

K-RERA/PRJ/TVM/040/2021
<http://rera.kerala.gov.in>

PNR

homes[P]ltd.
A wiseman makes his home...

Paradise Villa

3/4 BHK Luxury Villas
Technopark, Kazhakuttam



Over View

Established in 2013, PNR homes is one of the builder in Trivandrum, Kerala, Known for its exquisite Villas. The Company has a reputation for timely completion of Projects at affordance Prices and Prompt after sales service.

PNR Homes Pvt Ltd,
We believe in building a happy home for each of our customers.

Our developments always include lifestyle facilities, such as gymnasium, games room, yoga hall, conference hall, open roof top party area, incinerator & childrens play area.

Our Objective

1. Eager to win.
2. Take Ownership.
3. Team up to excel.

Our Vision

1. Faster an internal environment of innovation Collaboration and trust.
2. Deliver superior construction work performance.
3. Conduct ourselves with integrity and live our company Values.

Our Mission

Improving Infrastructure through meaningful innovation.





PNR

Projects Pvt. Ltd.

Creating spaces that inspire.

*ARTISTIC REPRESENTATION OF VILLA PROJECT, CHANGES MAY OCCUR ACCORDING TO SITE CONDITION**





Phase - I



SITE PLAN

Plot No.	Land Area (Cents)	Building Area (SQFT)	Super Built up Area (SQFT)
1	5.26	2104	2139
2	4.50	1800	1835
3	7.77	3108	3143
4	7.28	2912	2947
5	6.70	2680	2715
6	7.56	3024	3059
7	5.00	2000	2035
8	4.32	1740	1775
9	5.00	2000	2035

Phase - II



LAYOUT APPROVAL FILE NUMBER : ZAE / BA/181/21 (ZAE / 2991 / 21)

SITE PLAN

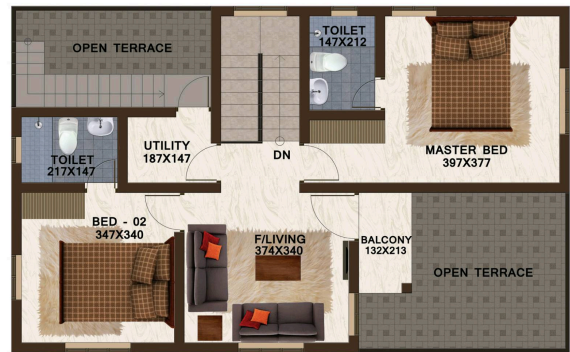
Plot No.	Land Area (Cents)	Building Area (SQFT)	Super Built up Area (SQFT)
1	4.84	1936	1971
2	4.25	1700	1735
3	4.20	1680	1715
4	5.00	2000	2035
5	4.25	1700	1735
6	4.00	1600	1635
7	4.60	1840	1875
8	4.00	1600	1635
9	4.00	1600	1635
10	4.63	1852	1887
11	4.63	1852	1887
12	4.00	1600	1635
13	4.00	1600	1635
14	4.20	1680	1715
15	4.00	1600	1635
16	4.00	1600	1635
17	4.00	1600	1635
18	4.00	1600	1635
19	4.27	1708	1743



TYPE : A



GROUND FLOOR PLAN
AREA : 1092 SQFT



FIRST FLOOR PLAN
AREA : 818 SQFT

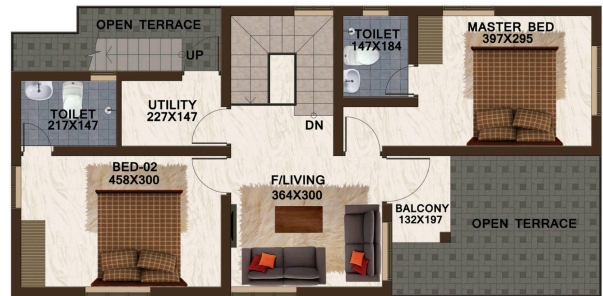
TYPE : A

RERA CARPET AREA (SQFT)	EXCLUSIVE BALCONY/ VERANDAH / PORCH AREA (SQFT)	EXTERNAL WALL AREA (SQFT)	BULT UP AREA (SQFT)	COMMON AREA SHARE (SQFT)	SUPER BUILT UP AREA (SQFT)
1488	209	213	1910	35	1945

TYPE : B



GROUND FLOOR PLAN
AREA : 974 SQFT



FIRST FLOOR PLAN
AREA : 766 SQFT

TYPE : B

RERA CARPET AREA (SQFT)	EXCLUSIVE BALCONY/ VERANDAH / PORCH AREA (SQFT)	EXTERNAL WALL AREA (SQFT)	BULT UP AREA (SQFT)	COMMON AREA SHARE (SQFT)	SUPER BUILT UP AREA (SQFT)
1345	196	199	1740	35	1775



