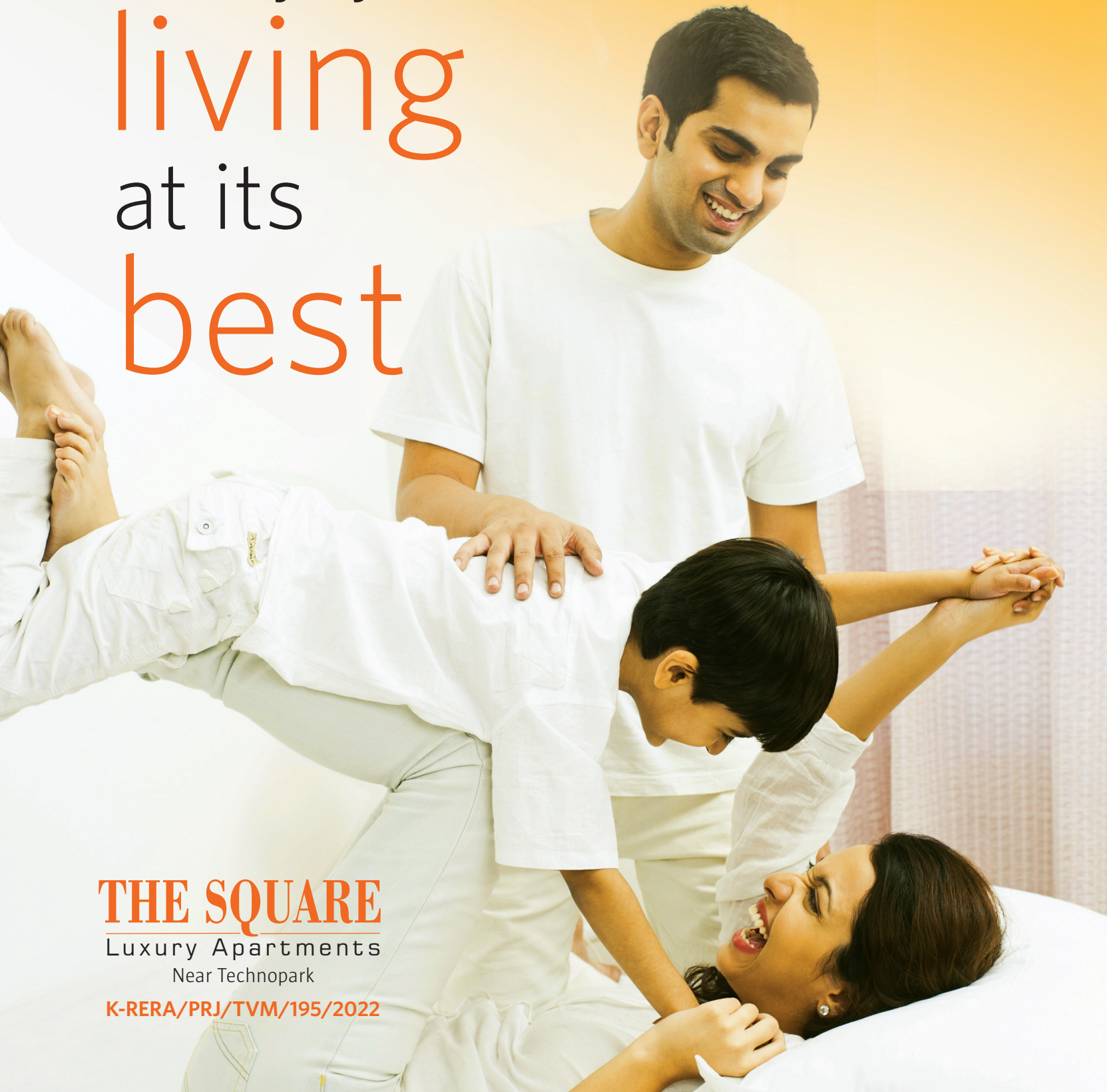


The joy of
living
at its
best

THE SQUARE
Luxury Apartments
Near Technopark
K-RERA/PRJ/TVM/195/2022





Welcome to Chothy's family

Chothy's Building Promoters (P) Ltd is recognized for its quality, reliability and professional approach because of our domain expertise, management practices, corporate governance and social responsibilities. The Group has emerged as one of the top developers in Trivandrum by focusing on bigger and more challenging projects year after year.



