



K RERA/PRJ/KTM/234/2023



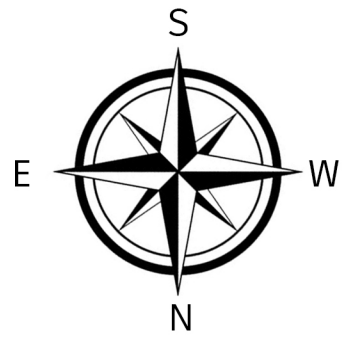
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SANTOS RESIDENCY

1,2,3 & 4 BHK APARTMENTS
ANJILITHANAM, THIRUVALLA






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BUILDERS AND DEVELOPERS


SANTOS CITY
VILLAS & APARTMENT
The first integrated town ship in Thiruvalla

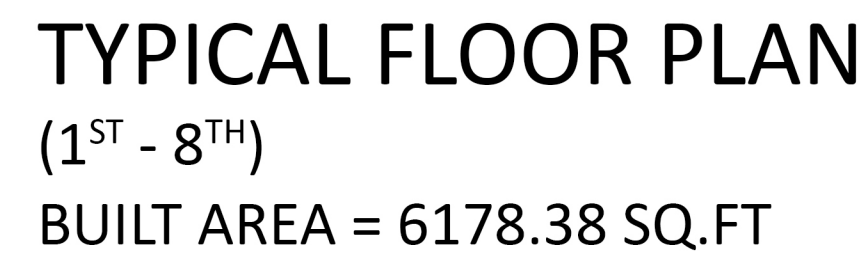
**SITE
PLAN**



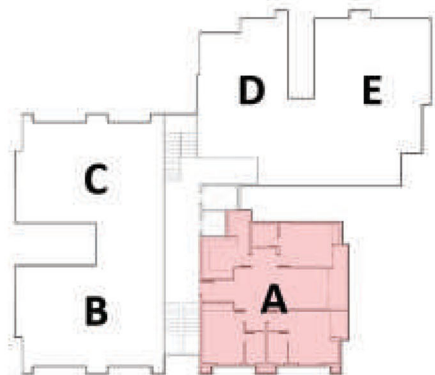
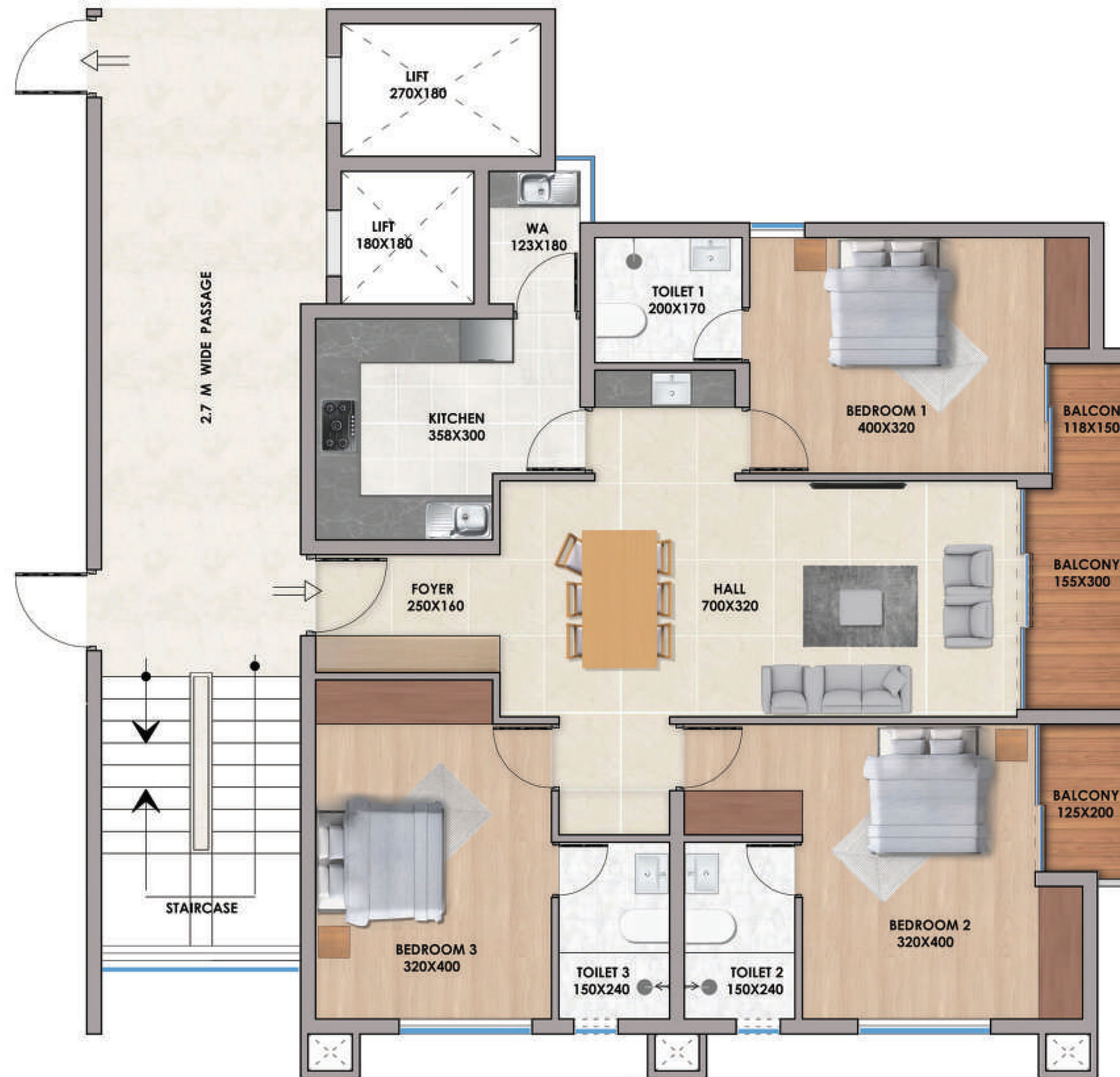
GROUND FLOOR PLAN
BUILT AREA = 6178.38 SQ.FT



