

PADMASREE
RAMSAROVAR

 Padmasree
Developers Pvt Ltd.
Building Bonds



PADMASREE
RAMSAROVAR

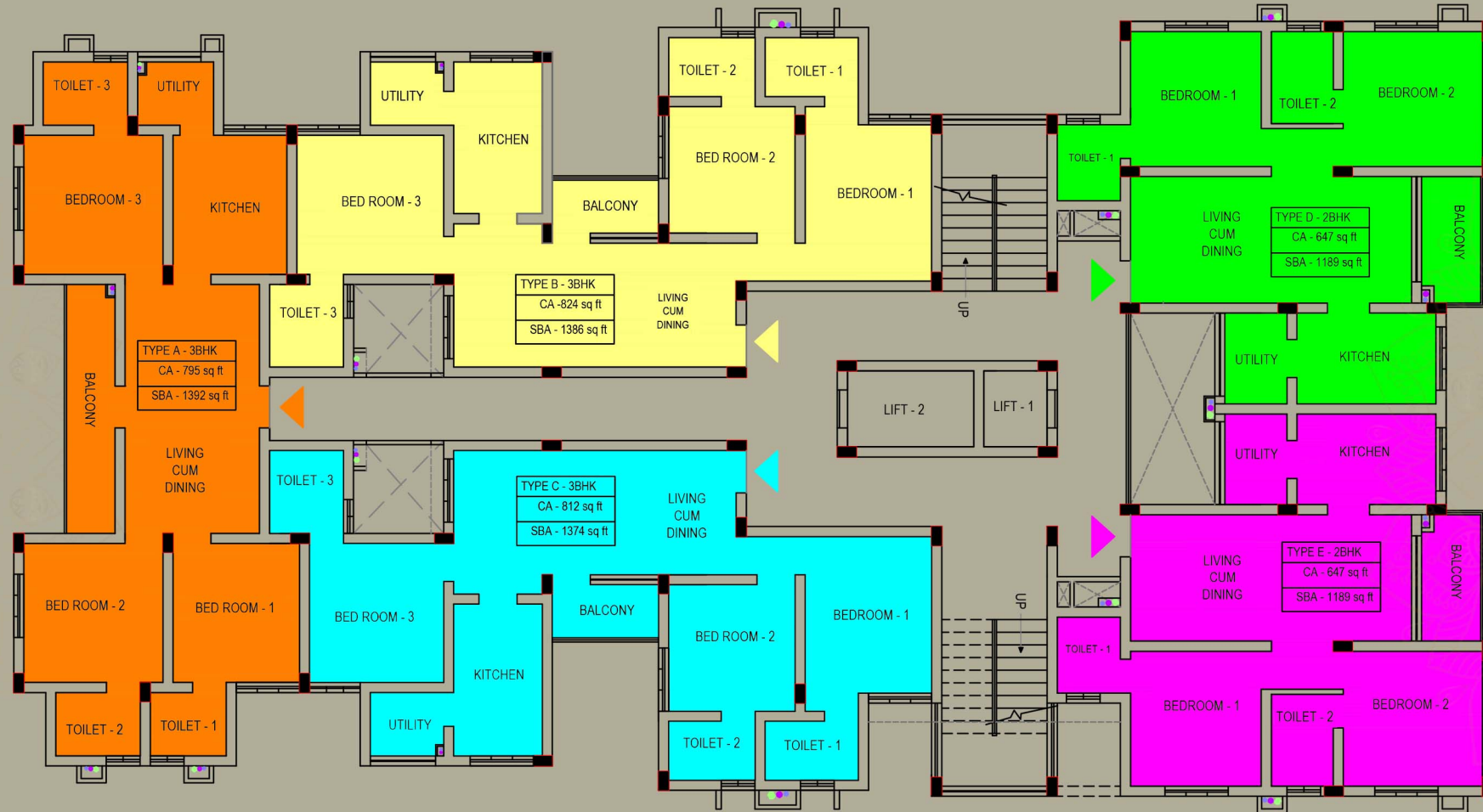
—2 & 3 BHK—
Apartments

K-RERA/PRJ/ERN/086/2022

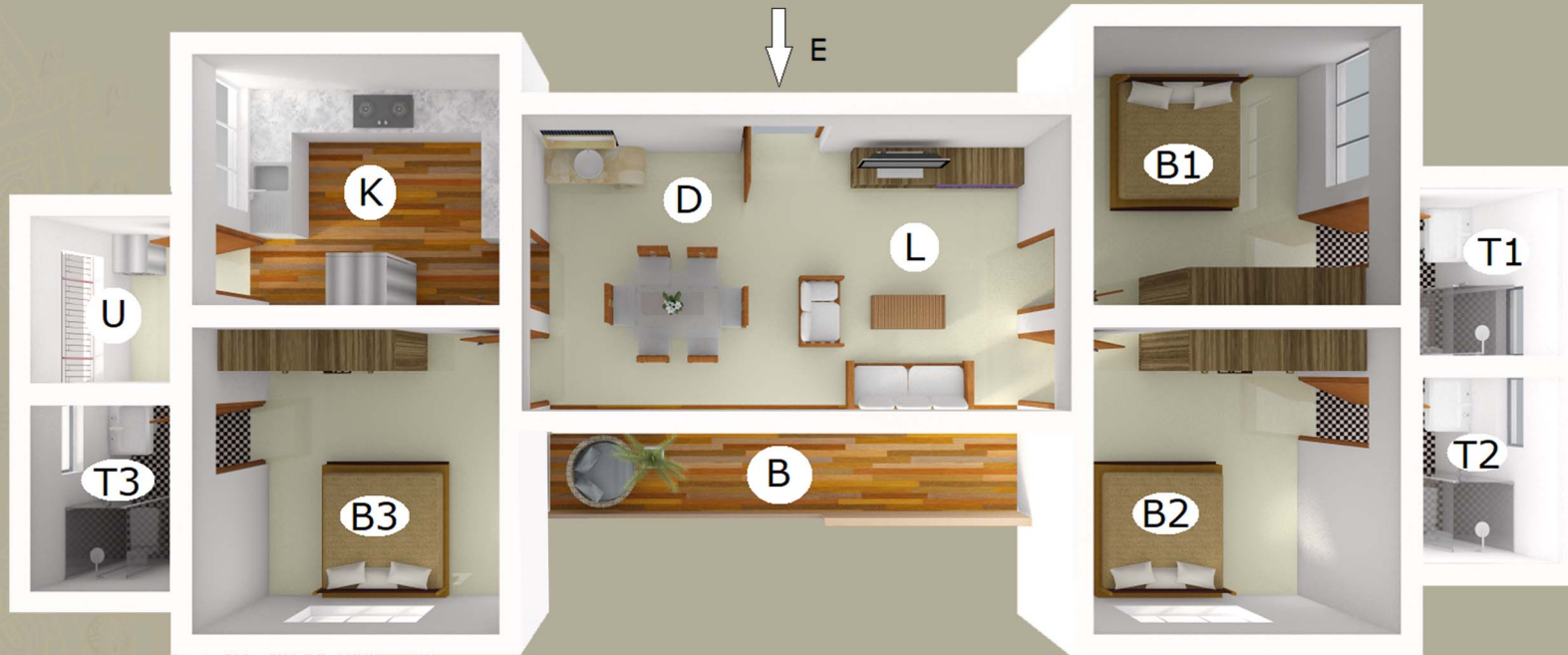
OVERVIEW

The development of Kochi over the last two decades has been on a fast lane. Unlike most of the cities in India, Kochi has seen developments in multiple sectors such as Vallarpadam container terminal, Kakkanad IT parks, Cochin shipyard, Cochin refinery, Kochi LNG terminal and metro rail. All these developments have opened up unlimited opportunities. Tripunithura, which is about 7kms from the heart of Kochi, with its historical and cultural past, has always attracted people from various segments to make it their new