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vivan *Karma*  
luxury beyond imagination



## Welcome to VIVAN KARMA

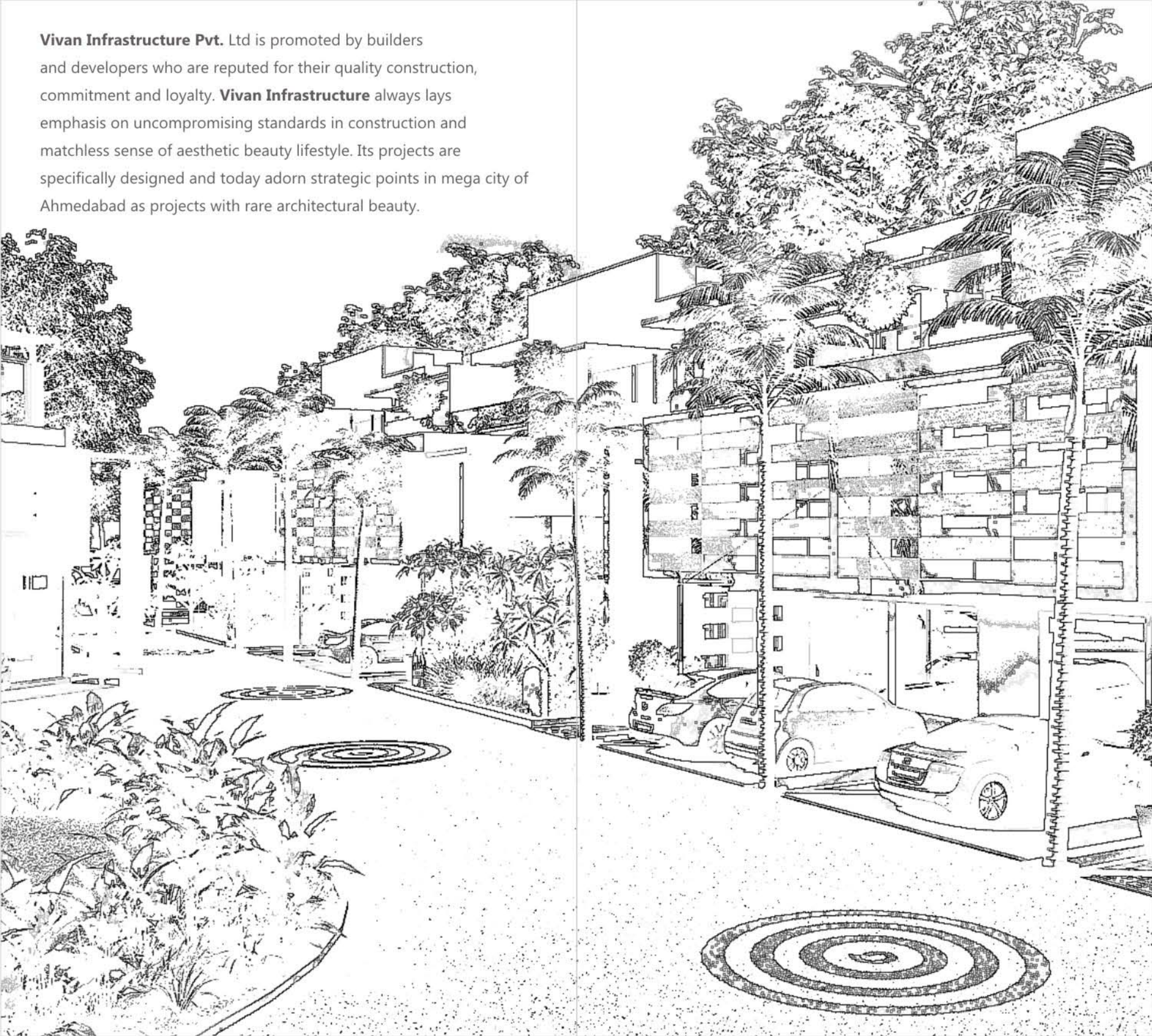
The cause and effect law creates an integral part of Hindu philosophy.  
The word 'Karma' means to 'act'. In Sanskrit, Karma means  
"volitional action that is undertaken deliberately or knowingly".  
It is the personality of a human being with its right actions - that causes Karma.

