

SPRING

Green

Perinthalmanna, Malappuram

K-RERA/PRJ/172/2021
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GRAPHICAL IMAGE

LET'S TALK
+91 9544 141 000



PENTIUM[®]
CONSTRUCTION PVT.LTD
CALICUT - PERINTHALMANNA - BANGALORE



PENTIUM
Spring
green
PREMIUM VILLAS

LIVE LIFE
TOGETHER

FULFILLING
EVERY
FAMILY'S
DREAM OF



MY OWN HOME



27 YEARS OF PENTIUM

Pentium Construction Pvt. Ltd. is among the pioneer companies in the construction industry of Kerala. Since started in 1994, with its unique business culture and passion in keeping commitments to its customers, Pentium has carved its own unbeatable position among the fellow builders.



We have the track of completing many prestigious projects across Kerala which itself will speak about of our dedicated working style and Engineering capabilities.

We also take care of preserving the mother nature by giving a very strong emphasis on implementing environmental management best practices at where ever we do a construction.

With the mantra of "Quality in what ever we do" , today Team Pentium is on the way to scale new Horizons by fulfilling every family's dream of "My own Home"



OUR MISSION

To be the partner of choice, provide value added commercial and residential space and real estate solutions, surpassing customer expectations.

In all its residential projects, the company lays a strong emphasis on environmental management, water harvesting and high safety standards.

We are constantly improving our delivery capabilities, and focused at enhancing our technological capabilities.

OUR VISION

To be the fastest growing property developer in Kerala, India, we believed that there is only one mantra for success: Quality. Our aim is not just a home to stay in, but an asset for generations.

LIVE LIFE *together*

Pentium Spring Green Villas are distinctively designed premium villas located at the heart of Perinthalmanna city, an excellent residential area embedded with nature's beauty offers pure luxury.

Perinthalmanna, Malappuram





The city's best schools, shopping centers, recreation areas, religious centers and hospitals are easily accessible to you. We have designed every space to pamper your dream and maximize the living space.





SPEND
MOMENTS
together



Amenities

1. Automated Street Lighting
2. Wide Internal Roads
3. Multipurpose Hall
4. Lighted Address Numbers & Signage
5. Exquisite Landscaping & Garden
6. Gated community with all-round compound wall & security guard
7. CCTV surveillance system for entrance & common areas
Generator Power Back up – only for Common Amenities

LIVE PEACEFULLY *together*

8. Rainwater Harvesting
9. Intercom Facility
10. Service Sector
11. Gardeners & Maintenance Staff
12. Inverter wiring
13. Care-Taker Room
14. Car Parking Area
15. Biogas Plant
16. Well water / KWA provision

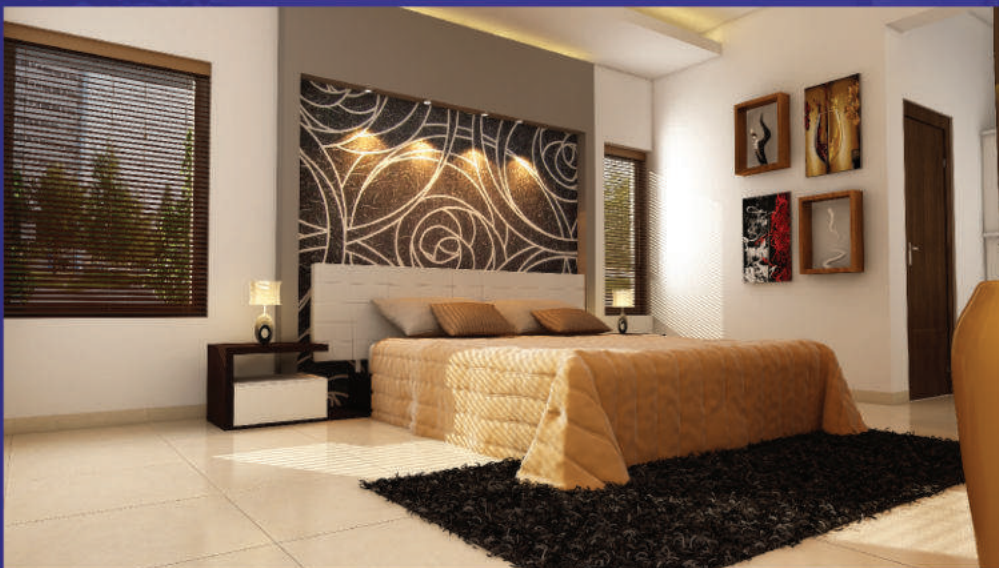


- 17. Outdoor Children's Play Area
- 18. Swimming Pool with Wading Pool for Kids
- 19. Billiards
- 20. Chess Board (Games Zone)
- 21. Carom Board (Games Zone)
- 22. Fitness Centre
- 23. Shuttle Court
- 24. Drivers Room & Common Toilet





