

It's time to evolve your lifestyle





Evolve with the finest





Evolve to the pristine environment

When you are ready to move forward in your life, we're ready with the finest abode to match. With its unparalleled quality standards and world-class finishes, each apartment at Elanza feels like the finest expression of a stylish home with the very best the world has to offer.



Artist's impression for representation only



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Evolve to the pinnacle of grandeur

Elanza is a contemporary haven,
thoughtfully crafted in every detail
for your everyday peace of mind.

The sophistication of
spaciously created rooms with
breathtaking design aesthetics
elevates your lifestyle and provides
you with a sense of grandeur
throughout your life.



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Evolve to the perfect leisure

The bespoke luxury amenities and features at Elanza elevate and enliven your daily life. You can plunge into a plethora of activities that rekindle family fun and the spirit of community living. Thanks to a well-equipped fitness centre, an infinity pool and a lot more, you'll be living your best life all year.



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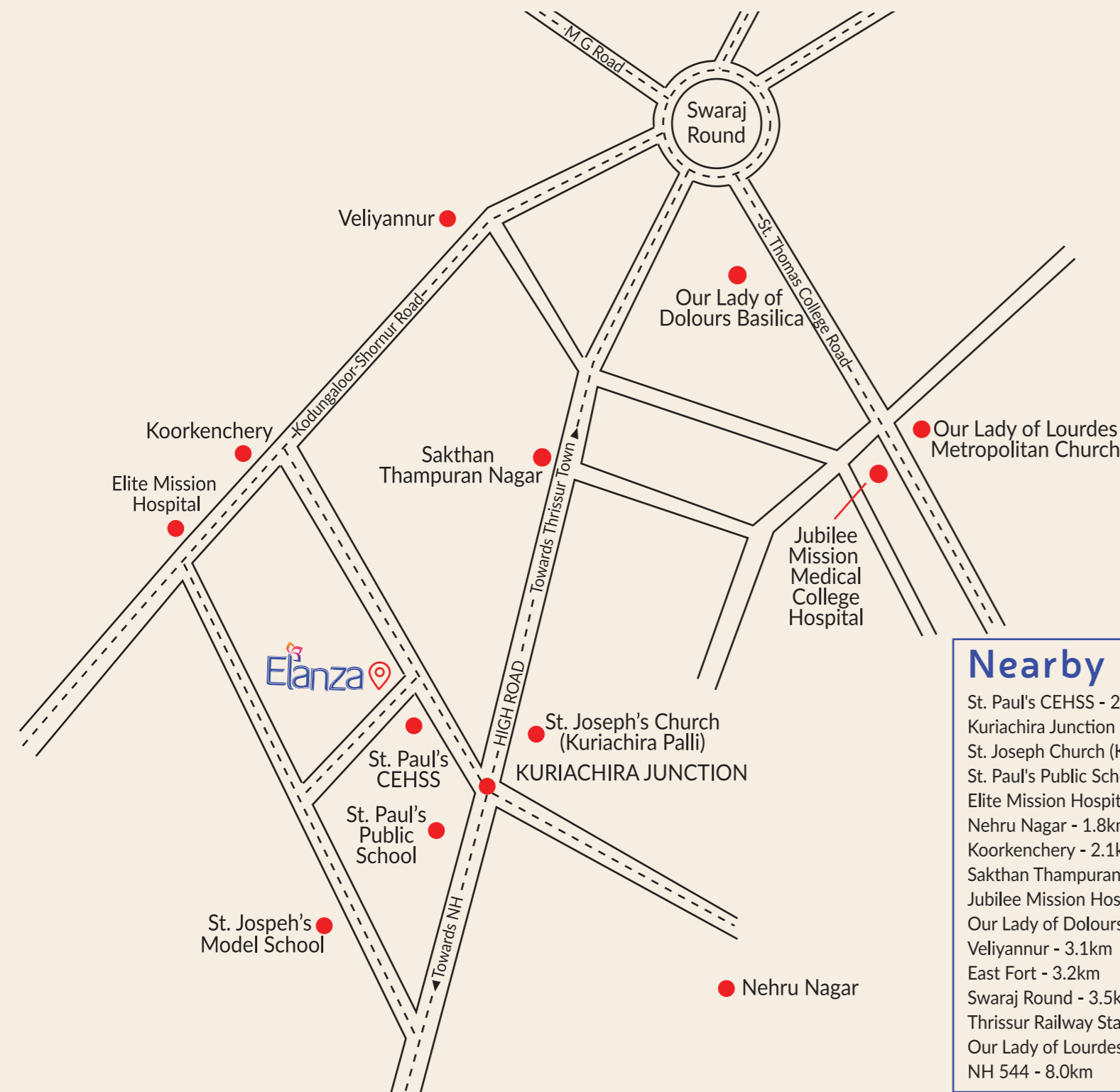


