



come home
to serenity



Pramukh | MKAR

rivanta
3 & 4 BHK SERENE LIVING





welcome to
serenity

Your World.

Your Abode, where you rest your head at night and where you welcome a new dawn.

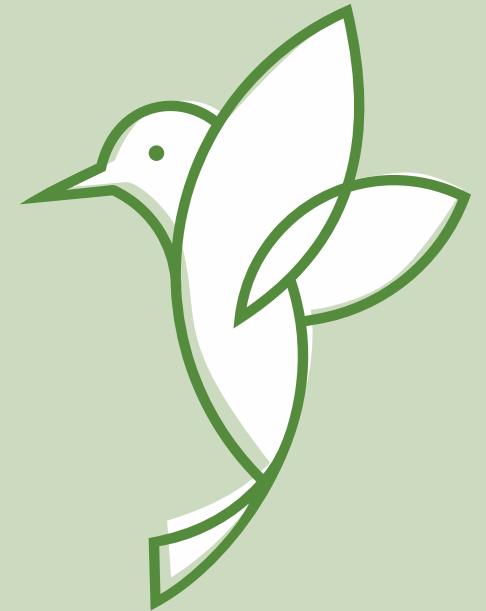
A place you don't just inhabit, but make your own.

Your own space. Where it's mind over matter.

Where peace dwells in the chirping of birds and rustling of leaves.

Your tranquil oasis.

Welcome to where you belong.





spaces



**to be amidst nature is
to be at one with yourself**



Committed to creating living spaces that reflect this very ideology, **Pramukh Group & Omkar Group** have joined forces to offer residences that elevate your lifestyle and let you uncover a new side of life. Each home is designed to have ample sunlight, ventilation and seamless integration of spaces. With 65% open spaces in the project area, residents can revel in a calm, serene environment away from the cluster of concrete jungles.

live in the heart of

tranquility

yet close to the
beat of the city



Located in a peaceful suburban neighbourhood, Rivanta is nestled such that convenience and connectivity are just a short walk away. Forget traffic woes and shorten your commute time as you get used to the comfort of riding to work on the metro. It is also in close proximity to schools, temples, hospitals, shopping centres and places of work.



metro
station
5 minute
walk



05
Mins

- 📍 Cinema
- 📍 Indroda Park
- 📍 Super Market

07
Mins

- 📍 TCS IT campus
- 📍 Infocity IT Park

15
Mins

- 📍 Apollo Hospital
- 📍 Jamnabai Narsee School
- 📍 K-Raheja IT park
- 📍 Mahatma Mandir

10
Mins

- 📍 Gift City
- 📍 School of Achievers
- 📍 Gandhinagar Railway Station & LEELA Hotel
- 📍 NID / PDPU / GNLU

20
Mins

- 📍 Ahmedabad Airport
- 📍 Narendra Modi Stadium (Motera)

Dholeswar Mahadev **5 Minute Walk**

Swaminarayan Dham **5 Minutes**

Akshardham Temple **10 Minutes**



serene surroundings



happiness



Rivanta is a memento to design, freedom & space. In an initiative to be close to nature, we have created a vehicle free central open space with gardens, play areas and host of other lifestyle amenities.



bliss



Artistic seatings, water bodies and walkways are some other leisure sources at Rivanta. Catch up with friends over a cup of coffee or revel in the company of a good book. Rivanta is an invitation to having the best of both worlds – indulging in the utmost luxuries in the lap of nature.

