



karal
BABYLON

Nature at its best...

Quality Life Style

Starts at

22 lakhs

Just a 15 mins drive from DLF Ramapuram

TWVD
PROPERTIES

Karal Babylon is beautifully nestled home amidst serenity which is exotically cozy as it will blend with habitual lifestyles of every lovely family. Truly bliss for those who are dreaming of owning an address in this metropolitan city at a modest affordability.

Salient features

- 136 aesthetically crafted units on a lounging 1 acre in Gerugambakkam.
- Structurally designed for stilt +3 floors
- 1,2 & 3BHK secured apartment community
- Amenities include open air mechanical gym, Kids play area, AV room, Indoor video games, many more
- High-end fittings & features from Kohler for Signature units
- Prominent IT companies like IBM,HP, CTS, L&T InfoTech are located in the vicinity
- Vasatu compliant
- Proximity of requisites of lifestyle.. Pon Vidhyasharam School, Ramachandra hospital, Slam fitness studio, Reliance mall & Grace Supermarket, metro rail etc..









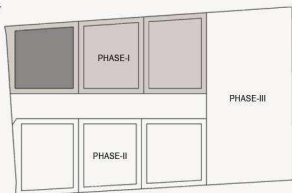
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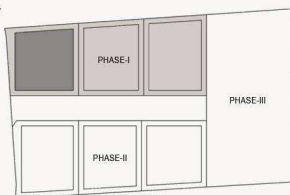
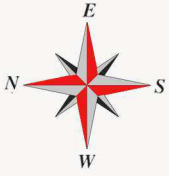
A BLOCK





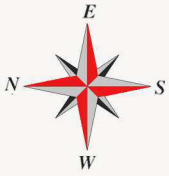
KEY PLAN

BLOCK	FLAT	CARPET AREA		PLINTH AREA		SUPER BUILT UP AREA 20%	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
A	F1/S1/T1	48.47	521	55.02	564	66.02	710
A	F2/S2/T2	43.64	469	49.37	531	59.24	637
A	F3/S3/T3	28.72	309	33.60	361	40.32	434
A	F4/S4	38.18	411	44.17	475	53.00	570
A	F5/S5	55.72	599	63.38	682	76.06	818

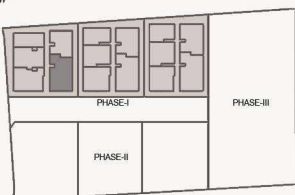


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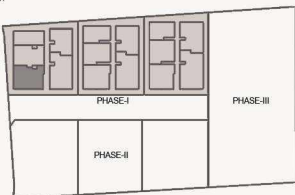
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A	F3/S3/T3	28.72	309	33.60	361	40.32	434
A	T4	22.15	238	26.15	281	31.38	337
A	T5	33.19	357	37.70	405	45.24	487
A	T6	38.40	413	43.71	470	52.45	564



ENTRY →

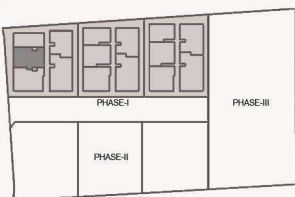
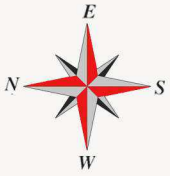