Based on the theory of “**good**” karma we have created  
a gated community project called **Vivan Karma** – The high end bungalows  
with its own unique architecture, designs and a picturesque landscaping.

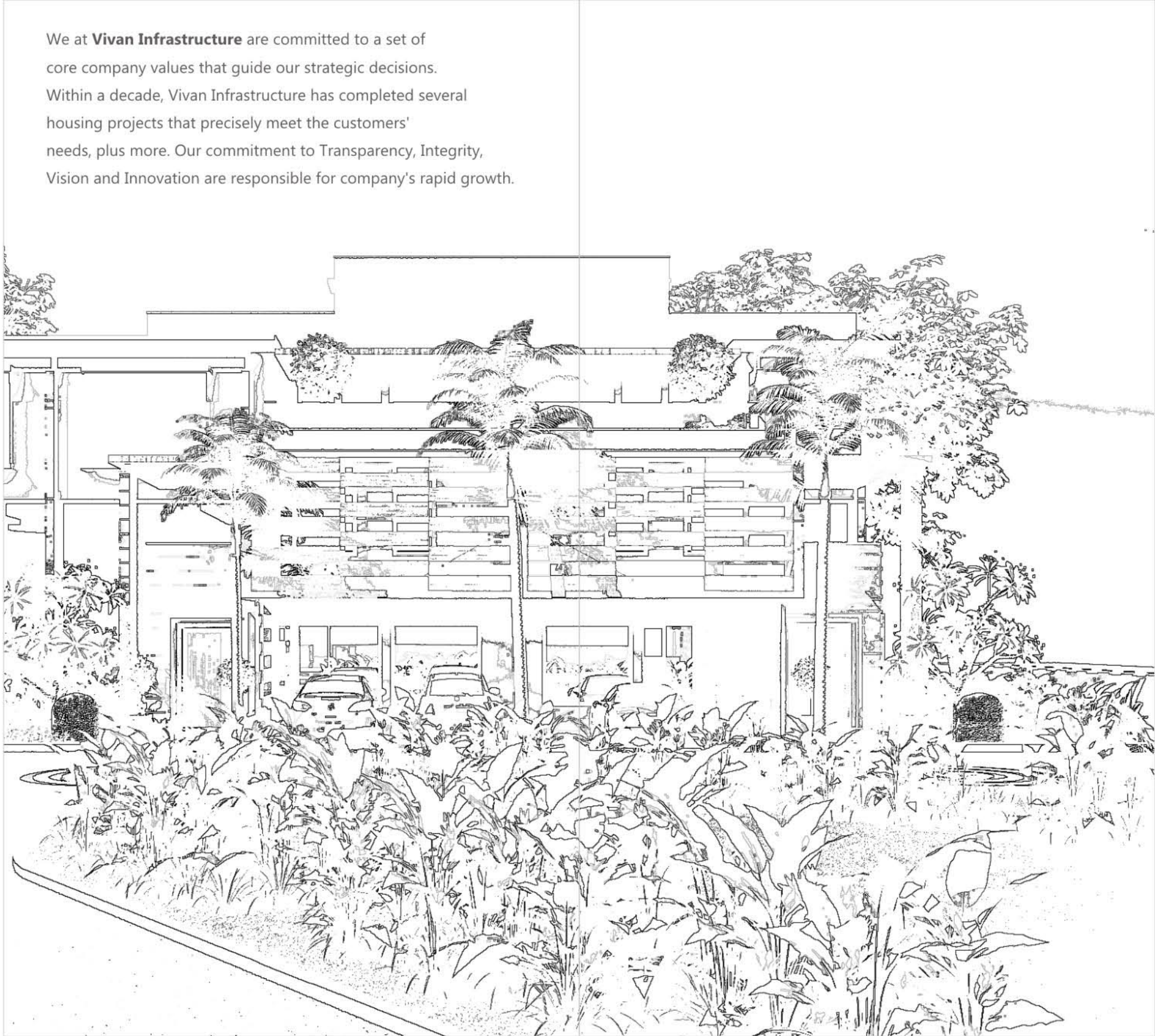




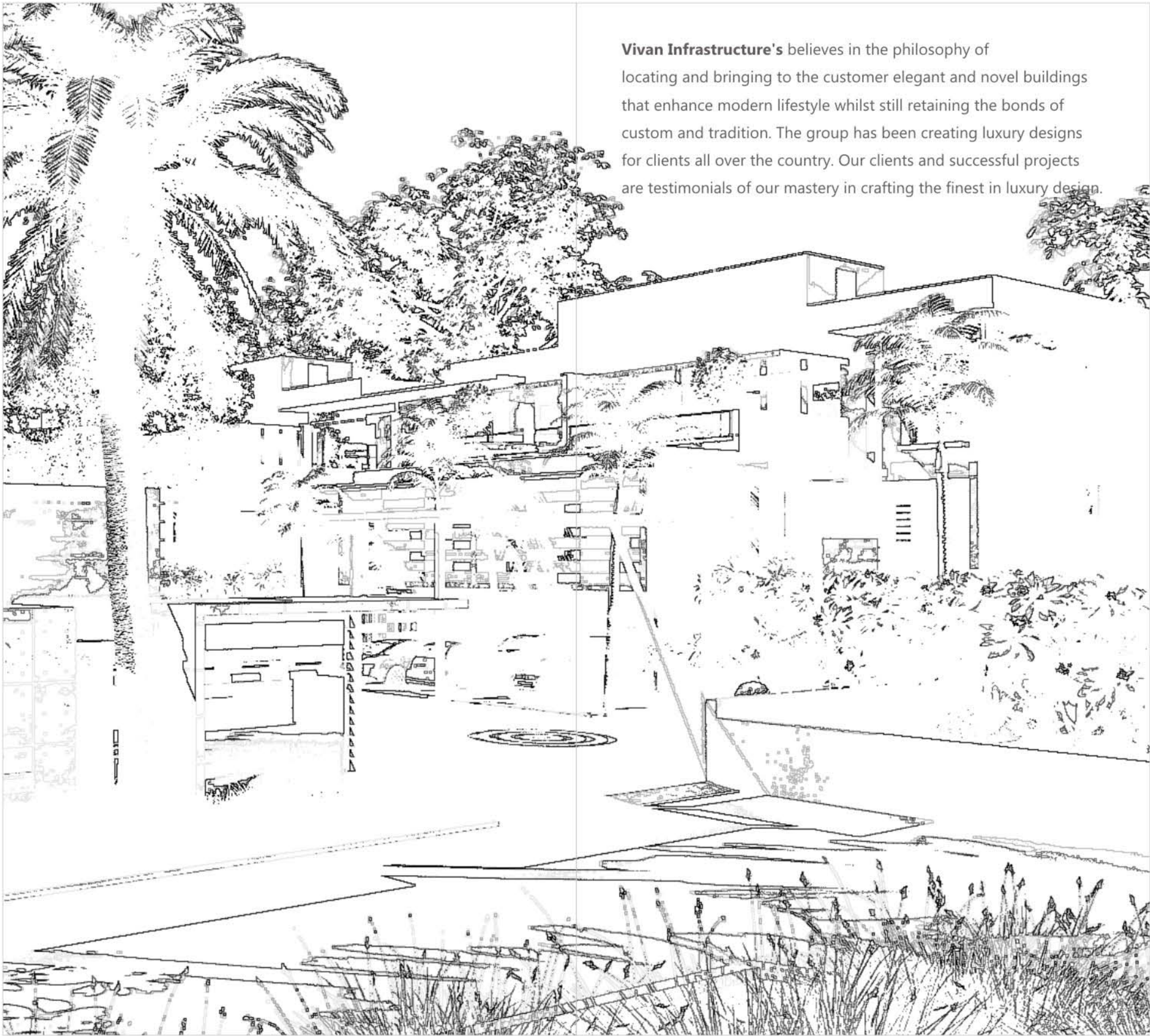
**Vivan Infrastructure Pvt.** Ltd is promoted by builders and developers who are reputed for their quality construction, commitment and loyalty. **Vivan Infrastructure** always lays emphasis on uncompromising standards in construction and matchless sense of aesthetic beauty lifestyle. Its projects are specifically designed and today adorn strategic points in mega city of Ahmedabad as projects with rare architectural beauty.