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Location map



Nearby landmarks

- St. Paul's CEHSS - 230mtrs
- Kuriachira Junction - 600mtrs
- St. Joseph Church (Kuriachira Palli) - 650mtrs
- St. Paul's Public School - 900mtrs
- Elite Mission Hospital - 1.7km
- Nehru Nagar - 1.8km
- Koorkenchery - 2.1km
- Sakthan Thampuran Stand - 2.8km
- Jubilee Mission Hospital - 2.9km
- Our Lady of Dolours Basilica - 2.9km
- Veliyannur - 3.1km
- East Fort - 3.2km
- Swaraj Round - 3.5km
- Thrissur Railway Station - 3.8km
- Our Lady of Lourdes Church - 3.9km
- NH 544 - 8.0km

Amenities & Specialities



Air Conditioned Fitness Centre



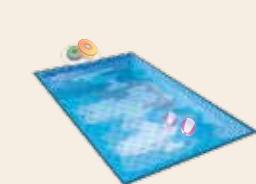
Air Conditioned Indoor Games Hall



Children's Play Area



Air Conditioned Multi Recreation Hall



Swimming Pool & Kids Pool



Yoga Center & Flexible Office Space



Party Area with BBQ



Reading Room



Air Conditioned Guest Bed Rooms



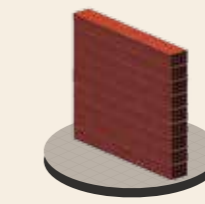
Driver's Room with Toilet



Maid's Room with Toilet



Texture finished walls for beauty & durability



Porotherm brick for heat insulation



10 KW Solar Power for Common Area



RO Water for Drinking & Cooking

Type A - 3 BHK



Saleable Area (As per K-RERA): 154.86 sq.m. (1667 sq.ft.)
Carpet Area (As per K-RERA): 113.54 sq.m. (1222 sq.ft.)
Area of exclusive balcony: 5.81 sq.m. (63 sq.ft.)
Area of external wall: 8.63 sq.m. (93 sq.ft.)
Share of common area: 26.88 sq.m. (289 sq.ft.)

Type B - 2 BHK



Saleable Area (As per K-RERA): 116.74 sq.m. (1257 sq.ft.)
Carpet Area (As per K-RERA): 82.13 sq.m. (884 sq.ft.)
Area of exclusive balcony: 6.02 sq.m. (65 sq.ft.)
Area of external wall: 8.32 sq.m. (90 sq.ft.)
Share of common area: 20.27 sq.m. (218 sq.ft.)

• All dimensions are in centimeters • Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • Structural members may slightly vary after the final design.
• The carpet area as per K-RERA is the area excluding the external wall and balcony/verandah • The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness.

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Type C - 3 BHK



Saleable Area (As per K-RERA): 135.85 sq.m. (1462 sq.ft.)
Carpet Area (As per K-RERA): 97.03 sq.m. (1044 sq.ft.)
Area of exclusive balcony: 7.08 sq.m. (76 sq.ft.)
Area of external wall: 8.16 sq.m. (88 sq.ft.)
Share of common area: 23.58 sq.m. (254 sq.ft.)

Type D - 3 BHK



Saleable Area (As per K-RERA): 136.63 sq.m. (1471 sq.ft.)
Carpet Area (As per K-RERA): 97.03 sq.m. (1044 sq.ft.)
Area of exclusive balcony: 7.10 sq.m. (76 sq.ft.)
Area of external wall: 8.79 sq.m. (95 sq.ft.)
Share of common area: 23.71 sq.m. (255 sq.ft.)

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Type E - 2 BHK



Saleable Area (As per K-RERA): 107.29 sq.m. (1155 sq.ft.)
Carpet Area (As per K-RERA): 76.59 sq.m. (824 sq.ft.)
Area of exclusive balcony: 3.52 sq.m. (38 sq.ft.)
Area of external wall: 8.56 sq.m. (92 sq.ft.)
Share of common area: 18.62 sq.m. (200 sq.ft.)



