



Location

NTPAUL
BUILDERS

NTPaul Builders Pvt Ltd.

P.O Box. No. 3, Athirampuzha
Kottayam- 686 562 Kerala, India

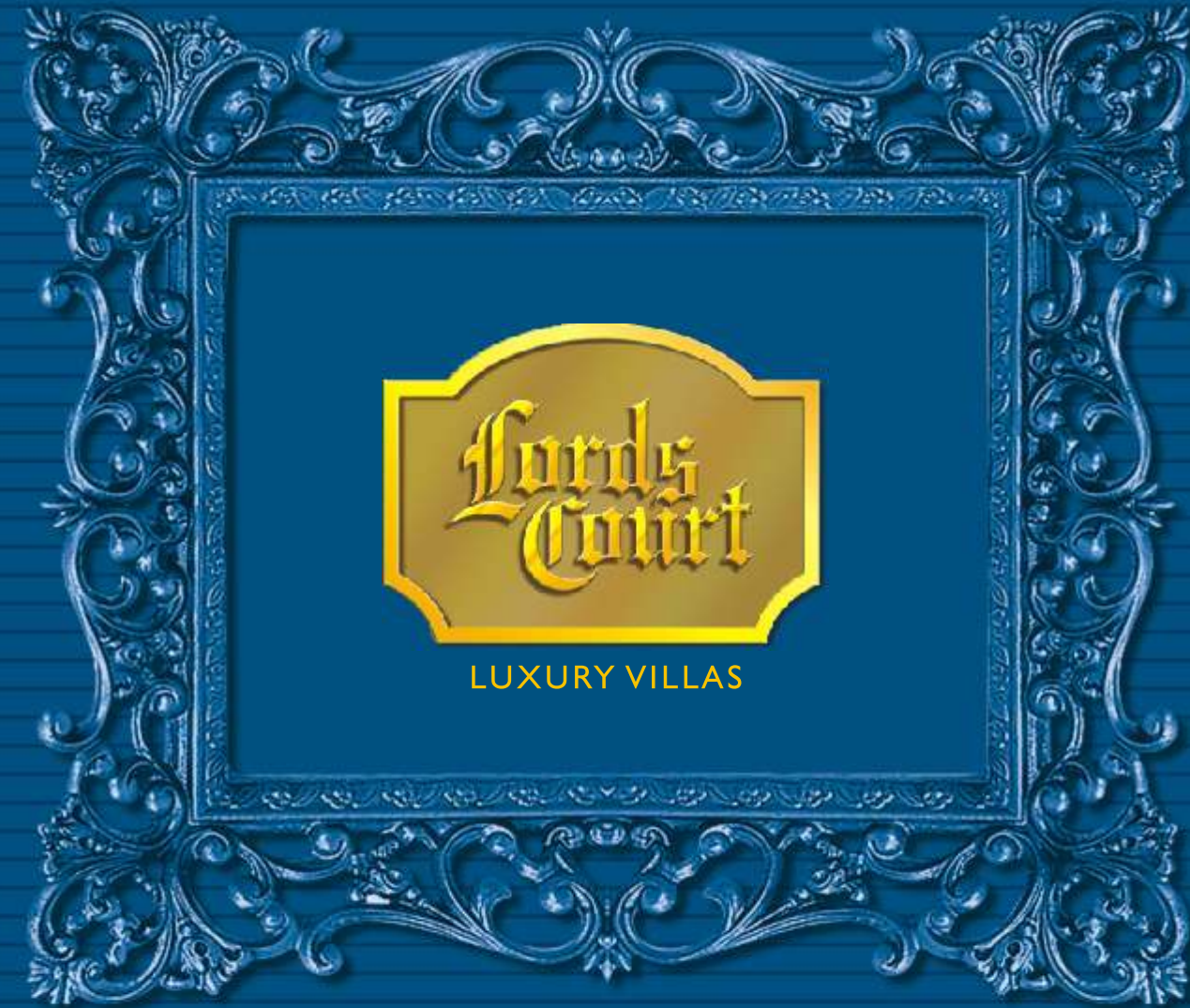
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CREATIVE MINDS. TEL: 0481 2561966



*Live in the Abundance of
Prosperity and the Exhilaration of
Luxury*



Yes, just for you.

Only for you, are our villas.

*Uniquely elegant and aristocratic,
they are for the best, for the top,
for the very cream of society.*

*What we build is not just a place
to put your head in but
a royal heavenly home really
worthy of the aristocrat in you.
Grand and royal, they are meant
for prince charmings,
fairy princesses and all those great
Ladies and Gentlemen.*

Just for the Lords



Our architects
Ar. Jose K. Mathew BArch, FIIA, FIV (National Award Winner 2003)
J.K.M. Design Consortium, Architects & Planners, Kottayam - 686 001

This floor plan shows a 3-bedroom house with a carport. The layout includes:

- Bedrooms:** Three bedrooms, each with a closet (CLO). Dimensions: 11'5" x 11'4" (top left), 10'0" x 10'0" (top middle), and 11'0" x 11'0" (top right).
- Bathrooms:** Two full bathrooms (BATH) and one half bathroom (H.BATH).
- Living Areas:** A large living room (13'0" x 13'0") with a fireplace, a dining room (10'0" x 10'0"), and a kitchen (8'0" x 10'0") with a breakfast room (BRKFAST) and a work area (WORK AREA).
- Other Features:** A carport (10'0" x 10'0"), a porch (10'0" x 10'0"), a patio (10'0" x 10'0"), and a central hallway (HALL) with a linen closet (LINEN).

