

MEMBER



CREDAI


K-RERA/PRJ/TSR/047/2025
www.rera.kerala.gov.in



Living closer to everything



VISHRAAM
we build smiles

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VISHRAAM BUILDERS AND DEVELOPERS PVT. LTD.

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VISHRAAM
NEOLITE
address that connects

Living above Nature surround Connecting around



We take pride in sticking to our core values... be it commitment or quality. Today we stand tall, reflecting our glorious journey with a keen focus on our customer. Our homes reflect their aspirations for a luxury living, both within and its surroundings, and we are determined to provide our clientele a luxurious living space at the most convenient location within our limits.

Vishraam 'NEOLITE' close to West Fort in the heart of Thrissur meets it all.

Redefining the convenience of easy access to major key points in the city, in a serene and comfortable location is truly worthwhile.

Vishraam 'NEOLITE' - truly a fine blend of
'Being Connected and Staying Connected'





At Vishraam 'NEOLITE' Lifestyle Apartments you can well imagine a life of real convenience.

Located close to West Fort, well connected to major hubs, totally houses 91 units.

B+G+13 Floors with 2, 2.5 & 3 BHK.

Easy access and all modern amenities to augment a comfortable life... well it's time to stop imagining and start living at the most connected address here at Vishraam 'NEOLITE'.

