



Deccan
Kalpavriksha

RERA REGISTRATION NO:
TN/29/BUILDING/O499/2023



Homes with a
touch of divinity



Deccan Kalpavriksha - A Home That Offers More!

Nestled in the bustling neighborhood of Sholinganallur on OMR, Deccan Kalpavriksha offers the perfect blend of affordability, convenience, and quality living. Spread across 2.15 acres, this thoughtfully planned residential community features 166 apartments in 1, 2, and 3 BHK formats.

Key Highlights

- **Strategic Location:** Close to the revered Sri Prathyangira Devi Temple, and within minutes of major IT hubs such as TCS, Infosys, Wipro, and Polaris.
- **Convenience Galore:** Proximity to reputed schools, colleges, hospitals, and vibrant entertainment zones like Mayajaal, VGP, and MGM.
- **Lifestyle Amenities:** Enjoy a pollution-free environment with clean water and a range of amenities, including:
 - o Fully equipped gym
 - o Jogging track
 - o Children's play area
 - o Yoga and meditation center

Why Choose Deccan Kalpavriksha?

With over 40 years of trusted experience, **Deccan Estates Private Limited**, ensures superior construction quality and timely delivery, making it a reliable investment for peaceful and modern living. Whether you're seeking a serene lifestyle or a smart real estate investment, Deccan Kalpavriksha checks all the boxes.

A Home That's a Smart Investment

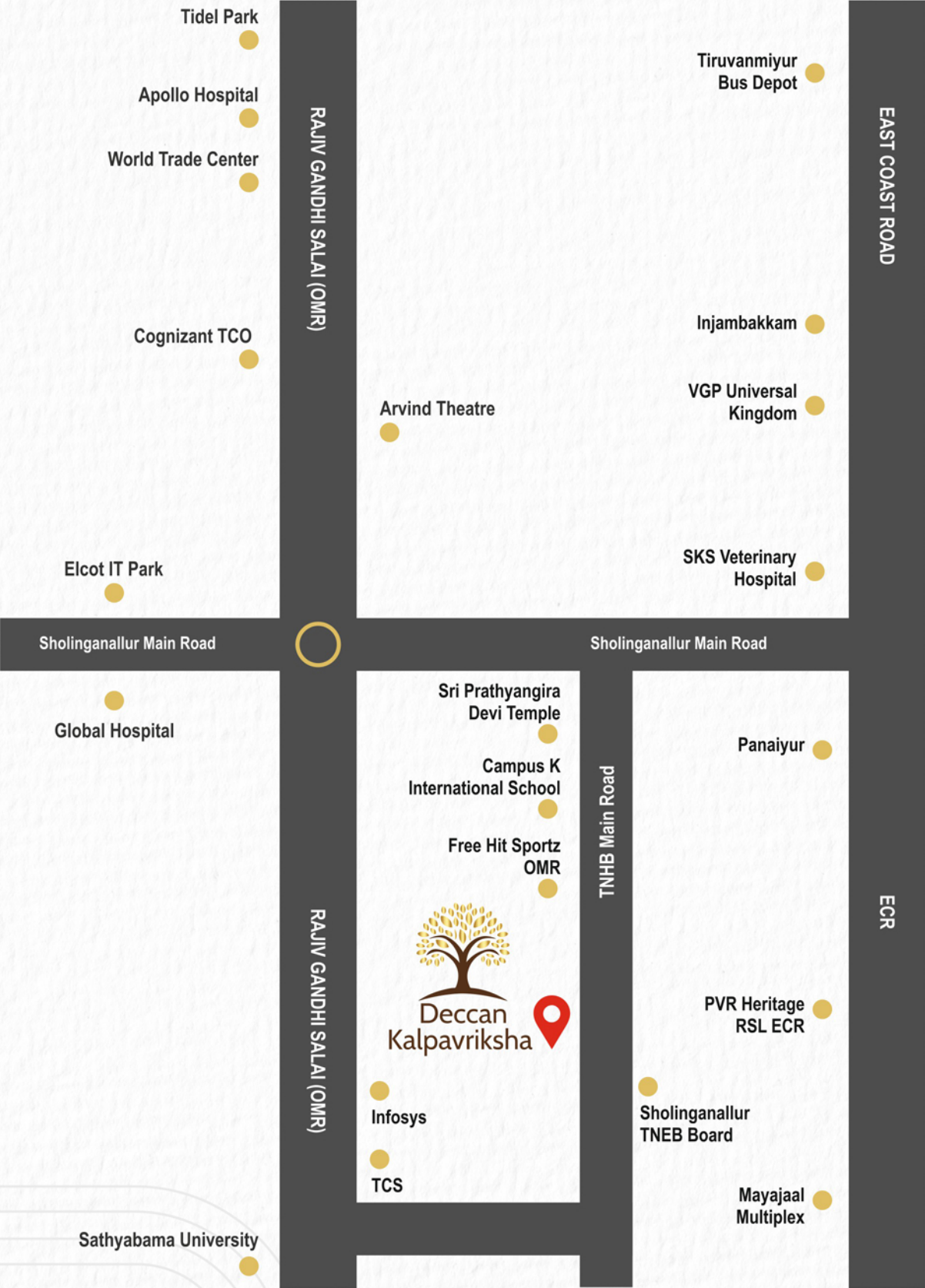
Deccan Kalpavriksha offers more than just a home; it's a secure and promising investment in Sholinganallur, OMR. Strategically located near IT hubs, schools, and entertainment spots, the property ensures high appreciation potential and a vibrant lifestyle.