Type F - 3 BHK



Saleable Area (As per K-RERA): 154.13 sq.m. (1659 sq.ft.)
Carpet Area (As per K-RERA): 113.71 sq.m. (1224 sq.ft.)
Area of exclusive balcony: 5.81 sq.m. (62 sq.ft.)
Area of external wall: 7.86 sq.m. (85 sq.ft.)
Share of common area: 26.75 sq.m. (288 sq.ft.)

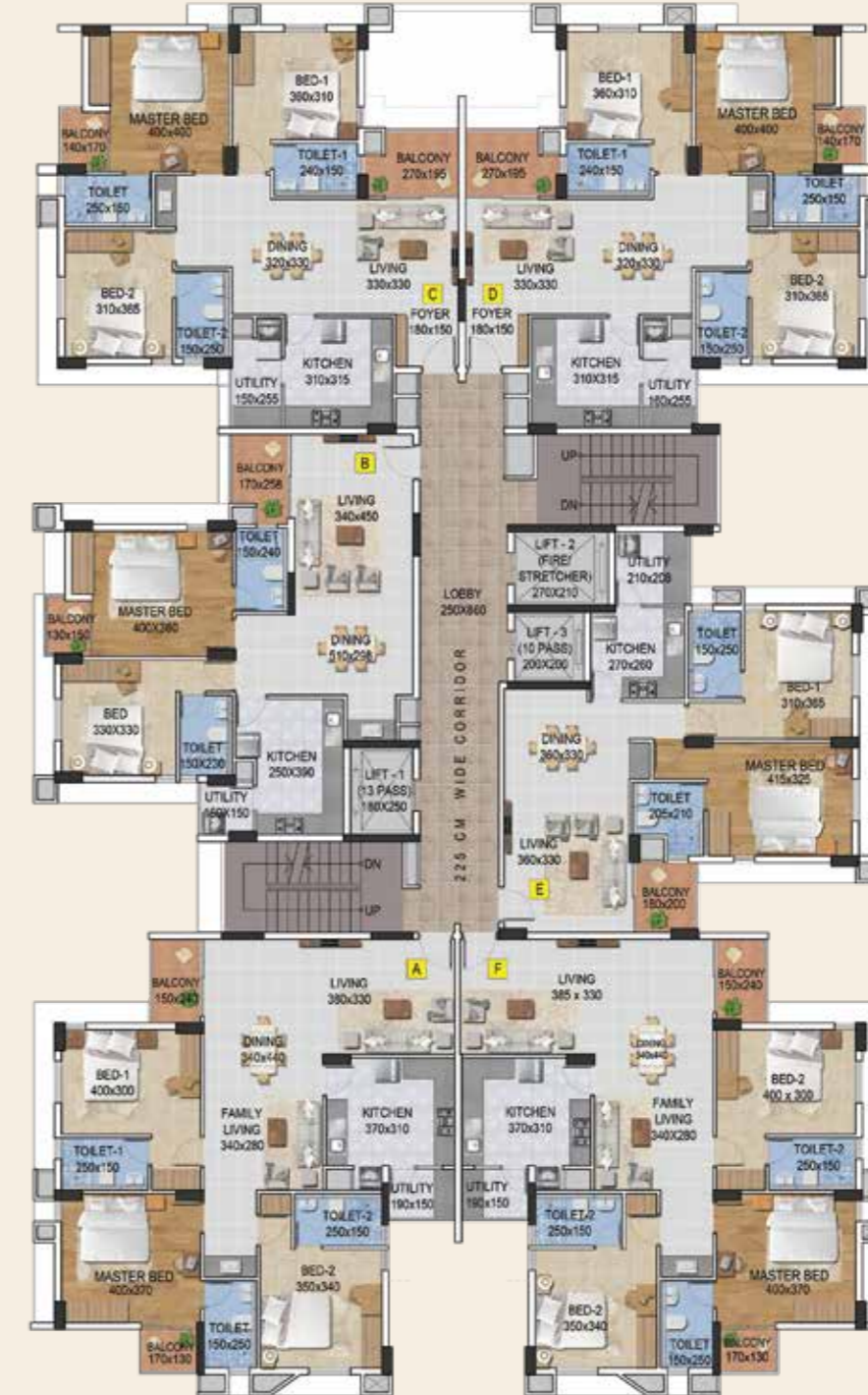


Type J - 5 BHK

Typical Floor Plan



Saleable Area (As per K-RERA): 304.39 sq.m. (3277 sq.ft.)
Carpet Area (As per K-RERA): 224.43 sq.m. (2416 sq.ft.)
Area of exclusive balcony: 11.65 sq.m. (125 sq.ft.)
Area of external wall: 15.48 sq.m. (167 sq.ft.)
Share of common area: 52.83 sq.m. (569 sq.ft.)