We not only create homes for discerning people, but also reinforce them with a relation and the strength of our trust in order to achieve a reputation for excellence that is unmatched in the construction industry.

With enterprising businessmen at its helm, we offer highly value-added features for our customers in the luxury villa and apartment sectors which are superb in terms of architectural excellence and futuristic amenities. We have incorporated a philosophy that drives the business and strategy to accomplish our success.

We have strengthened our presence in such key asset classes as Hospitality, Trading, Plantation and Chemicals.



OUR CORE PHILOSOPHY & LEGACY

- Trust of more than one decade
- Years of expertise & excellence
- Timely delivery
- Customer satisfaction
- Unmatched quality
- Integrity & loyalty
- Exquisite and competitive value



QUALITY LIVING STARTS HERE



We introduce our luxurious apartment project - **The Square** located at Arasumoodu, near to Technopark Phase 3 with close proximity to National Highway By-pass, Hospitals, Shopping malls, Railway station, Airport, Schools and Colleges.

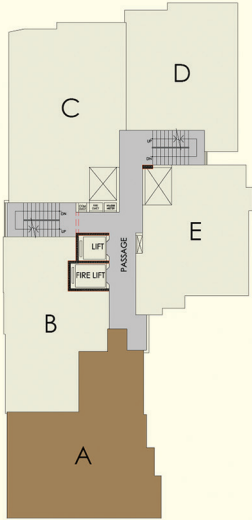
The Square ensures you inspiring landscape and soothing nature space, best ambience of scenic gardens complemented by idyllic bliss.

- G + 14 Floors
- 58 lifestyle 2 & 3 BHK apartments
- Modern amenities
- Car parking for all apartments & visitors