Built by **Deccan Estates Private Limited**, with over 40 years of expertise, the apartments boast superior construction quality, modern design, and premium finishes. Timely delivery and meticulous planning make it a reliable choice for discerning buyers.

Whether you're an investor seeking value or a family looking for a peaceful, amenity-rich community, Deccan Kalpavriksha promises comfort, convenience, and lasting returns in a well-connected location.

Location Map

(Not to scale)





Deccan
Kalpavriksha



Illustrative Pictures



Deccan
Kalpavriksha



The beauty of life is in the details



TOWER - A



TOWER - B



TOWER - C



TOWER - D



TOWER - E



TOWER - F

SPECIFICATIONS

Structure

RCC framed structure with stilt parking, the apartments are from first floor to fourth level. Staircases and lifts in each block connect from stilt to all the levels. Anti-Termite treatment wherever applicable during construction stage.

Flooring

Ground floor main entrance lobby: Marble/Granite. Vitrified tile flooring in living, dining, bedrooms and Anti-Skid Ceramic tile flooring in Toilets, Balconies and utility areas. All the tiles will be from **Kajaria / Somany**. Stilt to have Grano Flooring.

Driveway (External) Correl stone flooring along the entry of the project and interlocking paver for the rest of the area.

Kitchen

The dado over the Kitchen counter is of ceramic tiles up to 2 feet height along with granite top and stainless-steel sink of **Nirali / Diamond** make.

Fixtures & Fittings

Main Door: Teak wood frame, engineered wood shutter with sufficient thickness to house all hardware.

High Quality hinges, tower bolts, lock of **Godrej / Yale** and security eye.

Balcony / Utility door / Windows / Ventilators

UPVC of **Saint Gobain / Fenesta**, with glass shutters.

Sanitary Fittings

Kohler / Roca CP Fittings, good quality vitreous white colored WC and washbasin.

WC includes seat cover and flush valve and health faucet. CP fitting of Kohler/Roca or Equivalent.

Electrical

Best quality cables of **Finolex / Havells** wiring through PVC conduits concealed in walls and ceilings. Light points, fan / exhaust points, power points, call bell points, telephone points, TV points - Switches **Anchor Roma / Litaski** and one point in Master bedroom and provision of AC points for other bedrooms. The electrical room will have panel boards, meters, etc as per TANGEDCO norms, along with outlet for internet.

Elevators

Automatic Elevators (**Kone / Johnson**) with V3F feature. Intercom facility connected to security cabin.

Water

- Water treatment plant.
- Sewerage treatment plant.
- Solar energy for common area backup.

