
- Bowrampet Reserve Forest < 10 mins
- Balanagar < 20 mins
- Mumbai HWY < 20 mins
- Financial District < 25 mins
- Gachibowli IT Hub < 30 mins



ORR Exit #5



Tech Mahindra

SPECIFICATIONS

FRAME WORK

Reinforced cement concrete - with 43 / 53 grade cement.

SUPER STRUCTURE

RCC framed with solid block or solid brick cement mortar with inside POP plastering and outside plastering with robo with mix of sand.

DOORS

7 feet height Main Door in Teakwood frame 3x4 and veneer finish on Shutters.

7 feet height internal doors 2.5x4 frames with 30mm flush door shutters with Enamel paint or laminate finish

7 feet for all toilet doors with wpvc frames and shuttering.

WINDOW

UPVC windows with clear glass

FLOORING

600mm X 600mm vitrified tiles with skirting 100 mm

KITCHEN

Kitchen flat form with 600mm cladding also in kitchen

Only stainless steel sink will provide and as per drawing we will plumbing point.

FINISHER

Internal: tractor emulsion paint 2 coat

External: Texture Paint

Ms Grills with enamel paint

TOILETS

- Floor mounted EWC of standard All fittings
- Hot and cold water mixer with shower
- Cladding and Flooring: Ceramic Tiles till 7 feet height

ELECTRICALS

Concealed copper wiring

- Power outlets for Air-Conditioners in all Master bed room.
- Power plug for TV, refrigerator, mixer grinder, and washing machine.
- Miniature Circuit Breakers (MCB).
- All electrical fittings of standard make. (Modular switches)
- Geyser provision in master toilet.

TELEPHONE

Telephone points in living area.

T.V. & INTERNET

Provision for power point for TV in living room

Provision for Internet in Master Bed room.

WATER

Centralized water distribution system through overhead Tanks.

Provision for municipal water supply through one tap in kitchen.

BALCONY & STAIRCASE

MS railing

CORRIDORS

Verified flooring in floors

SPECIAL FEATURES

- Inter communication between security & flats/ units.
- Individual overhead tank for each tower for Bore water
- Central street lighting system for main roads.
- Fully secured compound wall with security & barbed wire.
- Sewerage treatment plant in the Gated community

EXTERNAL DEVELOPMENT

Roads

BT Roads/ Paver blocks roads.

Drainage System

Under Ground Drainage system

Water Lines

Under Ground Water Lines with HDPE

Separately for bore water and municipal water on both sides Of roads.

Electric Cabling

Under Ground Electric Cables on both sides of roads with

Whole Gated Community will be provided for Street Lighting System.

Compound Wall

Fully secured compound wall

Communication & TV

TV Cable laying for all Flats,

Security System

Provision for Security System.

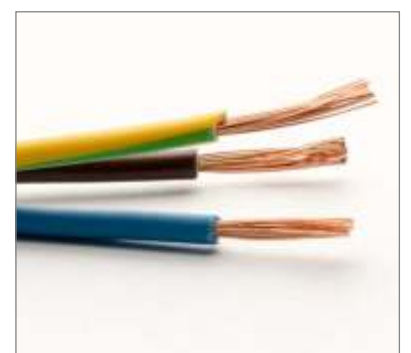
Plantation

Ample plantation around the Gated Community with lawns

With required harvesting pits as per design.

ENTERTAINMENT

Clubhouse | Banquet hall | Yoga / Meditation hall | Indoor games | Gym centre
Badminton courts | Swimming pool | Amphitheatre | Tennis court.



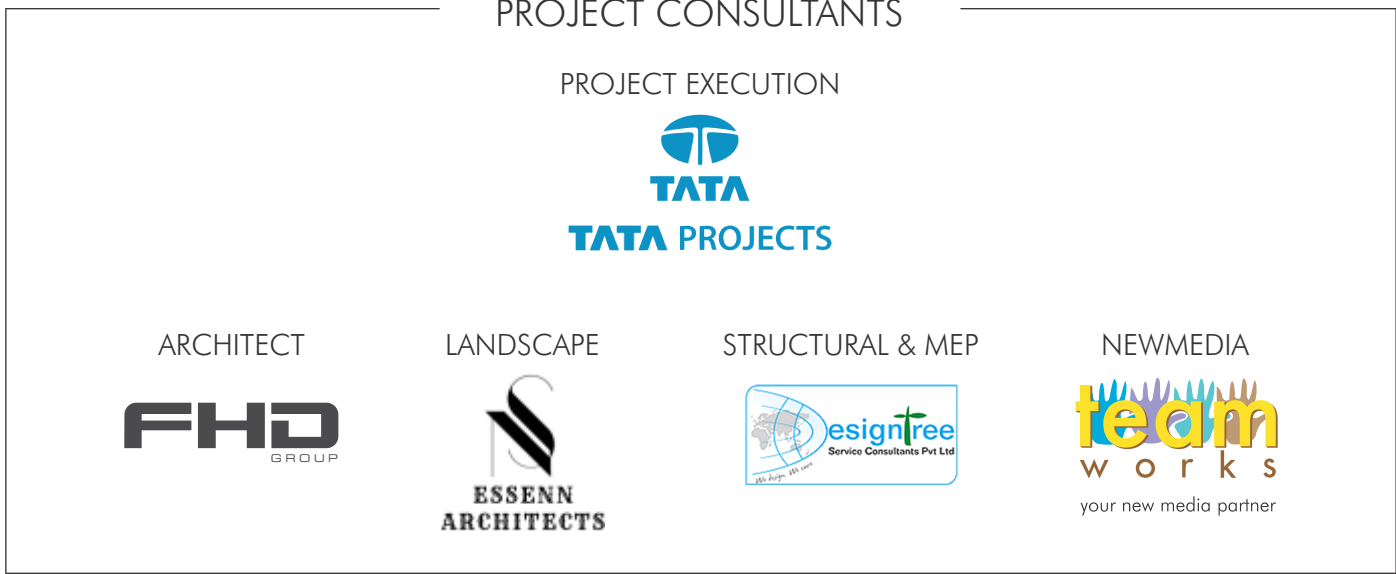
Common area Power backup 100%
No solar hot water
Electrical car charging point as per requirement
Automation of electrical

SUSTAINABILITY & TRANSPARENCY AT ITS CORE

Golden Key Developers is a subsidiary of P Mangatram Developers which is determined to bring in transparency, sustainability and highest value for money to its esteemed customers and changing real estate scenario by bringing in accountability.

Every project it undertakes has nature and its abundance at its core. Every home it develops ensure there is a new tree along with it. Through its creative planning, designing, and engineering techniques, Golden Key intends to develop projects which offer spaces that are as well-built, cost-effective, energy-efficient and features rich.

pmangatramdevelopers.com



A Project by



GOLDEN KEY DEVELOPERS LLP.

Flat No. 501, H. No. 6-3-1112, Oasis Centre, Main Road, Begumpet, Hyderabad



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