



n a t u r e b e c k o n s





Rhythm

*Days dawn and dusk,
Dreaming to dawn again;
Seasons enter and exit,
Staging their sights and scents;*

*The blues beam and blur,
Stars twirl and twinkle,
Winds whirl and whistle,
The woods wave and whisper,
Begonias bloom and bow,
Cassias sway and swish,
Bulbuls nest and nestle,
Bees hum and haste,*

*The warmth of soft sunshine,
The mirth of monsoon mizzle,
The magic of misty mountains,
The soliloquies of seamless sea,*

*The ornamental orchestra
Of this ever-ancient nature,
The monumental music
Of this unending universe,
Scripted by the Master Maker,
Played incessant, unceasing.*

*Attend to its clear cadence;
Sway to its steady rhythm;
Pause, perceive and partake,
Preserve, propagate and pass on,
The peace nurtured by the Nature,
The rhythm revealed in its nature.*

M J



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Pullukad-Aakkulam, Trivandrum

K-RERA/PRJ/TVM/055/2021 - www.rera.kerala.gov.in





nature beckons

PPD PRESENTS 'PRITHVI'

RESIDE IN A HOME THAT COMBINES FUNCTION AND COMFORT

INDULGE IN STATE OF THE ART MODERN AMENITIES

TREAT YOURSELF TO SCENIC VIEWS AND REFRESHING BREEZE

HOUSE YOURSELF IN A SECURE, ECOFRIENDLY ENVIRONMENT

VIEW THE SUBLIME HUES OF SUNRISE AND SUNSET

INVEST IN A PREMIUM PROJECT CLOSE TO URBAN CONVENIENCES

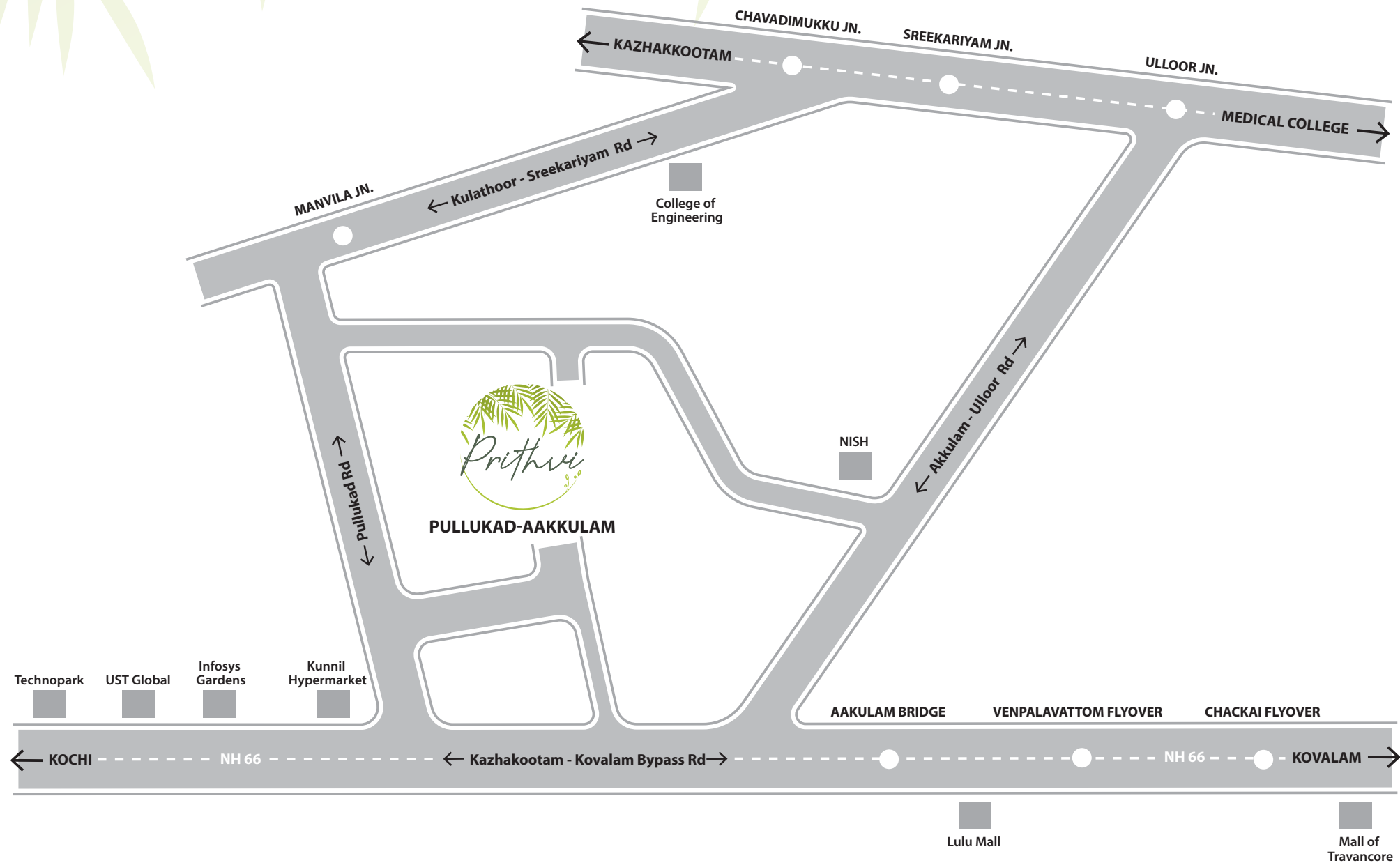
Permits

- ◆ RERA Registration Number: K-RERA/PRJ/TVM/055/2021
- ◆ Layout Permit Number: ZAE/BA/11/2019 [ZAE/271/2019] dated 15.02.2021
- ◆ Club House Permit Number: ZAE/BA/152/2021 [ZAE/2526/2021] dated 02.08.2021

Consultants

- ◆ Architects: M/s Vastushilpalaya
 - ◆ Structure: M/s Creative Structures
-

LOCATION MAP





nature beckons

