



# KALPATARU Royale

A PEACEFUL  
HOME IN THE  
HEART OF  
MEDAVAKKAM



**KALPATARU**  
CONSTRUCTIONS

A photograph of a family of three in a park. The father, on the left, has a beard and is wearing an orange polo shirt. The mother, in the center, has long brown hair and is wearing a light green top. The child, on the right, is wearing a bright green tank top and blue shorts, and has their hand near their mouth. The background is a lush green park with trees and grass.

**LIVE AMIDST NATURE  
WITH CLEAR SKIES,  
STUNNING VIEWS  
& CHIRPING OF BIRDS**

# ABOUT US

Kalpataru Constructions is a pioneering real estate company in Chennai. Kalpataru aims to fulfill the dream of every homeseeker with inspiring designs, through the promise of quality and premium construction at the most desirable locations in Chennai. Kalpataru creates the city's landmarks at the best affordable price.

Each of our projects is built on the strong grounds of our customer's trust and an unshakable commitment to provide them the finest homes. This dedication encourages us to nurture even the minutest detail with utmost care. We ensure prompt response to our clients. We believe in the saying, **"your dream is our dream"** and so here we are to bring your dream home to reality.

Kalpataru is one among the group companies of our organization. Kalpataru is the brand name we give to your fulfilled dream of a beautiful home. Ever since the establishment of our group, each step we took, led to a new beginning for our organization. We are involved in promoting Residential homes, creating Duplex houses, Row houses, Individual Villas and Developing plots in and around Chennai and other parts of Tamil Nadu.



THE NAME YOU CAN TRUST FOR GENERATIONS

# KALPATARU ROYALE

Kalpataru Royale – as the name implies, is the icon of beauty at its best. Kalpataru brings you the synonym of space, luxury and elegance at an affordable price in the heart of the city.

Residing at the back of a mesmerizing view of lush Greenery in the lap of Mother Nature with greenery filling up the vicinity, the Elegantly designed Residential Gated Community steals the hearts of the onlookers.

Creating an exclusive lifestyle are 43 well Designed & Planned luxurious homes with the options of 1 BHK, 2 BHK, 3 BHK & Pent houses strategically located off the Medavakkam High Road and set in the confluence of Velachery, Sholinganallur (OMR) & Tambaram. Kalpataru Construction's "ROYALE" is proud to amalgamate a host of world-class contemporary amenities to create an exceptional living space for you.

Just 10 mins from Velachery, that offers an upscale lifestyle loaded with Conveniences, leisure indulgences with acres of Greenery around .

Come aboard on Kalpataru's Royale and embrace your desire for a beautiful home!!!



- Peaceful Surrounding
- Eco-friendly Environment
- Efficient Sizes
- Affordable Pricing
- Premium Quality Construction
- Timely Completion



## PREMIUM LIFESTYLE

- \* Clear title
- \* 40 feet road
- \* Gated Community
- \* Covered Car Park
- \* CCTV Surveillance
- \* World class elevation
- \* High end specifications
- \* Sewage treatment plant
- \* House keeping facilities
- \* Elevator for every block
- \* Wifi enabled community
- \* RERA & CMDA Approved
- \* Approved by various banks
- \* Vaastu Compliant Apartment
- \* Possession :Within 27 months
- \* 24 hrs round the clock Security
- \* Flat Sizes : 782 sq.ft – 1280sq.ft
- \* 43 luxurious & spacious Apartments
- \* 1 BHK, 2 BHK, 3BHK & Pent Houses
- \* Abundant natural ground water supply
- \* A Calm, Secured & Peaceful Residential Zone
- \* Intercom facility in all the individual apartments
- \* A beautiful scenic view along the Proposed Site
- \* 1 KM inside off Tambaram - Medavakkam Main road
- \* Cross ventilation for ample sunlight and cool breeze
- \* Experience safe living in Earthquake Resistant homes
- \* Power Backup for all Common Areas & Individual Apartments
- \* View the common area CCTV Surveillance in your home TV screen
- \* Expertise floor plan design with optimum utilization and more carpet area
- \* Surrounded by Residential Houses, Hospitals, Supermarkets, IT Companies

