



1, KELVA GRUHASANKUL

RESIDENTIAL TOWNSHIP AT KELVA, PALGHAR



SIDDHIPRIYA REALTORS

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AMAR TENDULKAR ARCHITECTS

1, KELVA GRUHASANKUL

RESIDENTIAL TOWNSHIP AT KELVA, PALGHAR



SIDDHIPRIYA REALTORS

१, केल्वा गृहसंकुल

Suryoday Co-op Housing Society.

B-36 Sion Agarwada Municipal Bldg. Near Gauridatta High School, Sion, Mumbai 400022

Contact Person : Mr. Rajaram More - +91 9819999162

 www.suryodaysockelva.com

Suryoday Society Proposal:

We are looking for acquiring flats in a housing complex with modern amenities for our MIG friends and families at an affordable price near Palghar. We requested M/s. Siddhipriya Realtors to develop a customized housing scheme in Kelva to suit our requirements and future needs. M/s Siddhipriya Realtors have accordingly planned a scheme for our consideration.



About Siddhipriya Realtors:

The name Siddhipriya is derived from the names of **Shree Ganesha**. It means **Bestower of Wishes and Boons**. The most appropriate meaning for the Real Estate Development company which has taken the forte to provide homes for the affordable segment.



Shri. Kunal Ajit Sahani
B.E. (E.X.T.C.), MMS (Marketing)
Director, Siddhipriya Realtors

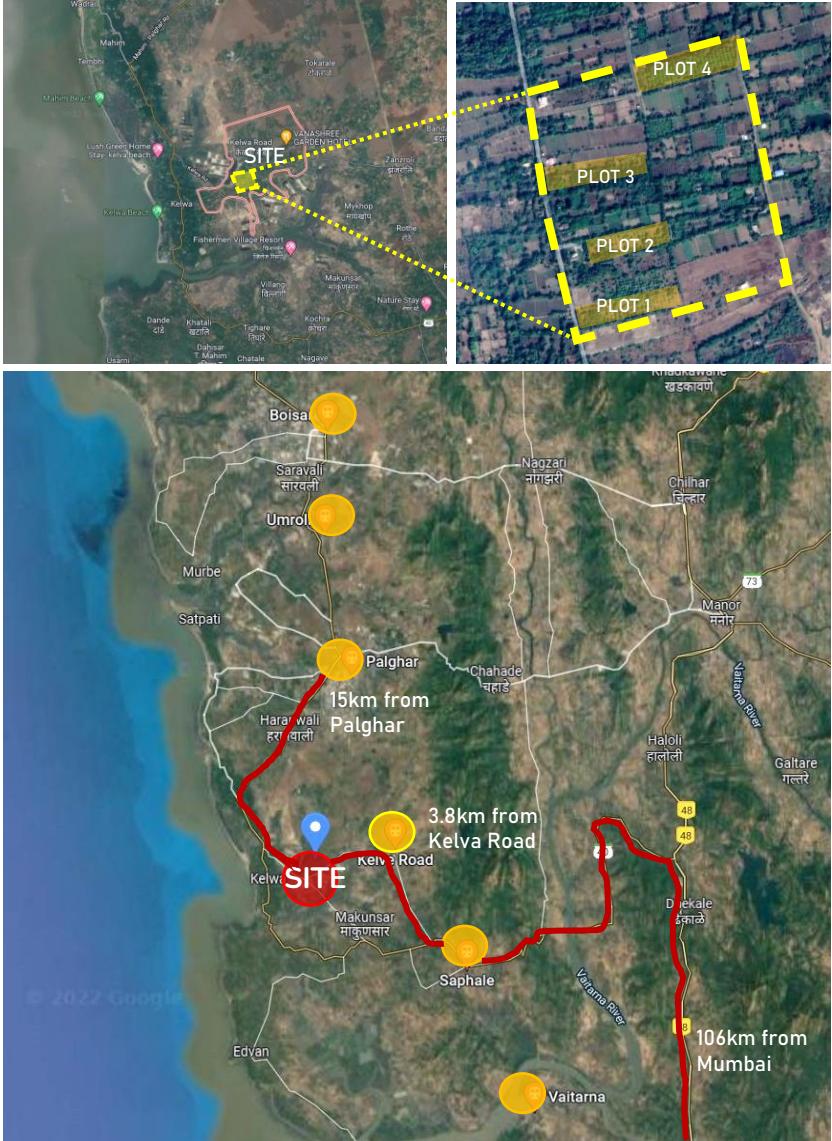
Shri. Kunal Sahani is the **Director** of **Siddhipriya Realtors**. They have been envisioning to take up an affordable housing township with an aim to provide a lifestyle community living in the affordable price range. With this noble aim they have decided to use their 8½ acres land parcels and four of such, for carrying out the affordable housing township.

