



Rera No.: P-IND-24-5205

Site Address: Bicholi Mardana, Scheme No. 140, Nearby Agarwal Public School, Indore

M: 97550 45576

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KALYAN SAMPAT

# HEIGHTS

BESPOKE HAVEN  
FOR 62 DISCERNING FAMILIES



KALYAN SAMPAT  
**HEIGHTS**

THE ESSENCE OF  
A GOOD LIFE,  
DESIGNED FOR  
**62**  
DISTINGUISHED  
FAMILIES

At Kalyan Group, we believe ideas transform houses into homes. This thought has inspired us to innovate, discover and deliver newer lifestyle solutions since 1996. From child friendly parks, play areas, to nooks and corners that allow them to pursue their long-forgotten hobbies and passions in our gated estates, ideas have been at the heart of our blueprints.

With Kalyan Sampat Heights, planned in the most prime location of the city, we are poised to add a significant new landmark to our existing portfolio of townships and gated residential spaces.

BREATHE EASY,  
LIVE BRIGHT.

Three-side-open apartments.  
No common walls.  
A balcony with every room.



FOR THOSE LOOKING UP  
TO MOVE UP IN LIFE, MAY WE SUGGEST  
EMBRACING THE GOOD LIFE.

With expansive views, natural light, seamless layouts, and curated comforts,  
every detail invites you to experience a higher standard of urban living.



GET READY TO  
SOAK UP  
THE GOOD LIFE.



ARTIST'S IMPRESSION



THE PERFECT SPOT FOR  
CHERISHED GATHERINGS.

DIVE INTO AN ARRAY OF ACTIVITIES  
AND LIVE THE ULTIMATE FUN LIFE.

Beyond the confines of your elegant residence, lies a world of curated leisure,  
highlighted by our magnificent swimming pool. Imagine starting your day under the  
open sky, or unwinding with a refreshing dip as the sun sets.





A library for curious minds - books, peace and a place to think.



An air-conditioned fitness centre to make self-care part of the routine.



Beautiful landscaped areas with jogging track and gazebos where fun times meet.



A reception and waiting lobby that announces your arrival.



A spacious and stylish master bedroom crafted for comfort and calm.



A modern kitchen that blends elegance with everyday functionality.

YOUR VISION, OUR PLAN -  
TRUE MODERN LIVING AWAITS YOU.

The planning of your dream home has been meticulously executed to provide true modern living. Our homes embrace the best of modern architecture principles, with judicious use of natural light, airy spaces, and thoughtfully crafted living areas.

