prsbuildindia.com

RERA Reg. No. - K-RERA/PRJ/286/2020

PRS Creating Landmarks for over 89 years

SINCE 1933

THERE ONCE WAS A TIME WHEN DEDICATED
CRAFTSMEN BUILT OUR CITIES.

PRS
PARAM RATNA
THYCAUD, TRIVANDRUM

88 years of Tradition, Trust & Triumph has made us to Deliver You Better!

At **PRS,** we are committed to continuing that same measure of care and workmanship. For over **88 years** we've helped fashion Trivandrum's horizon into a work of modern art – and backed that work with a level of expertise and accountability that is second to none. Our Experience, Attention to detail and Quality of Construction have guided the successful completion of Trivandrum's most recognizable Landmarks. We believe that our work speaks for itself because we are truly a company of **CRAFTSMEN.**

PRS
PARAM RATNA
THYCAUD, TRIVANDRUM

TRIVANDRUM
A CITY ON THE MOVE...

From the famed corridors of history, journeying through the speeding lanes of modernity into the future, Trivandrum is undoubtedly a city on the move. Blessed with a blemishless blend of old world charm and contemporary splendor, the capital of God's Own Country stands out as a distinctive metropolis. Today, with a world class social and urban infrastructure and abundant International connectivity, the place is on the cusp of an eventful transition, well poised to shape the future, to make the big leap into Tomorrow!

PRS
PARAM RATNA
THYCAUD, TRIVANDRUM

MOVE YOUR LIFESTYLE UP A NOTCH...

From swanky shopping malls to exciting night life to easy access to life's conveniences and luxuries, Trivandrum offers the best of the quintessential urban lifestyle. Add to that a standard of living rivaling the top cities and an evergreen climate that provides a nurturing backdrop for a fulfilling life. In this enriching ambience a whole new vibrant generation has sprung up, throbbing with activity, creating refreshingly different attitudes and tastes. The city has it all to serve as a dream residential destination.

ARCHITECT : MURALEE & ASSOCIATES

PERMIT NO: E6/56299/19 (E6/BA/0267/14)

PRS
PARAM RATNA
THYCAUD, TRIVANDRUM
1, 2 & 3 BHK LUXURY APARTMENTS

Govt. Model School

MOVE INTO PARAM RATNA

At **Param Ratna**, PRS Group has set just the perfect stage for you. An elegantly designed set of homes that harnesses the best of what nature has to offer you, showering light and nourishing airflow into the living spaces. A unique living facility at a prime location, with convenient road access from two sides, tailor-made to suit your style, to fulfil your aspirations. Whatever your choice of lifestyle, be it spiritual, traditional, indulgent or contemporary, at **Param Ratna** all these are just a stone's throw away! What's more, moving into **Param Ratna** can also be the best investment decision you can make in Trivandrum, for it rewards you with the luxury of owning a home from a reputed builder in a coveted location. It's time to move into a home that's your cherished dream, to live a life in a walkable neighbourhood.

Govt. Arts College

Shri. Sastha Kovil

Govt. Music College

PRS
PARAM RATNA
THYCAUD, TRIVANDRUM
1, 2 & 3 BHK LUXURY APARTMENTS

Trivandrum's 1st Apartment Project with Medical Assistance

Param Ratna brings to you the next level in apartment living with a bouquet of unmatched amenities. Staying true to PRS Group's pledge of delivering wholesome residential spaces, we have for you unique facilities that enhance life and prepare you for any emergency. At **Param Ratna** you will have the privilege of residing in **Trivandrum's first apartment with medical assistance**, life-saving safety equipments, medical emergency response measures & privilege membership.

UNIQUE FEATURES

REACT ALERT

A Medical Emergency Button will be available in every apartment to be used in the event of any medical emergency. This button will trigger a pre-recorded call to the Emergency Hotline at **PRS Hospital's Accident and Emergency Department**, Killipalam. **PRS REACT** (Rapid Emergency and Critical Care Team) will swing into action by dispatching the **PRS First-Responder Bike Ambulance** and /or **PRS CRV ICU Ambulance** which is equipped to deal with any medical emergency on the spot.

FIRE ALERT

The Fire Emergency Button available in every apartment, when pressed, will initiate an automated call to the Central Fire Station, located a mere 500 m. away from **Param Ratna**.

