

A high-angle photograph of a rooftop pool deck at dusk. The deck is made of light-colored wood and features a large rectangular swimming pool with blue mosaic tiles. To the left, there is a white curved structure with recessed lighting. In the foreground, two wooden lounge chairs with white cushions are visible. The background shows a city skyline under a dark blue sky, with some trees and potted plants on the deck. The overall atmosphere is cozy and modern.

The cozy expanse
you call home

Veegaland
HOMES



K-RERA-PRJ/040/2020
Building Permit Number:
AYL/BA/235/18-19





Thejus

2 & 3 BHK Luxury Apartments
— Ayyanthole, Thrissur —

The interesting design you call innovation

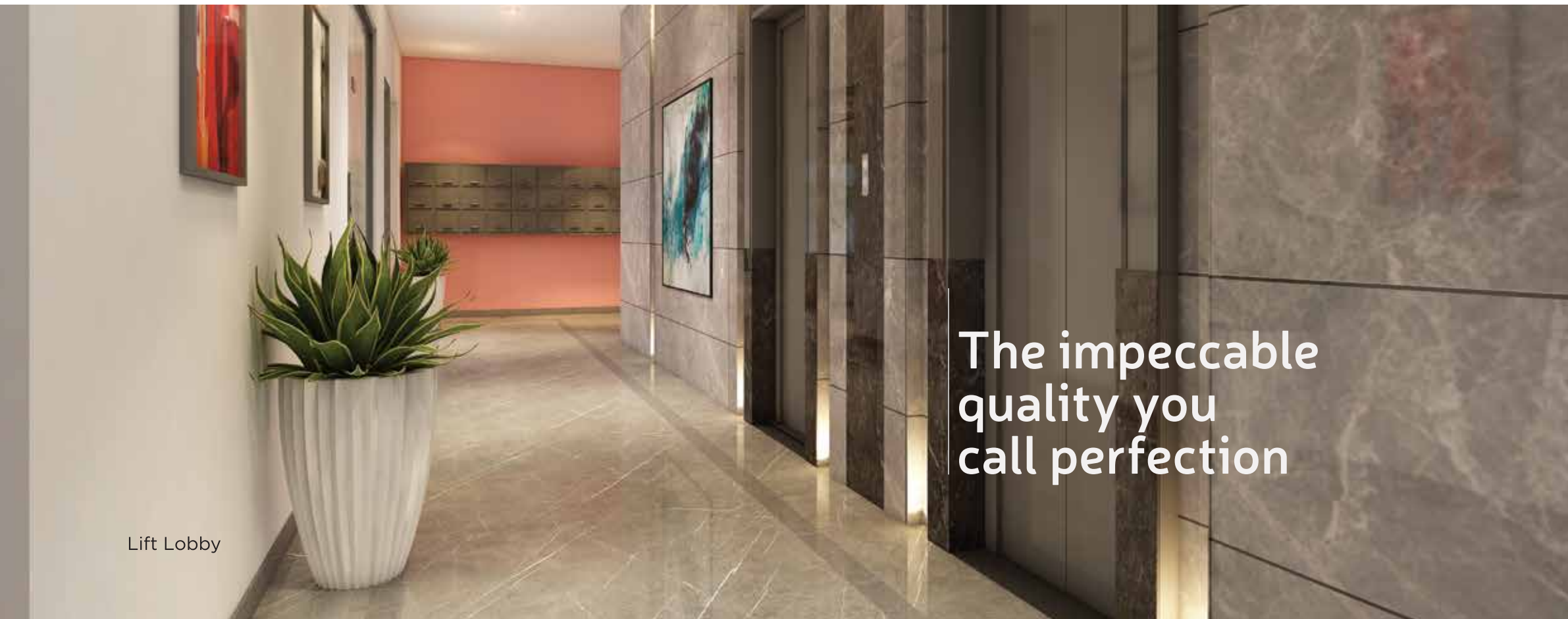
At a time when Thrissur is increasingly showing preference to choosing gated communities for an elite living, Thejus Luxury Apartments of Veegaland Developers offers a perfect lifestyle choice. It combines the luxury, privacy and multitude of amenities that come with exclusive community living.