BASEMENT FLOOR PLAN
BUILT AREA = 11504.04 SQ.FT

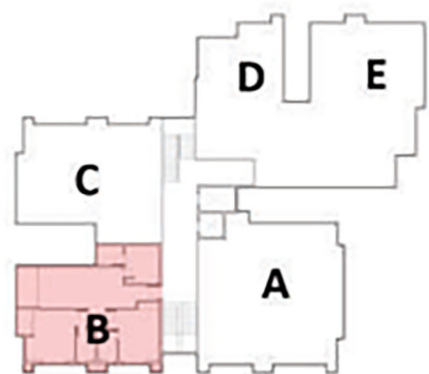
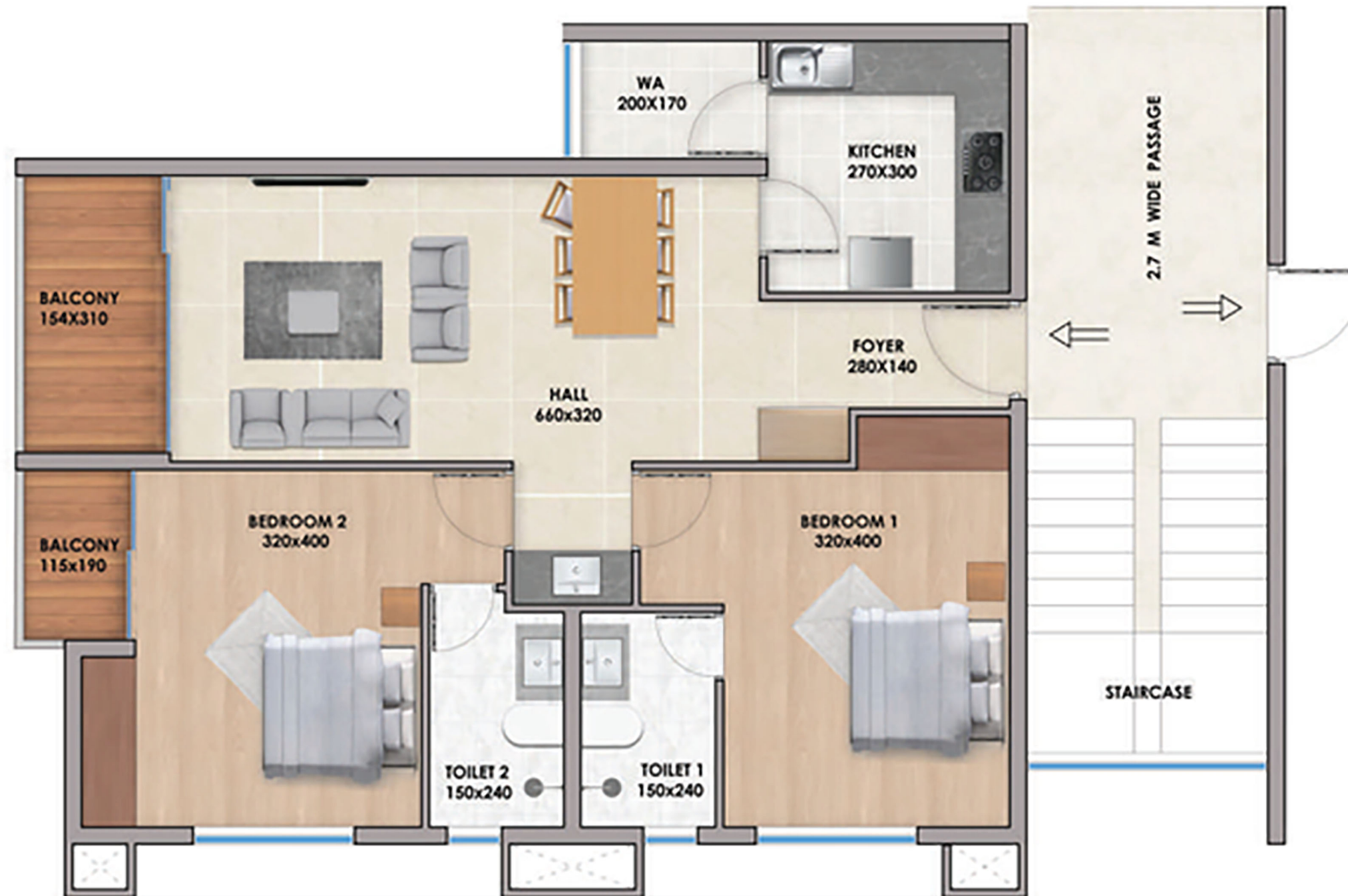