In-house AED

(Automated External Defibrillator)

In the event of a resident going into cardiac arrest, this portable medical device can automatically detect the cardiac dysfunction and give appropriate electrical therapy to revive the resident. This device will be placed in a common area accessible to all residents. It is simple enough to be used by a non-medical person. PRS Hospital's Emergency Department shall provide First Aid Smart Training to residents.

FAST PRSAED
FIRST AID SMART TRAINING
An initiative of
PRS HOSPITAL ACCIDENT & EMERGENCY DEPARTMENT

PRS GROUP Privilege Card

Exclusive card for PRS Param Ratna apartment owners which will entitle them to special privileges at PRS Group Institutions, redeemable against vouchers

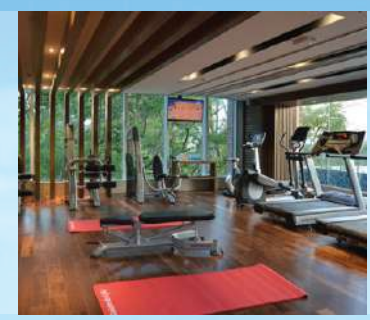
- Discount on food & beverages, free room-nights at Swagath Holiday Resorts, Kovalam
- Special offers at Tanishq Jewellery, MG Road, managed by PRS Retail India
- Free Executive Health Checkup and access to VIP lounge at PRS Hospital, Killipalam
- Attractive Scholarships for Engineering aspirants at PRS College of Engineering & Technology, Neyyattinkara.

LOCATION MAP

Distance from places: ● Govt. Model School - 100 m. ● Hycinth - 120 m. ● Govt. Arts College - 300 m. ● SP Grand Days - 500 m. ● Central Railway Station - 850 m. ● Central Bus Terminal - 850 m. ● Govt. Womens College - 900 m. ● Secretariat - 900 m. ● Multiplexes - 1 km. ● University College - 1.4 km. ● Museum - 2.2 km. ● Sree Padmanabhaswamy Temple - 2.4 km. ● Airport - 6 km. ● Kovalam - 12.2 km.

AMENITIES

Roof top Swimming pool | Roof top Party area | Children's play area | Visitors Car parking | Fully equipped Fitness Centre | Conference hall | Elegantly furnished lobby with Wi-Fi



SPECIFICATIONS:

STRUCTURE: • RCC framed structure with brickwork and/or concrete block partitions & designed for seismic consideration • Concrete grade and steel grade as per structural consultants' advice

FLOORING, TILING & RAILING: • Foyer / Living / Dining/ All Bed Rooms except Master Bed: 60cm X 60cm Premium vitrified tiles (using ASIAN / NITCO/ equivalent brand) • Master Bed Room: 60cmx60cm Premium Wooden finish vitrified tiles (using ASIAN / NITCO/ equivalent brand) •Kitchen/ Work Area: 30cm X 30cm ceramic tile for floor and 30cm X 30cm for walls upto 4'6" height and 2' above the counter if any (using any premium Indian brands) • All Bed room Toilets: 30cm x 30cm anti-skid ceramic tiles for floor and 45cm x 30cm glazed tiles for walls up to ceiling height of 8'0" • Main entrance lobby, Lift lobby and Lift fascia (wall & floor) using composite marble / granite / vitrified tiles as per the architect's design • Staircases using granite / vitrified tile flooring with hand railing using matt finished SS / MS with or without toughened glass as per architect's design • Balconies / Open Terraces / Decks: Rustic / antiskid / ceramic tiles 30cm X 30cm with MS / SS / Toughened Glass railings up to 1.2M heights (using any premium Indian brands) • Multipurpose hall: Premium quality vitrified tiles • Car park Area: Grano flooring with grooves or exterior grade paving tiles/ cement floor tiles /designer interlock tiles

