

RERA No : K-RERA/PRJ/TSR/016/2024
www.rera.kerala.gov.in



VISHRAAM
UTSAV

Celebrating Life

www.vishraam.com



VISHRAAM
— we build smiles —

For over 23 years, Vishraam has been a torchbearer in the real estate industry.

With its vast experience, extensive knowledge,
and an innovative approach, it not only shaped the way Thrissur resides,
but also shaped the lives of its citizens. And along the way,
created an enviable list of award-winning addresses.

**Come Home
to a Legacy**



Where passion to the craft is limitless
Where design is taken to a luxurious dimension
Where everyday living is elevated to a celebration

Welcome to Utsav
Fine living crafted with care



Contemporary design, the emphasis on luxury, meticulous attention to details and an unbeatable location

Utsav has it all

Luxury is all about taking care of the finer nuances in your home. You can see it in the design that maximizes space, the comfortable largeness of every room, the accent on spacious balconies, the rooftop pool and the terraces that are tastefully done up as sky lounges.

B+G+14 Floors | No. of Residences - 47 flats
2 BHK & 3 BHK



FLOOR PLAN: Basement Floor



FLOOR PLAN: Ground Floor



FLOOR PLAN: Typical Floor (2 - 12)



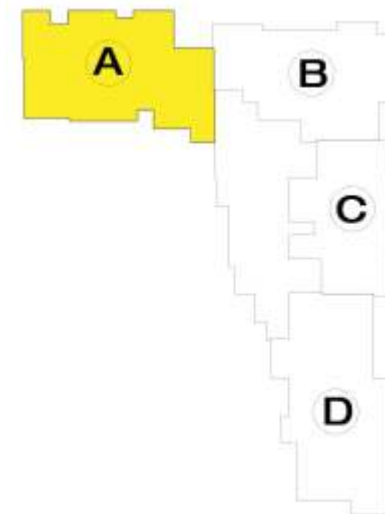
FLOOR PLAN: 14th Floor



FLOOR PLAN: Flat A (2, 4, 6, 8, 10, 12)



SUPER BUILD-UP AREA	1781 sq.ft
GARDEN AREA	21 sq.ft
CARPET AREA	1115 sq.ft
BALCONY AREA	128 sq.ft

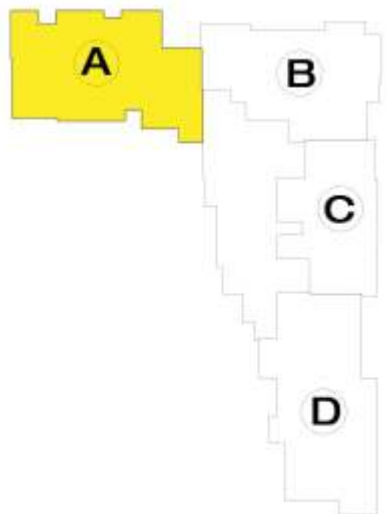


KEY PLAN

FLOOR PLAN: Flat A (3, 5, 7, 9, 11)



SUPER BUILD-UP AREA	1781 sq.ft
GARDEN AREA	35 sq.ft
CARPET AREA	1115 sq.ft
BALCONY AREA	128 sq.ft

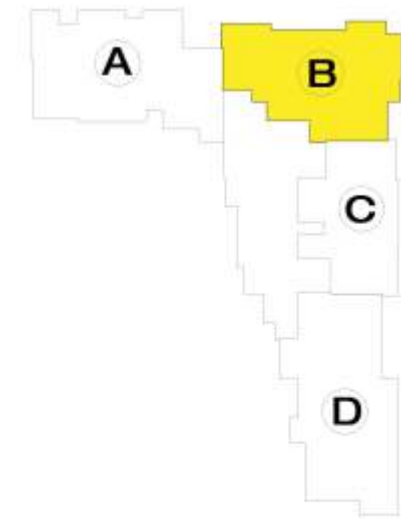


KEY PLAN

FLOOR PLAN: Flat B (2 - 12)