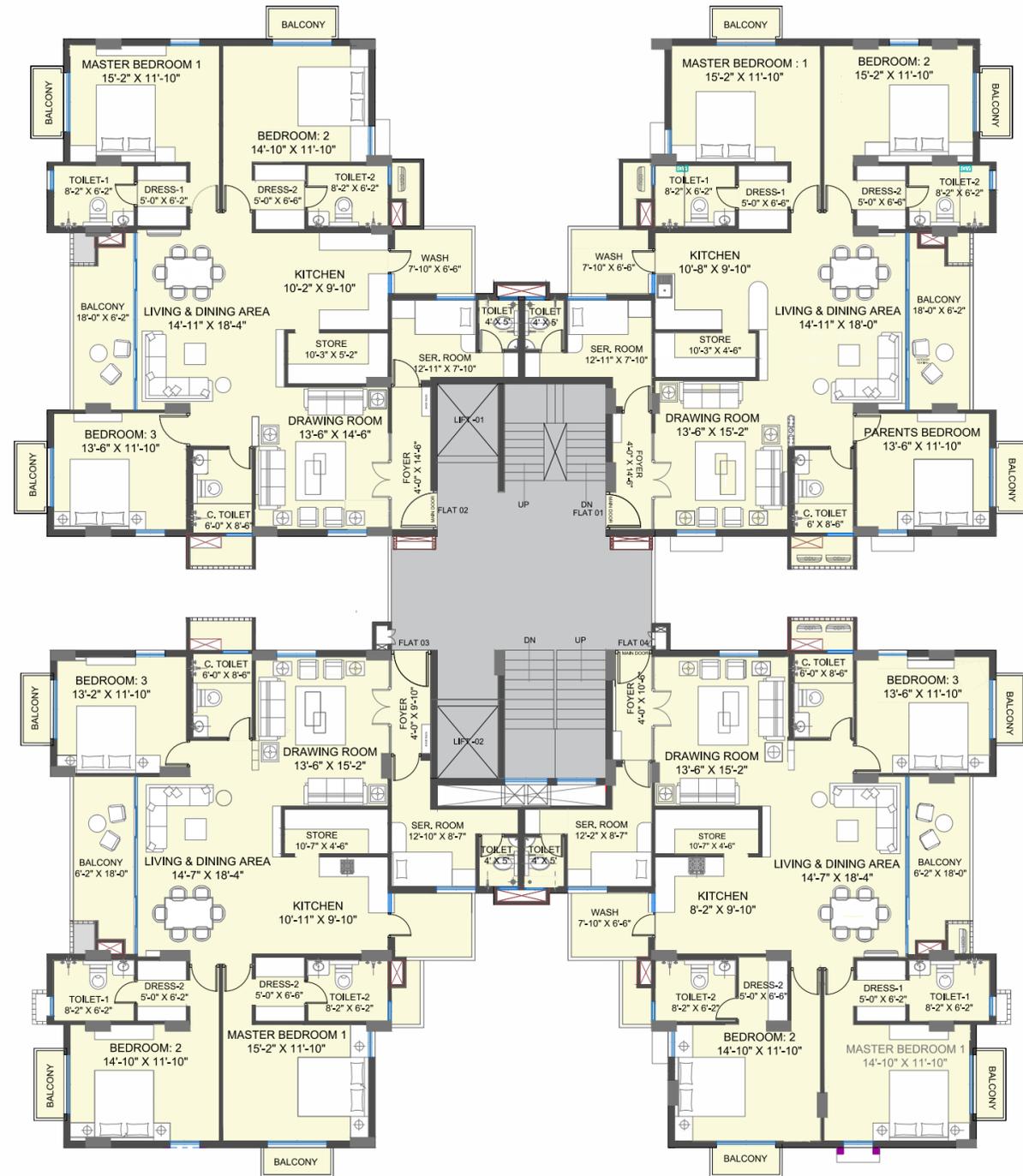


DAY-TO-DAY DELIGHT.  
DESIGNED WITH EVERYDAY EASE IN MIND.

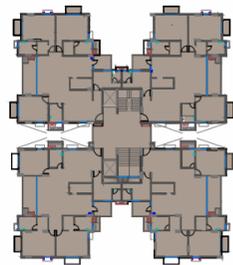
While day-to-day essentials are within walking distance, Kalyan Sampat Heights incorporates a nearby commercial area for added convenience. This meticulous design approach is evident throughout the project, ensuring every aspect enhances the living experience.