Pullukad-Aakkulam, Trivandrum

LOCATION ADVANTAGE

'Prithvi' is located at Pullukad, Trivandrum, just one kilometer from NH bypass, on a hillock adjoining the Infosys campus. The area around the bypass from Kazhakootam to Eanchakkal is now heralded as the new Trivandrum due to its rapid development over the last several years. The proximity of this project to a number of leading commercial and government establishments makes it an ideal place for you and your family to invest in your new home.

NOTABLE ESTABLISHMENTS NEAR PRITHVI

Shopping

- ◆ Lulu Mall: 2.8km (6 minutes)*
- ◆ Taurus Downtown: 3.5 km (8 minutes)
- ◆ Mall of Travancore: 6.7 km (12 minutes)

Connectivity

- ◆ Thiruvananthapuram International Airport: 7km (15 minutes)
- ◆ Kochuveli Railway Station: 4.2 km (10 minutes)

IT

- ◆ Infosys Campus: 1.6 km (4 minutes)
- ◆ UST Global Campus: 2.0 km (5 minutes)
- ◆ Technopark Phase-3: 3.5 km (7 minutes)
- ◆ Technopark Campus: 5.0 km (12 minutes)

Health

- ◆ KIMS Hospital: 4.2 km (10 minutes)
- ◆ Ananthapuri Hospital: 6.9 km (12 minutes)
- ◆ Medical College: 7.2 km (15 minutes)

Education

- ◆ College of Engineering Trivandrum: 3.7 km (8 minutes)
- ◆ School of Good Sheperd: 1.5 km (4 minutes)
- ◆ MGM School: 1.6 km (5 minutes)
- ◆ Loyola School: 5.7 km (13 minutes)

*(Driving time)









CLUBHOUSE Amenities

- ◆ Rooftop swimming pool with deck
- ◆ Large party hall with open deck
- ◆ Indoor badminton court
- ◆ Indoor squash court
- ◆ Fully equipped gymnasium
- ◆ Spa
- ◆ Two furnished guest suites
- ◆ Board room with pantry
- ◆ Mini theatre
- ◆ Children's play room
- ◆ Indoor games room
- ◆ Table tennis
- ◆ Convenience store
- ◆ Reading room
- ◆ Drivers' room
- ◆ Janitors' room