SUPER BUILD-UP AREA	1536 sq.ft
CARPET AREA	989 sq.ft
BALCONY AREA	80 sq.ft

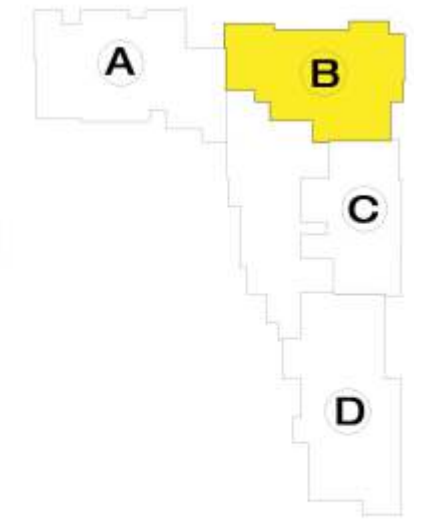


KEY PLAN

FLOOR PLAN: Flat 13 - B



SUPER BUILD-UP AREA	1541 sq.ft
CARPET AREA	989 sq.ft
BALCONY AREA	80 sq.ft

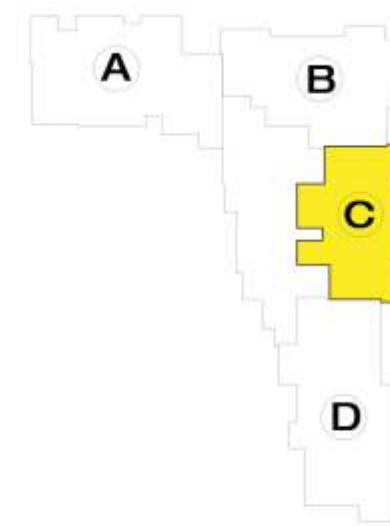


KEY PLAN

FLOOR PLAN: Flat C (2 - 13)



SUPER BUILD-UP AREA	1160 sq.ft
CARPET AREA	704 sq.ft
BALCONY AREA	83 sq.ft

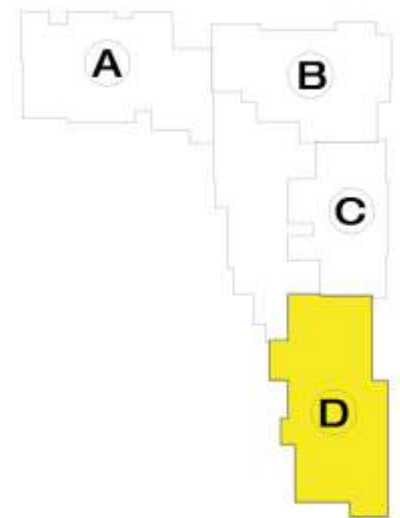


KEY PLAN

FLOOR PLAN: Flat 2 - D



SUPER BUILD-UP AREA	1851 sq.ft
GARDEN AREA	57 sq.ft
CARPET AREA	1216 sq.ft
BALCONY AREA	88 sq.ft

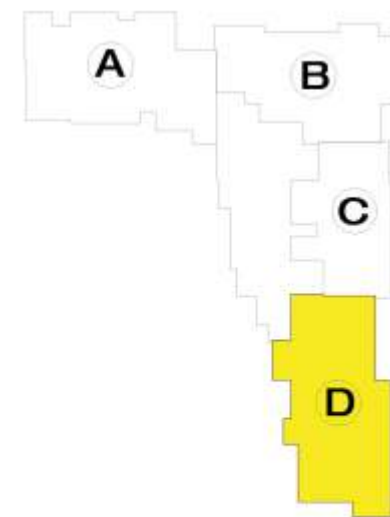


KEY PLAN

FLOOR PLAN: Flat D (3, 5, 7, 9, 11, 13)



SUPER BUILD-UP AREA	1851 sq.ft
GARDEN AREA	48 sq.ft
CARPET AREA	1216 sq.ft
BALCONY AREA	88 sq.ft