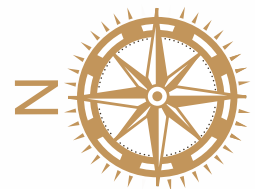
# DAY VIEW



NIGHT VIEW



# STILT FLOOR PLAN





# TYPICAL FLOOR PLAN FIRST FLOOR



# TYPICAL FLOOR PLAN SECOND FLOOR



# TYPICAL FLOOR PLAN THIRD FLOOR

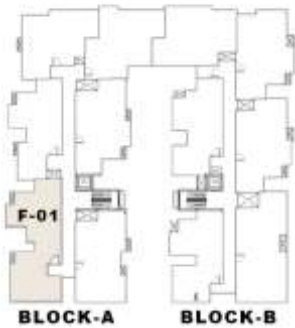


# TYPICAL FLOOR PLAN FOURTH FLOOR



# BLOCK A

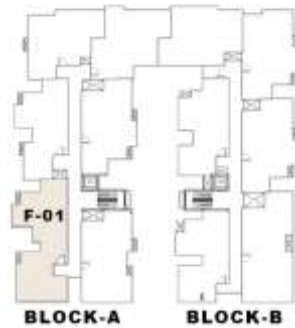
## LOCATION PLAN



Flat No:101 (3BHK 2TOI)  
S.A:1278.00 Sq.ft



## LOCATION PLAN

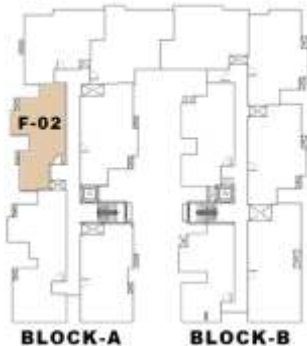


Flat No : 201 / 301 / 401  
(3BHK 2TOI)  
S.A:1278.00 Sq.ft



# BLOCK A

## LOCATION PLAN

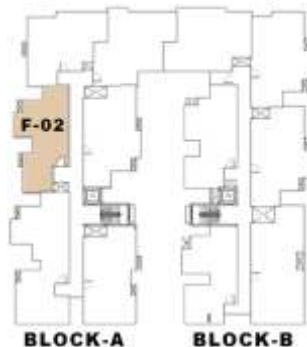


Flat No:102 (2BHK 2TOI)  
S.A:929.00 Sq.ft



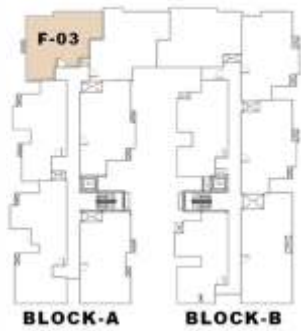
Flat No: 202 / 302 / 402  
(2BHK 2TOI)  
S.A:929.00 Sq.ft

