



VISHRAAM  
—• we build smiles •—

# VISHRAAM VIHARA

*Life Connected*



K-RERA/PRJ/TSR/048/2025  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

[www.vishraam.com](http://www.vishraam.com)





## LIVE CLOSE TO LIFE.

All we desire is the luxury of time. A desire that furnishes an opportunity to bask in the small pleasures that life has in store for you.

Presenting **Vishraam Vihara** - here you don't chase time. A home that lets you start your day by dropping your kids to school, without getting late to office. A home that allows you to spend less time travelling and more time with your loved ones. At **Vishraam Vihara**, you don't miss out on life, you just bring it closer.





# VISHRAAM VIHARA

*Life Connected*

## LIFE REDEFINED

At **Vishraam Vihara**, happiness is a part of your everyday life. Located at Kottappuram, near M.G Road, these spacious 2, 3 & 4 BHK residences are designed to redefine your lifestyle. Equipped with gymnasium, landscaped terraces, multipurpose activity room and close to all conveniences, it is a home that presents you with a lifestyle that you have always aspired for.

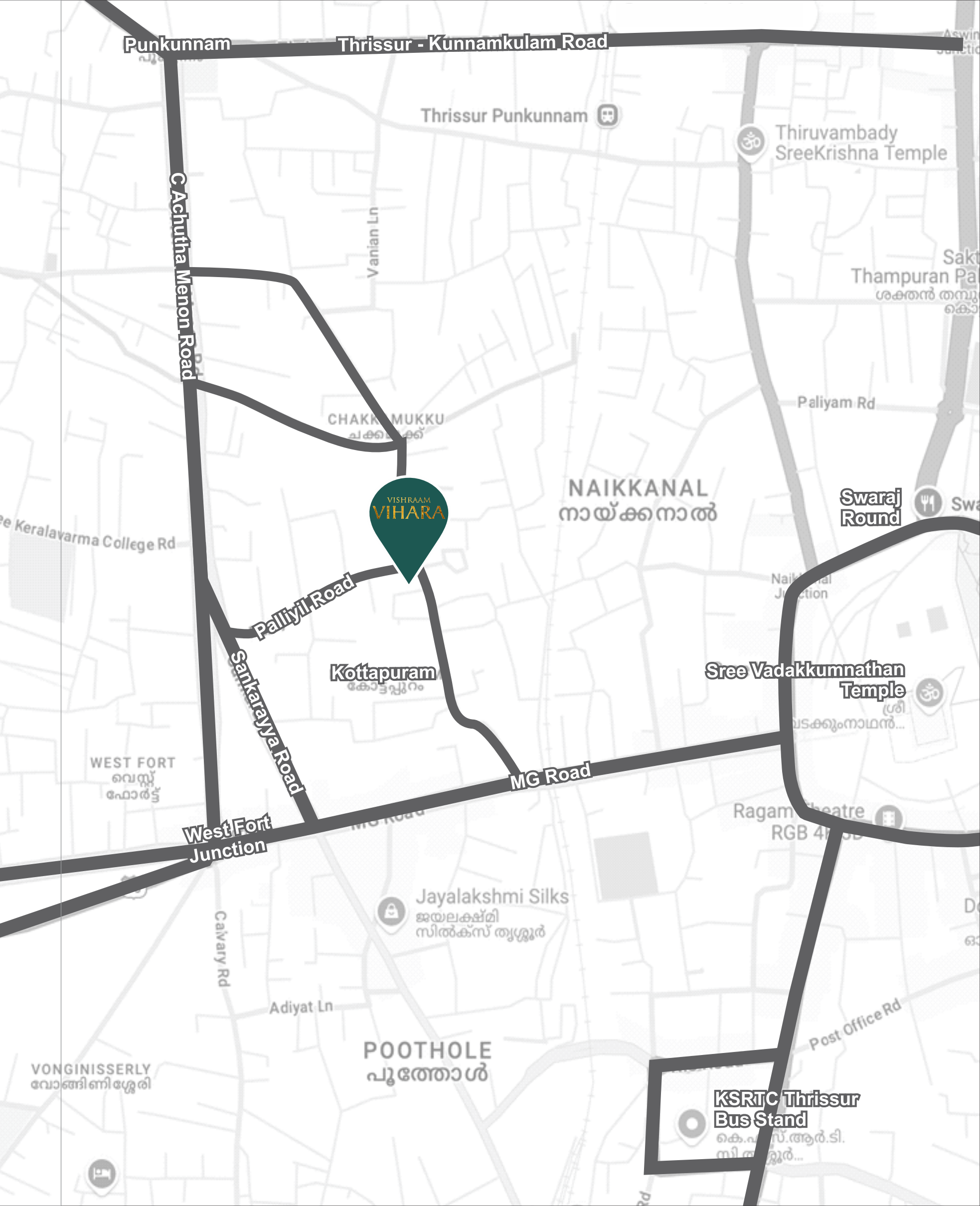




# A HOME THAT IS NEVER FAR AWAY.

**Vishraam Vihara** is an address where fine living and prime location both stand eternally transformed. Nestled in the heart of the city in Kottapuram, **Vishraam Vihara** offers excellent connectivity, with its close proximity to M.G.Road, Swaraj Round, Punkunnam & West Fort Junction.

Kottapuram Siva Temple	- 1 mins