ABOUT THE TEAM

- We ensure that our projects get monitored by top industry professionals, who deep dive into adjusting the smallest of details to suit our customers need.
- We believe in promoting superlative community living at affordable prices while keeping in mind the unique role the environment plays in our daily lives.
- Experts in real estate worked with the biggest brands nationally and internationally.



AMAR TENDULKAR ARCHITECTS



- Site (**19°37'19.0"N 72°45'24.0"E**) is located at **Kelva Road** in Palghar District of Maharashtra State, India
- The town is located about 87 kilometers north of Mumbai and about 35 kilometers north of Virar.
- On east side of district, there is Thane (90 kms) and Nashik (162 kms), on west there is Arabian sea, on south side Mumbai (106 kms), Thane and on north side Walsad (Gujarat) (141 kms), Dadra and Nagar Haveli (123 kms).

How far?

- 61.8 km from Vasai
- 90 Kms from Thane
- 106 Kms from Mumbai
- 162 Kms from Nashik
- 237 Kms from Pune

How to travel?

- 3.8 km from Kelva Road Station
- 10.7 km from Saphale station
- 15 km from Palghar Station
- 95.6 km from Mumbai International Airport

Nearby amenities & workplaces

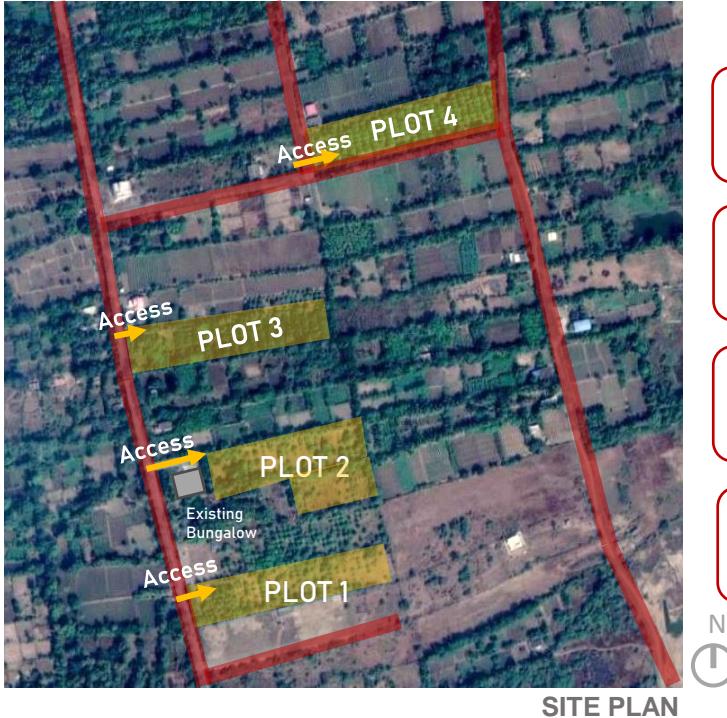
- General Store
- Sports store
- Cricket ground
- Beauty parlour
- Clothes Retail
- ATM
- Restaurants
- Temples
- Kelva Road Police station
- Mahim Industrial Bidko Kata

