



SAI JAGAT BUILDCON

LUXURY LIVING REDEFINED

Welcome to **KALYAN RAJSHREE**

A grand lifestyle awaits you at Kalyan Rajshree. This project offers luxurious residences and commercial spaces, bringing together convenience and elegance in the bustling hub of Kalyan East.

*Shivaji Nagar, Kalyan Ambarnath
Road, Kalyan East*

*1.1 kilometers from Kalyan
Railway Station*



Our VISION

Crafted by the best in the industry, Kalyan Rajshree stands as a beacon of quality and modern architecture.



KEY OFFERINGS

Kalyan Rajshree provides a wide range of residential and commercial options, ensuring something for everyone.
1 BHK, 2 BHK, and 3 BHK Flats Commercial Spaces: Shops and Offices Open Terrace Restaurant & Banquet Hall

Elegant design

*Prime location with
easy connectivity*

*State-of-the-art
amenities*



Luxurious RESIDENCES

Kalyan Rajshree's residential units are designed to offer comfort, style, and a sense of belonging

1 BHK: Ideal for singles and young couples

2 BHK: A perfect fit for small families

3 BHK: Spacious, premium residences for larger families



GROUND FLOOR PLAN



FIRST FLOOR PLAN



The floor plan is divided into three main horizontal sections. The top section contains 11 offices, each with a terrace. The middle section features a central lobby with a staircase and two wide passages. The bottom section contains residential units, each with a living room, bedroom, kitchen, and bathroom, and some units with terraces. The plan includes detailed room dimensions, area calculations, and architectural symbols for furniture and fixtures.

Top Section: Offices and Terraces

| Office | Office Dimensions | Office Area | Terrace Dimensions | Terrace Area |
|-----------|-------------------|---------------|--------------------|---------------|
| OFFICE-1 | 10'1" x 21'10" | 350.90 SQ.FT. | 2.15 x 6.60 | 14.17 x 21'8" |
| OFFICE-2 | 7'1" x 29'11" | 160.23 SQ.FT. | 3.05 x 6.60 | 20.18 SQ.FT. |
| OFFICE-3 | 7'1" x 29'11" | 206.67 SQ.FT. | 2.10 x 6.60 | 14.17 x 21'8" |
| OFFICE-4 | 6'11" x 29'11" | 164.82 SQ.FT. | 2.75 x 6.60 | 18.21 SQ.FT. |
| OFFICE-5 | 9'25" x 11" | 242.19 SQ.FT. | 2.75 x 6.60 | 18.21 SQ.FT. |
| OFFICE-6 | 9'25" x 11" | 565.11 SQ.FT. | 2.75 x 6.60 | 18.21 SQ.FT. |
| OFFICE-7 | 6'11" x 29'11" | 164.82 SQ.FT. | 2.10 x 6.60 | 14.17 x 21'8" |
| OFFICE-8 | 3.05 x 7.50 | 226.67 SQ.FT. | 3.05 x 6.60 | 20.18 SQ.FT. |
| OFFICE-9 | 7'1" x 29'11" | 160.23 SQ.FT. | 2.15 x 6.60 | 14.17 x 21'8" |
| OFFICE-10 | 3.05 x 7.50 | 216.68 SQ.FT. | 3.05 x 6.60 | 20.18 SQ.FT. |
| OFFICE-11 | 18'4" x 29'11" | 476.41 SQ.FT. | 4.54 x 6.60 | 30.05 SQ.FT. |

Middle Section: Lobby and Passages

LOBBY: 8.10 x 2.75, 29'7" x 9"

PASSAGE 1.50 M. WIDE

PASSAGE 1.80 M. WIDE

Bottom Section: Residential Units

The bottom section contains several residential units, each with a living room, bedroom, kitchen, and bathroom. The units are labeled with numbers 1, 2, 3, 9, 10, and 11. The plan also shows various passages, lifts, and storage areas.