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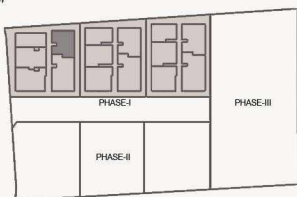
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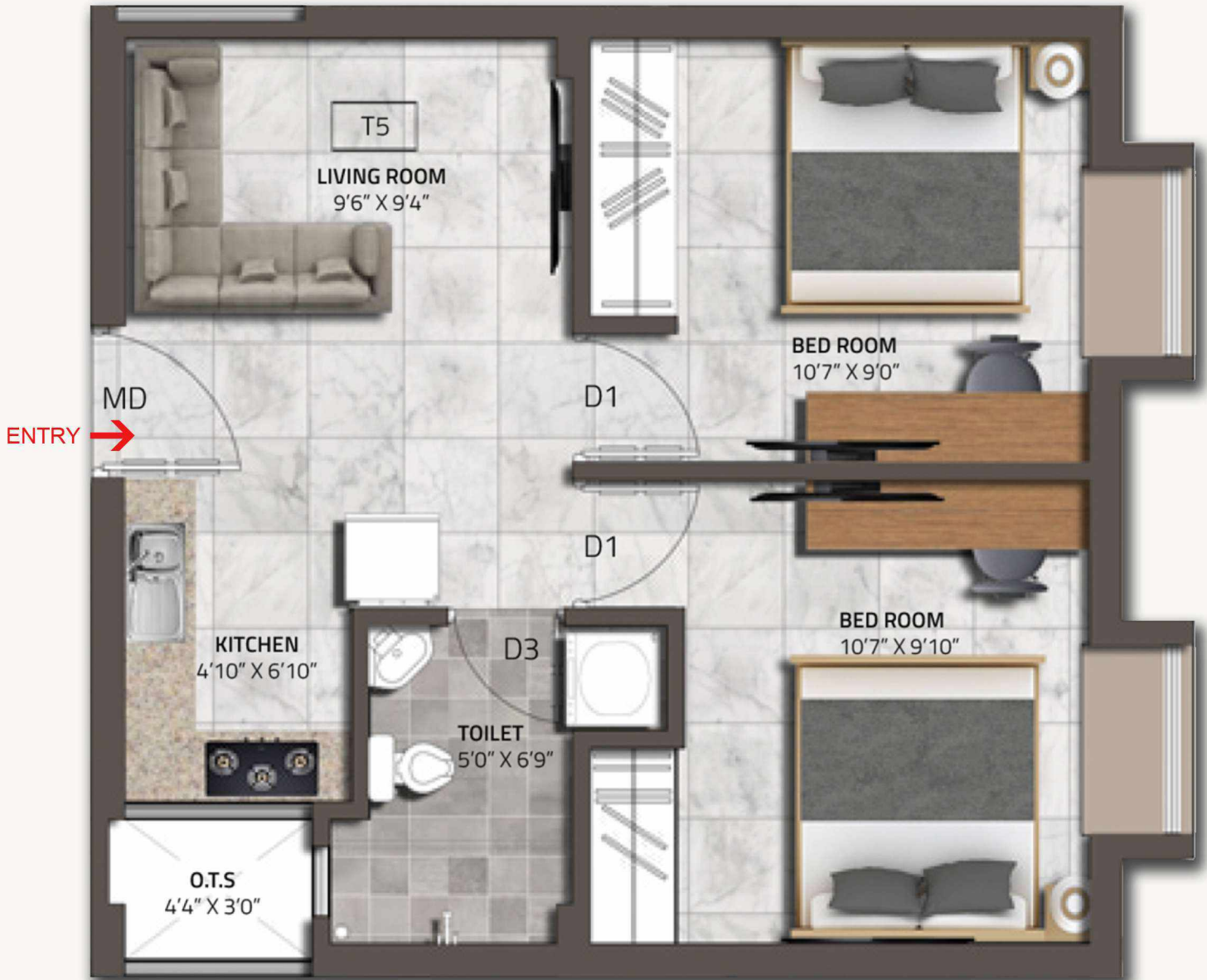
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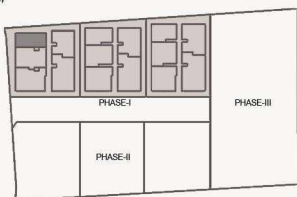


