

*View Of The New Flyover and Highway  
From Terrace of Vidhani Kalpavruksha*

*Energy efficient building*

# Vidhani Kalpavruksha

*where business blends with nature*

*Commercial Space In The Heart Of  
Navi Mumbai*

*D-233-2, MIDC, T.T.C. Industrial Area, Next To Maruti Automotive, Navi Mumbai - 400 706*

**Vidhani Kalpavruksha**

**Developers**

M/s. Vidhani tex pvt. Ltd  
Email : vidhani@vsnl.com

**Directors**

Mr. Ram V. Vidhani

Mr. Jayesh R. Vidhani  
+91 9820016667

Mr. Jasraj R. Vidhani  
+91 9820233694



*Sprawling Features & Amenities*  
*at Vidhani Kalpavruksha*

- *Premium & Customizable Grade “A” office spaces.*
- *Swift Schindler Elevators.*
- *Italian Marble in the Main Lobby.*
- *Double glazed windows providing better sound insulation and reduction of Air conditioning load adhering to the ECBC norms.*
- *Sanctioned power availability (630 KV) From MSED.*
- *Ample car-parking space.*
- *Provision of Three fire-escapes.*
- *Incredibly closer to Juinagar & Nerul Railway stations & forthcoming domestic airport.*
- *Abundant green spaces in the vicinity.*

**Occupation Certificate & Building Completion Certificate Obtained**

# Location



Located near the iconic D.Y.Patil Stadium, Vidhani Kalpavruksha Business Park is alongside the eminent new Sion-Panvel Road / Mumbai-Pune Highway. Also situated within a close proximity are few Dining options like Pizza Hut & KFC.

Located in the heart of Navi Mumbai, Vidhani Kalpavruksha Business Park offers a panoramic view of the alluring Parsik Hill.

# Fact Sheet

The Project	Vidhani Kalpavruksha
Location	D-233-2, MIDC, T.T.C Industrial Area, Navi Mumbai-400706
Plot	2535 Sq.mt
Basement	For Parking
Height Of Basement	3.9 Mts
Height Of Ground Floor	4.2mts
Height Of Each Upper Floors	4.2mts
High Speed Elevators	3(Schindler Gearless Lifts)
Windows	Double Glazed High Performance Windows
Fire Fighting Systems	Available
Fire Exits	3(with Two Hour Fire Rated Doors)
Fire Detection & Alarm System	Available
Electricity	MSED
Power Back-up	Available
Security System	Available
Telecommunications	ISDN, Leased, Circuit Lines, Broadband Internet Provided By Major Telecom Companies

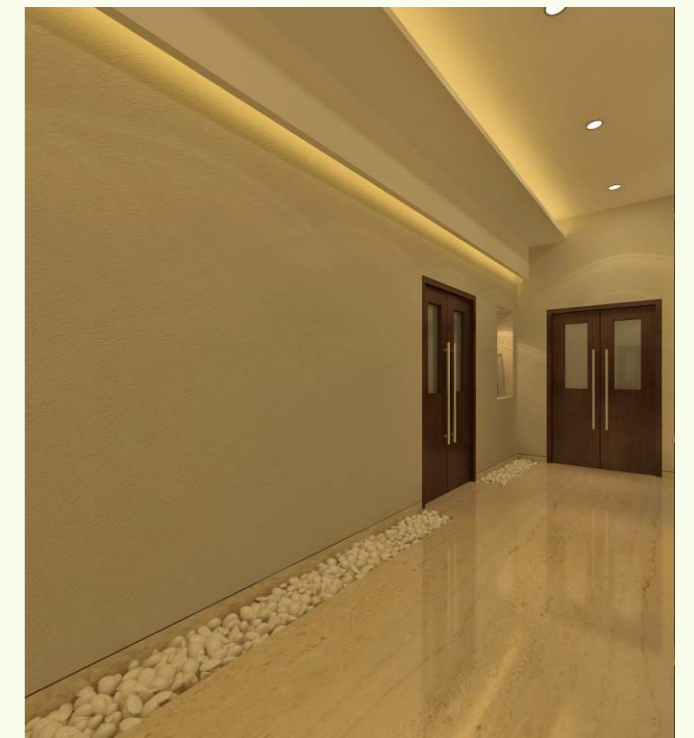
## Electrical Panels

400 Kvar Apfc Panel , Utility Panel , External Lighting Panel Along With Main Lt Panel Provided

Separate Duct For Telephone Lines And Data Communications

Separate Telephone Cables Also Provided To Each Unit

Ample Space Available in Terrace For VRV Systems, AHU, VSATS & Mobile Towers



**“VIDHANI KALPAVRUKSHA”  
BUILT UP AREA IN SQ. F.T**

**Area Statement**

*Vidhani Kalpavruksha promises to offer efficient carpet area for your workspace leading to a more effective and efficient work environment.*