Unit Details:

- Unit 1:** Living 4.40 x 3.05, 14'5" x 10"; Kitchen 2.25 x 2.95, 7'5" x 9'5"; Bedroom 2.80 x 2.75, 9'2" x 9'; Bathroom 1.67 x 1.80, 5'6" x 7'0".
- Unit 2:** Living 4.40 x 3.05, 14'5" x 10"; Kitchen 2.25 x 2.95, 7'5" x 9'5"; Bedroom 2.80 x 2.75, 9'2" x 9'; Bathroom 1.67 x 1.80, 5'6" x 7'0".
- Unit 3:** Living 4.40 x 3.05, 14'5" x 10"; Kitchen 2.25 x 2.95, 7'5" x 9'5"; Bedroom 2.80 x 2.75, 9'2" x 9'; Bathroom 1.67 x 1.80, 5'6" x 7'0".
- Unit 9:** Living 2.75 x 4.25, 9'1" x 15'11"; Kitchen 2.15 x 2.75, 7'1" x 9'; Bedroom 2.75 x 3.35, 9'0" x 11'9"; Bathroom 2.15 x 2.75, 7'1" x 9'.
- Unit 10:** Living 2.75 x 4.25, 9'1" x 15'11"; Kitchen 2.15 x 2.75, 7'1" x 9'; Bedroom 2.75 x 3.35, 9'0" x 11'9"; Bathroom 2.15 x 2.75, 7'1" x 9'.
- Unit 11:** Living 2.75 x 4.25, 9'1" x 15'11"; Kitchen 2.15 x 2.75, 7'1" x 9'; Bedroom 2.75 x 3.35, 9'0" x 11'9"; Bathroom 2.15 x 2.75, 7'1" x 9'.

THIRD FLOOR PLAN



FOURTH TO SEVENTH FLOOR PLAN



The floor plan illustrates a 12-unit residential building layout. A central corridor, labeled "PASSAGE 1.80 M. WIDE", runs horizontally through the middle of the plan. To the left of this corridor, units 1, 2, and 3 are located. Units 4, 5, and 6 are at the top, while units 7, 8, and 9 are on the right. Units 10 and 11 are at the bottom. Each unit is equipped with a living area, kitchen, and bedrooms. The plan also includes a "REFUGE AREA" on the far left and various storage spaces. The units are numbered 1 through 11, with unit 12 being a small unit at the bottom right. The plan also shows a central staircase and lift area.

Unit Details:

- Unit 1:** Living 4.40 x 3.05, Kitchen 2.20 x 2.75, Bed 2.80 x 2.75, Toilet 1.20 x 1.70.
- Unit 2:** Living 4.40 x 3.05, Kitchen 2.20 x 2.75, Bed 2.80 x 2.75, Toilet 1.20 x 1.70.
- Unit 3:** Living 4.90 x 3.05, Kitchen 2.25 x 2.95, Bed 3.15 x 2.75, Toilet 2.10 x 1.25.
- Unit 4:** Living 3.70 x 3.80, Kitchen 1.67 x 1.26, Bed 2.70 x 3.05, Toilet 1.20 x 1.80.
- Unit 5:** Living 3.05 x 4.90, Kitchen 2.15 x 3.05, Bed 2.80 x 3.35, Toilet 1.20 x 2.15.
- Unit 6:** Living 3.05 x 4.90, Kitchen 2.15 x 3.05, Bed 2.80 x 3.35, Toilet 1.20 x 2.15.
- Unit 7:** Living 3.05 x 4.90, Kitchen 2.15 x 3.05, Bed 2.80 x 3.35, Toilet 1.20 x 2.15.
- Unit 8:** Living 3.05 x 4.90, Kitchen 2.15 x 3.05, Bed 2.80 x 3.35, Toilet 1.20 x 2.15.
- Unit 9:** Living 2.75 x 4.25, Kitchen 2.15 x 2.75, Bed 2.75 x 3.35, Toilet 2.25 x 1.20.
- Unit 10:** Living 2.75 x 4.25, Kitchen 2.15 x 2.75, Bed 2.75 x 3.35, Toilet 2.25 x 1.20.
- Unit 11:** Living 2.75 x 4.25, Kitchen 2.15 x 2.75, Bed 2.75 x 3.35, Toilet 2.25 x 1.20.

NINTH TO TWELFTH FLOOR PLAN



THIRTEENTH FLOOR PLAN



The floor plan illustrates a 10-story residential building with a central corridor (Passage 1.80 M. Wide) and a vertical passage (Passage 1.80 M. Wide). The units are numbered 1 through 11. The plan includes detailed room layouts, dimensions, and furniture placement. The building is surrounded by a green area with trees and a parking lot.