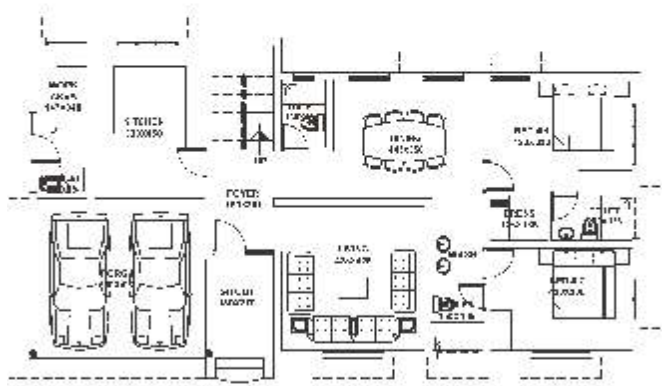
TYPE A



Ground Floor Area 1386.21 Sq. Ft. • First Floor Area 727.59 Sq. Ft. • Covered Terrace 187.55 Sq. Ft.
Total Floor Area 2113.80 Sq. Ft.



Ground Floor Plan



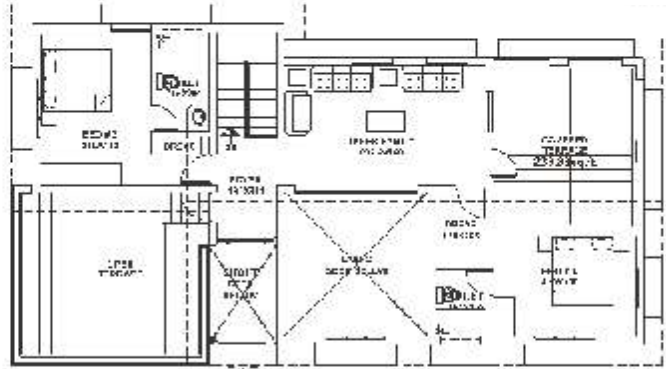
TYPE B



Ground Floor Area 1727.95 Sq. Ft. • First Floor Area 979.81 Sq. Ft. • Covered Terrace 238.33 Sq. Ft.
Total Floor Area 2707.76 Sq. Ft.