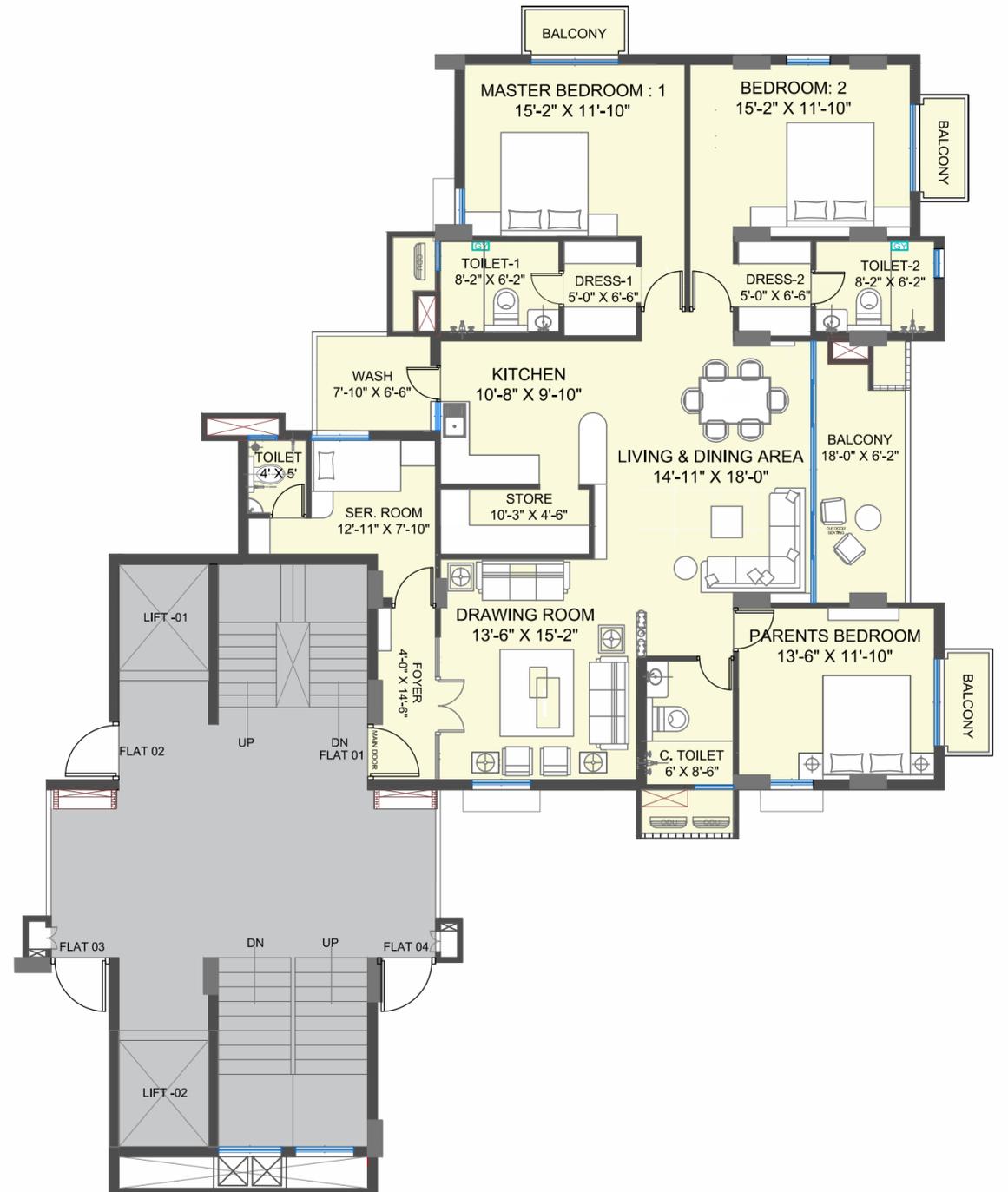
### 3 BHK FLOOR LAYOUT



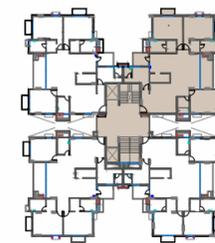
BLOCK NAME	BUILT-UP AREA (Sq.ft.)	SUPER BUILT-UP AREA (Sq.ft.)
FLAT 01	1983.75	2777
FLAT 02	1976.43	2767
FLAT 03	1976.43	2767
FLAT 04	1976.43	2767