Unit Details:

- Unit 1:** Living (4.90 x 6.25), Kitchen (2.25 x 2.95), Bed (3.35 x 2.75), Toilet (1.20 x 1.70).
- Unit 2:** Living (3.70 x 3.80), Kitchen (1.67 x 1.26), Bed (2.90 x 3.05), Toilet (1.20 x 1.90).
- Unit 3:** Living (4.90 x 3.05), Kitchen (2.25 x 2.95), Bed (3.15 x 2.75), Toilet (1.20 x 1.25).
- Unit 4:** Living (3.70 x 3.05), Kitchen (2.20 x 2.75), Bed (3.70 x 2.75), Toilet (1.20 x 1.80).
- Unit 5:** Living (3.05 x 4.90), Kitchen (2.15 x 3.05), Bed (3.35 x 2.75), Toilet (1.20 x 1.25).
- Unit 6:** Living (3.05 x 4.90), Kitchen (2.15 x 3.05), Bed (3.35 x 2.75), Toilet (1.20 x 1.25).
- Unit 7:** Living (3.05 x 4.90), Kitchen (2.15 x 3.05), Bed (3.35 x 2.75), Toilet (1.20 x 1.25).
- Unit 8:** Living (3.05 x 4.90), Kitchen (2.15 x 3.05), Bed (3.35 x 2.75), Toilet (1.20 x 1.25).
- Unit 9:** Living (2.75 x 4.25), Kitchen (2.15 x 2.75), Bed (2.75 x 3.35), Toilet (1.20 x 1.20).
- Unit 10:** Living (2.75 x 4.25), Kitchen (2.15 x 2.75), Bed (2.75 x 3.35), Toilet (1.20 x 1.20).
- Unit 11:** Living (2.75 x 4.25), Kitchen (2.15 x 2.75), Bed (2.75 x 3.35), Toilet (1.20 x 1.20).

SEVENTEENTH RECREATIONAL FLOOR



Thoughtfully designed layouts that maximize enjoyment and functionality in recreational spaces, ensuring a vibrant and inviting atmosphere for all users.



SMART PARKING SOLUTIONS

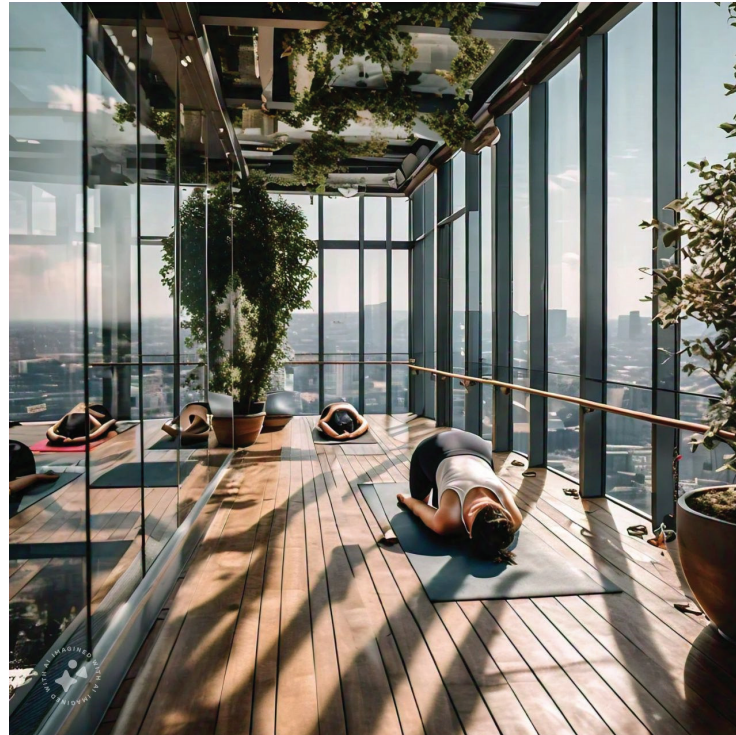
Stack Parking: Ample space for residents and guests with a smart stack parking system.

