RAMKALA
GROUP OF COMPANIES



DHARMA RESIDENCY

PROPOSED REDEVELOPMENT

DHARMA RESIDENCY CHS LTD.
ACHOLE CROSS ROAD, VASAI EAST

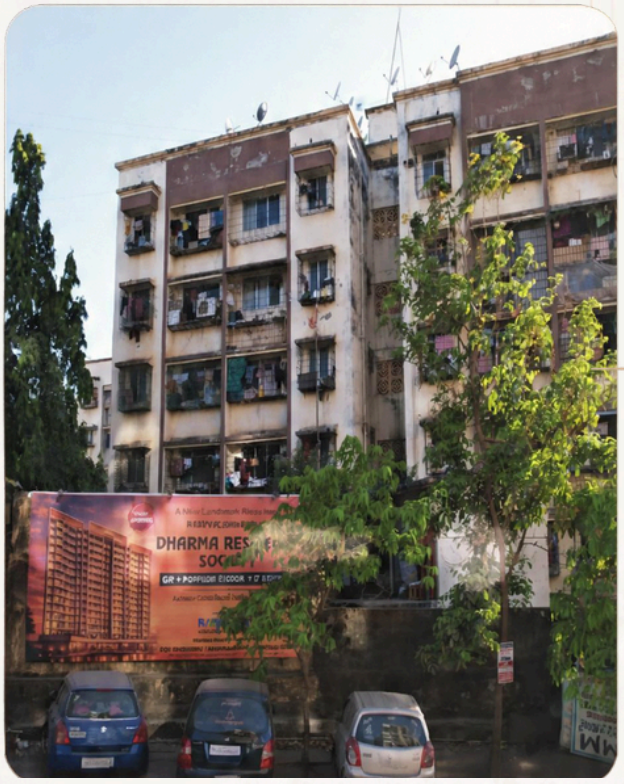
A New Chapter. A New Landmark. A Better Way of Living.

DHARMA BUILDERS & DEVELOPERS

FROM A FAMILIAR ADDRESS TO A NEW WAY OF LIVING

Dharma Residency transforms an established residential community into a thoughtfully planned contemporary development with modern architecture, better space planning, organised parking and lifestyle amenities. While the building evolves, the sense of belonging remains.

EXISTING



PROPOSED REDEVELOPMENT



SAME COMMUNITY. NEW POSSIBILITIES. A NEW DHARMA RESIDENCY.



A NEW CHAPTER.

A NEW LANDMARK.

Dharma Residency is a thoughtfully planned redevelopment that transforms an established community into a modern residential environment.

Contemporary architecture, efficient planning, organised parking and lifestyle amenities come together to create a more comfortable way of living.

PROPOSED REDEVELOPMENT

ACHOLE CROSS ROAD, VASAI EAST

DHARMA BUILDERS & DEVELOPERS

RAMKALA
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ARCHITECTURE THAT DEFINES A NEW LANDMARK

Contemporary architecture, refined proportions and a distinctive residential landmark are designed to define a renewed Dharma Residency.

01 CONTEMPORARY FACADE

02 THOUGHTFUL SPACE PLANNING

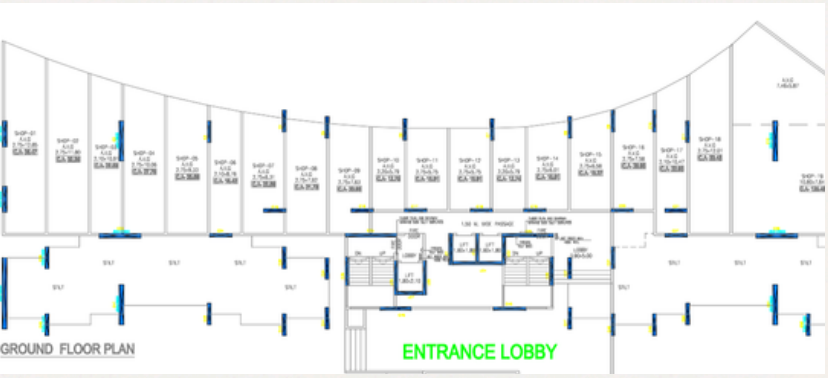
03 DISTINCTIVE ARRIVAL EXPERIENCE



A GRAND ARRIVAL

A thoughtfully planned entrance and residential lobby create a clear, welcoming transition from the project arrival to the residential wings.





ENTRANCE LOBBY — GROUND FLOOR PLAN

01 **PLANNED ENTRANCE & ARRIVAL**

02 **DEDICATED RESIDENTIAL LOBBY**

03 **LIFT & STAIRCASE CONNECTIVITY**

PARKING, REIMAGINED

Thoughtfully planned parking combines dedicated 2-wheeler spaces with a 3-stack mechanized parking system for 4-wheelers, designed for efficient utilisation of the available parking area.