SANITARY & PLUMBING: • Sanitary fittings will be of JAQUAR / equivalent • Sanitary fixtures: Counter top wash basin in dining and under counter wash model and wall mounted closet with concealed flushing system in all bedroom toilets except servant's toilet • Concealed cisterns (concealed flushing system) will be of GEBERIT from Switzerland. Actuator plates shall be in CP finish with dual flushing system • Sanitary wares for servant's toilet & common toilet shall be of CERA • Faucets for all the bed room toilets will be single lever concealed diverters with CP finish, heavy body metal fittings of JAQUAR / equivalent make • Provision for hot water connection shall be provided for all toilets except servant's toilet. Overhead rain shower for master bed toilet, multi-function shower in other toilets, and normal shower for servant's toilet shall be provided • Wall mounted single lever faucet of JAQUAR/ equivalent will be provided for the wash basins, Kitchen and work area sink • SS towel rod, SS soap dish and SS towel ring of JAQUAR / Equivalent shall be provided • Stainless Steel Sink with drain board of NIRALI / FRANKE / equivalent shall be provided • Stainless steel sink without drain board shall be provided for the work area • All sanitary fixtures shall be of white color • Water supply through ISI Marked CPVC pipes of superior quality from OHT and Sumps • Drainage lines and storm water drain pipes shall be of PVC. SS Cockroach traps shall be provided as gratings for all necessary locations

DOORS & WINDOWS: • Main Entrance door: Main door frame and shutter shall be of seasoned TEAK wood / Factory made flush doors & frames of premium brand as per the Architect's design • Internal Doors: All internal door frames shall be of hard wood/ factory made frames with flush door shutters of premium brand. All internal and external faces shall be of melamine finish or Paint finish as per the Architect's design. Hardwood frames / factory made frames with one side resin coated flush shutters for toilet door • Window shutters: Pre-fabricated colour anodized aluminum sliding/ openable shutters with enamel painted MS safety grills, wherever found essential • All bedroom doors and kitchen door shall have architect designed architraves • Entrance door shall have hardware such as Magic Eye, Safety Chain, Door Stopper and a Biometric lock from YALE/ SAMSUNG/Equivalent • All hardware shall be in CP/ SS/Brass (tower bolts, door stoppers, ball bearing hinges etc.)

ELECTRICAL: • Concealed copper wiring using FINOLEX / V-GUARD / HAVELLS or equivalent make cables with modular plate switches, centralized cabling system for all electrical and communication requirements • Wiring shall be done for adequate lighting, 5Amps, 15 Amps and adequate AC points in the Apartment • PVC conduits of ISI standards • Adequate ELCB and MCB shall be provided in each apartment with SIEMENS / HAVELLS / equivalent with independent KSEB meter • Modular switches of LEGRAND/ equivalent for all areas including lobby and car parking • Provision for telephone and internet connection for Master Bed room and living/ dining • TV point and Cable TV / DTH in Master Bed room and living/dining • Intercom facility in Master Bed room and living/dining • Light fixtures for common areas, external area and entrance doors of individual apartment shall be provided • All light fixtures shall be of PHILIPS / HAVELLS / equivalent • Provision for GEYSER points and fresh air fans

PAINTING: •Acrylic /cement based Putty with premium quality emulsion paint for ceiling & internal walls of the apartments (excluding utility and service areas) • Weather shield exterior grade emulsion / texture paint for external walls • Lead free enamel paint for all MS grills and wooden doors if any.

ELEVATORS: • One passenger and one bed elevator with backup generator shall be provided with automatic doors and SS Brush finish of KONE / SCHINDLER or reputed make • Common entry only to lobby and basement parking areas

FIRE SAFETY & GENERATOR: • Firefighting arrangements as per Kerala Building Rules and Fire Force Department requirements • Generator back up for common facilities like lifts, pumps and common lighting • Generator back up for one light and fan in all rooms, entrance light point, TV point & 6A point in Kitchen and one refrigerator point, one light in each toilet and one 5A plug point at Living for emergency charging of devices shall be provided (Air-conditioners, Geyser points and other 15A points will not be considered for the power back up).

AUTOMATION & LANDSCAPING: •Access controlled entry to common entrance/ lobby/gymnasium • Automatic Gate system • Surveillance cameras in main lobby, parking area and sides of the building • Gas supply through reticulated gas system • Gas leakage detectors • Terrace garden shall be provided as common area landscaping with drainage facility • Interlock Pavers/ cement tiles to be laid in driveways • Waste disposal using Bio bins • Hard and soft landscaping shall be provided as per the landscape consultant's design

PRS Group

CONSTRUCTION | HEALTHCARE | HOSPITALITY | EDUCATION | RETAIL

PRS Build India (P) Ltd. is an associate of **PRS Builders** engaged in Land Development under the umbrella of its parent company **PRS Group.** In the construction landscape of South India, we have cemented an exceptional presence by being possibly the single builder in Kerala who can claim a traceable tradition of over 88 years. In the last two decades, the company has spread its wings significantly in the areas of Construction, Healthcare, Hospitality, Education and Retail. The key to our success has been the long-established relationship with our customers together with our strong capability in the real estate industry. PRS Group owes its birth to the far-sighted vision of late Shri. P. Ratnaswamy.

For four generations, we have been providing distinctive and acclaimed construction services for our clients and the community that has stood the test of time. The civil engineering and construction tradition of PRS family dates back to 1933 when late Sri. S. Perumal Pillai, father of Sri. P. Ratnaswamy was awarded the construction contract of the Legislative Assembly Hall of the then Travancore State by the then Maharaja of Travancore. The prestigious project was inaugurated on 12th Dec 1939 by Sir. C.P. Ramaswamy Iyer, the then Dewan of Travancore. Mr. R. Murugan (son of the founder), present CEO of PRS Group, ably assisted by his son Mr. Sabari Rathen M, both engineers, currently are at the helm of the PRS Group.

PRS Hospital has been at the forefront of providing quality healthcare services to the people of Kerala ever since its inception in 1986. Accredited by NABH and Certified for ISO 9001:2015 for its excellent services, this Multi-Super Speciality Hospital has 300 beds, over 25 departments, along with other ancillary facilities.

Swagath Holiday Resorts is a captivating sea-side resort, located in Kovalam, offering high quality services and outstanding facilities.

PRS College of Engineering & Technology affiliated to the A.P.J. Abdul Kalam Technological University and approved by AICTE, is one of the leading engineering colleges in the private sector in Kerala. With innovative teaching methodology, proficient faculty and state of the art infrastructure, this ISO 9001 - 2008 certified college encourages students in arts & sports along with academics.

PRS Retail India, the newest entrant into family marks the first foray of the PRS Group into the promising retail sector. The Retail division holds and manages the renowned Tanishq jewellery chain of TATA Group in Trivandrum. In joining hands with a famed conglomerate like TATA, PRS Group has shown its drive to identify emerging opportunities and instinct to venture out into new territories.

PRS Hospital
www.prshospital.com

Swagath Holiday Resorts
www.swagathresorts.com

PRS College of Engineering and Technology
www.prscet.edu.in

PRS Retail India
www.prsretailindia.com

OUR LANDMARK CONSTRUCTION PROJECTS IN TRIVANDRUM

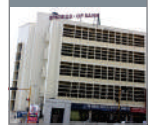
1939*

Old Assembly Hall
Constructed by
Shri. S.Perumal Pillai,
Father of Shri. P.Ratnaswamy

1961

South Block of Govt. Secretariat

1962



Kerala State Co-operative Bank
Over Bridge

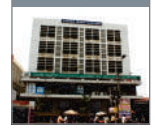
1969

Priyadarshini Auditorium
East Fort

1970

Karthika Thirunal Theatre
East Fort

1972

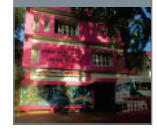


Kerala Sate Co-operative Agriculture & Rural Development Bank Ltd.
(KSGARBD) Statue

1973

Kesari Memorial Building
M.G. Road

1975



Kerala State Council for Child Welfare
Thycaud

1976

Regional Provident Fund Commissioner's Office & Staff Quarters
Pattom

1978

Bank Employees Union Building
Pulimood

1980

Sri. Chithira Thirunal Institute of Medical Sciences & Technology, Phase I
Medical College

1984

Regional Office for Reserve Bank of India
Bakery Junction

1985

252 Housing Flats (I6 Blocks) for Kerala State Housing Board
Pooiappura

1985

Hotel Luciya
East Fort

1985

SBT Head Office
Poojappura

1985

Canara Bank Circle Office
Spencer Jn.