Railway Station	- 10 mins
KSRTC Bus Stand	- 9 mins
Swaraj Round	- 7 mins
Punkunnam	- 5 mins
Harisree Vidya Nidhi School	- 13 mins
West Fort Hospital	- 5 mins
Selex Mall	- 10 mins
Thrissur IT Park	- 5 mins





# A HOME FOR GENERATIONS TO COME.

At **Vishraam Vihara**, exquisite interiors and comfortable living come together to create elegant and efficient 2, 3 and 4 bedroom residences. Here, thoughtfully crafted interiors are designed to meet your comfort and lifestyle. **Vishraam's** unique architectural style, endeavours to combine the functional with the aesthetic and maintains the highest standards of quality in every detail.







# AMENITIES

- INDULGE IN AN EXUBERANT LIFESTYLE.

Elevate your lifestyle with seamless luxury, vibrant social spaces, and nature-infused tranquility. From modern comforts to serene escapes, every amenity is designed to inspire living, bonding, and rejuvenation.

## Ground Floor

- Lobby with seating space
- Open Recreational Area

## 10th Floor

- Air-conditioned Multipurpose Hall
- Air-conditioned Health Club
- Kid's play area

## Terrace Floor

- Open Recreation Terrace
- Bio bin waste management system
- Incinerator
- Solar to grid power usage for Common area lighting

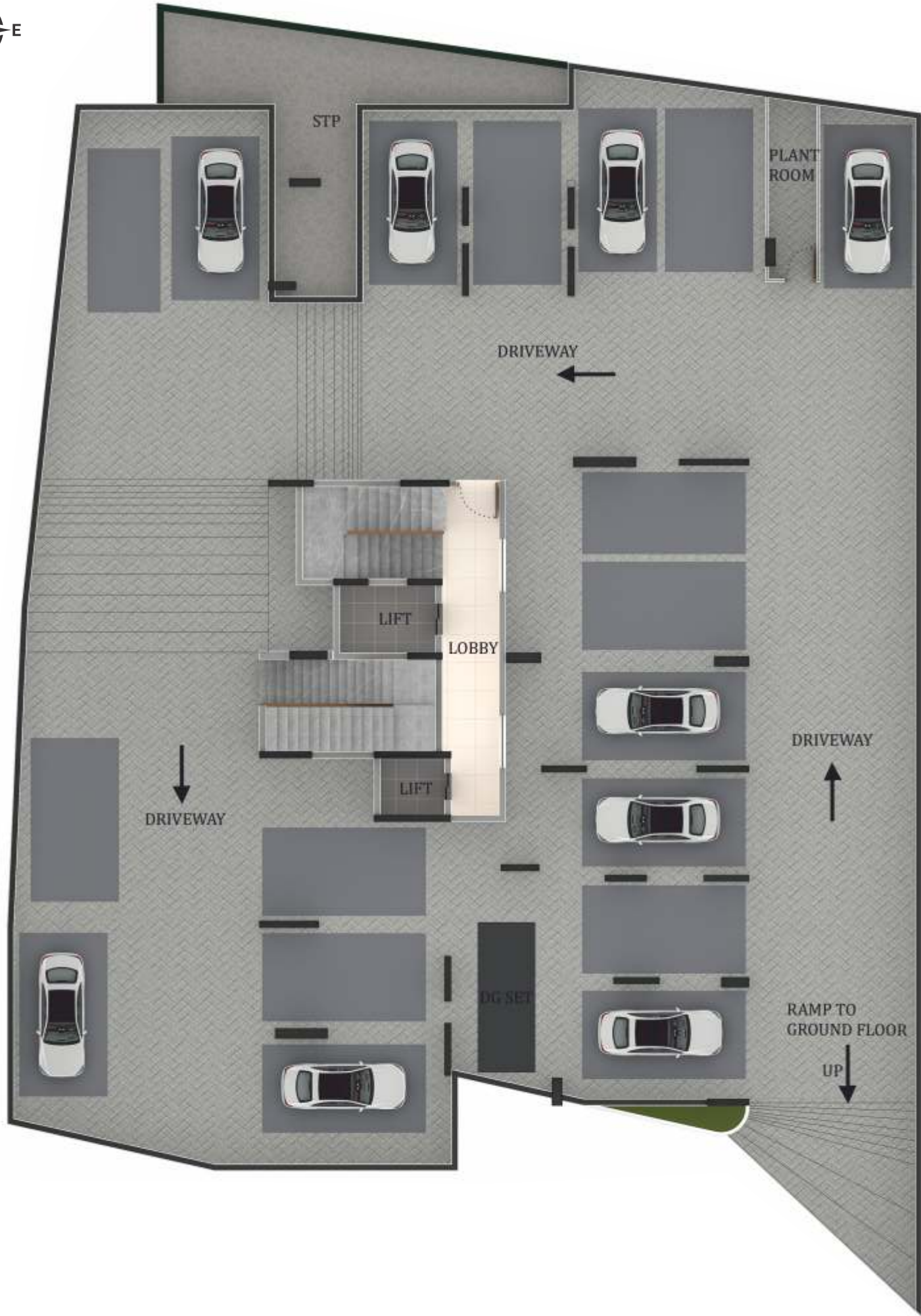
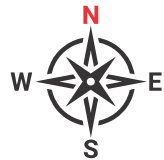
## GENERAL