Locality Details



Commute	Kelva Road Station Saphale Station Palghar Station	3.8 km 10.7 km 15.6 km
Tourist Attractions	Kelva Beach Kelva fort Kelva dam	3.7 km 4.6 km 8.2 km
Health Care	Arogya Pathak hospital Primary healthcare center	15.8 km 6.7 km
Educational	Dasodi Marathi school CSM English High school Sonpat Dandekar engineering college	3.35 km 3.5 km 15.5 km
Shopping	Kelva market Gayatri medical Vijay kirana store Kishor Kirana store Patel fashion point	4.5 km 3.9 km 3.2km 4.2 km 3.1 km
Religious	Shitaladevi temple Jambudev mandir	3.6 km 4.4 km
Food & Restaurants	Hotel Garva Inn Hotel Swagat Kailsah bhel center	4.2 km 4 km 5 km
Other facilities	Mahim petrol pump Palghar MIDC Mahim MIDC Palghar district court Tahsildar Karyalay Mahim Bidco Industrial estate	6.7 km 16.2 km 17 km 16.2 km 16 km 17 km

CONCEPT



PRODUCT MIX :

- Plot 1 – 8245.46 sq.m. (81.50 Guntha)
- Plot 2 – 8802 sq.m. (87 Guntha)
- Plot 3 – 8397.23 sq.m. (83 Guntha)
- Plot 4 – 9231.88 sq.m. (91.25 Guntha)

BUILDING HEIGHT :

- Stilt + 7 Floors + Terrace

PARKING :

- 1 Number of 2 wheeler parking per apartment

EXTERNAL AMENITIES :

Ample amount of the outdoor recreational activities such as

- Jogging track
- Senior citizens garden
- Kids play area
- Club house with Swimming pool
- Multi sports courts
- Landscaped gardens, etc

AMENITIES:

- Green Spaces:**
Built form and distribution of green spaces . All buildings get their own green space.

- External Amenities:**
Distribution of amenities in all plots

- Views:**
Uninterrupted green views to all rooms in apartments.

SITE PLAN



Amenities

PLOT 1

- 1. Kid's Play Area
- 2. Multi-purpose Hall
- 3. Shop Line

PLOT 2

- 4. Jogging Track
- 5. Swimming Pool
- 6. Clubhouse
- 7. Park
- 8. Outdoor Party Area
- 9. Basketball Court
- 10. Multi-game court
- 11. Kid's Play Area
- 12. Senior Citizen Area