home. Padmasree Ramsarovar is a residential project coming up at a very convenient location at Eeroor, Tripunithura, with proximity to shopping malls, educational institutions and hospitals. The project is well connected with easy access to all urban conveniences. Padmasree Ramsarovar is an exclusive project, with 20 premium apartments. The G+4 storied apartment is designed with maximum emphasis to natural light and air. Each floor has three 3BHK and two 2BHK apartments, with parking on the ground floor. The project is planned to provide the resident all modern amenities for a comfortable living experience in a quiet and peaceful neighborhood.

PADMASREE RAMSAROVAR
3 & 2 BHK Apartments
Near Vytilla



CA - CARPET AREA, SBA - SUPER BUILT - UP AREA

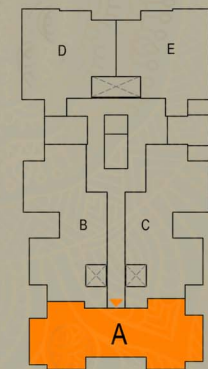


ROOM	ANNOTATION	SIZE
Entrance	E	-
Living	L	5.91m x 3.19m
Dining	D	
Kitchen	K	3.3m x 2.7m
Utility	U	1.5m x 1.8m
Balcony	B	5.91m x 1.2m
Bedroom 1	B1	3.3m x 3.0m
Toilet 1	T1	1.5m x 1.8m
Bedroom 2	B2	3.3m x 3.3m
Toilet 2	T2	1.5m x 2.0m
Bedroom 3	B3	3.3m x 3.3m
Toilet 3	T3	1.5m x 2.0m



Type A 3BHK

C.A. (RERA)- 795 Sq.Ft. SBA- 1392 Sq.Ft.



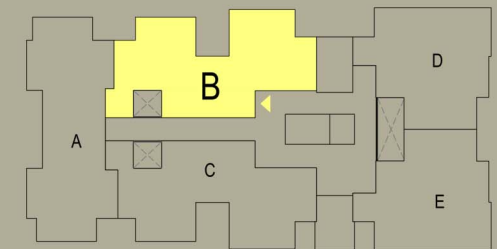
CA - CARPET AREA, SBA - SUPER BUILT - UP AREA



ROOM	ANNOTATION	SIZE
Entrance	E	-
Living	L	2.94m x 6.7m
Dining	D	
Kitchen	K	3.6m x 2.1m
Utility	U	1.5m x 1.74m
Balcony	B	1.36m x 2.52m
Bedroom 1	B1	3.71m x 3.0m
Toilet 1	T1	1.4m x 2.21m
Bedroom 2	B2	3.0m x 3.0m
Toilet 2	T2	1.4m x 2.05m
Bedroom 3	B3	3.3m x 3.48m
Toilet 3	T3	1.96m x 1.75m