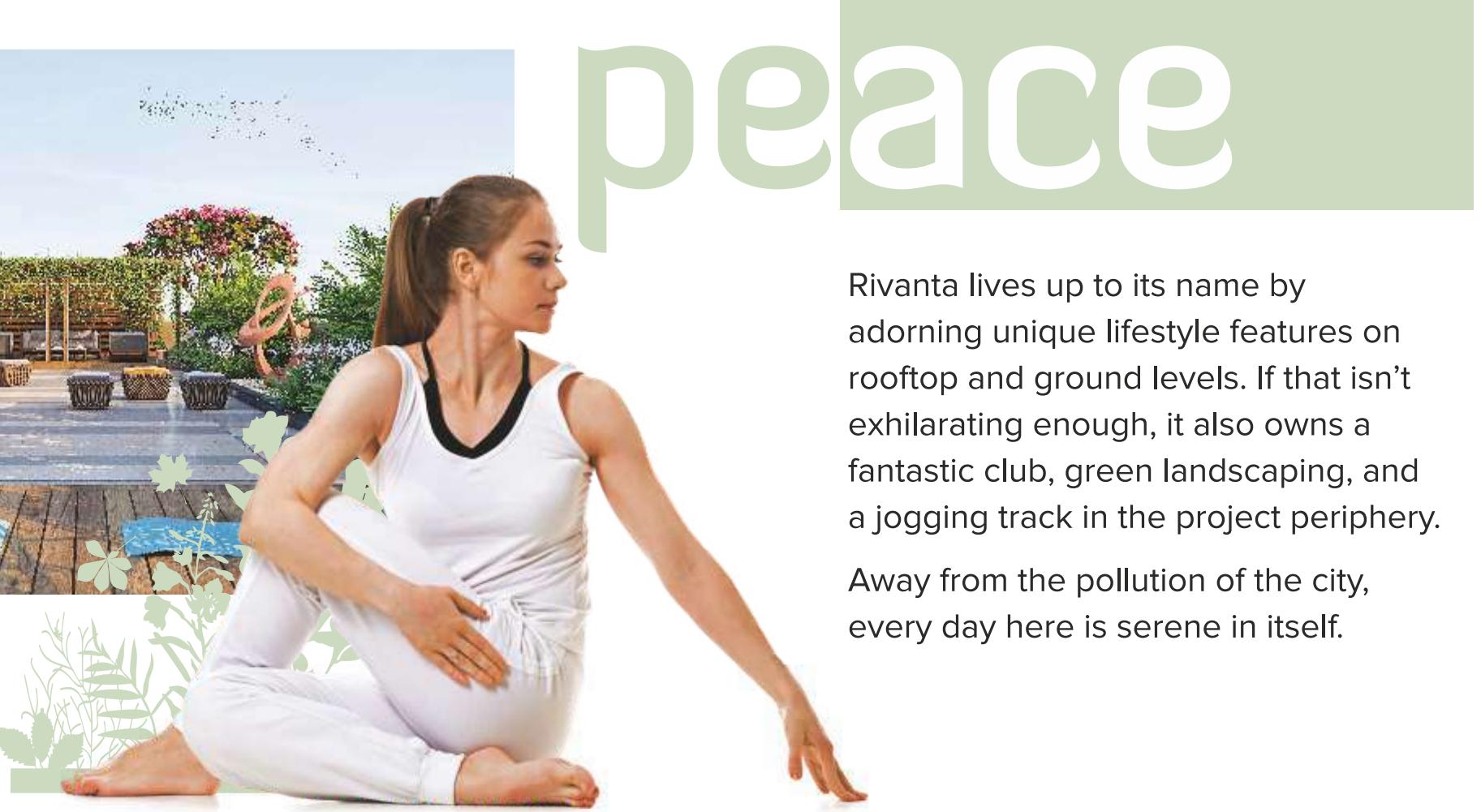




calm

Experience the finer joys of life while immersing yourself in the beautiful landscape built around you. Spend more time in nature's company taking a stroll at the serene pathways by the lily ponds into a soothing trance.