ENJOY
HOME
together





REFRESH
together



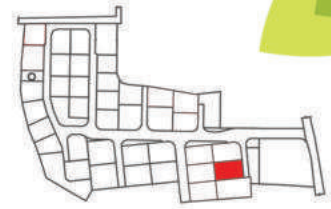
ORGANISE
EVENTS
together





Type - A2

4 bed villa - 2604 Sq ft



KEY PLAN



GRAPHICAL IMAGE



Ground floor - 1296 Sq ft
RERA C.A. - 989.00 Sq ft



First floor - 1308 Sq ft
RERA C.A. - 1208.00 Sq ft

Dimension/ Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeters





KEY PLAN

Type - D2

4 bed villa - 2480 Sq ft



GRAPHICAL IMAGE



Ground floor - 1234 Sq ft

RERA C.A. - 914.00 Sq ft



First floor - 1246 Sq ft

RERA C.A. - 1142.00 Sq ft

Dimension/Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeter



Type - D3

4 bed villa - 2731 Sq Ft



KEY PLAN



GRAPHICAL IMAGE



Ground floor - 1355 Sq Ft
RERA C.A. - 1000.00 Sq Ft



First floor - 1376 Sq Ft
RERA C.A. - 1267.00 Sq Ft

Dimension/Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeters





Type - E

4 bed villa - 2574 Sq ft



Ground floor - 1278 Sq ft

RERA C.A. - 942.00 Sq ft



First floor - 1296 Sq ft

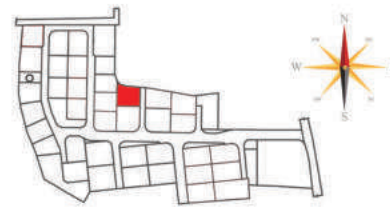
RERA C.A. - 1201.00 Sq ft

Dimension/ Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeters



Type - E3

4 bed villa - 2853 Sq ft



KEY PLAN



GRAPHICAL IMAGE



Ground floor - 1417 Sq ft

RERA C.A. - 1037.00 Sq ft

First floor - 1436 sq ft

RERA C.A. - 1327.00 Sq ft

Dimension/ Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeters





KEY PLAN

Type - E5

4 bed villa - 2601 Sq ft



Ground floor - 1296 Sq ft
RERA C.A. - 958.00 Sq ft



First floor - 1305 Sq ft
RERA C.A. - 1218.00 Sq ft

Dimension/Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeter



Type - F2

5 bed villa - 3555 Sq ft



Ground floor - 1835 Sq ft
RERA C.A. - 1388.00 Sq ft



First floor - 1720 Sq ft
RERA C.A. - 1607.00 Sq ft

Dimension/Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeters





KEY PLAN

Type - X2

4 bed villa - 2540 Sq Ft



GRAPHICAL IMAGE



Ground floor - 1263 Sq Ft

RERA C.A. - 914.00 Sq Ft



First floor - 1277 Sq Ft

RERA C.A. - 1189.00 Sq Ft

Dimension/ Plans subject to minor alterations • Furnitures & Fixtures are indicative only • All dimensions are in centimeter



PENTHIUM SPRING GREEN LAYOUT PHASE 1 and 2



CARPET AREA CALCULATION

Villa No	Villa Carpet Area in Sqft	Villa No	Villa Carpet Area in Sqft
1	-	26	-
2	2197.00	27	-
3	-	28	2066.80
4	-	29	-
5	-	30	-
6	2158.00	31	-
7	-	32	-
8	-	33	-
		34	-
		35	2384.80
		36	-
		37	-
		38	-
		39	-

RECREATION AREA CALCULATION

Area No	Area in Sqft
1	8.34
2	7.70
3	5.05
4	13.21
5	5.01
TOTAL RECREATION AREA - 39.31 Cents	

TOTAL AREA CONSIDERED FOR VILLA DEVELOPMENT - 367.87 Cents.