ENTRY → MD



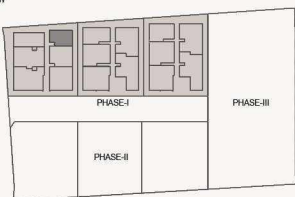
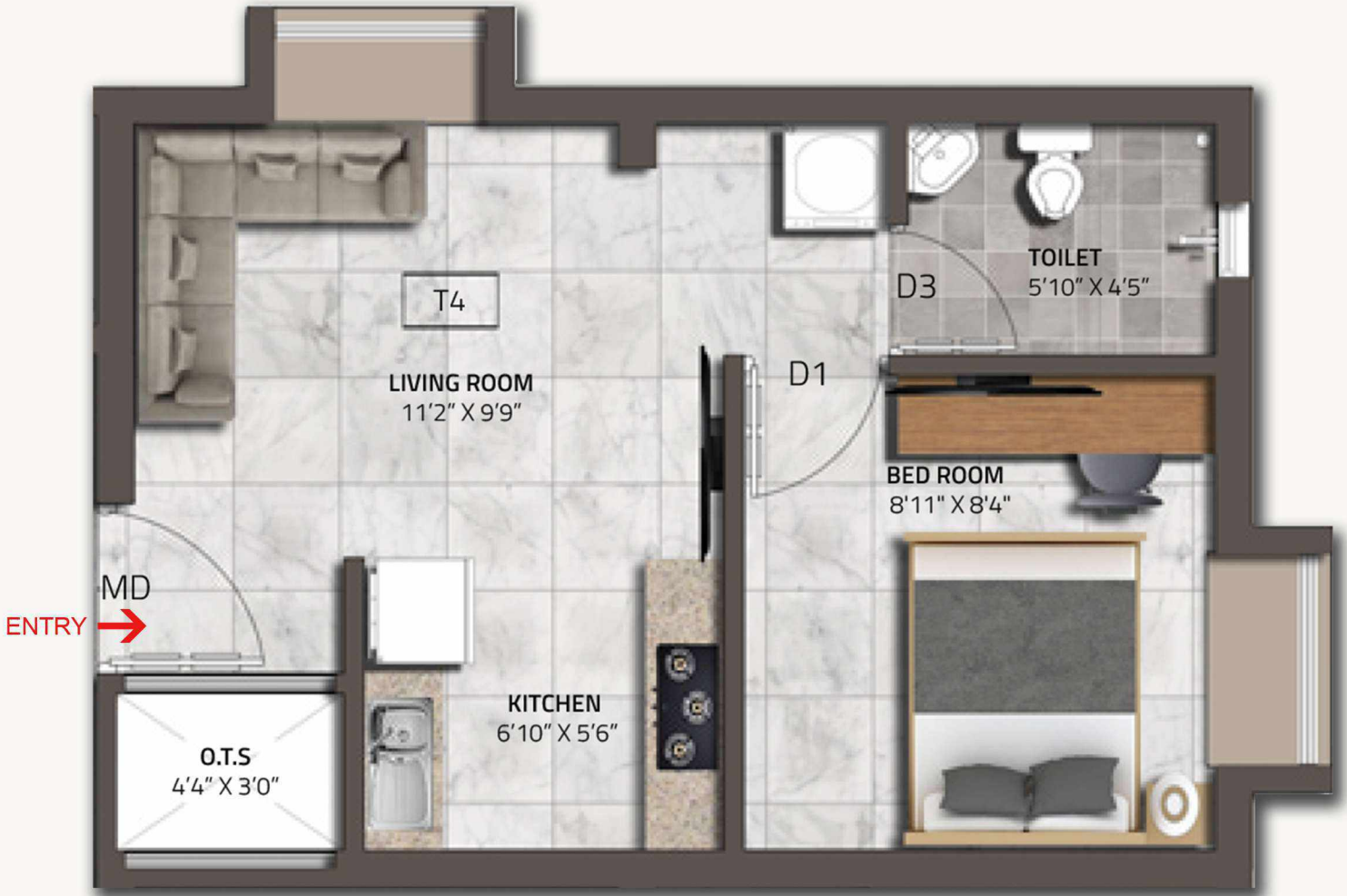
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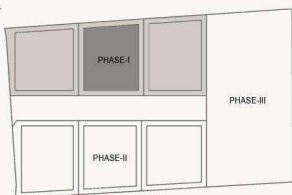