## LOCATION PLAN

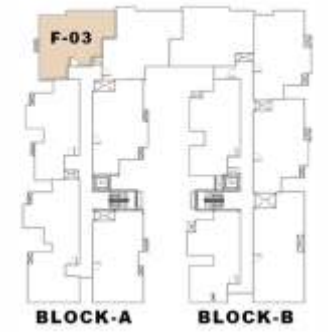


# BLOCK A

## LOCATION PLAN



## LOCATION PLAN



Flat No: 103, 203, 303  
(2BHK 2TOI)  
S.A: 954.00 Sq.ft

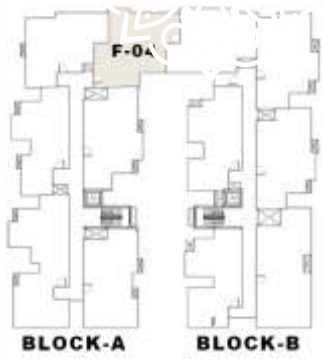


Flat No: 403 (2BHK 2TOI)  
S.A: 966.00 Sq.ft



# BLOCK A

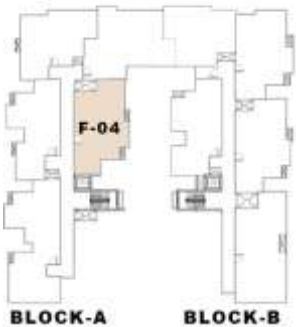
## LOCATION PLAN



Flat No:104 / 204 / 304  
(2BHK 2TOI)  
S.A:1015.00 Sq.ft



## LOCATION PLAN



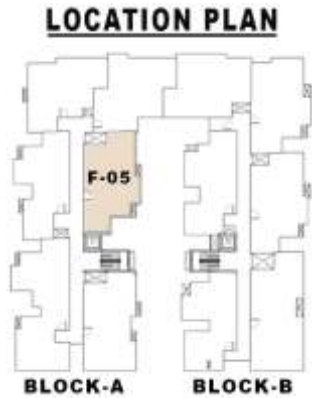
Flat No: 404 (2BHK 2TOI)  
S.A:1007.00 Sq.ft



# BLOCK A



Flat No: 105 (2BHK 2TOI)  
S.A:1002.00 Sq.ft



Flat No: 205 / 305  
(2BHK 2TOI)  
S.A:1002.00 Sq.ft



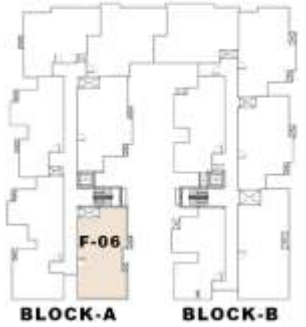
# BLOCK A

Flat No: 206 (2BHK 2TOI)  
S.A:868.00 Sq.ft

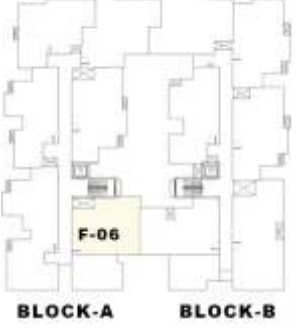


Flat No: 106 (2BHK 2TOI)  
S.A:1021.00 Sq.ft

**LOCATION PLAN**



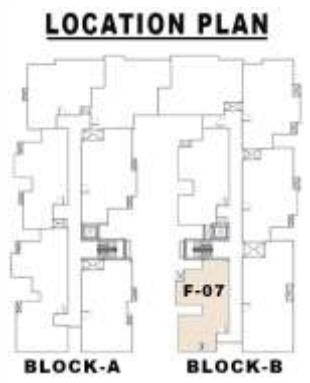
**LOCATION PLAN**



21'-0"

# BLOCK B

Flat No: 107 (2BHK 2TOI)  
S.A:919.00 Sq.ft

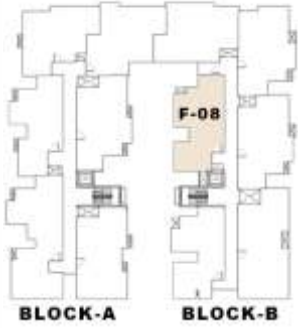


Flat No: 207 (2BHK 2TOI)  
S.A:915.00 Sq.ft



# BLOCK B

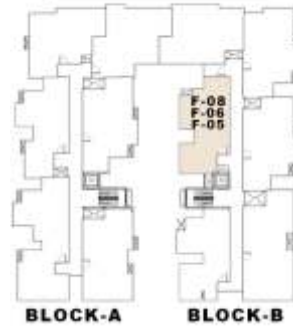
**LOCATION PLAN**



Flat No: 108 (2BHK 2TOI)  
S.A:936.00 Sq.ft



**LOCATION PLAN**



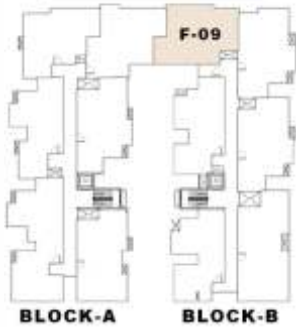
Flat No: 208 / 306 / 405  
(2BHK 2TOI)  
S.A:939.00 Sq.ft