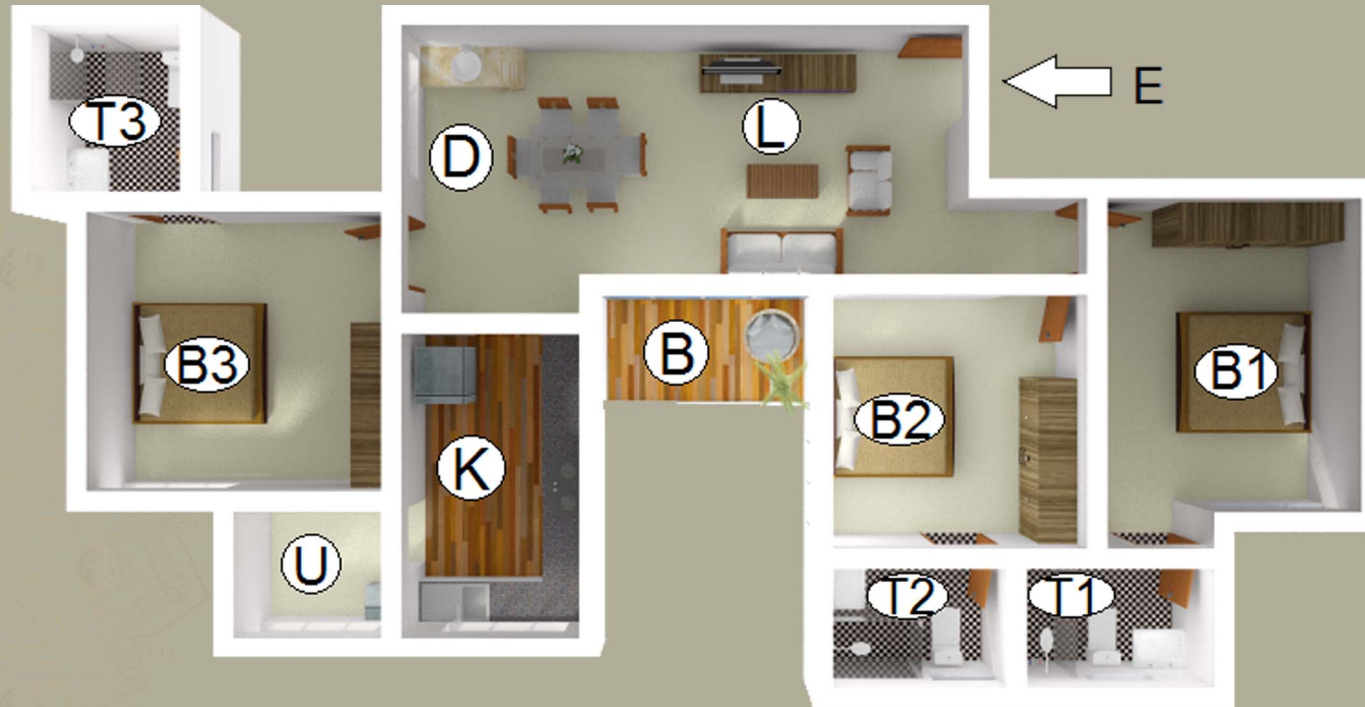


Type B 3BHK
C.A. (RERA)- 824 Sq.Ft. SBA- 1386 Sq.Ft.



