"One of the great undiscovered joys of life comes from doing
everything to the best of one's ability."

"It is this conscientious completeness which turns any work into a miracle."

We present our prestige and pride...

Ratnaakar

Caledonia

the completeness of your life!

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4 bhk luxurious apartments

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Amenities

- Centrally air-conditioned flats, each with its own personal entrance foyer
- Four automatic elevators and two service elevators that open at the staircase landing level
- Contemporary landscape with water bodies and pleasant sit-outs
- Fully furnished gym with modern equipments, changing rooms and steam/sauna baths
- Clubhouse with community space, library and indoor games
- Lush green lawn with a play area for children
- Plunge pool with filtration plant
- Spacious allotted parking spaces along with concrete/paver roads on ground and basement levels
- Automatic generator to provide 100% backup to all common amenities including elevators in case of a power failure
- Rainwater harvesting system
- Pressurized water supply to each residence
- Efficient water softening plant
- Provisions for utilities such as piped gas (Adani), broadband internet and DTH services
- High-tech security system with CCTV surveillance, video door phones and 24-hour vigilance by a professional security agency

SECURITY CABIN
ENTRY
JOGGING TRACK
SITTING
SITTING
SITTING
GARDEN
JOGGING TRACK
SITTING
SITTING
JOGGING TRACK
EXIT
RAMP DN TO BASEMENT
RAMP UP TO GROUND
1
LIFT
LIFT
2
LIFT
FOYER
O.T.S.
FOYER
LIFT
DN
UP
UP
DN
4
LIFT
LIFT
3
18.00MT. WIDE ROAD

Site layout

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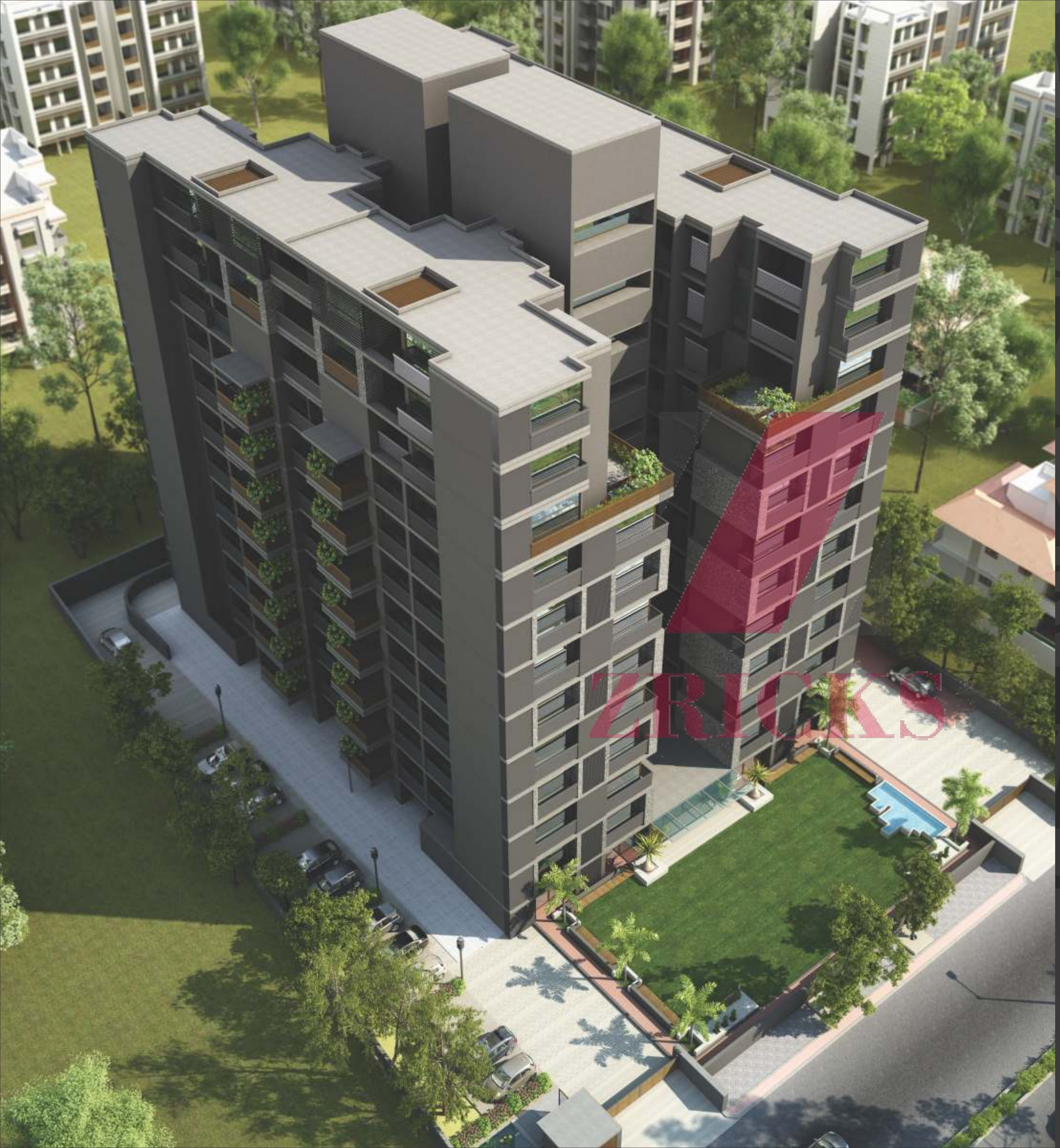