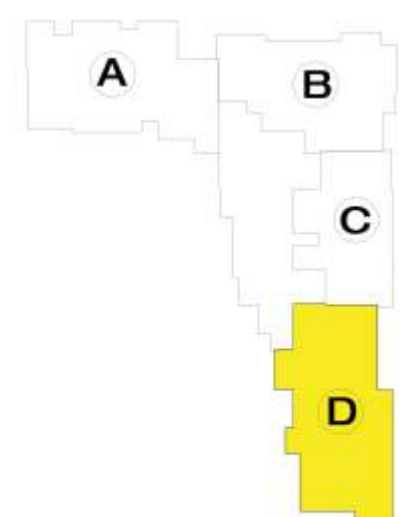


KEY PLAN

FLOOR PLAN: Flat D (4, 6, 8, 10, 12)



SUPER BUILD-UP AREA	1851 sq.ft
GARDEN AREA	42 sq.ft
CARPET AREA	1216 sq.ft
BALCONY AREA	88 sq.ft



KEY PLAN

It's the small things that sets us apart

Specifications



FOUNDATION

R.C.C Isolated Footings/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 EARTHQUAKE RESISTANCE STRUCTURE for SEISMIC ZONE 3.



INTERNAL AND EXTERNAL MASONRY

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



WALLS AND CEILINGS

Two coat cement based putty ,one coat primer and two coat plastic emulsion paints with roller finish for Internal walls and ceilings.



DOORS

- Main door: Polished veneered/Laminated pre hung door with engineered door frame/ equivalent for main door **Kalpataru/FeroDoor/ Jackson/Doors & More AVT/** Equivalent Brand
- Bed room doors & Internal doors:-Laminated pre-hung flush door shutter with engineered door frame for internal doors. **Kalpataru/FeroDoor/Jackson/AVT/** Equivalent Brand
- Toilet Doors :- ABS/ laminated pre-hung flush door with engineered door frame for internal doors. **Kalpataru/FeroDoor/Jackson/AVT/** Equivalent Brand
- **Windows** with sliding & openable type, **Sliding doors, Ventilators** -Made of superior quality of powder coated Aluminum /UPVC 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. -OrientBell/RAK/Sunhearrt/Somany/Simpolo/AGL/Kajaria/Cera/** equivalent Brand
- **Toilet-** 9mm thick Matte finish-GVT(Glazed Vitrified Tiles) Pozzolana floor tiles for toilet floor and dado up to a height of false ceiling with 3mm spacer with epoxy/sanded grout filling -Tiles of **OrientBell/RAK/Sunhearrt/Somany/Simpolo/AGL/ Kajaria/ Cera/** equivalent Brand
- **Kitchen counter slab:** Kitchen counter frame with GP coated rectangular tube section and black granite slab top with double thick beading, top & bottom with chamfering edges, ceramic dado upto a height of 60cm above counter slab
- **Balcony & Garden:** 9 mm thick Ceramic Rustic floor tiles - **OrientBell/RAK/Sunhearrt/Somany/Simpolo/AGL/Kajaria/ Cera/** equivalent Brand
- **Lobby** -9 mm thick designer tile of vitrified /ceramic - **OrientBell/ RAK/Sunhearrt/Somany/Simpolo/AGL/Kajaria/ Cera/** equivalent Brand
- **Stair case** -Main stair with designer tile of vitrified /ceramic. Fire stair case Flooring with 30x30 Cm ceramic tile
- **Parking & Driveway area flooring** -with heavy duty interlock pavers of 6.5 cm thick laid on well compacted baby chips layer



ELECTRICAL

Concealed wiring with superior quality FRLS copper cables of Brands **VGuard/Bonton/RR/**Equivalent Adequate light, fan, 6/16 Ampere power plug points controlled by ELCB and MCB, Independent Energy meter for each Apartment. Switches - Modular Switches of make **Legrand /Honeywell/Schneider/ Havells/**Equivalent brand.

Generator Backup -24 hours Generator backup for common area lighting, lifts, WTP, STP and other common amenities like pumps etc. In flats generator back up for lights and fan circuits up to 1200 watts. TV point provision -TV provision in living and Master bedroom. Telephone point provision -Telephone provision in living Intercom provision-Intercom provision in Master Bedroom



WATER SUPPLY

Water supply through underground sump and overhead tank. Source of water supply will be by the alternative provisions of Well or borewell. Internal water supply for Domestic & Flush lines-CPVC -SDR-11grade Pipes

- External water supply & Shafts :- ASTM Schedule 40 grade pipes
- Drainage lines :- UPVC 4985 or (SWR-Type B) pipes
- Rain waterlines :- UPVC (SWR-Type A) pipes



CP AND SANITARY

- Sanitary fixtures:- Duravit/Vitra/Kohler/Queo/Jaquar/**equivalent brand
 - M-Toilet- with wall hung EWC, Concealed flush tank,counter top wash basin etc.
 - Bed 2 & Bed 3 Toilet: Wall hung EWC, concealed flush tank, half pedestal wash basin
 - Dining- Table top/ Counter top wash basin fixed over black granite supported with frame of GP coated rectangular tubular sections
- C.P Fittings :- Hansgrohe/Grohe/Vitra/Kohler/Queo/Jaquar/**equivalent brand
 - **M-Toilet-** Divertor, Overhead shower rose with arm, pillar cock, angle valve, health faucet etc.
 - **Bed 2 & Bed 3 Toilet:** Divertor, Overhead shower rose with arm, pillar cock, angle valves and health faucets.
 - **Dining-** Pillar cock and angle valve, bottle trap
 - **Kitchen:** Sink cock- Swan neck pillar cock with long body
- Kitchen sink :- Single bowl with drain board of Nirali /Franke** or equivalent brand



BALCONY & STAIRCASE HANDRAILS

GP coated handrails with SWG 16-gauge sections, primer coating with epoxy and 2 coat of synthetic enamel paints



EXTERNAL PAINT FINISHING

External painting with one or two coats of waterproofing elastomeric primer as base coat and two coats of highly UV resistant and with good film integrity exterior emulsion paints **Jotun/Asian/Dulux/Berger/ Nerolac/** Equivalent



LIFTS

1 Nos - Passenger lift (**With 10 persons capacity**) and 1 No Fire lift (With 15 passengers'capacity)



BUILDING-FIRE FIGHTING

Firefighting arrangements as per the Kerala Firefighting department norms



It's the small things that sets us apart

Amenities

GROUND FLOOR

- Landscaped garden
- Eco friendly construction & design
- Automatic Compostable waste processor for solid Waste management
- Children's play area
- Designer Lobby with seating space
- Common seating bench
- STP for (Sewage treatment)

FIRST FLOOR

- Indoor Games provision

14th FLOOR

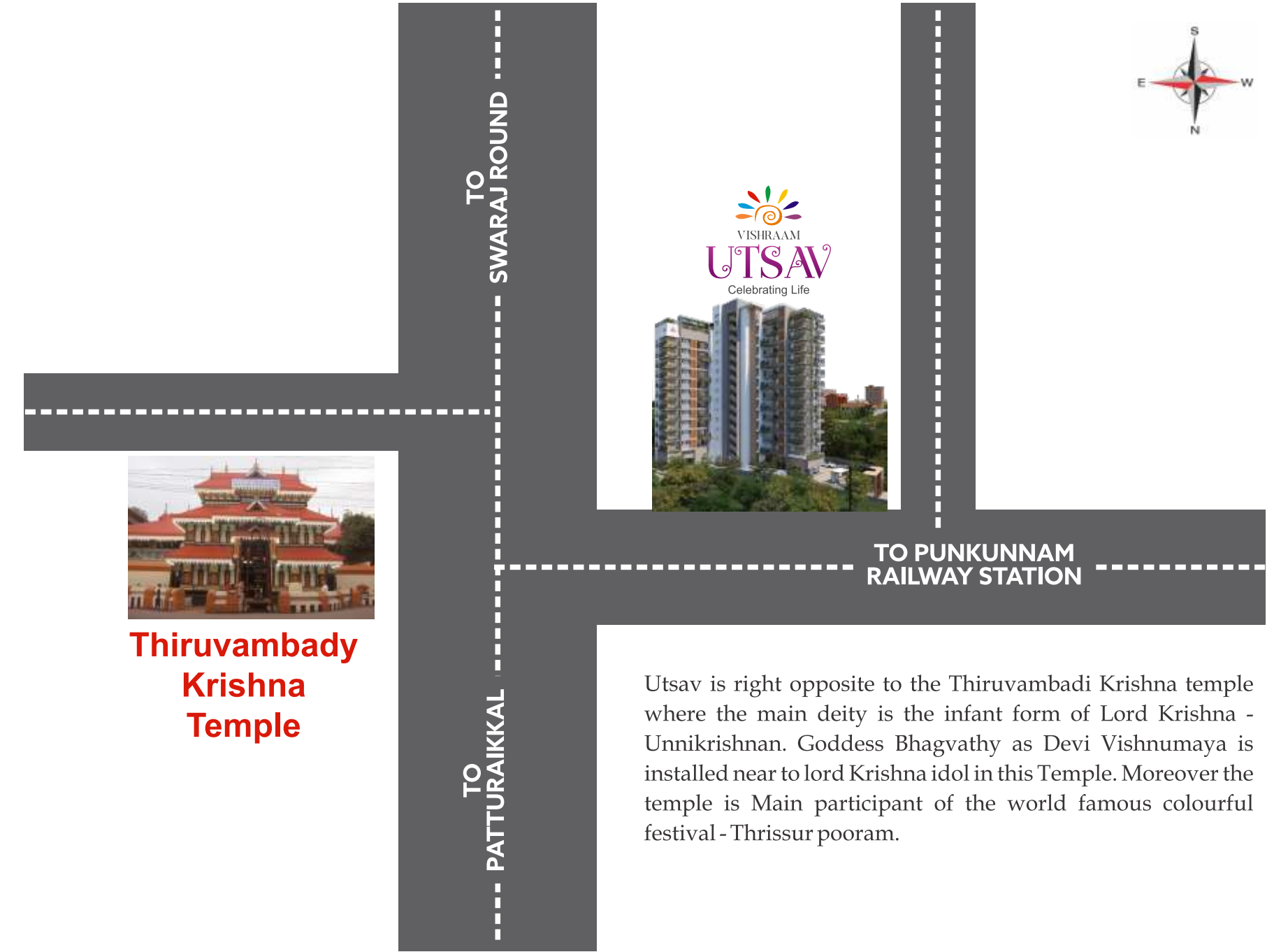
- Party Hall
- Swimming pool
- Gymnasium
- Open Terrace party area/Barbeque area
- Yoga & meditation area
- Home Theatre
- Terrace garden
- Wash room
- Solar power to grid

GENERAL

- Intercom
- Controlled access entry
- CCTV at vantage points
- 24x7 Security surveillance
- Rain water harvesting
- Water clarifier and recirculation
- Sensor light in common area
- Common Electrical Vehicle charging point
- Reticulated gas to kitchen
- Incinerator (Terrace Floor)

A location that shortens your distance to work
 A location that keeps you close to your hobby
 A location that ensures your wellbeing and inner peace
 A location that makes living easy

Quintessentially Prime Location



	LAND AREA IN CENTS	57.75		
	NO. OF FLATS	47		
BASEMENT FLOOR	PARKING + SERVICES			
GROUND FLOOR	PARKING + SERVICES			
FIRST FLOOR	INDOOR GAMES			
	A	B	C	D
	3BHK	3BHK	2BHK	3BHK
SECOND FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
THIRD FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
FOURTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
FIFTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
SIXTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
SEVENTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
EIGHTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
NINETH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
TENTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
ELEVENTH FLOOR	2160 sqft	1239 sqft	1160 sqft	1851 sqft
TWELFTH FLOOR	1781 sqft	1536 sqft	1160 sqft	1851 sqft
THIRTEENTH FLOOR	—	1541 sqft	1160 sqft	1851 sqft
FOURTEENTH FLOOR	PARTY HALL + GYM + HOME THEATRE + SWIMMING POOL			



MEMBER



CREDAI



VISHRAAM

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