



K RERA/PRJ/KTM/234/2023



  
pushpagiri



**SANTOS RESIDENCY**

1,2,3&4 BHK APARTMENTS  
ANJILITHANAM, THIRUVALLA



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# SANTOS RESIDENCY

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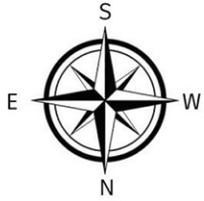
**1,2,3&4 BHK APARTMENTS**  
**ANJILITHANAM, THIRUVALLA**



# SANTOS CITY

VILLAS & APARTMENTS

THE FIRST INTEGRATED TOWN SHIP IN THIRUVALLA



# SITE PLAN



**GROUND FLOOR PLAN**  
BUILT AREA = 6178.38 SQ.FT

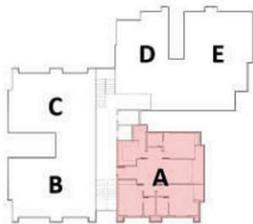


**BASEMENT FLOOR PLAN**  
BUILT AREA = 11504.04 SQ.FT



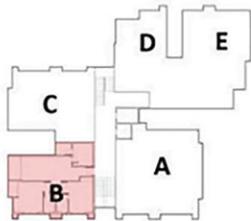
**TYPICAL FLOOR PLAN**  
(1<sup>ST</sup> - 8<sup>TH</sup>)  
BUILT AREA = 6178.38 SQ.FT

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



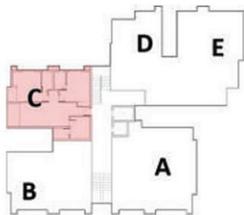
TYPE A	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
3 BHK	1312	1628	1131	91

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



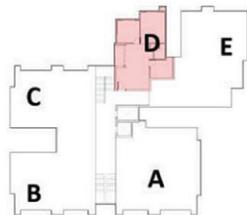
TYPE B	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
2 BHK	1040	1291	880	83

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



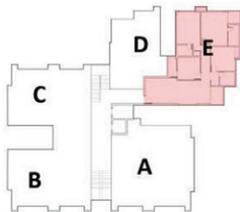
TYPE C	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
2 BHK	1031	1280	875	82

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



<b>TYPE D</b>	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
<b>2 BHK</b>	749	930	649	39

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



TYPE E	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
3 BHK	1347	1672	1171	77

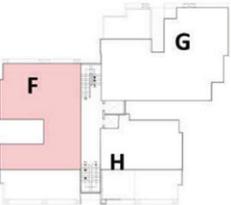
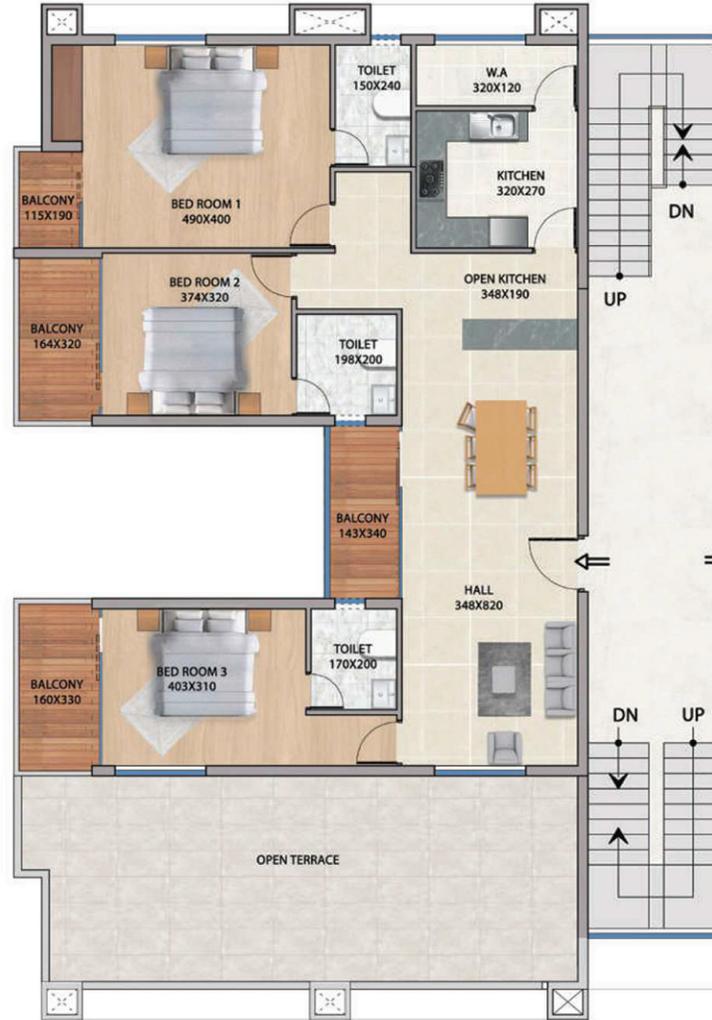
\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



## PENTHOUSE FLOOR PLAN

BUILT AREA = 4886.38 SQ.FT

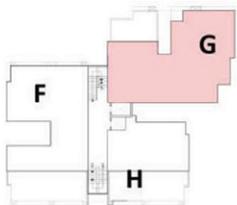
\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



TYPE F	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
3 BHK	1561	1938	1241	200

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.