Your neighbourhood views stretches across the city



VISHRAAM
NEOLITE
address that connects



LOCATION



Being closer to everything



Efficiently designed for everyday living



SPACIOUS LOBBY

Step into a world of refined elegance



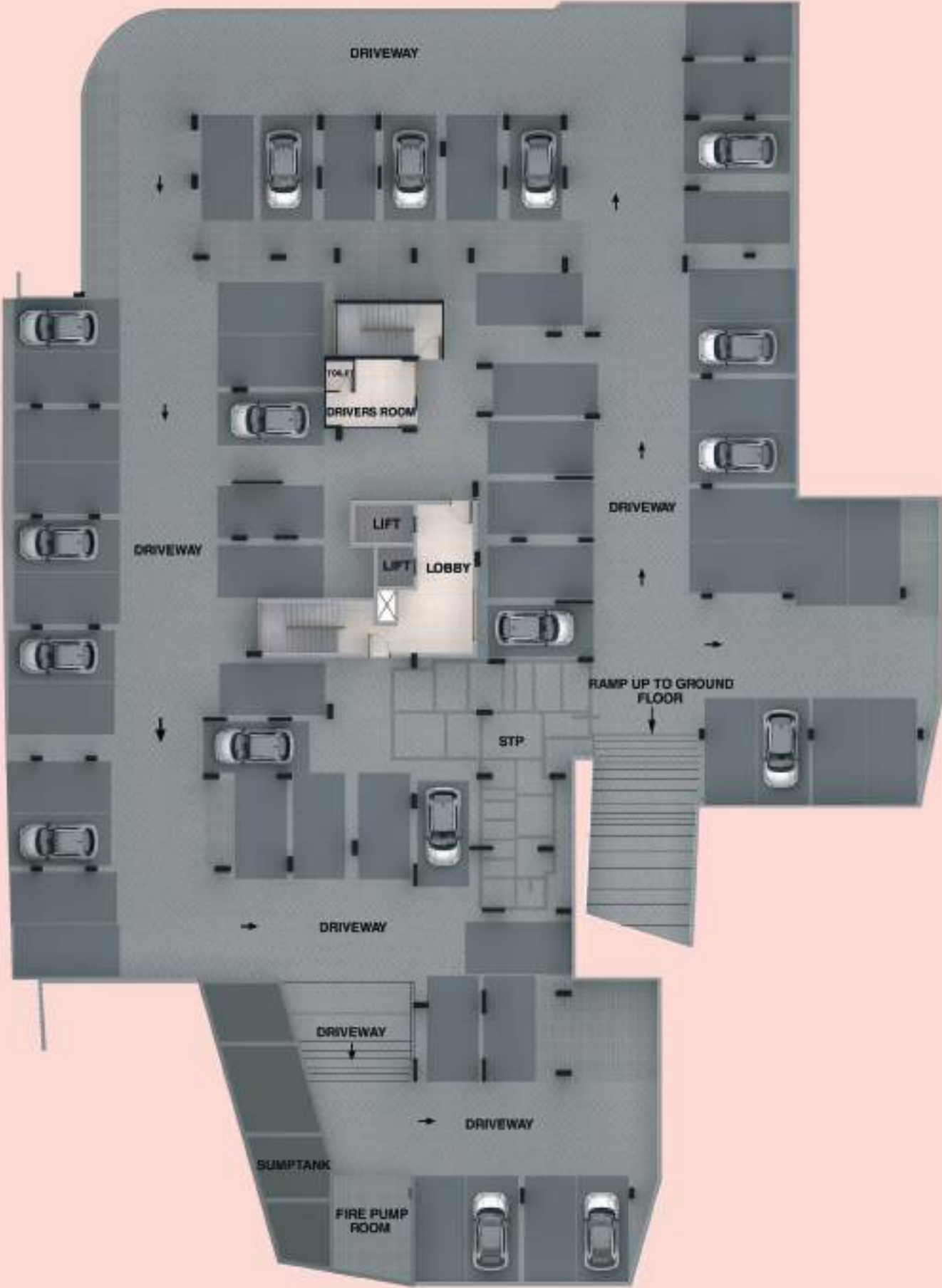
SWIMMING POOL

KID'S PLAY AREA



AC RECREATION HALL

BASEMENT FLOOR



GROUND FLOOR



EVEN FLOORS



ODD FLOORS



TYPE A - 2 to 12 Floors



3 BHK

- Saleable Area - 1627 Sq.ft
- Carpet Area - 1160 Sq.ft
- Balcony Area - 74 Sq.ft
- Garden Area - 98 Sq.ft

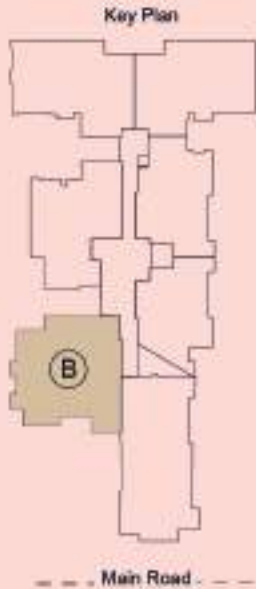
TYPE A - 3 to 11 Floors



3 BHK

- Saleable Area - 1627 Sq.ft
- Carpet Area - 1160 Sq.ft
- Balcony Area - 74 Sq.ft
- Garden Area - 98 Sq.ft

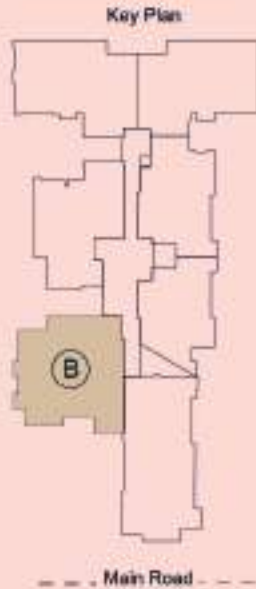
TYPE B - 2 to 12 Floors



3 BHK

- Saleable Area - 1497 Sq.ft
- Carpet Area - 1058 Sq.ft
- Balcony Area - 65 Sq.ft
- Garden Area - 56 Sq.ft

TYPE B - 3 to 13 Floors



3 BHK

- Saleable Area - 1497 Sq.ft
- Carpet Area - 1058 Sq.ft
- Balcony Area - 65 Sq.ft
- Garden Area - 56 Sq.ft

TYPE C - 2 to 13 Floors



2.5 BHK

- Saleable Area - 1174 Sq.ft
- Carpet Area - 821 Sq.ft
- Balcony Area - 53 Sq.ft

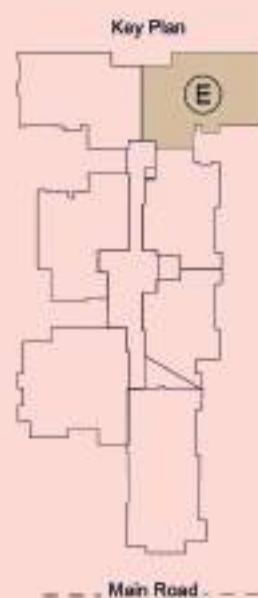
TYPE D - 2 to 13 Floors



2.5 BHK

- Saleable Area - 1390 Sq.ft
- Carpet Area - 1002 Sq.ft
- Balcony Area - 44 Sq.ft

TYPE E - 2 to 13 Floors



3 BHK

- Saleable Area - 1362 Sq.ft
- Carpet Area - 991 Sq.ft
- Balcony Area - 44 Sq.ft

TYPE F - 2 to 13 Floors



3 BHK

- Saleable Area - 1362 Sq.ft
- Carpet Area - 991 Sq.ft
- Balcony Area - 44 Sq.ft

TYPE G - 1 to 13 Floors



14th Floor Key Plan



- 2 BHK
- Saleable Area - 987 Sq.ft
 - Carpet Area - 691 Sq.ft
 - Balcony Area - 32 Sq.ft



SPECIFICATIONS

FOUNDATION

RCC Bored cast-in-situ Piles as per the soil strata and design

STRUCTURE

RCC framed structure with masonry wall partitions. The structure surface including masonry walls shall be cement plastered. The structure shall be designed and built as per the prevailing IS code.

INTERNAL AND EXTERNAL MASONRY

The masonry unit used shall be 200mm/150mm thick solid block for external and 200mm/150mm/100mm thick internal wall partitions as per the design.