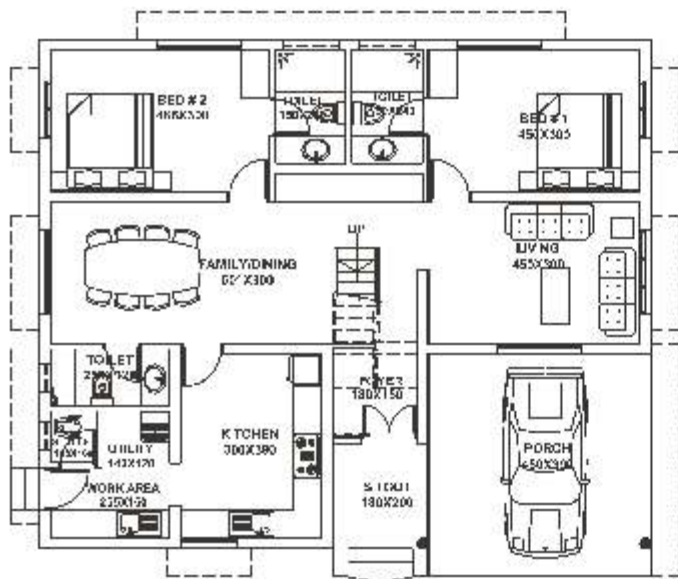
TYPE B

First Floor Plan





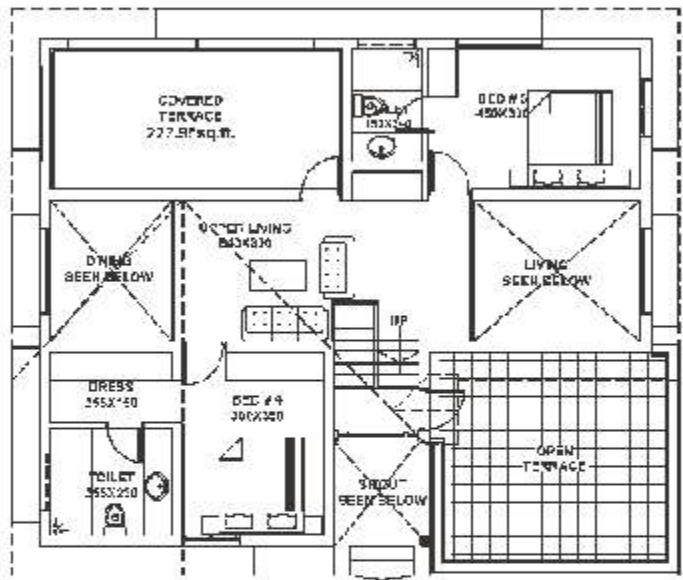
Ground Floor Plan



TYPE C

TYPE C

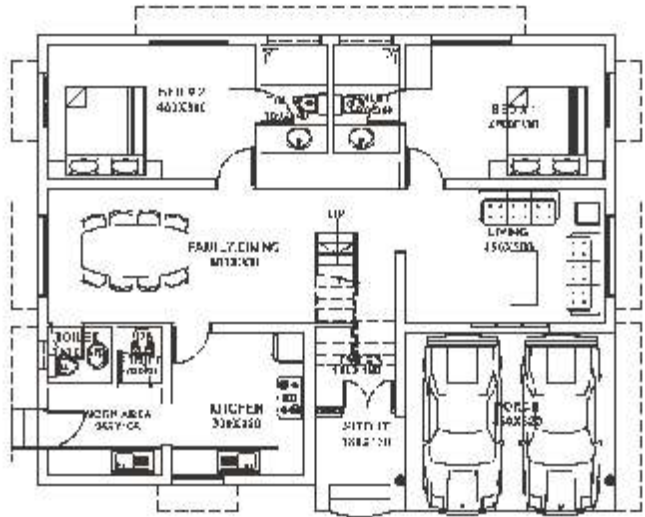
First Floor Plan



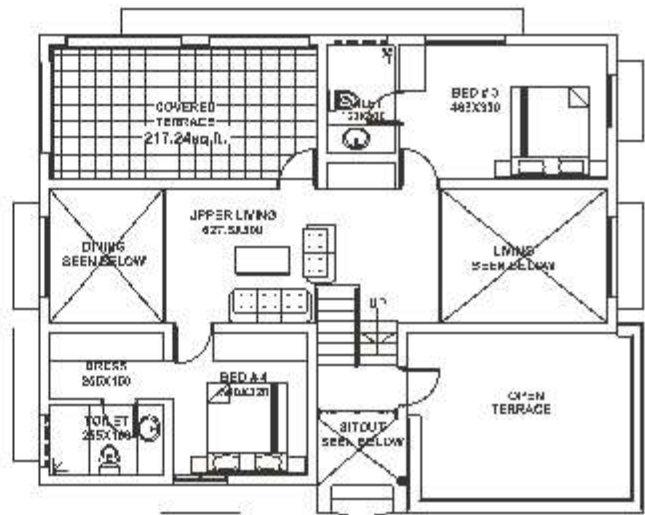
Ground Floor Area 1513.50 Sq. Ft. • First Floor Area 835.08 Sq. Ft. • Covered Terrace 222.95 Sq. Ft.
Total Floor Area 2348.58 Sq. Ft.



Ground Floor Plan



TYPE D



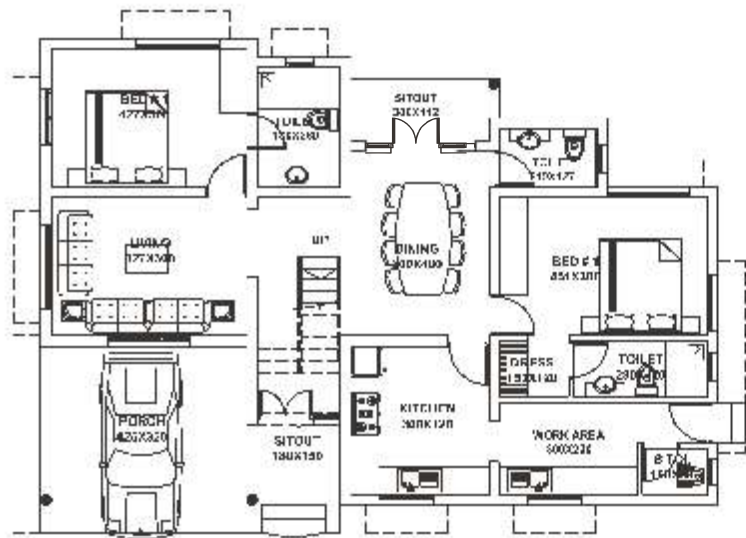
First Floor Plan



Ground Floor Area 1415.58 Sq. Ft. • First Floor Area 788.17 Sq. Ft. • Covered Terrace 217.24 Sq. Ft.
Total Floor Area 2203.75 Sq. Ft.



Ground Floor Plan



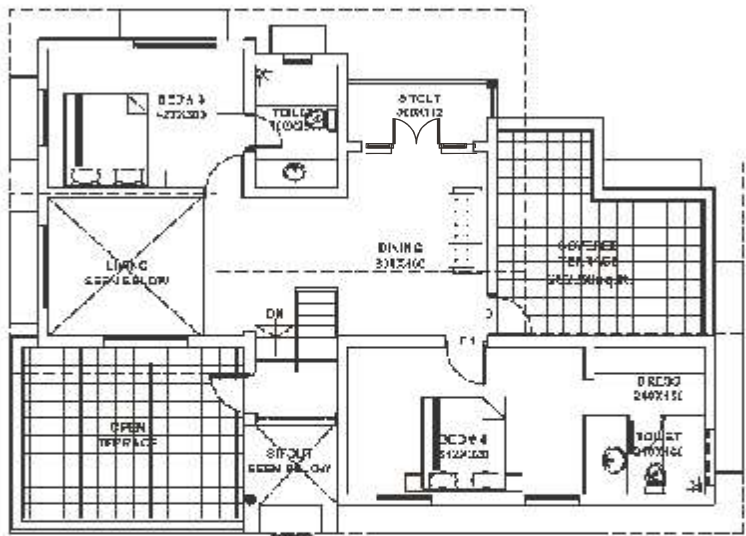
TYPE E



Ground Floor Area 1435.71 Sq. Ft. • First Floor Area 925.46 Sq. Ft. • Covered Terrace 202.50 Sq. Ft.
Total Floor Area 2361.17 Sq. Ft.