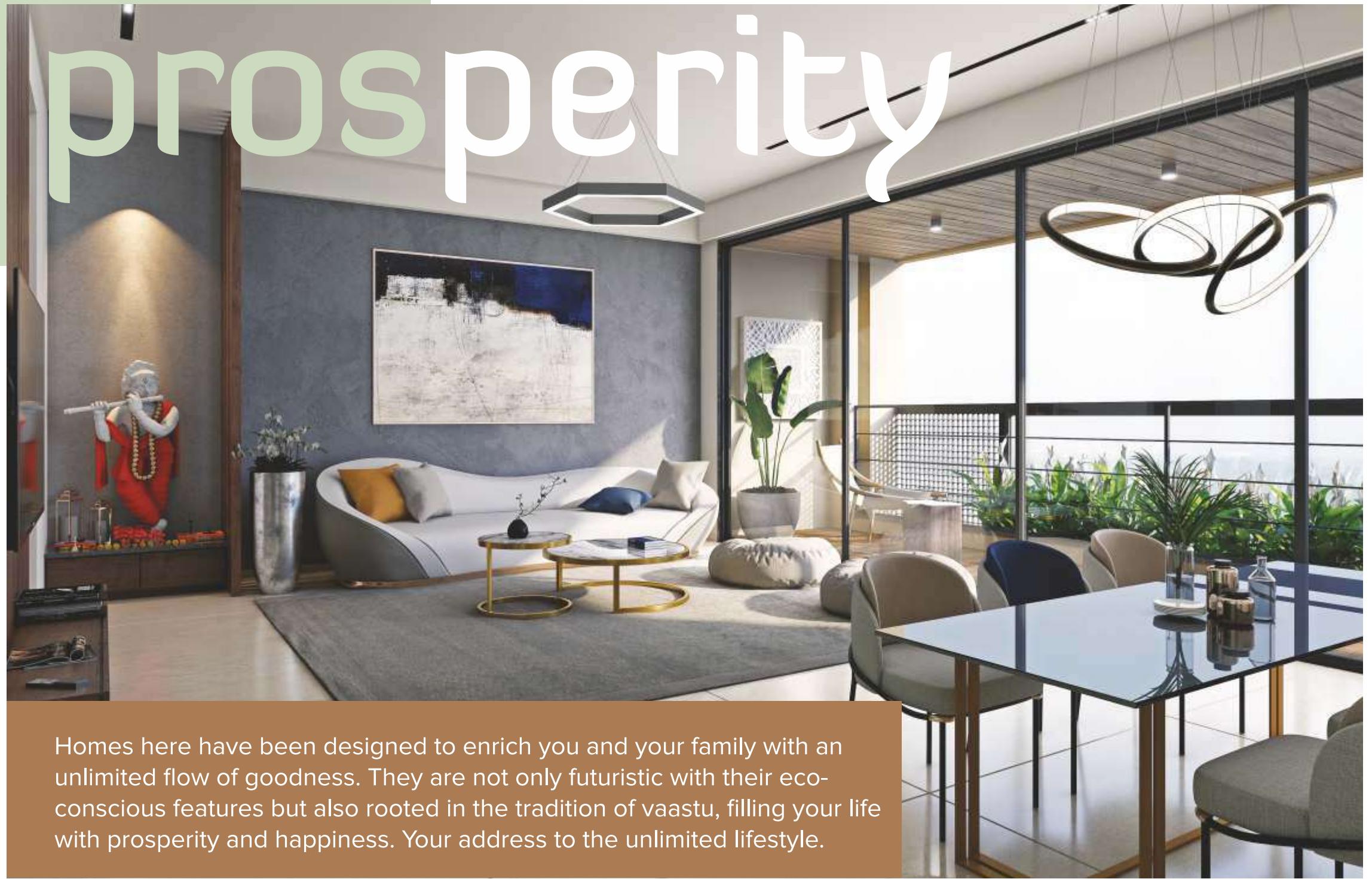


peace

Rivanta lives up to its name by adorning unique lifestyle features on rooftop and ground levels. If that isn't exhilarating enough, it also owns a fantastic club, green landscaping, and a jogging track in the project periphery.

Away from the pollution of the city, every day here is serene in itself.

