

K-RERA/PRJ/TVM/179/2023
<http://rera.kerala.gov.in>



homes[P]ltd.
A wiseman makes his home...
An ISO 9001:2015 Certified Company



GRAND ROSSO

BY PNR HOMES
NALANCHIRA, TRIVANDRUM

www.pnrhomes.in



Overview

The most trusted name among Builders is PNR HOMES (P) LTD, in Trivandrum over for last 10 years... We build homes for you and your families for generations to enjoy and live happily. Visit our Premium Apartment only in Trivandrum, Nalanchira developing a broad portfolio of flexible home plans and an extensive selection of design options to give every client a custom-building experience, regardless of the size or price of their new home. PNR Homes continues to build every home with the same dedication to the directors' vision of excellence, because quality craftsmanship and customer service are just as important as design. Trivandrum, Kerala.

We begin our journey in constructing villas since 2013 till date we are continuing in the same field we are prompt in completing the project on time and the sale proceeds are on reasonable rate. We P N R Homes Pvt Ltd aim to provide pleasant homes for all of our clients. We usually incorporate recreational amenities in our developments, such as a swimming pool, gym, Association room, and playground, Visitors lobby, incinerator, open roof terrace area, health club, multipurpose Gym, Ev charging point, visitors parking area, recreational area, customer waiting lounge at the entrance, CCTV surveillance and 24*7 customer support services.

Luxury is more than just material possessions or extravagant lifestyles; it is a state of Art, an attitude, beauty, and the pursuit of excellence. Our projects always stand for Quality and Luxury begins with PNR Homes Pvt Ltd.







KEY PLAN



TYPE : A (3BHK)
(TYPICAL FLOOR 1ST TO 8TH)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILT UP AREA
1013 SQFT	108 SQFT	1229 SQFT	1536 SQFT

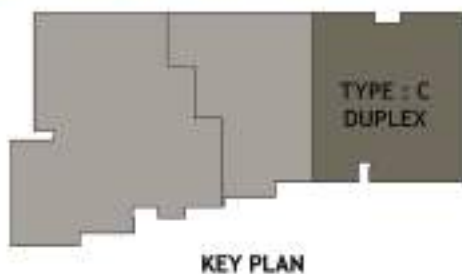
1. STRUCTURAL MEMBERS MAY VARY AFTER FINAL DESIGN
2. CARPET AREA AS PER KERALA RERA IS THE AREA EXCLUDING WALLS AND BALCONY / VERANDAH
3. CARPET AREA IS CALCULATED AS PER THE STRUCTURAL MEASUREMENT AND MAY SLIGHTLY VARY WITH RESPECT TO THE PLASTERING AND TILING THICKNESS.
4. FURNITURE LAYOUT ARE INDICATIVE ONLY.



TYPE : B (2BHK)
(TYPICAL FLOOR 1 TO 5TH)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILT UP AREA
650 SQFT	69 SQFT	804 SQFT	1005 SQFT

1. STRUCTURAL MEMBERS MAY VARY AFTER FINAL DESIGN
2. CARPET AREA AS PER KERALA RERA IS THE AREA EXCLUDING WALLS AND BALCONY / VERANDAH
3. CARPET AREA IS CALCULATED AS PER THE STRUCTURAL MEASUREMENT AND MAY SLIGHTLY VARY WITH RESPECT TO THE PLASTERING AND TILING THICKNESS.
4. FURNITURE LAYOUT ARE INDICATIVE ONLY.



TYPE : C (DUPLEX)
3BHK+STUDY
(6TH AND 7TH FLOOR COMBINED)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILT UP AREA
1355 SQFT	97 SQFT	1609 SQFT	2011 SQFT

1. STRUCTURAL MEMBERS MAY VARY AFTER FINAL DESIGN
2. CARPET AREA AS PER KERALA RERA IS THE AREA EXCLUDING WALLS AND BALCONY / VERANDAH
3. CARPET AREA IS CALCULATED AS PER THE STRUCTURAL MEASUREMENT AND MAY SLIGHTLY VARY WITH RESPECT TO THE PLASTERING AND TILING THICKNESS.
4. FURNITURE LAYOUT ARE INDICATIVE ONLY.

Aminities



SWIMMING POOL

MULTI GYM



ASSOCIATION HALL

Aminities



EV charging point in every car park



Solar Connection for common area lighting



CCTV surveillance



Intercom facilities



Waste disposal plant



Biometric lock for entrance door



Trolleys for in house use



LOCATION MAP

1. STRUCTURE

- SUITABLE FOUNDATION AS PER THE SOIL TEST.
- RCC FRAM STRUCTURE WITH CONCRETE BLOCK PARTITIONS AND BRICK WORK. CONCRETE GRADE AND STEEL GRADE AS PER THE STRUCTURAL CONSULTANTS ADVICE.