ACTUAL STILT PARKING LAYOUT

01

3-STACK PARKING

MECHANIZED 4-WHEELER PARKING

02

DEDICATED 2-WHEELER PARKING

PLANNED PARKING SPACES

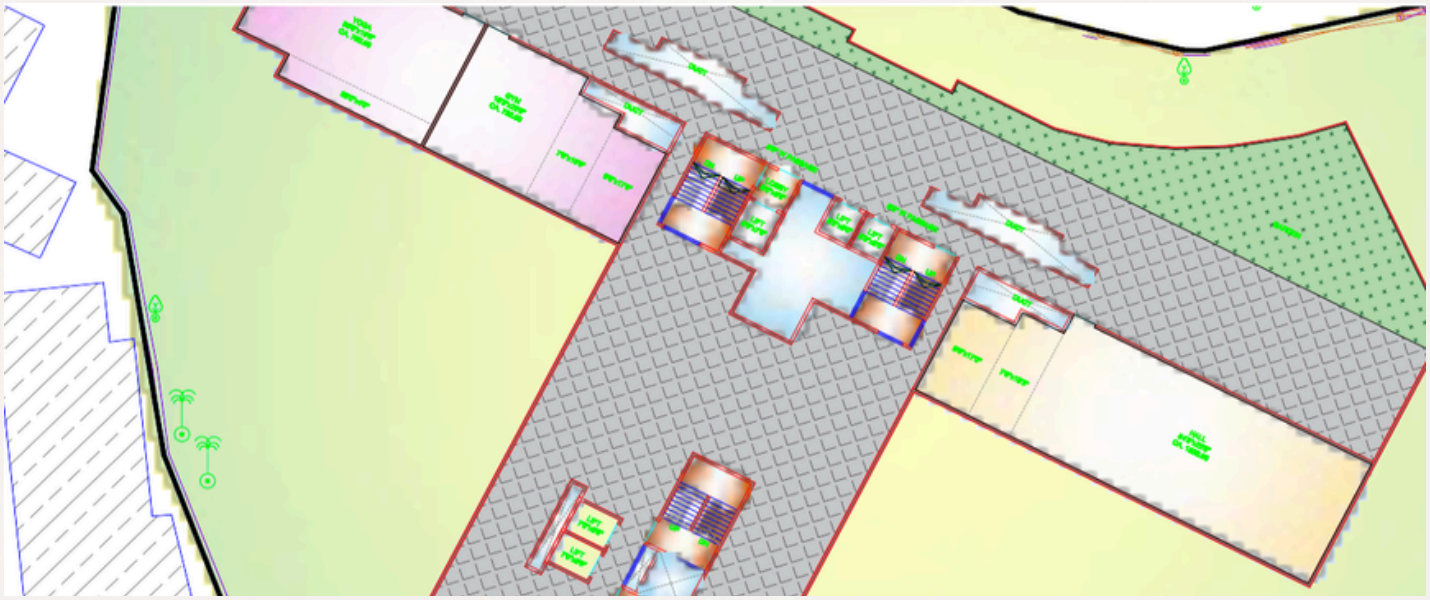
03

PODIUM FREE FROM 4-WHEELER ACCESS

BETTER SEPARATION OF VEHICLE MOVEMENT

A FLOOR DESIGNED FOR LIVING

Beyond the residences, Dharma Residency brings together dedicated spaces for wellness, recreation and community interaction within a thoughtfully planned amenity floor.