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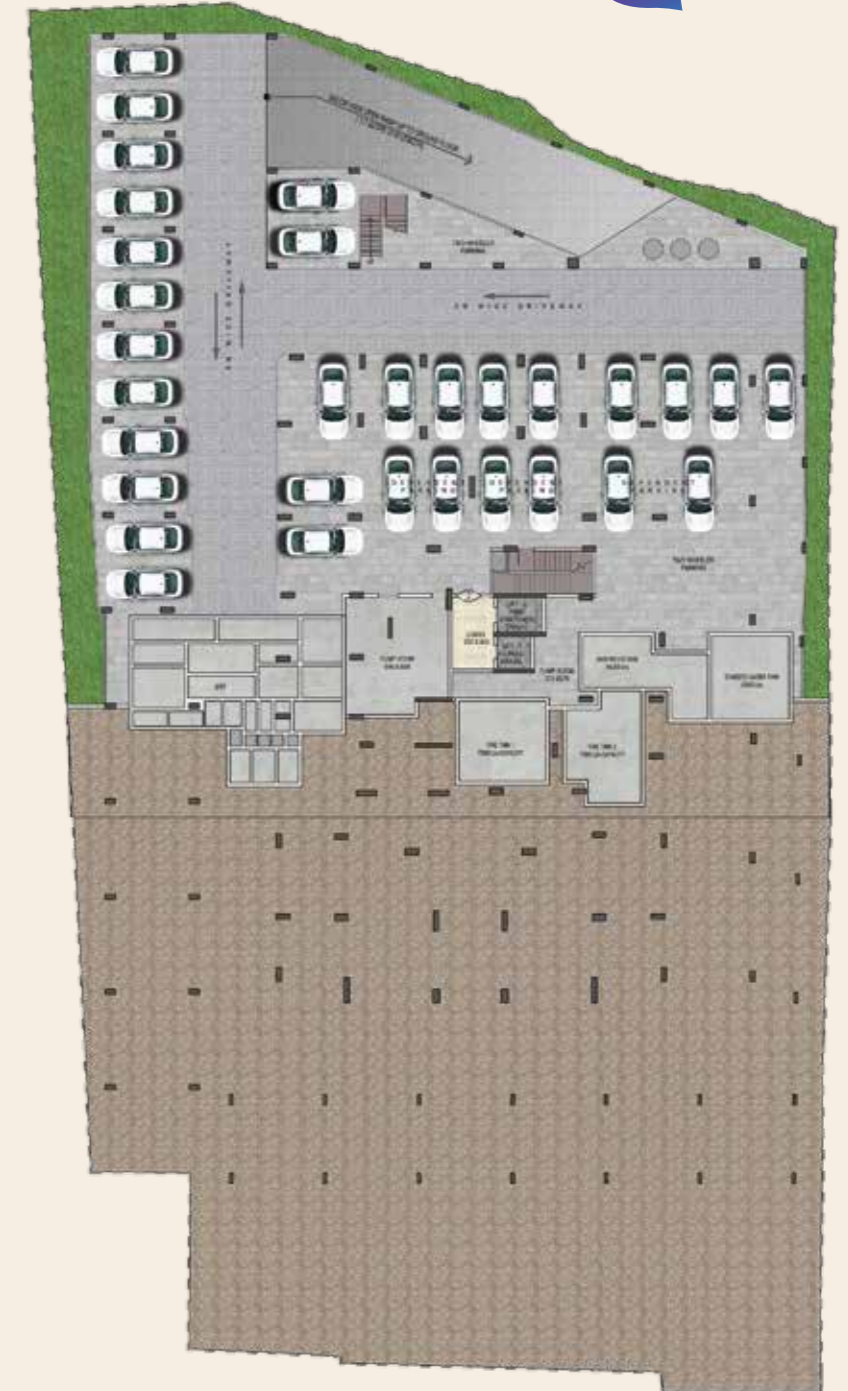