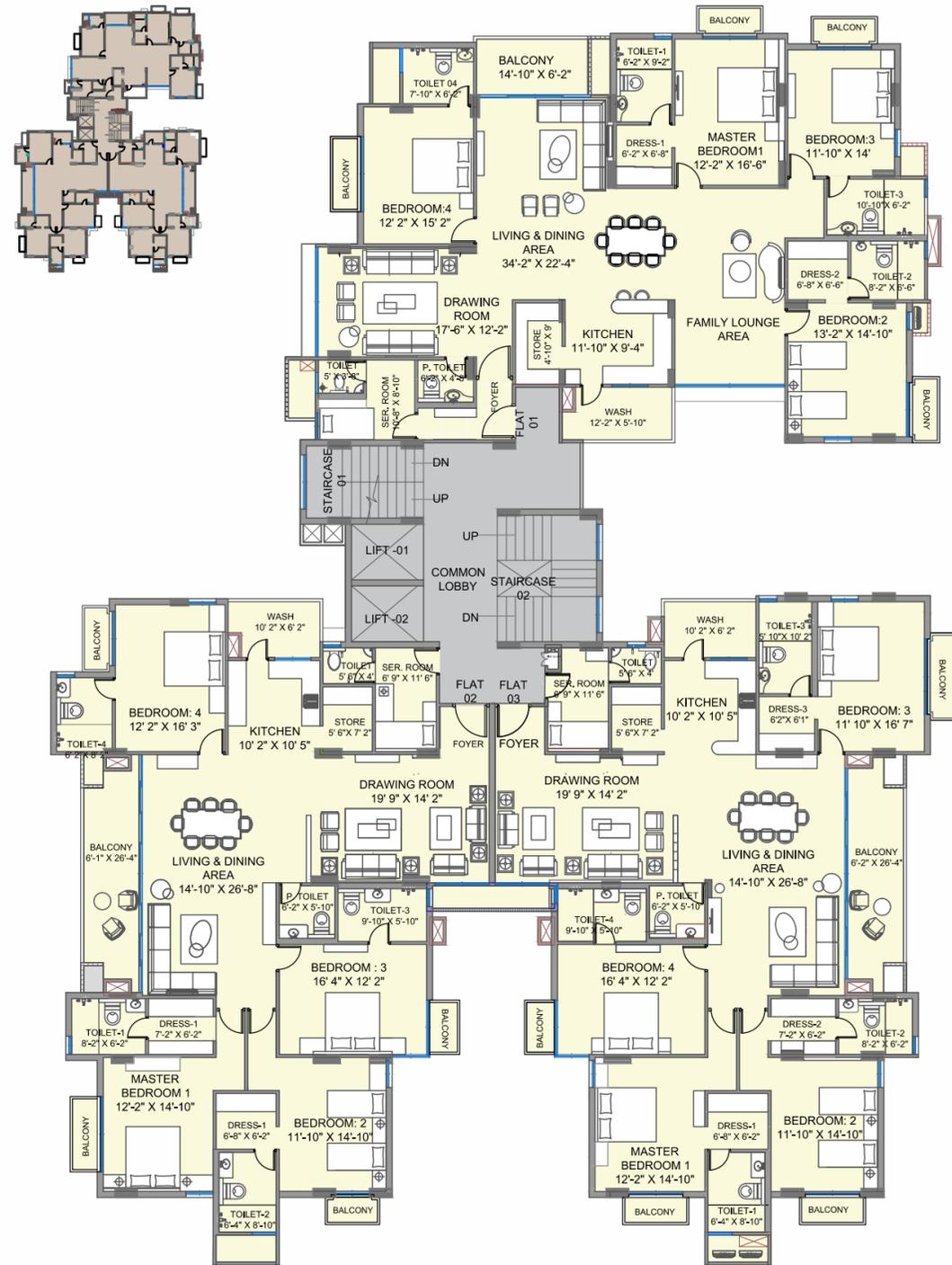
### 3 BHK FLAT LAYOUT



BLOCK NAME	BUILT-UP AREA (Sq.ft.)	SUPER BUILT-UP AREA (Sq.ft.)
FLAT 01	1983.75	2777



# 4 BHK FLOOR LAYOUT



BLOCK NAME	BUILT-UP AREA (Sq.ft.)	SUPER BUILT-UP AREA (Sq.ft.)
FLAT 01	2797.86	3917
FLAT 02	2657.14	3720
FLAT 03	2724.29	3814