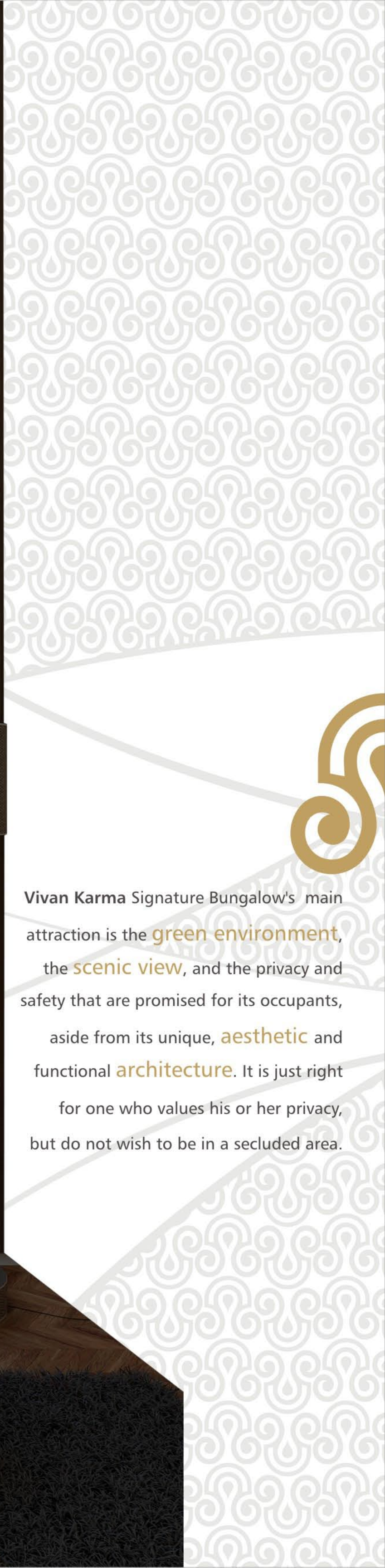
We at **Vivan Infrastructure** are committed to a set of core company values that guide our strategic decisions. Within a decade, Vivan Infrastructure has completed several housing projects that precisely meet the customers' needs, plus more. Our commitment to Transparency, Integrity, Vision and Innovation are responsible for company's rapid growth.



**Vivan Infrastructure's** believes in the philosophy of locating and bringing to the customer elegant and novel buildings that enhance modern lifestyle whilst still retaining the bonds of custom and tradition. The group has been creating luxury designs for clients all over the country. Our clients and successful projects are testimonials of our mastery in crafting the finest in luxury design.







Vivan Karma Signature Bungalow's main attraction is the **green environment**, the **scenic view**, and the privacy and safety that are promised for its occupants, aside from its unique, **aesthetic** and functional **architecture**. It is just right for one who values his or her privacy, but do not wish to be in a secluded area.





**Vivan Karma** concept is all about **high end luxury**, comfort and **security** in nature's lap, yet not secluded away from urban activities and necessities.







**Vivan Karma** prides itself on being agile and adaptable to the fast-paced evolution of using solar technology as it is the right time to consider renewable energy solutions today.

**Vivan Karma** is a style of community design that embraces **eco-friendly** and **green space-rich** neighborhoods.





Simply stated,  
at **Vivan** we are developing  
a cultured and **tight-knit community** of  
achievers and leaders in  
which mutual loyalty emerges between  
occupants of this **great lifestyle**.







**Vivan Karma** is a project of private and signature bungalow for the chosen few. This really is a special property...it has a ton of character. You will truly feel secured and enjoy your privacy that we value the most.

At **Vivan Karma**, You will live a more **energy-efficient lifestyle** luxuriously than ever. Nevertheless, you will feel the experience of **peace of mind** and **ecological living** in an extraordinary way.