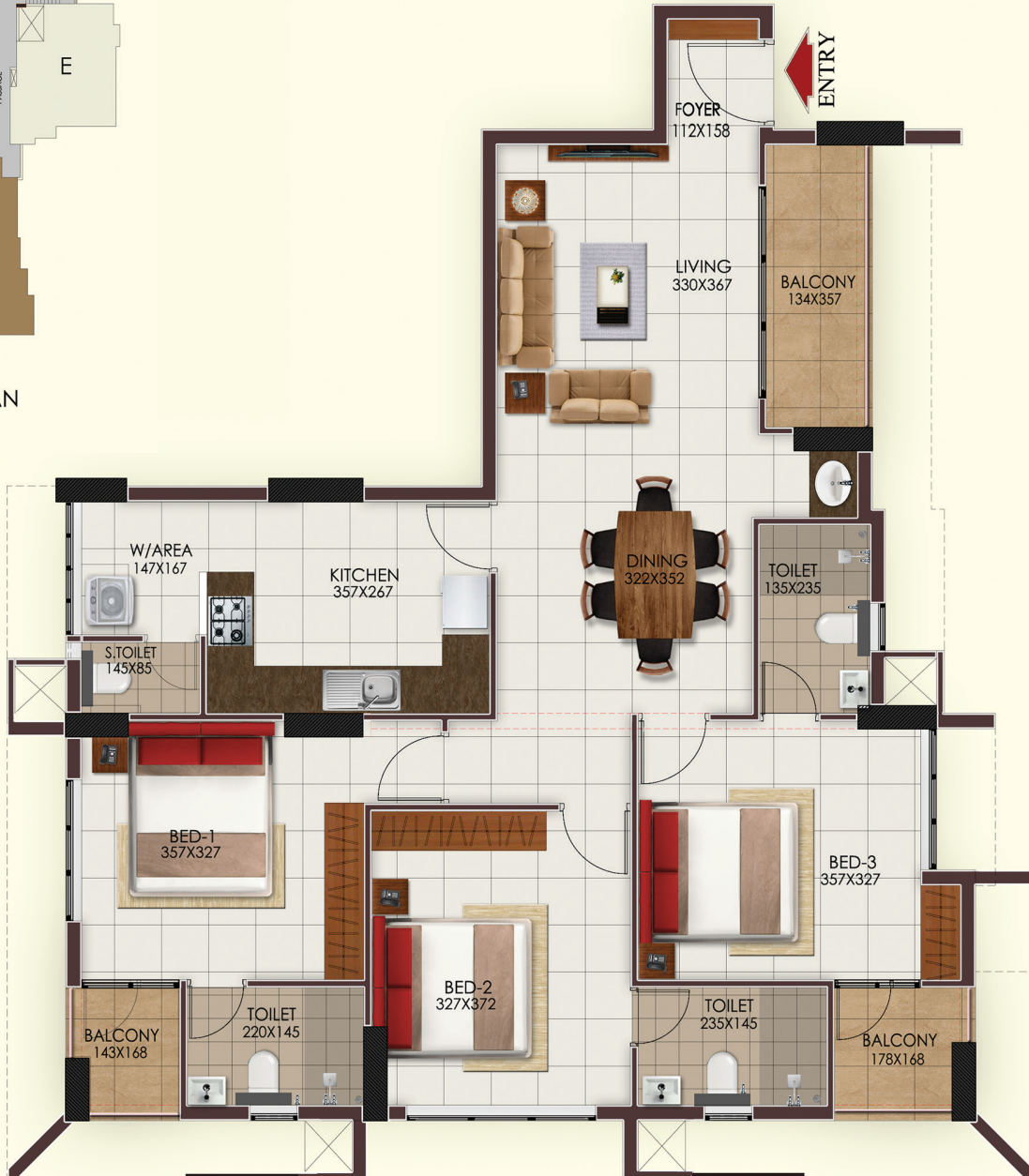
THE SQUARE

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KEY PLAN



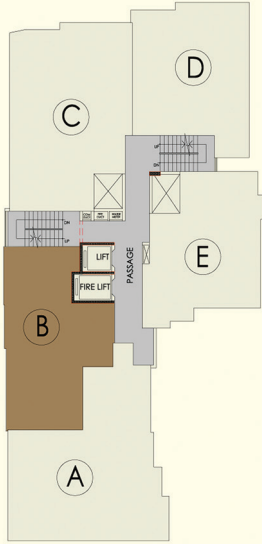
TYPE A 3BHK (4th to 13th FLOOR)

SUPER BUILTUP AREA	RERA CARPET AREA	BALCONY AREA
1534 Sq. Ft.	1012 Sq. Ft.	104 Sq. Ft.

■ Dimensions may vary during construction ■ Furniture and fixtures are indicative only ■ All dimensions are in centimeters

THE SQUARE

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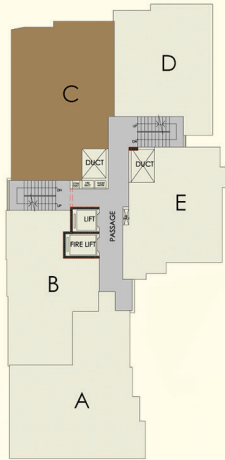
KEY PLAN



TYPE B 2BHK (4th to 13th FLOOR)

SUPER BUILTUP AREA	RERA CARPET AREA	BALCONY AREA
1127 Sq. Ft.	729 Sq. Ft.	78 Sq. Ft.