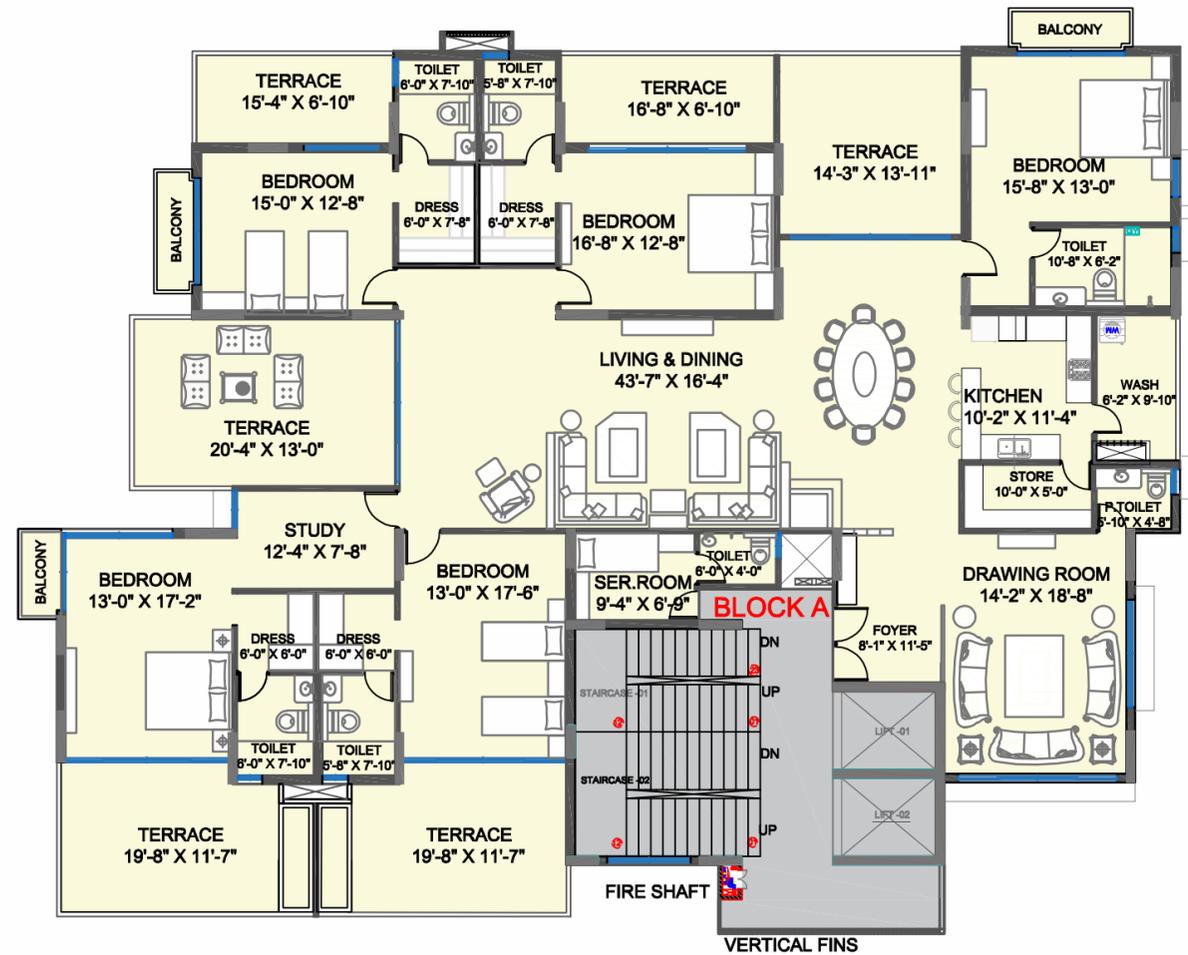
# 4 BHK FLAT LAYOUT



BLOCK NAME	BUILT-UP AREA (Sq.ft.)	SUPER BUILT-UP AREA (Sq.ft.)
FLAT 01	2797.86	3917



# 5 BHK FLAT LAYOUT



BLOCK NAME	BUILT-UP AREA (Sq.ft.)	SUPER BUILT-UP AREA (Sq.ft.)
FLAT 01	4571.43	6400

## A WEALTH OF CREATURE COMFORTS

-  Elegant entrance gate
-  Servant room in every apartment
-  24x7 Security with security cabin
-  Single entry campus with CCTV surveillance in common area
-  Fire fighting system
-  Covered allotted car parking unit
-  Rainwater harvesting system
-  Solar electrification system for common areas
-  Level controllers water tanks to avoid wastage
-  Ample visitors parking
-  Video door
-  Two automatic elevators in each tower
-  Elegant number plate to each unit
-  DG power back-up for common illuminations & elevators
-  Underground cabling for wire-free campus
-  Trimix concrete internal road with street light