VILLAS AREA CALCULATION

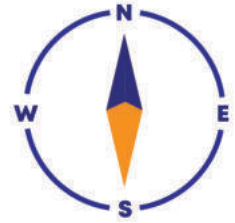
Villa No	Type	Villa Plot Area in Sqft	Plot Area in Cents
1	A2	2604.00	6.59
2	A2	2604.00	6.67
3	A2	3373.00	8.53
4	A3	3022.00	6.44
5	A3	3022.00	6.35
6	A3	3022.00	6.35
7	F	3663.00	6.93
8	F	3490.00	7.01
9	F2	3555.00	7.01
10	F2	3955.00	7.01
11	F2	3762.00	8.24
12	F1	3088.00	8.52
13	F1	3088.00	8.52
14	X2	2540.00	6.37
15	D3	2731.00	5.95
16	E	2574.00	5.95
17	E5	2601.00	5.45
18	E1	2520.00	5.94
19	D1	2604.00	6.61
20	D1	2604.00	6.53
21	D2	2480.00	6.14
22	D2	2480.00	6.23
23	D	2484.00	5.43
24	D	2484.00	5.43
25	D	2484.00	5.17
26	D	2484.00	5.17
27	D2	2480.00	5.17
28	D2	2480.00	5.43
29	X5	3276.00	7.94
30	E4	2142.00	4.63
31	E4	2142.00	5.41
32	B2	2637.00	5.73
33	B2	2637.00	5.73
34	B	3443.00	7.51
35	A3	2853.00	6.22
36	A	2610.00	6.07
37	F2	3955.00	7.94
38	A2	2604.00	5.83
39	A2	2604.00	6.53