prosperity

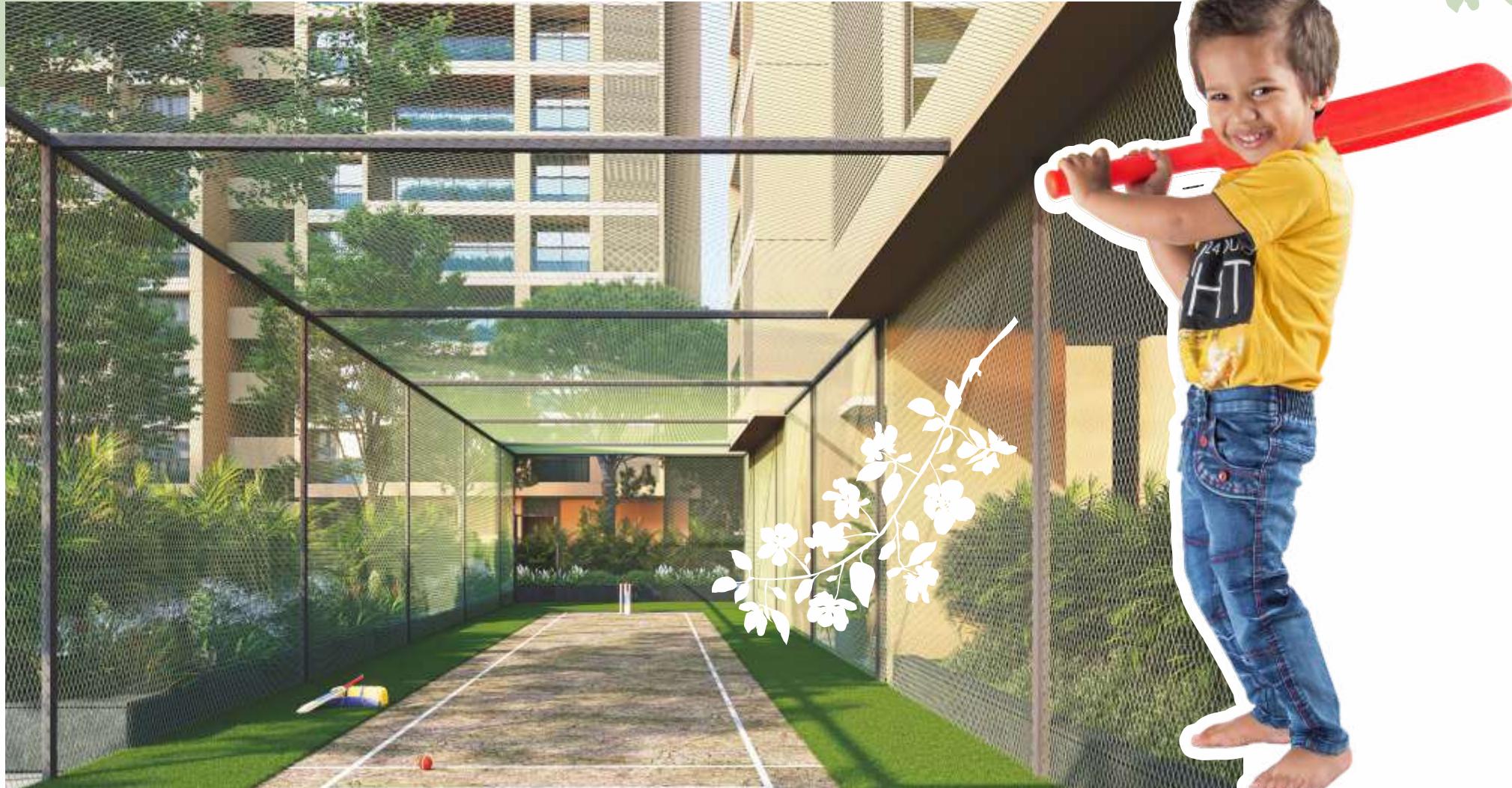


Homes here have been designed to enrich you and your family with an unlimited flow of goodness. They are not only futuristic with their eco-conscious features but also rooted in the tradition of vaastu, filling your life with prosperity and happiness. Your address to the unlimited lifestyle.



play

All work and no play does make Jack a dull boy !
With ample indoor and outdoor games to engage children and adults alike, we have ensured there's never a dull moment in your life.





live

Apart from the spacious living spaces and pleasing architecture, it has a unique mix of amenities that are designed keeping in mind the requirements of the millennial families.



amenities

Swimming Pool		Guest Rooms
Box Cricket		Lily Pond
Multi-use Sports Court		Home Theatre
Skating Rink		Zula Seating
Gymnasium		Multipurpose Hall with 100 Pax Capacity
Yoga and Meditation Hall		Water Body
Jogging Track		Meeting Room
Toddler Play Area		No Vehicle Zone
Indoor Games		Developed Terrace and Foyer
Gazebo		Landscape And Lawn Area
		Drop Off Zone





Designed as healthy, comfortable and environmentally friendly homes, Green Buildings help with optimum material utilization as well as handling of household waste. They not only create less waste but are healthier for the people inhabiting them. They facilitate the effective use of energy, water and site.

Tangible Benefits

- Energy savings: 20 - 30%
- Water savings: 30 - 50%

Intangible Benefits

- Enhanced air quality
- Excellent daylighting
- Health & wellbeing of the occupants
- Conservation of scarce natural resources



GREEN BUILDING FEATURES



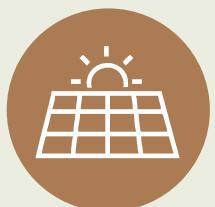
Sewage Treatment Plant



Rain Water Harvesting



Charging Point For Electrical Vehicle



Solar Panel Backup For Common Usage



Natural Light & Ventilation



Use Of Low Voc Material Like Paints And Adhesives, Etc.



Water Efficient Plumbing Fixture



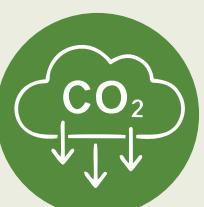
Universal Design For Differently - Abled