CA - CARPET AREA, SBA - SUPER BUILT - UP AREA

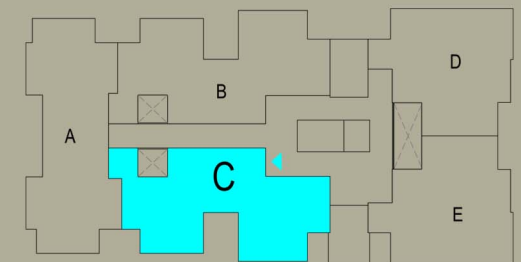
FLOOR PLAN



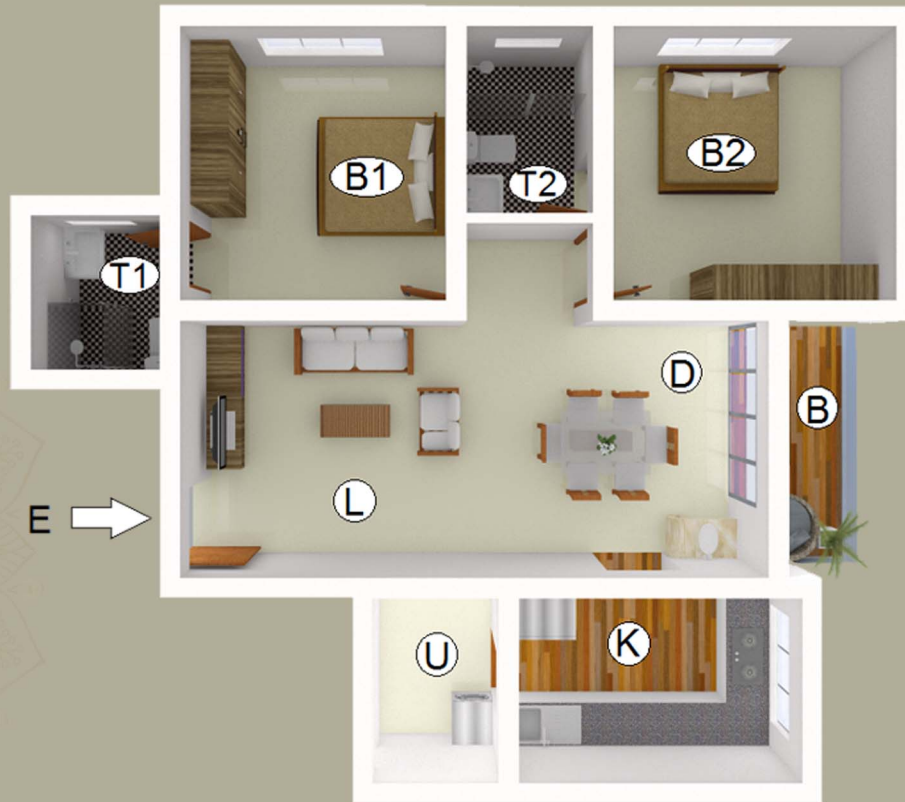
ROOM	ANNOTATION	SIZE
Entrance	E	-
Living	L	2.94m x 6.7m
Dining	D	
Kitchen	K	3.6m x 2.1m
Utility	U	1.5m x 1.74m
Balcony	B	1.36m x 2.52m
Bedroom 1	B1	3.71m x 3.0m
Toilet 1	T1	1.4m x 2.21m
Bedroom 2	B2	3.0m x 3.0m
Toilet 2	T2	1.4m x 2.05m
Bedroom 3	B3	3.3m x 3.18m
Toilet 3	T3	1.96m x 1.75m



Type C 3BHK
C.A. (RERA)- 812 Sq.Ft. SBA- 1374 Sq.Ft.



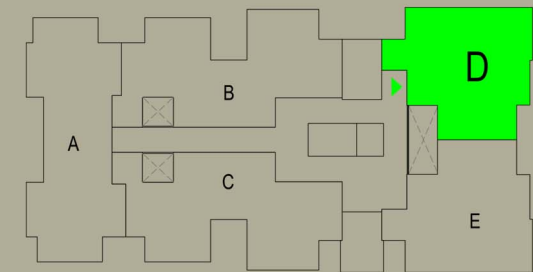
CA - CARPET AREA, SBA - SUPER BUILT - UP AREA



ROOM	ANNOTATION	SIZE
Entrance	E	-
Living	L	3.0m x 6.67m
Dining	D	
Kitchen	K	2.16m x 3.3m
Utility	U	2.16m x 1.47m
Balcony	B	3.0m x 1.5m
Bedroom 1	B1	3.2m x 3.1m
Toilet 1	T1	1.8m x 1.5m
Bedroom 2	B2	3.2m x 3.3m
Toilet 2	T2	2.18m x 1.47m



Type D 2BHK
C.A. (RERA)- 647 Sq.Ft. SBA- 1189 Sq.Ft.



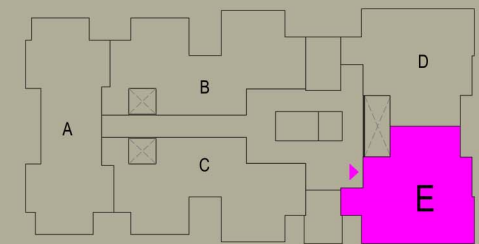
CA - CARPET AREA, SBA - SUPER BUILT - UP AREA



