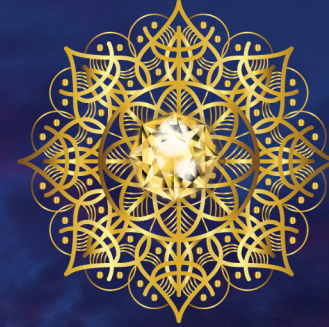


# grehahomes



## GOLDEN SAPPHIRE

The Joy of Living at Best in the heart of the city

MG Road , AM Thomas Road , Kochi







## GREHA HOMES

GREHA name originated from two Sanskrit words GRAHA & GRAHAM meaning PLANET & HOMES.

Greha Homes Private limited is incorporated under companies act 2013 & rules 2014 under Ministry Of Corporate Affairs.

Building a home is about creating a lifestyle, and greha homes firmly believes in offering superior quality, unmatched luxury and affordable homes.

We put to task our vast and deep experience of more than 25+ years in armed forces to Real Estate project management across all its facets.

Armed with commendable experience and unswerving dedication to cater diverse customer requirements, With our strong team thorough in technical, legal and project management skills we enjoy the confidence of Armed Forces Officers, Veterans, Bureaucrats & High Profile Civilians.

Living close to the nature at god's own country itself is life's most enviable luxury. Kerala's freshness and the fragrant breeze, will take you back to a time when God created the world and took a day off to admire his own masterpiece.







## GOLDEN SAPPHIRE OVERVIEW

GREHA HOMES designed GOLDEN SAPPHIRE commercial cum luxury apartments in Kochi, at this thriving & pristine location.

Taking full advantage of Kochi's MG Road , proximity to medical trust hospital, Ernakulam Junction railway/KSRTC station & Jos junction at AM Thomas Road a posh high-end hybrid residential cum commercial neighbourhood , less than a kilometre distance from vibrant Subhash park & marine drive of Kochi with kochi harbour scenic views and breathtaking cityscape.

GOLDEN SAPPHIRE adopts a unique building concept that touches upon the location's endearing ethnicity, sophistication & quality living right in the heart of kochi city.

GOLDEN SAPPHIRE with its contemporary architecture, creative synergy and flawless design, this stunner from GREHA HOMES has everything you will ever need for a relaxed lifestyle well within your budget.

Designed with well-proportioned interior areas and luxury flats by Living stone Architects, GOLDEN SAPPHIRE also accommodates 3+1 balconies & 02 Bay/Box windows in all its 3 BHK units. The living, dining and bedrooms are specially designed to let in an abundance of natural light, ventilation, creating a sprightly, effervescent and spacious living sanctuary.

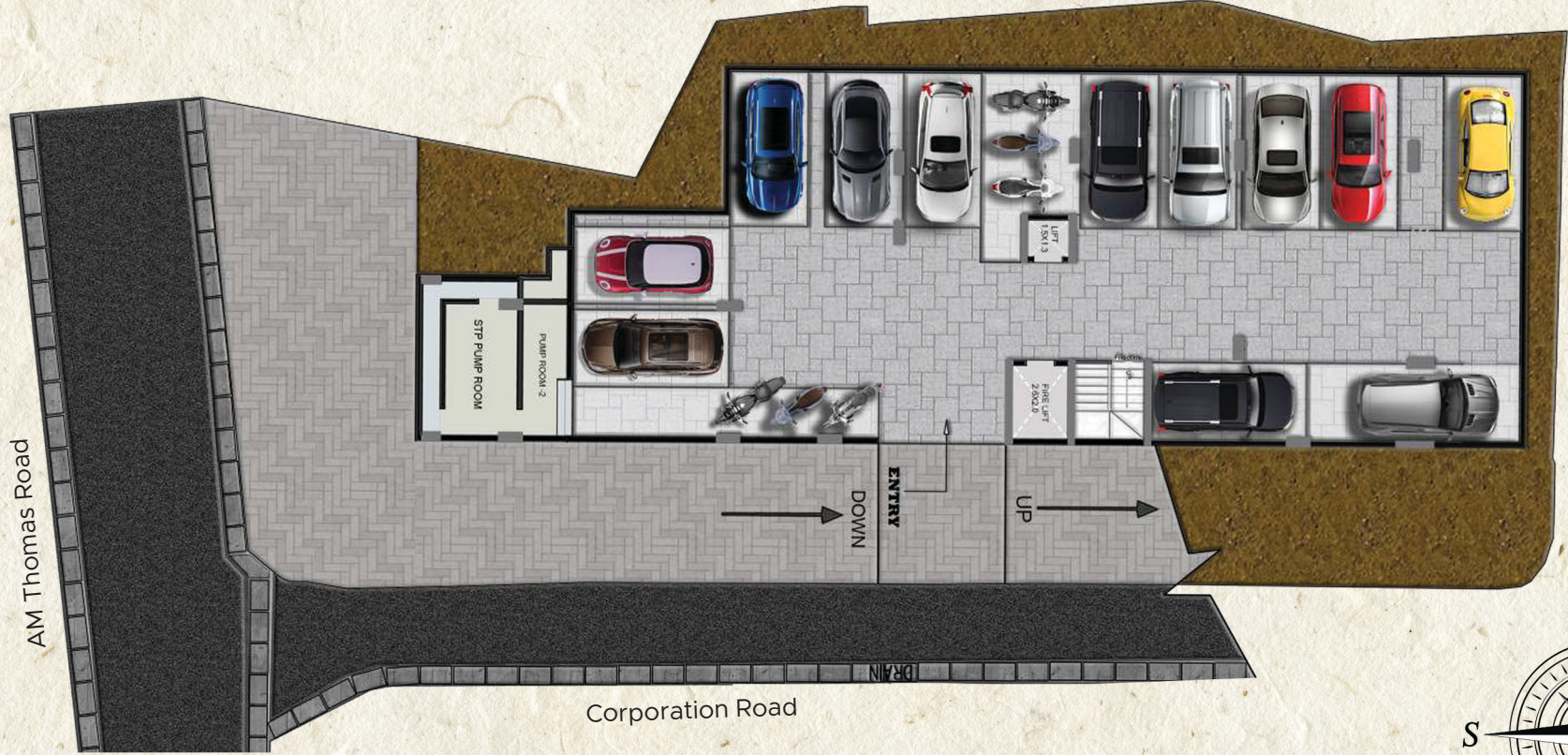
GOLDEN SAPPHIRE will be a harmonious blend of modern design, artful construction, unmatched customisation, environment friendly and state-of-the-art amenities.





