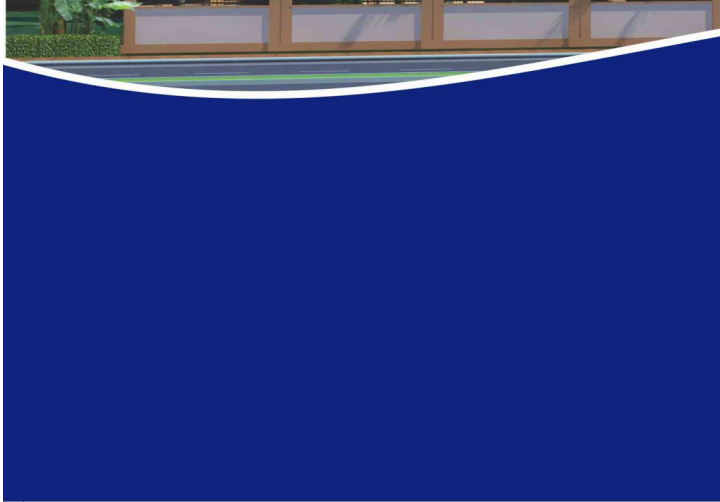




Kalka
THE PEARL
a lifestyle full of life
KALKA HOME DEVELOPERS PVT. LTD.



THE GROUP

The core team of Kalka Home Developers comprises of a highly qualified professional management group, which have acted as the driving force to take Kalka Home Developers to new heights of success and expertise. The group has an experience of more than 12 years in construction & real estate in Faridabad, Green Field Colony, Ashoka Enclave, Sainik Colony, Palwal (Haryana), Pune (Maharashtra).

Kalka Home Developers have an edge over others, by delivering on their promises. For Kalka Home Developers the number of projects completed is not the main consideration but what matters is their efficient management.

BHIWADI

Bhiwadi, the gateway of Rajasthan, is a fast growing industrial town in the NCR, and is being featured as one of the hottest destination in India. Bhiwadi received a total investment of Rs.15,000/- crores last year, and the picture for this year is even better. Major portion of the investment has gone into Housing and other infrastructure projects.

Bhiwadi is surrounded by well developed industrial hubs like Manesar, Bawal, Khushkera, Chopanki, Neemrana, Rewari etc., Little wonder, the prominent corporates like HONDA SIEL CAR, HONDA SCOOTERS, SHREE CEMENT, LAFARGE, PARRYWARE HINDWARE etc. have already got themselves established there. Apparel Processing Export Zone, Leather Processing Zone have been approved to emerge in the area in the near future. Besides industries setting their footholds in Bhiwadi, other facilities like banks, schools, shopping malls etc. are also available in plenty.

The most significant development in Bhiwadi is the Delhi-Mumbai Industrial Corridor (DMIC) incorporating nine Mega Industrial Zones of about 200-250 sq. km. with Japanese Collaboration which shall have high speed freight line, three ports and six air ports; six lane intersection-free expressway. DMIC will be a catalyst for massive industrialisation of Bhiwadi.

New Master Plan 2031 also envisages development of bhiwadi with the Administration geared up to bring the required development in the area. With the New Master Plan according operational, Bhiwadi will present a new picture of itself.

THE PROJECT

Kalka The Pearl is located 500 mtrs. from 4 Line Mega Highway Alwar Bye-pass Road, at Bhiwadi just 30 minutes drive from Gurgaon in near surroundings of highly developed industrial areas of Bhiwadi / Dharuhera / Bewal / Manesar / Chopanki / Khushkera.

Features of the Project - Kalka The Pearl

One & Two bedroom Apartments

G+8

A Grand Entrance Gate with Splendid Fountains

Project has more than 70% open area with Beautiful Landscaped Gardens.

SPECIFICATION

G + 8 with single basement

Structure: Earthquake resistant R.C.C. and non load bearing brick walls.

Floor

Drawing / Dining - Vitrified Tile, Bed rooms - Vitrified Tile, Toilet / Kitchen - Anti skid Ceramic Tile

Kitchen

Pre-polish stone platform with stainless steel sink, 2' high dado above the platform. 24 hrs. water supply, granite counter, individual RO system in in every kitchen.

Toilet

Branded sanitary. Good quality sanitary wares & CP fitting. Chinaware with matching wall tiles upto 7 ft. height in all the toilets. 24 hrs. water supply.

Doors / Windows

Hard wood / Wooden Door & Window Frames.
Flush Doors & Glazed Wooden Window Shutters

Electrical

Chandler in drawing room with fancy lights. Concealed conducting copper wiring with TV point. Modular switches in all flats. Provision for DTH / Dish TV / Cable. Proper MCB circuits with ISI marked electrical modular switches

P.O.P. / Painting Work

False ceiling in drawing room only.

Oil Bound Distemper on walls & Apex / Texture paint outside.