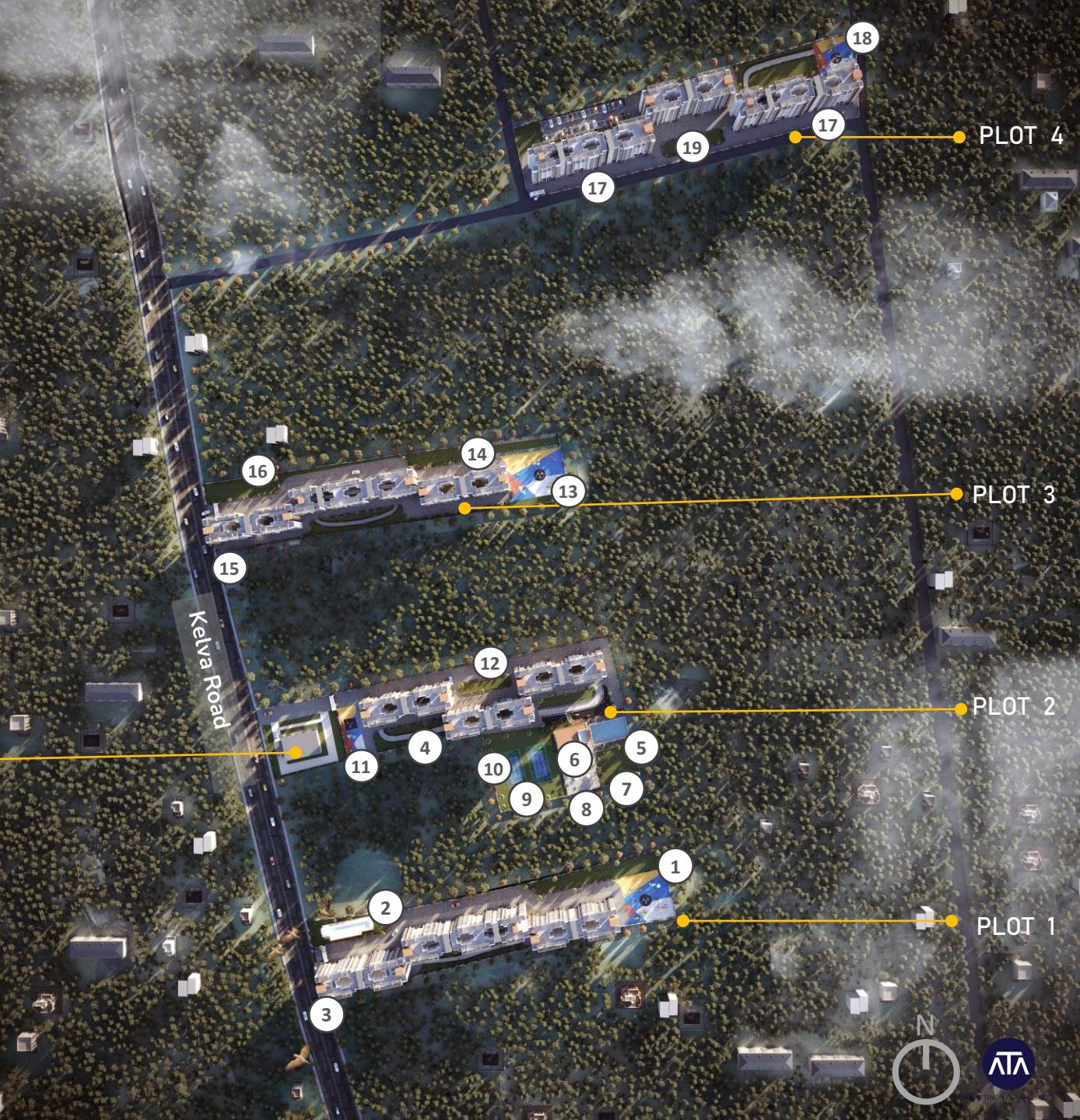
PLOT 3

- 13. Kid's Play Area
- 14. Jogging track
- 15. Shop Line
- 16. Park

PLOT 4

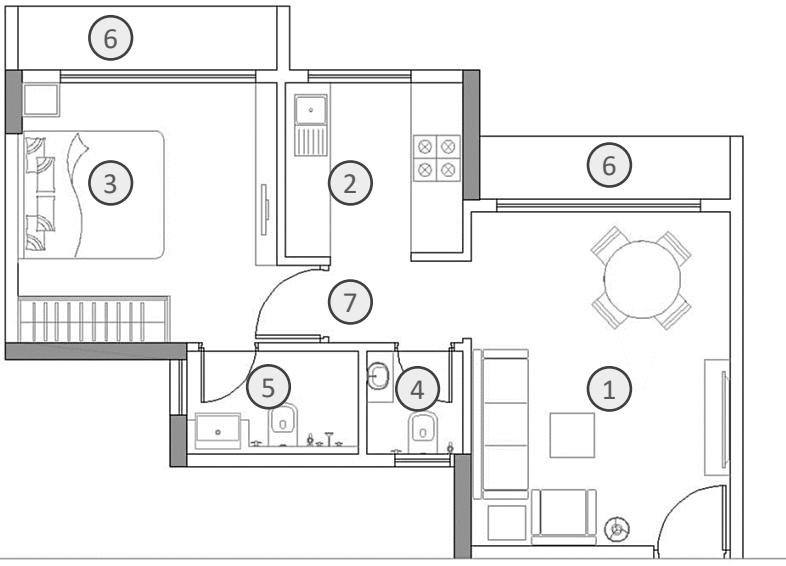
- 17. High Street Shops
- 18. Kid's Play Area
- 19. Park