*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.



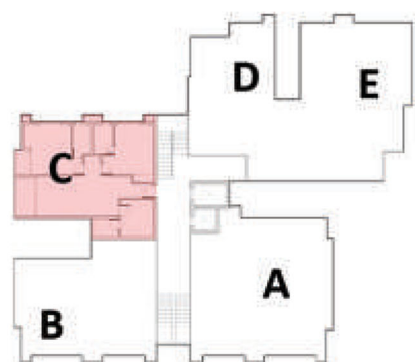
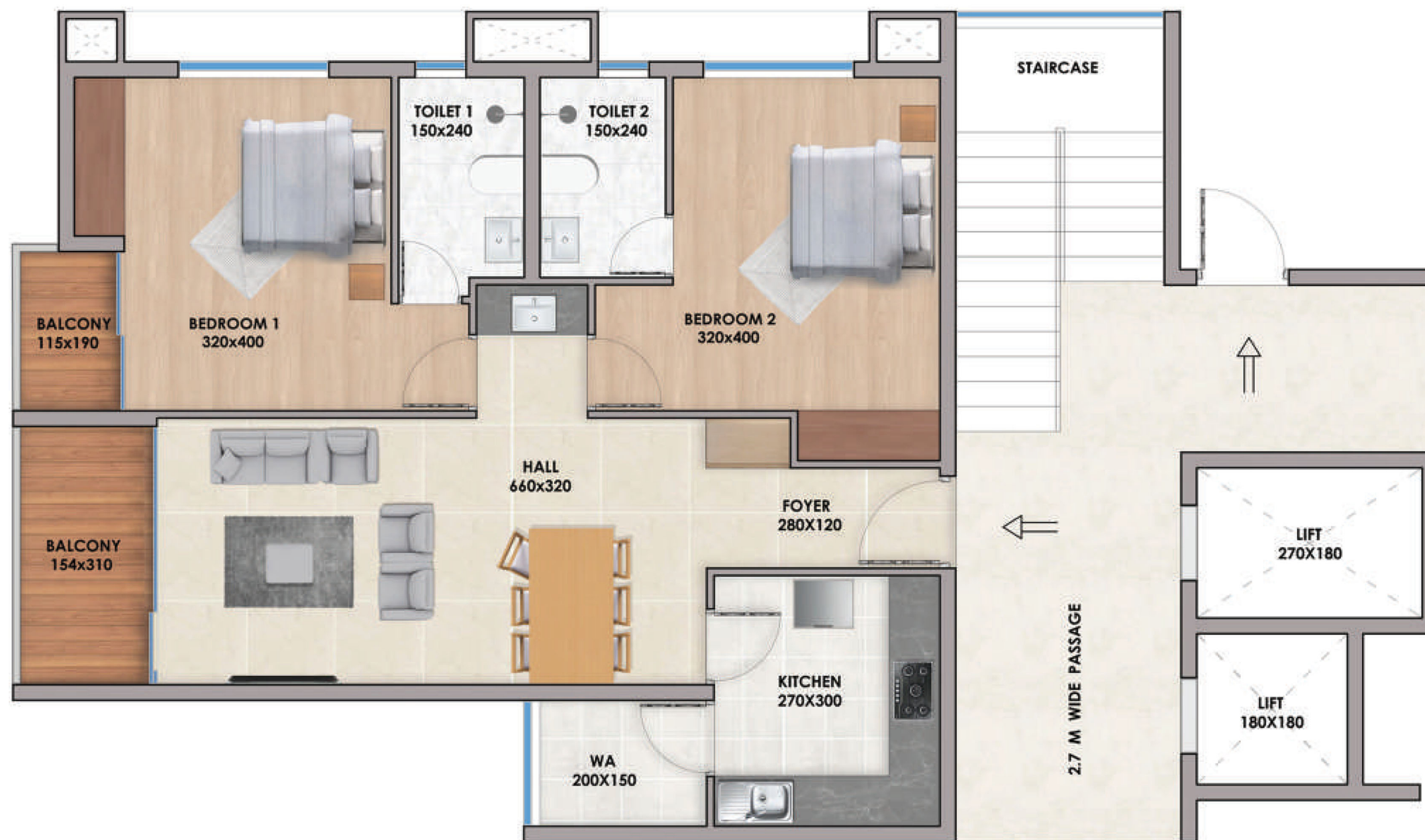
| TYPE A | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 3 BHK | 1295.4 | 1619.93 | 1130.1 | 99.4 |