	Store	Unit1	Unit2	Total unit 1+2	
Basement	2613	-----	-----	-----	
Ground floor	-----	4972	-----	4972	
1st floor	-----	5186	5219	10405	
2nd floor	-----	5186	5219	10405	
3rd floor	-----	5186	5219	10405	
4th floor	-----	5186	5219	10405	
5th floor	-----	4142	3888	8030	
6th floor	-----	3814	3784	7598	
		33672	28548	62220	
<b>Total</b>	<b>2613</b>	<b>-----</b>	<b>-----</b>	<b>62220</b>	<b>64833</b>

**Note:**  
**Parking: Basement 28 & Ground 23**



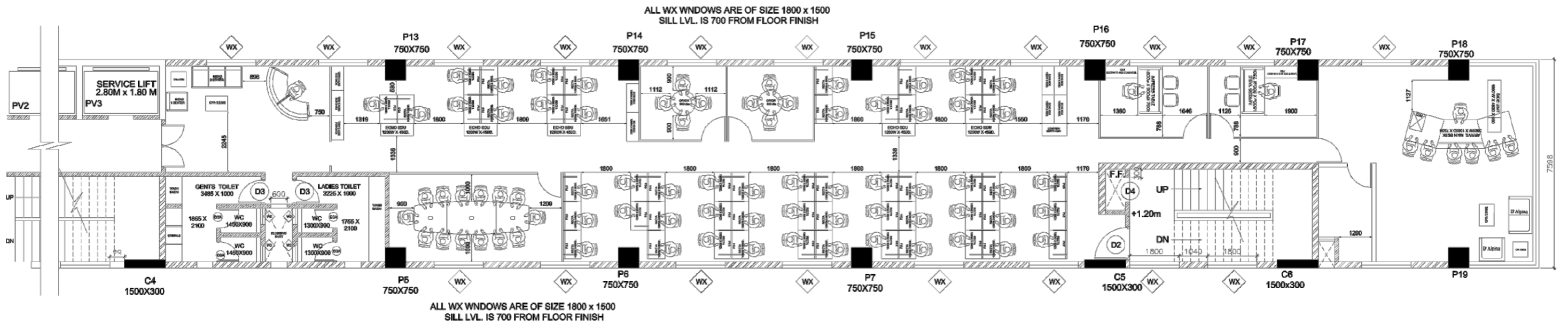
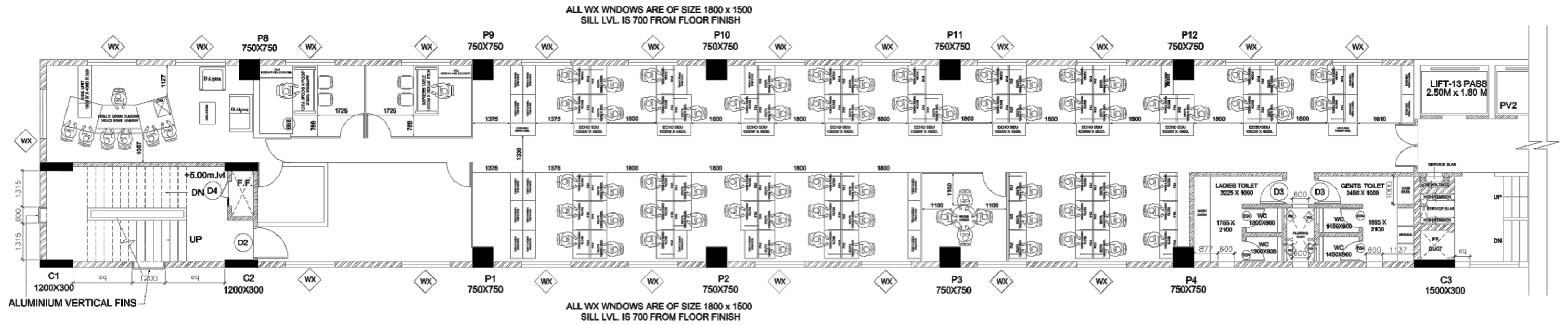
Unit No. 2/4/6/8