All images are architects impression, need not be a part of standard apartment



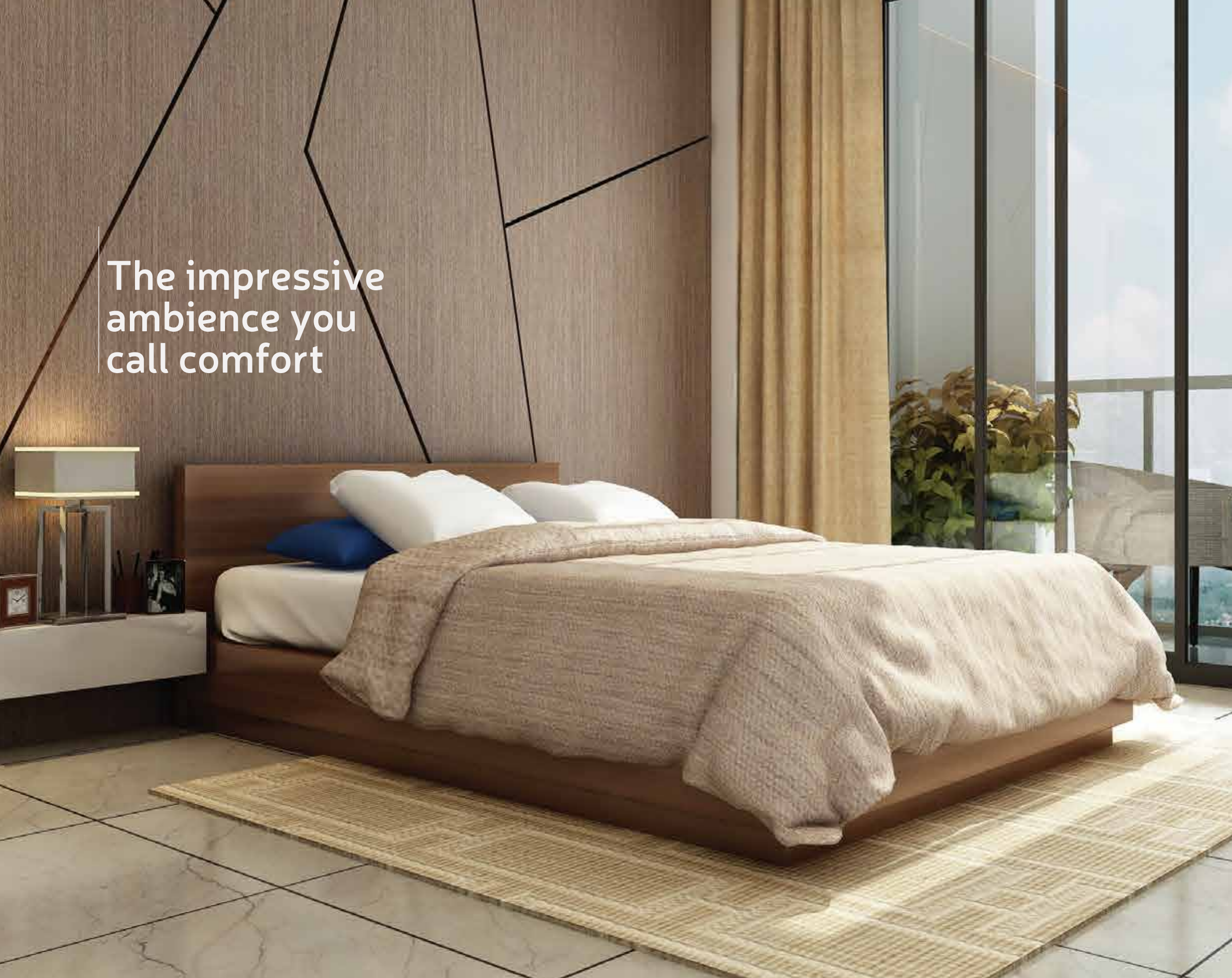
Entrance Lobby



Lift Lobby

The impeccable
quality you
call perfection

The impressive
ambience you
call comfort





The irresistible
amenities you
call lifestyle

Air conditioned indoor games room



Swimming Pool view



Air conditioned fitness centre

The ideal location
you call
convenience



LOCATION MAP

Nearby places

- Lulu Convention Centre - 1.2km
- Hyatt Regency - 1.2km
- Collectorate - 1.2km
- Sobha City Mall - 2.6km
- Westfort Hospital - 2.9km
- Poonkunnam- 3.4km
- Amala Hospital - 4.3km