MASTER PLAN





n a t u r e b e c k o n s

LAYOUT

- ◆ The land is developed with minimum disturbance to natural slopes.
- ◆ Natural slope of the land is towards North and East.
- ◆ Villas are designed to use the slope and maximize views.
- ◆ 7/8 metre wide paved internal main road.
- ◆ 5/6 metre wide paved internal side roads.
- ◆ Electricity supply through underground cables.
- ◆ Open wells for non drinking water supply.
- ◆ Concealed storm water drains for collecting rain water.
- ◆ STP for processing sewage.
- ◆ Visitor's parking provided at various locations throughout the project.

LAND AND PLOT DETAILS

- ◆ Total Land Area: 1217.9 cents
- ◆ Total Plot Area: 698.87 cents
- ◆ Total common area (for roads, landscaping and common amenities): 519.03 cents
- ◆ Number of plots: 102
- ◆ Plot sizes range from 4 cents to 20 cents

VILLA

- ◆ Pricing of the villa is for a standard built-up area in a plot.
- ◆ Customers can opt for a smaller size villa than the standard size. In such instances, customers are required to pay additional amounts only for the extra plot area.
- ◆ Minor alterations to villa plans are permitted, adhering to exterior constraints.
- ◆ If alterations require architect's consultation, consulting fee will be charged extra.





n a t u r e b e c k o n s

SPORTS & FITNESS

Exercise is essential for maintaining physical and mental well-being. At PRITHVI, we offer various fitness facilities that enable you to lead a healthy lifestyle.

Outdoor Facilities

- ◆ Mini football turf
- ◆ Basketball half court
- ◆ Yoga deck
- ◆ Children's play area
- ◆ Rooftop swimming pool (Clubhouse)

Indoor Facilities

- ◆ Badminton court
- ◆ Squash court
- ◆ Fully equipped gymnasium
- ◆ Spa
- ◆ Table tennis
- ◆ Children's play room





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COMMITMENT TO SUSTAINABILITY

We are committed to creating a sustainable and green living environment that can be enjoyed by you for years to come. Here are some of the eco friendly facilities at Prithvi:

Clean Energy

- ◆ 2KWp solar panels on the roof of every home
- ◆ 20KWp solar panels on the roof of the clubhouse that will reduce common electricity charges.

Water conservation

- ◆ Rain water harvested through suitable drains and stored in two large sump tanks.
- ◆ Rain water reused for gardening, car washing and flushing.
- ◆ Excess rain water collected in a large pond within the project.
- ◆ Soak pits placed throughout the property to ensure ground water recharge.

Sewage Treatment

- ◆ In-house sewage treatment plant to process sewage from villas.
- ◆ Dual plumbing system in villas to use treated water for flushing.
- ◆ Treated water to be used for gardening and car wash.

Biodiversity

- ◆ Wide array of native trees, shrubs and other plants in common areas and plots that will attract fauna of all kinds.



SPECIFICATIONS

FLOORING

- ◆ **Areas excluding kitchen, toilets & balconies:** 80 cm x 80 cm premium vitrified glossy tiles.
- ◆ **Kitchen/toilets/patios/balconies:** Group V ceramic tiles/Matt finished vitrified tiles.

TOILETS

- ◆ **Wall tiles:** Vitrified tiles as per design.
- ◆ **Floor tiles:** Group V ceramic tiles/ Matt finished vitrified tiles as per design.
- ◆ **Sanitary:** Premium brand EWC and washbasin.
- ◆ **C.P. Fixtures:** Premium brand mixer/diverter, pillar cock, shower and bib cock.
- ◆ **Mirror:** Will be provided.
- ◆ **Shower partition:** 90 cm wide 180 cm tall fixed toughened glass partition on full length granite ridge.
- ◆ **Accessories:** CP coated items like soap dishes, shelves, toilet paper holder, brush holder etc.