TOWER - A

STILT FLOOR PLAN



TOWER - A

TYPICAL FLOOR PLAN

(1st - 3rd FLOOR)



103 - 303
3BHK-1333.sq.ft

104 - 304
3BHK-1333.sq.ft

102 - 302
3BHK-1192.sq.ft

105 - 305
3BHK-1192.sq.ft

101 - 301
3BHK-1325.sq.ft

106 - 306
3BHK-1325.sq.ft

CORRIDOR 5'-0" WIDE

TOWER - B

STILT FLOOR PLAN



TOWER - B

TYPICAL FLOOR PLAN

(1st - 3rd FLOOR)



108 - 308
3BHK-1325.sq.ft

105 - 305
3BHK-1325.sq.ft

107 - 307
3BHK-1325.sq.ft

106 - 306
3BHK-1325.sq.ft

102 - 302
3BHK-1325.sq.ft

103 - 303
3BHK-1325.sq.ft

101 - 301
3BHK-1325.sq.ft

104 - 304
3BHK-1325.sq.ft



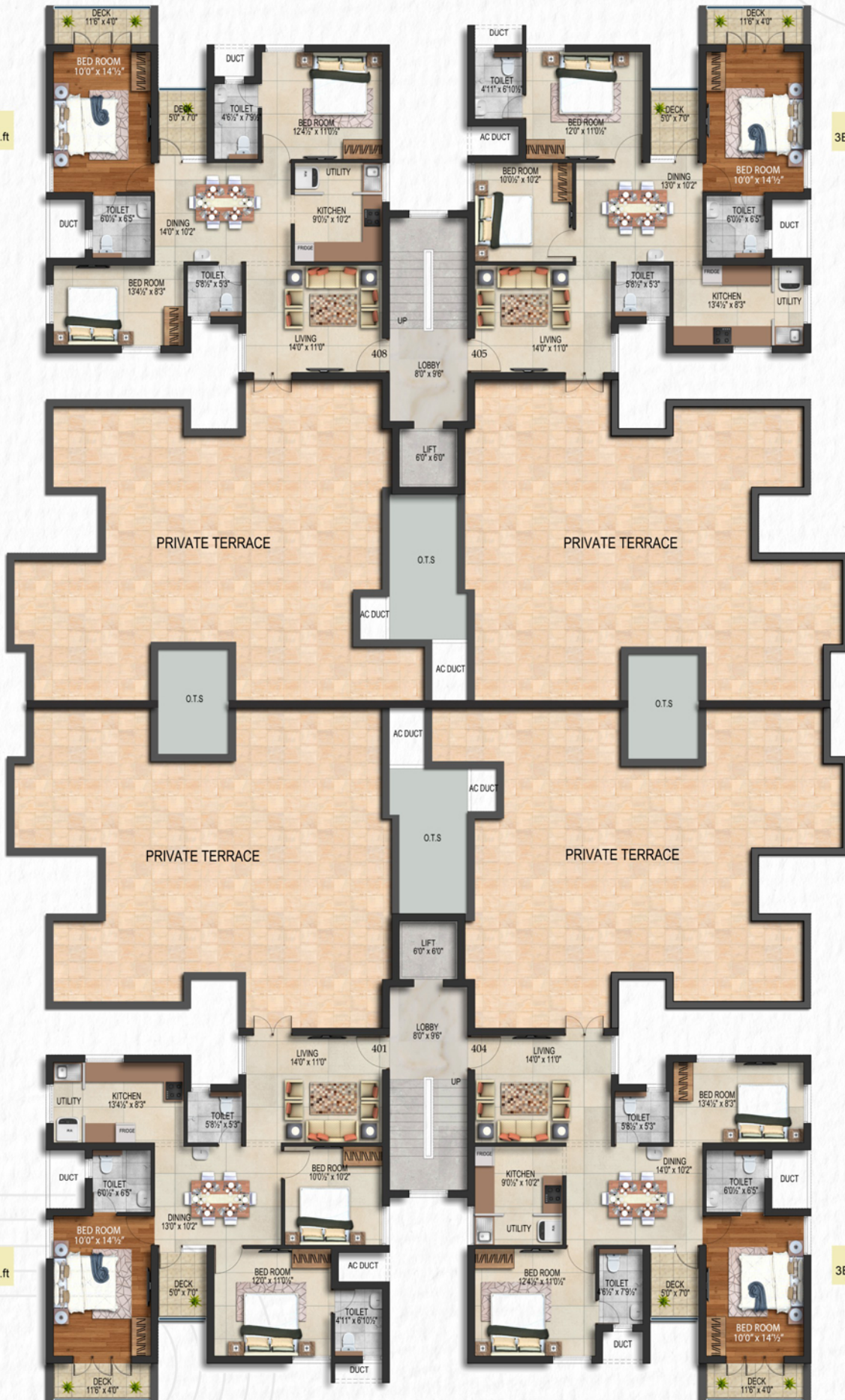
TOWER - B

FOURTH FLOOR PLAN



408
3BHK-1331.sq.ft

405
3BHK-1331.sq.ft



401
3BHK-1331.sq.ft

404
3BHK-1331.sq.ft

TOWER - C

STILT FLOOR PLAN





Deccan
Kalpavriksha



D

C

B

A

E

F

TOWER - C

TYPICAL FLOOR PLAN

(1st - 3rd FLOOR)



108 - 308
3BHK-1325.sq.ft

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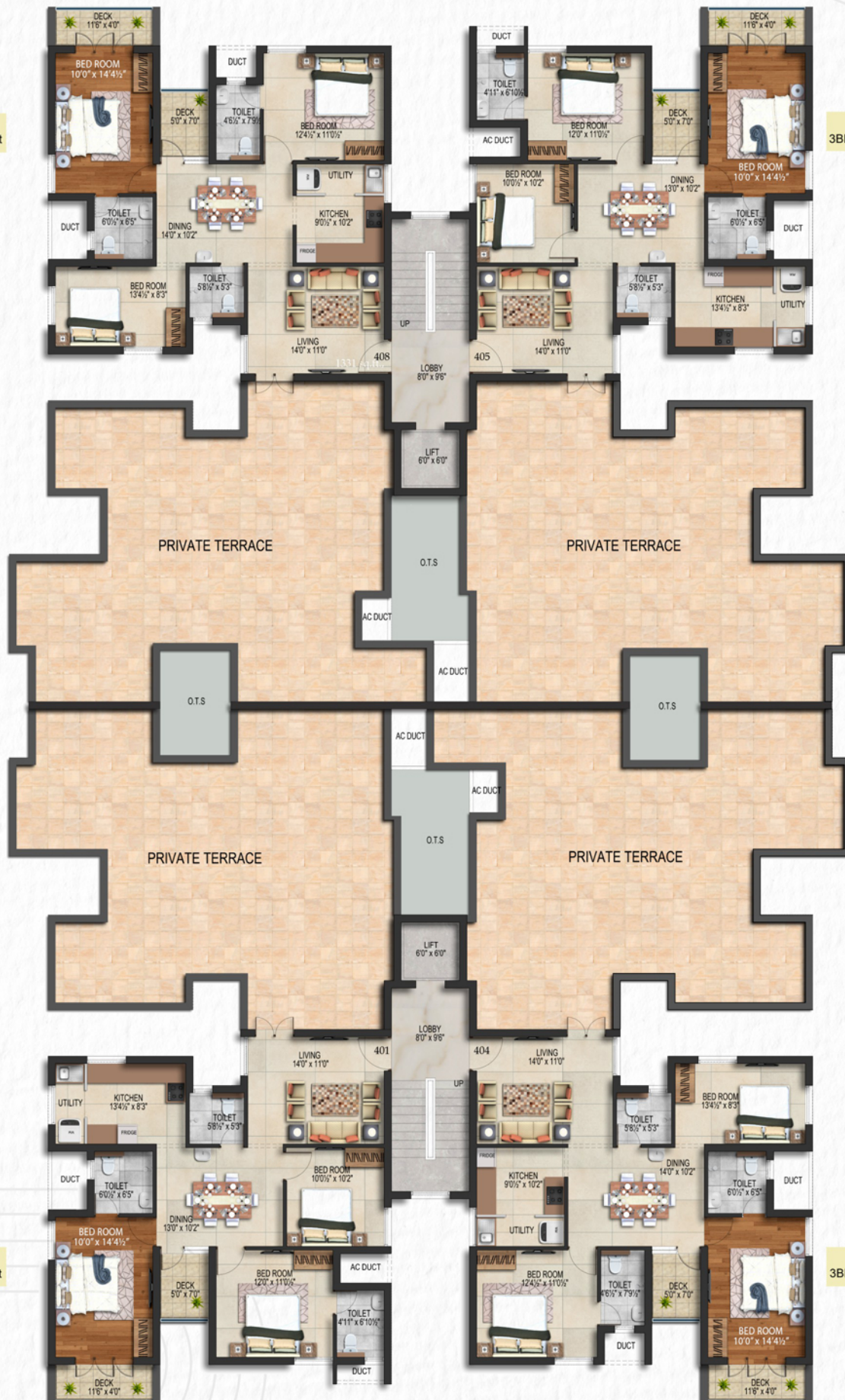
TOWER - C

