KEPLAN



Sales Partners



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Premium Luxury Apartments © VELACHERY

Off Taramani Link Road

No wall sharing Privacy Guaranteed...







ABOUT PROJECT

PROJECT DETAILS:

- Luxurious 2BHK Apartments
- ❖ Type Fully stilt + 3 floors
- ❖ Total Units 6 NOS / 2 IN EACH FLOOR
- ❖ BUA 800 SQ FT

PROJECT HIGHLIGHTS:

- Luxurious Apartments @ Heart of Velachery Vijayanagar terminal.
- Spacious 2 BHK Apartments / Only 2 units in each floor.
- ❖ No wall sharing / Privacy Guaranteed.
- Lift with Spacious covered car parking.

UNBELEIVABLE OFFER !!!

- .. Offer only Applicable for 1st Two bookings.
- Get your Dream flat in prime location at just 71 lakhs with [Flat cost + Additional charges + GST charges+EB & TNWSSB Charges+Full fitted Interior works]

PROXIMITY ADVANTAGES:

- ❖ Famed hospitals & CBSE schools in close proximity
- ❖ Just 1.2 kms from Vijaya Nagar Bus stand.
- ❖ Just 500 meters from Velachery Taramani link mega road.
- ❖ Just 1.5 kms from Velachery Railway station
- ❖ Just 600 meters from Perungudi Railway station.
- Just 4 kms Phoenix Mega mall
- ❖ Just 6 kms Guindy Junction
- ❖ Just 3.5 kms OMR junction
- ❖ Just 5 kms Pallikaranai junction

ADDITIONAL BENEFITS:

- 70 % construction works completed Customization Advantages for the early birds...
- * Additional open car parking facility available for easy access.

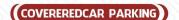
EXITING & UNBELIEVABLE OFFER!!! Fully fitted interior works, Cupboard works, false ceiling works @ Living dining & 1 Master bedroom. Modular kitchen & More.

A Leisurely OUTDOOR LIFESTYLE..



The Master Piece -orientation is purpose designed to ensure panoramic views, and plenty of sunlight and ventilation in your home. The large windows invite the beauty of the outdoors to seamlessly fuse with the indoors. Quality glazed windows keep the home cool even during the summer.

Premium Luxury Apartments









1st, 2nd & 3rd Floor







SPECIFICATIONS

STRUCTURE

* Basement

+3' height from the existing road level

* Structure

Individual column footings with beams & slabs as per structural drawings.

* Superstructure

All external walls with 9" thick in CM 1:5 and partition walls in 4½" thick brick work in CM 1:4.

JOINERIES

★ Main door

First Quality Indian teak wood door frame and panelled door shutter with necessary brass fittings with lock .

★ Internal Doors

Padak Wood (First Quality) door frame and paintable skin door shutter with aluminum fittings and lock.

* Windows

Padak Wood (First quality) frame and single glazed shutters with aluminum fittings and MS grill. (12mm Sq Bar)

PLASTERING

* Plastering

Plastering smooth the exposed surface of concrete with CM 1:3 in 6 mm thick and internal and external walls with CM 1:4. 20mm thick

FLOORING

* Rooms

800mm x 800mm Vitrified tiles flooring (Basic cost Rs.70/- per sqft) and skirting.

* Bathroom

12"x12" ceramic tile flooring (Basic cost Rs.50/- per sqft)

★ Wall tiles

18"x 12" glazed tiles (Basic cost Rs.50/- per sqft) dadoing up to 7'0" at Bath Rooms and 4'0" at kitchen.

* Car park

Designer tiles flooring

PAINTING

* Main door

French polish with melamine matt.

★ Internal Doors & windows

Two coats of enamel paint with one coat of primer and full patti.

* Internal walls

One coat of primer and two coats of premium emulsion with full patti.

* External walls & Ceilings

One coat of cement primer and two coats of ACE outer emulsion.

KITCHEN & LOFT

* Kitchen platform

Black galaxy granite top and 24"x18" S.S.sink

* Loft

Each Room having one loft and one open cupboard without wood work.

PLUMBING & SANITARY WORK

★ European water closet

Cascade Model Floor / wall mounted white colour. (Parry / Hindware)

* Pipelines

3/4" CPVC pipes for concealed lines & 1" x 1½ x 1½ UPVC pipes for tank delivery and 2½" & 4"PVC pipes for waste & sanitary lines.

★ CP ættings

Metro make CP fittings for Hot & cold water taps and Basin taps.

ELECTRICAL

- ★ All wires of ISI Standard Finolex / Orbit and ROMA/ MK make Modular Switches.
- ★ DB with change over switches at all floors.
- \bigstar Inverter wiring for all rooms for selected points.

PLUMBING & SANITARY WORK

Entrance

★ Light point - 1 Nos

Living:

- ★ Fan Point 2 Nos
- ★ Light Point 2 Nos
- ★ TV Point 1 No & 5A plug point 3 Nos.

Dining:

★ 5A plug point in switch control box 15A plug point for fridge - 1Nos

15A plug point for washing machine - 1 Nos.

Bedroom: ★ Two way point for light & Fan point

Two way point for light & Fan point

With regulator, 5A - plug point

- 1 Nos

15A AC point - 1 Nos





