



www.kailashinftratech.com

Developers : **Kailash Infratech**

Site : "KAILASH SHIKHAR" Nr. Pratham Upvan, Sun Pharma Road, Attadara, Vadodara.  
Ph.: 08980966777, 08980966888

Architect : **Design Studio**  
Ruchir Sheth  
Ph. 0265-2353290

Structural Eng. : **Zarna Associates**  
Ph.: 0265 - 2341278

**Notes:**

- Stamp Duty, registration charges, legal documentation charges, SIDA, VMC, charges and SDC charges including cable and sub-station cost shall be borne by the purchaser.
- In the case of any of any development charges/ Service tax/VAT/other levies, Taxes and duties by the statutory authorities during or after the completion of scheme shall be borne by the purchaser.
- In the interest of continuous development in design & quality of construction, the Developer reserves all right to make any changes in the scheme including technical specifications, designs, planning and layout and all the purchasers shall abide by such changes.
- Changes/alterations of any nature including the elevations, external colour scheme of the apartments or any other changes affecting the overall design concept & outlook of the scheme are already NOT PERMITTED during or after the completion of the scheme.
- This brochure is intended only to convey the essential design and technical features of the scheme and shall not be considered to form part of the legal document.
- All dimensions are indicative and actual dimensions in each room might vary slightly.
- The facilities shown here will be completed and handed over only after the entire project is constructed.
- Tenure rights would rest with the Developer.
- Any additional FSI if present or in future would be availed by the Developer.

# Let's make your dream home together



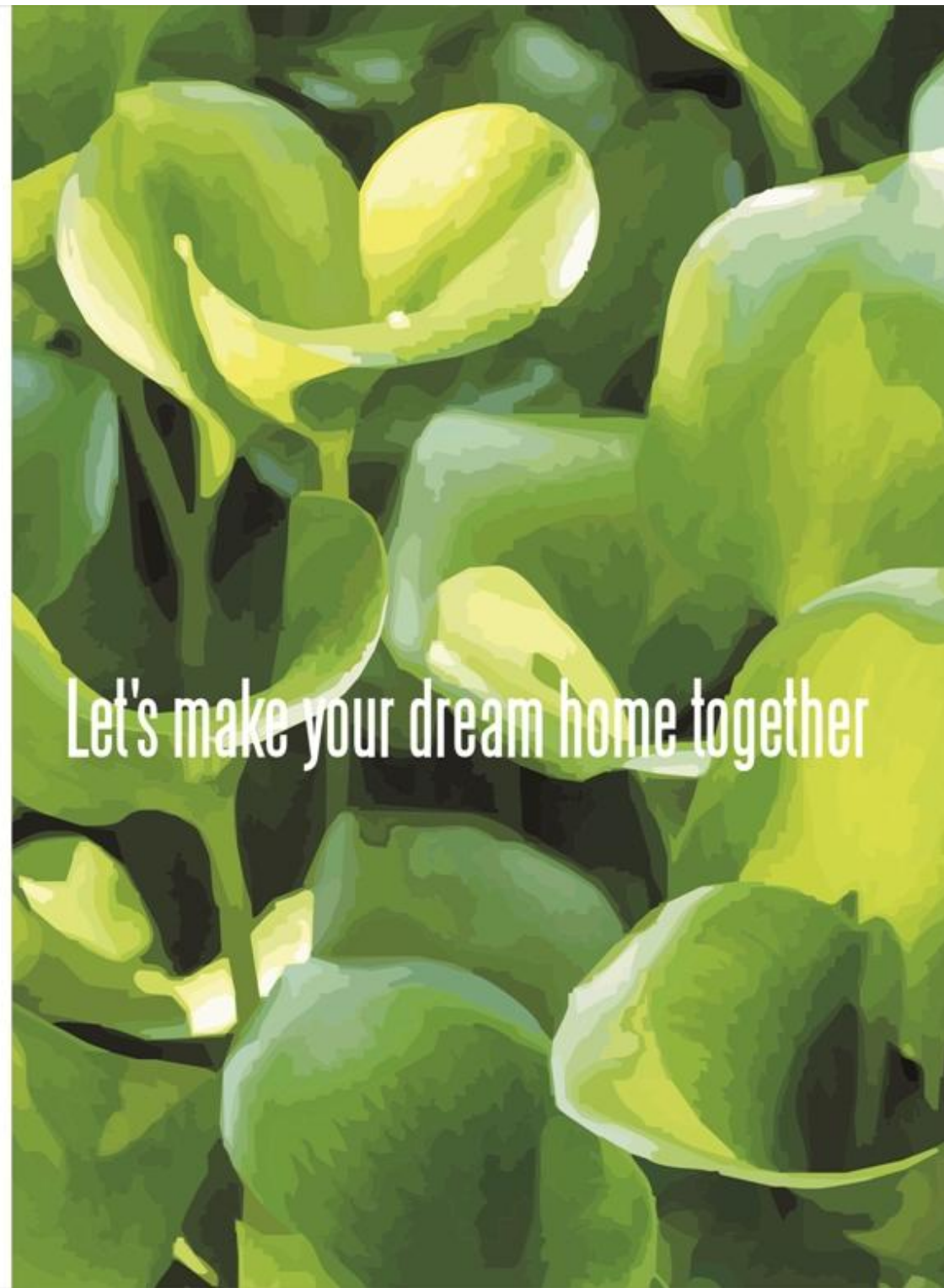
"KAILASH SHIKHAR" Nr. Pratham Upvan, Sun Pharma Road, Attadara, Vadodara.