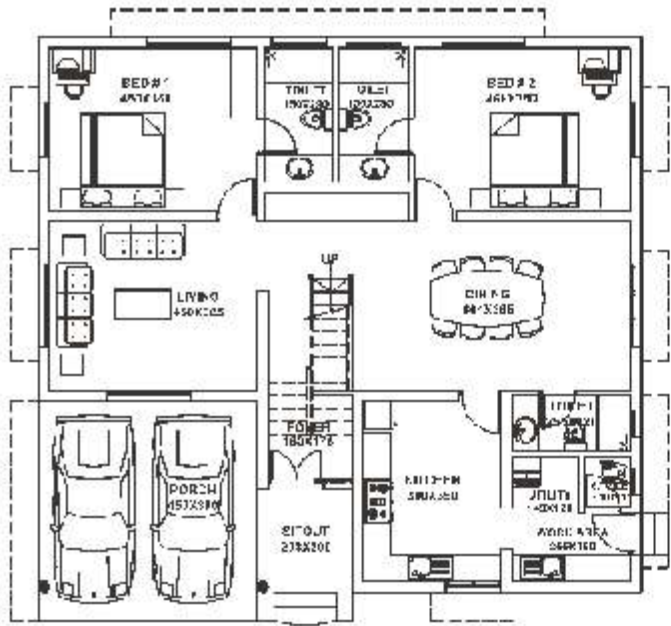
TYPE E

First Floor Plan





Ground Floor Plan



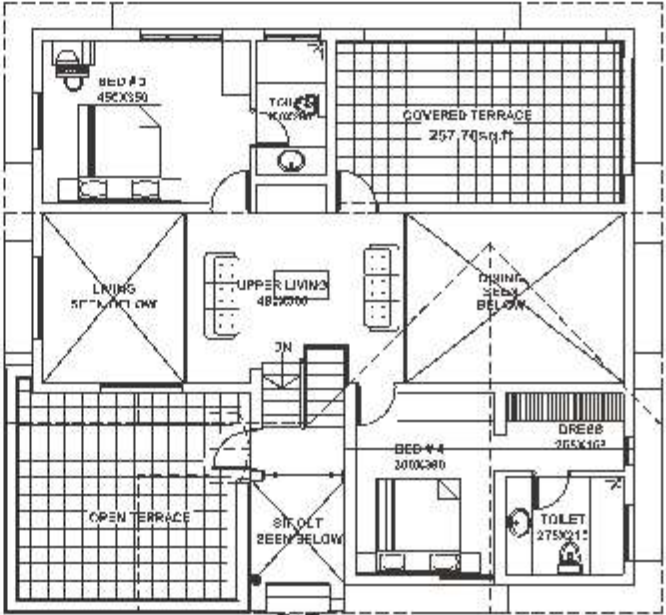
TYPE F



Ground Floor Area 1674.36 Sq. Ft. • First Floor Area 854.34 Sq. Ft. • Covered Terrace 257.70 Sq. Ft.
Total Floor Area 2528.70 Sq. Ft.

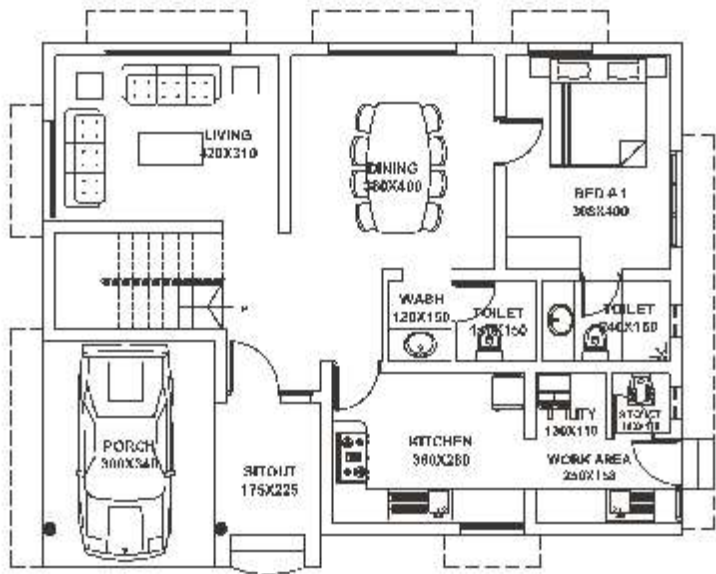
TYPE F

First Floor Plan





Ground Floor Plan



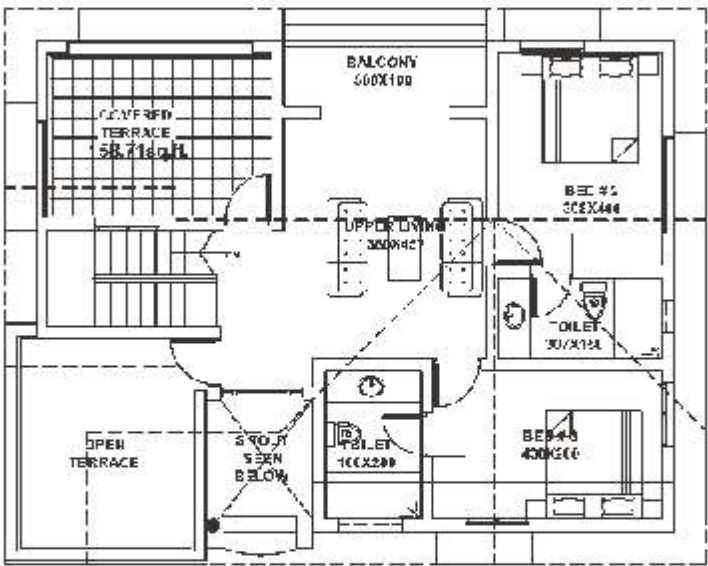
TYPE G



Ground Floor Area 1190.49 Sq. Ft. • First Floor Area 852.73 Sq. Ft. • Covered Terrace 158.71 Sq. Ft.
Total Floor Area 2043.22 Sq. Ft.