FOURTH FLOOR PLAN



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3BHK-1331.sq.ft

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3BHK-1331.sq.ft

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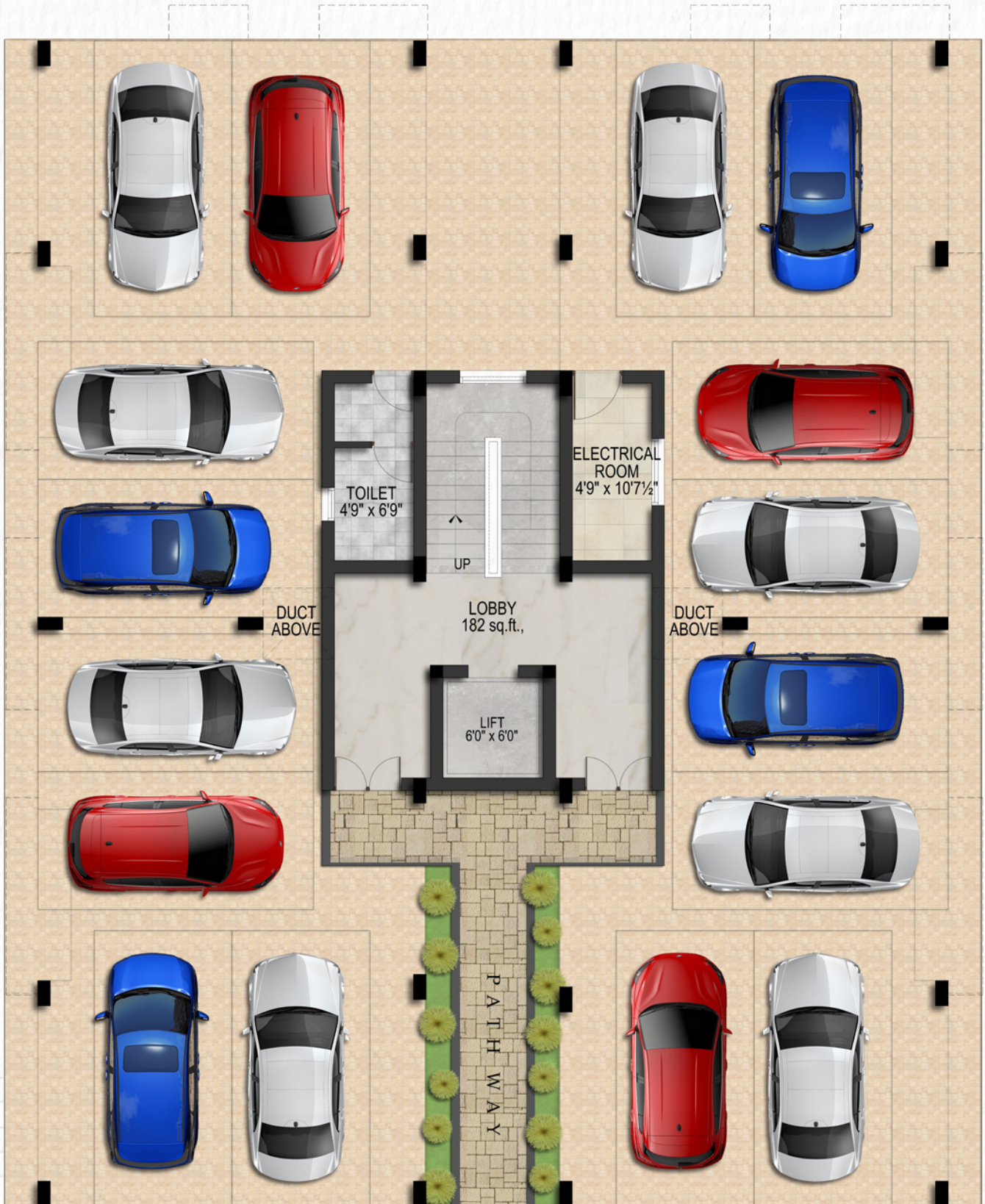
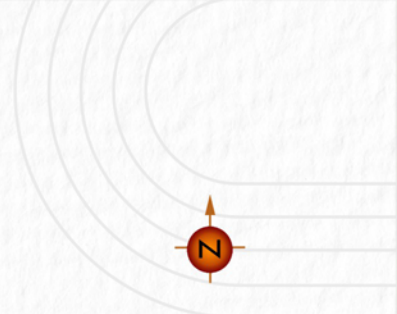
TOWER - D

