



Kokila Infratech (P) Ltd.

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Disclaimer:- All designs, perspectives, specifications, layout plans etc. are indicative & subject to change. Accessories shown in some of the pictures in this brochure such as furniture, cabinets, electrical appliances, light fittings, paintings, wall & floor textures etc. are indicative/ decorative & are not part of the sale offered. The use of ground floor is subject to change from residential to commercial with duly approval from BDA, Bhubaneswar.

Architect



AAKAR Architect
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T- 91- 674- 2551898

E. A. STUDIO. 8908740841 | 9853586659

kokila KANCHAN TOWER

Balabhadrapur, Kapilaprasad, Bhubaneswar



A home... you would love to own



Overview

Introducing your very own home, "Kokila Kanchan Tower" developed by Kokila Infratech (P) Ltd. a sister concern of "SB Realcon (P) Ltd." is composed of efficiently planned 2BHK & 3BHK apartment with spacious balcony. Your space has been intelligently designed keeping your needs in mind with no compromise to give you a complete life-style. Your abode comes with amenities and open space situated at Balabhadrapur, Kapilaprasad, the booming growth corridor of Bhubaneswar.

Walk into your apartment and you are greeted with an intelligent layout that has been designed to optimize your living space. Every aspect is designed for aesthetic appeal and functionality.