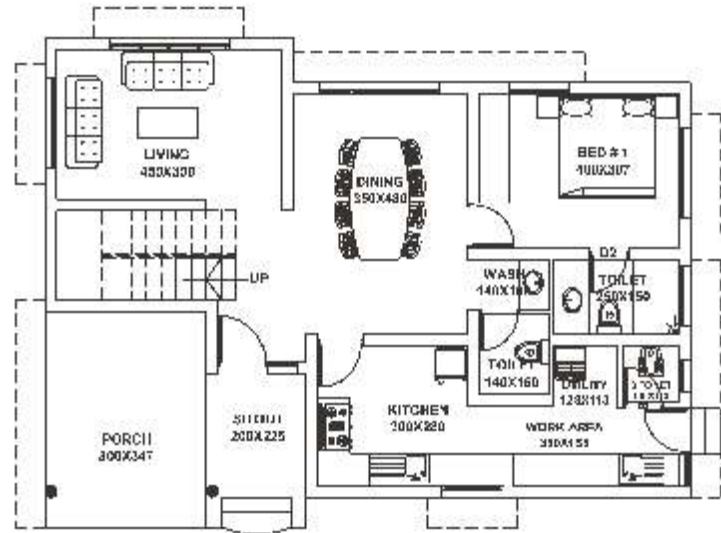
TYPE G

First Floor Plan





Ground Floor Plan



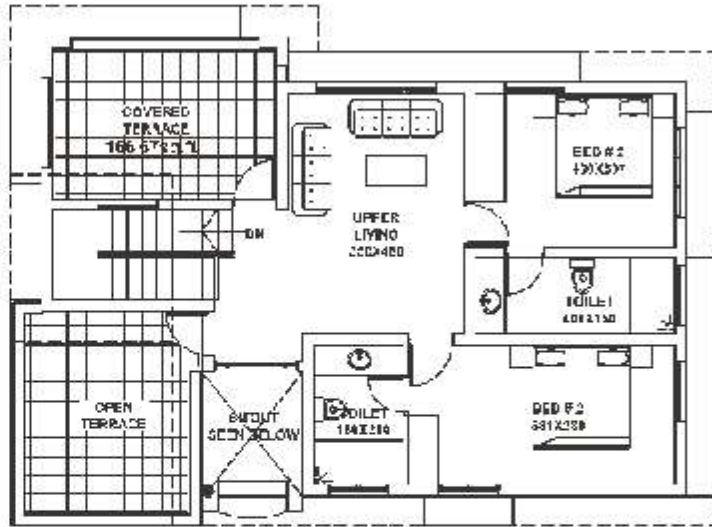
TYPE H



Ground Floor Area 1200.49 Sq. Ft. • First Floor Area 851.87 Sq. Ft. • Covered Terrace 166.67 Sq. Ft.
Total Floor Area 2052.36 Sq. Ft.

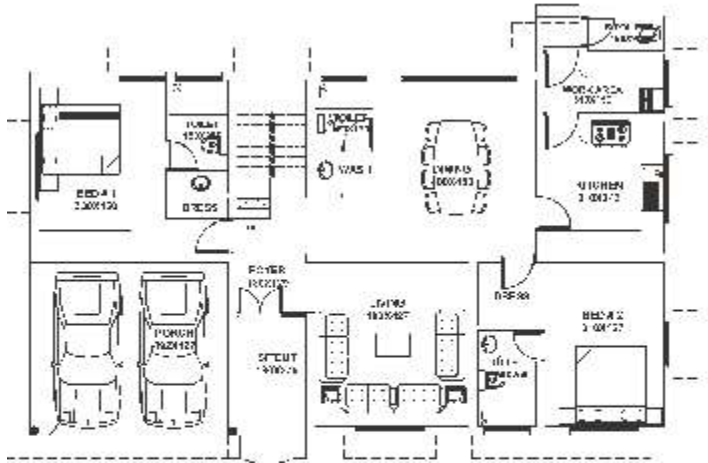
TYPE H

First Floor Plan





Ground Floor Plan



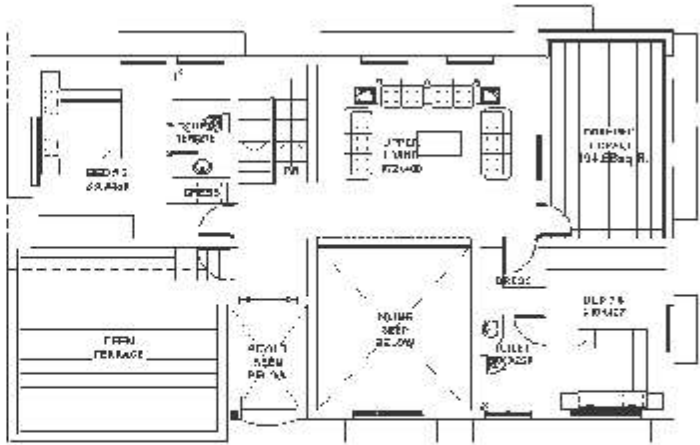
TYPE J



Ground Floor Area 1750.33 Sq. Ft. • First Floor Area 1031.56 Sq. Ft. • Covered Terrace 194.86 Sq. Ft.
Total Floor Area 2781.89 Sq. Ft.