● Amala Hospital

● Sobha City Mall

● Hyatt Regency

● Lulu International Convention Centre & Garden Hotels



Thejus

● Amrita Vidyalayam

● Ayyanthole Ground

● Superintendent of Police Rural Camp Office

● Civil Station

● District Court Complex

● Government Law College, Thrissur

● Kerala Varma College Stadium

● Dhanlaxmi Bank Head Office

Poonkunnam Junction

Kodungallur - Thrissur - Shoranur Road

Kodungallur - Shoranur Road

Thrissur - Shoranur Road

● Sakthan Thampuran Palace

● Thrissur Zoo & Museum

KOTTAPPURAM

MG Road

Swaraj Round

West Fort Jn.

AYYANTHOLE

Ayyanthole Road - Civil Line Road

Thrissur - Kunnamkulam Road

Vatanappally - Kanjany - Thrissur Road

Nethaji Road

Calvary Road

Kuruppam Road

SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC framed structure on deep pile foundation. Porotherm block masonry for external walls other than kitchen, work area and toilets & Solid block masonry for internal walls.

FLOOR

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

KITCHEN AND WORK AREA

Kitchen counter with granite top, single bowl sink with drain board & tap. Ceramic tile above counter to a height of 60cms. Provision for hot water in kitchen. Provision for Sink and washing machine in work area.

DOORS & 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 balcony doors, Powder coated aluminium windows with MS grill and Powder coated aluminium ventilators.

TOILET

Toilet walls with Vitrified / Ceramic tiles as per design. CP fittings and sanitary fixtures in all toilets. Wall hung EWC and half pedestal wash basin for hygienic environment. Energised point for fixing exhaust fan in all toilets. Energised geyser point in all toilets.

PAINTING

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

ELECTRICAL

Concealed conduit wiring with copper conductor, adequate light and fan points, 6/16amps socket points etc. controlled by ELCB and MCBs with independent KSEB meters. Modular switches will be provided. Energized split AC points in all bed rooms & Living room

TV POINT

TV point in living room

GENERATOR

Generator backup for common facilities such as lifts, common lighting, pumps etc. Generator backup is limited to 1000 W for three bed room and 750 W for two bed room. ACCL will be installed in each apartment for the power backup.

FIREFIGHTING

Fire fighting arrangements as per NBC and Kerala fire fighting norms. Fire escape stair shall be provided.

LIFTS

Two fully automatic lifts.

ON GRID SOLAR SYSTEM & UPS

10 KW grid connected solar system for reducing the common area electricity charges and UPS back up for lights in lobbies.

TELEPHONE FACILITY

Provision for a landline and intercom facility in living room.

RETICULATED LPG / CNG CONNECTION

Reticulated LPG or CNG connection for all apartments with individual metering system.

WATERSUPPLY

Sufficient capacity of underground and over head water tanks for KWA water storage. Treated water for domestic use and one RO water connection in kitchen.

STP

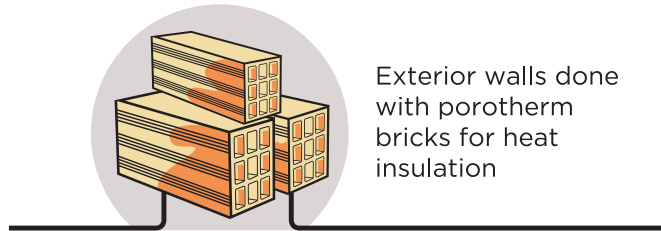
Sewage Treatment Plant to meet the requirement of State Pollution control Board.

CAR PARKING

Car parking shall be provided and exclusive visitors car parking.



