

Chennai's First Apt Homes are ready
To welcome you!

klpprojects.com





City's most eminent homes by A prominent Developer

With a mission to create exceptional living environments through quality construction and carefully detailed finishes, KLP Projects steps in as your reliable partner in realizing your long cherished dream of your own home, your sweet home. Initiated by Mr. Sunil Khetpalia, Mr. Maneesh Parmar & Mr. Sajjan Raj with a rich expertise in trading, real estate advisory and investment, KLP symbolizes a perfect combination of experience and expertise.

ONGOING PROJECT



With an unbelievable construction speed and finest quality, Abhinandan is already redefining the urban landscapes of luxury in Chennai. It sprawls on a palatial 14.06 acres of lush landscape embedded with 17 towers of 1250 ornate living spaces. Standing tall with 19 floors of concrete elegance, Abhinandan is destined to attract like-minded audience who celebrate tradition in living. Above all, the project is getting handed over to its prestigious customers ahead of the completion date.



Superior Homes, Apt for Your Aspirations



KLP introduces the Celebration Lifestyle in Chennai with 'Utsav' that is perfectly designed to suit your stature and modern living. The most contemporary International Construction Technology called 'Mivan Technology' is used in this Project. These 1BHK and compact 2BHK homes are spacious and exquisitely crafted to experience exclusivity, hence making it an apt destination for all your celebrations with loved ones. Here every home comes with the finest detailing and fixtures, just the way you prefer it!

Modern Clubhouse



World Class Amenities, Apt for Your Lifestyle

Utsav is equipped with an Ultra Luxurious Clubhouse that is fully loaded with all kinds of pleasures. It gives you an access to all the top class facilities that is meant for you and your loved ones. Cool yourself in the pool, or just sit back at the park, or recharge yourselves in the Gymnasium, or throw a Party for celebrating special moments – ‘Utsav’ has everything to make your life beautiful and happening.

RESERVED OPEN / COVERED CAR PARKING | SECURITY ROOM | INTERCOM FACILITY IN EACH APARTMENT | GENERATOR WITH AUTOMATIC CHANGE OVER | ADEQUATE LANDSCAPE FOR THE PROJECT | MULTI DTH / CABLE TV PROVISION | CCTV MONITORING IN COMMON AREAS | COMMON TOILET AT THE CAR PARKING LEVEL | RAINWATER HARVESTING FOR THE PROJECT



SWIMMING POOL



GYM



INDOOR GAMES



PARK



PARTY HALL



ATM PROVISION



Ultimate Connectivity, Apt for Your Desires



Utsav is situated right at the center of Chennai City and is surrounded by healthcare centers, educational institutions, shops, cafes and restaurants. It is also well connected with every corner of the city. Though it is located in the heart of the city, this project is still eligible for PMAY Scheme Benefit for first time buyers.