# BLOCK B



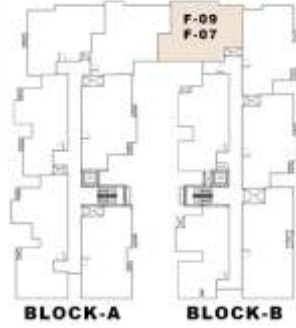
## LOCATION PLAN



Flat No: 109 (2BHK 2TOI)  
S.A:1042.00 Sq.ft



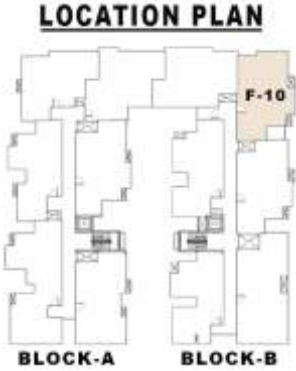
## LOCATION PLAN



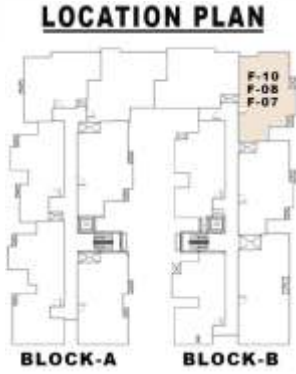
Flat No: 209 / 307 (2BHK 2TOI)  
S.A:988.00 Sq.ft



# BLOCK B



Flat No: 110 (2BHK 2TOI)  
S.A:993.00 Sq.ft

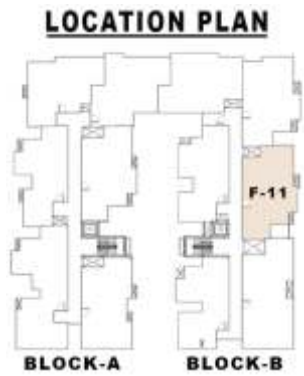


Flat No: 210 / 308 / 407  
(2BHK 2TOI)  
S.A:993.00 Sq.ft

# BLOCK B



Flat No: 111 (2BHK 2TOI)  
S.A:993.00 Sq.ft

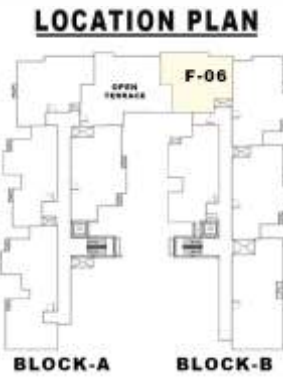


Flat No: 211 / 309 / 408  
(2BHK 2TOI)  
S.A:993.00 Sq.ft

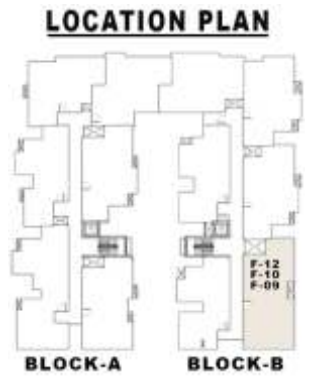


# BLOCK B

Flat No: 406 (1BHK 1TOI)  
S.A:782.00 Sq.ft



Flat No: 112 / 212 / 310 / 409  
(3BHK 2TOI)  
S.A:1197.00 Sq.ft





## GREEN BUILDING LIFESTYLE

Kalpataru Royale is environment friendly homes that comes with:

- \* Low VOC paint
- \* Solar power plant for common areas
- \* Sewage treatment plant (STP) to recycle water
- \* Masterfully planned to allow generous amount of lighting and ventilation in each flat/apartment