Energy Efficient Lighting Fixture With Standard Lux Level



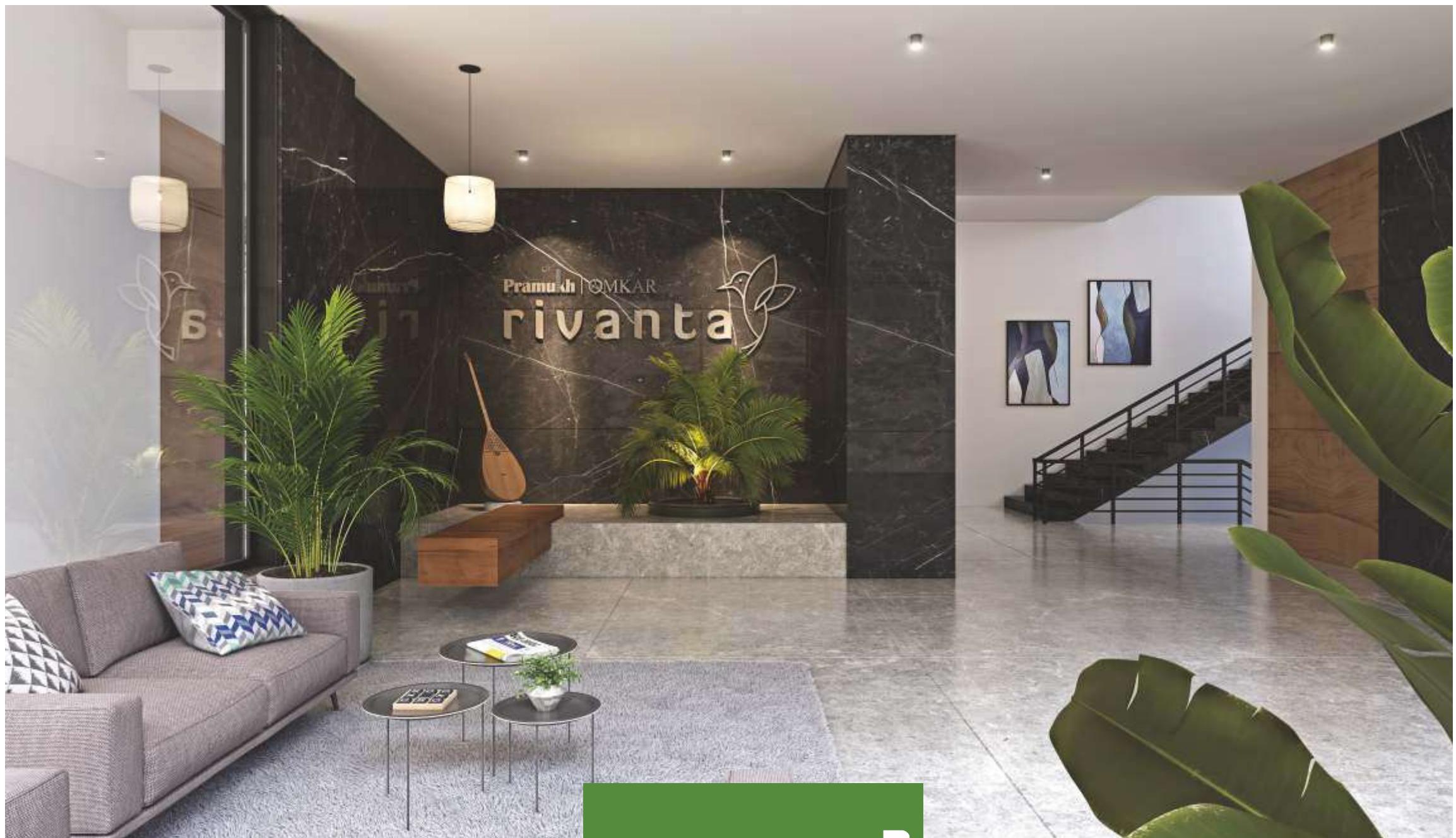
Water Management System To Treat 100% Organic Waste



Low Carbon Emissions During Construction







privacy

- separate staff access for each apartment
- grand entrance foyer / sitting place under each block
- a measure of safety & well being in urban living