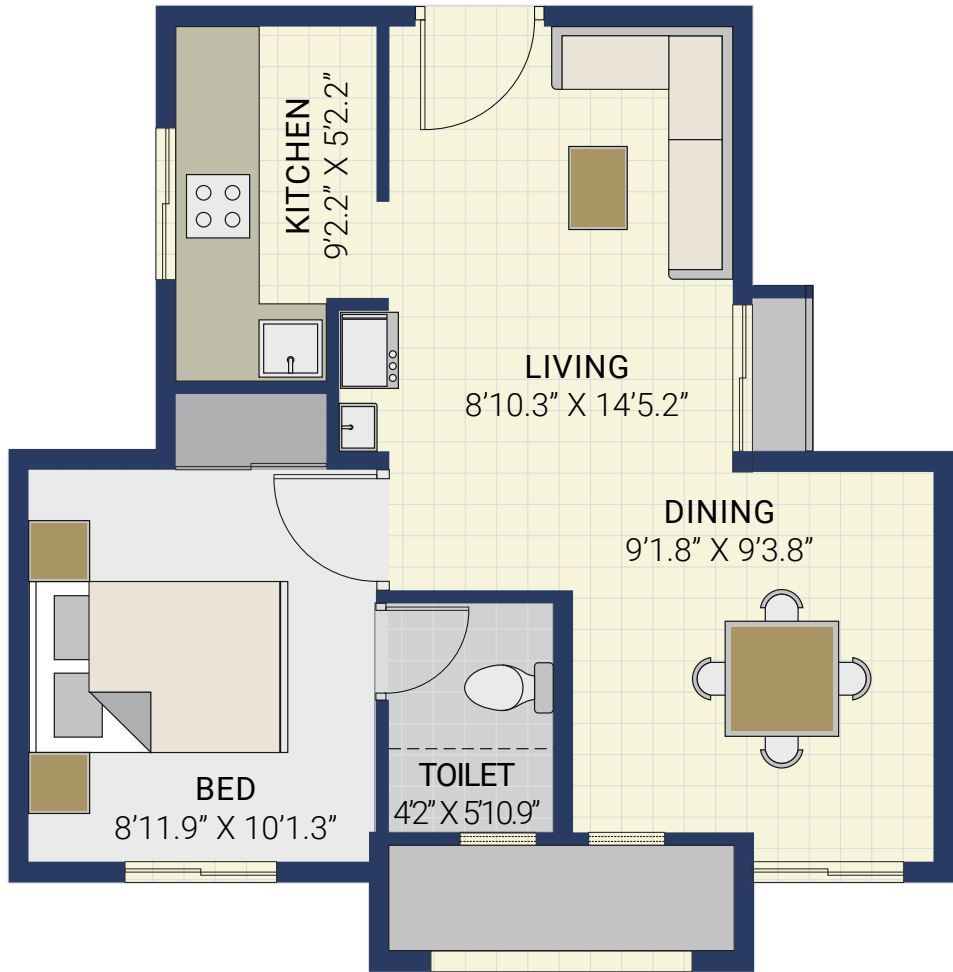
Layout plan



FIRST APT HOMES

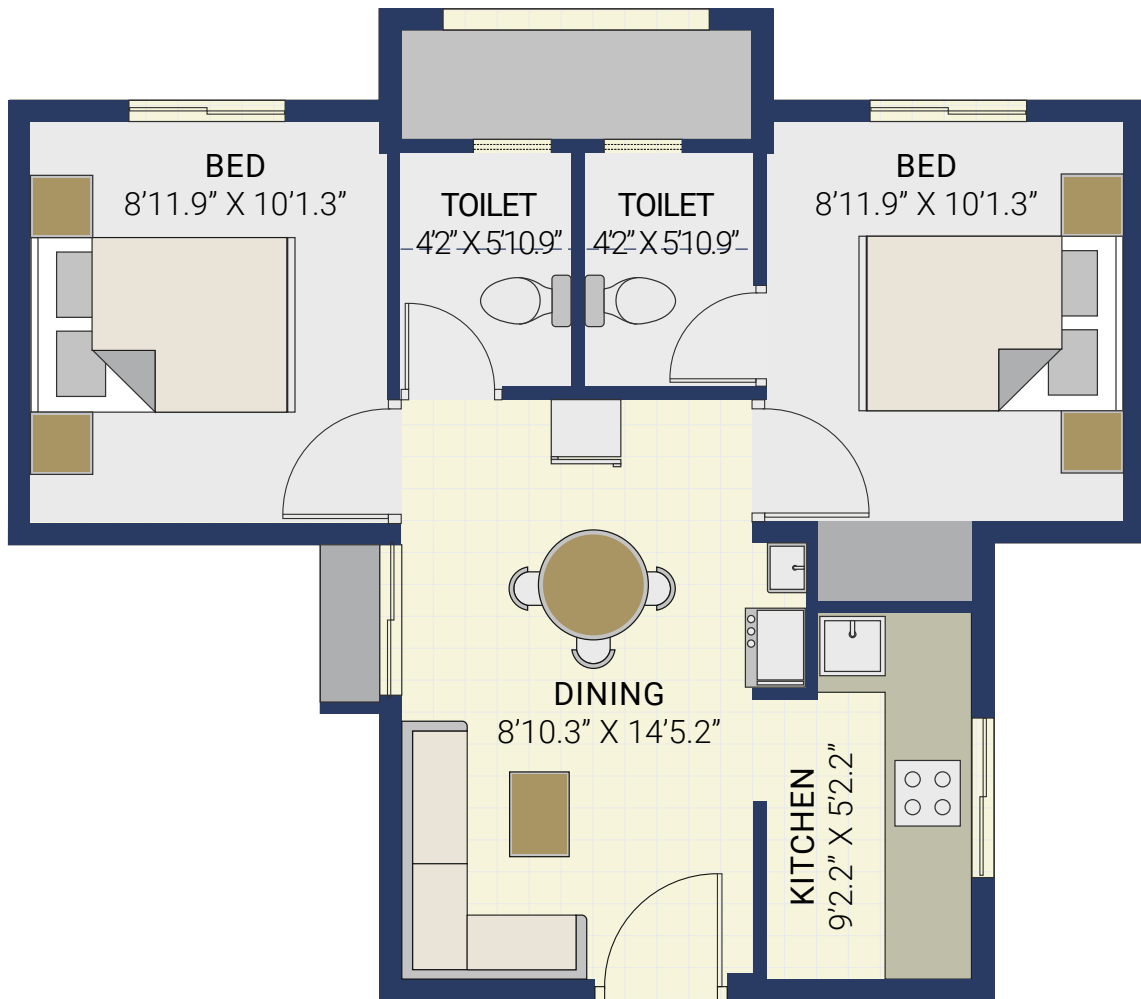


TOWER R UNIT PLAN 1BHK



KEY PLAN

Saleable Area - 591 Sq. Ft. | Plinth Area - 436 Sq. Ft. | Rera Area - 390 Sq. Ft.



KEY PLAN

Saleable Area - 657 Sq. Ft. | Plinth Area - 484 Sq. Ft. | Rera Area - 435 Sq. Ft.



TOWER R & S UNIT PLAN 2BHK



SPECIFICATION

STRUCTURE

- Pile and pile cap with raft Foundation as per structural consultants design, complying with seismic zone III.
- Pre engineered aluminium form-work technology RCC framed structure/ partitions. Concrete and steel grade as per structural consultants design, as per design standards.
- The height of each floor shall be 2.97 Meter floor to floor.

FLOORING & TILING

- Staircases: Steps shall be of RCC Smooth finish with MS hand rail and finished with enamel paint.
- Fire proof doors shall be provided in each floor
- Living/ Dining area 60cm X 60cm Vitrified tiles
- Kitchen / Bedrooms floors: 60cm X 60cm Vitrified tiles
- Toilets: Glazed Ceramic tile concepts 30cm X 30cm for floor and 30cm X 45cm for wall.
- Balconies / Open Terraces / Decks: antiskid ceramic tiles
- As per NBC norms, it is mandatory to not to have any grill/ covering/ shutters on balcony to comply the fire safety rescue norms.
- Car park Area: Grano flooring. The car parking shall be combination of open/covered based on the availability
- Interlock Pavers or Tiles or Grano flooring to be laid in drive-ways and Walk-ways as per the architect's design.

SANITARY & PLUMBING

- Sanitary fittings: EWC floor-mounted and Wash basins, will be provided.
- Faucets: Shall be double lever wall mixers with CP finish, heavy body metal fittings. Health faucet also shall be provided in all toilets.
- Plumbing: All water supply lines shall be in ISI marked CPVC pipes.
- Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen counter along with sink and spout will be provided

DOORS & WINDOWS

- Window shutters: Prefabricated, UPVC windows and glass pane. MS grills shall not be provided
- Door: Factory finished laminated doors with frame and shutter along with architrave.
- Hardware: All hardware shall be in C.P, hinges. Locks shall be mortise or equivalent.
- All the staircase shall have two hour fire rated doors from the Lift lobby of each floor as per NBC norms.

ELECTRICAL

- Concealed copper wiring with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches: All switches shall be standard make.
- The Generator Point: Power backup will be provided for all common services and the electrical points inside the apartments with a maximum limit of {0.5 KW} | There will be limiter fixed in each apartment to control the same.
- Light fixtures for the Common areas, external areas, shall be provided.
- Adequate ELCB and MCB shall be provided in each apartment.
- Provision for the one common GEYSER point shall be provided.
- Provision for TV / Telephone points shall be provided and centralised cabling for Multi DTH systems also shall be provided in the living room and bed rooms.

CEILING TREATMENT

- Two coats of Oil Bound Distemper paint shall be applied in the common areas, utility, service areas and the ceiling of all the apartments.

WALL TREATMENT

- Internal Walls: Acrylic / cement based Putty with Premium emulsion paint.
- Service area: Premium Emulsion.
- External Walls: Weather shield / Equivalent exterior grade emulsion / texture paint.

ELEVATORS

- Elevator: Required Nos. of Automatic elevators for each Block shall be provided with Automatic Rescue Device [ARD] feature with automatic doors & powder coated/ SS finish of Kone / Johnson or equivalent reputed brands.

AIR CONDITONING

- Provision for individual high wall split AC sleeve shall be provided in both the bedroom.[as structure is pre-engineered aluminium formwork technology, and no piping/conduits can be done at a later stage].
 - The position of IDU [Indoor Unit] and ODU [Outdoor unit] is already fixed and no change of locations are permitted. Any core cutting in the walls, inside the apartment are not permitted, since it may cause structural instability to the building.

AUTOMATION

- Access control entry to the common entrance / foyers and required amenities / common areas as per design requirement.
- Automatic DG Change over and limiter as specified above shall be provided for all the apartments.
- Water level controller – treated water to the overhead tank.
- security system for common areas and lobbies using CCTV with DVR facility for upto 15 days.

LANDSCAPING

- Adequate and well-designed landscape shall be provided as per the architects and landscape consultants design



Note: No request for customization / changes of any type will be permitted within the apartment as the Structure proposed is Mivan Technology. No core cutting shall be permitted in the apartment or common areas.

Disclaimer: Information herein is subject to change as and when required. M/s. SANKLECHA INFRA PROJECTS PRIVATE LIMITED., reserves the right to change, alter, add or delete any specifications and other details mentioned herein without prior permission or notice.

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