Exquisite. Exemplary. Exceptional. This is Veegaland Exotica.
Ongoing projects

- **KingsFort**
  - Near Vyttila
- **Bluebell**
  - Opp. NPOL
  - Thrakkakara
- **Zinnia**
  - Padamugal
  - Kakkanad

Completed Projects

- **Green Clouds**
  - Vazhakkala
- **KingsTown**
  - Thrupunithura
- **Petunia**
  - Begonia
  - Kaloor, Kochi

New projects coming soon

Thrissur | Kozhikode | Thiruvananthapuram
A world that you dreamed of is now a world that you can live in. Welcome to an exquisite lifestyle of luxury, aesthetics and refinement. Welcome to a world where you have every comfort and pleasure you could ask for, and the privilege to enjoy it. Welcome to Veegaland Exotica, where well-planned and elegantly styled apartments meet exceptional lifestyle amenities, to offer you a life beyond par. Designed to stimulate, enlighten and enrich, Veegaland Exotica is not just another address to own with pride, it’s a retreat that offers you luxurious living like never before. Rising majestically to the skies, this 17-storey landmark building will definitely redefine your lifestyle and living.
Excellence. Thus begins the story

Excellence in every action. That has been the guiding principle of Shri. Kochouseph Chittilappilly, entrepreneur and visionary. This led to the founding of one of India's most prestigious brands from Kerala, V-Guard. The same principle is now making Veegaland Developers one of the leading players in real estate industry with projects that are unique. Apart from incorporating the latest concepts in spatial designing and architecture, Veegaland is introducing new ideas that are specific to Kerala's unique climatic and geographical conditions.

Thus a Veegaland home is where an excellent life begins for you.

From the promoters of:
Exceptional architecture

Multi-functional spaces with free flow design where form and function are in fusion—this is what gives you an appealing, stylish and vibrant home. Maximum natural light and airflow are the result. And with fittings that are the best among global brands and with the finish of superior craftsmanship, Veegaland Exotica provides you an exceptional life that is beyond the ordinary.

Air conditioned multi recreation hall. To unwind and to share some good time with others.

Air conditioned fitness centre. To keep you fit.

Children’s play area. Your kids will love it.

Swimming Pool. To relax at any fine day.

Interior shown are actual photographs of Veegaland KingsFort.
Elegant luxury

Luxury living today is defined as a seamless integration of features that give a satisfying and fulfilling experience. Veegaland Exotica is about your choice and taste, with a classy neighbourhood, a gated apartment community of like-minded people with the best of features, amenities and design innovations. What else would you call luxury?

Exterior walls done with Porotherm bricks. For heat and sound insulation.

Driver’s rest room with toilet. For the convenience of your drivers.

Maid’s rest room with toilet. To make your maid comfortable.

Interior shown are actual photographs of Veegaland Kingsfort.
Exemplary location

An ideal location can change your life; by the way of convenience, travel time saved, value appreciation and most importantly, by the time it allows the family to be together. Veegaland Exotica is just minutes away from Edappally Junction, city's best schools, hospitals, business hubs, and the finest retail and social hotspots – putting you at the centre of everything for an easy life.

**Nearby Landmarks**

- Bhavan's School: 900 mtr
- Changampuzha Park: 11 Km
- Changampuzha Park Metro Station: 13 Km
- MAJ Hospital: 2 Km
- Renai Medcity: 2.5 Km
- Amrita Hospital: 2.5 Km
- Lulu Mall: 2.5 Km
- Al Ameen Public School: 2.7 Km
- Edappally Railway Station: 2.5 Km
- Kaloor: 4 Km
Exciting innovations

Even though building a home is about bricks, wood, glass and concrete, innovations have meant a whole new way of using them. Veegaland Exotica is all about multi-functional spaces, minimalist approach in spatial design. Amenities have been integrated to make it most useful and recreational, not just an added feature that may not practically serve you.

Interior shown are actual photographs of Veegaland Kingsfort

Texture finished exterior walls.
To have an aesthetic look.

10 KW solar power for common area. Considerable reduction in monthly power bill.


Incinerator and Bio-Bin. For cleaner environment.
STRUCTURE
- Earthquake resistant RCC framed structure on deep pile foundation.
- Porotherm block masonry (which acts as insulator & prevents heat from getting transferred inside) on external walls other than kitchen, work area and toilets.
- Solid block masonry for internal walls.