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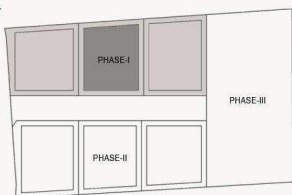
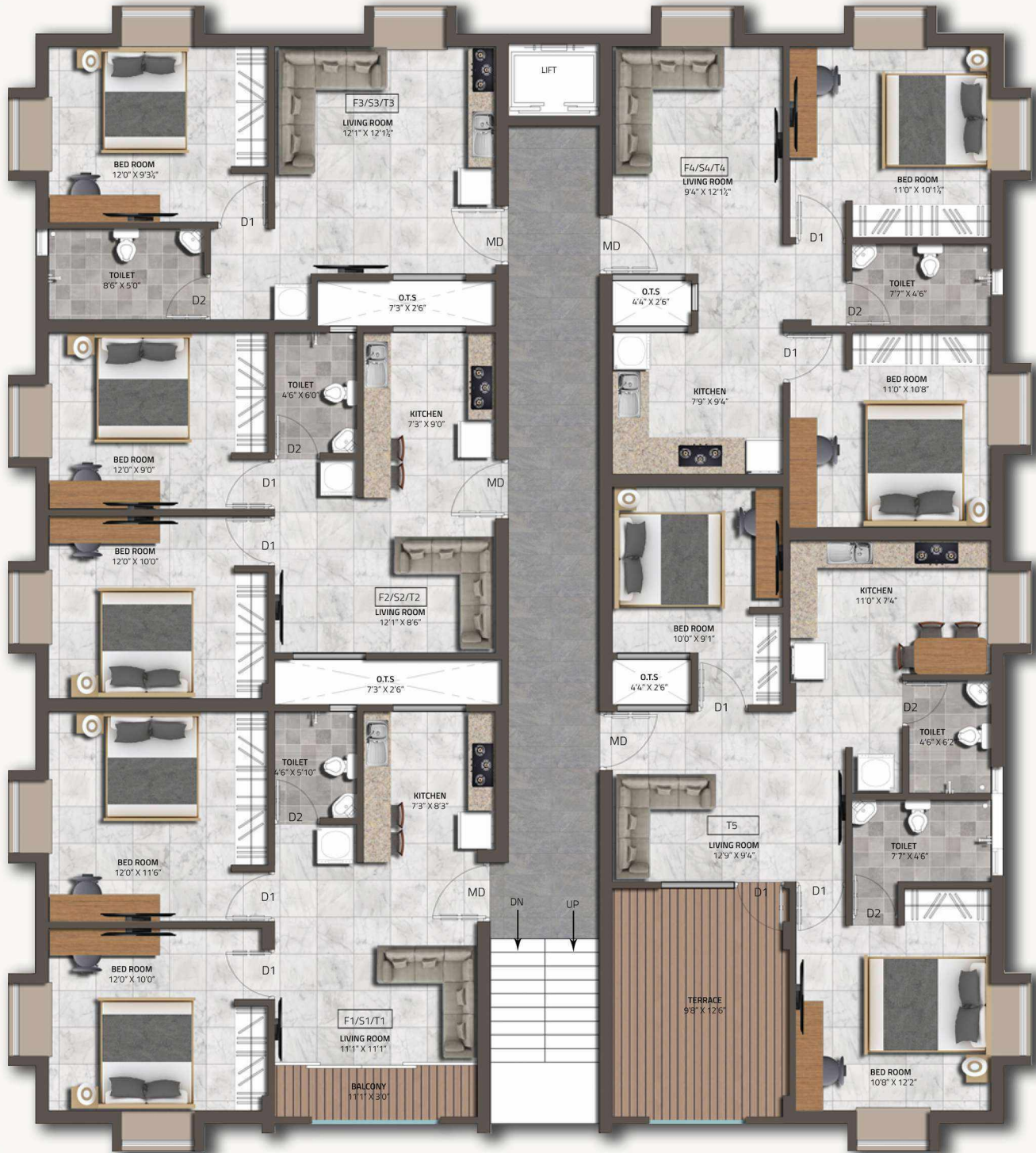
B BLOCK





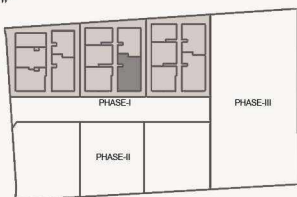
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BLOCK	FLAT	CARPET AREA		PLINTH AREA		SUPER BUILT UP AREA 20%	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
B	F1/S1/T1	46.06	495	51.68	556	62.02	667
B	F2/S2/T2	40.20	432	45.03	484	54.04	581
B	F3/S3/T3	29.34	315	33.83	364	40.60	437
B	F4/S4/T4	43.34	466	49.55	533	59.46	640
B	F5/S5	57.60	620	65.25	702	78.30	842



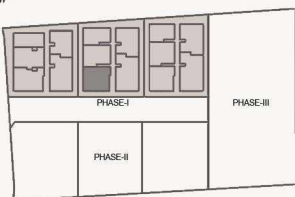
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B	T5	46.65	502	53.29	573	63.95	688