DOORS

- ◆ **Frames:** Veneer covered HDF.
- ◆ **Inside door shutters:** Veneered and polished flush doors as per design.
- ◆ **Front door:** Full width door jambs (veneered HDF) with veneered and polished flush door as per design.

- ◆ **Toilet doors:** Laminated flush doors as per design.

- ◆ **Hardware:** Premium brand door accessories.

WINDOWS

- ◆ **Windows:** Powder coated glazed aluminium shutters.
- ◆ **Sills:** Granite sills.
- ◆ **Ventilators:** Powder coated openable or top hinged glazed aluminium shutters.

KITCHEN

- ◆ **Counter:** Granite.
- ◆ **Sink:** Premium brand satin finished single bowl, single drain board sink.
- ◆ **Dadoing tiles:** Vitrified/Ceramic tiles as per design upto 60 cms above counter.
- ◆ **C.P. Fixtures:** Premium brand sink cock.

WORK AREA

- ◆ **Counter:** Granite.
- ◆ **Sink:** Premium brand satin finished large single bowl sink.
- ◆ **Dadoing tiles:** Vitrified/Ceramic tiles as per design upto 60 cms above counter.
- ◆ **C.P. Fixtures:** Premium brand sink mixer cock.

WALL & CEILING

- ◆ Putty finished and painted using premium emulsion paint.

ELECTRICAL

- ◆ **Points:** Optimum number of electrical points -16 amps, 6 amps, light points, fan points etc.
- ◆ **Switches:** Premium brand modular switches.
- ◆ **Solar power:** Grid connected, 2 kwp solar panels on roof top in each villa.
- ◆ **Invertor provision:** A conveniently placed power point for Invertor with required wiring.

AIR-CONDITIONING

- ◆ Provision for split A.C. units including power points and copper piping for living, dining and bedrooms.

OTHERS

- Cornices in living and dining areas.
- Provision for cable TV connection in living/family living and master bedroom.
- Provision for broadband connection in study area.
- Video door phone with intercom.

FACILITIES AT ADDITIONAL COST

- Electrical fixtures.
- Interior wood works.
- Special bath systems.
- Furnitures & Fixtures.



APPLICATION FORM

Plot No: Plot Size:

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:

.....

.....

Permanent Address:.....

.....

.....

Payment Details:

.....

.....

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

Place: (1)

Date: (2)

Signature of Applicant/s



TERMS & CONDITIONS

1. Payment must be by direct transfer / demand draft / local cheque in favour of “Prime Property Developers” payable at Trivandrum.
2. Agreements and Conveyance Deed will be executed as per RERA approved formats. Current plan is to execute an Agreement for Sale of the plot and undivided share in common land. An Agreement to construct will be separately entered into for the Villa, and for the share of common development expenses. Conveyance Deed is registered on receipt of full payment as set out in the agreements. Stamp duty, registration charges and related incidental expenses relating to registration of Conveyance Deed will be to the Purchaser’s account. Stamp duty, registration charges and related incidental expenses relating to registration of agreements will be shared equally between the Purchaser and the Builder.
3. An Association comprising owners 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. Charges of maintenance are to be paid monthly by each owner. A maintenance deposit is collected from all owners so that the Association will have sufficient funds to meet unexpected expenditures.
4. GST, contribution to Labour Welfare Fund, Water Connection Charges, Sewerage Connection Charges, KSEB Deposits, Cabling Charges, Property Tax, one time Building Tax, Corporation Tax and any other Statutory Charges, Deposits and Taxes are to be paid by the purchaser.
5. All images shown in this brochure are indicative in nature.
6. All transactions are subject to Trivandrum jurisdiction.

ജാലം

ദൃശ്യം

കാടും, മേടും;
കുന്നും, കുളവും.

ഗിരിയും, വാരിധിയുമുണ്ട്;
ഉദയമുണ്ടുതമയവുമുണ്ട്.

തൊടിയുണ്ട്, തൊട്ടാവായുമുണ്ട്;
പുവുണ്ടതിന്മേൽ ശലഭമുണ്ട്.

കായാമ്പുതന്നുടെ നീലമുണ്ട്;
നീർമാതളത്തിൻ വസന്തമുണ്ട്.

