



 **Bavla, Ahmedabad** **Call : 9513-540-036** **www.krupal.com**

PROJECT BY



PMC



PRINCIPAL DESIGN
CONSULTANT



STRATEGIC PARTNERS



Scan for Location

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Crowd Multiplier





Open Area - 78%

More open space means cleaner air, wider surroundings and a peaceful living environment.



Planning - HCP Designed

Master plan by HCP ensures world-class design and enduring value for generations.



Garden Facing - 100%

Every plot faces a garden, offering uninterrupted green views and a pleasant setting.



Tree Count - 10,000+

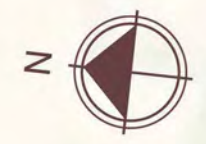
10,000+ trees create a rare green ecosystem with shade and a refreshing environment.



Lifestyle - Exclusive

A limited community for those who value privacy, nature and refined living.



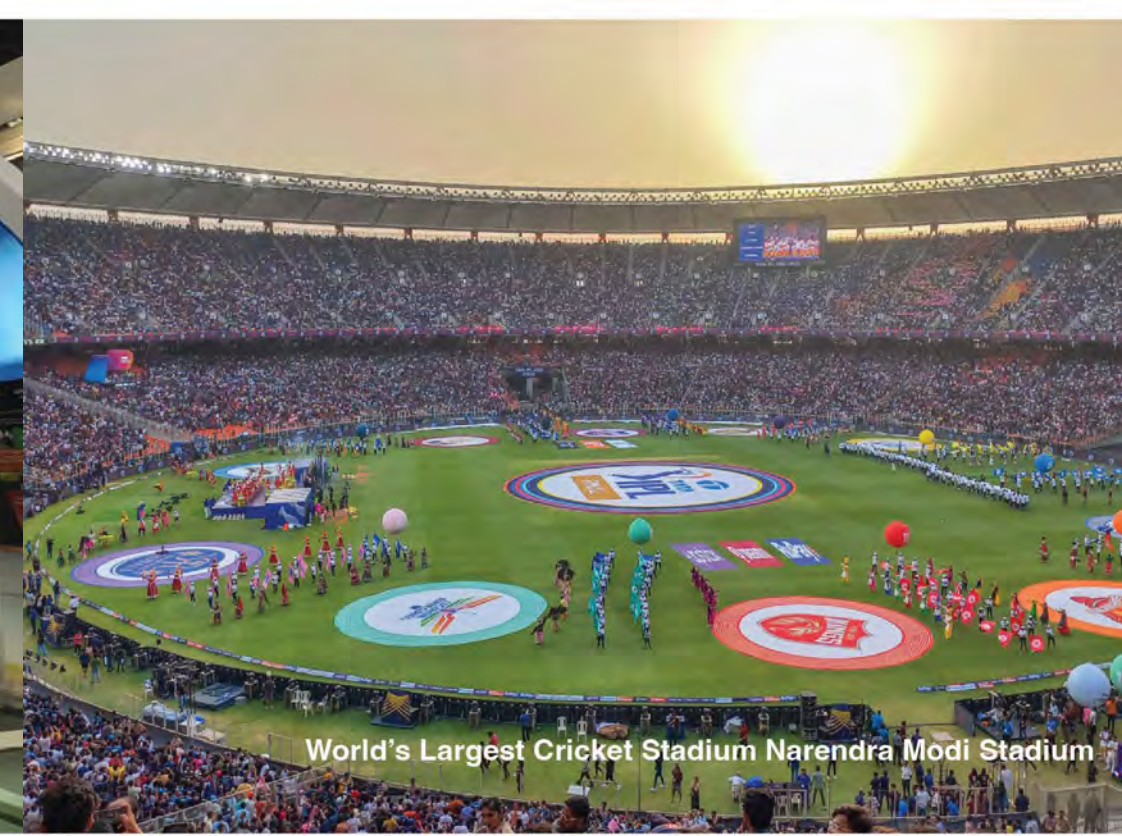


When the world watches Ahmedabad, *smart investors like you act.*

- Host city for **2030 Commonwealth Games** and strong contender for **India's 2036 Olympic** bid, bringing massive infrastructure investment.
- Global sporting events drive **property appreciation, tourism and rental demand.**
- **Ahmedabad–Mumbai Bullet Train corridor** will drastically reduce travel time and boost regional land value.
- Ranked among **India's fastest-growing cities**, with a GDP growth rate outpacing most metros
- Population crossing 10 million+, driving **massive demand** for residential and commercial spaces
- Declared a **UNESCO World Heritage City** a global stamp of cultural and economic prestige



Ahmedabad Metro



World's Largest Cricket Stadium Narendra Modi Stadium



2030 Commonwealth Games Plan



UNESCO World Heritage City



Ahmedabad–Mumbai Bullet Train corridor



Sabarmati River Front



The next chapter of *growth begins at Bavla, Ahmedabad.*



Strategically positioned near Ahmedabad and Sanand, Bavla sits at the heart of India's most ambitious industrial belt connected via **NH-47, NH-8A** and firmly within the **Delhi-Mumbai Industrial Corridor (DMIC)**



The **Bavla corridor** sits at the heart of one of India's most thriving **pharmaceutical, chemical, plastic machinery, and auto-component industrial clusters**. Bavla has become a logistical goldmine, drawing corporates and workforce alike



Sanand's proximity **home to Tata Motors, Suzuki and major MNC manufacturing plants** creates a natural spill over of professionals seeking quality residential communities nearby



As corporates move in, infrastructure strengthens **better roads, utilities and civic amenities** follow, further elevating the area's land value



Rising workforce population is **creating strong, sustained demand for well-planned, serene residential communities** making now the ideal entry point



Land near Bavla growth corridors has **historically delivered 500% appreciation** within a decade





A rare chance to own land in
an orchard-inspired green haven with
modern club living.

Imagine owning land where your kids will play happily outdoors, while you unwind with a cup of coffee in the private backyard. Your grandparents will enjoy meaningful moments with others their age, surrounded by fresh air and peace. It's the life your family deserves, full of joy and togetherness. At Krupal Anand, every detail is crafted for your comfort, nestled in a serene location that's still close to the city.



Not landscaping but an ecosystem.
Your land in the shade of 10,000+ trees.



Not just land but a garden without compromise.
Your land where every home faces a private garden.



Not just land but space as the new luxury.
Your land with 78% open green space.



Not just land but an investment like a resort.
Your land with a 7-acre club lifestyle.



Not just land. Designed for generations.
*Your land planned by the architects of
New Indian Parliament.*

HCP the force behind landmarks like the Indian Parliament Building, Sabarmati Riverfront and Kashi Vishwanath Dham, now shapes Krupal Anand. Their renowned planning expertise crafts the land, villas and grand 7-acre club, blending architectural precision with the orchard-inspired Vatika landscape to create a truly exceptional living experience.



Not just land but a great product at a great value.
Your land built on design, nature and value.



**The rarest luxury! Your plot with a private
*backyard garden, your own aangan.***

Step into the rare comfort of your own Aangan, a private backyard garden that extends your home into nature. Whether it's a relaxed barbecue, evening tea with family or a quiet moment with a book, this lush green space becomes your everyday retreat. Surrounded by flowers and thoughtfully curated greenery, it evolves beautifully with the seasons. To make it truly yours, choose from three distinct garden design themes, shaping a personal sanctuary that reflects your lifestyle.



**Enjoy direct access to vatika themed
*gardens from your own aangan.***

For the first time in Gujarat, experience a home where your private backyard opens directly into the soul of nature. Your Aangan is no longer just a garden; it is your personal gateway to a sprawling network of orchard-themed Vatikas. Imagine stepping through your back gate to find yourself instantly immersed in the seasonal bounty of Akshar Vatika or the fragrant blooms of Madhurya Vatika.



Discover the 9 vaticas. Nine gardens,
nine ways to live closer to nature.

From joyful play zones to tranquil meditation corners, each Vatika offers a unique experience. Together they create a community where nature, wellbeing and togetherness flourish.



Utsav Vatika



Urja Vatika



Bal Vatika



Ved Vatika



Madhurya Vatika



Shanti Vatika



Sarovar Vatika



Akshar Vatika



Sangam Vatika

Bal Vatika,
where childhood finds its roots.

At Bal Vatika, we have traded screens for soil and laughter. Designed to revive the timeless joy of gitte, kho-kho and hide-and-seek, this vibrant sanctuary invites children to explore a world of physical wonder.

Undulating mounds, colourful play zones, sandpits and splash pools create a sensory play landscape, while thoughtful parental seating lets adults relax and watch children explore, imagine and grow safely in a green, welcoming space.



Ved Vatika, restore your spirit amidst medicinal greenery.

Ved Vatika is a serene healing garden where morning light, medicinal plants, and ancient herbs create a space for restoration and inner balance. Gentle pathways and acupressure walks encourage mindful movement, yoga and meditation, allowing you to slow down, breathe deeply and reconnect with nature's quiet wisdom.



Akshar Vatika, discover the layers of abundance.

Step into **Akshar Vatika**, a living orchard where nature's abundance unfolds with every step. Meandering paths, stepping stones and shifting light through the canopy create a journey of mindful discovery. As you wander, pause to enjoy nature's gifts—sun-warmed guavas and sweet mangoes—bringing the simple joy of fresh harvests closer to home.



Madhurya Vatika, a symphony of scent and colour.

Madhurya Vatika is a fragrant garden where jasmine, roses and flowering trees fill the air with comforting aromas and memories. Layered greenery, colourful blooms and shaded pergolas create cozy seating corners beneath a cool canopy. With changing seasons and soothing scents, it offers a calm, beautiful space to relax and reconnect with nature.



Sarovar Vatika, a cooling escape for every generation.

Sarovar Vatika is a tranquil garden cantered around a serene pond that brings calm and balance. Framed by lush plantations, open lawns and gentle mounds, it features gazebos and comfortable seating for quiet moments or gatherings. While children enjoy the playful charm of water, adults can relax and soak in the refreshing, peaceful atmosphere.



Shanti Vatika, *the emotional heart of the community.*

Shanti Vatika is a serene, Zen-inspired retreat where families reconnect and time slows down. Gentle pathways, quiet seating corners and soothing natural textures create a safe, calming space for walks, conversations or silent reflection. Here, grandparents, children and families share peaceful moments, nurturing care, comfort and timeless connections under open skies.



Urja Vatika, *your daily destination for strength and spirit.*

Urja Vatika is a vibrant outdoor fitness garden where movement feels natural and energizing. A looping track invites jogging and brisk walks through lush greenery, while bright red, yellow and orange blooms keep the space alive with energy. Surrounded by fresh air and open skies, every workout here feels refreshing and uplifting.



Sangam Vatika, *the soul of the village.*

Sangam Vatika is a warm gathering space inspired by traditional village courtyards. Shaded by majestic trees, raised stone seating invites neighbours to sit, talk and share laughter. Gentle pathways lead to peaceful corners where evenings unfold slowly, turning simple conversations into lasting friendships and meaningful community connections.



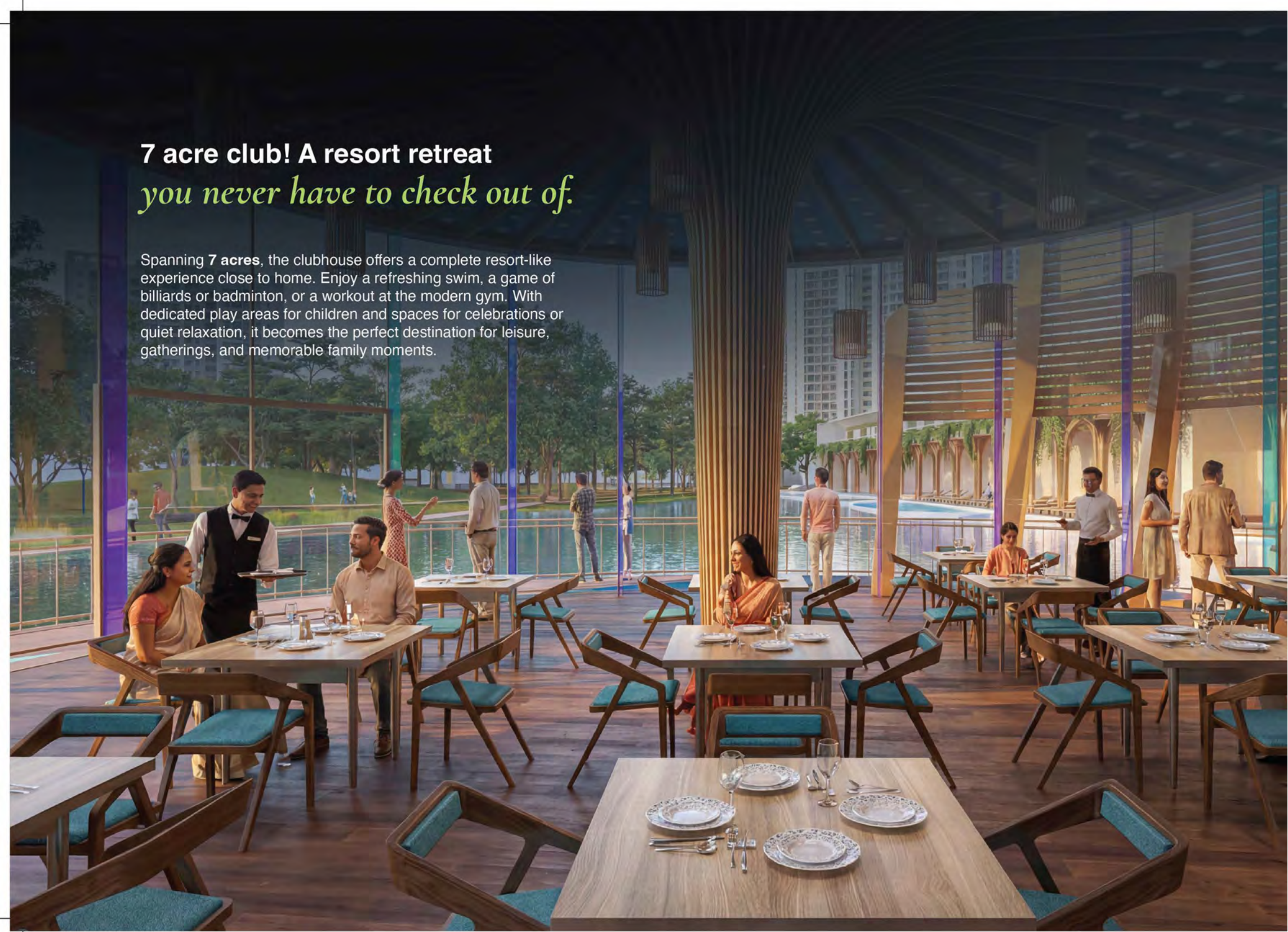
Utsav Vatika, *the stage for life's happiest chapters.*

Utsav Vatika is a joyful garden made for celebrations and special moments. From birthdays to festive gatherings, it offers a beautiful setting under open skies. Flowering shrubs create colourful backdrops for photos, while soft lawns and fresh air turn every gathering into a lively, memorable occasion for family and friends.



7 acre club! A resort retreat
you never have to check out of.

Spanning **7 acres**, the clubhouse offers a complete resort-like experience close to home. Enjoy a refreshing swim, a game of billiards or badminton, or a workout at the modern gym. With dedicated play areas for children and spaces for celebrations or quiet relaxation, it becomes the perfect destination for leisure, gatherings, and memorable family moments.



PREMIUM CLUB & RESORT

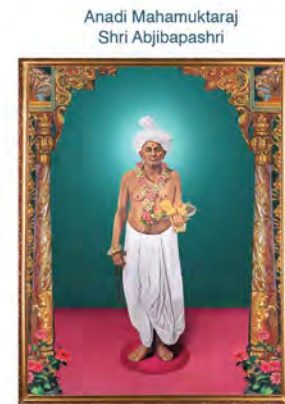
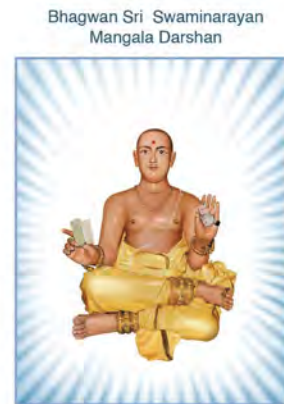
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|---|--|---|--|--|--|
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Swimming Pool | 
Gym | 
Box Cricket | 
Billiards | 
Table Tennis | 
Theatre |
| 
Children's play area | 
Library | 
Badminton | 
Chess | 
Music | 
Drawing |
| 
Banquet Hall | 
Restaurant & Café | 
Super Delux Stay Rooms | 
Game Zone | 
Grocery Store | 
Conference & Meeting Room |
| 
Yoga | 
Party Lawn & Garden | 
Cycle Track | | | |



Perfect for *regional connectivity*.

- Easy connectivity with all major locations of Ahmedabad and other cities like Sanand, Viramgam, Limbdi, Surendranagar and Dholka.
- Only 25 minutes from Sarkhej, Ahmedabad
- Proximity to Delhi, Delhi-Mumbai Industrial Corridor
- Easily connected to the major developments of the new emerging Ahmedabad.
- Near Ahmedabad - Rajkot NH47





Guruvarya Anadimukta Param Puja Shri Narayanmama

Blessed from the Perfectly Satisfying Spiritual Mentors-

- Supreme Lord Bhagwan Sri Swaminarayan
- Anadi Mahamuktaraj Param Puja Shri Abjibapa and Samarth Sadgurus
- Guruvarya Anadi Muktaraj Param Puja Shri Narayanmama
- & Anadi Mukta Puja Shri Leelamasi



Our Vision Your Trust

Our Prime objective is to Deliver the Best Services,
by Inculcating Highest Ethical Standards,
Purest Moral Values and Enriched Culture.

Built on trust. Proven by time.

Celebrated by awards.

- **15+** years of leadership in the real estate industry
- Over **30 lakh sq. ft. developed** across residential, commercial, and plotting spaces
- **Awarded Most Trusted Developer**, facilitated by the Honourable Chief Minister of Gujarat, Shri Bhupendrabhai Patel
- **Recognized for Innovative Commercial Space** by The Times of India