01

YOGA ROOM

A DEDICATED SPACE FOR WELLNESS

02

GYM

DEDICATED FITNESS SPACE

03

HALL

SPACE FOR COMMUNITY GATHERINGS

04

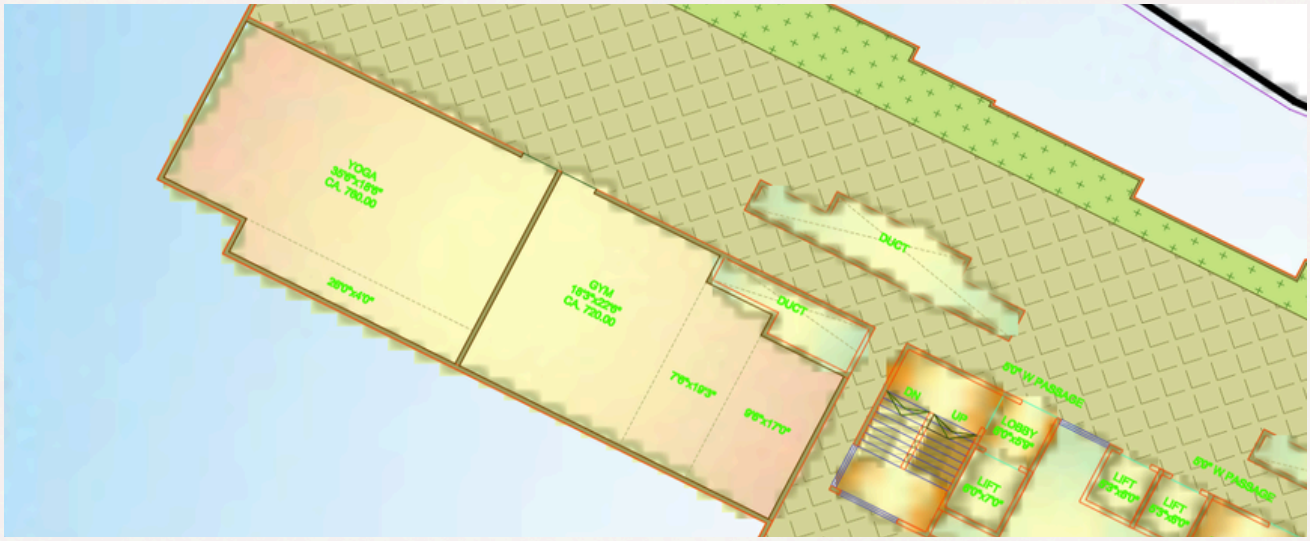
OPEN TERRACE

OPEN AMENITY SPACE

A SPACE TO BREATHE.
A SPACE TO RECONNECT.

Dedicated Yoga and Gym spaces bring wellness into the everyday living experience at Dharma Residency, thoughtfully integrated within the amenity floor.

WELLNESS, THOUGHTFULLY PLANNED



ACTUAL AMENITY FLOOR PLAN

AS PER PROJECT ARCHITECTURAL PLANNING

01
YOGA

Dedicated wellness space

02
GYM

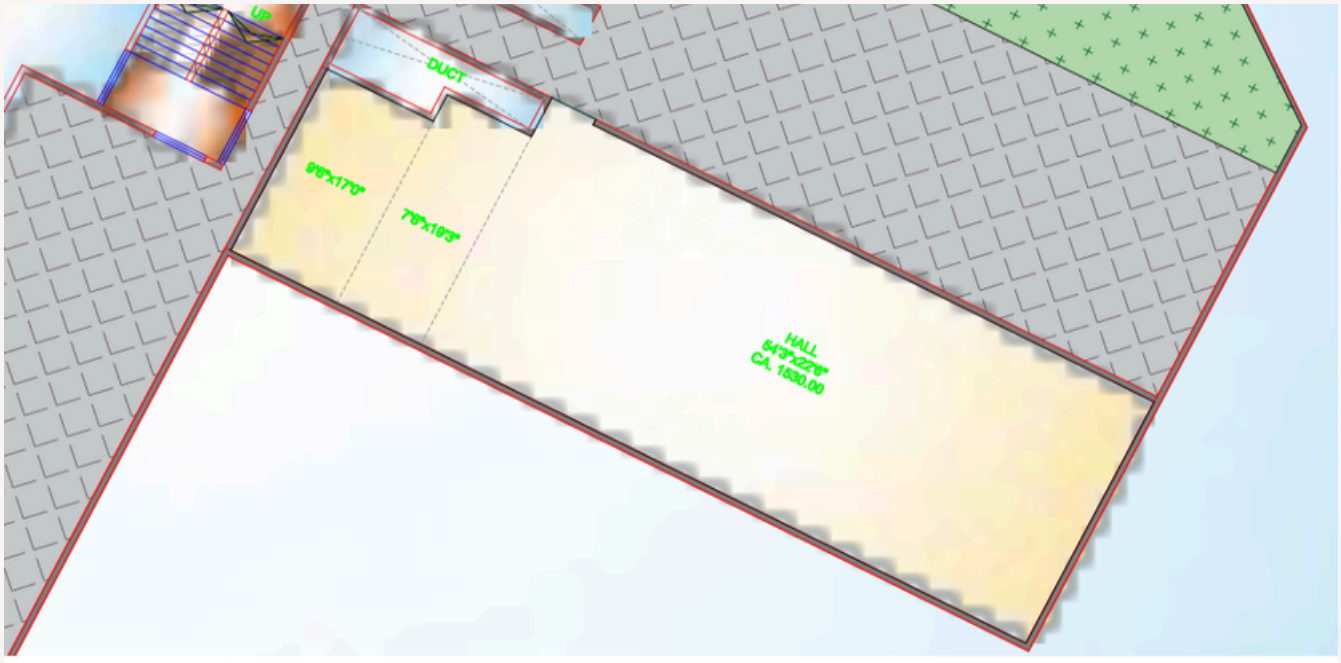
Dedicated fitness space

03
AMENITY FLOOR

Integrated with the common lobby and circulation

A SPACE FOR EVERY CELEBRATION

A dedicated Hall within the amenity floor creates a space for residents to come together for community gatherings, celebrations and shared occasions.



ACTUAL HALL & AMENITY PLAN

AS PER PROJECT ARCHITECTURAL PLANNING

01

DEDICATED HALL

FOR COMMUNITY GATHERINGS

02

APPROX. 1,300 SQ. FT.