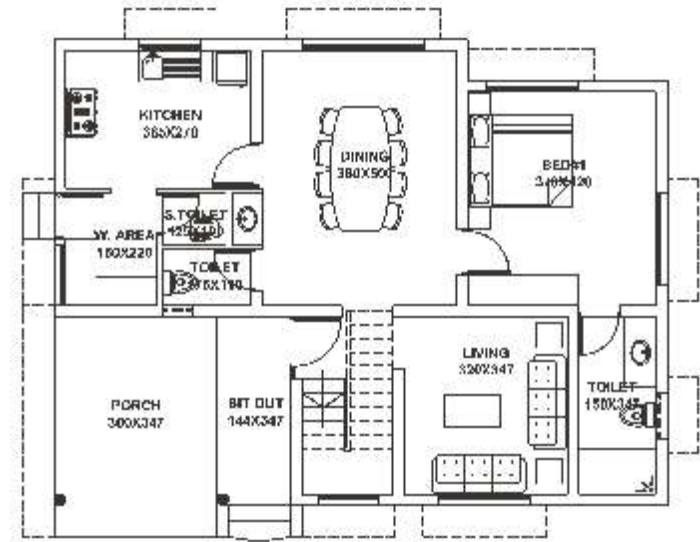
TYPE J

First Floor Plan





Ground Floor Plan



GROUND FLOOR PLAN
PLINTH AREA - 1155.84sq.ft.

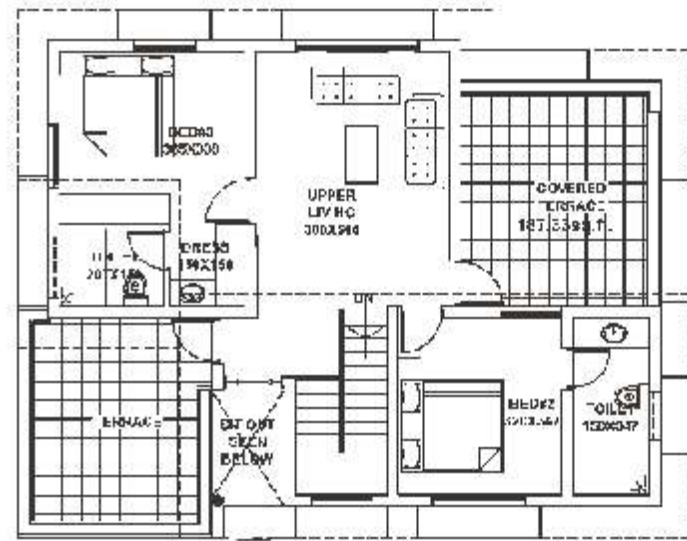
TYPE K



Ground Floor Area 1155.84 Sq. Ft. • First Floor Area 804.74 Sq. Ft. • Covered Terrace 187.33 Sq. Ft.
Total Floor Area 1960.58 Sq. Ft.