Existing
Bungalow



UNIT PLAN

TYPICAL UNIT PLAN



Carpet Area (excluding balcony) : 32.65 Sq M / 351.44 Sq. Ft

Balcony Area : 4.5 Sq M / 48.43 Sq. Ft

Total Carpet Area (including balcony) : 37.13 Sq M / 400 Sq. Ft

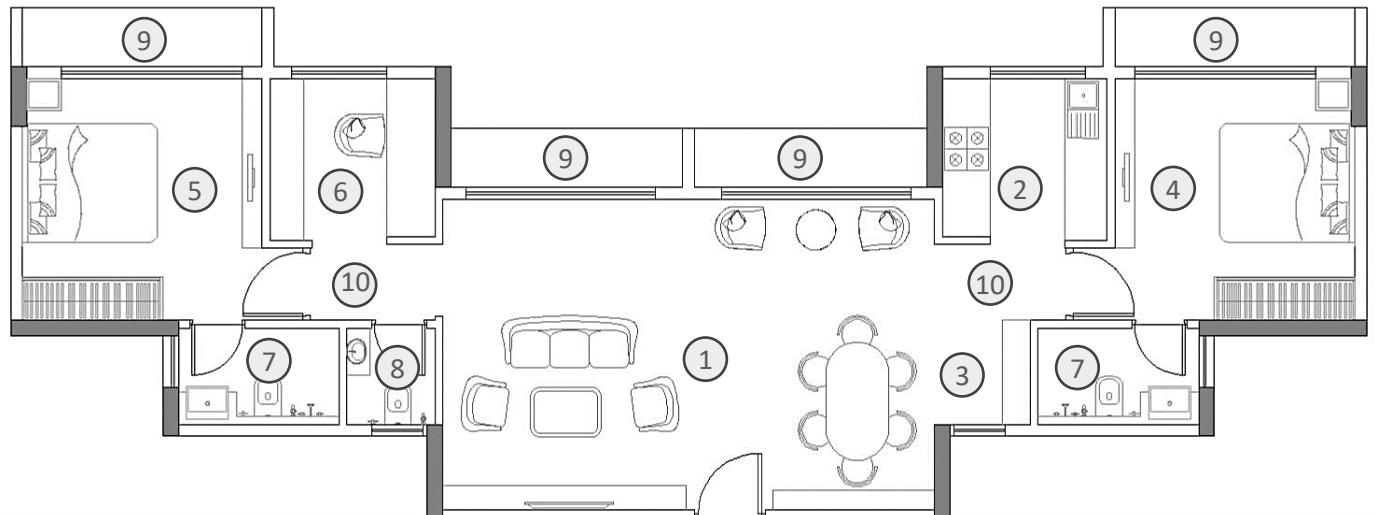
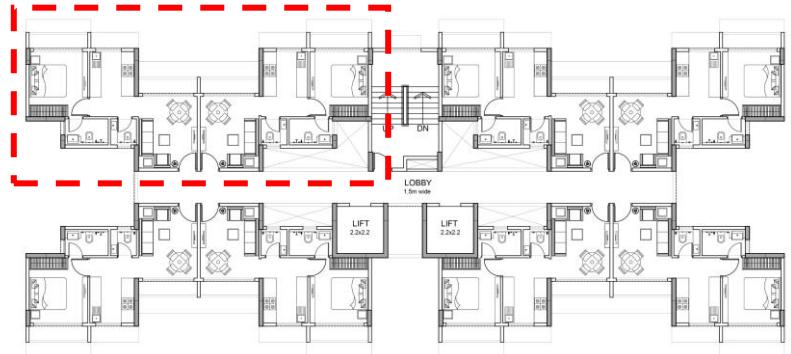
LEGEND