2. FLOORING AND RAILING

- MAIN ENTRANCE LOBBY, LIFT LOBBY, WALL FLOOR USING GRANITE / VITRIFIED TILES AS PER THE ARCHITECTS DESIGN.
- STAIRCASES USING GRANITE/VITRIFIED TILE, FLOORING WITH HAND RAILING USING MS PIPE AS PER THE ARCHITECTS DESIGN.
- CAR PARKING AREA GRANO FLOORING WITH GROOVES OR EXTERIOR GRADE PAVING TILES.
- FOYER/ LIVING/ DINING USING 60CM*120CM PREMIUM GLAZED VITRIFIED TILES OF NITCO / RAK OR EQUIVALENT MAKE.
- KITCHEN 60CM*120CM PREMIUM GLAZED VITRIFIED TILES NITCO/RAK OR EQUIVALENT MAKE.
- ALL BED ROOMS 60CM*120CM PREMIUM GLAZED VITRIFIED TILES NITCO/RAK EQUIVALENT.
- ALL BED ROOMS, TOILETS DESIGNER TILES 60CM*60CM FOR FLOORS AND 60CM*120 CM FOR WALLS UP TO 210CM HEIGHT.
- BALCONIES / OPEN TERRACE/ DECKS 30CM*30CM RUSTIC/ ANTISKID TILES WITH MS/SS/ TOUGHENED GLASS RAILING UP TO 1.2 M HEIGHT (USING ANY PREMIUM BRAND).

3. SANITARY PLUMBING

- WESTERN STYLE WALL-HUNG EWC JAGUAR/KOHLER EQUIVALENT MAKE SHALL BE PROVIDED IN ALL ATTACHED BATHROOMS WITH CONCREATED IN WALL CISTERS OF JAGUAR / KOHLER OR EQUIVALENT.
- WASH BASINS OF JAGUAR/ KOHLER EQUIVALENT MAKE SHALL BE PROVIDED IN ALL ATTACHED BATHROOMS.
- BATHROOMS ACCESSORIES TOWEL RODS AND SOAP DISH SHALL BE PROVIDED IN ALL BATH ROOMS TOILETS.
- DINING WASH COUNTER GRANITE WITH TABLE TOP WASH BASIN JAGUAR/KOHLEROR EQUIVALENT.
- STAINLESS STEEL SINK BOWL WITH DRAIN BOARD MAKE SHALL BE PROVIDED FOR THE KITCHEN AND STAINLESS STEEL SINK WITH OUT DRAIN BOARD SHALL BE PROVIDED FOR THE UTILITY AREAS.

4. DOOR AND WINDOW

- MAIN DOOR FRAME AND SHUTTER SHALL BE OF SEASONED TEAK WOOD.
- ENTRANCE DOOR SHALL HAVE HARDWARE SUCH AS MAGIC EYE, DOOR CLOSER, DOOR STOPPER AND A BIOMETRIC LOCK FROM YALE OR EQUIVALENT MAKE.
- ALL INTERNAL DOOR FRAMES SHALL BE PRE HUNG-FLUSH DOORS WITH VENEER FINISH FOR BEDROOMS AND LAMINATED FINISH FOR BATHROOMS.
- **HARDWARE:** ALL HARDWARE FOR BED ROOM DOORS SHALL INCLUDE TOWER BOLTS. MAGNETIC CATCHER/ DOOR STOPPERS AND BALL BEARING HINGER.
- WINDOW SHUTTER PRE FABRICATED COLOUR POWDER COATED ALUMINIUM SLIDING SHUTTERS BY HINDALCO OR EQUIVALENT MAKE ONE PANE OF INSECT SCREEN SHALL BE PROVIDED IN EACH WINDOW.

5 . ELECTRICAL

- CONCEALED COPPER WIRING USING RR/ V-GUARD OR EQUIVALENT MAKE CABLES WITH MODULAR PLATE SWITCHES.
- WIRING SHALL BE DONE FOR LIGHTING. 6AMPS , 16 AMPS AND AC POINT IN THE APARTMENT.
- SWITCHES ALL SWITCHES SHALL BE LEGRAND/ ELLEYS OR EQUIVALENT MAKE.
- GENERATOR POWER BACK UP WILL BE PROVIDED FOR ALL COMMON SERVICES, LIGHT POINTS 6S SOCKETS AND REFRIGERATOR POINTS. (AIR CONDITIONING GEYSER AND OTHER 16AMPS POINTS WILL NOT BE CONSIDERED FOR POWER BACK UP).
- LIGHT FIXTURE FOR THE COMMON AREAS. EXTERNAL AREAS APARTMENT BALCONIES AND THE ENTRANCE DOOR OF THE INDIVIDUAL APARTMENTS SHALL BE PROVIDED.
- ALL LIGHT FIXTURES SHALL BE LUKER/ CROMPTON OR EQUIVALENT MAKE.
- ADEQUATE **ELCB** AND **MCB** SHALL BE PROVIDED IN EACH APARTMENT OF LEGRAND/ SCHNEIDER OR EQUIVALENT MAKE.
- PROVISION FOR THE GEYSER POINTS SHALL BE PROVIDED FOR ALL TOILETS.
- CABLING FOR TV INTERNET AND TELEPHONE WITH 6A SOCKETS IN LIVING / DINING AND MASTER BEDROOM.
- ELECTRIC CAR CHARGING POINTS IN EVERY CAR PARK.
- FOOT LAMP IN ALL BED ROOMS.
- USB CHARGING POINT IN MASTER BEDROOM.