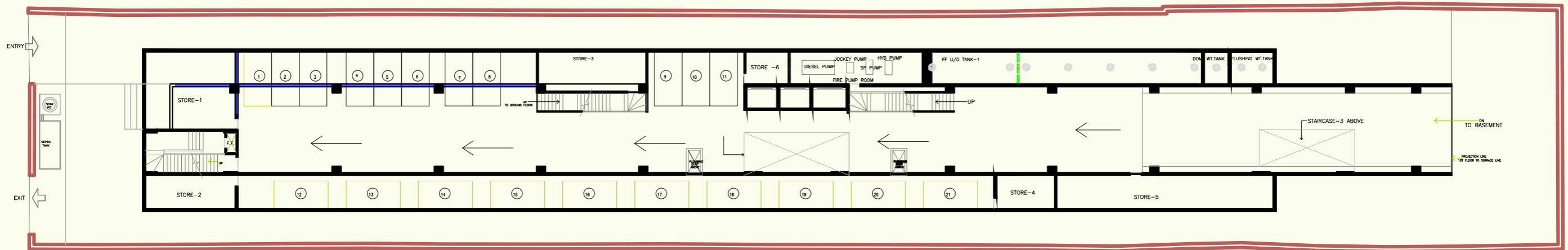
Unit No. 3/5/7/9

# Schematic Furniture Layout

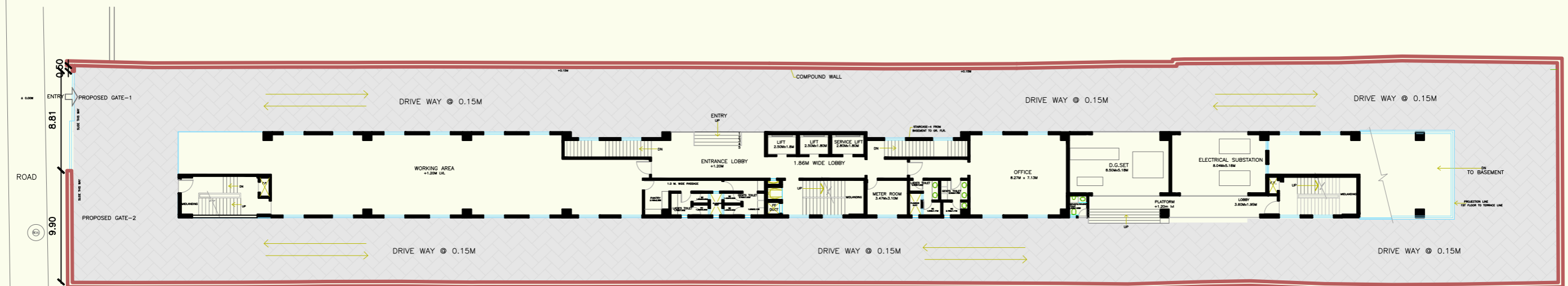
OFFICE



# FLOOR PLANS

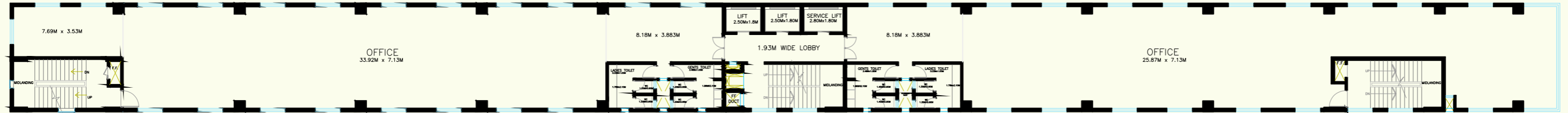


**BASEMENT PLAN**

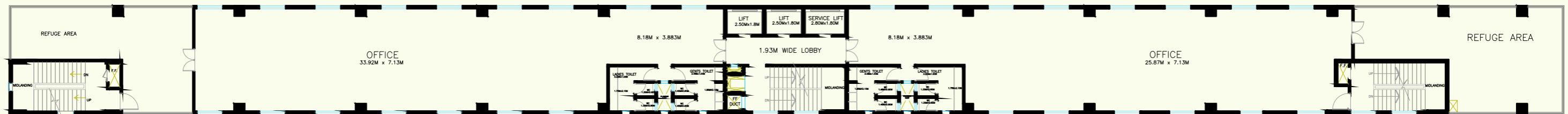


**GROUND FLOOR PLAN**

# FLOOR PLANS



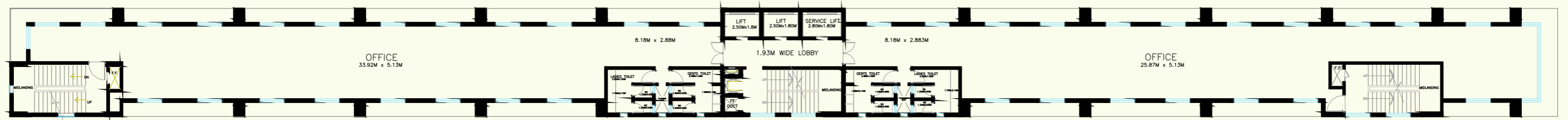
TYPICAL FLOOR PLAN (1ST TO 4TH)



