

RERA No.: K-RERA/
/XXX/XX/000/2024
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VISHRAAM
- we build smiles -

CONNECTING LIVES AND LUXURY



VISHRAAM
TYKHE
HAPPENING • HAPPINESS



VISHRAAM
— we build smiles —



NOW IN KOCHI

Deep rooted in the principles of innovation and sustainability,

Vishraam's journey in 24 years has seen many landmark projects in Thrissur, Palakkad and Guruvayur.

Proudly following the tradition of many firsts, our aim is to curate thoughtful living spaces that restyle the living lifestyle more promising... and yes we are indeed proud

to be in Kochi with our 50th project - our maiden project

Vishraam 'TYKHE' at Thykoodam.





Connecting thoughtful living spaces

As we reflect our living past and move on
to observe the future, laying foundations
for landmarks that stand proudly, as one of our best.
Proudly propose Vishraam 'TYKHE' - our stepping stone
of happiness in the most happening city, Kochi.

Happening
Kochi connects you



Happiness
evoking senses
within you



Heralding à new space in your city

Positioned itself in Kochi city, Vishraam 'TYKHE', Premium Luxury Apartments is in close vicinity of Thykoodam Metro Station. Standing tall upto B+G+17 floors, housing 74 units living space, it comprises of 2, 2.5 & 3 BHK, with ample parking slots and all modern amenities. Closer to major city hubs, our desire is to dwell you never too far from anything.



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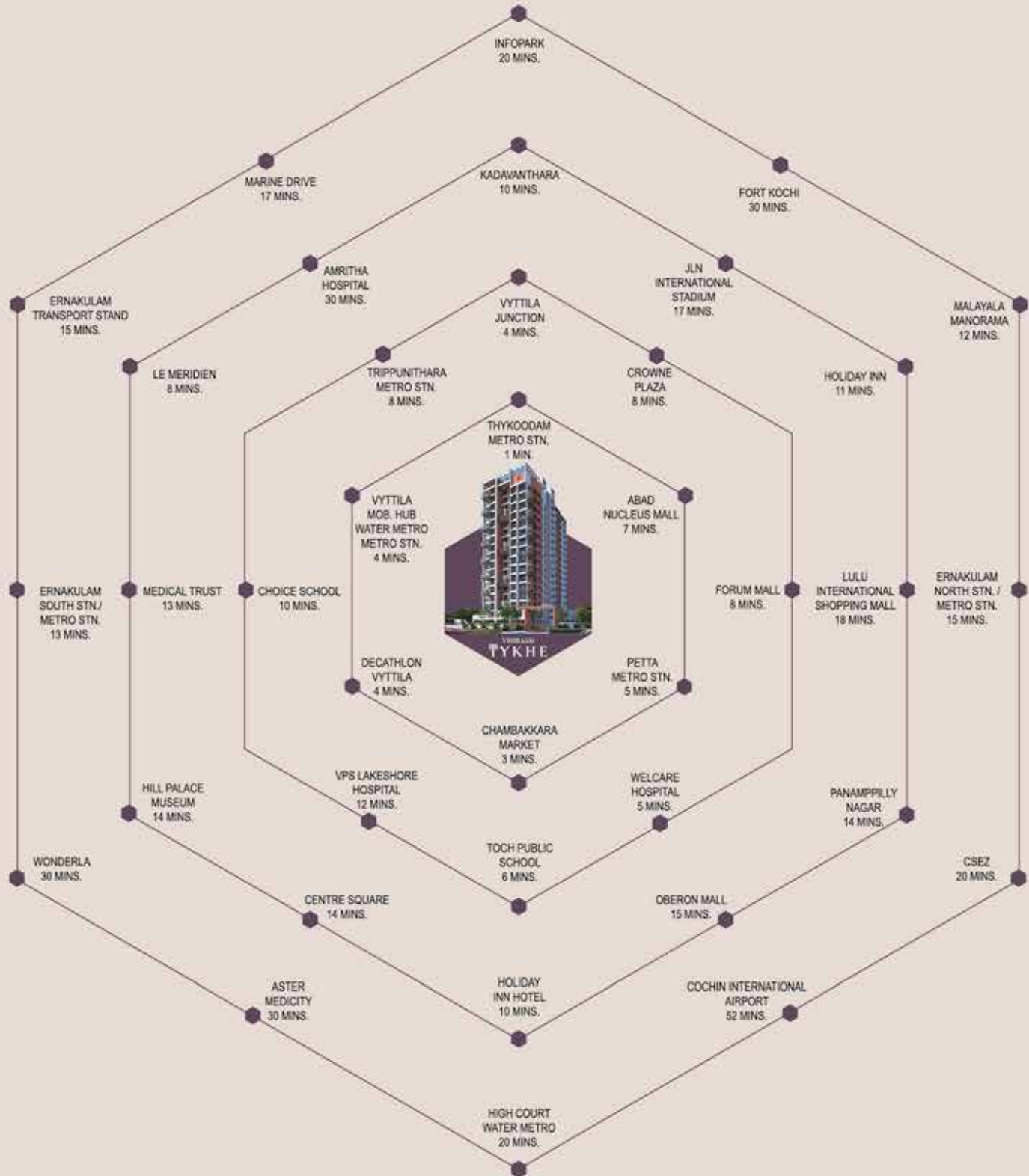


LOCATION

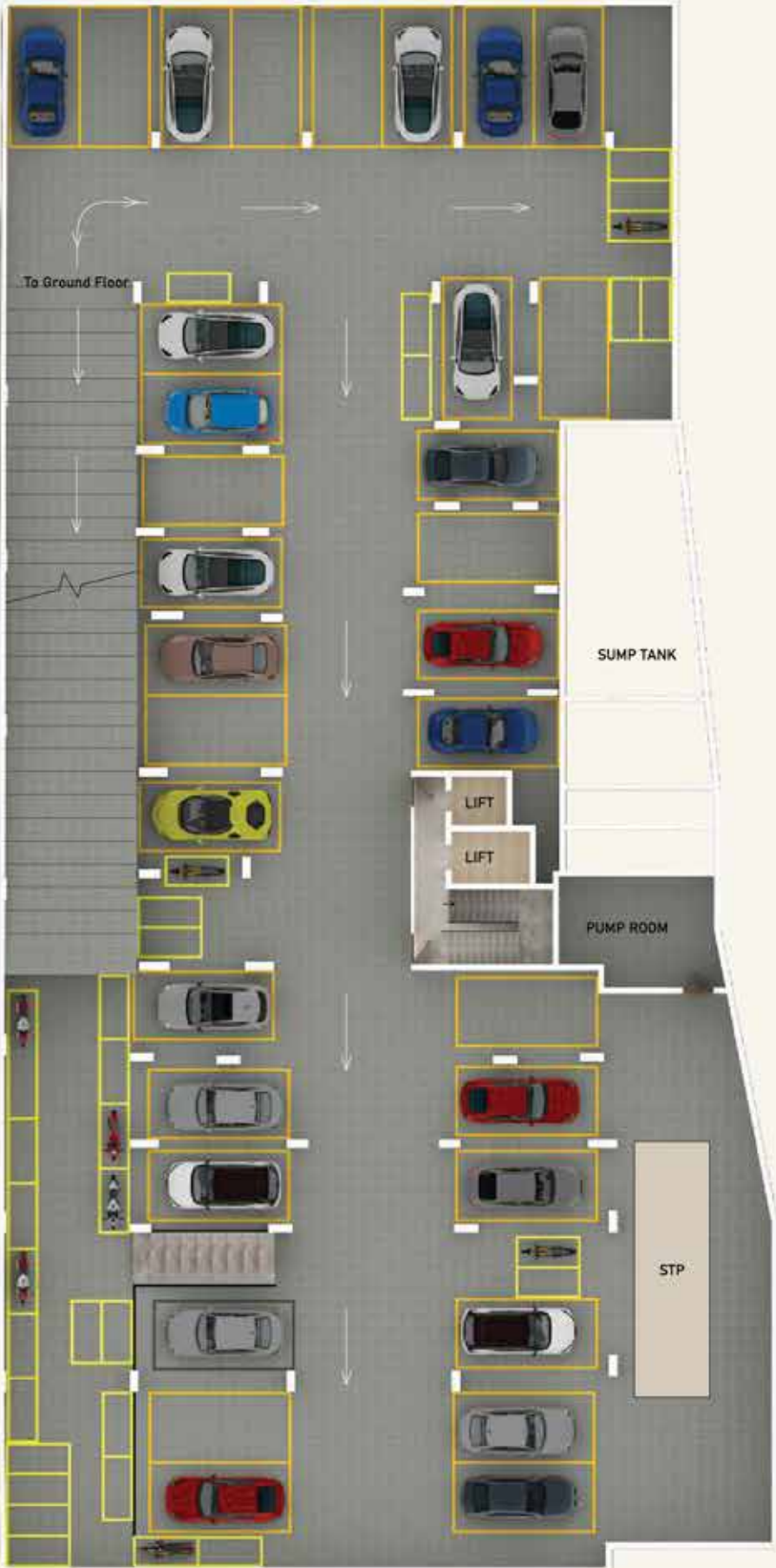


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 All pictures used here are just indicative. The sale is subject to terms of Application Form and Sale Agreement.
 Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions.

PERFECT ACCESS



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



TYPICAL FLOOR PLAN

2nd FLOOR TO 16th FLOOR



FLAT A

Area: 1738 Sq.ft

2nd FLOOR

- Carpet Area: 1118 Sq.ft
- Balcony Area: 171 Sq.ft
- Garden Area: 36 Sq.ft
- Open Terrace Area: 98 Sq.ft



FLAT A

Area: 1692 Sq.ft

3rd, 7th,
 11th, 15th FLOOR

- Carpet Area: 1118 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 36 Sq.ft



FLAT A

Area: 1692 Sq.ft

4th, 6th, 8th, 10th,
12th, 14th FLOOR

- Carpet Area: 1118 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 36 Sq.ft



FLAT A

Area: 1692 Sq.ft

5th, 9th, 13th FLOOR

- Carpet Area: 1118 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 107 Sq.ft



FLAT B

Area: 1720 Sq.ft

2nd FLOOR

- Carpet Area: 1110 Sq.ft
- Balcony Area: 171 Sq.ft
- Garden Area: 43 Sq.ft
- Open Terrace Area: 98 Sq.ft



FLAT B

Area: 1675 Sq.ft

3rd, 7th,
 11th, 15th FLOOR

- Carpet Area: 1110 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 36 Sq.ft



FLAT B

Area: 1675 Sq.ft

4th, 6th, 8th, 10th,
12th, 14th FLOOR

- Carpet Area: 1110 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 43 Sq.ft



FLAT B

Area: 1675 Sq.ft

5th, 9th, 13th FLOOR

- Carpet Area: 1110 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 107 Sq.ft



FLAT B

Area: 1686 Sq.ft

16th FLOOR

- Carpet Area: 1110 Sq.ft
- Balcony Area: 135 Sq.ft
- Garden Area: 43 Sq.ft



FLAT C

Area: 1087 Sq.ft

2nd - 15th FLOOR

- Carpet Area: 716 Sq.ft
- Balcony Area: 58 Sq.ft



FLAT D

Area: 1333 Sq.ft

2nd FLOOR

- Carpet Area: 932 Sq.ft
- Balcony Area: 48 Sq.ft
- Open Terrace Area: 504 Sq.ft



FLAT D

Area: 1333 Sq.ft

3rd - 16th FLOOR

- Carpet Area: 932 Sq.ft
- Balcony Area: 48 Sq.ft



FLAT E

Area: 1477 Sq.ft

2nd FLOOR

- Carpet Area: 997 Sq.ft
- Balcony Area: 82 Sq.ft
- Open Terrace Area: 606 Sq.ft



FLAT E

Area: 1477 Sq.ft

3rd - 16th FLOOR

- Carpet Area: 997 Sq.ft
- Balcony Area: 82 Sq.ft









17th FLOOR













AMENITIES

Fine privileges handpicked for the chosen few...

GROUND FLOOR	Landscaped garden 	Common seating bench 	Children's play area 
	Designer Lobby with seating space 	Mechanical compostable waste processor for solid waste management 	Driver's Room 

17TH FLOOR	Party Hall 	Swimming Pool 	Gymnasium 
	Indoor Games 	Wash Room 	Open Terrace Party area/ Barbeque area 
	Sky Cinemas 	Yoga & Meditation area 	Terrace Garden 

TERRACE FLOOR	Incinerator for managing medically used items like sanitary napkins, diapers, medical waste including syringes, etc. 	Solarpower to grid for common area lighting 
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GENERAL FACILITIES	Controlled access entry 	CCTV at vantage points 
Intercom 	Rain water harvesting 	Water clarifier and recirculation 
24x7 Security surveillance 	Sensor light in common area 	Sewage treatment plant 
Reticulated gas to kitchen 	Common Electrical Vehicle charging point 	

SPECIFICATIONS

FOUNDATION

RCC Bored cast-in-situ Piles as per the soil strata and design

STRUCTURE

RCC framed structure with masonry wall partitions. The structure surface including masonry walls shall be cement plastered. The structure shall be designed and built as EARTHQUAKE RESISTANCE STRUCTURE for SEISMIC ZONE 3.

INTERNAL AND EXTERNAL MASONRY

The masonry unit used shall be 200mm thick solid block for external and 200mm/100mm thick internal wall partitions as per the requirement.

INTERNAL AND EXTERNAL PLASTERING

Ceiling Plastering in cement mortar 1:4 with a minimum thickness of 9mm

Internal Plastering in cement mortar 1:5 with a thickness of 12mm and External Plastering in cement mortar 1:5, 20mm thick with 1 coat floated hard and trowelled smooth for all areas except for flush walls 20mm thick in two layer coats (With first coat 12mm thick & second coat 8mm thick).

WALLS AND CEILINGS

2 coat cement based putty, 1 coat primer and two coat plastic emulsion paints with roller finish for Internal walls and ceilings.

DOORS AND WINDOWS

- Main door: Polished veneered/Laminated pre hung door with engineered door frame/equivalent for main door Kalpataru/FeroDoor/Jackson/Doors & More AVT/equivalent brand
- Bedroom doors & Internal doors: Laminated pre-hung flush door shutter with engineered door frame for internal doors. Kalpataru/FeroDoor/Jackson/AVT/equivalent brand
- Toilet Doors: ABS/Laminated pre-hung flush door with engineered door frame for toilet doors. Kalpataru/FeroDoor/Jackson/AVT/equivalent brand
- Windows with sliding & openable type, Sliding doors, Ventilators - Made of superior quality of powder coated Aluminum/ UPVC sections.

FLOORING

- 9mm thick Vitrified tile Flooring & Skirting with 3mm spacer filled with sanded grout for Entrance, Living, Dining, Bedrooms, Kitchen, Work area etc. Kajaria/Somany/Cera/Simpolo/Sunheartt/AGL/RAK/OrientBell/equivalent brand
- Toilet - 9mm thick Matte finish - GVT(Glazed Vitrified Tiles) Pozzolana floor tiles for toilet floor and dado up to a height of false ceiling with 3mm spacer with epoxy/sanded grout filling - Tiles of Kajaria/Somany/Cera/Simpolo/Sunheartt/AGL/RAK/OrientBell/equivalent brand
- Kitchen counter slab: Kitchen counter frame with GP coated rectangular tube section and black granite slab top with double thick beading, top & bottom with chamfering edges, ceramic dado up to a height of 60cm above counter slab
- Balcony & Garden: 9mm thick Ceramic Rustic floor tiles Kajaria/Somany/Cera/Simpolo/Sunheartt/AGL/RAK/OrientBell/equivalent brand
- Lobby - 9mm thick designer tile of vitrified/ceramic - Kajaria/Somany/Cera/Simpolo/Sunheartt/AGL/RAK/OrientBell/equivalent brand
- Staircase - Main stair with designer tile of vitrified /ceramic. Fire staircase flooring with vitrified tiles.
- Parking & Driveway area flooring - with heavy duty interlock pavers of 6.5cm thick laid on well compacted baby chips layer/ VDF Flooring

ELECTRICAL

- Concealed wiring with superior quality FRLS copper cables of Brands V-Guard/Bonton/RR/equivalent brand.
- Adequate light, fan, 6/16 Ampere power plug points controlled by ELCB and MCB, Independent Energy meter for each apartment.
- AC points provision for all bedroom & living room. Geyser point provision for all toilets. Switches - Modular switches of make Legrand /Honeywell/Schnider/Havells/equivalent brand.
- Generator Backup - 24 hours generator backup for common area lighting, lifts, WTP, STP and other common amenities like pumps etc. In flats generator back up for lights and fan circuits up to 1200 watts.
- TV point provision -TV provision in living room and Master bedroom.
- Telephone point provision -Telephone provision in living room.
- Intercom provision - Intercom provision in Master bedroom.

WATER SUPPLY

Water supply through underground sump and overhead tank. Source of water supply will be by the alternative provisions of well or borewell. Internal water supply for Domestic & Flush lines - CPVC - SDR - 11grade Pipes.

- External water supply & Shafts : ASTM Schedule 40 grade pipes
- Drainage lines : UPVC 4985 or (SWR - Type B) pipes • Rain waterlines : UPVC (SWR -Type A) pipes

CP AND SANITARY

1 Sanitary Fixtures : Duravit/Vitra/Kohler/Queo/Jaquar/equivalent brand

- M-Toilet - with wall hung EWC, concealed flush tank, counter top wash basin etc.
- Bed 2 & Bed 3 Toilet : Wall hung EWC, concealed flush tank, half pedestal wash basin
- Dining Table top/Counter top wash basin fixed over black granite supported with frame of GP coated rectangular tubular sections

2 C.P Fittings : Hansgrohe/Grohe/Vitra/Kohler/Queo/Jaquar/equivalent brand

- M-Toilet - Divertor, overhead shower rose with arm, pillar cock, angle valve, health faucet etc.
- Bed 2 & Bed 3 Toilet : Divertor, overhead shower rose with arm, pillar cock, angle valves and health faucets.
- Dining - Pillar cock and angle valve, bottle trap
- Kitchen : Sink cock - Swan neck pillar cock with long body

3 Kitchen Sink : Single bowl with drain board of Nirali/Franke or equivalent brand

BALCONY & STAIRCASE HANDRAILS

GP coated handrails with SWG 16 - gauge sections, primer coating with epoxy and 2 coat of synthetic enamel paints.

EXTERNAL PAINT FINISHING

External painting with one or two coats of waterproofing elastomeric primer as base coat and two coats of highly UV resistant and with good film integrity exterior emulsion paints - Jotun/Asian/Dulux/Berger/Nerolac/equivalent brand

LIFTS - 1 Nos - Passenger lift (With 10 persons capacity) and 1 No Fire lift (With 15 passengers' capacity)

BUILDING-FIRE FIGHTING - Firefighting arrangements as per the Kerala Firefighting department norms



PRODUCT CHART

LAND AREA IN CENTS - 62.07	NO. OF FLATS - 74		BASEMENT/GROUND FLOOR/FIRST FLOOR - PARKING + SERVICES		
	A 3BHK	B 3BHK	C 2BHK	D 2.5BHK	E 3BHK
Second Floor	1738 sqft	1720 sqft	1087 sqft	1333 sqft	1477 sqft
Third Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Fourth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Fifth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Sixth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Seventh Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Eighth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Ninth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Tenth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Eleventh Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Twelfth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Thirteenth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Fourteenth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Fifteenth Floor	1692 sqft	1675 sqft	1087 sqft	1333 sqft	1477 sqft
Sixteenth Floor	-	1686 sqft	898 sqft	1333 sqft	1477 sqft
Seventeenth Floor	Party Hall / Gym / Indoor Games / Swimming Pool / Sky Cinema				

MEMBER



CREDAI

50th
PROJECT

VISHRAAM
TYKHE
HAPPENING • HAPPINESS

24
YEARS



VISHRAAM
• we build smiles •

 **+91 75919 75919**

VISHRAAM BUILDERS AND DEVELOPERS PVT. LTD.

Branch Office: No.: G 56, Panampilly Nagar, Ernakulam, Kochi - 682 036.

Head Office: Near Punkunnam Junction, Thrissur. Kerala - 680 002.

Tel: +91 487 2386168. Email: mail@vishraam.com

www.vishraam.com