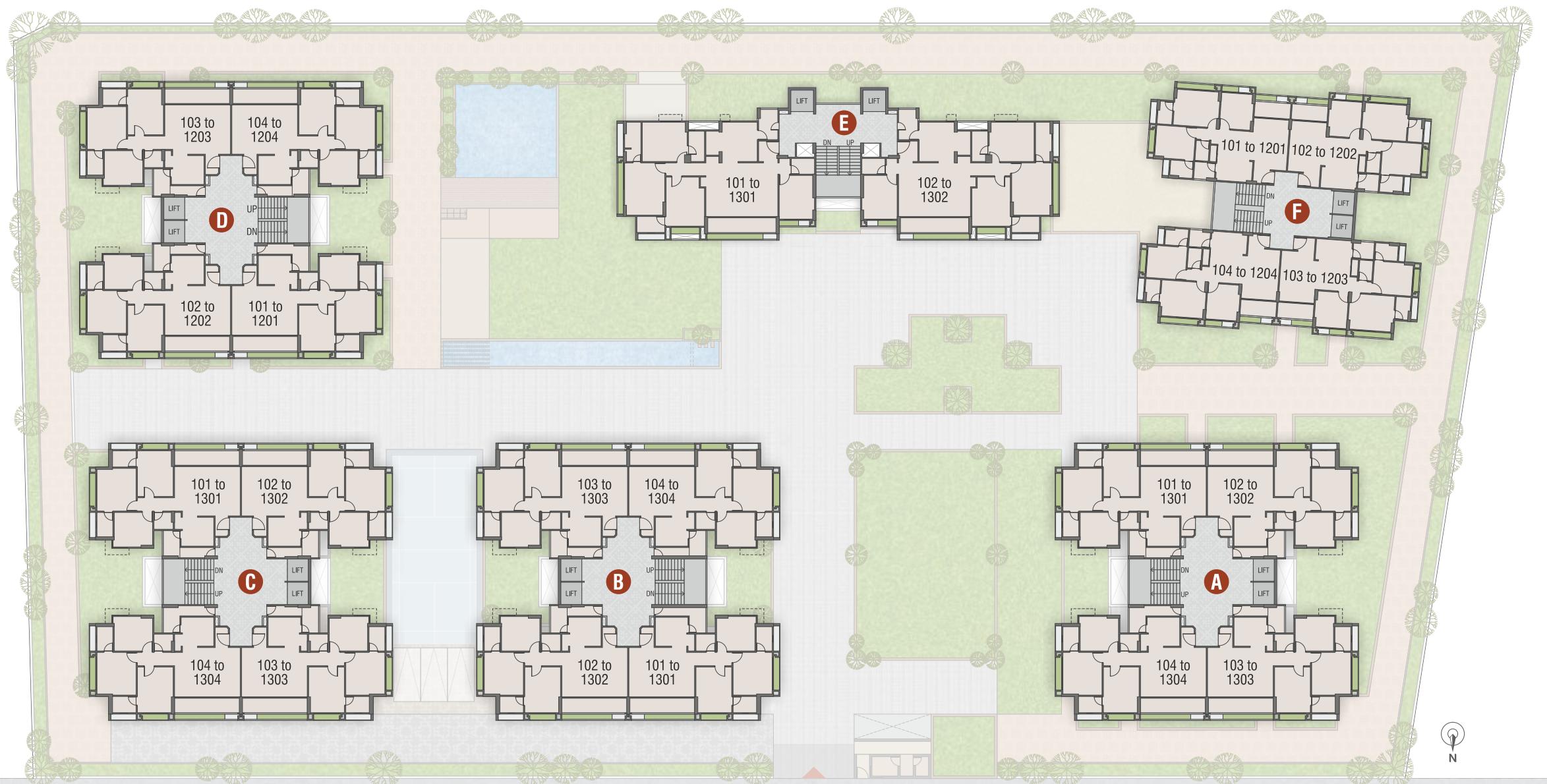
LANDSCAPE FLOOR PLAN



TYPICAL FLOOR PLAN

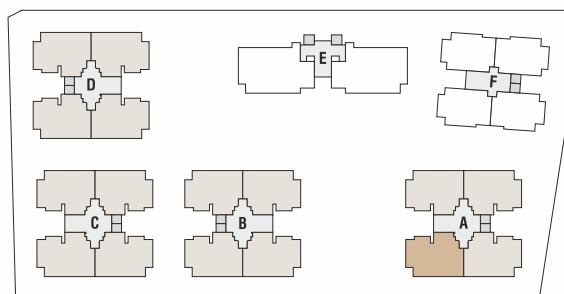
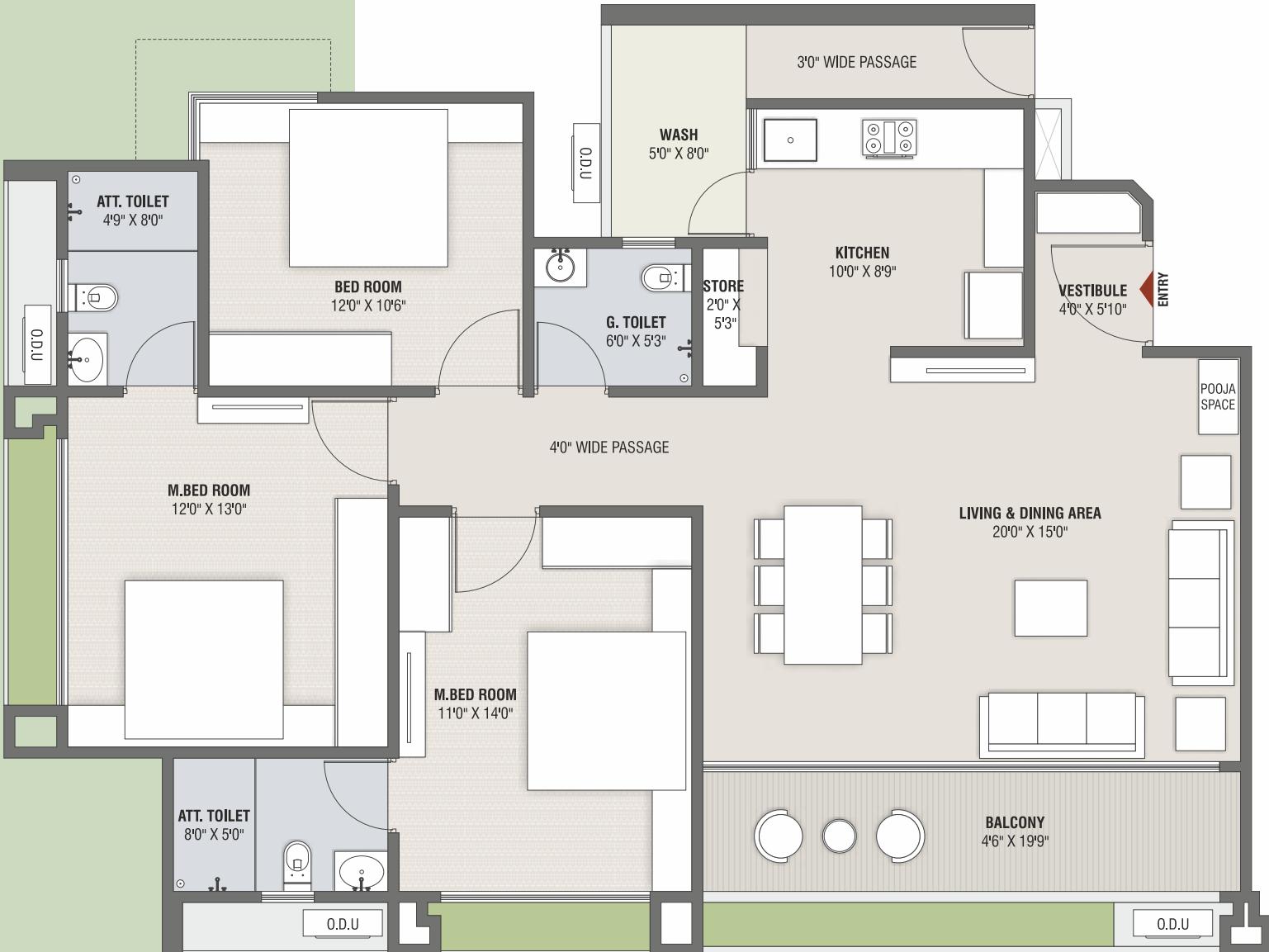
Foyer Size

