

Architects

Abhijeet Mane & Associates

Structural Consultant

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Legal Advisor

Adu. Amol Sangaonkar

A Project by :



Site :

Mali Colony, Takala, Kolhapur.

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KSHIPRA
HOMES





KSHIPRA HOMES

3 BHK

LUXURIOUS APARTMENTS

Luxury is having a home
that reflects your Unique Style
and Personality



AMENITIES

Solar Power grid for Minimum Maintenance

Elegant Building Design

Great Entrance Lobby

Lift with Back-up

CCTV provision for Common Area

Terrace Garden with Gazebo and Walking Track

Mechanical Car Parking Provision

Electric Point Provision for EV

Gas Pipe Line provision



SPECIFICATIONS

Walls

R.C.C work will be done as per structural design.
Steel - Polad steel/ Mahalaxmi steel/ Rajuri steel.
Cement - Ultra tech cement/ Birla/ Shree/ Jk cement.
Concrete grade - as per structural design.
M- sand as per mix design for concrete.
Wall-all internal & external walls are 150mm thick,
Aac brick wall. Wall finishes 2 coat plaster for
external wall [river sand & m sand] & internal plaster
single coat [fonda double washed sand] with
gypsum finish for internal walls.

Flooring & Dado Tiles

Living, bedroom & kitchen vitrified tiles & 75mm high
skirting- size 4x6 or 4x8 make premium brand.
All lobby flooring finished in marble look tiles/ artificial slabs.
One master bedroom with Wooden flooring.
Balcony anti-skid wooden look tiles as per selection
Toilet dado tile glazed Tile up to 8'6" level on all walls.
Kitchen platform will be done in 18 mm thick,
premium artificial Slabs supported by kadapa stone.
Kitchen dado will be in glazed premium tiles.
Stilt floor driveway area and parking area will be
finished in 200x200mm paving tiles as per
Architectural design.

Colour

Satin finish (company Apex or Asian paint)
All exterior walls will be finished in waterproof partly apex
textured paint.

Electrical point

As per mention in working drawing sheet.
Electrical wiring-concealed wiring of Polycab company
& Legrand switches.

All windows opening

18 mm thickness granite finish as per selection.
All window frames & shutter will be in UPVC premium segment.
All window grills will be done as per design in combination of
M.S. flat & bar.

Ceiling

Ceiling will be in first coat of bonded chemical finished with putty.
PVC wooden look false ceiling to be done in all 3bhk bedroom
Balcony false ceiling area marked in drawing.

Doors

Entrance door -teak wood door frame & with 36 mm thick.
Waterproof ply shutter with 2 mm thick teak wood laminate
finish openable door as per detail drawing.
All bedroom door- waterproof ply frame with waterproof ply shutter
finished in 1mm thick premium laminate as per detail drawing.
Toilet door - 18mm thick granite frame with solid FRP textured
finished shutter as per detail drawing.
Balcony door- sliding UPVC premium door for 3bhk for
living room, and for all bedroom balcony as per selection.

Railing

All balcony railing in 12mm thk. Toughened glass with S.S
matte finish or M.S hand railing as per detail drawing.

Staircase

Staircase steps - will be finished in flamed or as per selection.
Staircase railing will be in m.s as per detail drawing.

Compound Wall

1.8m high compound wall will be done in 150mm thk. Brick wall.

Underground Tank

Underground tank [50,000 liter] will be done in R.C.C. as per drawing
& Overheadtank [35,000 liter] will be in R.C.C. As per drawing.

Plumbing Pipes & Fittings

European wc pan of white color, UPVC, CPVC & SWR
Ashirwad/Birla/Finolex compony [pipe class] as per selection.

Bathroom & Sanitary Fittings

Jaquar, Parryware brand as per selection.

Terrace Water Proofing

It be in brick bat Coba as per detail drawing.

Elevators

Auto door high speed S.S. Elevators with battery back-up :
02 make: premium brand

3 Tier Security System

CCTV surveillance entrance, lobby, parkings &
entry of apartment.

Eu points provision for each parking allotment.

Timer lights in all common spaces like parkings, passages,
entrance lobbies.

Automated water pump sets.

Solar electric grid: full-filling all common electric
usages of the apartment, except top terrace amenities.



EXPERIENCE THE EPITOME OF LUXURIOUS LIVING



Experience the epitome of luxurious living in nestled amidst nature's embrace. These exquisite apartments offer a harmonious blend of elegance, comfort, and proximity to nature. Designed with meticulous attention to detail, the flats provide spacious living areas adorned with premium fixtures and fittings. With modern amenities and state-of-the-art facilities, residents can unwind in style, indulging in the serene ambiance & lush landscapes that surround them. Kshipra Homes is crafted a haven where luxury meets nature, ensuring a truly remarkable living experience for those seeking the finest in residential living.

3 BHK FLATS



Type A

- 1 Living room
- 2 Sit-Out
- 3 Dinning
- 4 Kitchen
- 5 Bedroom
- 6 Toilet-1
- 7 M Bedroom-1
- 8 Toilet-2
- 9 M Bedroom-2
- 10 Toilet-3
- 11 Utility Room

Type B

- 1 Living room
- 2 Sit-Out
- 3 Dinning
- 4 Kitchen
- 5 Bedroom
- 6 Toilet-1
- 7 M Bedroom-1
- 8 Toilet-2
- 9 M Bedroom-2
- 10 Sit- Out
- 11 Toilet-3
- 12 Utility Room



Type
A

Isometric View

3 BHK FLATS



Type
B

Isometric View

3 BHK FLATS



