

K-RERA/PRJ/KKD/140/2022

# THE GAME CHANGER

CAPKON  
— CITY

MAGNUM CENTRE  
The Apartment - NH 66 Bypass, Calicut



MAGNUM CENTRE  
PART OF  
CAPKON CITY





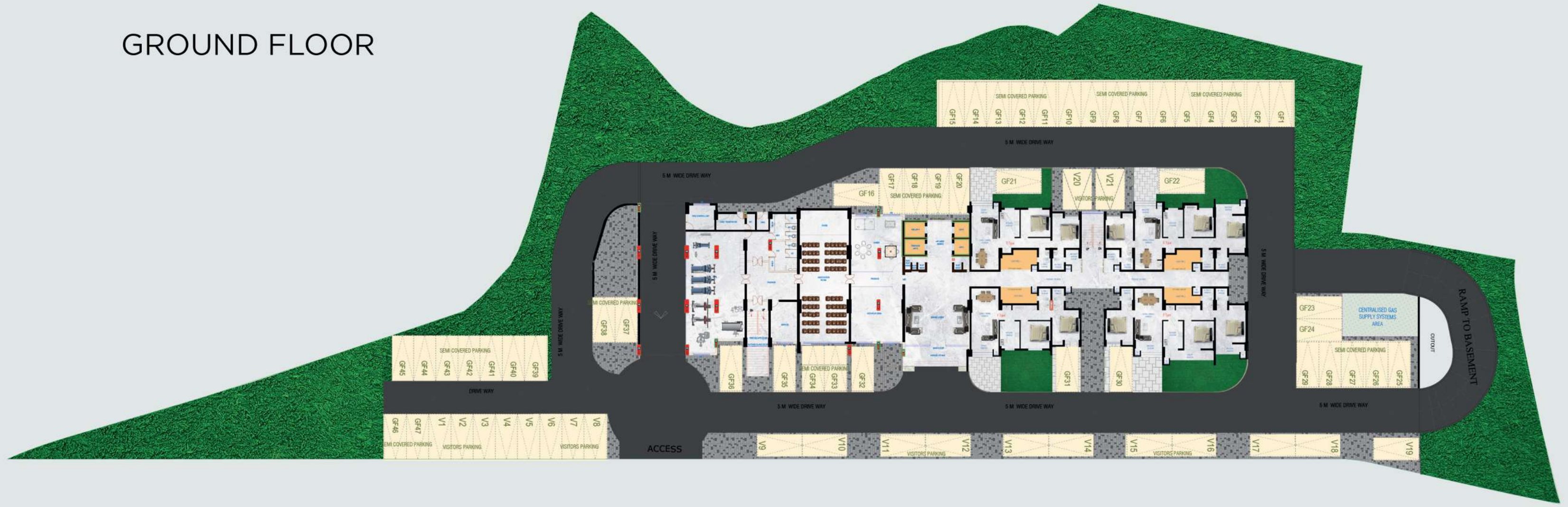
## CAPKON CITY MASTER PLAN

- 1 MILLENNIA CENTRE
- 2 MARVEL CENTRE
- 3 FUTURE DEVELOPMENT
- 4 TOWER 4
- 5 LEON CENTRE
- 6 BUSINESS CENTRE
- 7 HOTEL & CONVENTION CENTRE
- 8 TOWN CENTRE