AS INDICATED IN THE ARCHITECTURAL PLAN

03

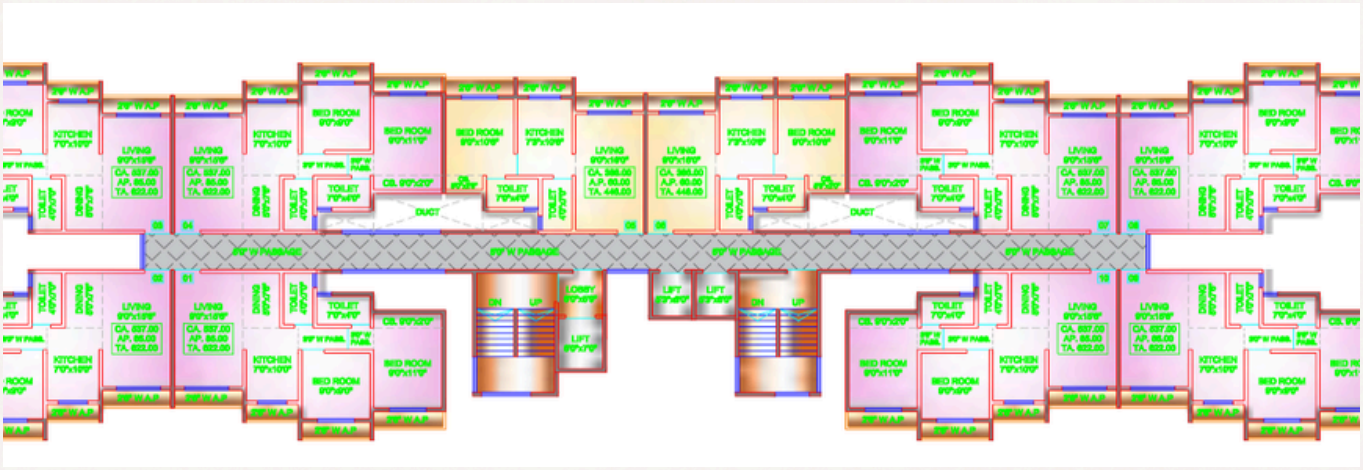
AMENITY FLOOR

INTEGRATED WITH COMMON CIRCULATION

HOMES DESIGNED AROUND YOU

Thoughtfully planned residences bring together efficient layouts, comfortable living spaces and practical everyday planning, designed around the needs of contemporary family living.