- Block: A,B,C,D
19'8" X 27'0"
- Block: E
36'0" X 9'4"
- Block: F
20'0" X 14'10"



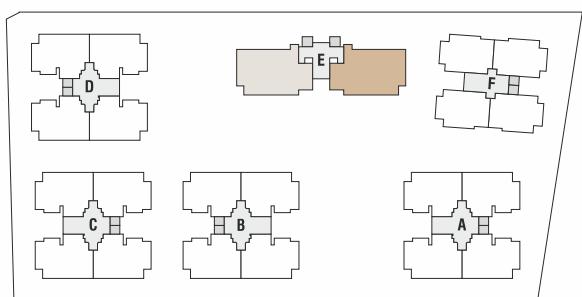
24.00 MT WIDE T.P. ROAD

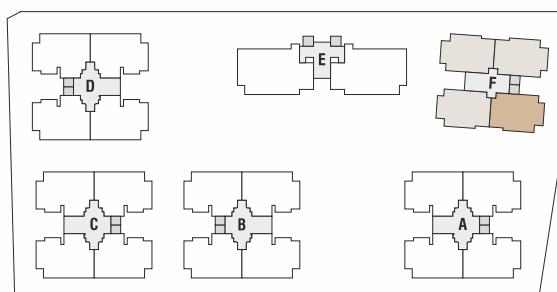
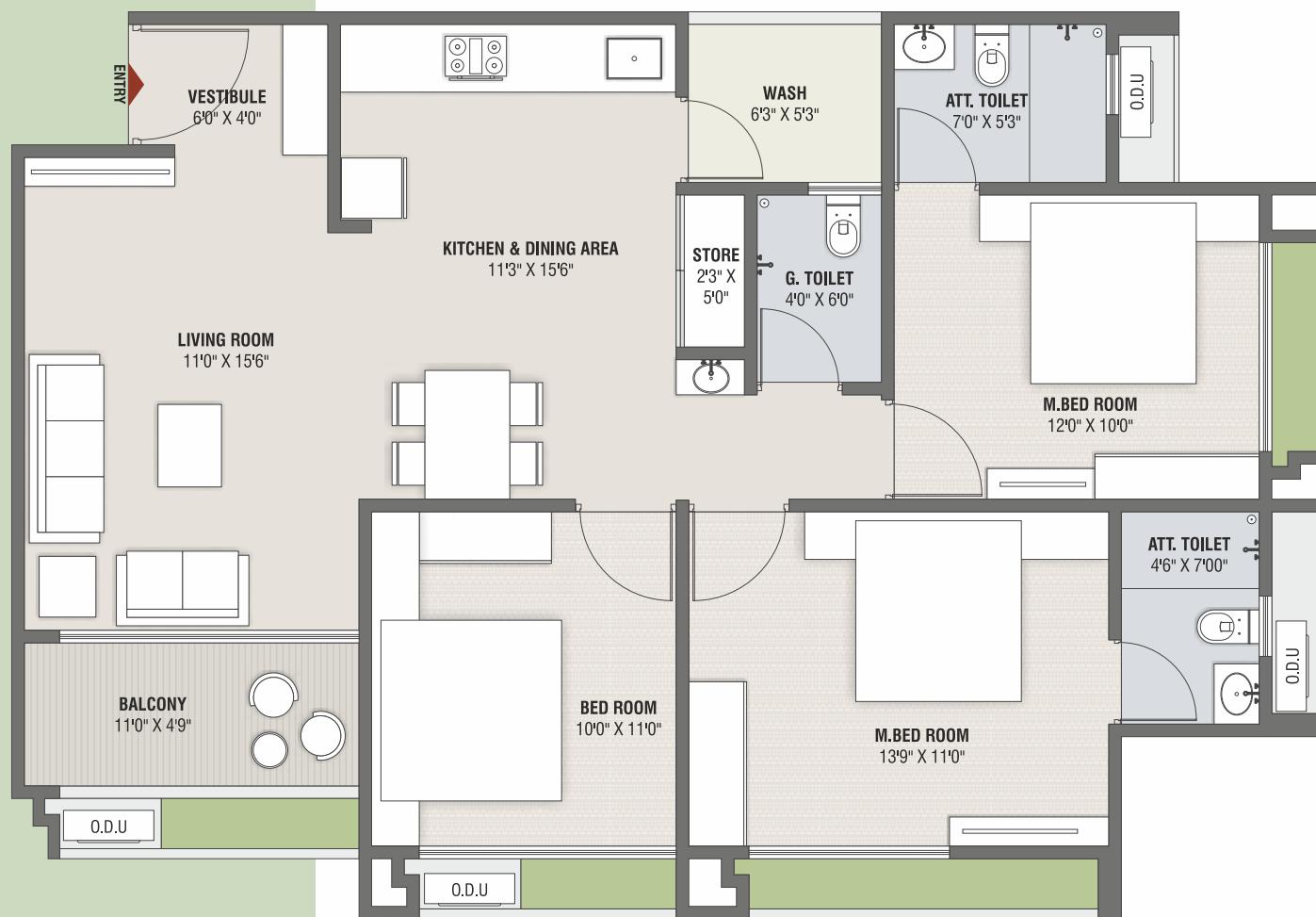




