



emerald hills

PREMIUM PLOTS



green living. pure living.

SITE LAYOUT PLAN



Development permit No: B2 - 8260/5/14
 Dated: 30/07/2014 in the name of
 PPD Living Spaces Pvt. Ltd.

Architects: M/s Vasthushilpalaya



The name says it all.

We bring you our first Layout Development Project, on a hillock, nestled amongst emerald green environment. A gated community, with minimum interference to the natural slope of the land.

We offer you a pollution-free, healthy living space.

And, a premium investment opportunity.

Overview

Total Area 11 acres

Plots 63 plots ranging from 4.5 cents onwards. View from nearly every plot

Facilities Provided

Roads

- ♦ 8 m access from main road
- ♦ Internal roads upto 10 m wide, asphalted and planted with avenue trees
- ♦ Paved side foot paths on all major roads

Water Supply

- ♦ Non drinking water supply from well, through sump and overhead tank to every plot
- ♦ Provision for panchayat water supply to every plot

Electrification

- ♦ RMU and Transformer at the entrance. Suitably placed panel rooms with underground cabling to every plot for electricity supply.
- ♦ Street lighting using underground cables

Drainage

- ♦ Concealed storm water drains

Landscaping

- ♦ Common open areas will be landscaped

Other Common Facilities

- ♦ Fully equipped party hall
- ♦ Fully equipped health club
- ♦ Caretaker's room
- ♦ Association Room
- ♦ Drivers' Room
- ♦ Janitors' room
- ♦ Security room
- ♦ Children's play area with equipment

Villa Construction

We do not undertake construction of villas. However, we will be happy to advise you on suitable designs, with minimal disturbance to the natural slope.

LOCATION MAP

Kowdiar Junction	-	9.7 km
SUT Medical College	-	1.6 km
P A Aziz Engineering College	-	1.85 km
P M S Dental College	-	3.8 km
M C Road (Vattappara Jn.)	-	3.4 km
N H 47	-	14 to 15 km
Nedumangad Junction	-	5.8 km
Venkode Junction	-	0.5 km
Technopark	-	about 16 km
Railway Station	-	14.9 km
Airport	-	18.4 km





APPLICATION FORM

Plot No.

Name: (1) Age :

(2) Age :

Father's/Husband's Name: (1) (2)

Profession: (1) (2)

Email: (1) (2)

Mobile No. (1) (2)

Address for correspondence:

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Permanent address:

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Payment details:

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I/We have read the terms and conditions and agree to abide by them.

Place: (1)

Date: (2)

Signature of Applicant/s

TERMS AND CONDITIONS

1. Payment must be by demand draft/local cheque in favour of "PPD Living Spaces Pvt. Ltd." payable at Trivandrum.
2. An agreement for sale of the plot will be executed between 'PPD Living Spaces Pvt. Ltd.' and the Purchaser. This agreement is to be registered. A separate agreement for development of common areas will also have to be entered into. However, this is not compulsory registrable. Sale deed for conveyance of the plot will be executed after completion of all payments. Stamp duty, registration charges and related incidental expenses relating to registration of agreement and sale deed will be to the Purchaser's account.
3. An Association of Owners of plots will be formed to carry out maintenance and other activities. **Membership in this Association is compulsory.** Maintenance of common facilities will be carried out by the Association. Maintenance is carried out by the Developer till the formation of Owners' Association. **Charges of maintenance are to be paid monthly by each plot owner,** whether maintenance is carried out by the Association or by the Developer. A maintenance deposit is collected from all plot owners so that the Association will have sufficient funds to meet unexpected expenditures.
4. **Service tax, value added tax, contribution to labour welfare fund and any other statutory charges, deposits or taxes are to be paid by the Purchaser.**
5. **Cost of laying 11 KV underground cable from the tapping point to the transformer will be shared between all plot owners. This will be calculated prorata based on the plot area.**
6. Plot sizes mentioned in the brochure may vary. The Purchaser will be liable to pay for the actual area of the plot.
7. The Developer reserves the right to cancel the allotment if unforeseen contingencies arise, subject to the liability of repayment of all advances without interest.
8. If payments are not made as per the agreement, the Developer reserves the right to cancel the allotment. In the event of cancellation of allotment by the Purchaser or by the Developer, the amount paid will be returned without interest, only after reallocation to another party.
9. This brochure does not constitute a legal offer. This information does not constitute a contract, part of a contract or warranty.
10. All transactions are subject to Trivandrum jurisdiction.



Building Relationships...



The Anthem Kowdiar



Emerald Hills Venkode



MB Urban Ville Sasthamangalam



The Keystone Kowdiar



Temple Square Ambalamukku



Blooms Vattappara



Seasons Kuravankonam



Vintage View Kowdiar



Cliff Dale Nanthencode



Regents Court Kuravankonam



**PRIME
PROPERTY
DEVELOPERS**

PRIME PROPERTY DEVELOPERS

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