1. Living/ Dining Room- 10' x 12'10"
2. Kitchen- 6'10" x 6'9"
3. Bedroom- 10'0" x 10'0"
4. P. Toilet- 4'0" x 4'0"
5. Toilet- 6'8" x 4'0"
6. Balcony- 2'6" wide
7. Passage- 5'5"x 3'1"

JODI LAYOUT

LEGEND

1. Kitchen- 6'10" x 6'9"
2. Pantry - 4'0" x 4'0"
3. Bedroom 1 - 10'0" x 10'0"
4. Bedroom 2 - 10'0" x 10'0"
5. Study Room - 6'10" x 6'9"
6. A. Toilet - 6'8" x 4'0"
7. P. Toilet- 4'0" x 4'0"
8. Balcony- 2'6" wide
9. Living/ Dining Room- 20'6" x 12'10"
10. Passage- 5'5"x 3'1"



SPECIFICATIONS



* All images shown are artist's impression and not actual images. Images are shown here only to give idea of the size and space of the rooms. Furniture and fixtures are not part of the standard goods given by the Developer.



1, Kelva Gruhasankul

INTERNAL SPECIFICATIONS

1. Granite kitchen platform
2. Branded CP and Sanitary Fixtures
3. UPVC or Aluminum windows
4. All rooms with direct natural light and ventilation
5. Branded Vitrified Tiles in all rooms
6. Matt Vitrified tiles in Kitchen and Bathroom Floors.
7. Designer glazed ceramic tiles dado in kitchen and bathrooms
8. Branded electrical wiring of ISI norms

EXTERNAL SPECIFICATIONS

1. External acrylic paint
2. Designer texture paint at selected areas
3. Designer Entrance lobbies with elegant finishing.
4. WiFi zone at the club.
5. CCTV surveillance with night vision cameras
6. Pleasant theme lighting
7. Well lit stilt and internal roads.
8. Landscaped gardens
9. Club with gym
10. Designer compound wall with lighting arrangement
11. Security booths at the MS entrance gates
12. Branded lifts
13. Branded designer ceramic tiles at the floor level lobbies
14. Solar Panels



AMENITIES

EXTERNAL AMENITIES

1. Acupressure Therapy Walkway
2. Fragrance Garden
3. Butterfly Garden
4. Tree Swings
5. Children Play Area
6. Swimming pool
7. Open garden gym
8. Gazebo
9. Senior citizens area
10. Barbecue area with lawn
11. Multi sports area
12. Jogging track
13. Theme lighting

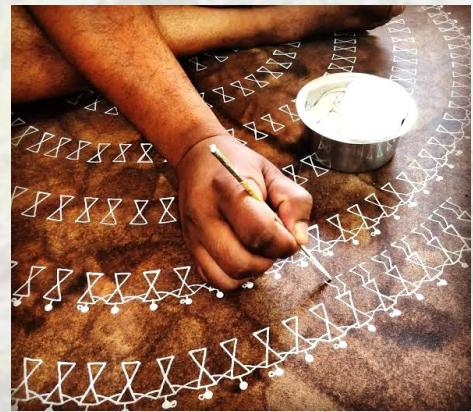
CLUBHOUSE

1. Table tennis
2. Gymnasium
3. Games Area
4. Library Lounge
5. Multipurpose Hall
6. Hobby room



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CLUBHOUSE - VIEWS



Warli painting is a style of tribal art created by the Tribals from the north Sahyadri ranges in Maharashtra.

Our Site falls in this rich cultural heritage and here you will see our design which incorporates it in our architectural expression as a Wall Art exhibited at the community space.



SWIMMING POOL AND CLUBHOUSE

* All images shown are artist's impression

VIEWS



VIEWS



LANDSCAPING AND KIDS PLAY AREA



DRIVEWAY



ENTRANCE AND RETAIL SHOPS

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नमस्ते

NAMASTE



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