TOTAL PLOTH AREA
(Saleable area) - 235.89 Cents

TOTAL AREA FOR ROAD & RECREATION - 131.98 Cents

G-TOTAL - 367.87 Cents

TOTAL PLOTH AREA - 104801.00 Sqft

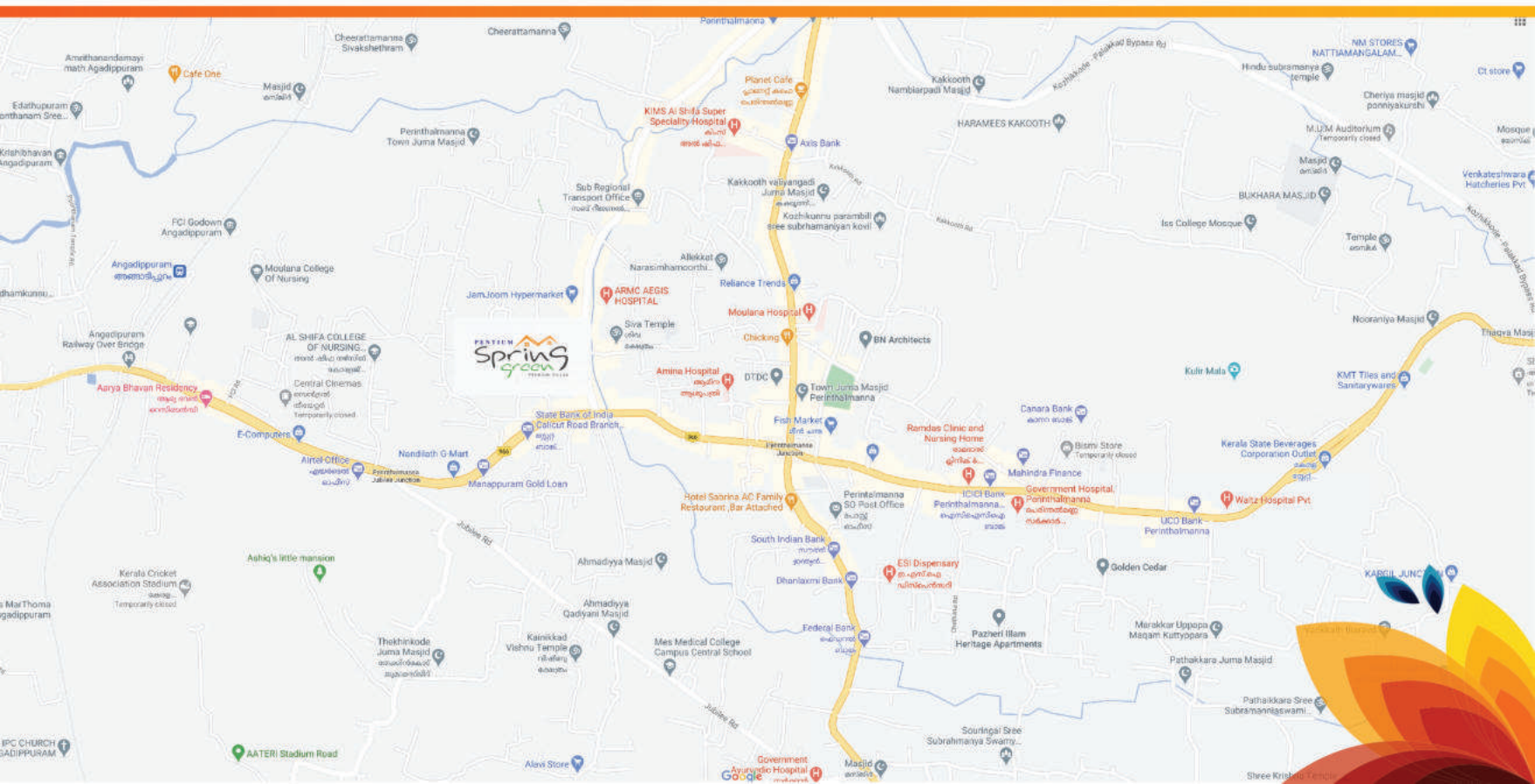


LOCATION MAP



Easy Access

Tharayil Bus Stand	_____	700 mtr
KSRTC	_____	1 km
Railway Station	_____	1.5 km
Manazhi Stand	_____	2 km
Airport	_____	43 km
Alshifa Hospital	_____	1 km
Moulana Hospital	_____	1 km
Presentation School	_____	200 mtr
Silver Mount International School	_____	3.5 km
Aura Edify International School	_____	4.5 km





SPECIFICATIONS

Flooring

Bedroom Floor Tiles- Asian/ RAK or equivalent vitrified tiles 60cm X 60 cm

Living & Dining Floor Tile- Asian/ RAK or equivalent vitrified tiles 60cm X 60 cm

Kitchen

Kitchen Floor Tile-Kajaria/ Asian or equivalent

Kitchen Sink- Nirali/Prince or equivalent

Sink Cock- Jaquar or equivalent

Waste coupling - Nirali or equivalent

Bottle Trap- Jaquar or equivalent

Bathrooms

EWC wall mounted – Cera / Hindware / jaquar or equivalent

Wash Basin- Cera / Parryware or equivalent

Toilet Floor Tile- Asian/RAK or equivalent Tiles

Toilet wall tile dado up to ceiling height (glazed)- Asian/RAK or equivalent Tiles

Wall Mixer- Jaquar/ or equivalent

Health Faucet (ABS Coating)- Jaquar or equivalent

Angle Valve 1/2"- Jaquar or equivalent

Electrical

Distribution Board -Legrand / Schneider or equivalent

MCB - Legrand/Schneider or equivalent

Switches - Legrand/ Schenider or equivalent

Wires- Finolex or equivalent

Three phase wiring & Single phase connection

3 phase wiring & 3 phase connection

Paint

Internal putty – laticrate /Asian or or equivalent

Emulsion- Jotun/ Asian or equivalent

Exterior Emulsion - Jotun/ Asian or equivalent

Enamel - Jotun/ Asian or equivalent



SPECIFICATIONS

Plumbing

PVC pipe- Supreme or equivalent

Doors / Windows

Main Door- Teak wood frames and designed teak wood shutter

Inside Door- Hard wood frame with moulded door shutter

Toilet Doors- Hard wood frame and moulded door shutter with water repellent coating

Windows- UPVC / hard wood glazed windows with M.S Grills

Main Door lock - Godrej or equivalent

Hinges- Twits

Door eye - Magnum / equivalent

Safety Chain- Magnum / equivalent

Internal Door Lock -Godrej or equivalent

Toilet Door Baby Latch- Godrej or equivalent

Tower Bolt- Mukund Zyllo

Hand rail – SS Hand Rail

Glass- Saint Gobain or equivalent

Others

Road- Interlock or bituminous

Yard- Interlock

Generator power backup to common areas





LIVE LIFE

together





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LET'S TALK

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