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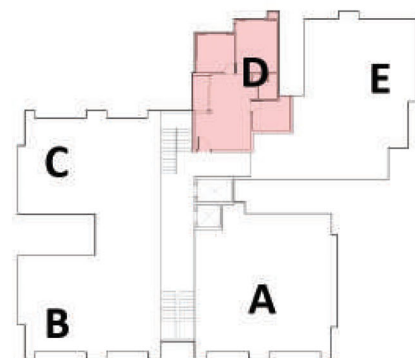
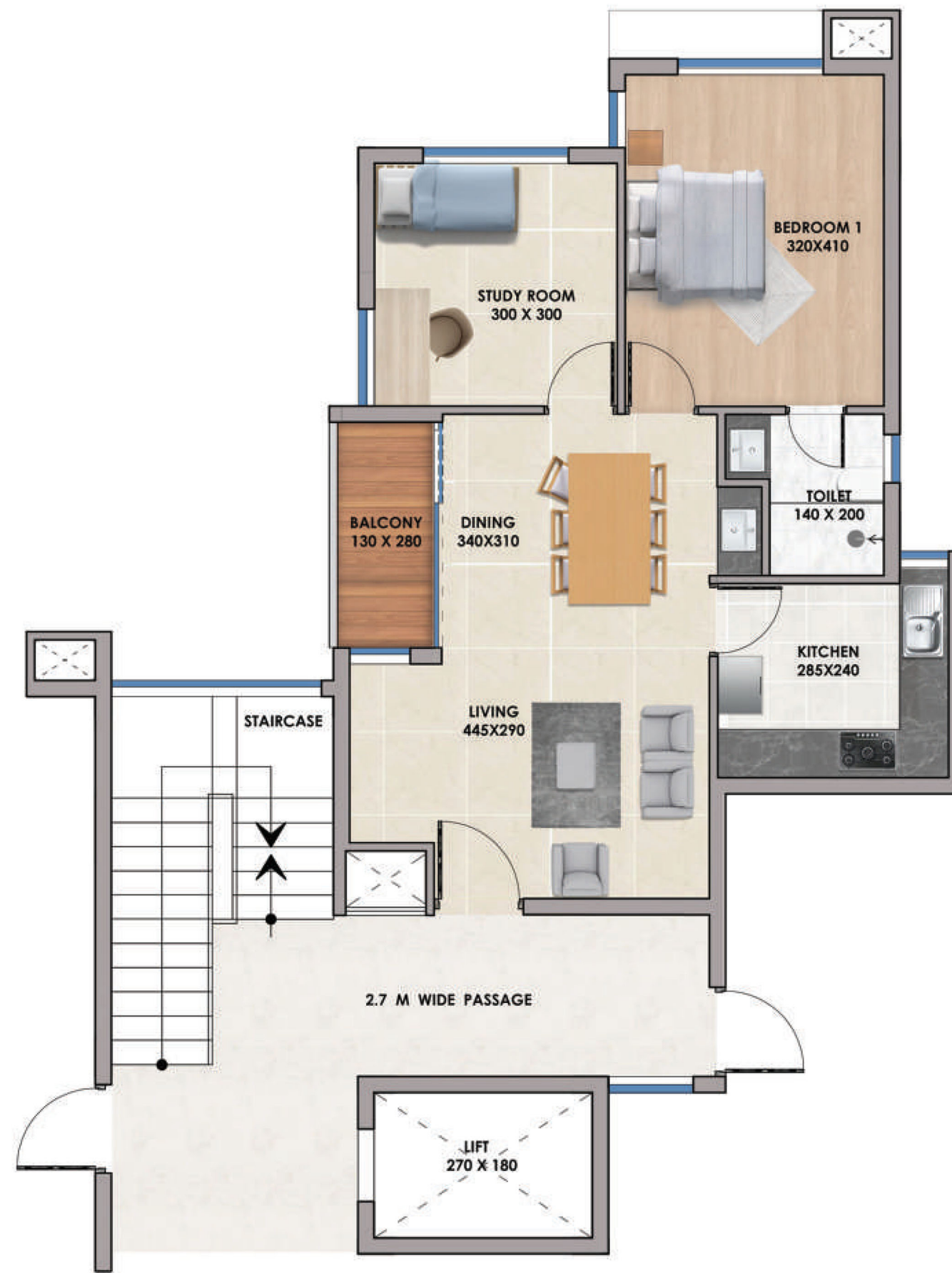
| TYPE B | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 2 BHK | 1019 | 1274.3 | 880.9 | 75.6 |