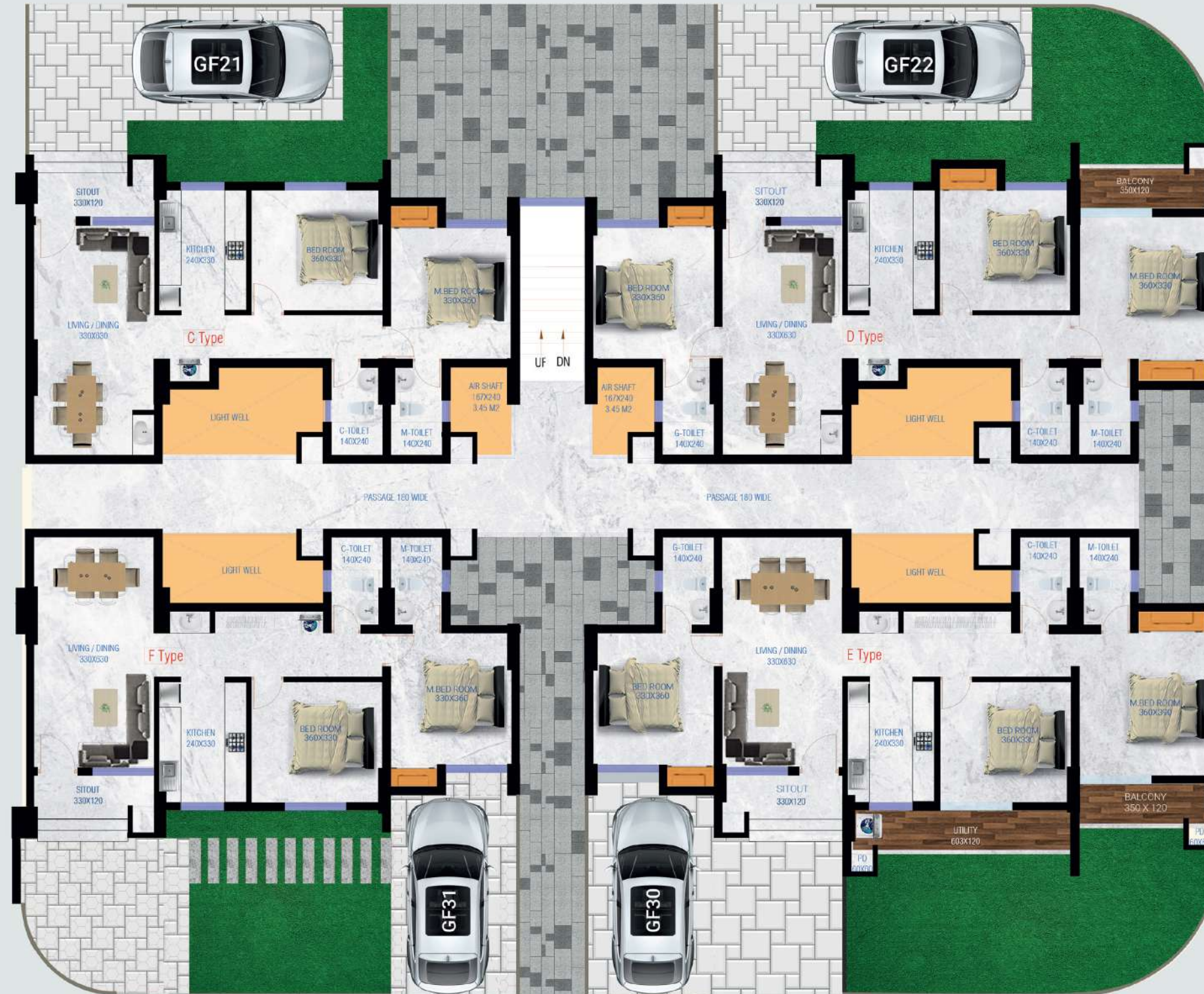
# BASEMENT FLOOR



# GROUND FLOOR



# VILLAMENT



# TYPICAL FLOOR



A TYPE -2.5 BHK

B TYPE -2.5 BHK

C TYPE -2 BHK

D TYPE -3 BHK



H TYPE -2.5 BHK

G TYPE -2.5 BHK

F TYPE -2 BHK

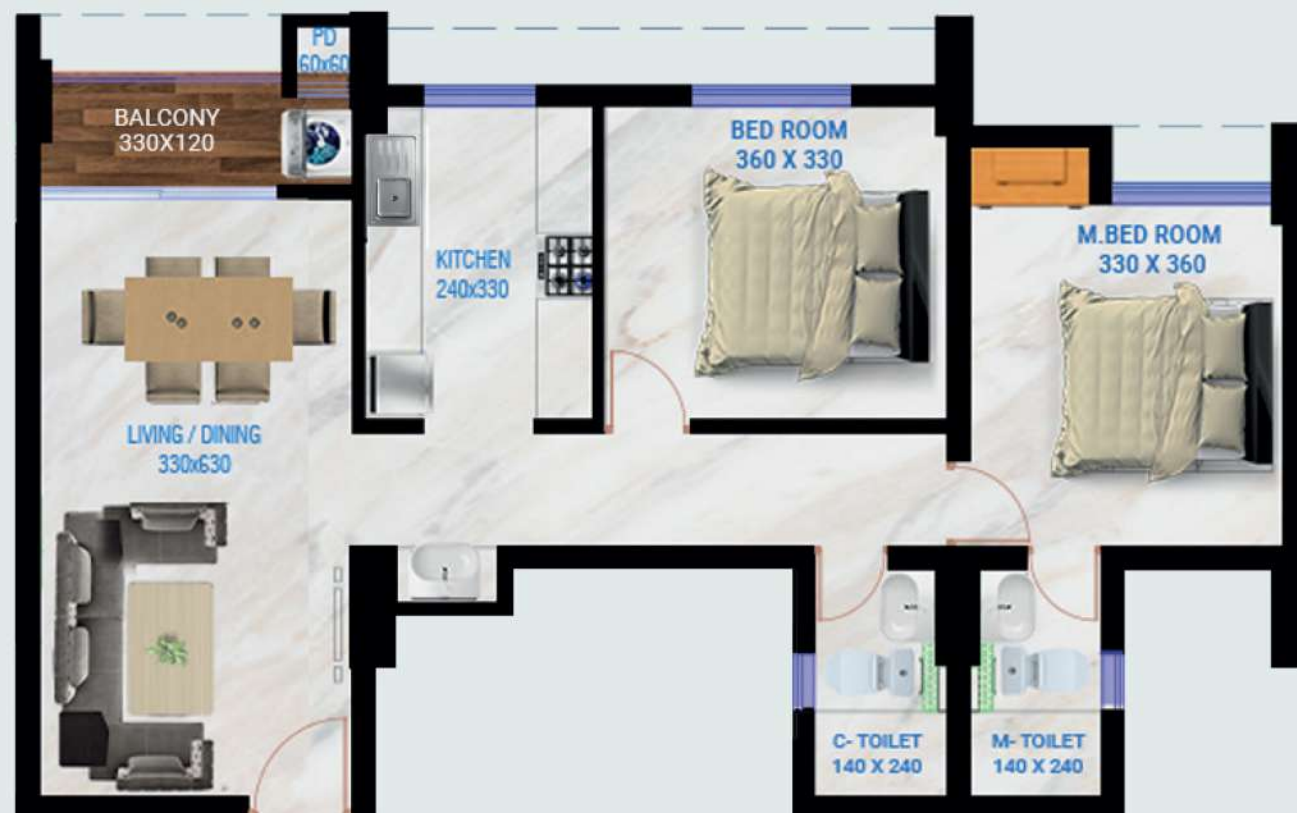
E TYPE -3 BHK



**A TYPE - 2.5BHK**  
CARPET AREA AS PER RERA - 814 Sq.ft  
BALCONY AREA - 43 Sq.ft  
PLINTH AREA - 969 Sq.ft  
SUPER BUILT-UP AREA - 1211 Sq.ft



**B TYPE - 2.5BHK**  
CARPET AREA AS PER RERA - 859 Sq.ft  
BALCONY AREA - 121 Sq.ft  
PLINTH AREA - 1109 Sq.ft  
SUPER BUILT-UP AREA - 1386 Sq.ft



**C TYPE - 2BHK**  
CARPET AREA ASPER RERA - 777 Sq.ft  
BALCONY AREA - 43 Sq.ft  
PLINTH AREA - 923 Sq.ft  
SUPER BUILT-UP AREA - 1154 Sq.ft



**D TYPE - 3BHK**  
CARPET AREA ASPER RERA - 1007 Sq.ft  
BALCONY AREA - 89 Sq.ft  
PLINTH AREA - 1228 Sq.ft  
SUPER BUILT-UP AREA - 1535 Sq.ft



**E TYPE - 3BHK**  
 CARPET AREA ASPER RERA - 1018 Sq.ft  
 BALCONY AREA - 167 Sq.ft  
 PLINTH AREA - 1316 Sq.ft  
 SUPER BUILT-UP AREA - 1645 Sq.ft



**F TYPE - 2BHK**  
 CARPET AREA ASPER RERA - 798 Sq.ft  
 BALCONY AREA - 43 Sq.ft  
 PLINTH AREA - 942 Sq.ft  
 SUPER BUILT-UP AREA - 1178 Sq.ft

