



BLUCON SUPERSTRUCTURES



HAPPINESS IS



...going home.

BLUCON PRISTINE
Kolapakkam

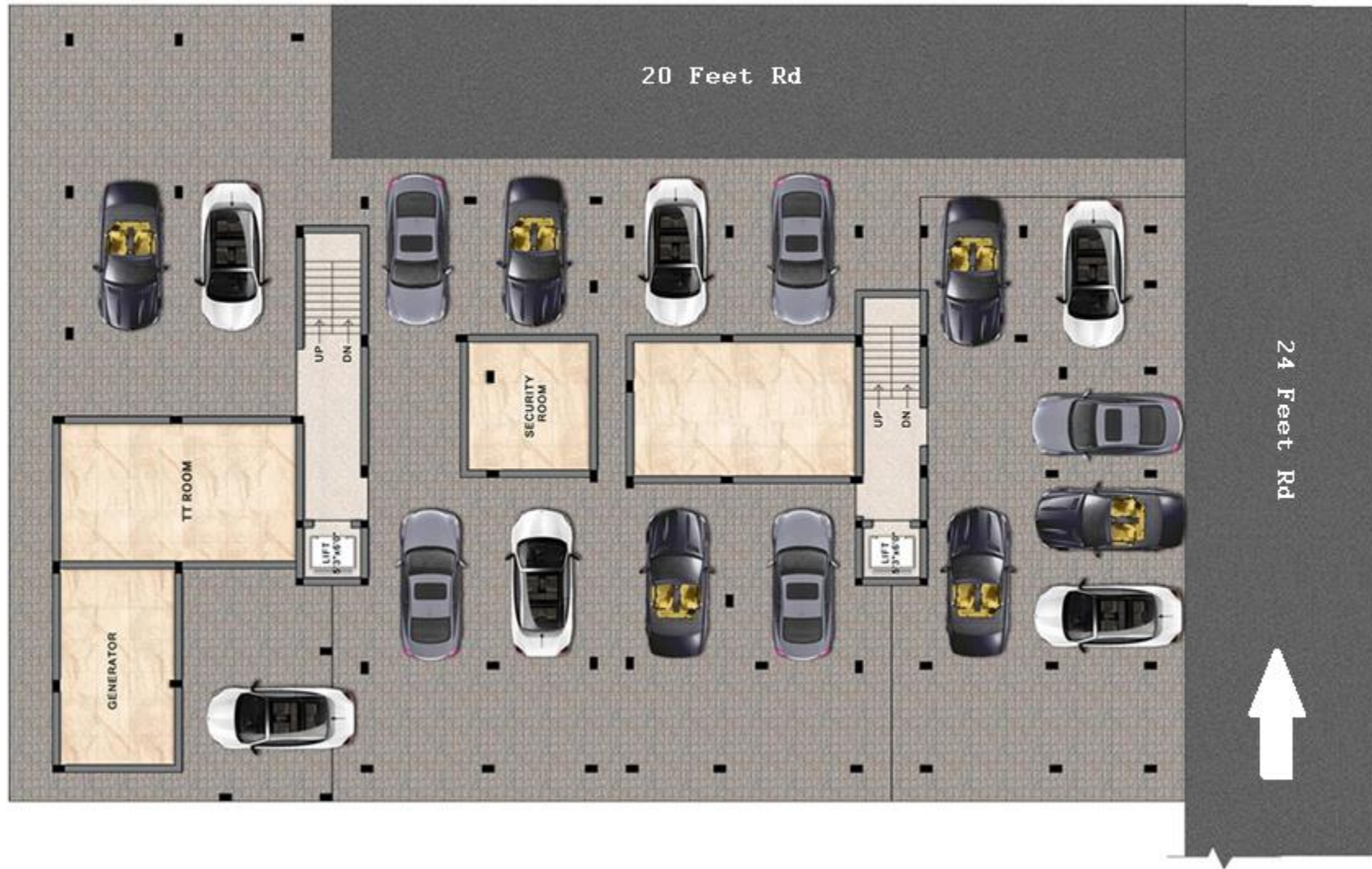


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Elevation View



Stilt Floor Plan





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Typical Floor Plan





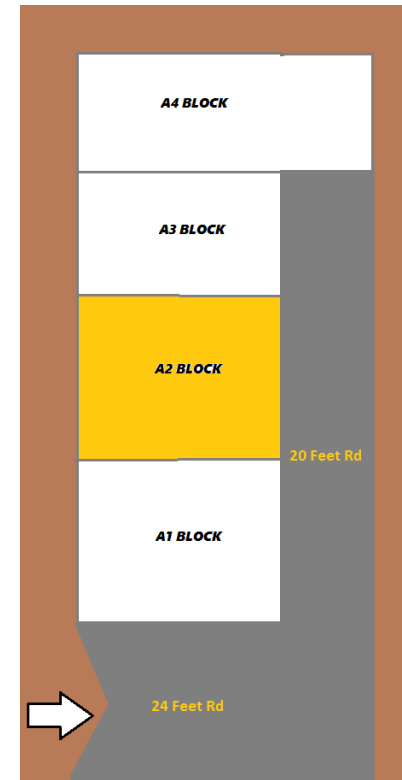
A1 BLOCK - AREA & PRICE DETAILS												
BLOCK	FLAT NO	TYPE	FLAT AREA	PLINTH AREA	RATE / SQFT	LAND 2009 UDS	FLAT COST	CAR PARKING	EB & POWER BACKUP	Reg. COST	*TOTAL COST	PMAY
A1	A1-F1	2-BHK	980	803	4,200	501	4,116,000	150,000	65000	112,420	4,443,420	Applicable
A1	A1-F2	2-BHK	983	806	4,200	503	4,128,600	150,000	65000	108,460	4,452,060	Applicable
A1	A1-S1	2-BHK	980	803	4,200	501	4,116,000	150,000	65000	112,420	4,443,420	Applicable
A1	A1-S2	2-BHK	983	806	4,200	503	4,128,600	150,000	65000	108,460	4,452,060	Applicable

*GST Will be extra(12% on Total Cost)

*Construction Agreement registration charges will be Extra (2% of Construction Value)



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A2 BLOCK - AREA & PRICE DETAILS												
BLOCK	FLAT NO	TYPE	FLAT AREA	PLINTH AREA	RATE / SQFT	LAND 2009 UDS	FLAT COST	CAR PARKING	EB & POWER BACKUP	Reg. COST	TOTAL COST	PMAY
A2	A2-F1	2-BHK	893	732	4,200	472	3,750,600	150,000	65000	103,840	4,069,440	Applicable
A2	A2-F2	2-BHK	1007	825	4,200	532	4,229,400	150,000	65000	117,040	4,561,440	Applicable
A2	A2-S1	2-BHK	893	732	4,200	472	3,750,600	150,000	65000	103,840	4,069,440	Applicable
A2	A2-S2	2-BHK	1007	825	4,200	532	4,229,400	150,000	65000	117,040	4,561,440	Applicable

GST Will be extra (6% on Total Cost)
Construction Agreement registration charges will be Extra (2% of Construction Value)



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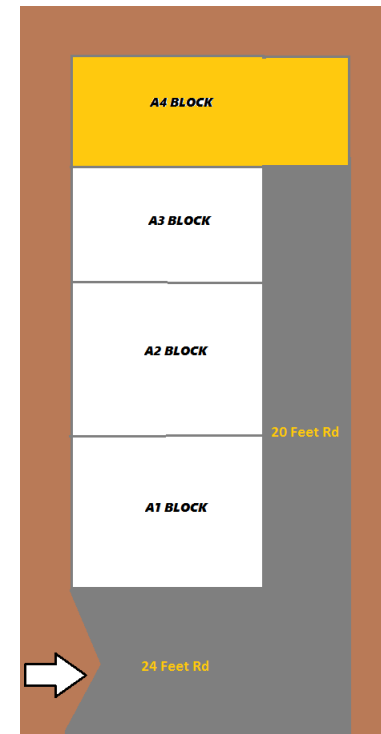


A3 BLOCK - AREA & PRICE DETAILS												
BLOCK	FLAT NO	TYPE	FLAT AREA	PLINTH AREA	RATE / SQFT	LAND 2009 UDS	FLAT COST	CAR PARKING	EB & POWER BACKUP	Reg. COST	TOTAL COST	PMAY
A3	A3-F1	2-BHK	908	744	4,200	495	3,813,600	150,000	65000	108,900	4,137,500	Applicable
A3	A3-F2	2-BHK	920	767	4,200	510	3,864,000	150,000	65000	112,200	4,191,200	Applicable
A3	A3-S1	2-BHK	908	744	4,200	495	3,813,600	150,000	65000	108,900	4,137,500	Applicable
A3	A3-S2	2-BHK	920	767	4,200	510	3,864,000	150,000	65000	112,200	4,191,200	Applicable

GST Will be extra (6% on Total Cost)
Construction Agreement registration charges will be Extra (2% of Construction Value)



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A4 BLOCK - AREA & PRICE DETAILS												
BLOCK	FLAT NO	TYPE	FLAT AREA	PLINTH AREA	RATE / SQFT	LAND 2561 UDS	FLAT COST	CAR PARKING	EB & POWER BACKUP	Reg. COST	TOTAL COST	PMAY
A4	A4-F1	3-BHK	1324	1103	4,200	629	5,560,800	150,000	65000	138,380	5,914,180	Not Applicable
A4	A4-F2	3-BHK	1371	1124	4,200	651	5,758,200	150,000	65000	143,220	6,116,420	Not Applicable
A4	A4-S1	3-BHK	1324	1103	4,200	629	5,560,800	150,000	65000	138,380	5,914,180	Not Applicable
A4	A4-S2	3-BHK	1371	1124	4,200	651	5,758,200	150,000	65000	143,220	6,116,420	Not Applicable

GST Will be extra (6% on Total Cost)
Construction Agreement registration charges will be Extra (2% of Construction Value)



Specifications

Structure

- Reinforced Cement Concrete framed structure.

Roof

- Reinforcement Cement Concrete.

Walls

- 9" Brick work for outer walls and 4.5 inch thick brick work for internal partition walls.

Windows

- Windows will be UPVC panel with see-through plain glass And MS grills on inner side

Doors

- Main Door having teakwood frame (5"x3") with Teakwood, OST Panel Door(Veneer Door) with Varnish Finish and necessary Brass Fittings.

Tiles

- Inner Carpet Area : 2*2 Vitrified Branded Tiles.
- Kitchen & Toilet: RAK Brand Tiles

Paintings

- Two coat of JK Wall putty and primer one coat with two coats of Asian Paints Tractor Emulsion for inner walls. Exterior walls With white cement with two coats of ACE.

Sanitary

- Italian Collection for Hindware / Parryware

Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma or equivalent
- Telephone and DTH points will be provided in living and master bedroom
- Split air-conditioner points will be provided in living, master bedroom and
- provision in other rooms

External Feature

- Elevator: 5-passenger automatic lift will be provided.
- Power Supply: 3-phase power supply will be provided for all apartments



Salient Features

- Contemporary new age architecture
- Stilt+2 design structure
- 2 & 3 BHK apartments
- Apartments ranging from 893-1007 sft for a 2 BHK and 1324-1371 sft for a 3 BHK
- A serene location that's so much closer to the city
- Amenities include Lift, Power Backup, TT Room
- Covered car park
- 24 x 7 power backup
- Fittings - Parryware/Jaguar or equivalent

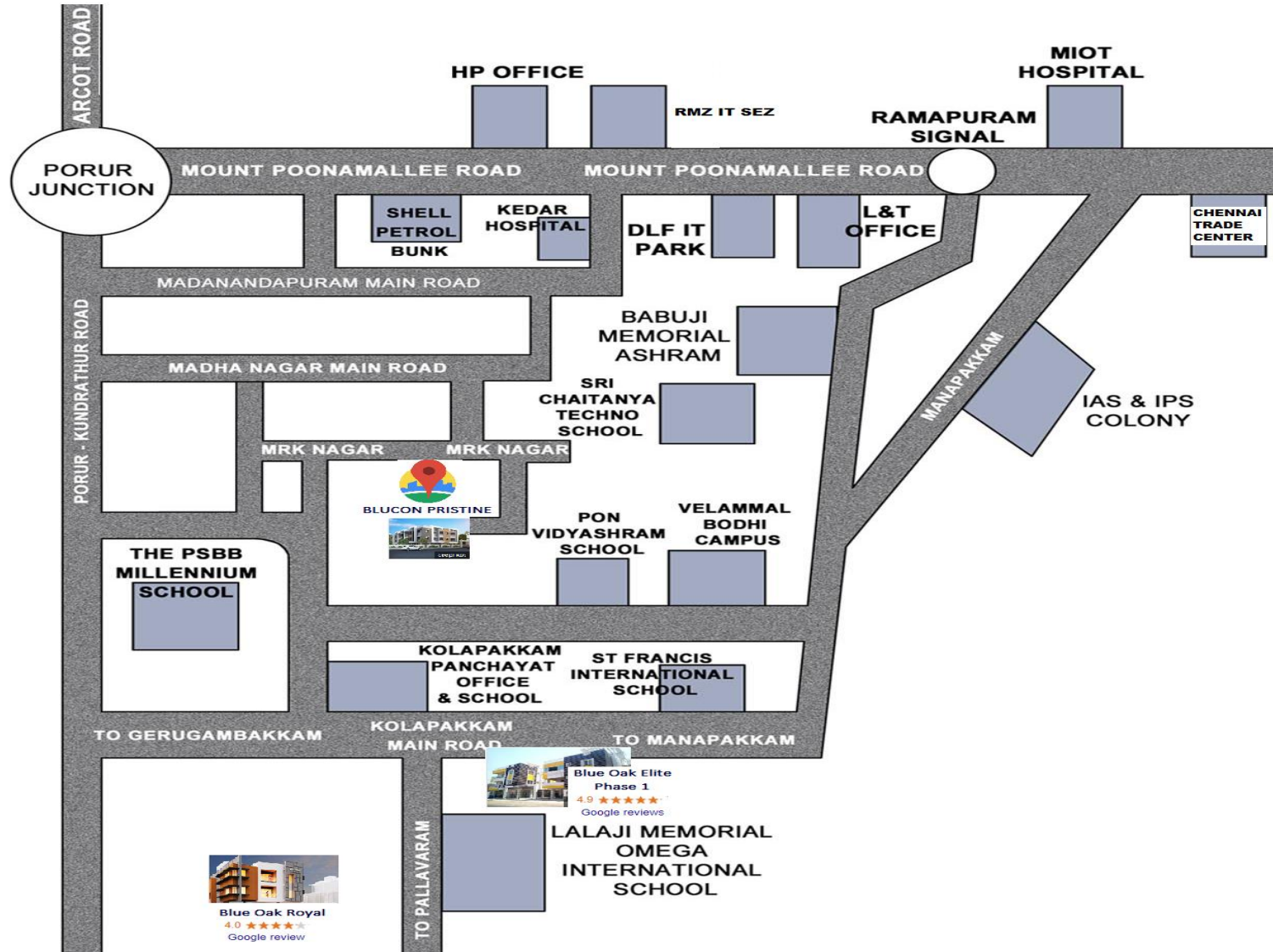
Payment Pattern

- 10% - Booking advance
- 40% - Transfer of documents
- 10% - Foundation
- 5% - 1st Floor slab
- 5% - 2nd Floor slab
- 5% - 3rd Floor slab
- 5% - 4th Floor slab
- 15% - Brick work and plastering
- 5% - Handing over



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Location Map





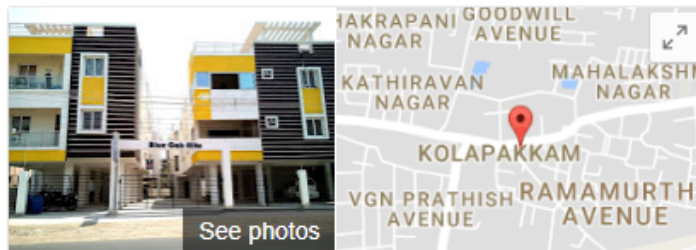
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Aerial View





Completed Projects in Kolapakkam



Blue Oak Elite Phase I ★

4.9 ★★★★★ 7 Google reviews

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"The best place I found for the value for money."

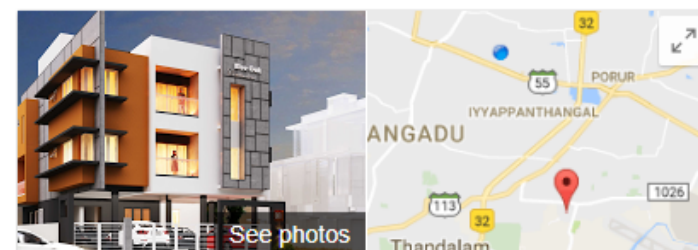


"At last I was able to be in the ideal home which I was looking forward.."



"Needs.Comfortable living flat,on the Main Road 🌟🌟🌟"

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Blue Oak Royal by Blue Oak Constructions ★

4.0 ★★★★★ 1 Google review

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