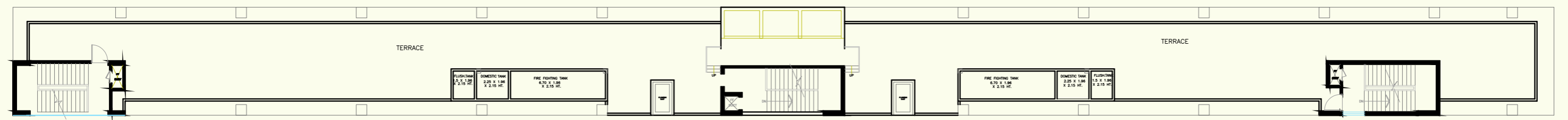
5TH FLOOR PLAN



# FLOOR PLANS



## 6TH FLOOR PLAN



## TERRACE KEY PLAN

# Technical Data Sheet

## Electricals

Earthing	Copper dedicated earthing for I.T and Neutral G.I earthing for body
Metering kiosk	H.T. Metering kiosk suitable for 990 kv
Transformer	630 KVA dry type transformer ABB make
Cables	PVC sheathed armoured cables 1.1 kv grade duly terminated with double compression brass grip types glands
Panels	Appropriate panel and distribution boards front operated type, compartmentalised vermin proof fabricated out of CRCA sheets after seven tank treatment
Ht cable	22 KV HT, aluminium conductor, XLPE insulated inner sheathed round armoured

## Electrical Load Per Unit

Electrical	Load per unit 90 kw
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Electrical & Distribution Boards



PVC Insulated & PVC Sheathed Armoured Cables 1.1 KV Grade Provide Upto Each Floors



630 KVA C Compact Substation Of ABB



L.T Main switch Per Unit

## Fire

Electrical pump	Fire fighting electrical driven pumps of KIRLOSKER make 92 hp
Diesel pump	FIRE FIGHTING DIESEL, driven pump of KIRLOSKER make 92 hp
Jockey	Electrical driven jockey pump and fire fighting electric driven booster pump
Sprinkler pump	Sprinkler pump of KIRLOSKER make 92hp
Piping	External and Internal hydrant of GI C class piping for hydrant and sprinkler network
Panels	Electrical control panel for main hydrant pump and booster pump



Diesel Engine Driven Pumpset Of Kirlosker Make (92HP)



All C Class of Reputed Brands Used For Sprinkler, Hydrant & Drain Pipe ( 3 Fire Duets)



100 HP Hydrant Pump Control Panel



Hydrant And Sprinkler Pump Of Kirlosker Make (92HP)

# Technical Data Sheet

# Gallery

## Structural Details

Type of structure	RCC flat slab
Column grid	8.5c/c
Steel	FE 500
Floor design live load	-----
Ground, First, Second Floor	7.5KN/SQM
Third, Fourth, Fifth, Sixth	4KN/SQM

## Elevators

Capacity	10 passengers (680kg)
Speed	1ms
Make	Schindler
Type	Gearless



*Front View*



*South View*



*Parsik Hill*



*D.Y. Patil Stadium*

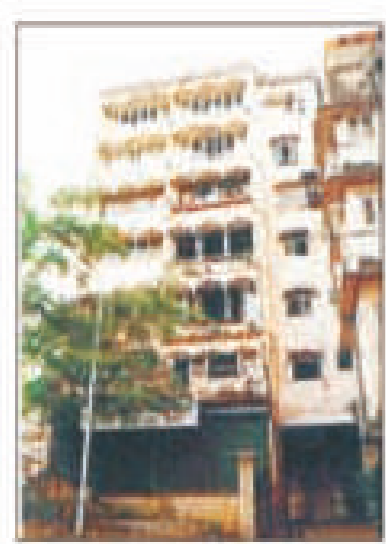
# OUR OTHER PROJECTS COMPLETED

## Vidhani Mount View Sector 17 New Mumbai



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**Vidhani Cottage**  
Walkeshwar Road  
Malabar Hill, Mumbai



**Vidhani Apts.**  
Narayan Dhabolkar Road  
Malabar Hill, Mumbai