Salient Features

- All primary spaces such as the living / dining area and all bedrooms open up towards external boundaries, offering a wonderful panoramic view
- Optimum use of natural light and ventilation reflects a sensitive response to harsh climatic conditions
- No room faces any other apartment or façade of the same building
- A spacious landscaped terrace is attached to the living room
- Spatial hierarchy of the layout creates well segregated public, semi-public and private zones within the house
- All three main bedrooms are interconnected by a well lit central foyer with a puja space
- The bedroom wing can be secured by placement of an additional door
- Kitchen, kitchen yard and servant's room are placed in a manner that they are not visible from the main foyer area
- Indirect entry to servant's unit ensures privacy at the main foyer

LEGEND

1	ENTRANCE FOYER	7′0″ X 6′0″
1A	VESTIBULE	7′0″ X 6′0″
2	DRAWING ROOM	20′0″ X 12′0″
2A	VERANDAH	6′0″ X 12′0″
3	GUEST BEDROOM - 01	12′6″ X 11′0″
3A	POWDER ROOM	5′1″ X 7′0″
4	DINING / LIVING ROOM	18′6″ X 12′0″
5	KITCHEN	9′0″ X 16′0″
5A	STORE	7′0″ X 5′7″
5B	KITCHEN YARD	5′10″ X 7′0″
6	PUJA	4′0″ X 5′6″
7	BEDROOM - 02	14′8″ X 11′0″
7A	TOILET	8′0″ X 5′6″
8	BEDROOM - 03	12′0″ X 16′0″
8A	TOILET	6′0″ X 10′0″
9	MASTER BEDROOM - 04	12′0″ X 16′0″
9A	TOILET	6′0″ X 10′0″
9B	COURTYARD	6′0″ X 7′7″
10	SERVANT ROOM	7′0″ X 5′7″
10A	TOILET	4′0″ X 5′7″

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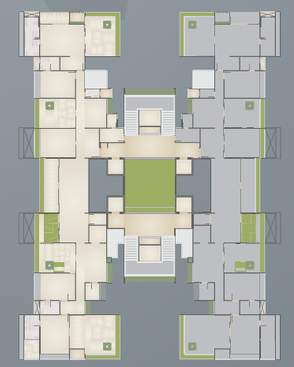
Unit Plan