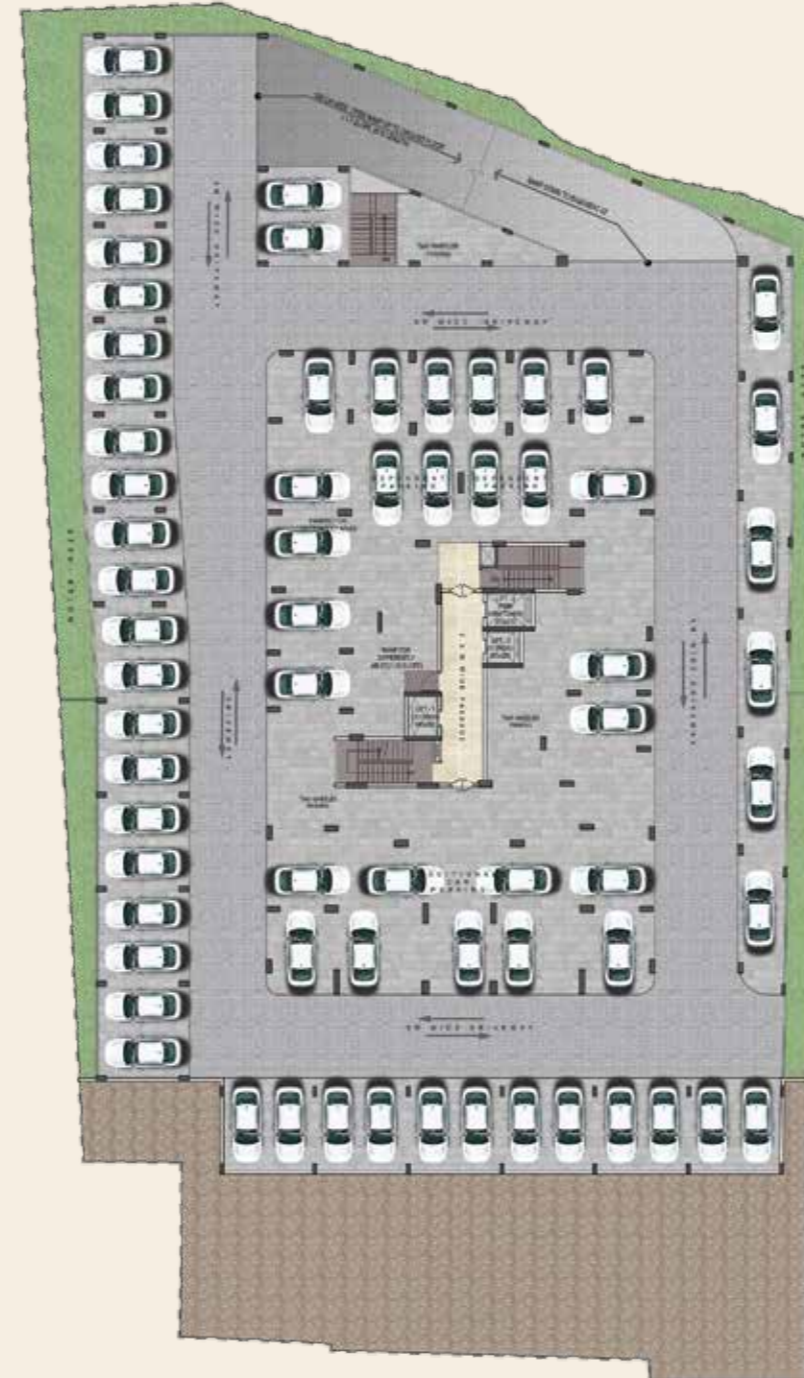
First Floor Plan