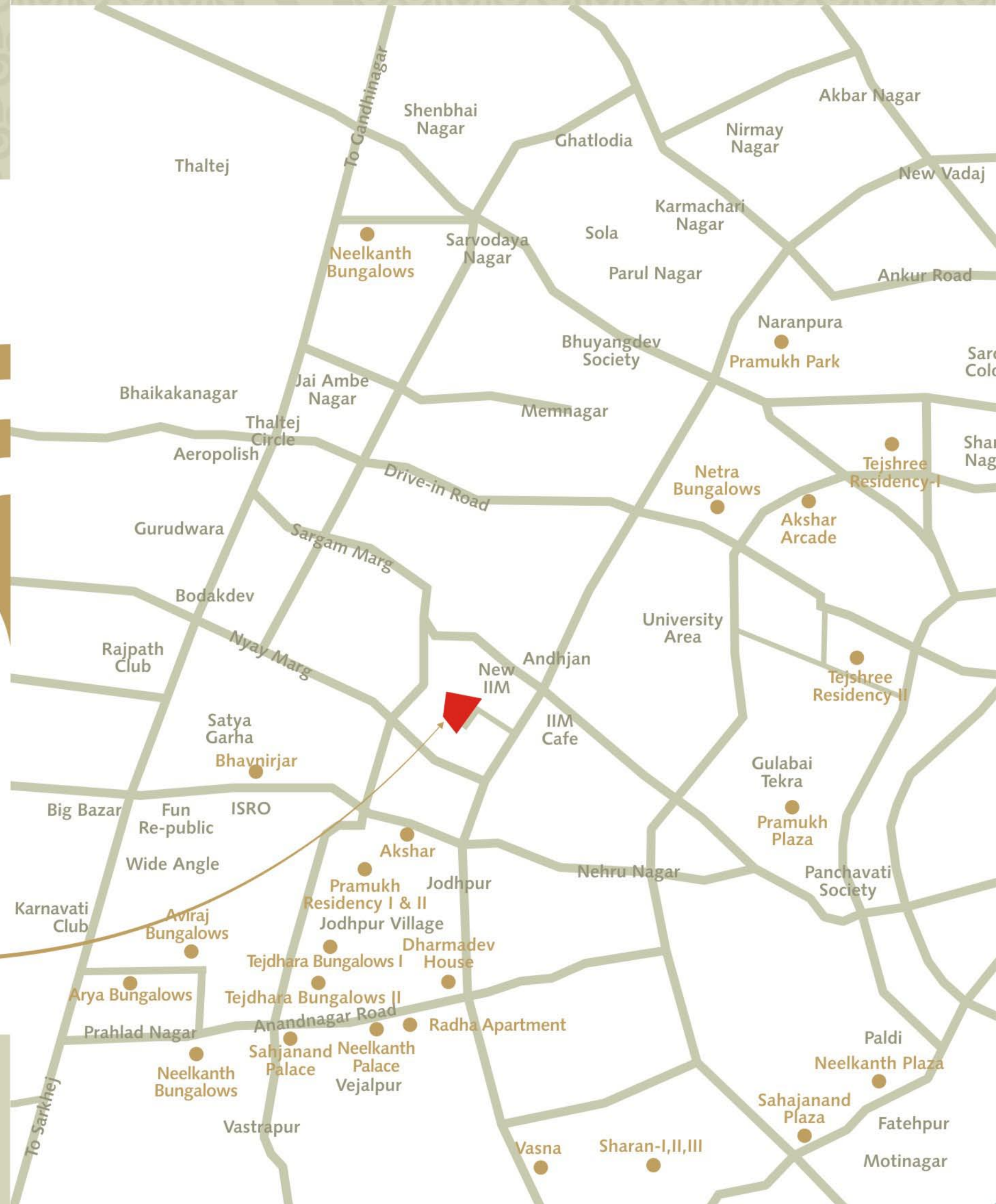


## Vivan Karma

Located in the heart of the city

Located **close to IIM** Ahmedabad,  
**Vivan Karma** is about **20 minutes** drive  
from **Airport & Railway Station**.  
**SG Highway, CG road** and **Ashram road**  
are just 10 minutes away. **132 feet Ring road**  
is at walking distance. It has easy access to various  
places like reputed **Schools, Medical Centers,**  
**Malls, Recreational Facilities, Restaurants,**  
**Banks** and **Temples**. The location, makes you  
feel away from the hustle-bustle and city pollution  
though within the city, and is near enough to  
reach important amenities

vivan *Karma*







# Layout plan

The aesthetically designed  
**Vivan Karma** with a rare combination of  
luxury and style provides unusual spacious  
accommodation par international standards.  
It is designed with finest architecture available.  
Its layout is just amazing