കൊന്നയുണ്ടതിൻ പിതവർണ്ണമുണ്ട്;
പുഥിയിലിന്ദ്രിയജാലമുണ്ട്.

ഗന്ധം

മണ്ണുണ്ടതിന്റെ മണവുമുണ്ട്;
മഴക്കാലത്തിൻ പുതുഗന്ധമുണ്ട്.

പാലപ്പുവിന്റെ ശ്വാസമുണ്ട്;
പാരിജാതത്തിന്റെ ലഹരിയുണ്ട്.

ചന്ദ്രപുഷ്പവാസന ചുറ്റുമുണ്ട്;
ഇലഞ്ഞിപ്പുനറുമണം കൂടെയുണ്ട്.

മുല്ലപ്പുസൗരഭ്യം ഏറെയുണ്ട്;
പിച്ചിതൻ നിശ്വാസം വേറെയുണ്ട്.

താഴമ്പുവിൻ സുഗന്ധമുണ്ട്;
പുഥിയിലിന്ദ്രിയജാലമുണ്ട്.

ശ്രവ്യം

കാറ്റുണ്ടവന്നുടെ ശുഭമുണ്ട്;
വർഷമുണ്ടവളുടെ താളമുണ്ട്.

കിളികളുണ്ടവരുടെ മേളമുണ്ട്;
വണ്ടുണ്ടവരുടെ ഭ്രമരമുണ്ട്.

തുമ്പിക്കൂട്ടത്തിൻ മൂലമുണ്ട്;
ദളമർമ്മരത്തിൻ ഗീതമുണ്ട്.

പുകുയിൽ തന്നുടെ വേണുവുമുണ്ട്;
വാനമ്പാടിതൻ ഗീതമുണ്ട്.

അണ്ണാരക്കണ്ണന്റെ മോദമുണ്ട്;
പുഥിയിലിന്ദ്രിയജാലമുണ്ട്.

രൂചി

കായ്കളുണ്ടവയുടെ സ്വാദുമുണ്ട്;
കനികളുണ്ടവയുടെ രസവുമുണ്ട്.

തേനുമുണ്ടതിന്റെ മധുരമുണ്ട്;
വയമ്പുണ്ടതിന്റെ കയ്പുമുണ്ട്.

ഇളനീരുണ്ടതിന്റെ നന്മയുണ്ട്;
തുളസീദളത്തിൻ ഗുണവുമുണ്ട്.

മസാലക്കൂട്ടിൻ വൈവിധ്യമുണ്ട്;
ഔഷധസസ്യങ്ങൾ പലതുമുണ്ട്.

മാമ്പഴക്കാലത്തിൻ കൊതിയുമുണ്ട്;
പുഥിയിലിന്ദ്രിയജാലമുണ്ട്.

സ്പർശം

മരങ്ങളുണ്ടവയുടെ തണലുമുണ്ട്;
മഴയുണ്ടവളുടെ കുളിരുംമുണ്ട്.

ഇളംതെന്നലിന്റെ തഴുകലുമുണ്ട്;
പുല്ലുണ്ടതിൻ മൃദു സ്പർശമുണ്ട്.

അരയാലുണ്ടതിൻ കിഴഴ്ചൊരിയുമുണ്ട്;
ചെറുവെയലിന്റെ തലോടലുമുണ്ട്.

സൗഹൃദത്തിൻ മൃദു സ്പർശമുണ്ട്;
സാഹോദര്യത്തിൻ നിക്ഷേപമുണ്ട്.

അമ്മത്തന്നാശ്ലേഷം പോലെയാണുണ്ട്;
പുഥിയിലിന്ദ്രിയജാലമുണ്ട്.

PR



n a t u r e b e c k o n s



Building Relationships...



The Anthem Kowdiar



MB Urban Ville Sasthamangalam



The Keystone Kowdiar



Temple Square Ambalamukku



Emerald Hills Venkodes



Seasons Kuravankonam



Vintage View Kowdiar



Cliff Dale Nanthancode



Regents Court Kuravankonam



Blooms Vattappara



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