**& Much more planned green initiatives**

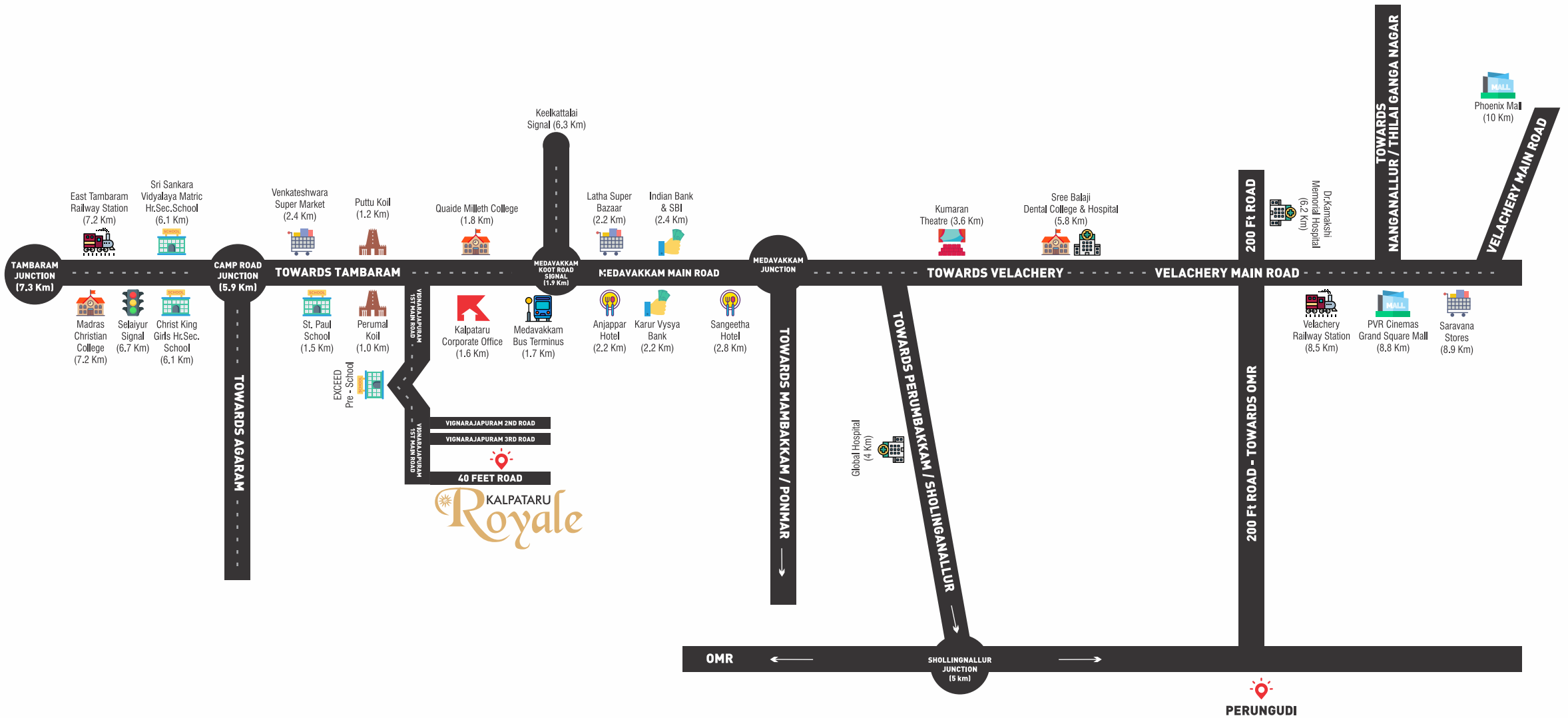
## BENEFITS OF KALPATARU

- \* Reliability
- \* Best Quality
- \* Transparency
- \* Prime Location
- \* On Time Delivery
- \* Trust & Excellence
- \* Best in Class Specifications

**WORLD CLASS  
AMENITIES**



# KEY PLAN



\*Key Plan Not to Scale

# SPECIFICATIONS

## CIVIL WORKS

- \* Structure-Seismic zone III Compliant RCC Framed Structure
- \* Walls-8" thick External & 4" thick walls internal with Solid Blocks / Red bricks
- \* Plaster for Ceiling, Inner & Outer Walls

## FLOORING CLADDING

- \* Living/Dining/Kitchen/Bedroom-2'0" x 2'0" Double Charge Vitrified Tiles
- \* Bath Wall Cladding - Glazed tiles up to Lintel height from the floor level & Anti-skid Ceramic floor tiles
- \* Kitchen Platform-Black Granite platform with S.S. Sink Bowl and 2'0 ht ceramic tiles dadoing above the counter level

## CARPENTRY

- \* Main door - Teak wood frame & panelled door Shutters with branded / equivalent fittings
- \* Bedroom door - Country wood frame with flush door shutters with branded / equivalent fittings
- \* Bath cum Toilet door - PVC laminated flush door shutters with branded / equivalent fittings
- \* Windows-Good Quality UPVC sliding & Openable windows with safety grills

## PAINTING

- \* Internal Walls finished with putty and white Emulsion paint finish
- \* External Walls finished with Premium Anti-Fungal Exterior Weather Paint Finish
- \* Other Wooden Joineries - Enamel Painting Finish
- \* Main Door- Varnishing Finish

## TOILETS

- \* Sanitary Ware - Concealed flush tank with Closet & Wash basins from Jaquar / Kohler / Parryware / Hindware / Ess Ess
- \* CP Fittings - Divertors from Jaquar / Kohler / Metro / Johnson / Ess Ess
- \* Provision for Geyser, Exhaust Fan

## WATER

- \* Adequate bore wells
- \* Concealed CPVC pipes
- \* Water supply lines - UPVC pipes

# SPECIFICATIONS

## ELECTRICAL

- \* Wires/Pipelines - Concealed FRLS Copper wiring by - ISI Branded Finolex / Polycab / Kundan / Orbit / Norwood
- \* Modular Switches - MK / Norwood / Anchor Roma/ any Equivalent Brands
- \* MCB Equipped Distribution Board
- \* AC points provision in all bedrooms and living area

## POWER SUPPLY AND GENERATOR

- \* Three Phase Power supply with generator back up for common areas, lifts and 500 watts for each individual apartments

## ELEVATORS

- \* Lifts- Automatic passengers lifts by Kone / Johnson / Golden/ any other ISI branded elevator.

## SEWAGE

- \* Sewage Treatment plan
- \* The Sewage will be safely recycled for watering gardens etc.,

## LANDSCAPE

- \* The project will be adequately landscaped with lush gardens & walkways

## COMMON AREA

- \* Car Park - Cement finish pavement Blocks / Flooring
- \* Staircase & Lobbies - Granite/ Vitrified Tiles / Kota Stone

# PAYMENT SCHEDULE

Rs.2,00,000/- ( Booking Amount)

20%	Sale Agreement (within 30 days of booking)
20%	Construction Agreement (within 40 days of booking)
10%	Completion of Foundation
10%	Completion of 1st Floor Roof slab
10%	Completion of 2nd Floor Roof slab
10%	Completion of 3rd Floor Roof slab
10%	Completion of 4th Floor Roof slab
5%	Completion of Brick work & Plastering of Respective Apartment
5%	Before Handing Over

SIDE VIEW





**CORPORATE OFFICE:**

No: 7/493, 1st Floor, Velachery Main Road, Vijaynagaram  
Medavakkam, Chennai – 600 100.

**SITE ADDRESS:**

GURU GANESH NAGAR, Vignarajapuram Extension,  
Vengaivasal, Chennai – 600 073.

MEMBER



RERA.NO: TN/01/BUILDING/0228/2018/www.tnrera.in

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