THOUGHTFULLY PLANNED RESIDENCES



ACTUAL RESIDENTIAL FLOOR PLANNING

AS PER PROJECT ARCHITECTURAL PLANNING

01

EFFICIENT LAYOUTS

THOUGHTFULLY ORGANISED SPACES

02

PRACTICAL PLANNING

DESIGNED FOR EVERYDAY LIVING

03

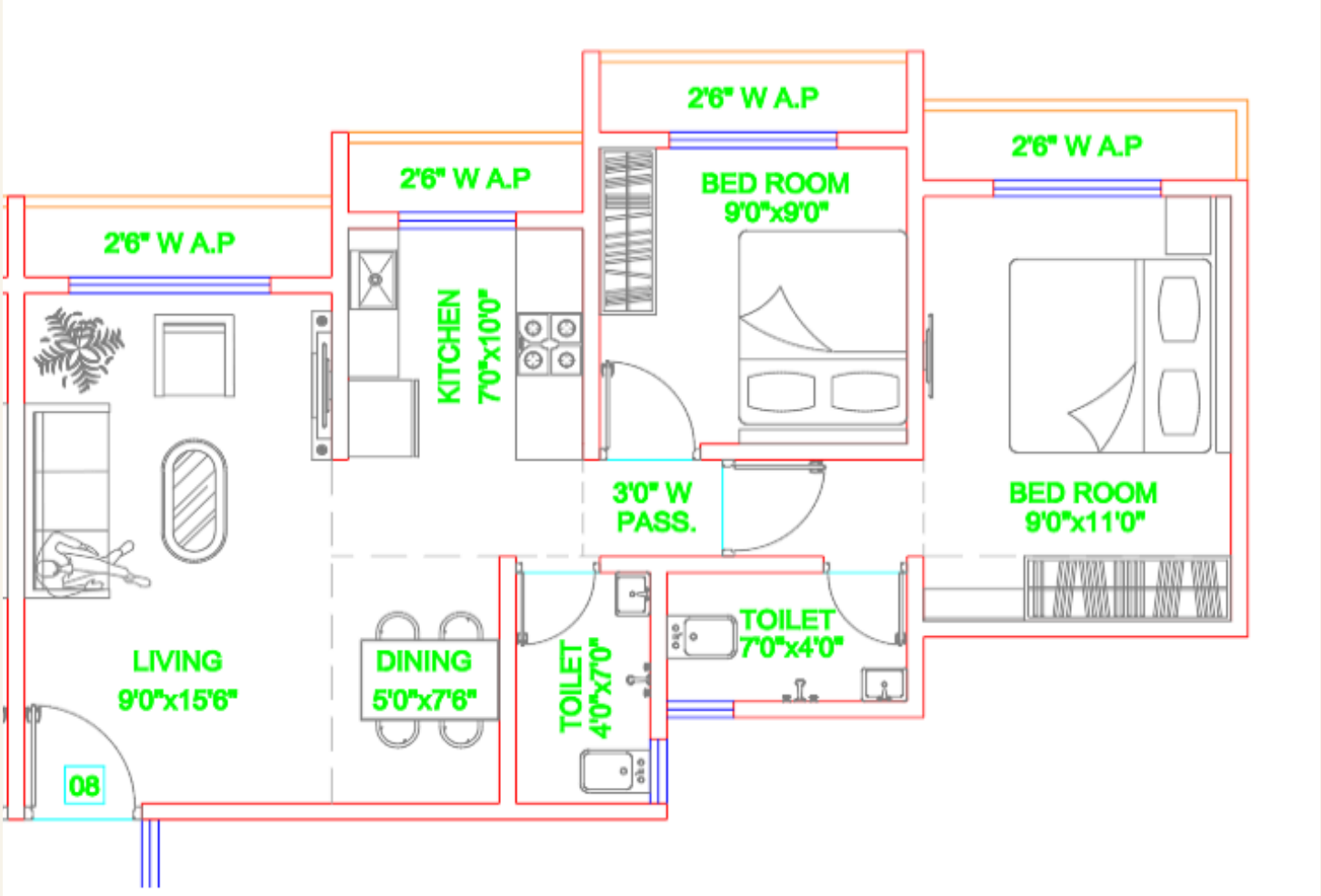
MULTIPLE HOME CONFIGURATIONS

PLANNED ACROSS WING A & WING B

2 BHK RESIDENCE

SMART SPACES. COMFORTABLE LIVING.

A thoughtfully planned 2 BHK residence designed around comfortable everyday living, with dedicated living, dining and kitchen spaces complemented by two well-planned bedrooms.



2 BHK — UNIT 08

AS PER PROJECT ARCHITECTURAL PLANNING

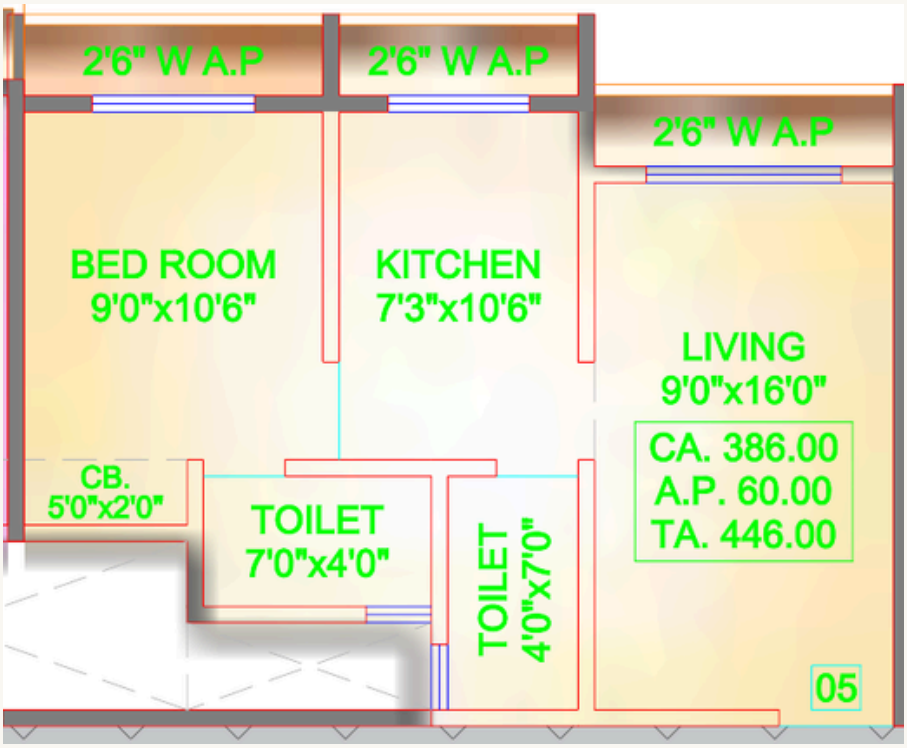
LIVING — 9'0" × 15'6"
DINING — 5'0" × 7'6"
KITCHEN — 7'0" × 10'0"
BEDROOM 01 — 9'0" × 9'0"
BEDROOM 02 — 9'0" × 11'0"
TOILETS — 7'0" × 4'0" / 4'0" × 7'0"

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1 BHK RESIDENCE
WITH MASTER BEDROOM

MORE SPACE. MORE POSSIBILITIES.

A thoughtfully planned 1 BHK residence featuring a spacious bedroom, comfortable living area and efficiently organised kitchen and utility spaces for everyday family living.



1 BHK — UNIT 05

AS PER PROJECT ARCHITECTURAL PLANNING

LIVING — 9'0" × 16'0"

KITCHEN — 7'3" × 10'6"

MASTER BEDROOM — 9'0" × 10'6"

TOILETS — 7'0" × 4'0" / 4'0" × 7'0"

CARPET AREA — 386 SQ. FT.

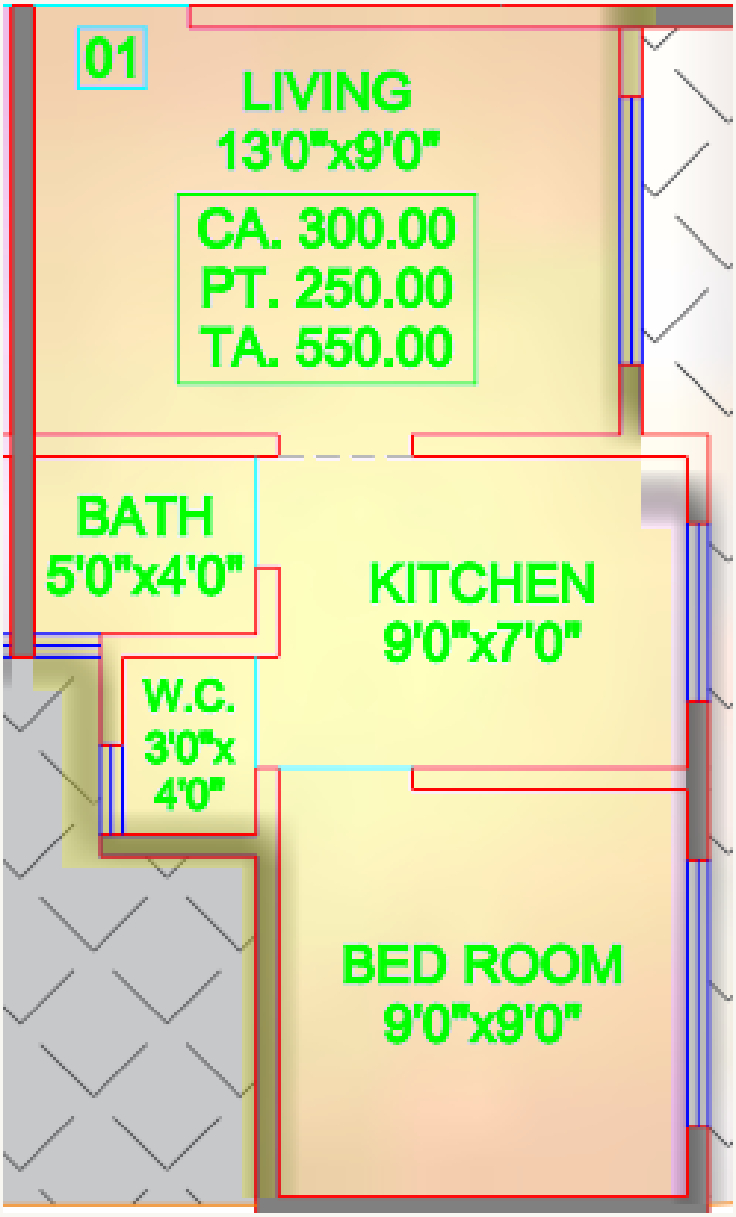
DHARMA
RESIDENCY

1 BHK RESIDENCE

WING B

SMART PLANNING. COMFORTABLE LIVING

A thoughtfully planned 1 BHK residence in Wing B, bringing together a comfortable living area, dedicated kitchen, bedroom and efficiently organised bath and WC spaces.



LIVING — 13'0" × 9'0"

KITCHEN — 9'0" × 7'0"

BEDROOM — 9'0" × 9'0"

BATH — 5'0" × 4'0"

W.C. — 3'0" × 4'0"

CARPET AREA — 300 SQ. FT.

1 BHK — WING B — UNIT 01

AS PER PROJECT ARCHITECTURAL PLANNING

DHARMA
RESIDENCY

FLAT SPECIFICATIONS

LIVING / HALL



- Premium vitrified flooring
- Gypsum/POP false ceiling throughout the flat
- LED lighting
- Premium windows with natural light and ventilation
- Electrical points as per approved electrical layout
- TV point provision
- AC point provision, where applicable

KITCHEN



- Modular kitchen
- Modular storage cabinets
- Modular trolley system
- Premium kitchen countertop
- Stainless steel sink
- Premium vitrified flooring
- Wall tiles/dado above kitchen platform
- Water purifier provision
- Exhaust/chimney provision
- Dedicated electrical points for kitchen appliances

BEDROOM



- Premium vitrified flooring
- Gypsum/POP false ceiling
- LED lighting
- Premium windows
- Adequate electrical points
- AC point provision, where applicable
- TV point provision, where applicable
- Natural light and ventilation

BATHROOMS / TOILETS



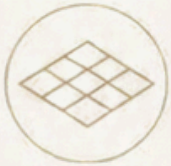
- Premium wall tiles
- Anti-skid flooring
- Jaquar fittings
- Premium sanitaryware
- Concealed plumbing
- Shower area
- Hot and cold water provision, where applicable
- Exhaust/ventilation provision

THROUGHOUT THE FLAT



GYPSUM / POP FALSE CEILING

Gypsum/POP false ceiling complemented with LED lighting



FLOORING

Premium vitrified flooring throughout the residence



ELECTRICAL

Concealed electrical wiring using Polycab wires with thoughtfully planned electrical points



WINDOWS

Well-planned windows designed to provide natural light and ventilation

Specifications are indicative and subject to final selection, availability, statutory approvals and changes made by the developer/architect. Final specifications shall be as per sanctioned plans, approved project specifications and applicable project documentation.

DHARMA RESIDENCY

PROJECT AT A GLANCE

A thoughtfully planned redevelopment for contemporary community living.

02
WINGS

18
SANCTIONED HABITABLE FLOORS — WING A

17
SANCTIONED HABITABLE FLOORS — WING B

313
RESIDENTIAL & NON-RESIDENTIAL UNITS

350
TOTAL PARKING SPACES

272
TWO-WHEELER PARKING SPACES

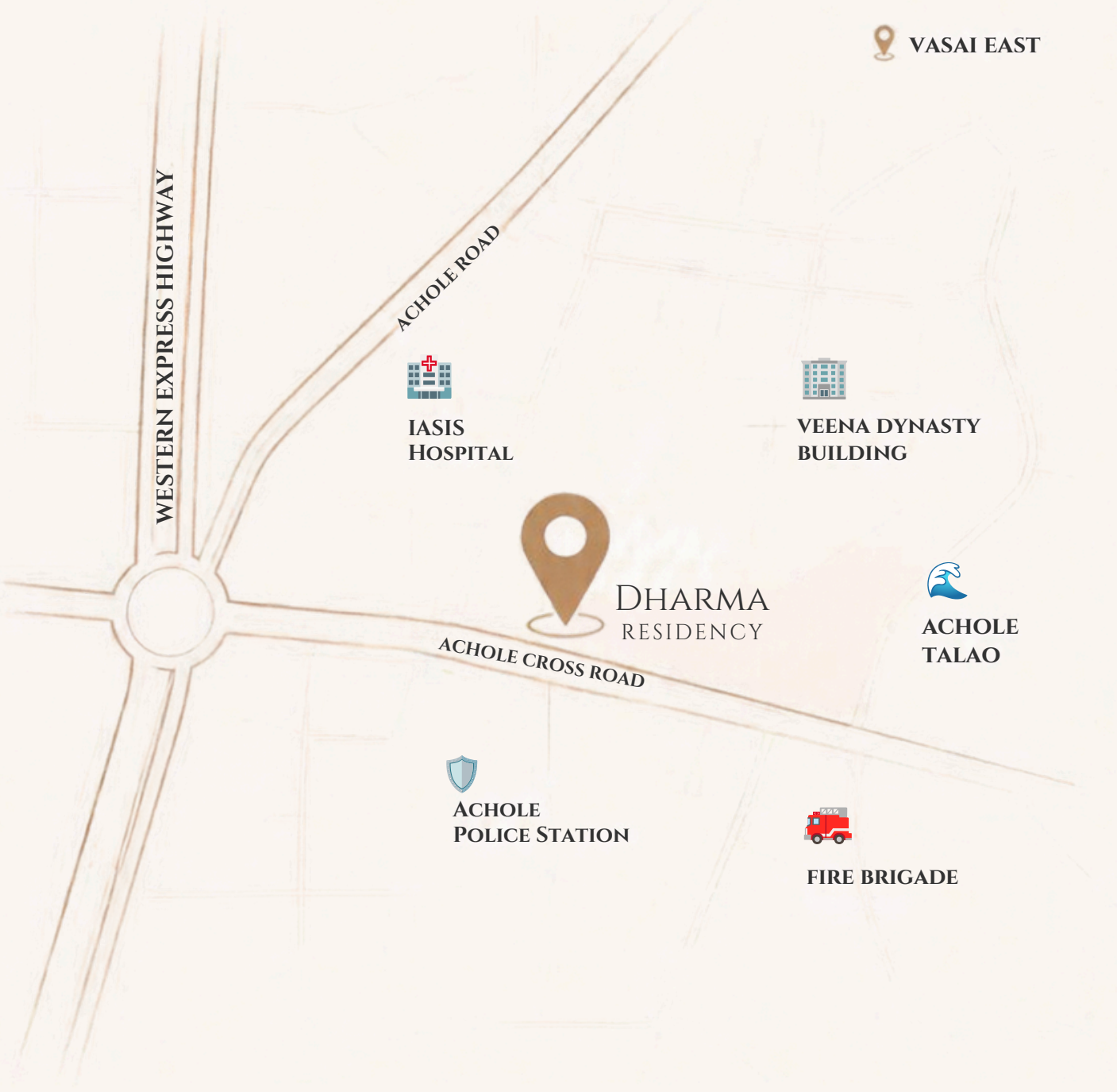
78
FOUR-WHEELER PARKING SPACES

3-STACK
MECHANIZED FOUR-WHEELER PARKING

PROJECT: DHARMA RESIDENCY • ACHOLE, VASAI EAST
PROMOTER: DHARMA BUILDERS AND DEVELOPERS • MAHARERA: PM1240002601595

CONNECTED TO WHAT MATTERS

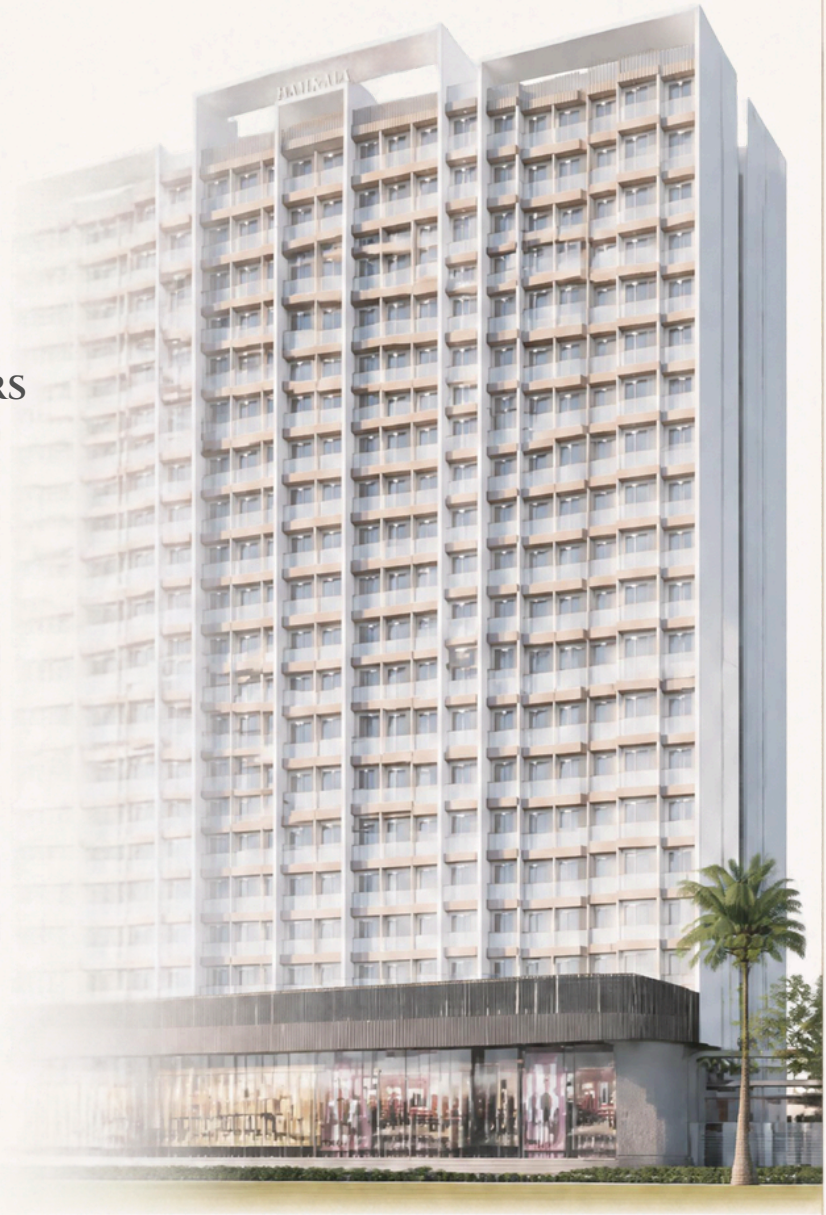
Located **directly on Achole Cross Road**, Vasai East, Dharma Residency enjoys convenient access to healthcare, neighbourhood landmarks, civic services and key road connections.



DHARMA
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GROUP OF COMPANIES

A NEW CHAPTER BEGINS



DHARMA BUILDERS & DEVELOPERS

SITE OFFICE — Dharma Residency
Building, Near Evershine,
Opposite Veena Dynasty Building,
Achole Cross Road, Vasai East

OFFICE — Shop No. 1,
Ramkala Group of Companies,
Sagar Prakash Building,
Opposite Air India Colony,
Babul Pada Road,
Near Galanagar, Nallasopara East

ramkalagroup.com
ramkalagroupofcompanies@gmail.com
+91 78210 72710

PROFESSIONAL TEAM

Architects —
Arc Deven Mistry, Arc Sameer Ansari

Structural Engineer —
Jyotiba Patil

Advocates —
Adv. Anish Kalvert, Adv. Devendra Raut

MAHARERA QR CODE

WEBSITE QR CODE

RERA REGISTRATION NO. PM1240002601595