■ Dimensions may vary during construction ■ Furniture and fixtures are indicative only ■ All dimensions are in centimeters



KEY PLAN



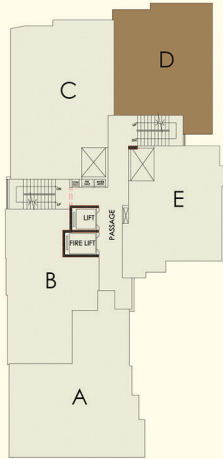
TYPE C 3BHK (4th to 14th FLOOR)

SUPER BUILTUP AREA	RERA CARPET AREA	BALCONY AREA
1468 Sq. Ft.	992 Sq. Ft.	76 Sq. Ft.

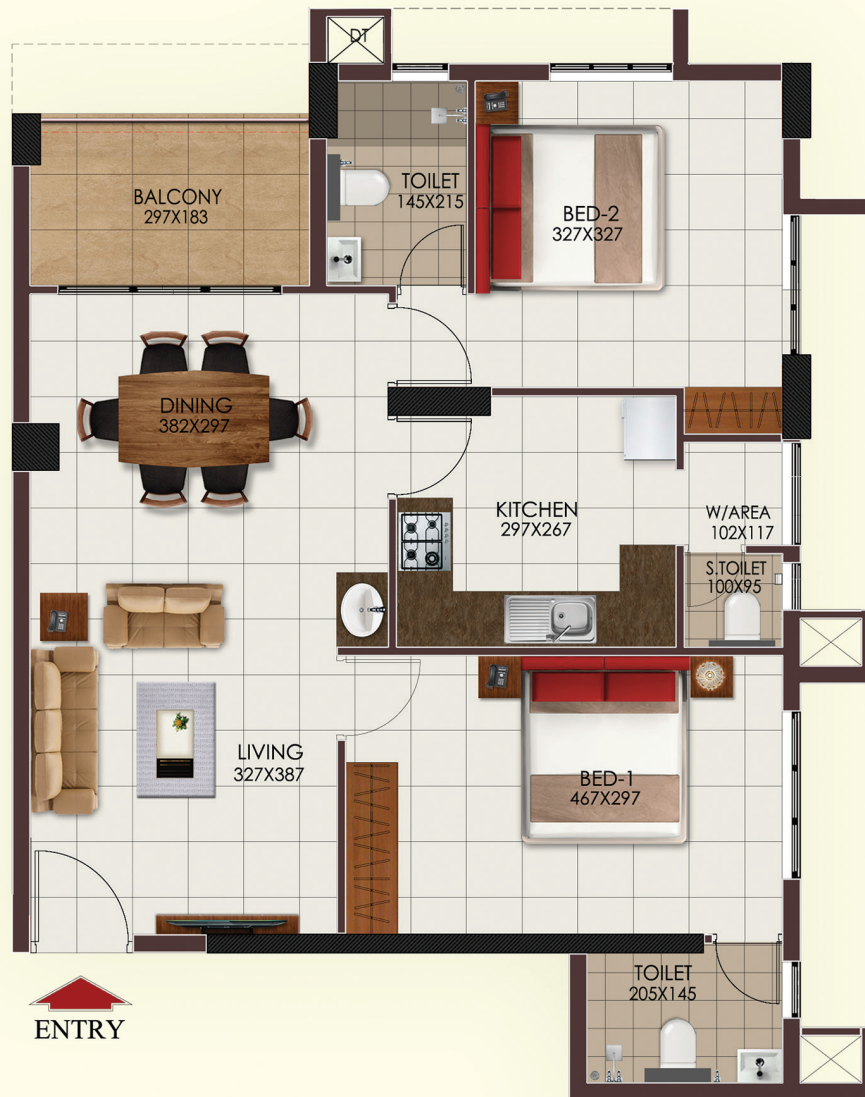
■ Dimensions may vary during construction ■ Furniture and fixtures are indicative only ■ All dimensions are in centimeters

THE SQUARE

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Near Technopark



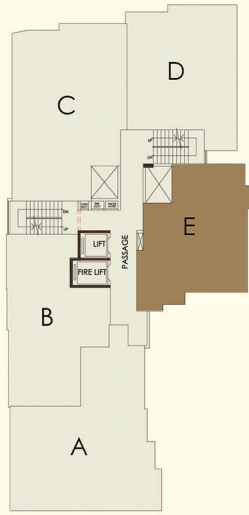
KEY PLAN



TYPE D 2BHK (4th to 14th FLOOR)

SUPER BUILTUP AREA	RERA CARPET AREA	BALCONY AREA
1123 Sq. Ft.	750 Sq. Ft.	58 Sq. Ft.

■ Dimensions may vary during construction ■ Furniture and fixtures are indicative only ■ All dimensions are in centimeters



KEY PLAN



TYPE E 2BHK (4th to 14th FLOOR)

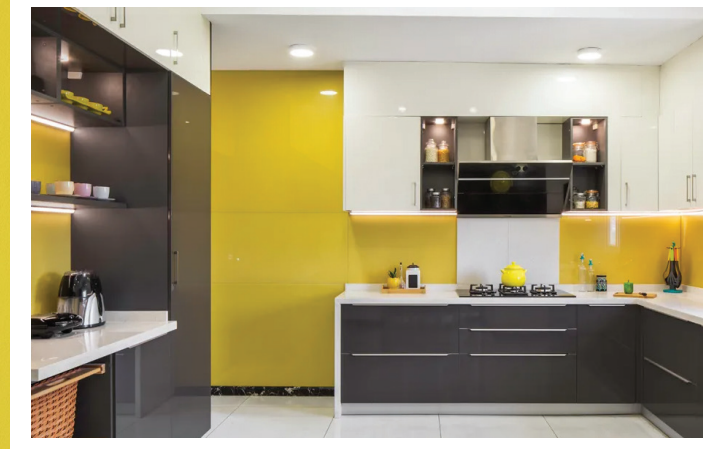
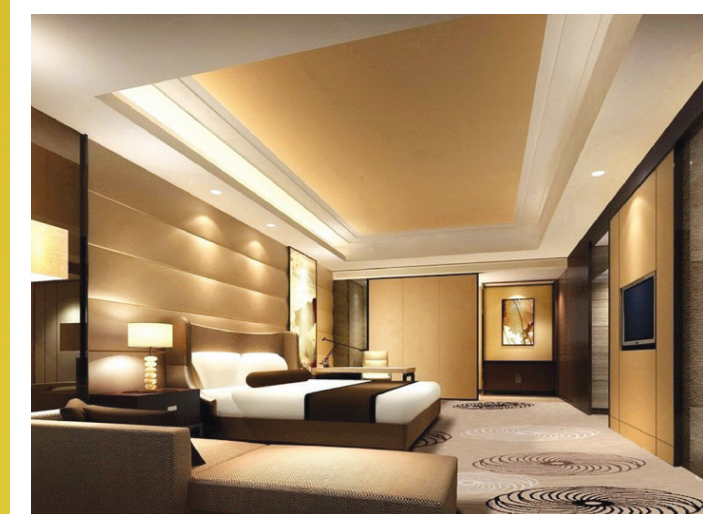
SUPER BUILTUP AREA	RERA CARPET AREA	BALCONY AREA
1062 Sq. Ft.	716 Sq. Ft.	31 Sq. Ft.

■ Dimensions may vary during construction ■ Furniture and fixtures are indicative only ■ All dimensions are in centimeters

THE SQUARE

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THE FUTURE
BELONGS TO
THOSE WHO
BELIEVE IN THE
BEAUTY OF
THEIR DREAMS.



WHERE CONVENIENCE MEETS LUXURY



THE SQUARE

Luxury Apartments
Near Technopark



FUTURISTIC AMENITIES



- Home theatre
- Fitness centre
- Association hall
- Work from home facility
- Rooftop open party area
- Children's play area
- Reticulated gas system
- Yoga/Meditation space
- Intercom connection system
- Senior citizens area
- Common Janitor/Driver toilet
- Generator connection through the ACCL in apartments



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VALUE ADDED FEATURES



- Well-designed entrance lobby
- Two elevators with automatic rescue device
- Common electric car charging point
- Waste management system
- Provision for car wash
- Cable TV provision in living area



THE SQUARE

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SECURITY FEATURES

- CCTV surveillance cameras at key position in the common area
- Round-the-clock security
- Biometric access at entrance
- Modern firefighting system
- Intercom facility between apartments and security cabin



PROMINENT LOCATIONS

IT PARK & MAJOR OFFICES

- TECHNOPARK PHASE 3 - 2 Km
- UST GLOBAL - 2.5 Km
- INFOSYS - 1.8 Km
- KINFRA - 5.6 Km
- VSSC - 2.4 Km

PUBLIC TRANSIT

- TRIVANDRUM INTERNATIONAL AIRPORT - 8 Km
- KOCHUVELI RAILWAY STATION - 6 Km
- KAZHAKOOTTAM RAILWAY STATION - 3 Km
- TRIVANDRUM CENTRAL RAILWAY STATION - 12 Km



RETAIL & LEISURE

- LULU MALL - 4.5 km
- MALL OF TRAVANCORE - 9 Km
- VELI TOURIST VILLAGE - 6.8 Km
- AKKULAM LAKE - 4 Km
- GREENFIELD INTERNATIONAL STADIUM - 4.2 Km
- WORLD MARKET - 5.2 Km



EDUCATION INSTITUTIONS

- MGM SCHOOL - 3 Km
- SCHOOL OF GOOD SHEPHERD - 3.2 Km
- MAPLE BEAR CANADIAN SCHOOL - 2.1 Km
- LECOLE CHEMPAKA - 6.1 Km
- BHARATIYA VIDYA BHAVAN - 1.5 Km
- KENDRIYA VIDYALAYA - 6.7 Km
- LOYOLA - 4.6 Km
- COLLEGE OF ENGINEERING - 2.7 Km
- MARIAN ENGINEERING COLLEGE - 5.6 km
- UNIVERSITY CAMPUS KARYAVATTOM - 3.1 Km
- BAMBINO INTERNATIONAL MONTESSORI SCHOOL - 1.6 Km

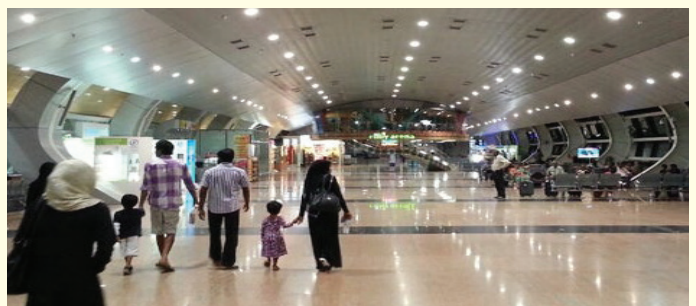
KEY LOCATIONS

- KAZHAKOOTTAM - 3.5Km
- SREEKARIYAM - 3.7 Km
- AKKULAM - 3.6 Km



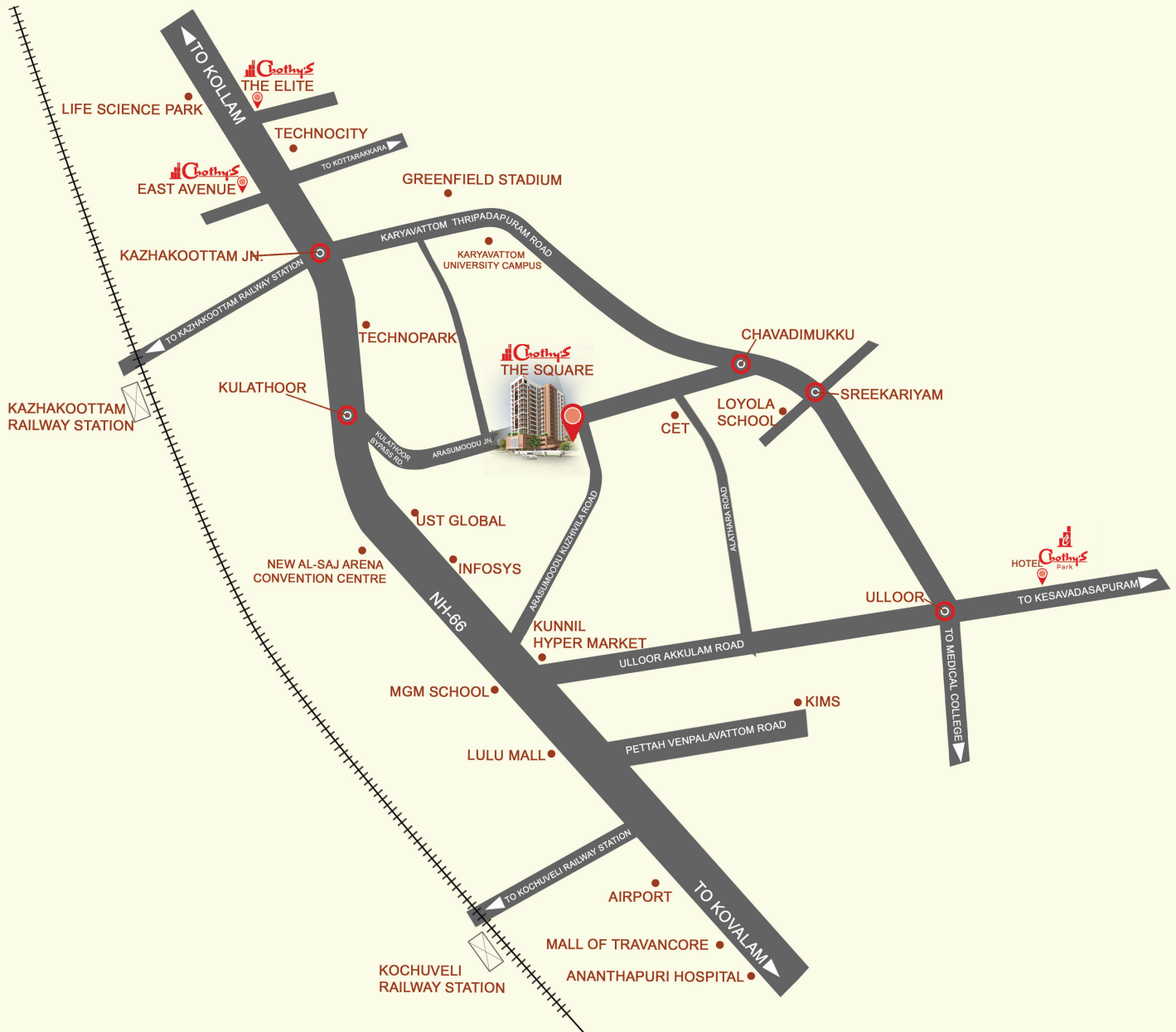
HOSPITALS

- KIMS - 6.4 Km
- AJ HOSPITAL - 4.1 Km
- GOVT. MEDICAL COLLEGE - 8 Km
- ANANTHAPURI HOSPITAL - 9 Km
- TSC HOSPITAL - 1.3 Km



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LOCATION MAP

SPECIFICATIONS

STRUCTURE

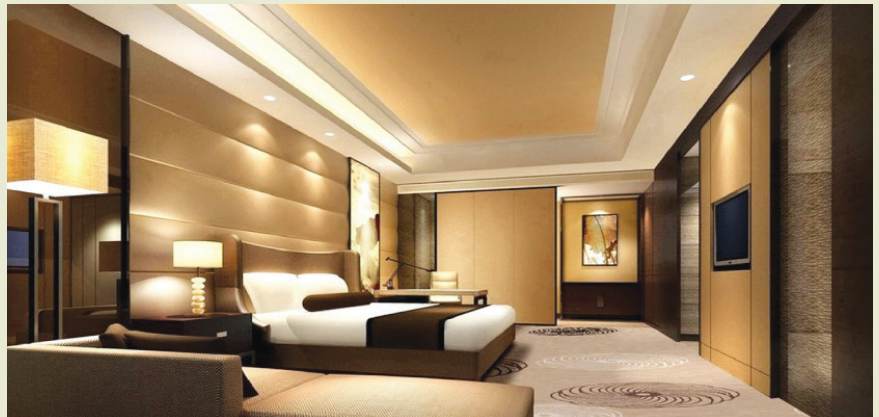
- Substructure - Cast in situ RCC pile foundation as per structural design based on seismic zone 3 norms
- Superstructure - RCC framed structure with concrete block masonry

FLOORING, TILING & RAILINGS

- Well-designed entrance lobby
- Reputed brand vitrified tiles flooring in all areas except toilets (Johnson / Somany or equivalent)
- Mild Steel Railings for Balcony and Staircase
- Toilet: Good quality anti-skid ceramic tile - 30cmx30cm for flooring & 30cmx45cm for walls up to ceiling height (Johnson / Somany or equivalent)

KITCHEN

- Kitchen counter top with polished granite slab
- Single bowl stainless steel sink with drain board and glazed tile dado above the counter up to 60cm



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PLUMBING & SANITARY

- Sanitary fittings will be of HINDWARE/CERA or equivalent in white colour
- Provision for hot water connection provided for OH shower with wall mixer
- All water supply lines shall be in ISI marked CPVC/PVC pipes. Drainage lines and storm water drain pipes in PVC
- Counter top wash basin and designer tiles dado at dining room

ELECTRICAL

- Concealed copper wiring with modular plate switches using HAVELLS or equivalent brands
- Adequate (6A/16A) power and light points controlled by ELCB and MCB in each apartment
- Provision for cable TV shall be provided in the living room



PAINTING

- Ceiling: Emulsion paint (Dulux / Nerolac or equivalent)
- Internal walls: Emulsion paint over putty (Dulux / Nerolac or equivalent)
- External walls: Weather coat exterior grade emulsion (Dulux / Nerolac or equivalent)

DOORS

- Main door: Frame and shutter in teak wood as per Architect's design
- Internal doors: Hardwood frame with flush door shutter

WINDOWS

- Prefabricated colour anodised aluminium / UPVC sliding shutters shall be provided
- Safety grills for all external windows except balcony



Disclaimer: This brochure is conceptual and not a legal offering. Information herein is subject to change as and when required. The furniture/images shown in the brochure are only for the purpose of illustrating a possible layout and do not form a part of the offering. Chothy's Building Promoters (P) Ltd. reserves the right to change, alter or add any specifications and other details mentioned herein without prior permission or notice.

ONGOING PROJECTS



ARYA

2 & 3 BHK LUXURY APARTMENTS
THYCAUD



The Elite

3 & 4 BHK VILLAS
NEAR MANGALAPURAM



Green Views

3 & 4 BHK VILLAS
PULIYARAKONAM

UPCOMING PROJECTS



Evergreens

3 & 4 BHK LUXURY VILLAS
NEAR THIRUMALA



CROWN

2 & 3 BHK LUXURY APARTMENTS
NEAR KARYAVATTOM



NAKSHTRA

2 & 3 BHK LUXURY APARTMENTS
NEAR POOJAPURA

Realizing your Dream Home



Chothy's Building Promoters (P) Ltd.

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