ROOM	ANNOTATION	SIZE
Entrance	E	-
Living	L	3.0m x 6.67m
Dining	D	
Kitchen	K	2.16m x 3.3m
Utility	U	2.16m x 1.47m
Balcony	B	3.0m x 1.5m
Bedroom 1	B1	3.2m x 3.1m
Toilet 1	T1	1.8m x 1.5m
Bedroom 2	B2	3.2m x 3.3m
Toilet 2	T2	2.18m x 1.47m

Type E 2BHK

C.A. (RERA)- 647 Sq.Ft. SBA- 1189 Sq.Ft



AMENITIES

Security Systems with surveillance cameras.
Ground floor landscaped open recreational area.
Terrace floor Vegetable Garden.
Health Club.
Advanced fire fighting system.
Separate parking facility for guest.
Rain Water Harvesting system.
Elevators – 2nos.One passenger and one service
Sewage Treatment Plant.
Separate Toilet for servants and drivers
Solar Power for Common area lighting
Waste Management system with incinerator and Bio bins.
Municipal water for Drinking & Filtered Bore well water.
24hrs Backup for common areas
Automated water management system to optimize water use.
Provision for Inverter with wiring inside the apartment.
Lightning Arrester
Security cabin.

LIST OF COMPLETED APARTMENT PROJECTS.

Padmasree Willows 1, Thammanam, Ernakulam.
Padmasree Willows 2, Thammanam, Ernakulam.
Padmasree Shanthiniketan, Eloor, Tripunithura.
Padmasree Iyyattil Arcade, Chittoor Road, Ernakulam.
Padmasree Dwarka Enclave, G.P.Road, Ernakulam.
Srinivas Apartments, Tripunithura.
Vini Nivas Apartments, Ernakulam.
Rohini Apartments, Thrissur.
Samyuktha Apartments, Ernakulam.
Kunnekal Madom Apartments, Eloor, Tripunithura.
Tapas Apartments, Ernakulam.

SPECIFICATIONS

STRUCTURE

RCC framed structure with solid cement concrete blocks for walls.

FLOORING

Vitrified flooring and anti skid tiles for toilets.

KITCHEN

Platform done with quality granite with SS Sink. 40cm high wall dadoing with glazed tiles above the granite counter.

TOILET

Provided with white sanitary ware , branded CP fittings and walls done with glazed ceramic tiles up to height of 2.10m. Provision for exhaust and geyser.

JOINERY

Main Door – Hardwood paneled door and frame with melamine finish.
Internal Door – Moulded paneled door framed in hardwood with enamel finish
Bathroom doors- Hardwood frame with FRP doors. Windows
Powder coated aluminum with MS Grill.

PAINITING

Interior Walls – Putty finish with plastic emulsion Paint.
Exterior Walls – Painted with exterior emulsion.

ELECTRICAL

Concealed conduit wiring using ISI marked insulated copper wires with modular switches, TV point, AC points in bed rooms and DB with ELCB and MCBs. With independent 3 phase connection.

WATER SUPPLY

Sump and overhead tank for 24hr water supply. Treated bore water and municipal water supply.

POWER BACK UP

Generator backup for elevator, common lighting and pumps. Provision for inverter provide in flats.

FIRE AND SAFTY

Fire safety equipments as per fire department norms.

Security

Security cabin with CCTV camera at key points.

NEARBY LANDMARKS

Tripunithura Railway Station	- 3 kms
Tripunithura Bus Stand	- 3.5kms
Vadakkkotta Metro Station	- 2 kms
CIAL Airport	- 32kms
Hospital	- 2.5kms
Bhavans Vidya Mandir Eroor	- 600mts
Poornathayesha Temple	- 2.8kms
Seaport/ Airport Road	- 5 kms
Vytilla Mobility Hub	- 2.5kms
Infopark	- 8 kms
Cinema Theater	- 2.6 kms
Shopping Mall	- 4.5 kms

Route map





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**We undertake all kinds of Architectural Designs, Project Management
Consultancy, Civil and Interior Contracts.**