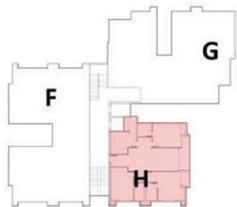




TYPE G	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
4 BHK	1845	2290	1576	143

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.





TYPE H	PLINTH AREA (sq.ft)	SALEABLE AREA (sq.ft)	RERA CARPET AREA (sq.ft)	BALCONY AREA (sq.ft)
1 BHK	814	1010	689	49

\*Dimensions may vary during construction. \*Furniture and fixtures are indicative. \*All dimensions are in cm.



# SPECIFICATIONS

## **FOUNDATION AND SUPER STRUCTURE DETAILS**

The substructure is designed to include a piling foundation based on the findings of the soil test and Complying with Seismic Zone III Regulations. The primary structure is framed using Reinforced Cement Concrete (RCC), and the partition walls are built with cement blocks. The concrete grade is carefully selected by the Structural Consultant to ensure optimal strength and durability.

## **FLOORING**

Living areas, bedrooms, and the kitchen feature vitrified tiles with matching vitrified skirting. Balconies and bathrooms are adorned with anti-skid/matte tiles for enhanced safety. (Brand: Kajaria, RAK, Somany)

## **KITCHEN**

The kitchen is equipped with a polished granite slab for the counter, complemented by a single-bowl stainless steel sink featuring a drain board. Additionally, dado tiles adorn the area above the counter up to a height of 2 feet. (Dishwasher and Purifier point)

## **TOILETS**

The toilet walls are embellished with tiles extending up to a height of 7 feet, complemented by premium-quality CP fittings and sanitary wares. (Brand:Cera or equivalent)

## **DOORS AND WINDOWS**

Front Door: A pre-hung door featuring a designer veneer, sourced from reputable suppliers like Jacson's or equivalent.

Internal Doors: Veneered and polished flush doors, crafted according to the design specifications, sourced from reputable suppliers like Jacson's or equivalent. Fiber glass reinforced doors.

Window Shutters: UPVC/Algerian Aluminium sliding windows, complete with window grills for added security and aesthetic appeal.

## **PAINTING**

For the internal walls and ceiling, a meticulous process will be followed, including a two-coat application of putty, one coat of exterior primer, and a final touch of two coats of emulsion. Weather shield exterior grade emulsion will be applied to the external walls for durable and weather-resistant protection. (Brand: Asian, Berger)

## **ELECTRICAL**

The electrical system entails concealed conduit wiring, ensuring ample light and fan points throughout. 6/16A socket points, governed by ELCBs and MCBs, are incorporated, with individual KSEB meters assigned to each flat. The installation features modular-type switches for enhanced functionality and aesthetics. Wifi point in Master Bedroom and Living. (Brand of switch : Legrand, L & T)

## **AIR CONDITIONING**

Each bedroom, living and dining is equipped with a dedicated live point for a split air conditioning system.

## **CABLE TV**

A provision for cable TV connection is available in the living room and Master Bedroom.

## **WATER SUPPLY**

The water supply is sourced from a bore well and distributed through an underground sump in accordance with government regulations also KWA Water Supply subjected to Rules and Regulations and availability will also be provided. All water supply lines are constructed using ISI marked ASTM and CPVC pipes.

## **ELEVATORS**

Two High Speed lift namely Passenger Lift and Service Lift shall be provided as per the Govt. norms sourced from reputable suppliers like Johnson/KONE brand. ARD (Automatic Rescue Device) shall be installed in the passenger lift as a premium feature.

## **GAS CONNECTION**

A reticulated gas connection is provided in all apartments, subject to government regulations, at an additional cost

## **FIRE FIGHTING SYSTEM**

Fire fighting sprinkler system in basement and ground floor as per Fire and Rescue Norms,

Fire Hydrant System and Fire Alarms in all floors and Yard areas.

## **CAR PARKING**

A single car parking is available for all apartments at an additional cost.

# LOCATION MAP



## DISTANCE AT A GLANCE

Belivers Church Medical College	2.5 km
Pushpagiri Medical College	6 km
Medical Mission Hospital	4.5 km
Belivers Church Residential School	2.5 km
Marthoma Residential School	3.5 km
Choice School	5.5 km
Christ Central School	6 km
Amritha School	8 km
St.Mary's Residential School	7.5 km
MACFAST	9 km
Govt.Engineering School	8 km
Marthoma College	4.5 km
SB College	8.5 km
Railway Station	5 km
KSRTC Bus Station	6 km
Kinfra Park	2 km
Mallappally	10.5 km
Changanassery	8 km
Proposed Airport	36 km
Supermarket	1.5 km



# PAMPERED PRIVACY & A SUN-KISSED LIFESTYLE



**1,2,3&4 BHK**  
**BUDGET FRIENDLY**  
**APARTMENTS**

## PROJECT HIGHLIGHTS

Discover a melange of world class amenities



BADMINTON COURT



GYMNASIUM



INDOOR GAMES



BUSINESS LOUNGE



ELDER'S PARK



SWIMMING POOL



MULTIPURPOSE HALL



AMPHITHEATRE



CHILDREN'S PARK



YOGA PARK



SPA



GROCERY



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