FLOOR
- Vitrified tile for living, dining and bedrooms. Ceramic tiles for kitchen, work area, toilets and balconies.
- Kitchen counter with granite top and single bowl sink with drain board.
- Toilet door frame and shutters are made of fiber/laminated.
- UPVC glazed balcony doors and windows with mosquito net.
- MS grill will be provided for windows.
- Ventilators are made of powder coated aluminium sections.

KITCHEN AND WORK AREA
- Solid block masonry for internal walls.
- Main door and internal doors are of engineered wood frame with both side veneer flush door.
- Toilet door frame and shutters are made of fiber/laminated.
- UPVC glazed balcony doors and windows with mosquito net.
- MS grill will be provided for windows.
- Ventilators are made of powder coated aluminium sections.

DOOR & WINDOWS
- Solid block masonry for internal walls.
- Main door and internal doors are of engineered wood frame with both side veneer flush door.
- Toilet door frame and shutters are made of fiber/laminated.
- UPVC glazed balcony doors and windows with mosquito net.
- MS grill will be provided for windows.
- Ventilators are made of powder coated aluminium sections.

ELECTRICAL
- Concealed conduit wiring with copper conductor , adequate light and fan points, 6/3amps socket points etc.
- Controlled by ELCB and MCBs with independent KSEB meters.
- Modular switches will be provided for all points.

TV POINT
- TV point in living room and master bedroom.
- Energised point for fixing exhaust fan and geyser in all toilets.
- Energised point for water heater in kitchen.
- Sink, washing machine and dish washer provision in work area.

PAINTING
- Putty, primer and emulsion for internal walls and ceiling.
- Weather coat exterior emulsion and texture finish for external walls.

TOILET
- Wall hung EWC with concealed flush tank and half pedestal wash basin in all toilets.
- Energised point for fixing exhaust fan and geyser in all toilets.

FIRE FIGHTING
- Fire fighting arrangements as per Kerala fire fighting norms/NBC.

LIFTS
- Two fully automatic lifts.

AIR-CONDITIONING
- Energised split AC points in all bed rooms & living room.

GENERATOR
- Generator backup for common facilities such as lifts, common lighting, pumps etc.
- Generator backup is limited to 2000W for all apartments and ACCU will be installed in each apartment for the power backup.

SOLE INVERTER AND UPS
- 10KW grid connected solar system for reducing the common area electricity charges and UPS back up for lights in lobbies.

TELEPHONE FACILITY
- Provision for a landline in living room and intercom facility in living & master bed room.

RETIculated LPG /CNG CONNECTION
- Reticulated LPG connection for all apartments with individual metering system.

WATER SUPPLY
- Sufficient capacity of underground and overhead water tanks.
- Treated water for domestic use and RO water for drinking in kitchen.

STP
- Sewage treatment plant as per norms, ultra filtration for reusing sewage water.

CAR PARKING
- Ample car parking shall be provided & exclusive visitors car parking as per KMBR rules.

PROJECT DETAILS
- Building permit no: EYP2/330/COC/EYP/1245/17
- Land area: 33.35 ares (82.16 cents)
- Total saleable area: 140381 Sqft
- Number of floors: 16 Floors
- Total units: 75 Nos
- Type: 3 & 4 BHK
- Units per floor: 5 Nos
- Total saleable area: 140381 Sqft

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Sewage treatment plant as per norms, ultra filtration for reusing sewage water.

CAR PARKING
- Ample car parking shall be provided & exclusive visitors car parking as per KMBR rules.
TYPICAL FLOOR PLAN - 1 TO 13 FLOORS
TYPE A 3 BHK

CARPET AREA: 125.67 SQ.M (1353 SQ.FT)
SALEABLE AREA: 189.89 SQ.M (2044 SQ.FT)
TYPE B 3 BHK

CARPET AREA: 125.85 SQ.M (1355 SQ.FT)
SALEABLE AREA: 190.17 SQ.M (2047 SQ.FT)
TYPE C 3 BHK
CARPET AREA: 111.22 SQ.M (1197 SQ.FT)
SALEABLE AREA: 166.29 SQ.M (1790 SQ.FT)
TYPE D 3 BHK
CARPET AREA: 97.03 SQ.M (1044 SQ.FT)
SALEABLE AREA: 146.78 SQ.M (1580 SQ.FT)
TYPE E 3 BHK

CARPET AREA: 116.28 SQ.M (1252 SQFT)
SALEABLE AREA: 174.19 SQ.M (1875 SQFT)