INTERNAL AND EXTERNAL PLASTERING

Ceiling plastering with cement mortar with a minimum thickness of 9mm. Internal plastering with cement mortar with a minimum thickness of 12mm and external plastering with cement mortar with a minimum of 15mm thick whereas for flush walls 20mm thick in two-layer coat (first coat 9mm thick & second coat 11mm thick).

WALLS AND CEILINGS

Ceiling finish with two coat cement based putty, one coat primer and two coat plastic emulsion with roller finish internal wall finish with two coat cement based putty, one coat primer and two coat plastic emulsion with roller finish.

DOORS AND WINDOWS

- Main door: Laminated pre-hung door with engineered door frame/equivalent for main door.
- Bedroom doors: Readymade door- both sides laminated flush door shutter 35mm thickness with jambs including all necessary fittings.
- Toilet Doors: Readymade door- both sides laminated flush doors with jambs including all necessary fittings.
- Balcony Doors: Fully glazed Sliding/Openable doors with UPVC / superior quality aluminum powder coated sections.
- Windows - Sliding / openable type UPVC / superior quality aluminum powder coated sections.
- Ventilators - Made of UPVC / superior quality of powder coated Aluminum sections.

FLOORING

- 9 mm thick 80cm x 80cm/ 60 cm X 120 cm Vitrified tile Flooring & Skirting with 3mm spacer filled with sanded grout for Foyer, Living, Dining, Bed rooms, Kitchen, Work area etc.
- Toilet - Ceramic antiskid floor tiles for toilet floor with 3mm spacer filled with epoxy & glazed tile dadoing up to the height of false ceiling.
- Kitchen: Granite counter slab and dadoo tile will be provided. Electrical/Plumbing points will be provided as per the fixture's positions shown in the Brochure/Agreement drawing.
- Balcony: 9mm thick ceramic rustic floor tiles with spacer.

ELECTRICAL

- Concealed wiring with superior quality FRLS copper cables.
- Adequate light, fan, 6/16 Ampere power plug points controlled by ELCB and MCB, independent energy meter for each apartment.
- AC points for all bedrooms & living room.
- Geyser point provision for all toilets.

TELEPHONE AND INTERCOM POINTS

Telephone point and intercom point in living or dining area.

TV POINT

Optical fiber cable TV point in Living room and Master bedroom.

GENERATOR BACK UP

- Generator back up for common facilities such as lifts, common area lighting, pumps etc.
- Generator back up for apartments up to the limit of 1000 Watts.
- Light and fan points in all rooms, entrance light point, bell push, TV point.
- 6A point near telephone point in Living/Dining room.
- 6A point for water purifier in kitchen.
- 16A of fridge point with a maximum load of 500W.

WATER SUPPLY

- KWA water supply subject to rules & regulations and availability.
- Ground water supply from open wells or bore wells, depending on availability.

ENERGY SAVING FEATURES

- Auto level control for overhead tank
- Rain water collection tank.
- Dual flushing system for toilet cistern.
- Onsite treatment of kitchen waste and reuse of treated water for gardening.
- Use of low VOC content paint for healthy environment.
- Solar assisted lights in common area up to 5 KW.

SAFETY FEATURES

- Window Safety Grill: Mild steel safety grills for all windows.
- Balcony Railing: GI/Mild steel railing over RCC kerb with height of 120cms minimum.
- ARD (Automatic Rescue Device) in all lifts.
- Surveillance camera in vantage points.
- Firefighting system as per Fire & Rescue Dept. norms.
- All round compound wall with security cabin.

SPECS... cont'd

CP AND SANITARY

- **M.BED Toilet:** Wall Hung EWC with Concealed Flush tank, Half Pedestal wash basin.
 - CP Items - Divertor, Overhead shower rose with arm, Pillar cock, Angle cock, Health faucet etc.
- **BED 2 & BED 3 Toilet:** Floor mount EWC, half pedestal wash basin.
 - CP Items - 2 in 1 Wall mixer, Overhead shower rose with arm, Pillar cock, Angle cocks and Health faucet etc.
- **DINING WASH:** Counter top wash basin with pillar cock, bottle trap and angle valve.
- **KITCHEN:** Single bowl with drain board steel sink. Sink cock swan neck pillar cock/with long body

BALCONY & STAIRCASE HANDRAILS

GP coated hand rails for Staircase and Balconies with 16-gauge sections with enamel painted.

EXTERNAL PAINT FINISHING

External wall finish with one coat primer, two coat Weather shield Emulsion paints.

LIFTS - Two fully automatic lifts (One passenger lift and one bed lift) with ARD.

- Fire Fighting sprinkler system in basement and ground floor as per Fire & Rescue norms.
- Fire hydrant system in all floors and yard areas
- Fire alarms and talk back system

[illegible]