Site Plan



Ground floor plan of Block-A

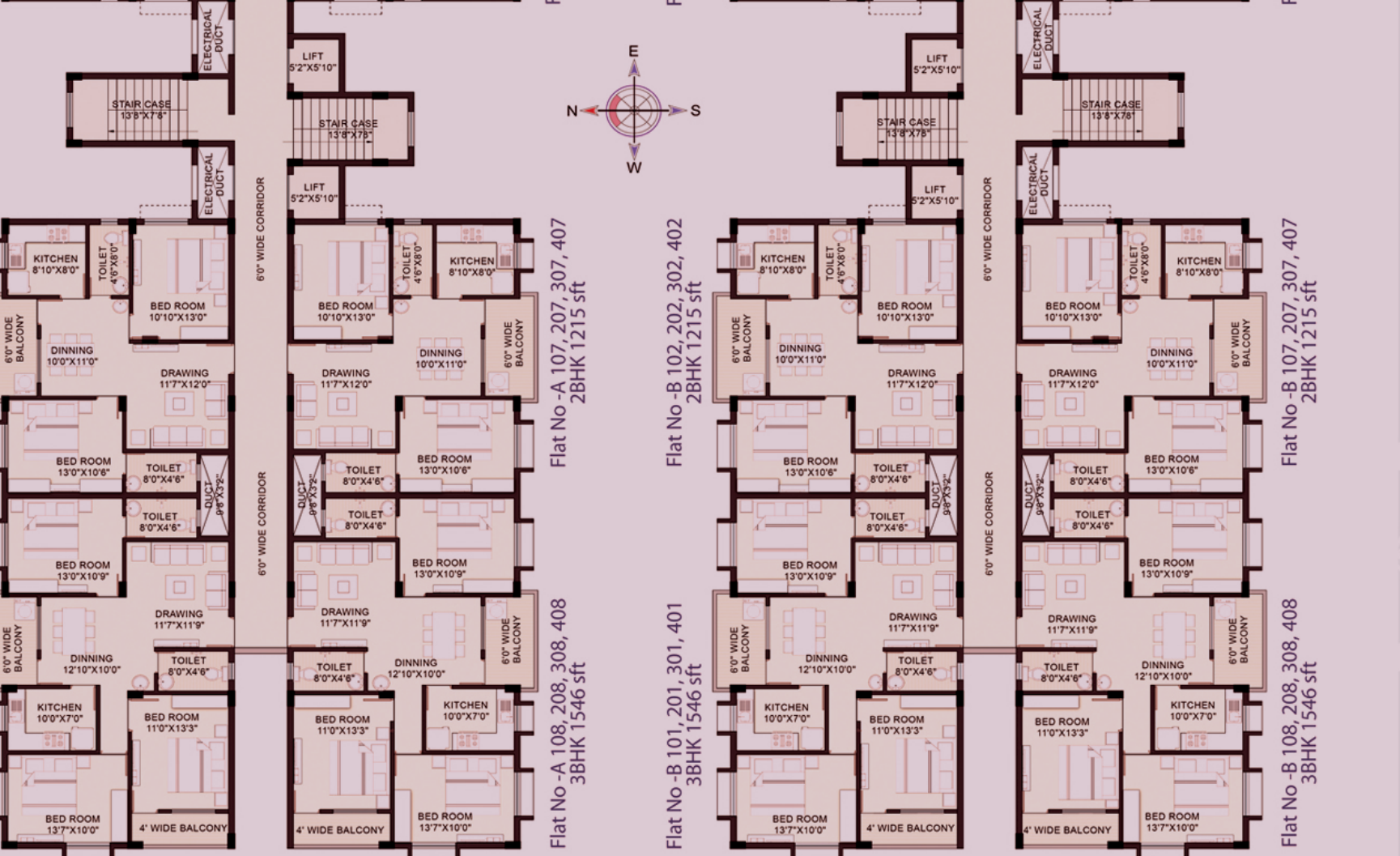


Ground floor plan of Block-B



Typical floor plan of Block-A

Typical floor plan of Block-B



Other facilities

- 24hrs water supply through deep bore well.
- 100% Standby generator for common area & lifts.
- 300wt power backup for individual unit.

Intercom facility

- 24hrs security.
- Multipurpose hall.
- Indoor game.
- Society office.
- Gym.



Happiness

Specification

- ✿ **Structure :**
Rcc framed Structure. Fly Ash masonry work for walls.
- ✿ **Flooring finishes :**
Vitrified floor tiles in living, dining, kitchen, puja & bedrooms. Kota/ Marble finish to the staircase. Matte finish floor tiles to the toilets and balconies.
- ✿ **Kitchen :**
Granite based kitchen top with stainless steel sink. 2' height ceramic tiles above granite top with modular points.
- ✿ **Doors :**
Main door: Both side veneered flush door. All other doors are of company made flush door.
- ✿ **Windows :**
Powder coated aluminum framed glass shutter with grill protection.
- ✿ **Electrical :**
Premium quality copper wire with modular switches & fittings. provision for telephone, A.C. & Geyser.
- ✿ **Sanitation:**
Wash basin in dining area, closets, wash basin and health faucet in toilets. ceramic & CP fittings of standard quality & make.
- ✿ **Wall finish:**
Internal walls: finished with two coat putty.
External walls: finished with exterior weather coat paints.
Toilet walls: finished ceramic glazed tiles up to 7' height.
- ✿ **Staircase:**
Fitted with stainless steel railing/ MS powder coated pipes.





Payment Structure

✱ Initial Booking Amount Rs.2,00,000/-	[Rupees Two Lakh only]
✱ At the time of Agreement [Including booking amount]	:15%
✱ On completion of foundation of respective block	:08%
✱ On completion of basement slab casting of respective block	:08%
✱ On completion of ground roof casting of respective flat	:08%
✱ On completion of 1st floor roof casting of respective flat	:08%
✱ On completion of 2nd floor roof casting of respective flat	:08%
✱ On completion of 3rd floor roof casting of respective flat	:08%
✱ On completion of 4th floor roof casting of respective flat	:08%
✱ On completion of brick wall of respective flat	:08%
✱ On completion of plastering & finishing of respective flat	:08%
✱ On completion of flooring of respective flat	:08%
✱ On possession or completion whichever is earlier	:05%

All the payment to be paid either by Cheque & DD in favour of "KOKILA INFRATECH PVT. LTD." payable at Bhubaneswar

Location Map



Connectivity

Located at Balabhadrapur, Kapilaprasad, the upcoming developed area of Bhubaneswar, It is very near to the University and School .It is beside the 100 Feet wide ring-road which directly connects to the Air Port, Railway Station, and Main bus stand, shopping complexes & business hub of Bhubaneswar. All essential services like schools, colleges, hospitals, commercial facilities are found in the close vicinity of main market.