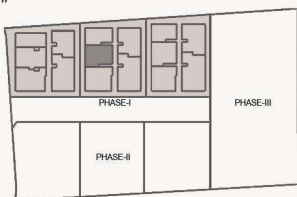
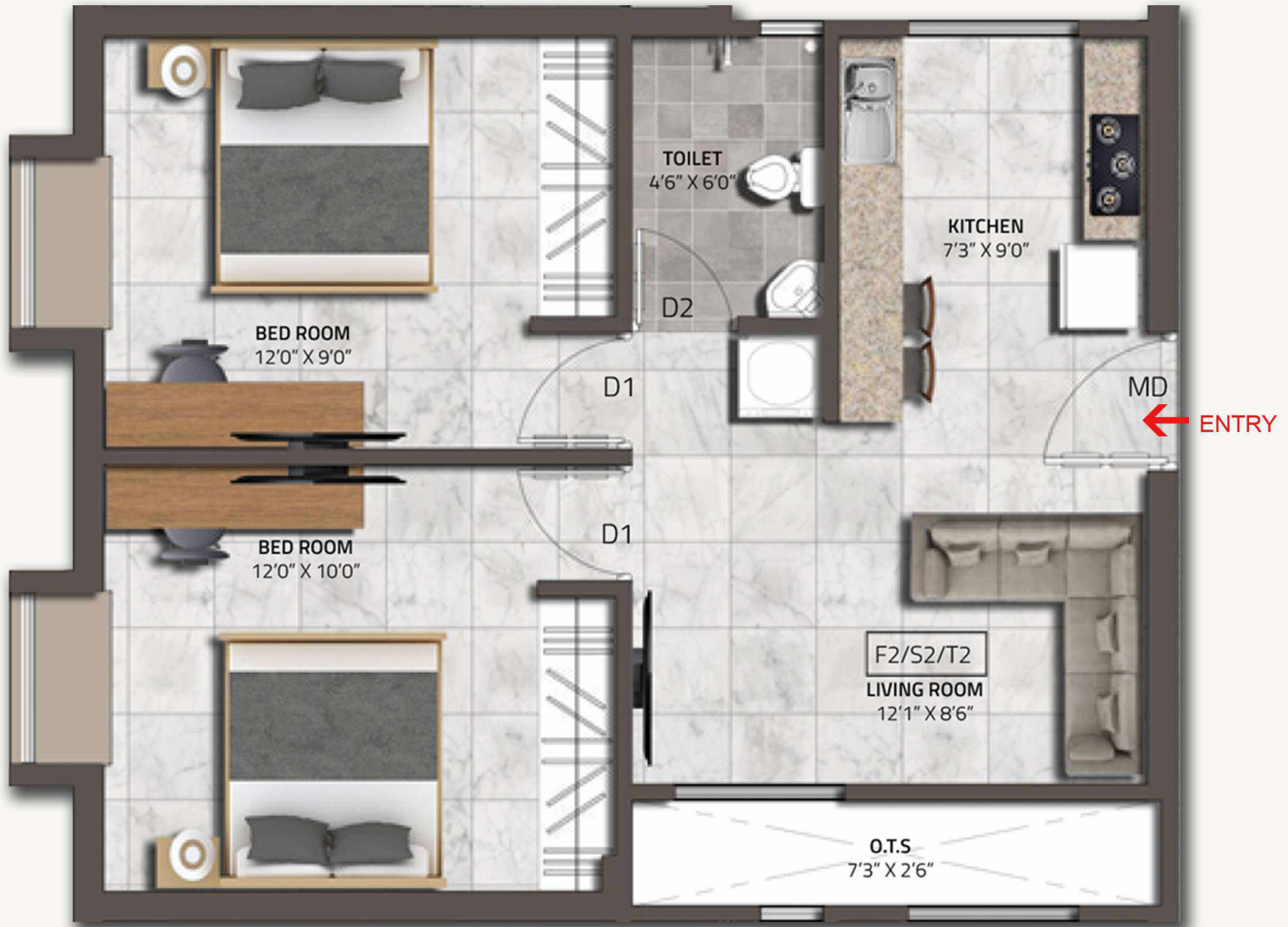
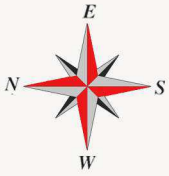
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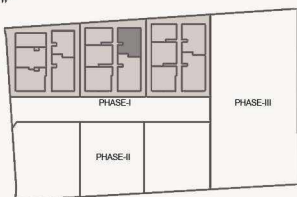
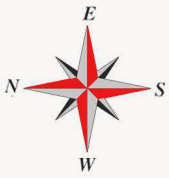
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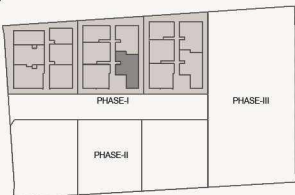
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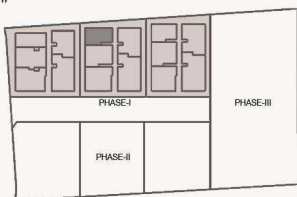
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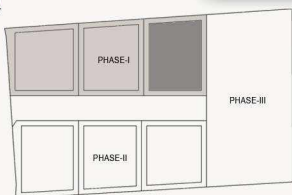