STILT FLOOR PLAN



TOWER - E

STILT FLOOR PLAN



TOWER - E

TYPICAL FLOOR PLAN

(1st - 4th FLOOR)



104 - 404
2BHK-991.sq.ft

101 - 401
2BHK-991.sq.ft

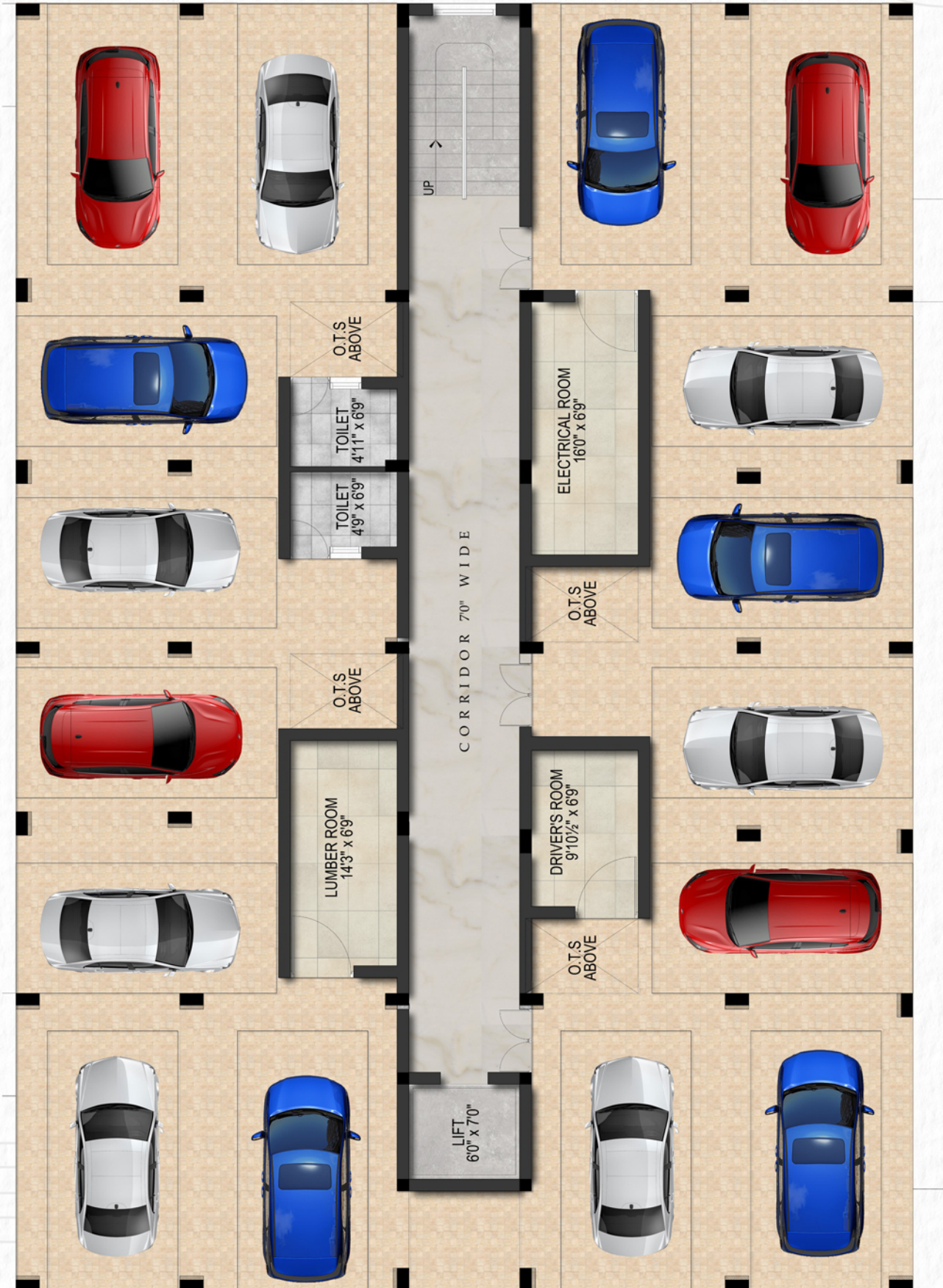


103 - 403
2BHK-991.sq.ft

102 - 402
2BHK-991.sq.ft

TOWER - F

STILT FLOOR PLAN



TOWER - F

TYPICAL FLOOR PLAN

(1st - 4th FLOOR)



108 - 408
1BHK- 561 sq.ft



107 - 407
1BHK- 578 sq.ft



106 - 406
1BHK- 578 sq.ft



105 - 405
1BHK- 561 sq.ft



UP

CORRIDOR 70" WIDE

LIFT
60' x 70"

101 - 401
1BHK- 561 sq.ft



102 - 402
1BHK- 578 sq.ft



103 - 403
BHK- 578 sq.ft



104 - 404
1BHK- 561 sq.ft





Reputation precedes the name Deccan. With a rich heritage in the construction industry for over 40 years and enviable projects across Chennai and Coimbatore, Deccan is a renowned name in construction of residential complexes, luxury hotels and resort properties. Adherence to every prescribed guideline, stringent norms in construction quality and an unmistakable buyer satisfaction are the vignettes of its distinguished journey towards surpassing itself.