1st - 8th Floor

Unit Plan
9th Floor



LEGEND

1	ENTRANCE FOYER	10'1" x 5'7"
1A	VESTIBULE	9'6" x 12'0"
2	DRAWING ROOM	14'11" 12'0"
3	LIVING ROOM	12'1" x 22'5"
3A	VERANDAH	5'6" x 22'5"
4	DINING ROOM	12'1" x 12'0"
4A	O.T.S VERANDAH	14'6" x 12'0"
4B	O.T.S VERANDAH	7'6" x 12'0"
5	PUJA	7'0" x 4'7"
6	KITCHEN	12'6" x 16'0"
6A	STORE	7'0" x 7'0"5B
6B	KITCHEN YARD	5'10" x 7'0"
7	BEDROOM - 01	14'6" x 11'0"
7A	TOILET	8'0" x 5'6"
8	BEDROOM - 02	12'0" x 16'0"
8A	TOILET	6,0" x 10'0"
8B	O.T.S VERANDAH	18'5" x 16'0"
9	ACTIVITY ROOM	12'6" x 12'0"
9A	O.T.S VERANDAH	14'6" x 12'0"
9B	POWDER ROOM	5'10"x3'7"
10	BEDROOM - 03	14'6" x 11'0"
10A	TOILET	8'0" x 5'6"
11	SUITE ROOM - 04	18'5" x 12'0"
11A	TOILET	6'0" x 16'0"
11B	VERANDAH	12'0" x 4'7"
11C	O.T.S VERANDAH	12'0" x 16'0"
12	SERVANT ROOM	10'1" x 5'7"
12A	TOILET	4'0" x 5'7"

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LEGEND

1	ENTRANCE FOYER	10'1" x 5'7"
1A	VESTIBULE	9'6" x 12'0"
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4	DINING ROOM	12'1" x 12'0"
5	PUJA	7'0" x 4'7"
6	KITCHEN	12'6" x 16'0"
6A	STORE	7'0" x 7'0" 5B
6B	KITCHEN YARD	5'10" x 7'0"
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11A	TOILET	6'0" x 16'0"
11B	VERANDAH	12'0" x 4'7"
12	SERVANT ROOM	10'1" x 5'7"
12A	TOILET	4'0" x 5'7"

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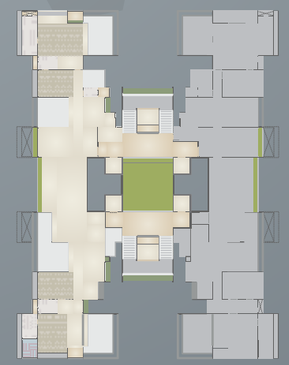
Unit Plan

10th - 11th Floor



Specifications

Flooring
- Italian / imported marble flooring in the drawing, living and dining areas, and all passages
- Wooden flooring in the master bedroom
- Vitrified flooring in all other bedrooms, the kitchen and the store room
- Natural granite / rustic tiles in all balconies
- Anti-skid ceramic tiles in all terraces

Kitchen
- Modular kitchen with polished granite platforms, a stainless steel sink with drain board, an electronic chimney and a garbage crusher
- Ceramic tile dado up to the lintel level on the walls above platforms
- D.P. kota stone shelves in the store room with a dado of white ceramic /glazed tiles

Wash Area
- Kota stone flooring with a dado of white ceramic /glazed tiles
- D.P. kota stone shelves for extra storage
- Provisions for a R.O. plant, geysers and a washing machine

Doors
- 32 mm thick flush doors with matt stainless steel handles and locks
- A decorative main door with a veneer finish on both sides