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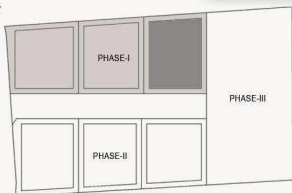
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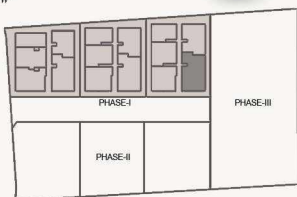
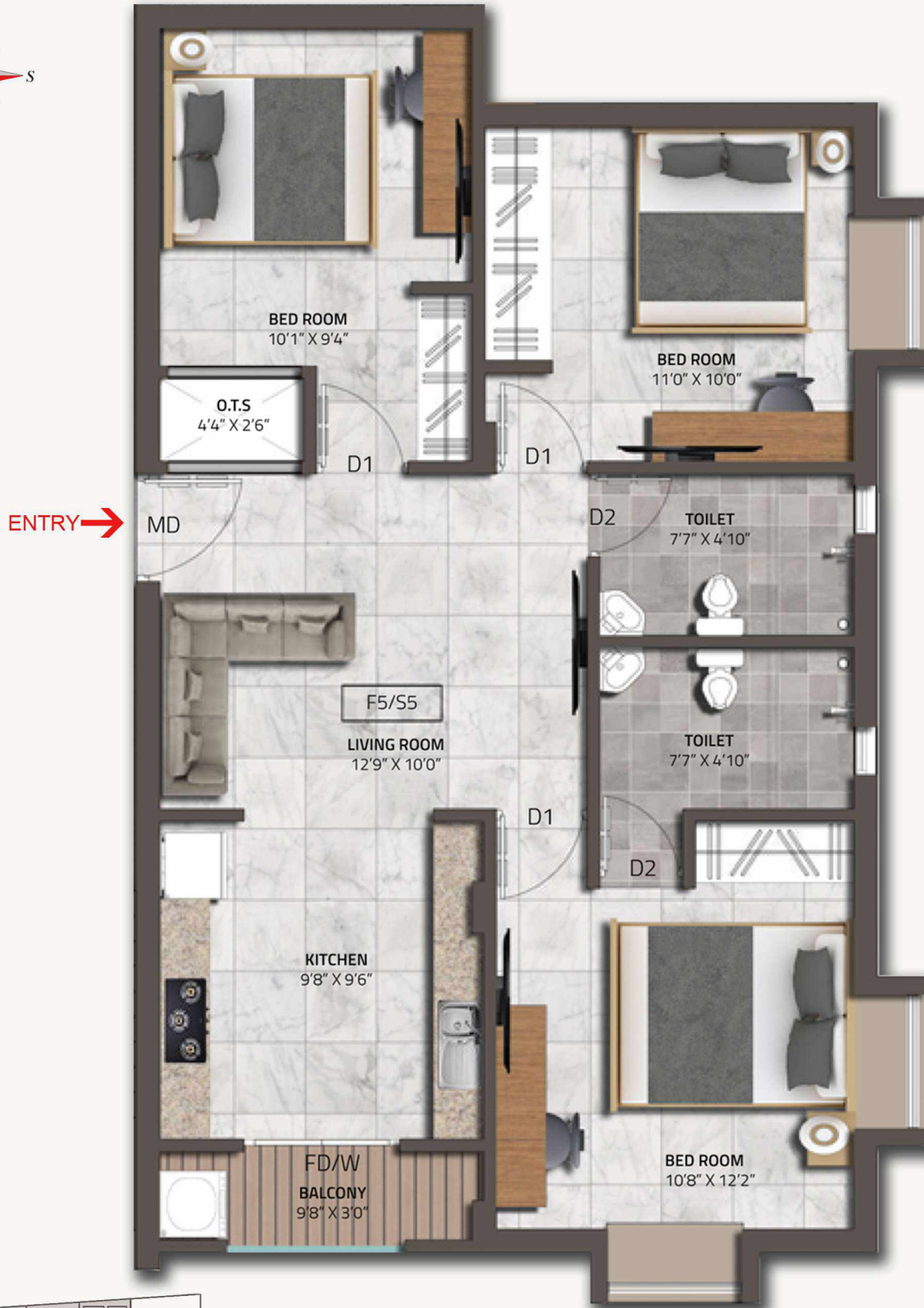
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		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
C	F1/S1/T1	43.49	468	49.00	527	58.80	632
C	F2/S2/T2	40.63	437	45.58	490	54.70	588
C	F3/S3/T3	29.44	316	33.90	364	40.68	437
C	F4/S4/T4	47.65	512	54.20	583	65.04	700
C	F5/S5	60.63	652	68.55	737	82.26	885