FACILITIES / SERVICES

- Basement Parking
- 24 hrs. Power Backup
- 27% Ground Coverage & 73% Open Green & Road area
- Club Facility / Community Centre
- Gated complex of high boundary walls and concertina wires.
- Two tier security system comprises of sufficient security guards.
- Ample water supply round the clock.
- Wide cemented road networks.
- Lush Green Parks / Green Area
- Vaastu & eco friendly complex.
- Lift Facility.
- Shopping areas for daily needs within the complex.
- Garbage collection & disposal.
- STP & Rain water harvesting.
- Road / Street lights / Fire Fighting System.
- Covered drainage system.
- Maintenance of Park, Electricity & Plumbing etc. by skilled staff.
- Parks with beautiful landscaping and dedicated children play area.
- Swimming Pool





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Landscape Conceptual Plan



- BLOCK - A (BLISTER) - 2BHK+2TOILET
- COMMERCIAL - G/FL
- BLOCK - B (OVAL) - 2BHK+2TOILET
- BLOCK - C (KESHI) - 2BHK+2TOILET
- BLOCK - D (AKOYA-I) - 1BHK+1TOILET
- BLOCK - E (AKOYA-II) - E.W.S. & L.I.G.
- BLOCK - F - (SWIRL) 2BHK+2TOILET

FLOOR PLANS



BLOCK - B (OVAL)
2BHK + 2 TOILET
SUPER AREA = 840 SQ.FT.

-COM

FLOOR PLANS

BLOCK - D (AKOYA)
1BHK + 1 TOILET
SUPER AREA = 550 SQ.FT.



FLOOR PLANS

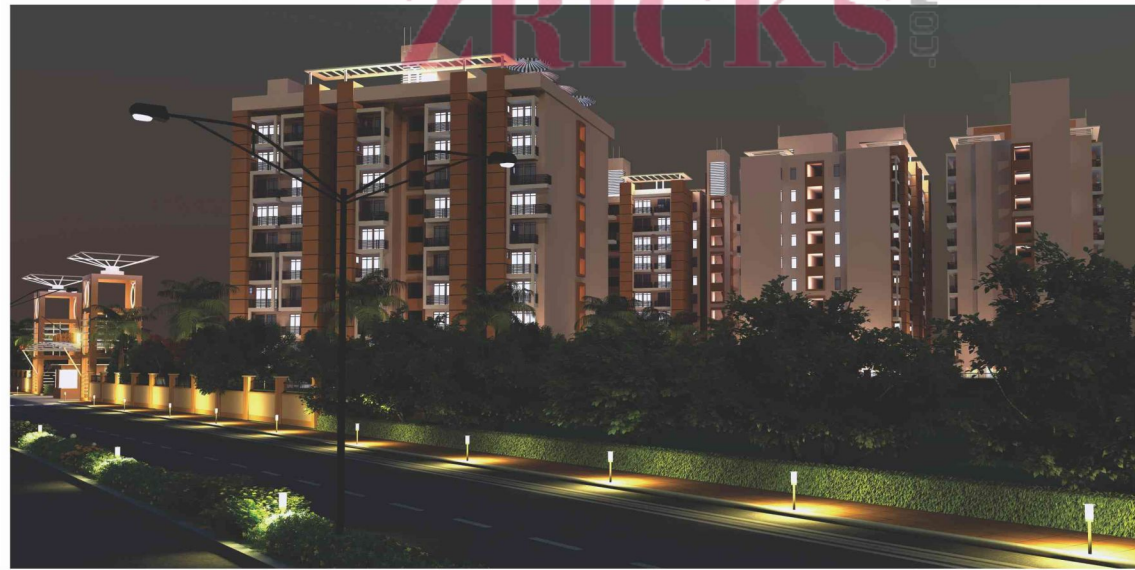


**BLOCK - C&F
 (KESHI & SWIRL)
 2BHK + 2 TOILET
 SUPER AREA = 860 SQ.FT.**



**BLOCK - A (BLISTER)
 2BHK + 2 TOILET
 SUPER AREA = 1125 SQ.FT.**

ZRICKS



NIGHT VIEW



AERIAL VIEW

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PROPOSED SITE
ELEGANT GREEN

ROAD 18.0M WIDE
OMAXE
ROAD 60.0M WIDE
TO ALWAR

VILLAGE KALAKA

TREHAN GROUP

KALKA
Royal Residency
BHIWADI

THARA MOD
ROAD 60.0M WIDE

APPROACH

POWER GRID

BHIWADI - ALWAR
MEGA HIGHWAY - 25

ROAD 60.0M WIDE

ASHIANA AANGAN

BHIWADI MOD

DHARUHERA

TO SOHNA

TO DELHI

TO JAIPUR



Regd. Office : RZ-174B, Gali No. 16, Tughlakabad Extn, New Delhi - 110 019
Site / Marketing Office : 505, 506, 5th Floor, ILD Trade Center,
 Sohna Road, Gurgaon, Haryana - 122 001
 Phone : 0124-4369408 / 9 / 10
 Email: info@kalkahomedevelopers.com
 Web.: www.kalkahomedevelopers.com

www.vrmpressions.co.in

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