TYPE K

First Floor Plan





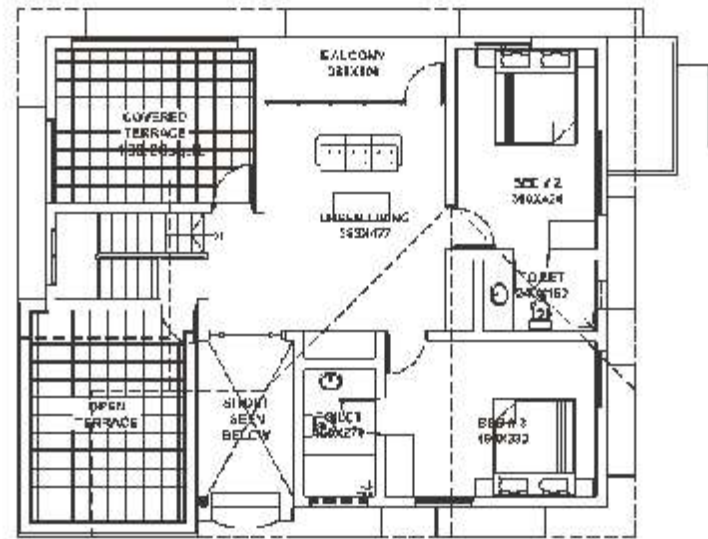
Ground Floor Plan



TYPE L

TYPE L

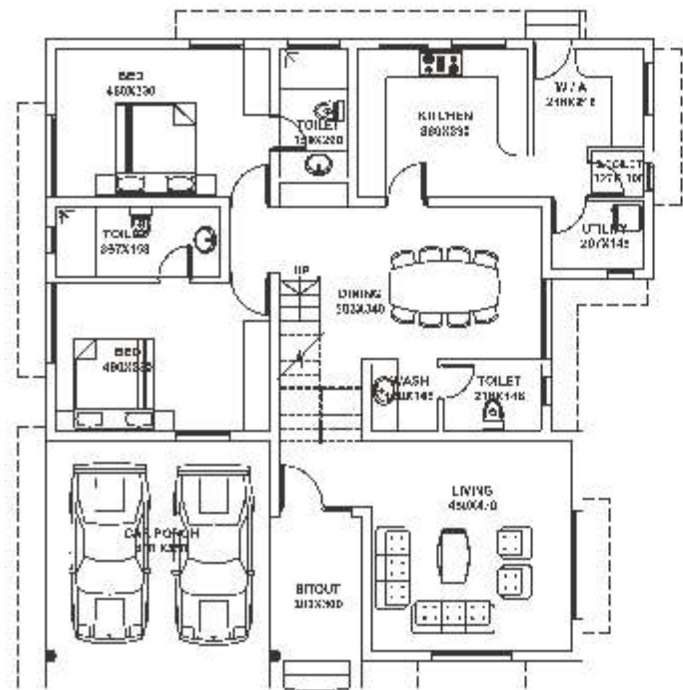
First Floor Plan



Ground Floor Area 1331.76 Sq. Ft. • First Floor Area 893.19 Sq. Ft. • Covered Terrace 168.28 Sq. Ft.
Total Floor Area 2224.95 Sq. Ft.



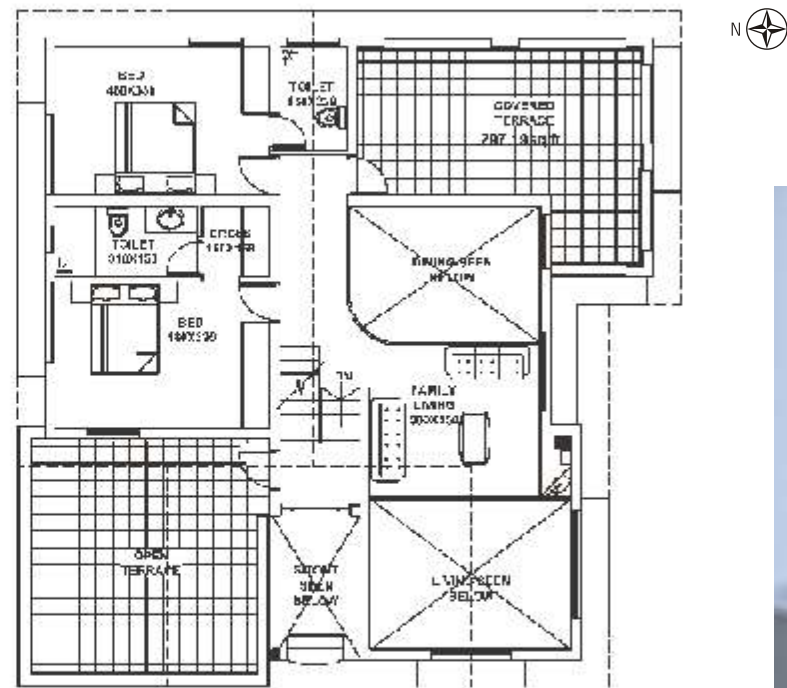
Ground Floor Plan



TYPE M

TYPE M

First Floor Plan



Ground Floor Area 1867.72 Sq. Ft. • First Floor Area 931.92 Sq. Ft. • Covered Terrace 297.19 Sq. Ft.
Total Floor Area 2799.64 Sq. Ft.

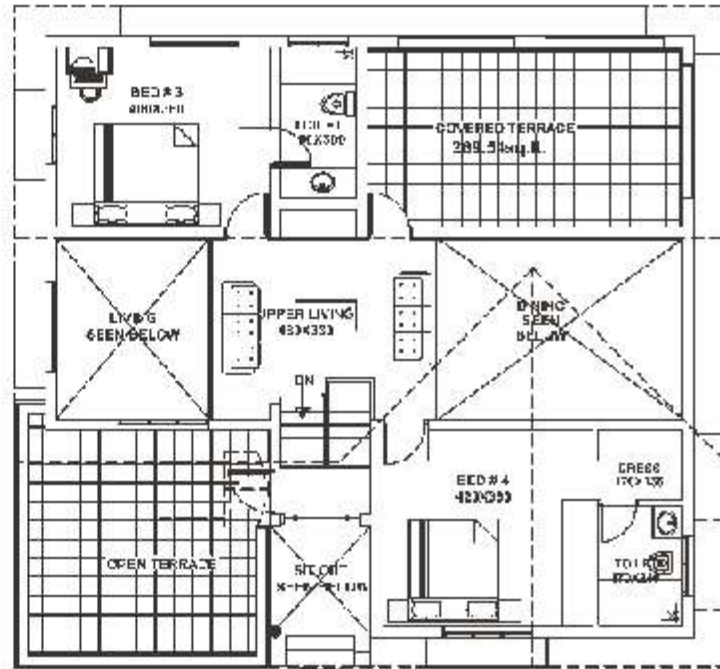
The floor plan shows a rectangular house with a front porch. The layout includes:

- PORCH:** 42'7" x 3'8" (front entrance)
- LIVING:** 42'7" x 3'8" (with a fireplace and TV)
- FAMILY/DINING:** 48'0" x 3'8" (open area with a table and chairs)
- KITCHEN:** 5'0" x 3'0" (with a stove and sink)
- WORK AREA:** 3'8" x 2'3" (with a desk and chair)
- BED:** 42'7" x 3'8" (top left bedroom)
- TOILET:** 1'6" x 3'0" (top left bathroom)
- TOILET:** 1'7" x 7'4" (bottom right bathroom)
- TOILET:** 1'6" x 3'0" (top right bathroom)
- SITOUT:** 14'1" x 3'6" (top right sitting area)
- SITOUT:** 1'8" x 2'8" (bottom right sitting area)
- STAIRS:** UP (central staircase)
- CL.** (Closets in various rooms)
- W.C.** (Water Closet)
- W.D.** (Washing/Drying area)

Ground Floor Plan



First Floor Plan



Ground Floor Area 1681.36 Sq. Ft. • First Floor Area 856.06 Sq. Ft. • Covered Terrace 269.54 Sq. Ft.
Total Floor Area 2537.42 Sq. Ft.