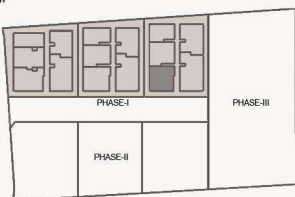
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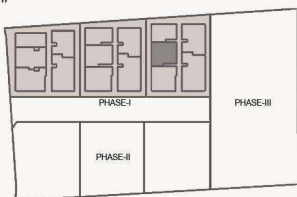
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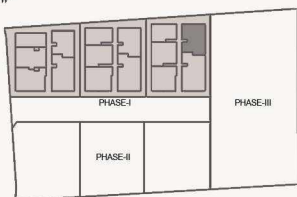
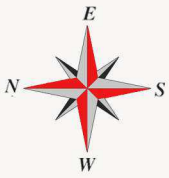
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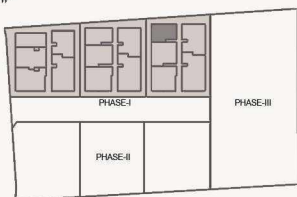
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SPECIFICATION

STRUCTURE

Structural System

RCC Framed Structure designed for seismic complaint (Zone 3)

Masonry

200 mm for external walls & 100 mm for internal walls

Floor – Floor height (incl. slab)

Will be maintained at 3000 mm

ATT

Anti-termite treatment will be done

WALL FINISH

Internal Walls

Living, dining, bedrooms, kitchen, bathrooms and lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion

Ceiling

Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion

Exterior Walls

Exterior faces of building finished with 1 coat of primer & 2 coats of Emulsion paint with color as per architect design

Bathroom

Glazed ceramic tile up to false ceiling height of size 300x600 mm & above false ceiling will be finished with a coat of primer.

Kitchen

Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level.

FLOOR FINISH WITH SKIRTING

Living, Dining, Kitchen, Bedrooms & Utility

Vitrified tiles of size 600x600mm

Bathroom

Anti-skid ceramic tiles of size 300x300mm

Balcony

Anti-skid ceramic tiles of size 300x300mm

Private open terrace (if applicable)

Pressed tile finish

KITCHEN & DINNING

Living, Dining, Kitchen, Bedrooms & Utility

Platform will be finished with granite slab of 450 mm wide at height of 800 mm from the finished floor level

Electrical Point

For chimney & water purifier

CP Fittings

Pull –out tap of Jaguar/ American standard/Kohler/Equivalent

Sink

Prince /Quartz/equivalent

BALCONY

Handrail

MS handrail as per architect's design

BATHROOMS

Sanitary Fixture

Jaguar/American Standard/ Kohler/Equivalent

CP fittings

Jaguar/American Standard/ Kohler/Equivalent

Master Bathrooms

Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, wash basin.

Other Bathrooms

Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, wash basin.