1985

Cosmopolitan Hospital
Pattom

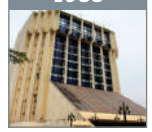
1986

PRS Sangeeth
Thycaud

1988

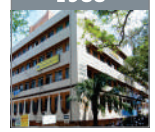
PRS Court
Pulimood

1988



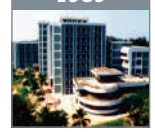
CO-Bank Towers
Palayam

1988



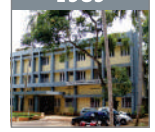
Child Welfare Complex
LMS Compound

1989



Regional Cancer Centre Phase I
Medical College

1989



Trivandrum Social Service Society (Animation Centre)
Vellayambalam

1990

Centre for Management Development
Thycaud

1991

Al-Arif Hospital
Ambalathara

1992

PRS Enclave
Vazhuthacaud

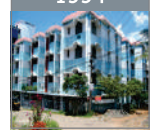
1993

Bhima Complex
M.G. Road

1993

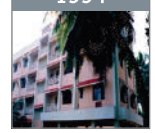
Raymond's Showroom
M.G. Road

1994



PRS Grace
Pandits Colony

1994



PRS Leela Shelters
Statue

1996

Reserve Bank of India Staff Quarters
Thrivikaramangalam

1997

Regional Cancer Centre Phase II
Medical College

1998

C. Achuthamenon Centre and Library Building
Poojapura

2000

PRS Soundarya
Nandavanam

2003

AKG Apartments
Palayam

2003

Chintha Magazine Office
Palayam

2004

E.M.S Academy
Vilappilsala

2004

Bharatheeya Vichara Kendra
Pulimood

2005

Kerala Ashramam School Cum Meditation Centre for Vyakhti Vikas Kendra
Maruthamkuzhi

2008

PRS Tulips
Panavila

2008

Hotel Elisa International
Thampanoor

2009

KSTA-Kerala School Teachers Association State Centre
Thycaud

2009

Prof.N.Krishnapillai Memorial Building
Nandavanam

2011

PRS Shangrila
Vanchiyoor

2014

PRS Lakeville
Aakkulam

2016

Commercial Complex
Vellayambalam Jn.

2018

PRS Krishna
Pulimood

2020

Kerala State Centre for Advanced Printing and Training (CAPT) Annexe
Vattiyoorkavu

*It was declared as a Historical Monument on 24th February 2001.

Access from both Thampanoor-Bakery Road & MG Radhakrishnan Road.

PRS

PARAM RATNA

THYCAUD, TRIVANDRUM

1, 2 & 3 BHK LUXURY APARTMENTS

OWNERSHIP & COMMITMENT

Documentation: Documentation of an apartment comprises two stages. On allotment an agreement to construct and to sell the undivided share of land shall be executed between the builder and the buyer. Registered sale deeds for the undivided share of land and apartment shall be executed.

Maintenance : Owners Association / Society will carry out all necessary routine and annual maintenance. Charges / Deposits are to be paid by each owner regularly and timely.

Disclaimer:

- The floor plans, specifications, images and other details shown in the brochure are only indicative and are subject to the approval of the concerned authorities. The builder reserves the right to change any of these in the interest of the development, without prior notice or obligation.
- Deviation in the unit areas on account of design and construction variance is possible.
- This printed material does not constitute an offer and/or agreement and all purchases shall solely be governed by the terms and conditions of the agreement for sale.
- Ground and First floor will be constructed and used as commercial space or residential space or special residential space at the discretion of the builder but subject to the approval of the concerned authorities.

Rules & Regulations:

- This 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 only after re-allotment to another party and without interest.
- All payments are to be made only by demand draft or by local cheques favouring "**PRS Build India (P) Ltd.**" payable at Trivandrum.
- Possession shall be given to the customer on settling all the dues to the firm.
- "**PRS Build India (P) Ltd.**" reserves the right to accept or reject any application.
- Statutory Deposits, GST, Labour welfare cess, Building Tax and One Time Tax as applicable by law, to be paid by the buyer.
- All transactions are subject to Trivandrum jurisdiction only.

Talk To Us: **95447 74466 | 95447 74499**

PRS Build India (P) Ltd.

An associate of PRS Builders

CONSTRUCTION | HEALTHCARE | HOSPITALITY | EDUCATION | RETAIL

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