6. PAINT FINISHES

- PREMIUM EMULSION PIAINT SHALL BE APPLIED TO THE CEILING OF THE APARTMENTS.
- INTERNAL WALLS ACRYLIC OR CEMENT – BASED PUTTY AND PRIMER WITH EMULSION PAINT.
- EXTERNAL WALLS ULTIMA/ APEX EXTERIOR GRADE EMULSION /TEXTURE PAINT.

7. ELEVATORS

- HIGH - SPEED LIFT SHALL BE PROVIDED AS PER THE GOVT. NORMS.
- TWO LIFT PROVIDED ONE PASSENGER LIFT AND ONE BED LIFT.

8. AIR CONDITIONING

- PROVISION FOR AIR CONDITIONING IN LIVING, DINING AND ALL BEDROOMS.

9. LAND SCAPING

- HARD AND SOFT LANDSCAPING SHALL BE PROVIDED PER THE LANDSCAPE CONSULTANTS DESIGN.

10. WATER SUPPLY

- BOREWELL WATER SUPPLY THROUGH UNDER GROUND SUMP AND OVERHEAD TANK.

11. SECURITY

- 24 HOURS SECURITY, INTERCOM SYSTEM, ACCESS CONTROL SYSTEM, LIGHTENING ARRESTER.

Payment Schedule	Installments
On Booking.	3,00,000 Rs
On Agreement (Less Booking Amount).	20%
On Completion of Footing.	10%
On Completion of Ground Floor Roof.	10%
On Completion of Second Floor Roof.	10%
On Completion of Fourth Floor Roof.	5%
On Completion of Sixth Floor Roof.	5%
On Completion of Eight Floor Roof.	5%
On Completion of Total Structure.	5%
On Completion of Internal Plastring.	5%
On Completion of External Plastring.	5%
On Completion of Tile And Granite Work.	5%
On Completion of Door And Window Fixing.	5%
On Completion of Electrical And Sanitary Work.	4%
On Completion of Painting Work.	4%
On Handing Over.	2%

TERMS AND CONDITIONS

- PNR HOMES PVT.LTD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY APPLICATION.
- ON ALLTMENT AGREEMENT SHALL BE ENTERED IN TO BETWEEN THE BUILDER AND THE PURCHASER FOR THE ALLOTMENT OF UNDIVIDED SHARE OF LAND AND CONSTRUCTION.
- THE SALE DEED OF THE UNDIVIDED SHARE OF LAND SHALL BE REGISTERED IN THE NAME OF THE PURCHASER ON RECEIPT OF THE ENTIRE PAYMENT.
- ONCE ALLOTTED AND THE AGREEMENTS ARE SIGNED THE PRICEC ARE FIRM.
- ALL PAYMENT TO BE MADE BY CHEQUES/RTGS/NEFT FAVOURING PNR HOMES PVT.LTD.
- ALL TRANSACTION ARE SUBJECT TO TRIVANDRUM JURISDICTION ONLY. THIS BROUCHAR IS ONLY FOR INFORMATION AND DOES NOT CONSTITUTE A LEGAL DOCUMENT.
- THE BUYER SHALL COMPULSORILY BE A MEMBER OF THE HOUSE OWNER ASSOCIATION CONSTITUTED BY THE BUILDER AFTER HANDING OVER. THE ASSOCIATION SHALL CARRY OUT ALL NECESSARY ROUTINE AND ANNUAL MAINTENANCE AND REPAIRS TO THE COMMON AREAS, EXTERIOR WALL OF THE BUILDING, COMMON INSTALLATIONS AND FITTINGS AND SHALL MAKE PAYMENT OF WATER ELECTRICAL CHARGES FOR COMMON FACILITIES, SERVICES ETC. MAINTENANCE CHARGES/ DEPOSITS ARE TO BE MADE BY EACH OWNER REGULARLY AND ON TIME.



Completed Project



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