## SPECIFICATIONS THAT DEFINE SUPERIOR LIVING.



- **FLOORING**
  - Imported marble flooring (5 BHK)
  - Vitrified tiles (3 & 4 BHK)
  - Anti-skid ceramic tile in all wet areas



- **CEILING & WALL FINISHES**
  - Exterior - Top quality water resistant texture paint
  - Interior - Acrylic putty coating with top quality plastic emulsion paint on wall and ceiling



- **DOORS & WINDOWS**
  - 32 mm flush doors, veneer finish with digital lock system
  - Doors & windows height till beam bottom
  - Modular french windows
  - Stone jamming on all windows
  - Door frame granite / plywood



- **ELECTRICALS**
  - Adequate electrical, telephone and TV points
  - Modular premium switches & MCB of class A (Gold Medal, Havells, Legrand or equivalent brand)
  - Concealed electrical ISI branded copper wiring of Grade 1
  - VRF A/C LINE (5 BHK)



- **KITCHEN**
  - Granite kitchen platform
  - Dado tile with full body coverage



- **PLUMBING**
  - Top quality CP/ Sanitary fitting Roca / Toto / Jaquar (Artize) & equivalent brands



- **COMMON AREA**
  - Common area security automation system including CCTV
  - Lift and common areas with DG power back-up
  - Granite or vitrified material cladding for stairs with decorative railing



- **SPECIAL FEATURES**
  - Pre-installed video door phone
  - Electrical & plumbing provisions for home appliances

## THE TEAM BEHIND KALYAN SAMPAT HEIGHTS.

### L.S. VASWANI ARCHITECTS PVT. LTD.

L. S. Vaswani Architects is a firm known for creating landmark projects in Residential, Commercial, Hospitality and Hospitals pan India. It is led by a visionary leader and a pioneer in architectural excellence Mr. L.S. Vaswani, who is a celebrated name in the world of design and innovation. With decades of experience, he has been instrumental in shaping the architectural landscape of central India, blending creativity with sustainability to create impactful designs.

### SUSMIT S VYAS LANDSCAPE CONSULTANTS

A dynamic personality with a keen eye for detail Mr. Susmit Vyas, brings unparalleled expertise to the field of project consultancy. A mechanical engineer, his ability to seamlessly coordinate complex projects has delivered a slew of successful projects pan India.

### TECHNOCRAFT ARCHITECTS, ENGINEERS AND INTERIOR DESIGNERS

Technocraft, established in 1989, has led architectural and interior design for over 35 years, with two of the most revered names in the industry.

Mr. Vinay Babar, an accomplished civil engineer and master planner, is a respected authority in building engineering and management. His contributions to professional bodies like ISLE and the Institute of Indian Interior Designers highlights his dedication to advancing the fields of structural design and interior innovation.

Prof. Kalpana Babar, a distinguished educator and award-winning architect, combines academic excellence with design expertise. She is a Gold Medalist from Sir JJ College of Architecture and a Design Chair at IPS Indore.

HOME. SHOPPING.  
WORK. SCHOOL.  
GET FROM ANYWHERE  
TO ANYWHERE IN A BREEZE.

- Located adjacent to the Indore bypass road, the highly sought-after real estate area.
- A major entry and exit point to the city, providing ease of inter-city travel.
- Already positioned within the primary commercial hub of the city.
- Close proximity to 4 significant roads linking eastern Indore -
  - AB Bypass
  - RE2 Road
  - Ring Road
  - AB BRTS Road
- Several top-tier schools and colleges can be reached within a 10-minutes travel time.
- Upcoming District Court nearby.
- Numerous reputable hospitals are located in the vicinity.