Lifestyle Amenities for **RESIDENTS**

Fitness Center. Equipped with state-of-the-art gym equipment

Yoga Deck: Experience tranquility and wellness at our serene Yoga Deck

Games Room: Unwind and entertain in our Stylish Games Room with premium Snooker Table for endless fun



DOORS:

- Double Wooden Bennet Door Frame
- Marble/Granite Door Frame for Washroom
- Flush door 30mm thick Waterproof ISI make with 1mm thick lamination
- Door mainland Bedroom pine Laminated
- Chrome stainless steel flush tower bold and latches

KITCHEN:

- Elegant grey and black granite supporting composite marble kitchen platform with S.S. Sink/Quartz sink
- RCC loft in kitchen for additional storage

WASHROOMS:

- CPVC/UPVC, Concealed Plumbing with Chromium-plated fittings
- Hot & Cold Diverter/Wall Mixer with shower head
- Flushing Valve with WC's
- Designer dado up to Full Level in entire bath room
- Good quality Aluminium Louvers with Exhaust point
- Granite platform with good quality tabletop wash basin.
- RCC loft For Watter Tank Storage
- RCC loft with space for Inverter point

FLOORING:

- Vitrified tiles
- Good Quality anti-skid Ceramic Flooring in the terrace, washrooms and dry area

WINDOWS:

- Powder coated/Anodized Frame 25mm X 50mm
- Aluminium Sliding Windows with 5mm one side Tinted/Clear glass
- Mosquito net 13 gage shutter in French and Wall windows
- Granite Frames for all windowsill and lintel
- TPT wheels, TVS or EPDM GAS KIT, Star lock, Wither proof silicon sealant

ELECTRICAL:

- Polycab Concealed Copper Wiring with Circuit breakers & good quality switches in all flats
- Intercom & tv cable, internet point in living room
- AC Points in Master bedroom, Bedrooms & Living area
- Concealed panel lights/tube lights in common areas on all floors
- Modular Switches 20mm PVC pipe for in wall wiring & slab Piping

TERRACE & BALCONIES:

- Special Water Proofing Treatment with Mosaic chip design
- M.S. Railings in all balconies of every flat
- One Washing machine point per flat in one balcony

WATERTANK:

- Underground Tank with RCC adequate storage capacity & water supply through overhead tank

PAINTING:

- Internal Walls with double coat putty finish and plastic emulsion paint
- External wall with one coat primer or whitewash and double coat acrylic emulsion paint
- Dead and External Walls textured

STAIRCASE:

- Staircase trade and raise built in granite stone. Lift facias build in granite stone along with landing with good design

Lift:

- Maximum 8 passenger lift provided with battery backup/generator with 3 years AMC

EXCLUSIVE ROOFTOP AMENITIES

*Experience the serene and luxurious rooftop amenities
at Kalyan Rajshree*



BHIWANDI

848

76

AH47

61

AMBIVLI

BK BIRLA COLLEGE

BIRLA TEMPLE

KALYAN

Ulhas River

KALYAN RAILWAY
STATION

METRO MALL


KALYAN RAJSHREE
LUXURY LIVING REDEFINED

SATYA SAI
PLATINUM HOSPITAL

DOMBIVLI

AMBRESHWAR
SHIV MANDIR

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LOCATION ADVANTAGE

Kalyan Rajshree's prime location offers excellent connectivity and convenience:

1.1 kilometers from Kalyan Railway Station
Close to schools, hospitals, shopping malls, and entertainment centers.
Direct access to highways for easy commuting.

Nearby Facilities:

Kalyan Junction (5-minute drive)
Major educational institutions, hospitals, and malls nearby

The background image shows a serene park setting. A paved path leads through a green lawn dotted with trees and shrubs. A wooden bench sits on the path. In the distance, a multi-story apartment building is visible through the foliage. A large, white, stylized smiley face graphic is positioned at the bottom of the frame, partially overlapping the path and lawn.

**Home is where
dreams take root.
At Kalyan Rajshree,
we build spaces for
life to flourish.**



OUR RERA - QR CODE

MAHA RERA Reg. No: P51700077061

Available at

<https://maharera.mahaonline.gov.in>

KALYAN RAJSHREE

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Disclaimer

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- The layout plan, the number of floors/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely creative imagination and a graphic designers/Architect's impression and are only indicative and not final. These should not be construed in any manner as disclosures under the provisions of any act including but not limited to the Maharashtra Ownership of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules there under and/or the Maharashtra Housing (Regulation and Flats (Regulation of the Development) Act. 2012 and the Rules there under.
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