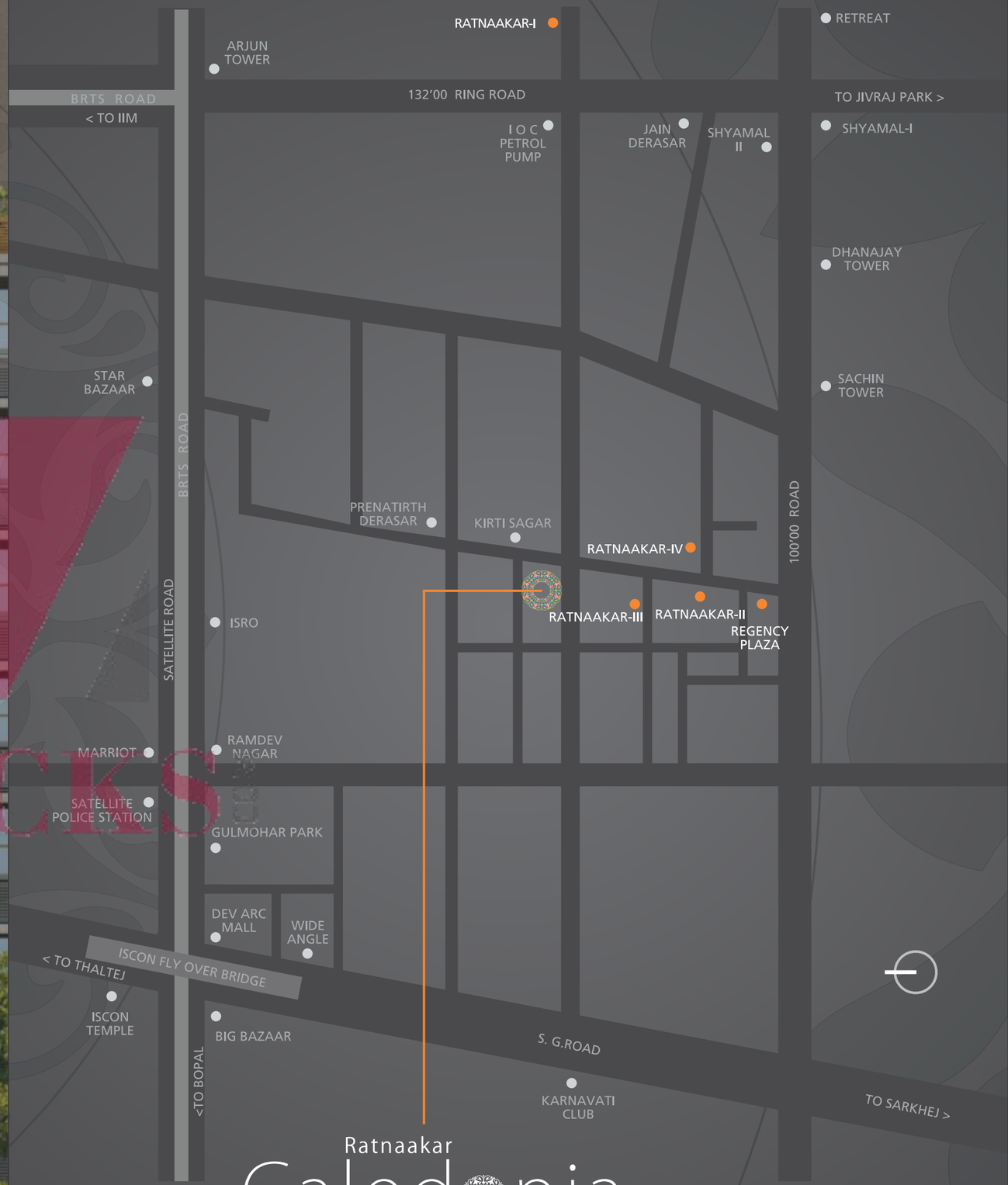
Windows
- International quality U.P.V.C. / anodized aluminum sliding window with 5mm thick glass

Bathrooms
- Glazed / ceramic tile dado on all walls up to the lintel level
- Granite / composite marble basin counters
- Premium sanitary ware with top of the line chrome plated brass fixtures
- Shower panel with glass cubicle / bath tub in the master bathroom

Electrification
- Concealed conduits with I.S.I. branded copper wires and M.C.B. distribution bards
- Sufficient electrical points for power and lighting
- Provision for cable and telephone points in all the bedrooms

Color/Paints
- All interior walls will be plastered and putty finished
- All exterior walls will be painted with a 100% acrylic based paint

Key Plan



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Site : Opp. Kirti Sagar, Nr. Prenatirth Derasar, Jodhpur, Satellite, Ahmedabad.

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