*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.



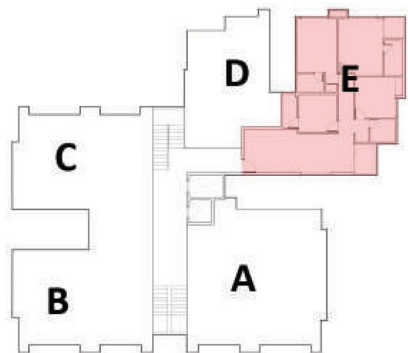
| TYPE C | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 2 BHK | 1006.92 | 1259.19 | 871.2 | 78.9 |

*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.



| TYPE D | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 2 BHK | 716.19 | 895.61 | 629.1 | 39.1 |

*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.

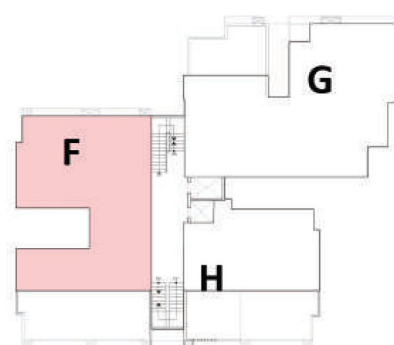
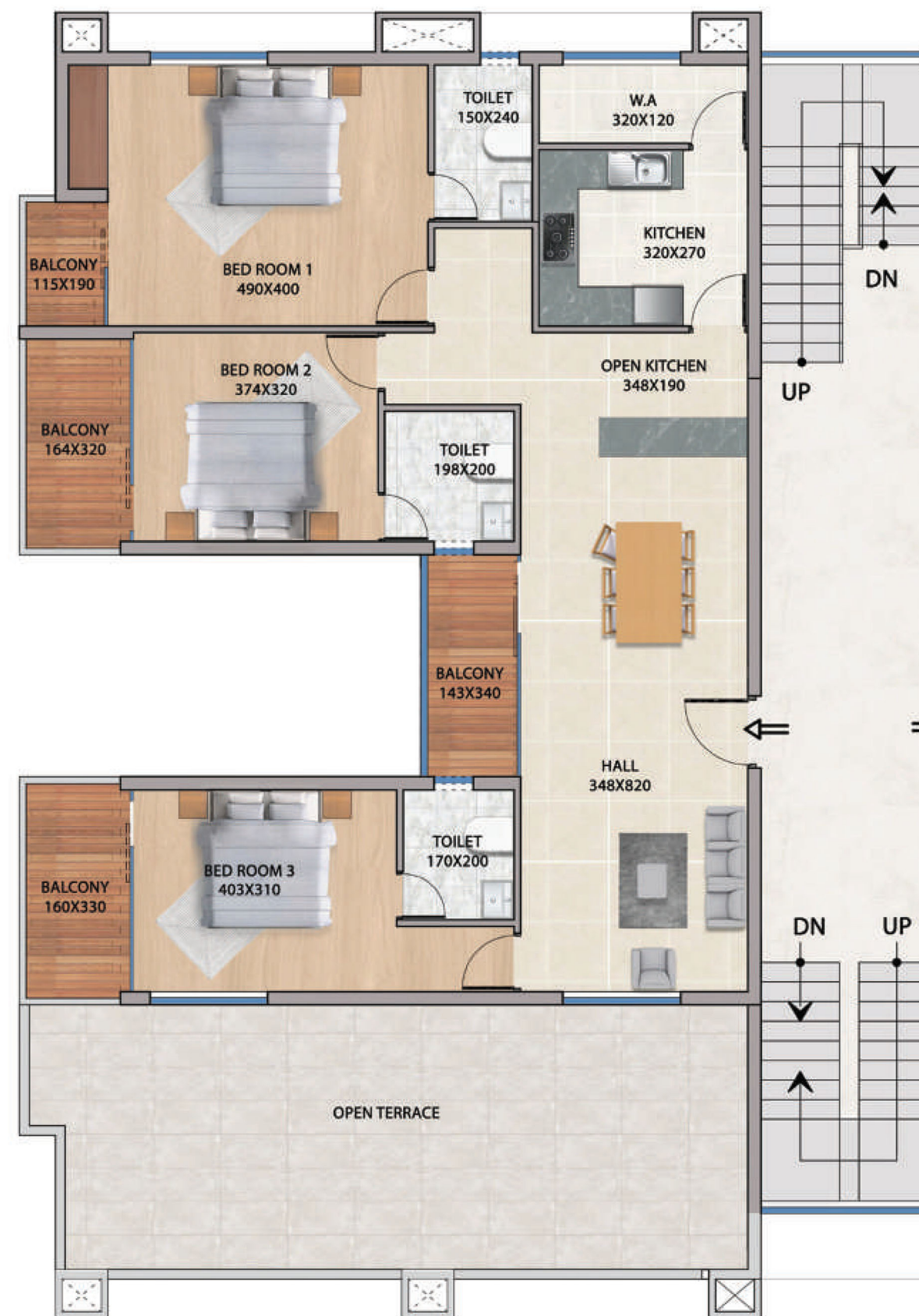


| TYPE E | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 3 BHK | 1336.2 | 1670.9 | 1171.0 | 80.9 |

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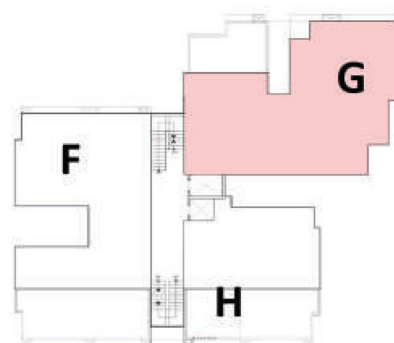


*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.



| TYPE F | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 3 BHK | 1529.64 | 1912.86 | 1239.9 | 189.2 |

*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.



| TYPE G | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 4 BHK | 1832.9 | 2292.05 | 1576.7 | 110.8 |

*Dimensions may vary during construction. *Furniture and fixtures are indicative. *All dimensions are in cm.



| TYPE H | PLINTH AREA (sq.ft) | SALEABLE AREA (sq.ft) | RERA CARPET AREA (sq.ft) | BALCONY AREA (sq.ft) |
|--------|------------------------|--------------------------|-----------------------------|-------------------------|
| 1 BHK | 798.72 | 998.82 | 688.5 | 53.5 |

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SPECIFICATIONS

FOUNDATION AND SUPER STRUCTURE DETAILS

The substructure is designed to include a piling foundation based on the findings of the soil test and Complying with Seismic Zone III Regulations. The primary structure is framed using Reinforced Cement Concrete (RCC), and the partition walls are built with cement blocks. The concrete grade is carefully selected by the Structural Consultant to ensure optimal strength and durability.

FLOORING

Living areas, bedrooms, and the kitchen feature vitrified tiles with matching vitrified skirting. Balconies and bathrooms are adorned with anti-skid/matte tiles for enhanced safety. (Brand: Kajaria, RAK, Somany)

KITCHEN

The kitchen is equipped with a polished granite slab for the counter, complemented by a single-bowl stainless steel sink featuring a drain board. Additionally, dado tiles adorn the area above the counter up to a height of 2 feet. (Dishwasher and Purifier point)

TOILETS

The toilet walls are embellished with tiles extending up to a height of 7 feet, complemented by premium-quality CP fittings and sanitary wares. (Brand: Cera or equivalent)

DOORS AND WINDOWS

Front Door: A pre-hung door featuring a designer veneer, sourced from reputable suppliers like Jacson's or equivalent.

Internal Doors: Veneered and polished flush doors, crafted according to the design specifications, sourced from reputable suppliers like Jacson's or equivalent. Fiber glass reinforced doors.

Window Shutters: UPVC/Algerian Aluminium sliding windows, complete with window grills for added security and aesthetic appeal.

PAINTING

For the internal walls and ceiling, a meticulous process will be followed, including a two-coat application of putty, one coat of exterior primer, and a final touch of two coats of emulsion. Weather shield exterior grade emulsion will be applied to the external walls for durable and weather-resistant protection. (Brand: Asian, Berger)

ELECTRICAL

The electrical system entails concealed conduit wiring, ensuring ample light and fan points throughout. 6/16A socket points, governed by ELCBs and MCBs, are incorporated, with individual KSEB meters assigned to each flat. The installation features modular-type switches for enhanced functionality and aesthetics. Wifi point in Master Bedroom and Living. (Brand of switch : Legrand, L & T)

AIR CONDITIONING

Each bedroom, living and dining is equipped with a dedicated live point for a split air conditioning system.

CABLE TV

A provision for cable TV connection is available in the living room and Master Bedroom.

WATER SUPPLY

The water supply is sourced from a bore well and distributed through an underground sump in accordance with government regulations also KWA Water Supply subjected to Rules and Regulations and availability will also be provided. All water supply lines are constructed using ISI marked ASTM and CPVC pipes.

ELEVATORS

Two High Speed lift namely Passenger Lift and Service Lift shall be provided as per the Govt. norms sourced from reputable suppliers like Johnson/KONE brand. ARD (Automatic Rescue Device) shall be installed in the passenger lift as a premium feature.

GAS CONNECTION

A reticulated gas connection is provided in all apartments, subject to government regulations, at an additional cost

FIRE FIGHTING SYSTEM

Fire fighting sprinkler system in basement and ground floor as per Fire and Rescue Norms,

Fire Hydrant System and Fire Alarms in all floors and Yard areas.

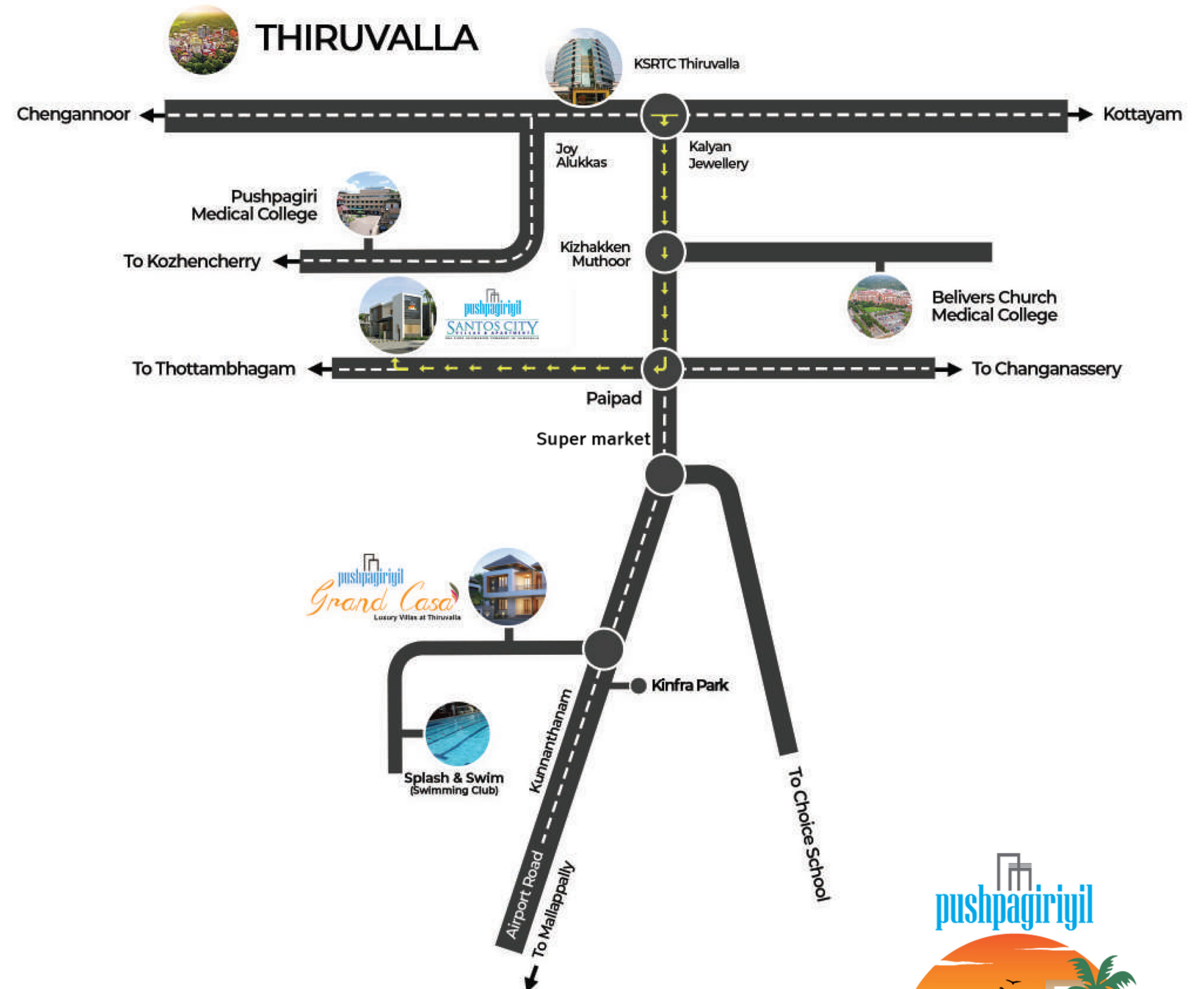
CAR PARKING

A single car parking is available for all apartments at an additional cost.

DISTANCE AT A GLANCE

| | |
|---|---------|
| Believers Church Medical College_____ | 2.5 km |
| Pushpagiri Medical College_____ | 6 km |
| Medical Mission Hospital_____ | 4.5 km |
| Believers Church Residential School _____ | 2.5 km |
| Marthoma Residential School _____ | 3.5 km |
| Choice School _____ | 5.5 km |
| Christ Central School _____ | 6 km |
| Amritha School _____ | 8 km |
| St.Mary's Residential School _____ | 7.5 km |
| MACFAST _____ | 9 km |
| Govt.Engineering School_____ | 8 km |
| Marthoma College _____ | 4.5 km |
| SB College _____ | 8.5 km |
| Railway Station _____ | 5 km |
| KSRTC Bus Station _____ | 6 km |
| Kinfra Park _____ | 2 km |
| Mallapally _____ | 10.5 km |
| Changanassery _____ | 8 km |
| Proposed Airport _____ | 36 km |
| Supermarket _____ | 1.5 km |

LOCATION MAP



PAMPERED PRIVACY & A SUN-KISSED LIFESTYLE



1,2,3 & 4 BHK
Budget Friendly
Apartments

PROJECT HIGHLIGHTS

Discover a melange of world class amenities



BADMINTON COURT



GYMNASIUM



INDOOR GAMES



BUSINESS LOUNGE



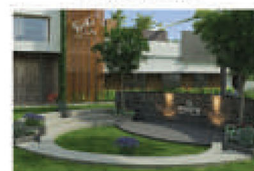
ELDER'S PARK



SWIMMING POOL



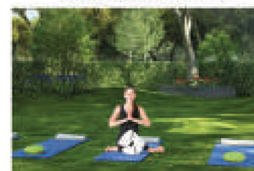
MULTIPURPOSE HALL



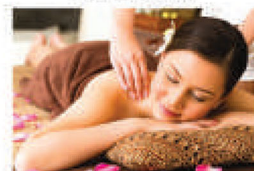
AMPHITHEATRE



CHILDREN'S PARK



YOGA PARK



SPA







GROCERY

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