Block E

4 Bhk Unit







specifications

1	Structure	Earthquake Resistant RCC Frame Structure (as per Indian Standard Code)
2	Masonry	Premium Quality AAC Blocks (125mm thk. External and Internal)
	Internal Wall Finish	Internal Mala Plaster with Double Coat Putty Finish (JK Lakshmi, Birla or Equivalent)
	External Wall Finish	Double coat Plaster with Texture (Asian, Berger, Dulux or Equivalent)
3	Flooring	Living, Dining, Kitchen and Bedroom: Premium Quality vitrified
		Balcony: Premium Quality Vitrified
		Granite Kitchen Platform and SS Sink
		Bathroom: Anti-Skid Flooring of Premium Quality
		Wash Area: Kota Stone
4	Plumbing	Plumbing System: As per NBC & GDCR Guidelines
		Plumbing Material: Astral, Supreme, Huliot or Equivalent
		Pumping Material: Grundfos, Willo, Kirloskar or Equivalent
		Sewage Treatment Plant
		Rain Water Harvesting: Percolation Wells as per CGWC Guidelines
5	Sanitary and CP fittings	Kohler, Cera, Jaquar, ESS-ESS or Equivalent
6	Electrification	3 phase connection for each apartment
	Copper wiring in each Apartment	Finolex, Polycab, Havells or equivalent
	Modular Switches	Anchor, Havells, C&S or Equivalent make
		Common services will be provided with DG Backup
7	Doors	Main Door: Flush Door with Premium Quality Veneer on both sides
8	Windows	Aluminum Powder Coated Sliding Windows Jindal, National or Equivalent
9	External Paint	Acrylic Paint (Asian, Dulux or Equivalent)
10	Fire Protection	As per NBC & GDCR Guideline having Hydrant & Sprinkler networks. Mechanical Ventilation System in Basement for Fresh Air Input & Smoke Exhaust pumps
11	Security System	Video Door phone provision will be kept
		CCTV camera for security







Near Antriksh, Dholeswar Mahadev Rd., Randesan, Gandhinagar - 382007

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project by: **OMKAR BUILDCON**

a joint initiative of



Pramukh
GROUP



OMKARTM
GROUP

architect



structural consultant



Project Management Consultant: **VISION Engineers**

Plumbing, Hydraulic and Fire- **RAVI Engineering**

Electric Consultant: **ANTECH Consultant**

scan to explore us



Legal notes: stamp duty, registration charges, legal documentation charges, advance maintenance, fix maintenance charges, GUDA charges and electrical co. Charges including cable and sub - station cost shall be borne by the purchaser. GST or any additional charges, taxes, CESS or duties levied by the government/ local authorities prior, during or after the completion of the scheme will be borne by the purchaser. Changes/ alterations of any nature, including the elevations, exterior color scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. All elements, objects, treatments, materials, equipment & color schemes shown are artist's impression. Actual may be different as per the architecture design. All dimension shown here are unfinished to unfinished wall. The brochure is intended only to convey the essential design and technical features of the scheme.