SPECIALITIES



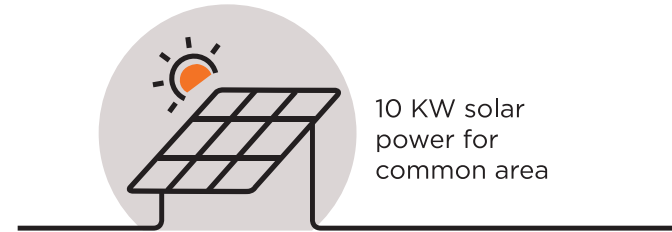
Exterior walls done with porotherm bricks for heat insulation



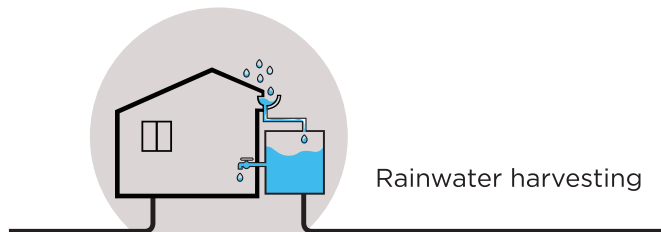
3 side ventilation for maximum natural light and airflow



RO treated water for drinking



10 KW solar power for common area



Rainwater harvesting



More balconies for better view

AMENITIES



Electric vehicle charging Station



Air conditioned Health Club



Air conditioned guest suite with toilet



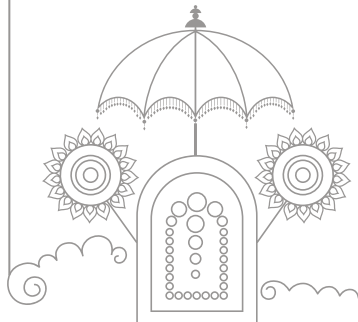
Air conditioned indoor games room



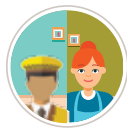
Air conditioned multipurpose hall



Swimming Pool



Childrens play area



Separate rooms with toilet for drivers and maids



Boom Barrier and CCTV at entrance gate

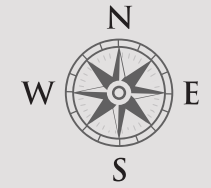


Access Control on main entries



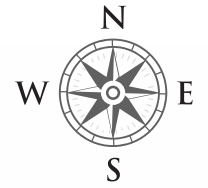
Incinerator and Bio-Bin

TYPICAL FLOOR PLAN WITH SITE LAYOUT



Not up to scale

TYPICAL FLOOR PLAN



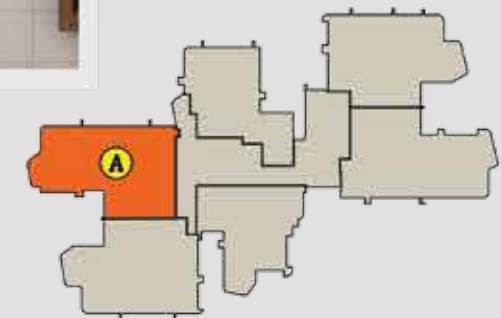
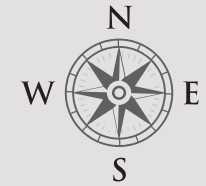
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TYPE - A (3 BHK)

SUPER BUILTUP AREA - 170.40 SQ.M. (1834 SQ.FT.)

RERA CARPET AREA - 116.27 SQ.M. (1251 SQ.FT.)

BALCONY AREA - 12.93 SQ.M. (139 SQ.FT.)



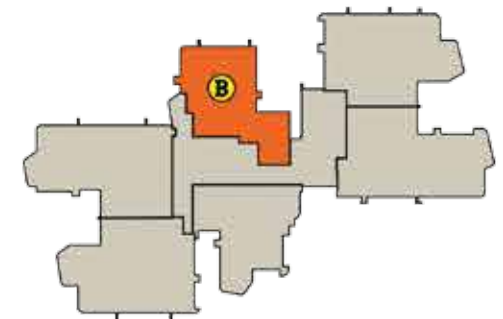
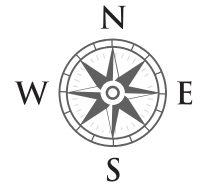
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TYPE - B (2 BHK)

SUPER BUILTUP AREA - 130.23 SQ.M. (1402 SQ.FT.)

RERA CARPET AREA - 87.62 SQ.M. (943 SQ.FT.)

BALCONY AREA - 8.37 SQ.M. (90 SQ.FT.)



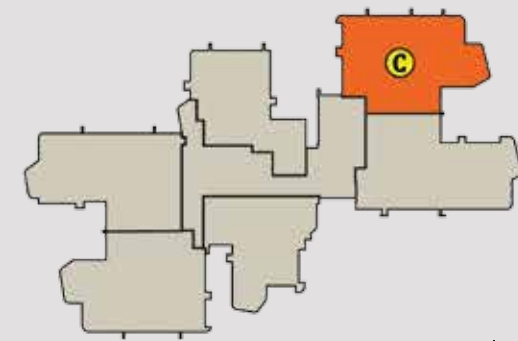
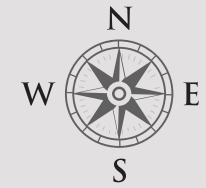
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TYPE - C (3 BHK)

SUPER BUILTUP AREA - 162.92 SQ.M. (1754 SQ.FT.)

RERA CARPET AREA - 109.17 SQ.M. (1175 SQ.FT.)

BALCONY AREA - 14.83 SQ.M. (160 SQ.FT.)

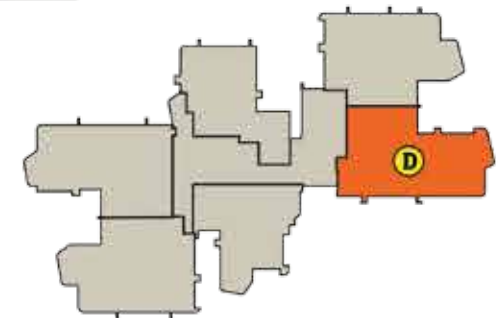
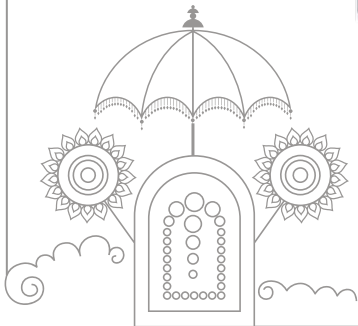


TYPE - D (3 BHK)

SUPER BUILTUP AREA - 171.22 SQ.M. (1843 SQ.FT.)

RERA CARPET AREA - 117.25 SQ.M (1262 SQ.FT.)

BALCONY AREA - 12.04 SQ.M. (130 SQ.FT.)



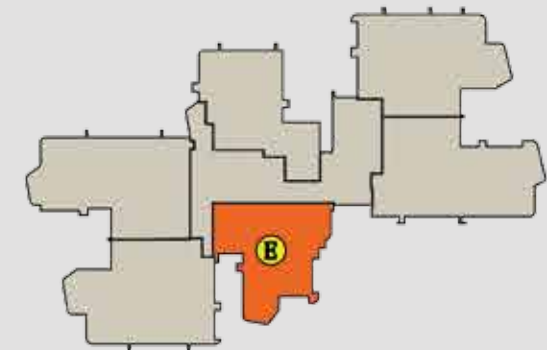
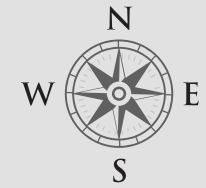
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TYPE - E (2 BHK)

SUPER BUILTUP AREA - 123.33 SQ.M. (1328 SQ.FT.)

RERA CARPET AREA - 83.32 SQ.M. (897 SQ.FT.)

BALCONY AREA - 7.98 SQ.M. (86 SQ.FT.)



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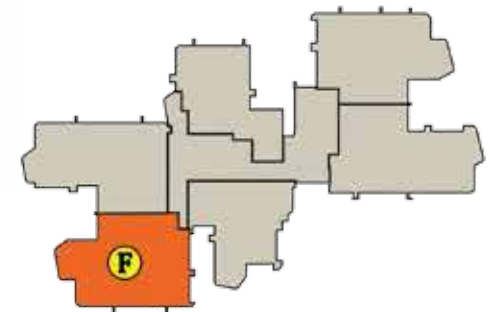
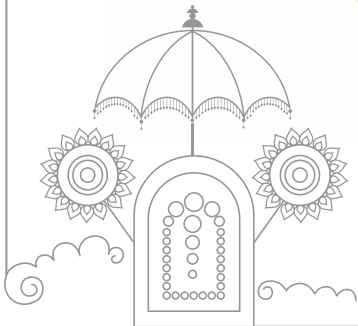
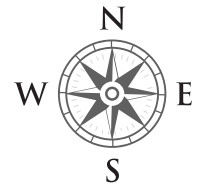


TYPE - F (3 BHK)

SUPER BUILTUP AREA - 168.57 SQ.M. (1814 SQ.FT.)

RERA CARPET AREA - 114.13 SQ.M. (1228 SQ.FT.)

BALCONY AREA - 14.11 SQ.M. (152 SQ.FT.)



Not up to scale

ACCOLADES

Certificate of Merit- Kerala State Pollution Control Board -2018

For substantial and sustained efforts in pollution control for initiatives in environment protection



National Safety Council (Kerala Chapter) - 2020 Safety Award for Kings Town.



Mathrubhumi.com Property Awards - 2016

Outstanding Super Luxury Apartment Project of Kerala Special Jury Award
Green Habitat Project of Kerala



HOME CARE DIVISION

Handing over of the key is not just the end of our relationship. We, at Veegaland Homes, believe that our bonding will start booming from there only. We are there to take care of your home by dealing with complete array of concerns that may arise during your living at Veegaland homes, from paying your utility bills to holding a birthday party for your loved one. Ve Care, the unique and complete home care division of Veegaland Developers will always be a call away to support you in everything.



UTILITY BILL PAYMENT
KSEB, KWA, DTH, BSNL Bills & Association Fee payment. Corporation or Municipality Tax payments.



CLEANING
Comprehensive periodical cleaning. Regular ordinary cleaning.



RESALE
Complete Resale assistance.



EVENTS & OCCASSIONS
House warming or Birthday parties. Catering & Decor. Gifts & Flowers.



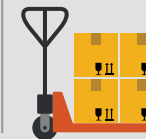
MAINTENANCE
Electrical & Plumbing
Carpentry & Interior
Masonry work
Painting & Pest Control
Ornamental Gardens



ASSIST
Pick-up and drop from Airport. Travel assistance



RENTAL
Apartment rental coordination. Rent agreement renewal.



LOGISTICS
House shifting coordination. Packing. Transporting.

Detailed consultation, inspection and diagnosis will be done on each work and the same will be completed on the estimated cost and on time under the supervision of a Ve Care Executive. On appointment, a Ve Care Executive will explain the package in detail.



ONGOING PROJECTS

Exotica
SUBHASH NAGAR,
EDAPPALLY
3 BHK LUXURY APARTMENTS

KingsFort
Near Vyttila

Zinnia
Padamugal
Kakkanad

bliss
2 & 3 BHK APARTMENTS
TRIPUNITHURA



All ongoing projects are RERA approved.

COMPLETED PROJECTS

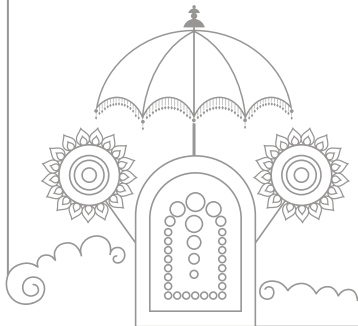
**Green
Clouds**
VERTICAL GARDEN BUNGALOWS
Vazhakkala

**PETUNIA
&
BEGONIA**
KALOOR, KOCHI

KingsTown
THRIPUNITHURA

Bluebell
Opp. NPOL
Thrikkakara

Coming soon @ Kozhikode





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CIN No. U45201KL2007PTC021107.

SITE: Ayyanthole, Thrissur - 680003

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From the promoters of:

