

Signature apartments  
in the heart of OMR.



**KALPA VRIKSHA**  
THE JOY OF A WISH GRANTED



Mr.Joy Presents



## The Kalpa Vriksha advantage

- 70 spacious 2 and 3 BHK units - 880 sq ft to 1502 sq ft
- Behind MARG Junction Mall
- Just 8 Kms from Tidel Park
- Set among top IT majors
- 100% Vaastu compliant
- In the heart of OMR



## A little bit about Kalpa Vriksha

- Located at Karapakkam, in the heart of OMR
- Stilt + 4
- 2 BHK : 880 - 1258 sq ft
- 3 BHK : 1259 - 1359 sq ft
- 3 BHK (Premium) : 1416 - 1502 sq ft

## Facilities



Club House with Gym and Swimming Pool

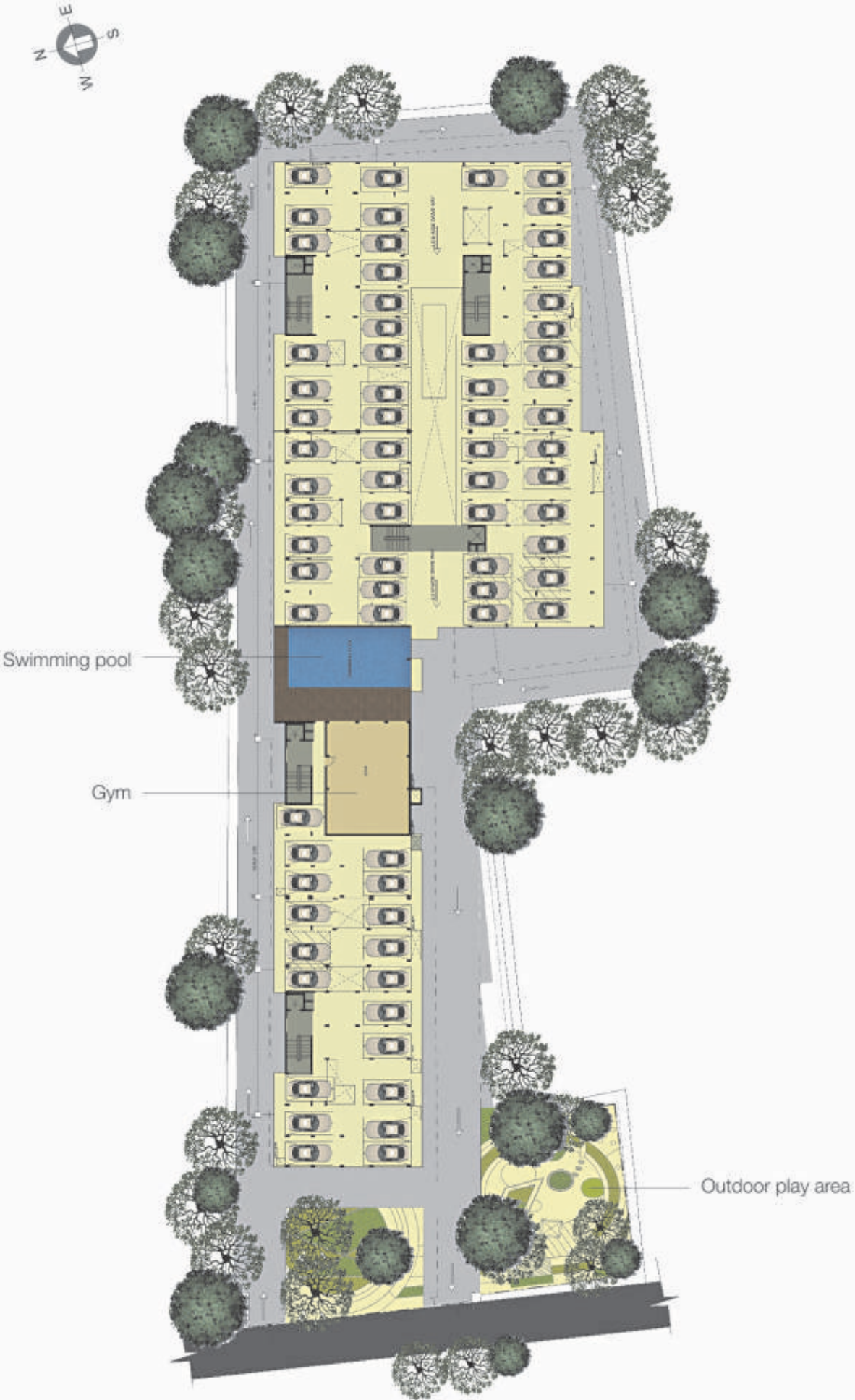


Outdoor Play Area

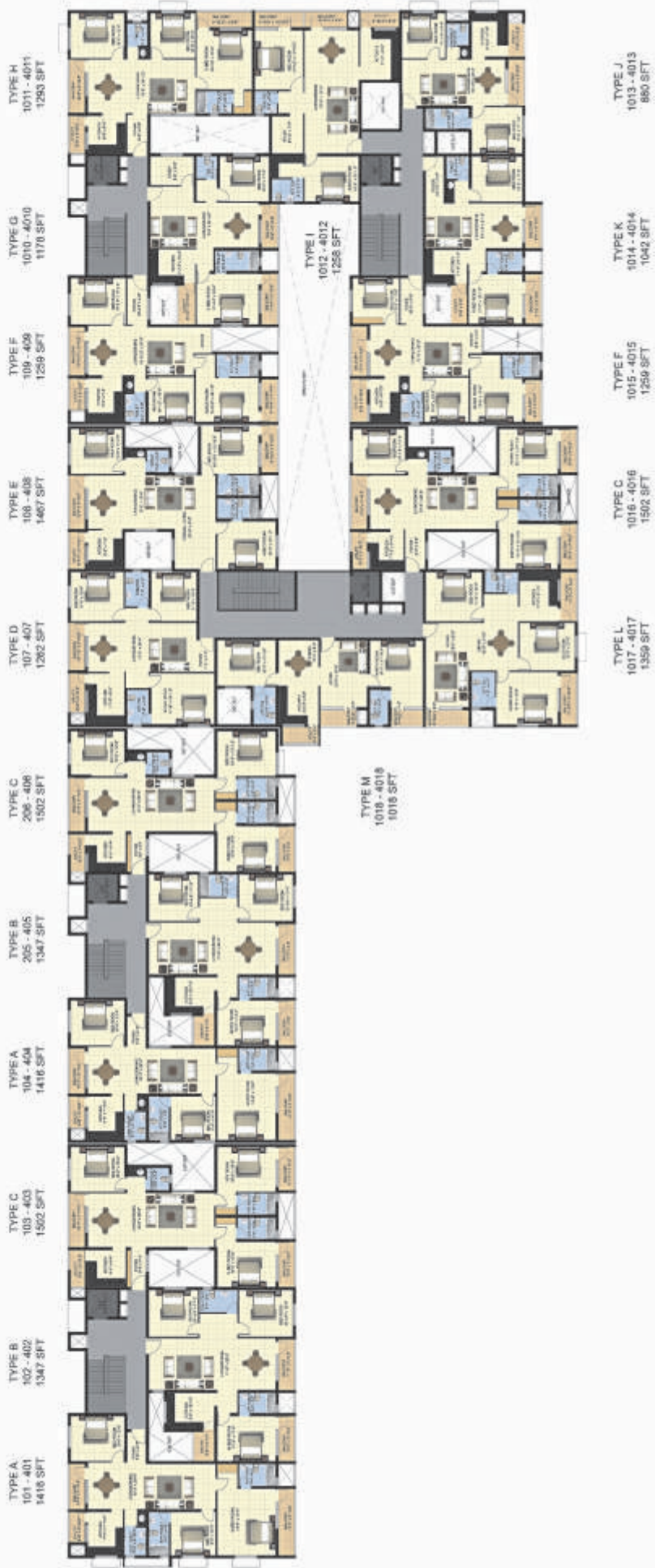
# Location Map



# Master Plan



# Typical Floor Plans





3BHK  
101 - 401, 104 - 404  
1416 SFT



FLAT TYPE A  
KEYPLAN



3BHK  
102 - 402, 205 - 405  
1347 SFT



FLAT TYPE B  
KEYPLAN



3BHK  
103 - 403, 206 - 406, 1016 - 4016  
1502 SFT



FLAT TYPE C  
KEYPLAN









3BHK  
107 - 407  
1262 SFT

FLAT TYPE D  
KEYPLAN



3BHK  
108 - 408  
1467 SFT

FLAT TYPE E  
KEYPLAN



3BHK  
109 - 409, 1015 - 4015  
1259 SFT

FLAT TYPE F  
KEYPLAN





2BHK  
1010 - 4010  
1178 SFT



FLAT TYPE G  
KEYPLAN



3BHK  
1011 - 4011  
1293 SFT



FLAT TYPE H  
KEYPLAN



2BHK  
1012 - 4012  
1258 SFT



FLAT TYPE I  
KEYPLAN

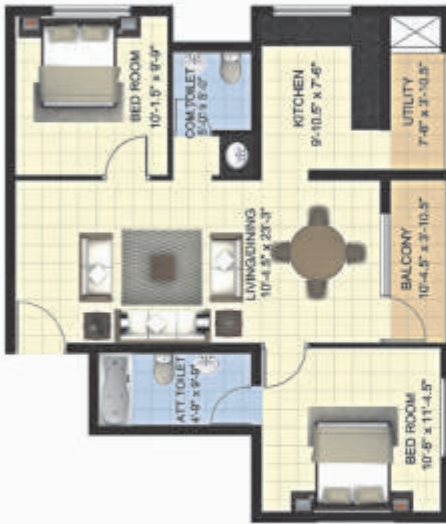




2BHK  
1014 - 4014  
1042 SFT



FLAT TYPE K  
KEYPLAN



2BHK  
1013 - 4013  
880 SFT



FLAT TYPE J  
KEYPLAN



3BHK  
1017 - 4017  
1359 SFT



FLAT TYPE L  
KEYPLAN



2BHK  
1018 - 4018  
1018 SFT



FLAT TYPE M  
KEYPLAN

# Material Specifications

## Unit Specifications

Structure	RCC Framed Structure
Masonry Work	200 MM Thick Cement Block for Outer Wall 100 MM Thick Cement Block for Inner Wall
<b>LIVING/ DINING</b>	
Flooring	Vitrified Tile
Walls	Emulsion Paint
Ceiling	OBD
<b>MASTER BEDROOM</b>	
Flooring	Vitrified Tile
Walls	Emulsion Paint
Ceiling	OBD
<b>OTHER BEDROOMS</b>	
Flooring	Vitrified Tile
Walls	Emulsion Paint
Ceiling	OBD
<b>KITCHEN</b>	
Flooring	Vitrified Tile
Wall Tile	Ceramic Tile
Wall Painting	Emulsion Paint
Ceiling	OBD
Counters	Black Granite
Fittings/ Fixtures	Parryware/ Hindware or Equivalent
<b>MASTER TOILET</b>	
Flooring	Ceramic Tile
Wall Tile	Ceramic Tile
Wall Painting	Emulsion Paint
Ceiling	OBD
Fixtures/Accessories	Parryware/ Hindware or Equivalent
Sanitaryware/CP Fittings	Parryware/ Hindware or Equivalent
<b>OTHER TOILETS</b>	
Flooring	Ceramic Tile
Wall Tile	Ceramic Tile
Wall Painting	Emulsion Paint
Ceiling	OBD
Fixtures/Accessories	Parryware/ Hindware or Equivalent

## Unit Specifications

ITEM OF WORK	DETAILS OF WORK
Sanitaryware/CP Fittings	Parryware/ Hindware or Equivalent
<b>BALCONIES</b>	
Flooring	Vitrified Tile
Walls	Emulsion Paint
Ceiling	OBD
Railing	SS Handrail
<b>UTILITY AREA</b>	
Flooring	Vitrified Tile
Wall Tile	Ceramic Tile
Wall Painting	Emulsion Paint
Ceiling	OBD
<b>DOORS</b>	
Main Door	Teakwood Frame with Teakwood Door
Other Internal Doors	Country wood frame with Flush Door
French Door	UPVC
Toilet Door	Country wood frame with Flush Door
<b>WINDOWS</b>	
UPVC - SLIDING	
<b>LIFT LOBBY</b>	
Lift	
Flooring	Kota
Walls	Emulsion Paint
<b>STAIRCASES</b>	
Flooring	Kota
Walls	Emulsion Paint
Railing	SS Hand Rail
<b>ELECTRICAL</b>	
Fixtures and Fittings	Anchor ROMA
Power Backup	24 x 7
<b>PLUMBING</b>	
CPVC / UPVC Pipes	

## Your home - from **MARG ProperTies** The joy of ownership

Discover your home – from MARG ProperTies with Mr. Joy. MARG ProperTies, a leading name in the real estate space provides value enriched homes and builds everlasting relationships. MARG ProperTies offers a wide range of homes like Affordable, Urban Smart, Integrated Townships and Ultra Luxury Homes. Having already sold more than 2.5 million sq.ft. of residential space and having launched successful projects in the last one year, MARG ProperTies is poised to build 20,000 homes with an aim to provide value enriched homes for one and all.

### The Marg ProperTies promise

- Delivering the right product with the right value
- Better value to the customers through economies of scale, smarter technologies, economies on utilities and infrastructure
- Long term appreciation of property
- Superior design, flexibility and optimum usage of material
- Hassle-free maintenance support
- On time delivery



## From the house of **MARG** Spirit of Visioneering

MARG Group is one of India's fastest growing infrastructure companies. The group believes in aiding economic prosperity and creating inclusive/sustainable growth models. The group has great presence not only in India but also in Singapore and China, handling projects worth over ₹ 5000 crores. And not to forget, a strong seasoned human capital of more than 1000 including global partners in the Infra space.

The group's portfolio includes economic growth centres that span across the entire infrastructure value chain.

- Engineering Procurement Construction
- Urban and Industrial Infrastructure
- Marine Infrastructure and Services
- Real Estate
  - Commercial Spaces
  - Residential Spaces

# MARG ProperTies

The joy of ownership

## Our values



SOUND INVESTMENT



100% VAASTU COMPLIANT



TRUST



GREAT DESIGN



ASSURED QUALITY

## Our offerings



MEASURE & PAY

Get the carpet area you pay for. It is a measure of our promise.



UPGRADE

Easily upgrade your lifestyle. Shift to a bigger MARG home.



GREAT DEALS

Save while you decorate. Get great deals on home furnishings and appliances.



ZERO DEAD SPACE

Optimum usage of your space.



HAPPY CUSTOMERS



CUSTOMER SUPPORT



Call: 044 4252 5252 or visit [www.margproperties.com](http://www.margproperties.com)

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