Specifications

Structure

- ▶ Earth quake resistant structure ▶ R.R foundation and basement
- ▶ Super structure- country burned bricks ▶ RCC flat slab
- ▶ Cement plastering to inside and outside walls
- ▶ Second roof with fabricated member(M.S.) and painted M.P tiles

Joinery

- ▶ Front door full teak wood frame and shutter.
- ▶ Other doors and windows Anjily wooden frame with teak wood shutter and glass ▶ M.S. Grill, S.S furniture fittings
- ▶ Door closer and door stopper for all bed rooms and bath rooms.

Finishes

- ▶ Inside walls - putty and plastic emulsion paint
- ▶ Outside walls - exterior emulsion paint ▶ Floor - vitrified tiles

Toilet

- ▶ Luxury sanitary fittings white or ivory color
- ▶ C.P. fittings Jaquar or Equivalent ▶ Separate dry and wet area.
- ▶ Tabletop or under counter washbasin in all bathrooms and bathtub in master bathrooms ▶ Ceramic/wall & floor tiles.

Kitchen

- ▶ Granite Counter Top ▶ Electric Chimmini and Hobe

Electrification

- ▶ Wiring- Finolex / V-guard wires
- ▶ Switches M.D.S / M.K / Crabtree
- ▶ Exhaust fan in all bathrooms & Kitchen
- ▶ Split A.C in all bed rooms (LG or Samsung)
- ▶ Three phase electricity supply for all houses, Distribution Box (D.B), Miniature Circuit Breakers (MCB) with Earth Leakage Circuit Breakers (ELCB)
- ▶ Wiring provision for regenerator
- ▶ Generator backup for common area ▶ Generator/Inverter provision

Water supply

- ▶ Common well and Borewell ▶ Over head water tank
- ▶ Individual overhead tank ▶ Rain water harvesting tank and sump

Common biotech tank for solid waste & sewage disposal

Rules & Regulations

NTPaul Lords court is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment, in which case the amount will be returned without any interest, only after re-allotment to another party.

Documentation

On allotment, an agreement to construct the villa will be executed between the builder and the purchaser. The contract value in the agreement covers the cost of the land, development, building and other common infrastructure. Registration charges and incidental expenses for the registration of land will be to the buyer's account, to be paid at the time of registration.

Terms and conditions

Once allotted and agreement signed, the prices are firm. All payments by Demand Draft / local cheques favouring NTPaul Builders Pvt Ltd. payable at Kottayam. Individual houses will be completed within 18 months of obtaining the individual building licence. Possession shall be given to the customer only after settling all the dues to the company. NTPaul Builders reserves the right to accept or reject any application. Statutory deposits, building tax, sales tax, service tax etc., and deposits for power, water and house owner's association, share of cost of transformer and its cabling, construction workers welfare fund and other deposits, shall be paid by the buyer.

All transactions are subject to Kottayam jurisdiction only.

All measurements and specifications given in the brochure are subject to minor variations. Variations / alterations shall be at the discretion of the builder.

Owners Association will be formed on the handing over of the project. The Owners Association will carry out the complete maintenance and repairs of common facilities. Membership in association is compulsory. Maintenance charges / deposits to be paid by each owner to the Association.

Payment details

Payment to be made in five instalments

- ▶ On booking
30% of total cost + ST
- ▶ On completion of foundation
25% of total cost + ST
- ▶ On completion of ground floor roof
25% of total cost + ST
- ▶ On completion of first floor roof
19.5% of total cost + ST
- ▶ On handing over
0.5% + other taxes and deposits

Location

Near Parolickal Junction, 100 m from MC road. Kottayam is 9 km away with major railway station and bus stations. Ettumanoor is 2 km near, facilitating banking with branches of major banks. Medical college, University and other renowned educational institutions are within 6 km radius. Major Hospitals, Matha and Caritas within 1 km reach. Distance to Kochi International Airport 80 km.

Famous religious and worship places are located within 2 km distance. Half an hour drive can get you to Kumarakom, the world famous tourist spot.

Value for the investment

Fast developing area and hence high appreciation for your investments. Very close proximity to Educational Institutions, Major Hospitals, worship centres etc. increases the value of the property at Parolickal Junction near Ettumanoor.

Second roof

This roof, a unique feature, is built with M.P.Tiles on steel/



hardwood structural frame work over the RCC flat roof. This helps to cut down a good percentage of heat. Moreover you get an attic storage space, traditional look for the house and additional security.

Facilities

- ▶ 24 hours security.
- ▶ Power Backup either Generator or Inverter provision
- ▶ Children's Play Ground
- ▶ 24 hours Electrical & Plumbing maintenance support



Layout Plan

- ▶ Ozonised Swimming Pool
- ▶ Club House Health Club
- ▶ Driver Rest Room with toilets
- ▶ Generator Room and transformer
- ▶ Electrical Room
- ▶ Cable Dutct Electrical, Telephone, Intercom
- ▶ Individual Rainwater Harvesting

Our possession

- ▶ Schedule bound completion and handing over
- ▶ After care and maintenance wing for upkeep of property
- ▶ Good appreciation value
- ▶ Easy loans from housing finance companies