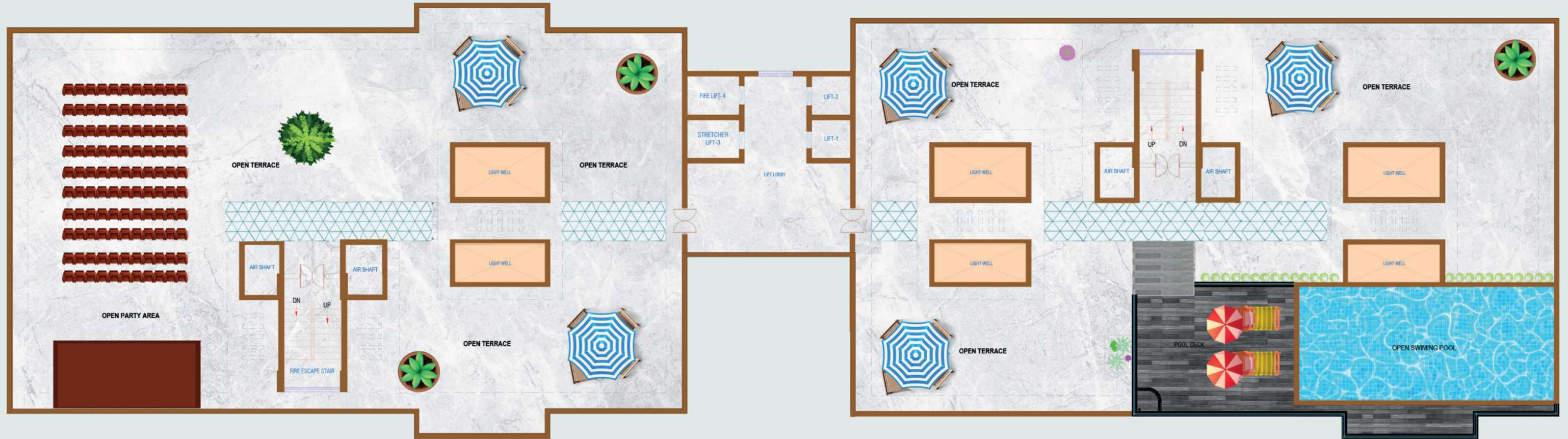


**G TYPE - 2.5BHK**  
CARPET AREA ASPER RERA - 885 Sq.ft  
BALCONY AREA - 121 Sq.ft  
PLINTH AREA - 1128 Sq.ft  
SUPER BUILT-UP AREA - 1409 Sq.ft



**H TYPE - 2.5BHK**  
CARPET AREA ASPER RERA - 814 Sq.ft  
BALCONY AREA - 43 Sq.ft  
PLINTH AREA - 969 Sq.ft  
SUPER BUILT-UP AREA - 1211 Sq.ft

# TERRACE FLOOR



# SPECIFICATION

## STRUCTURE:

- Seismic Zone III – compliant RCC framed structure
- Masonry with standard solid concrete blocks as per specification.

## ELECTRICAL:

- Concealed conduits with high grade copper wires connections \ FRC branded cables with adequate points for power & lighting.
- A/C provision for all bedrooms and geyser point in master bed toilet.
- Modular switches
- Centralized cabling for DTH – intercom
- Adequate illumination for common area as per requirement

## FLOORING – COMMON AREAS:

Entrance Lobby & Lounge:

- Granite./ Imported Marble finish

Common Lobby:

- Premium quality vitrified tile flooring.

## FLOORING – APARTMENT:

Entrance Lobby & Lounge:

- Premium quality vitrified tile flooring for entire apartment except balcony & toilets.

Balcony / Toilet:

- Premium quality anti skid tiles done with tile spacer.

Bathrooms:

- Premium quality designer tile dado up to false ceiling done with tile spacer

## DOORS AND WINDOWS:

- Main door – Pre hung veneer flush door with branded hardware.
- Bed room doors - Pre hung flush door with branded hardware.
- Toilet door-Pre hung flush door with branded hardware.
- Windows – clear glazed aluminum windows with shutters in track sliding system

## PAINTING:

- Durable exterior grade paint as per specification/design intent
- 2 coat Premium quality emulsion over 2 coats of putty and 1 coat of primer for all internal walls.
- 2 coat Premium quality emulsion over 1 coat of putty and 1 coat of primer for all internal ceilings.

## SANITARYWARE:

- Sanitary ware – white color premium branded Wall mount EWC with concealed flush tank Premium Wash basin, and other accessories.
- CP fittings – Premium branded cp fittings, concealed diverter and other accessories.

## KITCHEN & UTILITY:

- Semi furnished kitchen with granite work top, single bowl sink and provision for water purifier.
- Glazed tile dado above work top.
- Provision for washing machine.

## STANDBY POWER & GENERATOR:

- DG back-up for lifts, pumps & common area.
- Sufficient power back up for Apartment

## COMMON AMENITIES:

- Covered car parking on ownership basis.
- Recreation area with Swimming pool.
- Fire protection systems as per Govt standards.
- high speed lifts.
- Underground & overhead storage tanks of suitable capacity.
- Provision for KWA\JAICA water supply scheme.
- Safe, environment friendly Sewage Treatment Plant ( STP ) with ultra filtration plant.

## HANDRAILS

- Balcony Handrail: SS Handrail With toughened glass.
- Stair Handrail: SS Handrail with glass in main lobby.
- M S Handrail in all other floors.

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