GROUND FLOOR



FIRST FLOOR



LOCATION MAP

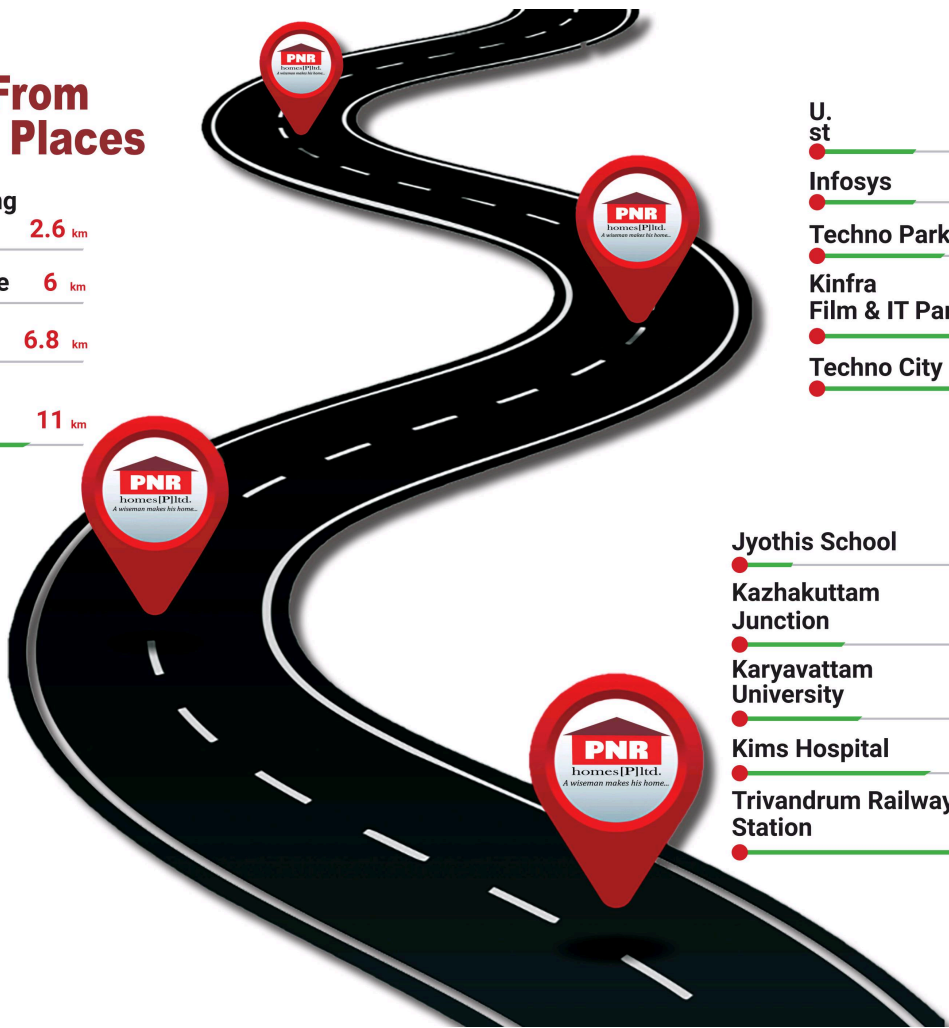


Distance From Important Places

Marian Engineering College	2.6 km
Veli Tourist Village	6 km
Lulumal	6.8 km
International Air Port	11 km

U. st	3.7 km
Infosys	3.7 km
Techno Park	5.2 km
Kinfra Film & IT Park	7.2 km
Techno City	9.2 km

Jyothis School	2.4 km
Kazhakuttam Junction	4 km
Karyavattam University	5 km
Kims Hospital	8.3 km
Trivandrum Railway Station	15 km





Amenities





Children's Play Area



Incinerator



Open Roof Top Party Area



Modular Kitchen



Wardrobe



Wall Mounted Toilet

Specification

STRUCTURE

- ▶ Column footing with RCC plinth structure.
- ▶ RCC frame structure with red brickwork partitions. Concrete grade and steel grade as per structural consultant's advice.

DOORS & WINDOWS

- ▶ Main door frames and shutter shall be of seasoned Teak Wood. Outer and inner face to be PV coated and finished as per the architect's design.
- ▶ All internal door frame shall be of seasoned hardwood with company door shutters Expect bathroom.
- ▶ windows seasoned good quality hardwood of Violet or Accasia with MS grill.

KITCHEN

- ▶ Superior quality granite for countertop.
- ▶ Single bowl stainless steel sink.
- ▶ Modular kitchen.

TOILET

- ▶ Ceramic tile 30cm x 30 cm for floor and 30 cm x 45 cm for walls up to lintel level.
- ▶ CERA wall mounted closet in all toilets.
- ▶ Towel rods, soap dish shall be provided in all toilet.



FLOORING

- ▶ Main entrance step using black granite.
- ▶ Living /Dinning using 60cm x 60 cm premium double charged Vitrified tiles (Kajaria OR Equivalent).
- ▶ All bedroom 60 cm x 60 cm premium double charged Vitrified tiles (Kajaria OR Equivalent).
- ▶ Kitchen 60 cm x 60 cm Antiskid Ceramic Tiles (Kajaria OR Equivalent).
- ▶ Balconies 30 cm x 30 cm Antiskid wood finished Vitrified tiles.
- ▶ Car park area exterior grade paving tiles OR interlock.

PAINTING

- ▶ Double coat premium emulsion over putty for entire walls except for Toilets.
- ▶ Double coats emulsion the ceiling.
- ▶ Two coat enamel paint for the grill.
- ▶ External front area only putty finished.
- ▶ Gate balcony handrail two-coat enamel.

ELECTRICAL

- ▶ Concealed copper wiring using Finolex OR Equivalent.
- ▶ Modular switches Legrand.
- ▶ Providing tube light, light, Fan all bedroom and living /dinning.

- ▶ Independent meter for each Villa.
- ▶ Provision for heater connection in all Toilets.
- ▶ Provision for kitchen Hob & Chimney.
- ▶ Provision for Telephone shall be provided in living.
- ▶ Provision for internet shall be provided in living.
- ▶ Provision for TV connection shall be provided in living.

AIR CONDITIONING

- ▶ Provision for air conditioning in living.
- ▶ Provision for air conditioning in all bedrooms.

WARDROBE

- ▶ Master Bedroom.

AMENITIES

- ▶ Unisex gym.
- ▶ Conference hall.
- ▶ Indoor game zone.
- ▶ Open Roof Top Party area.
- ▶ Yoga court.
- ▶ Children's play area.
- ▶ Security cabin.
- ▶ Street Light.
- ▶ Interlock road.
- ▶ Incinerator.



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