Type ↗  
ground floor



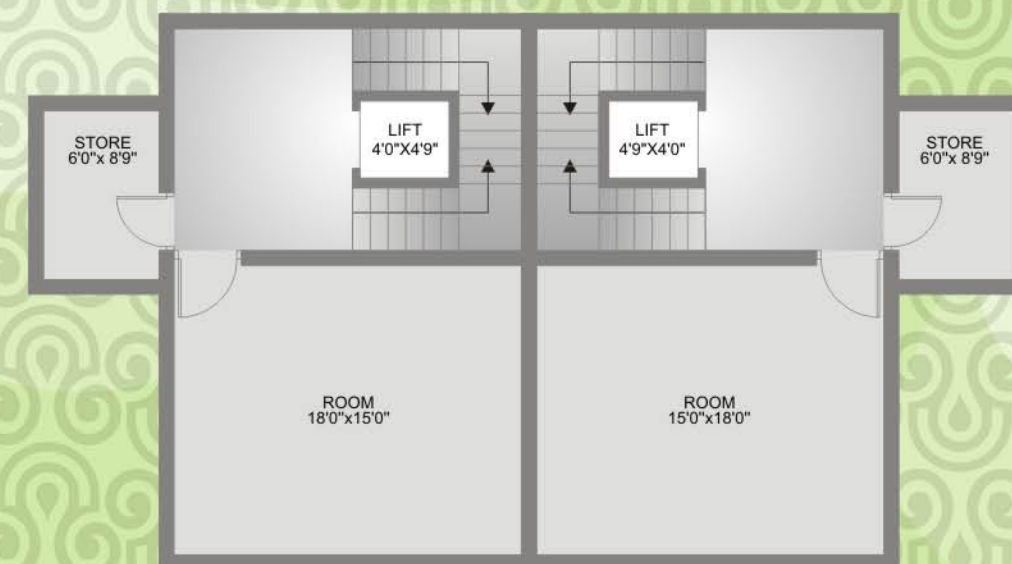
first floor



second floor



basement



Vivan Karma offers a  
unique residential retreat to every home.  
It makes a perfect setting for ultra  
premium luxury bungalows.  
The plan explains all its beauty and value.



# Specifications

## Structure

Earthquake resistant composite structure

## Flooring

Vitrified tiles flooring for all rooms  
Italian marble in drawing / dinning  
Wooden marble in master bedroom  
Kota stone flooring in utility area  
Checked floor in parking area  
China mosaic floor in terrace to resist heat and leakage

## Kitchen

Modular kitchen with granite top  
Designer glazed tiles cladding upto lintel height  
Enough light points for electronics appliances  
Exhaust fan/chimney provision  
Stainless sink

## Electrical

Concealed 3-phase electrical wiring  
Ample electrical points in all areas as per architect detail  
ISI modular electrical accessories with 2 years guarantee from manufacturer  
ELCB and MCB to ensure 100% safety

## Doors and Windows

Sliding door for main entrance  
Polished panel door with veneer finish

## Plaster

Smooth cement finish/mala plasters all inside the bungalow  
Double coat sand faced plaster on exterior walls

## Bathrooms

Designer vitrified tiles upto 7 feet height in all toilets  
Anti skid and leak proof flooring  
Good quality bath fittings with 7 years guarantee from manufacturer  
Corrosion free, Leak-proof "C" PVC pipe and fittings.

## Paints

All inner wall immaculately finished with acrylic lapi  
All exterior walls with long-lasting acrylic paints of standard make

## Additional Features

CCTV surveillance through out society  
Video door phone to each residence  
Visitor surveillance with Audio + Video transmission from society entrance gate to each house  
Motion detector at main door / parking lights in each house with auto ON-OFF light  
Solar System

## Common Amenities

Tree lined wide road and decorative street lights  
24 hours water supply  
Water Facilities by Jay Pumps water  
Garden automatic sprinkler  
Concrete / Paver roads  
24 hours security

# Special Features

The hallmark of **Vivan Karma** is that it concentrates on small details so it can present customers' with no-problem comfortable lifestyle, which is difficult to find in a tough competitive real estate market. Some of its unique high end amenities are...

- Individual Hydriodic lift
- Ducting line for Central AC
- Provision for Jacuzzi and Gym in each Unit
- Wi-Fi Zone all around

## Legal Notes :

- Stamp duty, registration charges, legal documentation charges, all government charges and electricity charges including cable and sub station cost shall be borne by the purchase.
- Any additional charges, taxes, cess or duties levied by the levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developers reserves all rights to make any changes in the scheme including technical specification, design, planning layout and all the purchasers shall abide by such changes.
- Changes/alterations of any nature including the elevations, exterior color scheme of the bungalows or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to from part of the legal document.





*Luxury Beyond Imagination*