JOINERY

Main door

African teak wood door frame with double side veneer finish skin door of size (1050x 2350mm) with architrave

Ironmongeries like video door lock of Hafele /equivalent, tower bolts, door viewer, safety latch, door stopper in SS finish

Master Bathrooms

Engineered Door frame with double side laminated shutter of size (900x 2100mm)

Ironmongeries like door lock of godrej/equivalent locks thumb turn with key, door stopper, door bush, tower bolt etc.

Other Bathrooms

Engineered Door frame with double side laminated shutter of size (750x 2100mm)

Ironmongeries like door lock of godrej/equivalent locks , door stopper, etc.

WINDOWS

Windows

UPVC/Aluminium powder coated windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable.

French doors

UPVC/Aluminium powder coated frame and doors with toughened glass without grills

Ventilators

UPVC/Aluminium powder coated frame of fixed adjustable louvered /openable shutter

ELECTRICAL POINTS

Power Supply

3 PHASE Power supply connection

Safety device

MCB & ELCB (Earth Leakage Circuit breaker)

Switches & Sockets

Modular box & modular switches & Universal sockets of Anchor Roma/ Schneider / equivalent

Wires

Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand finolex / Polycab / equivalent

TV & Telephone

Point in Living, Bed-1 & Bed-2

Mobile Charging dock

Mobile charging dock provided in living and Bedroom – 1

Data

Point in Living

Split –air conditioner

Point will be provided in Living /Dining and all Bedrooms

Exhaust Fan

Point will be given in all bathrooms and kitchen

Geyser

Point will be provided in all toilets

Back-Up

800 W for 3 BHK and 600 for 2 BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

Lift

Elevators of 8 passenger lift will be provided as per requirement

BACK –UP

100% Power backup for common areas and amenities such as lift, waterpump and selective common area lighting

Name Board

Owner name board will be provided in ground floor and unit number for each unit

Lift Fascia

Granite lift fascia at all floors

Lobby & Corridor

Lift Lobby – Granite Flooring at all levels

Corridor – Tile flooring at all levels

Staircase floor

Ground floor with granite flooring & other floors with Kota/Shahbadth

Staircase handrail

SS Handrails

Terrace floor

Pressed tile flooring

OUTDOOR FEATURES

Water Storage

UG Sump with WTP (Min. requirement as per water test report)

Rainwater harvest

Rainwater harvesting site

Intercom

Intercom will be provided

Safety

CCTV surveillance cameras will be provided all around the building at pivotal locations in ground

Walkway

Walkway spaces well defined as per landscape design at roof garden

Security

Security booth will be provided at the entrance

Compound wall

Building perimeter fenced by compound wall with entry gates for a height of 1500 mm as per landscape design

Landscape

Suitable landscape at appropriate places in the project and roof garden

Driveway

Convex mirror for safe turning in driveway in /out



Nearby Schools:

- The PSBB millinium School – 1.1 kms
- Sri Krish International School – 1.9 kms
- Minerva Hitech International School – 2.1 kms
- Lalaji Memorial Omega International School – 2.3 kms
- St Francis International School - 2.7 kms
- Pon Vidyashram – 2.3 kms

Nearby Colleges:

- St. Joseph’s College of Arts and Science – 3.9 kms
- Madha Medical College and Hospital – 4.9 kms
- Sri Muthukumaran Medical College Hospita & Research Institute – 5.3 kms
- Sri Muthukumaran Institute of Technology – 5.5 kms
- Sri Ramachandra University – 6.2 kms
- Madha Engineering College – 8.3 kms

Nearby Hospitals:

- Sri Ramachandra Hospital – 6.2 kms
- Shadithya Hospital – 6.8 kms
- MIOT International - 8.1 kms
- Apollo Hospital – 9.6 kms

Nearby Transport:

- Gerugambakkam - Manapakkam Bus stop – 1.3 kms
- Porur Junction – 4.3 kms
- Manapakkam Kamaraj Salai Bus Stop - 4.9 kms
- Chennai International Airport – 9.8 kms
- Alandur Metro Station – 9.8 kms
- Guindy Railway Station – 12.0 kms

Nearby Corporates:

- DLF IT City was built and operated next to Manapakkam.
- Multifunctional companies such as IBM, HP, CTS, L&T, Infotech are in this City.
- L&T Ship Building and L&T Audco and Chennai Trade Centre are also vested in this area.

The availability of small parks, educational institutions, hospitals, banks and superstores prove this is a good residential area in the part of the city.

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