Let's make **your dream home** together

**About Us**

Kailash Group is a brain child of our 40 years experience in the constructions of buildings, roads, bridges and other civil turn key projects across India. Our passion to create a quality living with the essence of home has brought us to Atladara.



Let's make your dream home together





**We at Kailash Infratech**

believe that the essence of a Home, rather than a house, brings in a beautiful experience in your life. And till date, we have had the privilege of gifting your beautiful lives with our numerous projects.

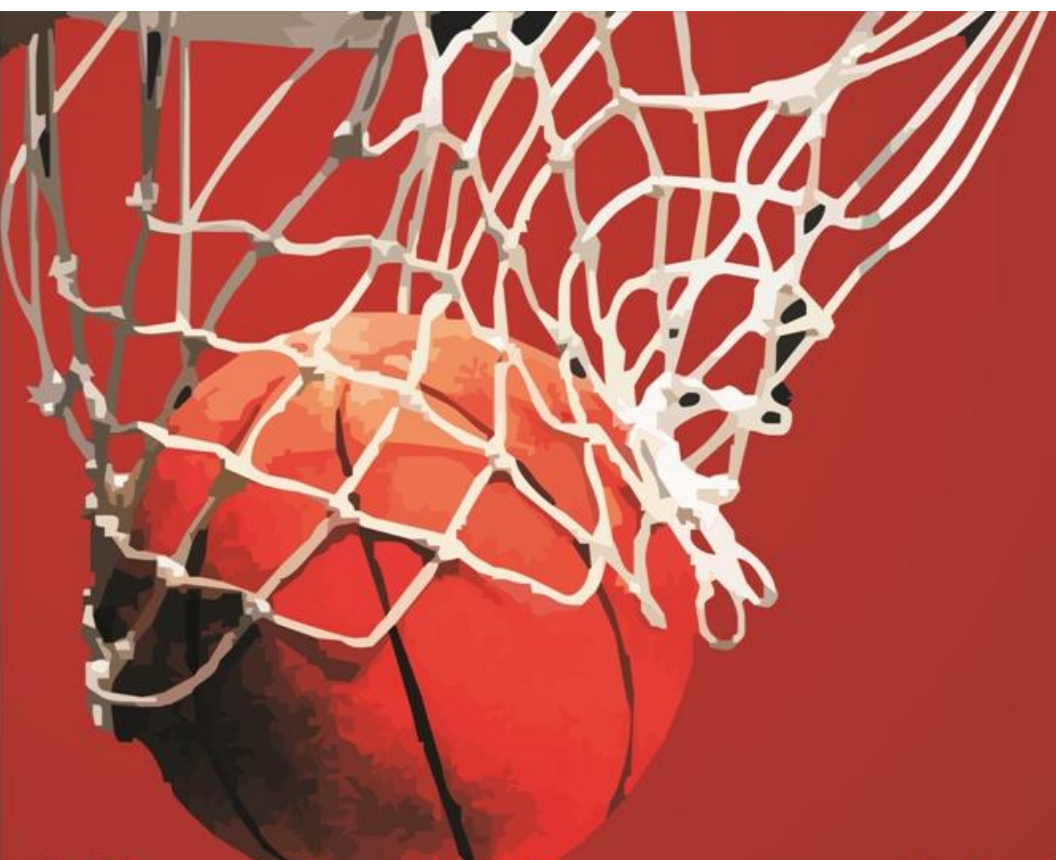




Kailash Shikhar is a dream home which is well adorned by the luxury of spacious living and the beauty of architectural splendor. Advantageously located at ATLADARA (Within Corporation Limit), each of the 2-3-4 bhk flats and 3-4-5 bhk penthouses at Kailash Shikhar is thoughtfully deigned to give a splendid view of the natural surroundings, while allowing natural lightings and ventilation, while each flat is planned to maximize the utilization of space. With Homes, we bring in to your life a range of modern facilities spread over an expansive area of around 60000 sq. ft. A few of the grand amenities that will add value to the modern offerings are majestically huge multipurpose hall, beautifully expansive landscaped garden and serenely surrounded swimming pool. The rich look of contemporary designs that highlights our property is well complemented with its practicality and functionality.

The goodness of living your dream





A life well lived is a Dream accomplished

## Features & amenities

- Garden and Amenities spread over approx. 60,000 Sqft
- A/C Multipurpose hall (big size)
- A/C Games room with pool/billiards, Table Tennis, carom, Chess etc
- A/C Well equipped gym, Sauna/steam for healthy living
- A/C Reception, Business desk and Wi-Fi in reception area
- A/C Mini theatre
- Party lawn, for gathering and events
- Open Community kitchen
- Big swimming pool with toddlers pool and changing rooms
- Sports complex with multipurpose court and stadium for volley ball, badminton, tennis, basket ball etc.
- CCTV surveillance for peace of mind for you and your family.
- 24/7 security guard on campus and on entry gates
- Garden with Water bodies, Gazebo...Fountains
- Children's play area with slides, swings, merry go round, trampoline and more.
- Amphi theater
- Allotted Car parking
- Skating rink for kids and adults alike
- Yoga and meditation center
- Jogger's Track



  
KAILASH  
SHIKHAR



# The goodness of living a luxurious happy life

## Features & amenities

- Senior citizen sitting
- Women's gathering area
- Temple
- Senior citizen/handicap friendly building
- Grocery store/ Flour Mill (Atta Mill)
- Car wash area
- Drivers and servants lounge with toilet and bath
- Day care centre
- School bus pickup zone
- 24 hrs power backup system for Lifts and Common Lighting
- Guest parking
- 24 Hrs. water supply. Building wise individual separate tube well
- Rain Water Harvesting
- R.C.C. road with side pavement and Designer Street light
- Tree Plantation all over the campus for Green Environment  
a small contribution towards saving our beautiful planet Earth



swimming pool



A/C Well equipped gym







Where comfort and peace is the tune of your lifestyle

## Features & amenities

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- A/C Well equipped gym, Sauna/steam for healthy living
- A/C Reception, Business desk and Wi-Fi in reception area
- A/C Mini theatre



luxurious entrance gate

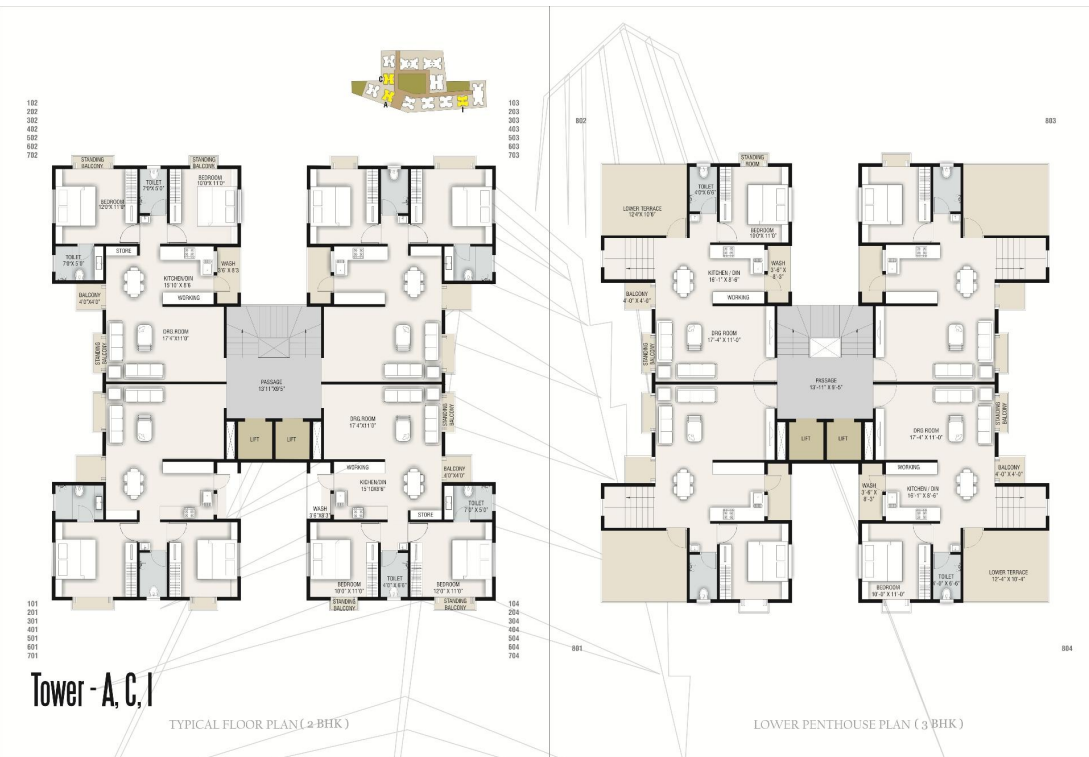






# Layout Plan

- (01) MAIN ENTRY
- (02) CLUB HOUSE
  - A/C RECEPTION WITH WAITING
  - A/C GYMNASIUM
  - A/C GAME ROOM
  - SWIMMING POOL WITH CHILD POOL
  - SAUNA / SPA ROOM
  - A/C HOME THEATER
  - A/C MULTIPURPOSE HALL
- (03) PARTY LAWN
- (04) YOGA DECK
- (05) MULTIPURPOSE COURT WITH STEPPED SITTING
- (06) SKATING RINK WITH INTERNAL SIT OUT
- (07) JOGGING TRACK
- (08) SITTING AREA FOR ELDERLY
- (09) AMPHI THEATER
- (10) CHILDREN PLAY AREA



**Tower - A, C, I**

TYPICAL FLOOR PLAN (2 BHK)

LOWER PENTHOUSE PLAN (3 BHK)

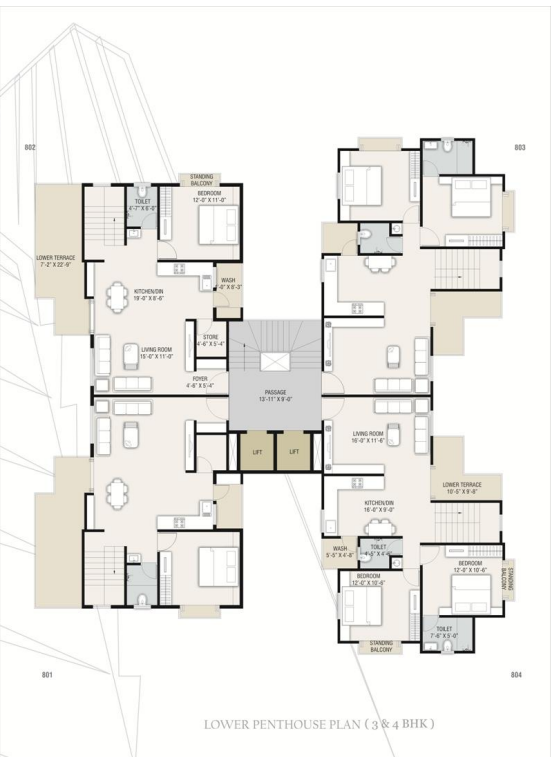
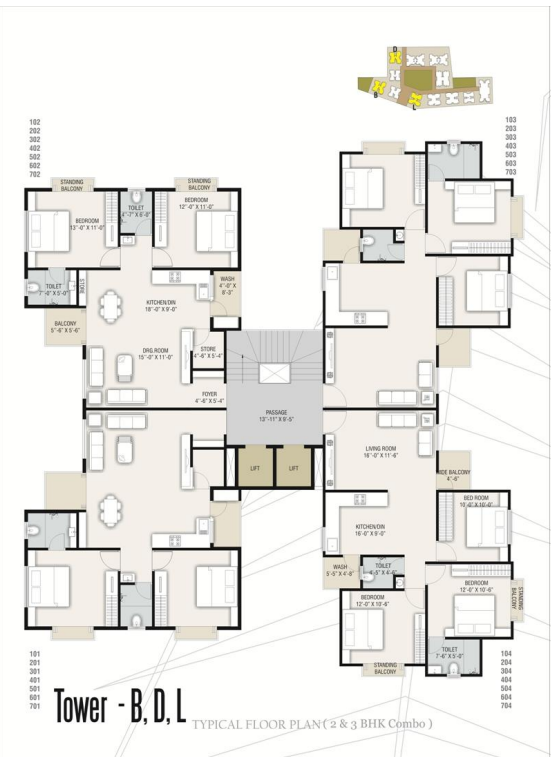


UPPER PENTHOUSE PLAN (3 BHK)



**Tower - A, C, I**





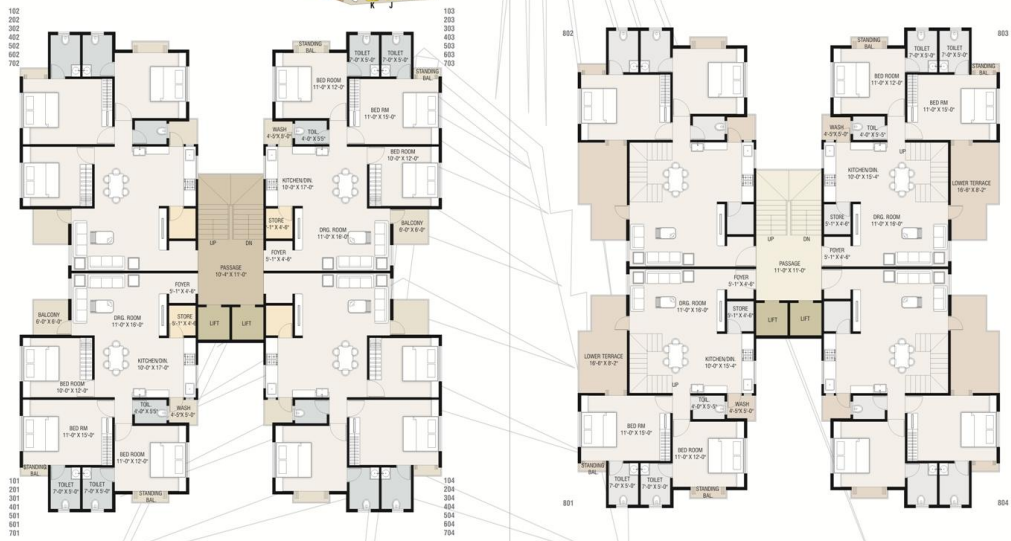
**Tower - B, D, L**  
TYPICAL FLOOR PLAN (2 & 3 BHK Combo)

LOWER PENTHOUSE PLAN (3 & 4 BHK)

UPPER PENTHOUSE PLAN (3 & 4 BHK)

**Tower - B, D, L**





**Tower - J, K**  
TYPICAL FLOOR PLAN (3 BHK)

LOWER PENTHOUSE PLAN (4 BHK)

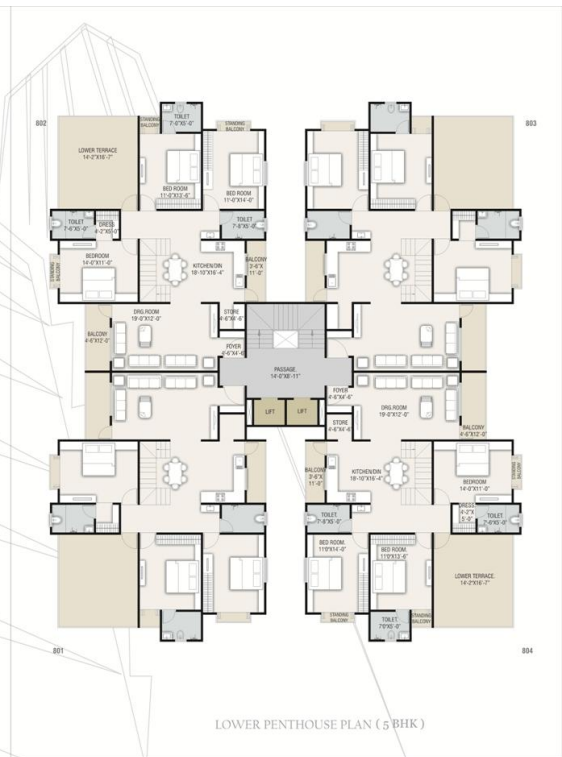
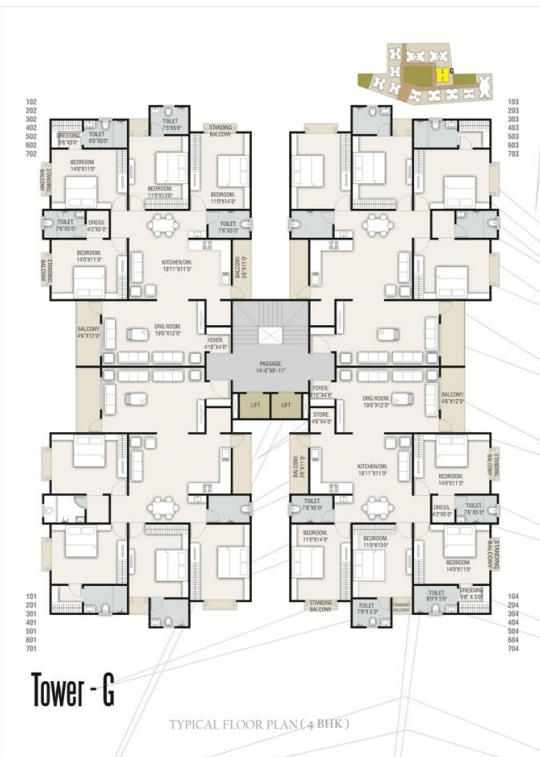


UPPER PENTHOUSE PLAN (4 BHK)



**Tower - J, K**



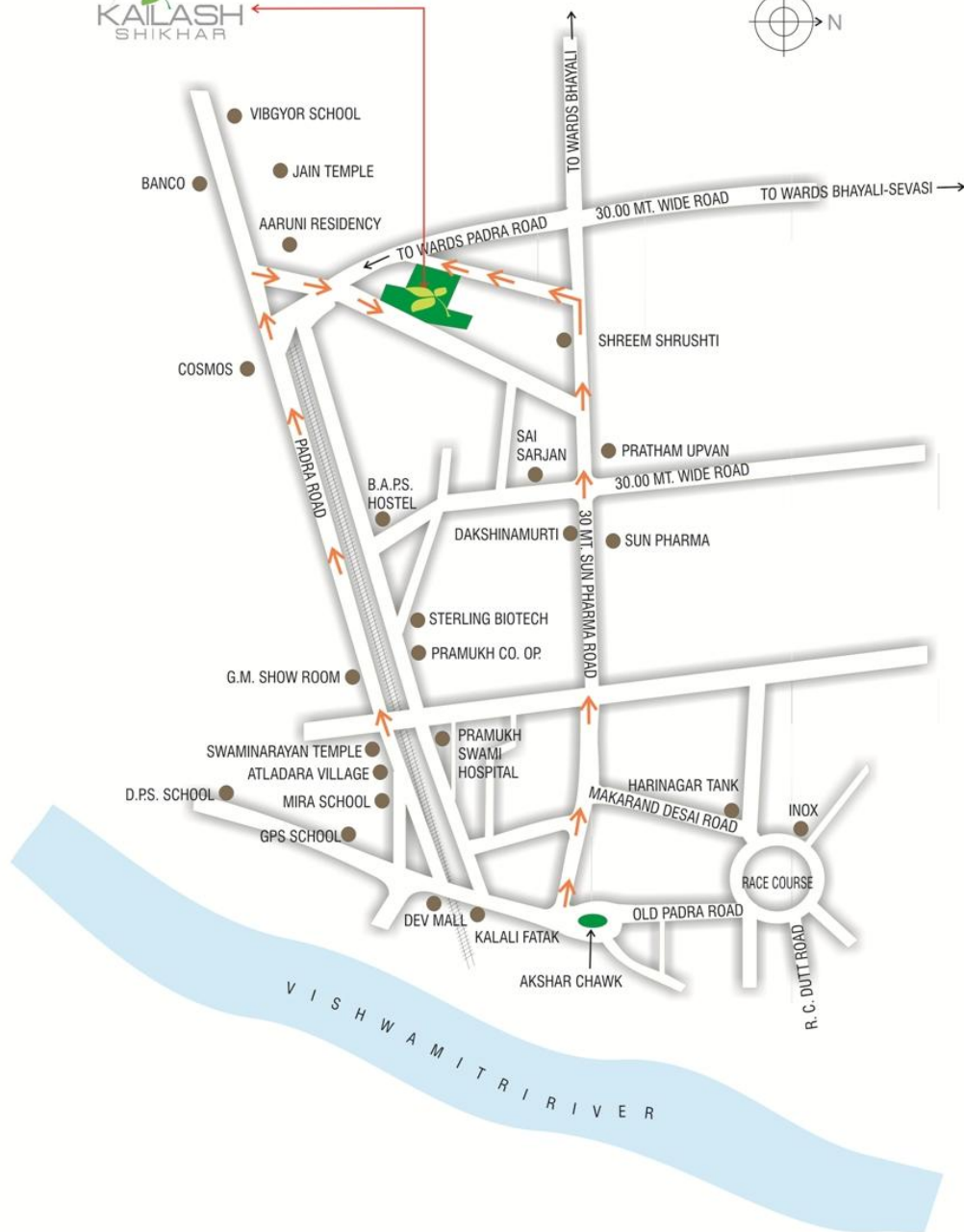
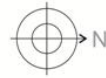








## Key plan



# S P E C I F I C A T I O N

### •Structure

–Earthquake resistant R.C.C Frame structure made from high quality material

### •Lobby

–Designer entrance with vitrified tile flooring & Marble/ Vitrified Tile in lift cladding at every floor.

### •Lift

–Two Nos. High speed Automatic S. S. Lift of reputed make like OTIS/OMEGA or Equivalent for each tower

### •Flooring & Tiling

•Vitrified flooring in hall, bedrooms & kitchen for long life and wear resistivity

•Anti-skid (for safety against wet floor) Ceramic flooring in all bathroom and balcony

•Anti-skid natural stone flooring in wash area

### •Doors & Windows

•Laminated Elegant and Decorative 7 Ft high main door with wooden/granite frame and safety locks

• Easy to maintain 7Ft high Flush/Composite doors with Wooden/Granite Frame

• Anodized aluminum window with granite/ marble sill

### •Plumbing & Sanitary wear

•Jaguar, Marc or equivalent CP Fittings with Hot and Cold Water Supply

•Upvc/cpvc plumbing for long life and corrosion resistance

•World class Modern Sanitary Ware for ease of cleaning

•Sewage and drainage for waste disposal

•Latest flush system **Which means** water and electricity conservation

•Designer wall tiles up to lintel level

### •Kitchen

•Elegant Granite platform

•stainless steel- sink

•Designer Vitrified glazed tile above platform up to lintel level

### •Electrical Fittings

•Concealed fire resistant copper wiring

•MCB/ELCB **Which means** safety of your family and appliances

•Wiring for Landline phone, TV point, and Broadband

•High Quality ISI Mark Modular Switches

### •Painting

•Acrylic paint to external walls **Which means** long lasting & weather resistant external walls

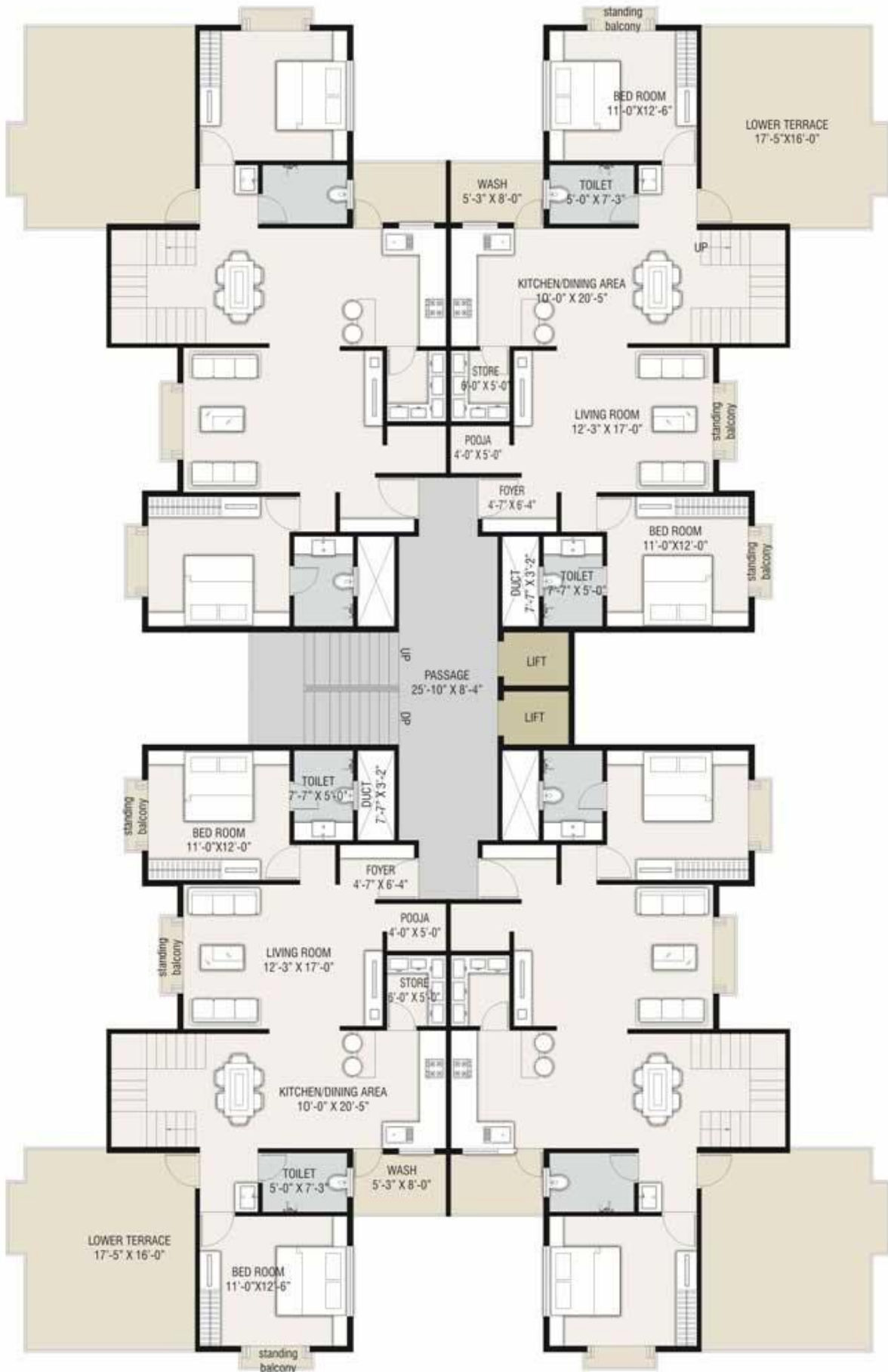
•Oil paint on all grill

•Putty finish on inner walls



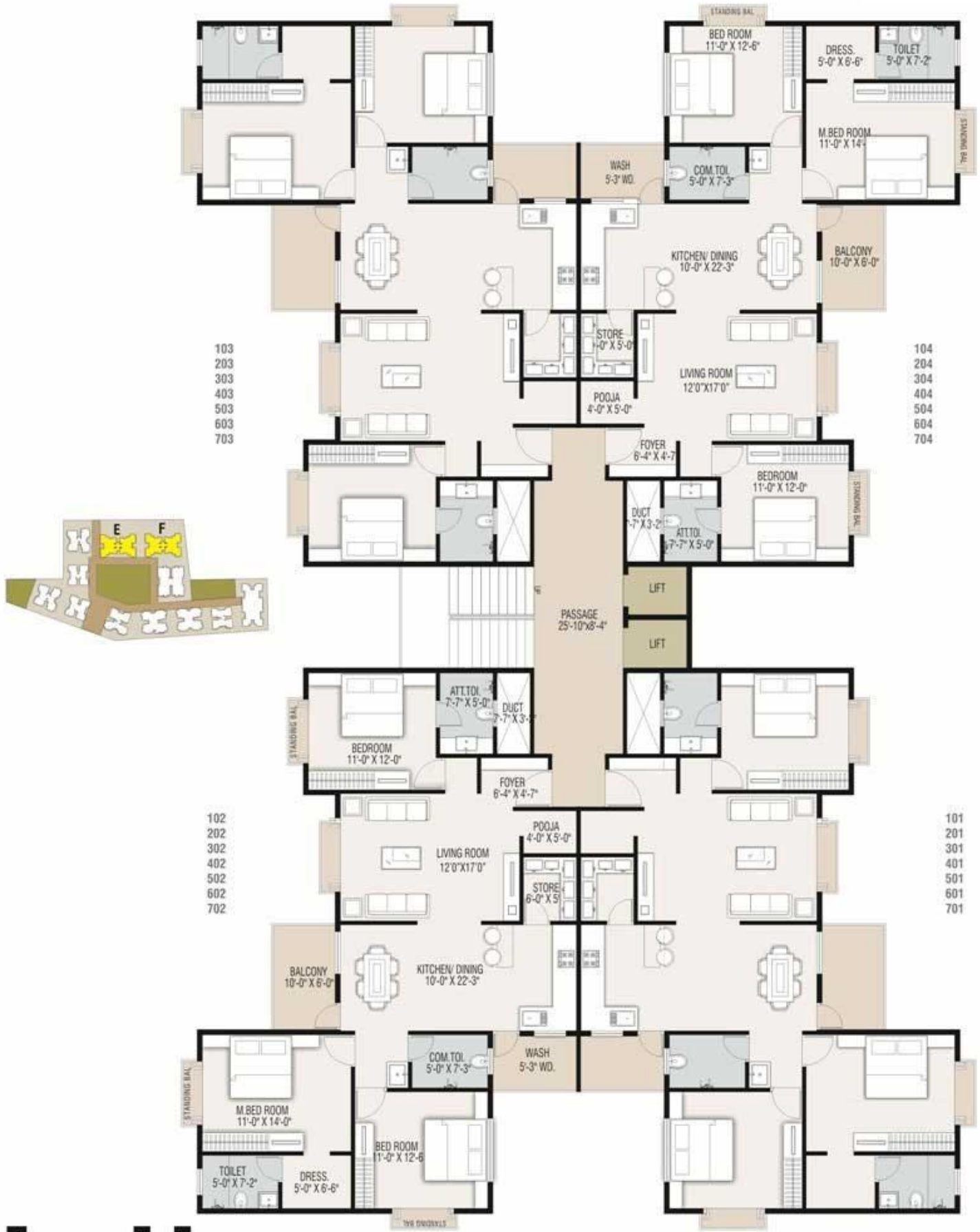
Tower - E, F





LOWER PENTHOUSE PLAN (4 BHK)

# Tower- E,F



# Tower E, F

TYPICAL FLOOR PLAN (3 BHK)

\*Note:- Main entry in all the flats will be either east or west according to vastu



# Tower- E,F

## UPPER PENTHOUSE PLAN ( 4 BHK )