Some of Deccan's Projects.



**Deccan Enclave
BESANT NAGAR**



**Deccan Nest
PERUNGUDI**



**Deccan Nandhini
THIRUVANMIYUR**



**Deccan Silicon Valley
METTUKUPPAM, OMR**



**Deccan Nakshatra
THORAIPAKKAM, OMR**



**Deccan Kalpataru
SHOLINGANALLUR**



**Deccan Plaza
ROYAPETTAH**



**Deccan Villa
THIRUVANMIYUR**



**Deccan Sivalaya
ANNA NAGAR**



**Deccan Samriddhi
ROYAPETTAH**



**Deccan Pragati
PALLAVARAM**



**Deccan All Seasons
COIMBATORE**



**Deccan Paradiso
OOTY**



**Deccan Prakruti
SIRUSERI, OMR**



**Deccan Kalpavriksha
SHOLINGANALLUR**

KEY PLAN



Deccan
Kalpavriksha



AMENITIES	
01. INDOOR GAMES	12. TODDLER'S PLAY
02. BUSINESS CENTER	13. CHILDREN'S ACTIVITY ROOM
03. KIDS PLAY CENTER	14. ASSOCIATION HALL
04. PARLOUR	15. HEALTH CLUB
05. YOGA/MEDITATION CENTER	16. PARTY HALL
06. HOME THEATER	17. LUMBER ROOM
07. MULTI PURPOSE HALL	18. CHILDREN'S LIBRARY
08. LIBRARY	19. DRIVERS ROOM
09. DAILY NEEDS STORE	20. MAINTENANCE / MANAGER ROOM
10. GYM	
11. ELECTRICAL ROOM	



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