Ground Floor Plan



Basement 1st & 2nd Floor Plan



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Specifications



Foundation

The foundation system used for the projects is R.C.C. Footing rested on rock and bored cast-in-situ pile by Crawler Mounted Hydraulic Rotary Drilling with Telescopic Kelly Bar method as per the structural design.

Structure

RCC framed structure with masonry wall partitions. The external walls are Porotherm block masonry that acts as an insulator and prevents heat from getting transferred inside, other than the kitchen, work area, and toilets. Solid block masonry for internal walls. The structure's surfaces, including the masonry wall, shall be cement plastered. The structure shall be designed and built as an earthquake-resistant structure in Zone 3 as per IS 1893.

Floor

80x80 cm Vitrified tiles for living, dining and bedrooms. Vitrified / Ceramic tiles for kitchen, work area, toilets and balconies.

Kitchen and Work Area

Kitchen counter with granite top and single bowl sink with drain board and tap. Ceramic tile above counter to a height of 60cms. Provision for hot water in kitchen. Sink, Washing Machine / Dish Washer provision in work area.

Door & Windows.

Main door is veneer finish flush door with veneer wrapped engineered jambs. Bed rooms door are both side laminated flush door with PVC wrapped engineered jambs. Toilet doors are fiber reinforced plastic door, UPVC glazed balcony doors and windows. MS grill will be provided for windows. Ventilators are made of powder coated aluminium sections.

Painting

Putty, primer and emulsion for internal walls and ceiling. Weather coat exterior emulsion and texture finish for external walls.

Toilet

Sanitary ware shall be off-white/white color. Water efficient wall hung WC with concealed cistern for all toilets. Wash basin shall be wall hung half pedestal type in all toilets. Chrome plated water efficient plumbing fixtures in all toilets. Diverter with shower and piping for geyser in all bathrooms. Energized point for fixing exhaust fan in all toilets. Energized geyser point in all toilets. Warranty- the warranty period shall be as follows from the date of purchase from the seller.

CP fittings-7year (as per manufacturer's Terms & Conditions)

Sanitary ware-7 year(as per manufacturer's Terms & Conditions)

Concealed cistern & flush plate-7year(as per manufacturer's Terms & Conditions)

Seat cover- 2 year(as per manufacturer's Terms & Conditions)

Health faucet-1 year(as per manufacturer's Terms & Conditions)

Electrical

Concealed wiring with superior quality PVC insulated copper cable, adequate light, fan, 6/16A power plug points controlled by ELCB and MCB, independent energy meter for each apartment. Modular switches will be provided for all points. Warranty period for ELCB and MCB's are one Year from the date of purchase. (as per manufacturer's Terms & Conditions). Modular switches shall be ten year from the date of purchase. Fan regulator shall be one year from the date of purchase.

TV Point

TV point in living room.

Fire Fighting

Fire fighting arrangements as per Kerala fire fighting norms with one year warranty by the supplier. After that the Owners Association should take the AMC (Annual Maintenance Contract). The fire NOC shall be renewed every year by the Owners Association.

Lifts

Three fully automatic lifts (Two passenger and one service lift). Warranty-one year(as per manufacturer's Terms & Conditions.). After that the Owners Association should take the AMC.

Air-Conditioning

Energized split AC points in all bed rooms and living room.

Generator

Generator backup for common facilities such as lifts, common lighting, pumps etc. Generator backup is limited to 1000 W for 3 BHK and 750 W for 2 BHK apartments and ACCL will be installed in each apartment for the power backup.

Solar Inverter and UPS

10KW grid connected solar system for reducing the common area electricity charges and UPS back up for emergency lights. (Which covers lobbies and parking area).

Telephone Facility

Provision for a telephone and intercom facility in living room.

Reticulated LPG Connection

Reticulated gas supply line with individual consumption meter for each apartment, subject to the government rules prevailing at that time.

One year warranty provided by supplier after commissioning (as per manufacturer's Terms & Conditions.). After that the Owners Association can take the AMC.

Water Supply

Sufficient capacity of underground and over head water tanks. Treated water for domestic use and RO water for drinking in kitchen.

STP

Sewage Treatment Plant as per KSPCB norms with ultra filtration for reuse. One year warranty provide by supplier (as per manufacturer's Terms & Conditions.), after that the Owners Association can take the AMC for machinery and services. The Owners Association should ensure that, all the system are in proper working condition round the clock. Consent to operate shall be renewed on its expiry by the Owners Association.

Car Parking

Ample car parking shall be provided and exclusive visitors car parking as per KMBR rules.

The builder with an incredible legacy of trust



Veegaland Developers is a property developer with a strong commitment to environmental sustainability and enriching lives through thoughtful and quality home concepts. Since its inception, Veegaland Developers' mission has continually been to deliver thoughtful homes that enrich the lives of discerning residents. The Veegaland team believes in transforming perceptions into reality without compromising quality.



Completed Projects

bliss
Thripunithura

Zinnia
Padamugal
Kakkanad

KingsFort
Near Vyttila

Bluebell
Opp. NPOL
Thrikkakara

KingsTown
Thripunithura

**PETUNIA
&
BEGONIA**
Kaloor

**Green
Clouds**
Vazhakkala

**New projects soon at
Thripunithura, Kozhikode
and Thiruvananthapuram**



The name you can trust

Veegaland Developers Pvt. Ltd.

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From the promoters of:

