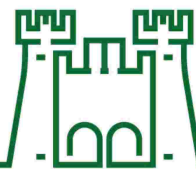


NOVEL ABODE  
OF ROYALTY



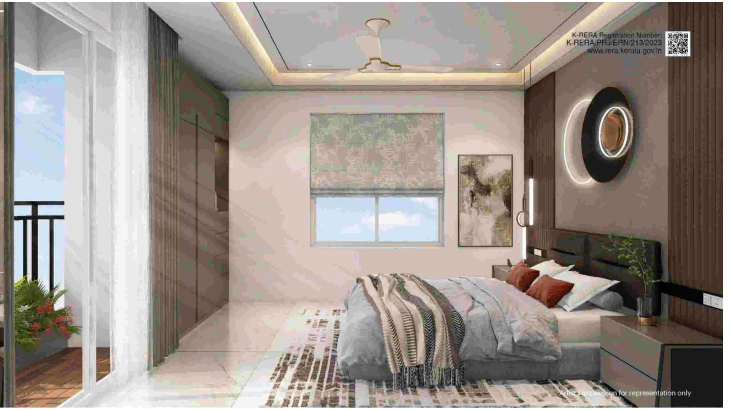
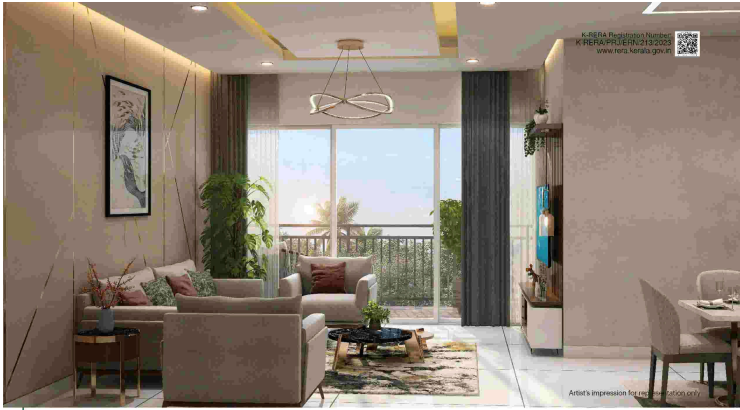
**Green  
Fort**  
2 & 3 BHK  
Luxury Apartments

**Thripunithura**

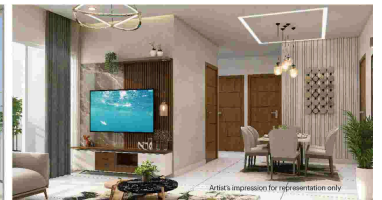
When your way of life demands  
the refined grace of royalty,  
discover a matching dwelling.  
Nestled in the regal town of Kochi,  
Thripunithura, near the Hill Palace,  
this architectural masterpiece  
ensures a perpetual sense of regality,  
enveloping you in a royal ambiance  
for a lifetime.

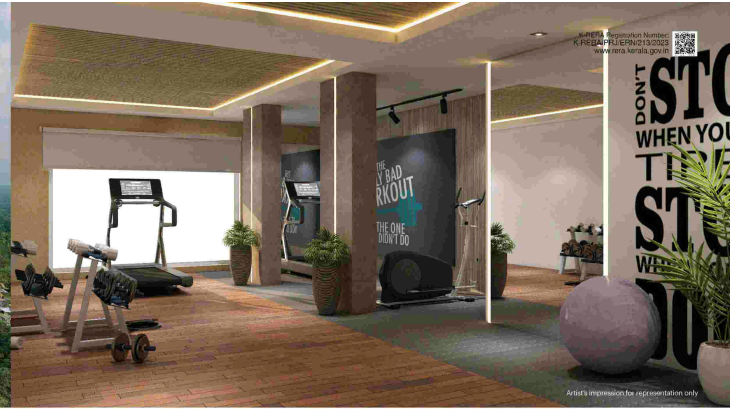


K-REDA Registration Number: K-REDA/PRIJ/ERN/219/2023  
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**Veegaland**  
HOMES  
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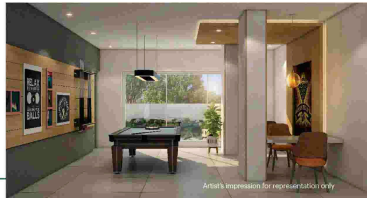


Step into a world where sophistication and comfort converge in an unparalleled experience. Every intricacy within Veegaland Green Fort is carefully fashioned to redefine your living standards. Immerse yourself in a symphony of indulgence, where opulence effortlessly intertwines with convenience.



Elevate your lifestyle at Veegaland Greent Fort with luxury that fulfills your every need. Embrace a lifestyle where the extraordinary becomes the norm, and every amenity is meticulously curated to enhance your comfort and daily existence.



### Amanities & Specialities



Air Conditioned Fitness Centre



Air Conditioned Indoor Games Hall



Air Conditioned Multi Recreation Hall



Yoga & Meditation Deck



Swimming Pool & Kids Pool



Children's Play Area



Furnished Entry Lobby in Ground Floor



Room with Toilet for Maids and Toilet for Drivers



Air Conditioned Guest Bed Room



5 KW Solar Power for common areas



Access Control for Lobby Entrance



Exclusive Parking for Visitors

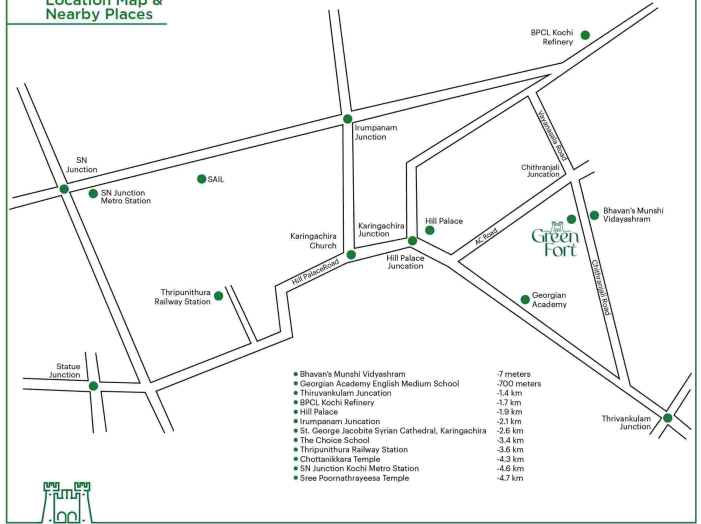
- 2nos Automatic High Speed Lifts
- Round the Clock Security with Surveillance Camera

- Waste Disposal System
- DG Backup with ACCL
- STP With Ultrafiltration System
- Reticulated Gas System

- Rainwater Harvesting Tank and Well Recharging
- RO Water for Drinking and Cooking

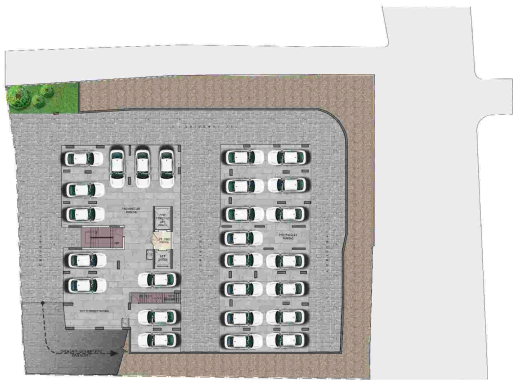


### Location Map & Nearby Places



### Floor Plan Basement 2

K-REDA Registration Number: 00000000000000000000  
K-REDA/PRJ/ERN/213/2023  
www.reda.kerala.gov.in



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-REDA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and finishing thickness.

### Floor Plan Basement 1

K-REDA Registration Number: 00000000000000000000  
K-REDA/PRJ/ERN/213/2023  
www.reda.kerala.gov.in



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### Floor Plan Ground

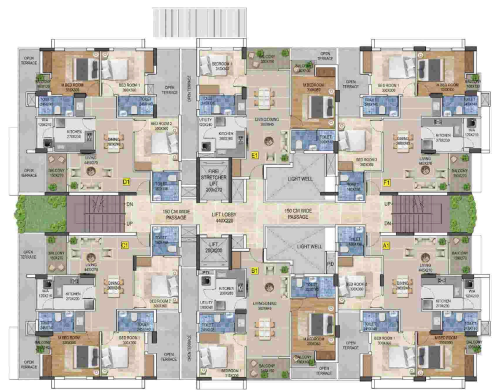
K. REEA Registration Number:  
K. REEA/PRJ/ERN/13/2023  
www.reea.kerala.gov.in



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. REEA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and floor thickness.

### Floor Plan First Floor

K. REEA Registration Number:  
K. REEA/PRJ/ERN/13/2023  
www.reea.kerala.gov.in



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. REEA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and floor thickness.

### Floor Plan Terrace Floor

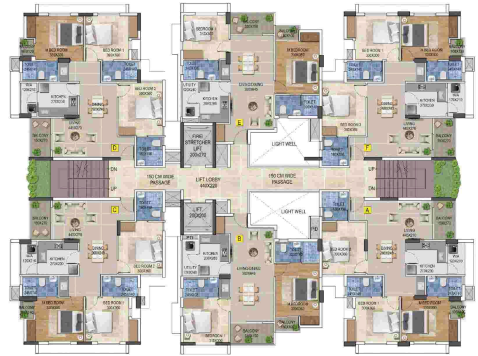
K.RERA Registration Number:  
K.RERA/PRJ/ER/013/2023  
www.rera.kerala.gov.in



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 including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and finishing thickness.

### Floor Plan Typical

K.RERA Registration Number:  
K.RERA/PRJ/ER/013/2023  
www.rera.kerala.gov.in



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 including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and finishing thickness.



### Floor Plan Type A - 3 BHK

Carpet Area  
(As Per Kerala Rera )  
77.97 sq.mt  
839 sq.ft

---

Area of  
Exclusive Balcony  
5.28 sq.mt  
57 sq.ft

---

Area of  
External Wall  
7.53 sq.mt  
81 sq.ft

---

Share of  
Common Area  
21.51 sq.mt  
231 sq.ft

---

Saleable Area  
112.29 sq.mt  
1208 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-REERA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to glazing and fitting thickness.

K-REERA Registration Number:  
K-REERA/PJ/FR/NO/13/2023  
www.rera.kerala.gov.in



### Floor Plan Type B - 2 BHK

Carpet Area  
(As Per Kerala Rera )  
61.43 sq.mt  
661 sq.ft

---

Area of  
Exclusive Balcony  
6.22 sq.mt  
67 sq.ft

---

Area of  
External Wall  
6.25 sq.mt  
67 sq.ft

---

Share of  
Common Area  
17.52 sq.mt  
189 sq.ft

---

Saleable Area  
91.42 sq.mt  
984 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-REERA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to glazing and fitting thickness.

K-REERA Registration Number:  
K-REERA/PJ/FR/NO/13/2023  
www.rera.kerala.gov.in



### Floor Plan Type C - 3 BHK

K.RERA Registration Number: K.RERA/PJ/ER/NO/13/2023  
www.rera.kerala.gov.in



Carpet Area  
(As Per Kerala Rera )  
77.97 sq.mt  
839 sq.ft

---

Area of  
Exclusive Balcony  
5.28 sq.mt  
57 sq.ft

---

Area of  
External Wall  
7.79 sq.mt  
84 sq.ft

---

Share of  
Common Area  
21.58 sq.mt  
232 sq.ft

---

Saleable Area  
112.62 sq.mt  
1212 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 including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and floor thickness.

### Floor Plan Type D - 3BHK

K.RERA Registration Number: K.RERA/PJ/ER/NO/13/2023  
www.rera.kerala.gov.in



Carpet Area  
(As Per Kerala Rera )  
77.97 sq.mt  
839 sq.ft

---

Area of  
Exclusive Balcony  
5.28 sq.mt  
57 sq.ft

---

Area of  
External Wall  
7.79 sq.mt  
84 sq.ft

---

Share of  
Common Area  
21.58 sq.mt  
232 sq.ft

---

Saleable Area  
112.62 sq.mt  
1212 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 including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and floor thickness.

### Floor Plan Type E - 2BHK

K-REDA Registration Number: K-REDA/PRJ/ERN/13/2023  
www.nraa.kerala.gov.in



Carpet Area (As Per Kerala Rera)  
61.43 sq.mt  
661 sq.ft

Area of Exclusive Balcony  
6.22 sq.mt  
67 sq.ft

Area of External Wall  
6.25 sq.mt  
67 sq.ft

Share of Common Area  
17.52 sq.mt  
189 sq.ft

Saleable Area  
91.42 sq.mt  
984 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-REDA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and floor thickness.

### Floor Plan Type F - 3BHK

K-REDA Registration Number: K-REDA/PRJ/ERN/13/2023  
www.nraa.kerala.gov.in



Carpet Area (As Per Kerala Rera)  
77.97 sq.mt  
839 sq.ft

Area of Exclusive Balcony  
5.28 sq.mt  
57 sq.ft

Area of External Wall  
7.53 sq.mt  
81 sq.ft

Share of Common Area  
21.51 sq.mt  
231 sq.ft

Saleable Area  
112.29 sq.mt  
1208 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-REDA is the area including the external wall and balcony veranda. The carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and floor thickness.

## Technical Specifications

### FOUNDATION

The foundation system for the project will be DMIC pile, which are anchored into hard rock with minimum 300mm insertion. At ground level pile caps are provided with interconnected grade beams. M30 grade concrete and Fe 500 D grade steel are used for pile and pile cap.

### STRUCTURE

RCC framed structure with masonry wall partition. The solid block masonry for internal and external walls. The structure surface including masonry wall shall be cement plastered. The structure shall be designed and built in as Earth quake resistant structure conforming in zone 3 as per IS1893.

### FLOOR

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 tap. Ceramic tile above counter to a height of 600mm. Washing machine provision in work area.

### DOOR & WINDOWS

Main door, Bed rooms and Kitchen doors are both side laminated / ABS flush door with PVC wrapped engineered jambs. Toilet doors are fiber reinforced plastic door. Balcony doors, windows and ventilators are made of powder coated aluminium sections. MS grill will be provided for windows.

### 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 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. Overer with shower and piping for geyser in all bathrooms. Energized poire for fixing exhaust fan in all toilets. Energized geyser point in all toilets.

Warranty- The warranty period shall be from the date of purchase, from the dealer and under manufacturer's Terms & Conditions.

### ELECTRICALS

Concealed wiring with superior quality PVC insulated copper cable, adequate light, fan, 6/15A socket plug points controlled by ELCB and MCB, independent energy meter for each apartment. Modular switches will be provided for all points.

Warranty- The warranty period shall be from the date of purchase, from the dealer and under manufacturer's Terms & Conditions.

### 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 Owners Association should take the AMC (annual maintenance contract) the fire NOC shall be renewed every year by the owners association.

### LIFTS

Two fully automatic lifts (One passenger and one service lift).

Warranty- As per manufacture Terms & Conditions, after the warranty period AMC can be taken by owners Association.

### AIR-CONDITIONING

Energized split AC points in all bed rooms & Living room.

### GENERATOR

Generator back-up for common facilities such as lifts, common lighting, pumps etc. Generator back-up is limited to 750 W for 3 BHK and 500 W for 2 BHK apartments and ACs. will be installed in each apartment for the power backup.

### SOLAR INVERTER AND UPS

3KW 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 manufacture Terms & Conditions). After the warranty period Owners Association can take the AMC (Annual maintenance contract)

### 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 provided by supplier (as per manufacture Terms & Conditions), after that Owners Association can take the AMC (annual maintenance contract) for machinery and services. Owners Association should ensure that, all the systems 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 & exclusive visitors car parking as per KMR rules.

## The builder with an enduring legacy of trust



Veegaland Developers is a builder deeply dedicated to environmental sustainability and enhancing people's lives through well-conceived, high-quality housing concepts. Since its establishment, Veegaland Developers has remained steadfast in its mission to provide well-thought-out residences that enhance the lifestyles of perceptive homeowners. The Veegaland team is committed to turning ideals into tangible realities while upholding uncompromising standards of quality. Crafted by a team of renowned experts, every apartment at Veegaland Homes exemplifies contemporary design at its zenith, elevated by premium finishes. Over the years, their innovative and quality-centric approach has earned them the trust and admiration of their customers.

Their steadfast dedication to quality has earned them numerous accolades, including the prestigious National Safety Council Award for Kingsfort - Near Vyttila in 2022, KingTown-Tripunithura in 2020, and the Kerala State Pollution Control Board Excellence Award for Petunia&Begonia - Kaloor in 2018.

From the promoters of:



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2.6.3 BHK Ultra Premium Apartments  
Tripunithura Ernakulam

K.RERA Registered Number: K.RERA/PJ/ERN/182/2023

**maybel**  
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**Symphony**  
3 BHK Ultra Premium Apartments  
Chevayur Kozhikode

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**Springbel**  
2.5 BHK Premium Apartments  
Thrikkakara, Kakkannad

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**Elanza**  
2.3.6.3 BHK Luxury Apartments  
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**Thejus**  
2.6.3 BHK Luxury Apartments  
Ayyanthole Thrissur

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EROTICA

EROMBI NAGAR EDAPPALLY

bliss

Thripunithura

Zimmia

Padamagal Kakkannad

KingsFort

Near Vyttila

Bluebell

Opp. NPOL Thrikkakara

KingsLown

Thripunithura

PETUNIA BEGONIA

Kaboor

Green Clouds

Vazhakkala





[www.veegaland.com](http://www.veegaland.com)

# Veegaland HOMES

The name you can trust

**Veegaland Developers Pvt. Ltd.**

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4th Floor, K. Chittilappilly Tower, BMC Road, Kakkanad, Kochi - 682021.

Email: [marketing@veegaland.in](mailto:marketing@veegaland.in)

CIN No. U45201KL2007PTC021107

For booking and more details:

 **9746 77 4444**

