

WELCOME TO  
THE LIFE OF  
YOUR DREAMS



**Shivansh**  
Heights

4 BHK LAVISH LIVING



# Shivansh Heights

4 BHK LAVISH LIVING

## WHERE YOU EMBRACE THE PRIVILEGED LIFE

Once in a lifetime comes a residential project that completely redefines the way you look at and live your life. These magnificent 4 BHK apartments elevate your lifestyle to an imperial level.

**25+** Luxurious Amenities

Only 52 Elite Family



Only 2 Flats On Each Floor



4 Master Bed Room In Each Flat



29Ft. Wide Balcony



G+13 Floor





## Sensational abodes for the elite few

A location  
that connects you to  
everything that is important  
in life. There isn't a  
better address than this.





# GROUND LAYOUT PLAN

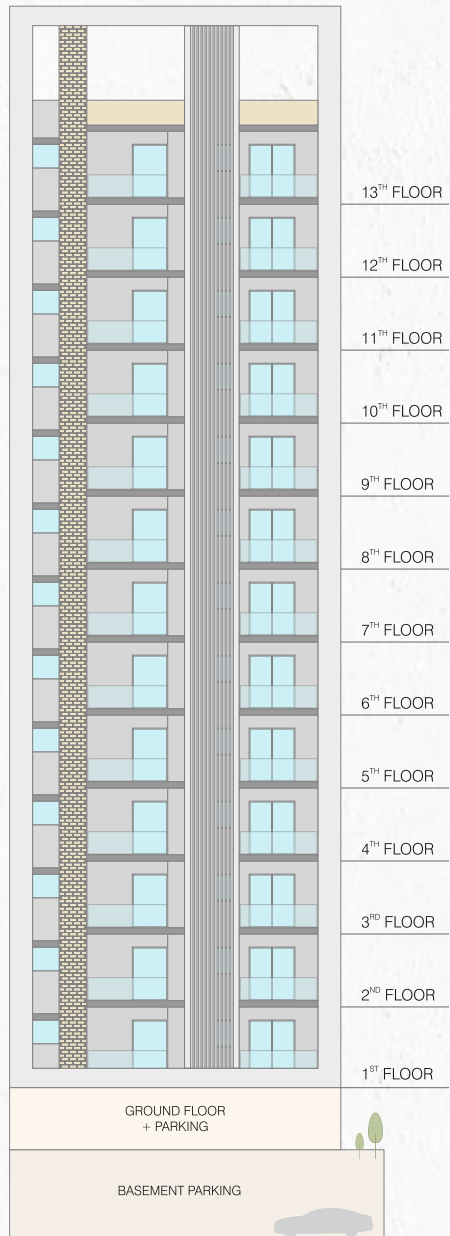
## LEGENDS

- 01 MORDEN ENTRANCE GATE
- 02 SECURITY CABIN
- 03 SERVANT ROOM
- 04 SCHOOL BUS PICK UP ZONE
- 05 SENIOR CITIZEN GARDEN
- 06 CHILDREN PLAY AREA
- 07 GAZEBO WITH SITTING
- 08 MULTIPURPOSE COURT
- 09 NET CRICKET PITCH
- 10 BANQUET HALL
- 11 PARTY LAWN
- 12 AMPHITHEATER
- 13 FRAGRANCE COURT
- 14 CENTRAL LAWN WITH SITTING
- 15 LILY POND
- 16 SCULPTURE WITH FOUNTAIN
- 17 CAMP FIRE SITTING
- 18 JOGGING TRACK
- 19 INDOOR GAME ZONE
- 20 GYM
- 21 SOCIETY OFFICE
- 22 ENTRANCE FOYER
- 23 ELE. METER SPACE
- 24 PARKING
- 25 RAMP
- 26 COMMON TOILET





TYPICAL  
LAYOUT PLAN



1<sup>ST</sup> TO 13<sup>TH</sup> FLOOR



18.00 MT. WIDET.P. ROAD



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**A-BUILDING**  
TYPICAL FLOOR

**FLAT - 101 TO 1201**

RERA CARPET AREA	1858.00 SQ.FT.
DECK & WASH AREA	120.00 SQ.FT.
TOTAL RERA CARPET AREA	1978.00 SQ.FT.

**FLAT - 102 TO 1202**

RERA CARPET AREA	1831.00 SQ.FT.
DECK & WASH AREA	100.00 SQ.FT.
TOTAL RERA CARPET AREA	1931.00 SQ.FT.



NORTH

1<sup>ST</sup> TO 12<sup>TH</sup> FLOORS



**B-BUILDING**  
TYPICAL FLOOR

**FLAT - 101 TO 1201**

RERA CARPET AREA	1766.00 SQ.FT.
DECK & WASH AREA	109.00 SQ.FT.
TOTAL RERA CARPET AREA	1875.00 SQ.FT.

**FLAT - 102 TO 1202**

RERA CARPET AREA	1806.00 SQ.FT.
DECK & WASH AREA	100.00 SQ.FT.
TOTAL RERA CARPET AREA	1906.00 SQ.FT.



NORTH

1<sup>ST</sup> TO 12<sup>TH</sup> FLOORS





**A-BUILDING**  
13<sup>TH</sup> FLOOR

**FLAT - 1301**

RERA CARPET AREA	1858.00 SQ.FT.
DECK & WASH AREA	327.00 SQ.FT.
TOTAL RERA CARPET AREA	2185.00 SQ.FT.

**FLAT - 1302**

RERA CARPET AREA	1831.00 SQ.FT.
DECK & WASH AREA	295.00 SQ.FT.
TOTAL RERA CARPET AREA	2126.00 SQ.FT.



**B-BUILDING**  
13<sup>TH</sup> FLOOR

**FLAT - 1301**

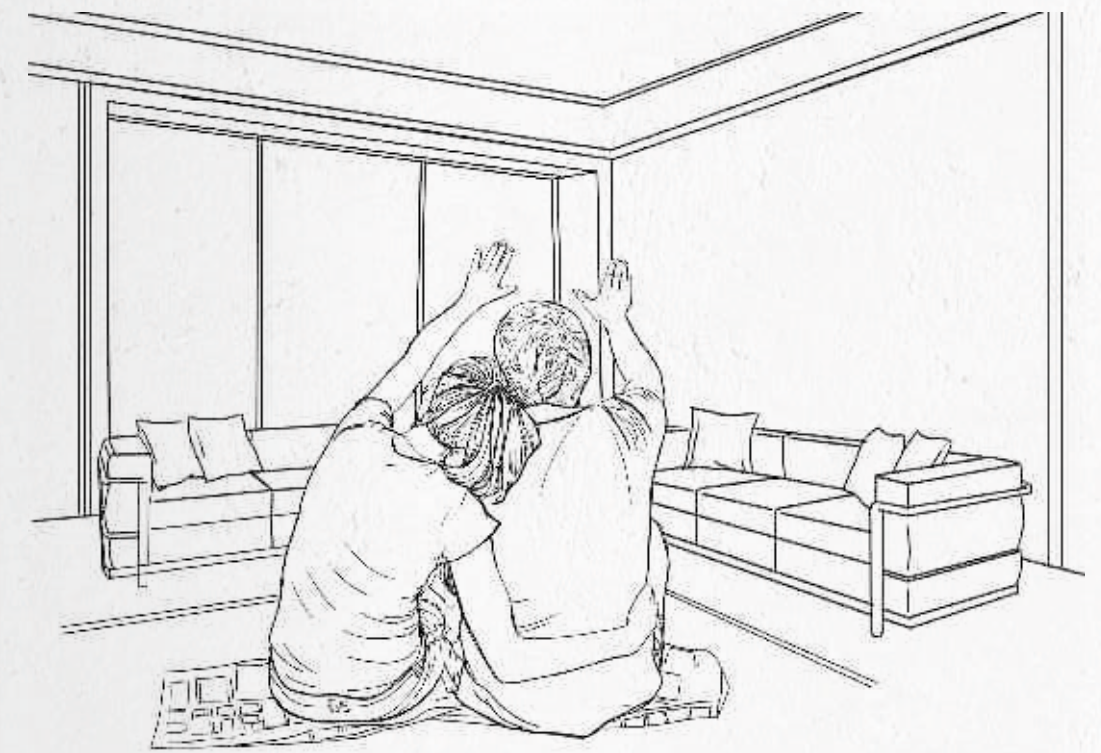
RERA CARPET AREA	1766.00 SQ.FT.
DECK & WASH AREA	306.00 SQ.FT.
TOTAL RERA CARPET AREA	2072.00 SQ.FT.

**FLAT - 1302**

RERA CARPET AREA	1806.00 SQ.FT.
DECK & WASH AREA	292.00 SQ.FT.
TOTAL RERA CARPET AREA	2098.00 SQ.FT.







| 4-BHK CUT VIEW |



Shivansh  
Heights

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Well Ventilated Campus Planning



Each Flat Road Facing Or Garden Facing

## A picturesque view **just for you**

Let the ecstasy of expansive views inspire you to do better, be better. The enchanting skyline of the city, the magnificent sunsets, and the captivating sunrises; discover the simple joys of existence with Shivansh Heights grand windows and spacious balconies - Avkash Designs.



## Surround yourself with **richness of nature**

Your contemporary palaces come with a stunning backdrop of exotic green landscapes. Anywhere you look, the tranquil beauty follows. These gorgeous landscapes inspire you to come out of your splendid homes and spend some quality time in the lap of nature.



Decorative Sculpture



Jogging track



Decorative Fountain



Senior Citizen Sitting



It's the  
**most glorious** way to arrive

Every corner of this fabulous project is adorned with high-end luxuries and beautiful elements of nature.  
Living here is an enchanting experience.



Gazebo Sitting With Fountain



## Lavish space to embrace **all the happiness**

Look within your home and you will find yourself inspired by the design and finesse that take into consideration your discerning taste and yore love for fine living. At the end of the day, you shall have every reason to congratulate yourself for the choice you have made.

# Laugh **play and enjoy** with nature

Listen to nature tell her tale, feel fresh breeze smoothly sail.  
Take a moment to inhale, let the fragrances just trail. Embrace the exotic greens all around you.



Net Cricket Pitch



Children Play Area



Multipurpose Court





## Discover new **ways to celebrate** everyday

Now you don't have to go out to enjoy a block buster movie. The lavish open theatre brings the wonderful stories come alive on the big screen, And for those special grand moments in your life, We have equally grand banquet hall.



Party Lawn Area



Open Amphitheater



Grand Banquet Hall



  
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## Splendid reception **to impress discerning guests**

A stylish and sophisticated reception area adorned with finest luxuries to welcome your guests in an impressive way. After all, a first impression goes a long way.



Entrance Foyer



2 Auto Door Lift









# BASEMENT

LAYOUT PLAN



-  Basement Parking
-  EV Charging Point
-  Fire Pump Room
-  Water Tank Area



Allotted 3 Car Parking  
At Ground And Basement Floor.

## INTERNAL SPECIFICATIONS

<b>FLOOR FINISH</b>	<ul style="list-style-type: none"><li>• 8' X 4' Italian marble finish tiles in living, dining and kitchen area.</li><li>• 32" X 64" Italian marble finish tiles in all other bed rooms.</li></ul>
<b>DECK</b>	<ul style="list-style-type: none"><li>• Deck with wooden finish tiles.</li><li>• S.S. / M.S. / glass railing.</li></ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"><li>• Vitrified / granite / quartz kitchen platform with sink of franke or equivalent.</li><li>• High quality vitrified tiles up to lintel level.</li><li>• Gas connection on kitchen platform and provision for water purification.</li></ul>
<b>WASH &amp; UTILITY</b>	<ul style="list-style-type: none"><li>• Kota in flooring and vitrified tiles on dado with adequate electrical and plumbing points.</li><li>• Centralized plumbing for hot water with gas connection in individual flat.</li></ul>
<b>TOILETS</b>	<ul style="list-style-type: none"><li>• Decorative high quality vitrified tiles up to lintel level.</li><li>• Jaquar / Kohler / Simpolo or Asian equivalent sanitary wares.</li><li>• Jaquar / Kohler / Grohe or equivalent open shower panel in two master bedrooms and all other wall mixtures / diverter in other bed rooms.</li></ul>
<b>PLUMBING &amp; DRAINAGE</b>	<ul style="list-style-type: none"><li>• Standard quality CPVC / PVC pipe of Astral/Supreme equivalent make.</li></ul>
<b>STORE</b>	<ul style="list-style-type: none"><li>• Adequate kota stone / granite shelves with glazed tiles dado.</li></ul>
<b>WALL SURFACE</b>	<ul style="list-style-type: none"><li>• All plastered walls with putty finish.</li></ul>
<b>DOORS &amp; WINDOWS</b>	<ul style="list-style-type: none"><li>• Designer main door with wooden frame provided with premium lock &amp; fittings.</li><li>• Internal door frames provided with granite frame without doors for easy modification.</li><li>• All window openings provided with granite frame and good quality aluminium - anodized sliding window with reflective glass with dobhal category.</li><li>• Well disigned S.S. / M.S. / glass safety grill or railing for each window.</li></ul>
<b>AIR CONDITIONERS</b>	<ul style="list-style-type: none"><li>• Provision for route of copper pipe, drain pipe &amp; space for outdoor unit.</li></ul>
<b>ELECTRICALS</b>	<ul style="list-style-type: none"><li>• Sufficiant points in concealed copper wiring of Finolex / Polycab / Anchor or equivalent.</li><li>• Modular switches of Anchor / Legrand / equivalent.</li><li>• 3 phase meter to each flats.</li><li>• 2 amp. Power backup in each flats.</li><li>• Centralized distribution board with MCB &amp; ELCB for safety protection</li></ul>
<b>TELEVISION, INTERNET &amp; TELEPHONE</b>	<ul style="list-style-type: none"><li>• Convenient provision of internet, telephone and television point in each flats without cable.</li></ul>

## CAMPUS FACILITY

- Well Designed Landscape Garden.
- Gazebo for Outdoor Seating.
- Paved Jogging Track.
- Designated Children Play Area.
- Senior Citizen Sitting.
- Entrance Foyer for Each Building.
- Rain Water Harvesting System.
- Two Layered Parking.
- Power Backup Generator.
- Fire Safety for Campus.
- 2 Nos Auto Door Closing Lifts of Standard Make in Each Wing.
- CCTV Camera in Common Area for Surveillance.
- Automatic ON/OFF System for Common Lighting.
- Rooftop Solar Panel.

## EXTERNAL SPECIFICATIONS

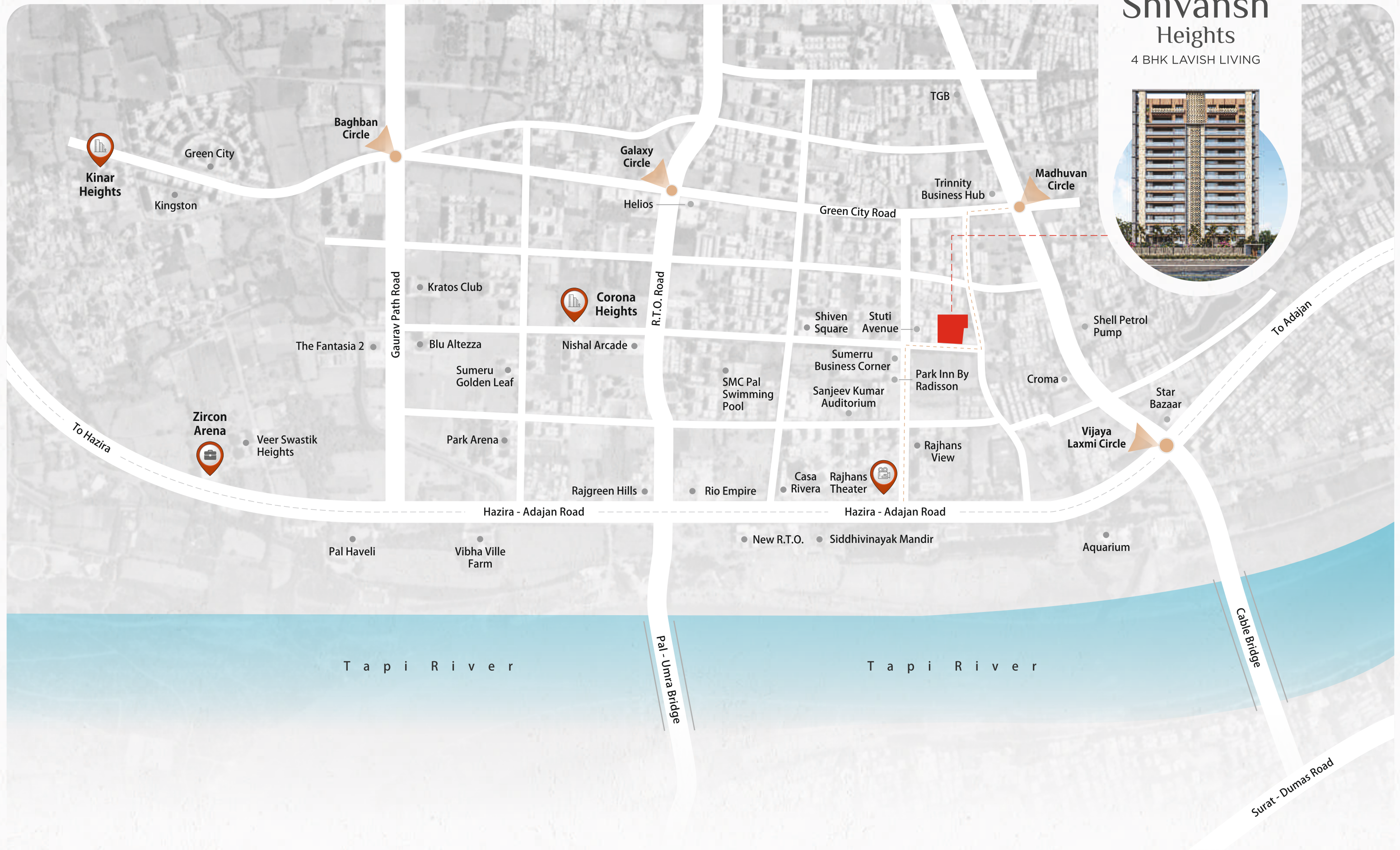
<b>FAÇADE TREATMENT</b>	<ul style="list-style-type: none"><li>• Double coat sand faced plaster on external wall.</li><li>• Acrylic texture on external wall.</li><li>• Weather shield max /apex ultima paint on external wall.</li></ul>
<b>ENTRANCE FOYER</b>	<ul style="list-style-type: none"><li>• Well designed entrance foyer with landscape features and elegantly designed lobby at all the floors.</li></ul>
<b>PARKING</b>	<ul style="list-style-type: none"><li>• 3 Car parking at ground &amp; basement.</li><li>• 1 Ev car charging point in basement.</li></ul>
<b>TERRACE</b>	<ul style="list-style-type: none"><li>• Double coat water proofing on terrace.</li><li>• China mosaic flooring for heat reduction.</li></ul>
<b>FIRE FIGHTING</b>	<ul style="list-style-type: none"><li>• Fire fighting systems provided as par the fire norms.</li></ul>
<b>ELEVATORS</b>	<ul style="list-style-type: none"><li>• Two fully automatic passenger elevators of Kone / Schindler / Johnson equivalent make provided to each buildings, one of the which is large size stretcher elevators and another is adequate size passenger elevators to each building.</li></ul>
<b>ANTI TERMITE</b>	<ul style="list-style-type: none"><li>• Anti termite treatment in the campus.</li></ul>
<b>WATER SUPPLY</b>	<ul style="list-style-type: none"><li>• Adequate capacity of underground and overhead water tanks for SMC &amp; bore water and separate tanks for fire safety.</li></ul>
<b>ELECTRIC POWER BACKUP</b>	<ul style="list-style-type: none"><li>• Silent generator of adequate capacity for elevators , water pumps and common facilities.</li><li>• Designer light fitting for common passage and campus.</li><li>• Solar power system for common and campus lighting , provided at terrace of each building.</li></ul>
<b>SECURITY</b>	<ul style="list-style-type: none"><li>• Security cabin at main gate.</li><li>• CCTV camera coverage in reception, campus, elevators and basement area.</li><li>• Video door phone facility with connectivity from entrance foyer to each flat and security cabin.</li><li>• Barrier at main gate.</li></ul>
<b>TECHNICAL SPECIFICATIONS</b>	<ul style="list-style-type: none"><li>• Earthquake resistance structure design as par IS code.</li><li>• Apartment planning as par vastu.</li><li>• Project follows green building concept.</li><li>• Construction with red brick work.</li></ul>

## TERMS AND CONDITIONS

- All rights reserved by the developer to make any changes in plan, elevation and details which will be binding to all members
- Stamp duty, GST, Registration charges, G.E.B & S.M.C charges, Legal charges, Maintenance deposit or any other charges and taxes as when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder
- Irregular payment shall lead to cancellation of booking
- In case of cancellation of booking 10% of total amount will be levied as service charge, The balance will be settled only after the next available booking
- Installation of A.C units will be permitted at the designated spots and nowhere else
- Changes which affects the elevation and structure would not be permitted
- Any internal changes would not be permitted without permission of developer
- Variation in colour, design, size of material used in this project may occur and can be changed without prior notice
- **This brochure is just for easy presentation of project and should not be treated as legal documents.**



**Shivansh Heights**  
4 BHK LAVISH LIVING



A PROJECT BY :



ARCHITECT & PLANNER



STRUCTURAL



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CONTACT DETAILS

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A PROJECT BY :



KINAR  
TRANSCON  
GROUP



[www.shivansheights.com](http://www.shivansheights.com)

BROCHURE DESIGN  
ADDROIT - 756 756 1118