- Intercom
- Security Cabins at main entrance
- Electrical vehicle charging points in common area ( 2 Nos)
- Reticulated gas to kitchen
- Biometric access control for main entry lobby in ground floor and recreation areas
- Maid's room with Toilet in Ground Floor
- Care taker room / Fire control room
- Guest parking area.
- Rain water harvesting system





BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

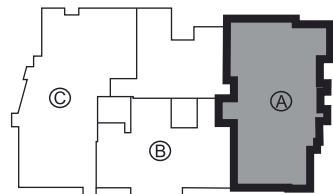




TYPICAL FLOOR



TYPE A - 3 BHK



Main Road

Key Plan

TYPE A - 3 BHK

Total Area : 1529 Sq. ft.  
Carpet Area - 982 Sq. ft.  
Balcony Area - 80 Sq. ft.

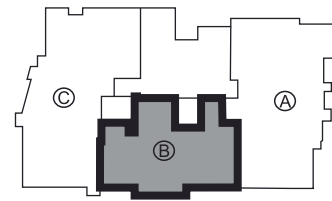


TYPE-B - 2 BHK



TYPE B - 2 BHK

Total Area - 1073 Sq. ft.  
Carpet Area - 647 Sq. ft.  
Balcony Area - 73 Sq. ft.



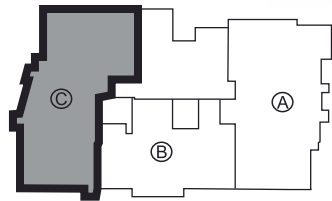
Key Plan

TYPE C - 3 BHK



TYPE C - 3 BHK

Total Area : 1518 Sq. ft.  
Carpet Area - 955 Sq. ft.  
Balcony Area - 82 Sq. ft.



Key Plan

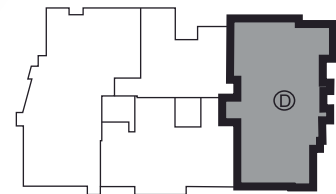


TYPE D - 4 BHK



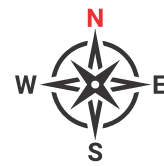
TYPE D - 4 BHK

Total Area - 1936 Sq. ft.  
Carpet Area - 1227Sq. ft.  
Balcony Area - 114 Sq. ft.



Key Plan

10th FLOOR





# EXCELLENCE IN EVERY DETAIL.

## SPECIFICATION

### FOUNDATION

- RCC Bored cast in situ DMC 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 Concrete 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 9 mm
- Internal Plastering with cement mortar with a minimum thickness of 12 mm
- External Plastering with cement mortar with a minimum of 15 mm thick whereas for flush walls 20 mm thick in two-layer coat (first coat 9 mm thick & second coat 11 mm thick).

### WALLS AND CEILING FINISHES

- 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:** 8 feet Laminated pre-hung veneer door with engineered door frame/equivalent for Main door
- Bed room doors & Kitchen door:** Ready made door- both sides laminated flush door shutter 35 mm thickness with jambs including all necessary fittings
- Toilet Doors:** Ready made door- both sides laminated flush doors with jambs including all necessary fittings
- Balcony doors:** Sliding doors fully glazed with UPVC / superior quality aluminum powder coated sections.
- Windows & Ventilators:** Sliding/openable type with UPVC / superior quality aluminum powder coated sections

### FLOORING

- 9 mm thick Vitrified tile Flooring & Skirting with 3 mm spacer filled with sanded grout for **Entrance, Living, dining, Bed rooms, Kitchen, Work area**, etc.
- Toilet-** Ceramic antiskid Floor tiles for toilet floor with 3 mm spacer filled with Epoxy & glazed tile dado up to the height of false ceiling.

- Kitchen:** No granite counter slab and dado tile will be provided. Electrical /Plumbing points will be provided as per the fixture's positions shown in the brochure drawing.
- Balcony:** 9 mm 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 bedroom & living.
- 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 lighting, pumps etc.
- Generator back up for apartments limited to 1200 Watts
- Light and fan in all rooms, entrance light point, bell push, TV point.
- 6A point near telephone point in living room.
- 6A point for water purifier in kitchen,
- 16A of fridge point with a maximum load of 500W

### TOILETS

- Wall Hung EWC with Concealed Flush tank and Half pedestal wash basin in all toilets
- Divertor, Overhead shower rose with arm, Pillar cock, angle cock, health faucet etc. in all toilets

### DINING WASH

- Table top wash basin above the granite top.
- Pillar cock with 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.

### BUILDING-FIRE PROTECTION SYSTEM

- Fire Fighting sprinkler system in Basement and Ground Floor as per Fire and Rescue norms
- Fire hydrant system in all floors and yard areas
- Fire alarms and talk back system

### ENERGY SAVING FEATURES

- Auto level control for Over Head 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 and rescue norms.
- All around compound wall with security cabin.

### WATER

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

UNIT ALLOCATION					
Basement Floor	Parking + Services				
Ground Floor	Commercial Area + Resident's Lobby + Parking + Services				
First Floor	Commercial Area				
	Type - A	Type - B	Type - C	Type - C2	Type - D
	3 BHK	2 BHK	3 BHK	3 BHK	4 BHK
Second Floor	1529	1073	-	1518+226 (Terrace)	-
Third Floor	1529	1073	1518	-	-
Fourth Floor	1529	1073	1518	-	-
Fifth Floor	1529	1073	1518	-	-
Sixth Floor	1529	1073	1518	-	-
Seventh Floor	1529	1073	1518	-	-
Eighth Floor	1529	1073	1518	-	-
Nineth Floor	1529	1073	1518	-	-
Tenth Floor	Party Hall + Fitness Center + Kids Play Area				1936
Terrace Floor	Open Party Area				



# A LEGACY OF BUILDING ASPIRATIONS.

For years, **Vishraam Builders** has been more than just a name in real estate, it has been a symbol of **innovation, integrity, and uncompromising quality**. Pioneering the concept of lifestyle living, we have redefined urban homes by blending modern comforts with timeless craftsmanship.

Our journey is marked not only by prestigious **awards and accolades** but, more importantly, by **the trust and confidence of our homeowners**. Every project we deliver is a promise fulfilled, a space where aspirations take shape, families flourish, and communities thrive.

At **Vishraam Builders**, we don't just construct apartments, we create homes that bring joy, comfort, and a lifetime of memories. Because at the heart of everything we do, **We Build Smiles**.



25

YEARS OF  
BUILDING TRUST

51

ONGOING & COMPLETED  
LANDMARK PROJECTS

2.0

LAKHS SQ.M  
OF AREA DELIVERED

3000+

HAPPY  
FAMILIES

## ONGOING PROJECTS

VISHRAAM  
**TYKHE**  
Thykooodam, Kochi

VISHRAAM  
**UTSAV**  
Celebrating Life  
Thiruvambady

VISHRAAM  
**Lime** *lite*  
The fine art of Happiness  
Viygur, Thrissur

VISHRAAM  
**OPUS**  
Pulsating Lifestyle  
Punkunnam

VISHRAAM  
**PRAANA**  
Amala Nagar, Thrissur

VISHRAAM  
**CityLite**  
Punkunnam, Thrissur



MEMBER

ISO 9001:2015  
ISO 14001:2015  
BUREAU VERITAS  
Certification



CREDAI



VISHRAAM  
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