



Terra Firma

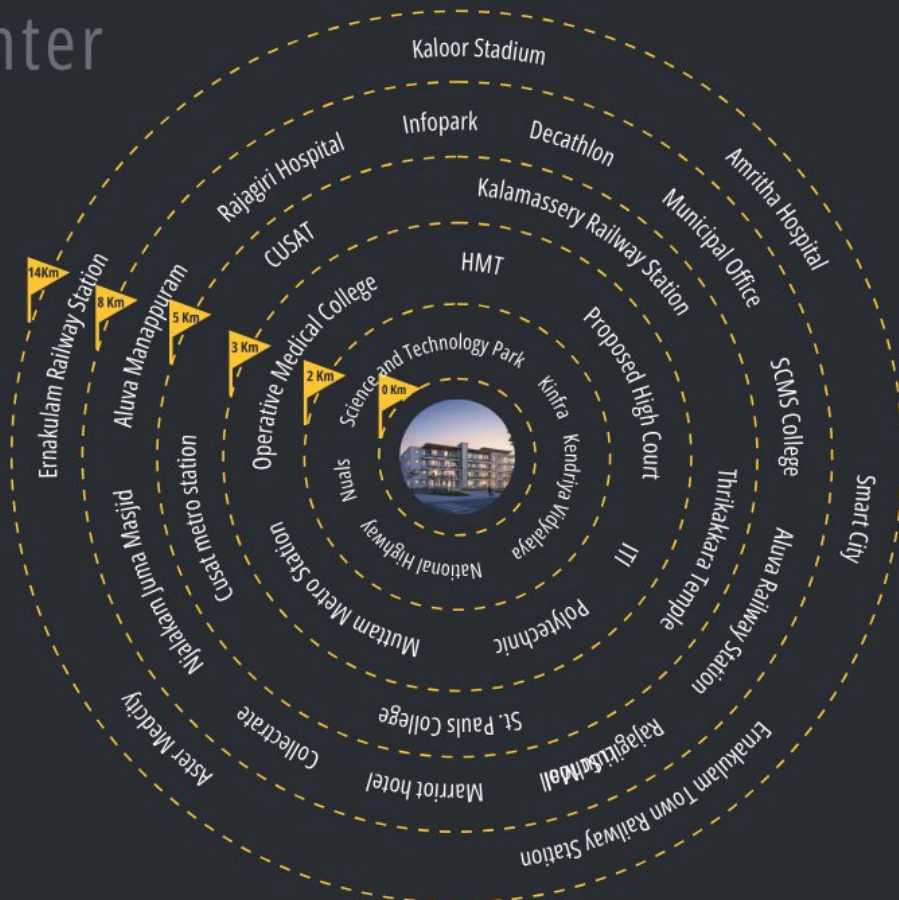
Kalamassery, Kochi



For the uncompromising spirit.....

This project @ Kalamassery, Kochi. We believe in the catering to all categories of home dwellers, with all realistic developments. It's a destination which is ideal for living. It also gives assured rentals and appreciation from an investor's point of view, without compromising on any of the quality parameters, which has been phenomenally followed by this project throughout our growth phases. We present you a wide choice of economical and luxurious 3BHK which is a "True Value for Money" for the customer. The structure is Ground floor + 3 floors with ample Car Parking space at the Ground Floor. There are luxurious, 15 units with unique design and layout in the Project.

Epicenter





Terra Firma

Kalamassery, Kochi



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Intelligent Series



A home is where every person wants to feel secure, relaxed and pampered. This project offers the convenience of living in a home that offers seamless infusion of technology with day-to-day living.

The apartments are customized for the new generation user, who wants homes not just for convenience, but for safety, entertainment, information, power conservation, better use of resources and low maintenance and of course "feel pampered" factor.

Technology Features

DTH- Provisioning of cable and power for DTH services.

Provision for Bio-metric-locks-for secured/authorised access

Provision for video phone systems, CAT-S and co-axial cable RG-6.
Wifi network. Multiple access point provisions to ensure sufficient coverage for the wireless internet throughout the apartment.

CCTV in lobby.

Common ducting for telephone, optic fibre, cable-TV(starting from common landing point to Selected-rooms)

Building Management system (BMS)for water management and common area lighting.



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Individual Amenities

- Covered Personal Parking
- Private Balconies
- Provision for air conditioning
- Provision for Door video phone
- Provision for intercom, Wifi
- Designer Kitchen and Toilets
- Contemporary wall colours
- Provision for separate EV Vehicle Charging

Common Amenities

- Power Backup
- Car Wash Facility
- Multi gym and Health Club
- Reception and Launch
- Recreation Hall
- Kids Play area
- Assembly Corner
- Security and Surveillance Camera
- Guest Car and Two Wheeler Parking
- Care taker room and toilet





TYPE A 1140 Sqft - 3BHK

TYPE B 1140 Sqft - 3BHK

TYPE C 1110 Sqft - 3BHK

SITE PLAN

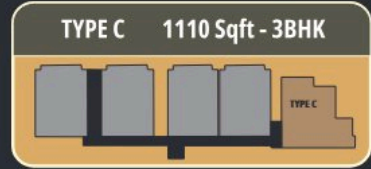
1st, 2nd, 3rd - Floor Plans

The floor plan shows a long, narrow building with a central corridor and multiple units on either side. The units are arranged in a row, with each unit having a balcony. The plan also shows a lift shaft and a passage area. The units are labeled with their respective types and dimensions.

- TYPE A:** 1140 Sqft - 3BHK. Dimensions: 30'0" x 38'0".
- TYPE B:** 1140 Sqft - 3BHK. Dimensions: 30'0" x 38'0".
- TYPE C:** 1110 Sqft - 3BHK. Dimensions: 30'0" x 37'0".

The plan also shows a lift shaft (LIFT 20'0" x 20'0") and a passage area (PASSAGE 7'0" WIDE).

UNIT PLAN





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Specifications/Finishes

LIVING/DINING /LOBBY/PASSAGE

Floors.....	Vitrified Floor
Walls.....	Acrilic Emulsion paints on putty walls
Ceiling.....	Acrilic Emulsion paint

BEDROOMS

Floor.....	Wooden finished tiles flooring in Master bedroom, Vitrified floor in other bedrooms
Walls.....	Acrilic Emulsion paint
Ceiling.....	Acrilic Emulsion paint
Modular Wardrobe provision...	Modular wardrobe provision of standard make in all the Bedrooms, except in the Utility

KITCHEN

Walls.....	Tiles up to 2'-0" above counter and Acrilic Emulsion paint in the balance area.
Floor.....	Anti-skid tiles
Ceiling.....	Acrilic Emulsion paint
Counters.....	Granite
Fittings / Fixtures.....	CP Fittings, single bowl SS Sink with drain board, Provision for water purifier, Exhaust fan.

BALCONY

Floor.....	Antiskid Tiles
Ceiling.....	Exterior paint

TOILETS

Wall.....	Combination of Tiles, Acrylic Emulsion. Paint and Mirror.
Floor.....	Anti-skid Tiles.
Ceiling.....	Acrylic Emulsion paint
Fitting/Fixtures.....	Mirror, Exhaust fan, Towel rail, Toilet paper holder, Soapdish of standard make
Sanitary ware / CP Fittings.....	Single Lever CP fittings, Wash Basin & WC, Health Faucet.
PLUMBING.....	Water supply inside the toilet, work area, wash and kitchen.
FIRE FIGHTING SYSTEM.....	As required by Fire and safety rules.

DOORS

Internal Doors.....	Painted Hardwood frame with Painted flush door/ moulded skin Shutters
Entrance Doors.....	Polished Hardwood Frame with veneered and Polished flush door shutter.

EXTERNAL GLAZINGS

Windows/External glazings.....	Energy Efficient, Sound insulating glass units with-tinted/reflective and or clear glass with powder coated Aluminum.
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ELECTRICAL FIXTURES/FITTINGS

Modular switches of crabtree or equivalent make and copper wiring. All rooms will have 2 light points, one fan point, 1 no 6amp socket and switch, AC points in bedrooms, TV/CABLE/Telephone points in living and master bedroom, 1 no 15 amp in Kitchen.

POWER BACK-UP

100% DG Power back-up for apartments and Common areas.

SECURITY SYSTEM

Modern multimedia/security/building management systems.

LIFT LOBBY

Lift.....Passenger Elevators

Lift lobby Floor.....Verified Tiles

Lift Lobby Walls.....Sutable combination of Granite, Texture, Acrylic Paint

STAIRCASE

Floor.....Verified Tiles

Walls.....Acrylic Emulsion

CLUB FACILITY

Multipurpose Hall

Library and Card Room

Aerobics-Toga-Gym with all modern equipments

Terms & Conditions

1. Once allotted and agreement signed prices are firm
2. All payments only by demand drafts or by local cheques favoring Trump Builders payable at Emakulam
3. Possession shall be given to the customer on setting all dues to the company
4. Statutory deposits, building tax, share of KWA KSEB cable, transformer cost and deposits for apartment mersin be paid by the buyer
5. Company is not responsible for any delay in water/electric connection due to delay with concern department
6. The construction contract document indicates all the detailed terms and conditions
7. All transactions are subject to the cochin jurisdictions only.

All measurements and specifications given in this brochure are subject to variation with out specific or general notes. All such variations/alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. This brochure does not constitute a legal offer.

Upholding primary values of lifelong commitments and fruitful relationships followed over with a decade of competitive architectural consultancy and contract, our team has set benchmarks for productive response and customer satisfaction.

Every Construction comes with a detailing for perfection and class. We have a vision to deliver the best that will consolidate the relations we build forever.

LOCATION MAP

- National Highway - 2.5 Km
- Kalamassery Town Metro station- 6.5 Km
- Muttam Metro Station - 3.5 Km
- Operative Medical College - 3.0 Km
- Nuals Kalamassery - 2.1 Km
- Zamra Convention Centre - 2.5 Km
- Science and Technology Parck - 2.5 Km
- Kinfra Kalamassery - 2.5 Km
- HMT - 3.8 Km
- Proposed Heigh Court - 3.5 Km
- Marriot hotel - 8.9 Km
- Lulu Mall - 8.9 Km
- Cusat metro station - 6.0 Km
- Cusat Campus - 5.0 Km
- Kakkanad collectorate - 8.4 Km
- Smart City Kakkanad - 9.2 Km
- Njalakam Juma Masjid - 7.4 Km
- Kalamassey ITI - 3.7 Km
- Kalamassery Railway station - 5.1 Km
- Ernakulam Town railway station- 14.3 Km
- Amritha Hospital - 12.4 Km
- Kalamassery Kendriya Vidyalaya- 2.0 Km
- Sunrise Hospital - 6.9 Km
- poly technic - 3.3 Km
- St Pauls College - 4.2 Km
- Kaloor Stadium - 12.3 Km
- Aluva Manappuram - 8.6 Km

- Rajagiri Hospital - 7.2 Km
- Aluva Railway station - 7.4 Km
- Nedumbassery Air Port - 17.3 Km
- U C College - 9.7 Km
- Rajagiri School - 6.7 Km
- Kalamassery Decathlon - 7.6 Km
- Kalamassery Municipal Office - 7.4 Km

- Kakkanad Infopark - 10.1 Km
- Thrikkakkara Temple - 5.6 Km
- Edappally Church - 9.5 Km
- SCMS College - 7.2 Km
- Ernakulam Central railway station- 16.8 Km
- Aster Medcity - 14.7 Km



Prime Location KALAMASSERY

Kalamassery, located just 9 kilometers northeast of Kochi's city center, is a dynamic municipality that serves as the region's primary industrial and academic engine. Spanning roughly 27 square kilometers, it marks the perfect crossroads between major manufacturing legacy and future-focused tech innovation. It is historically anchored by industrial giants like **FACT (Fertilisers and Chemicals Travancore)** and **HMT**, but has seamlessly pivoted into Kerala's digital age. Today, it hosts the **KINFRA** High-Tech Park and the celebrated Startup Village, making it a vital hub for modern entrepreneurship. Simultaneously, Kalamassery functions as a premier knowledge hub. The sprawling campus of **Cochin University of Science and Technology (CUSAT)** shapes its energetic, student-driven atmosphere, alongside institutions like **NUALS** (Law University) and the Ernakulam Government Medical College. With its unparalleled connectivity—cut through by National Highway 66 and fully serviced by the **Kochi Metro—Kalamassery** beautifully balances its rapid urban growth with local heritage, remaining one of the most accessible and vital corridors in the Kochi metropolitan area.





MECLIFE

MECLife
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