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# BASEMENT FLOOR PLAN



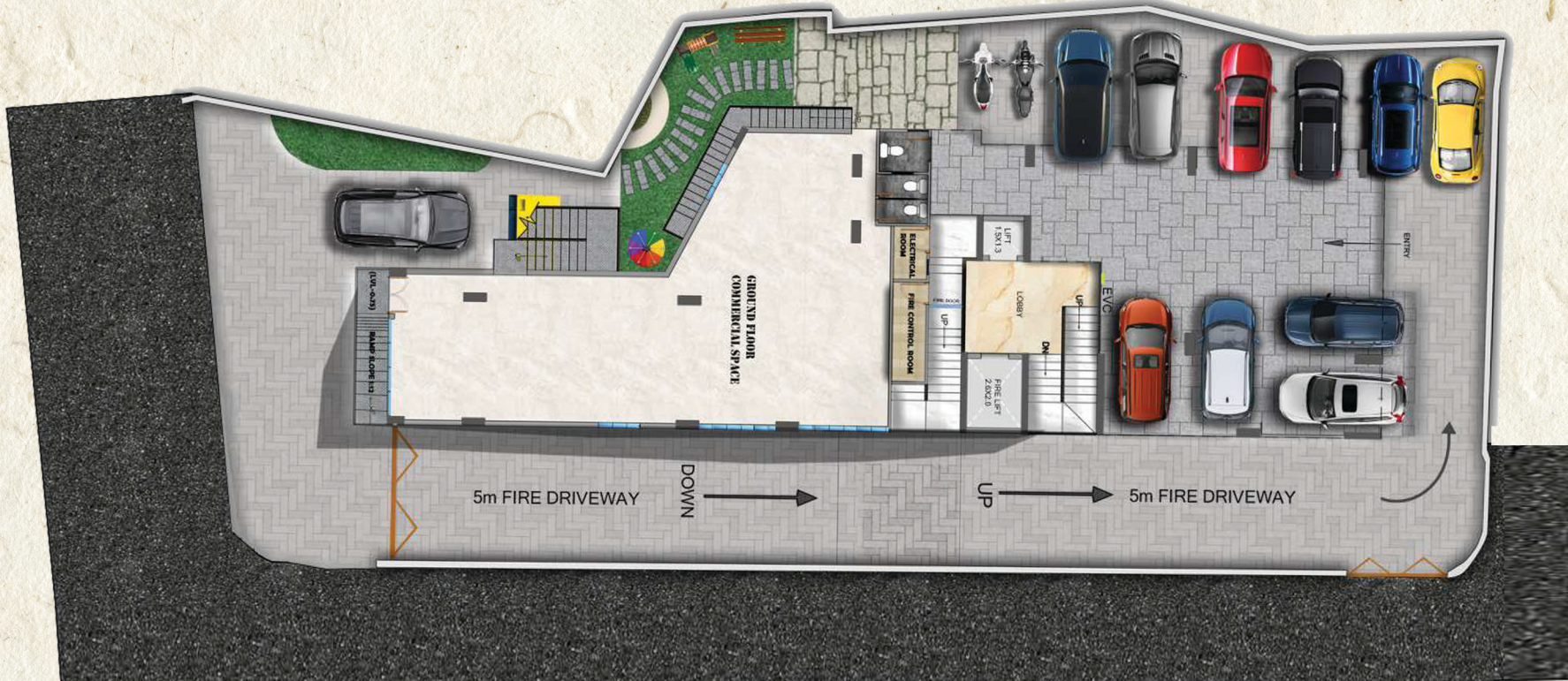




# GROUND FLOOR PLAN



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TYPE	SUPER BUILTUP AREA	BUILT UP AREA	COMMON AREA
GF-COM	1679 Sq Ft	1661 Sq Ft	18 Sq Ft







FIRST FLOOR PLAN



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TYPE	SUPER BUILTUP AREA	BUILT UP AREA	COMMON AREA
FF-COM	1820 Sq Ft	1802 Sq Ft	18 Sq Ft





TYPICAL FLOOR (2-9)

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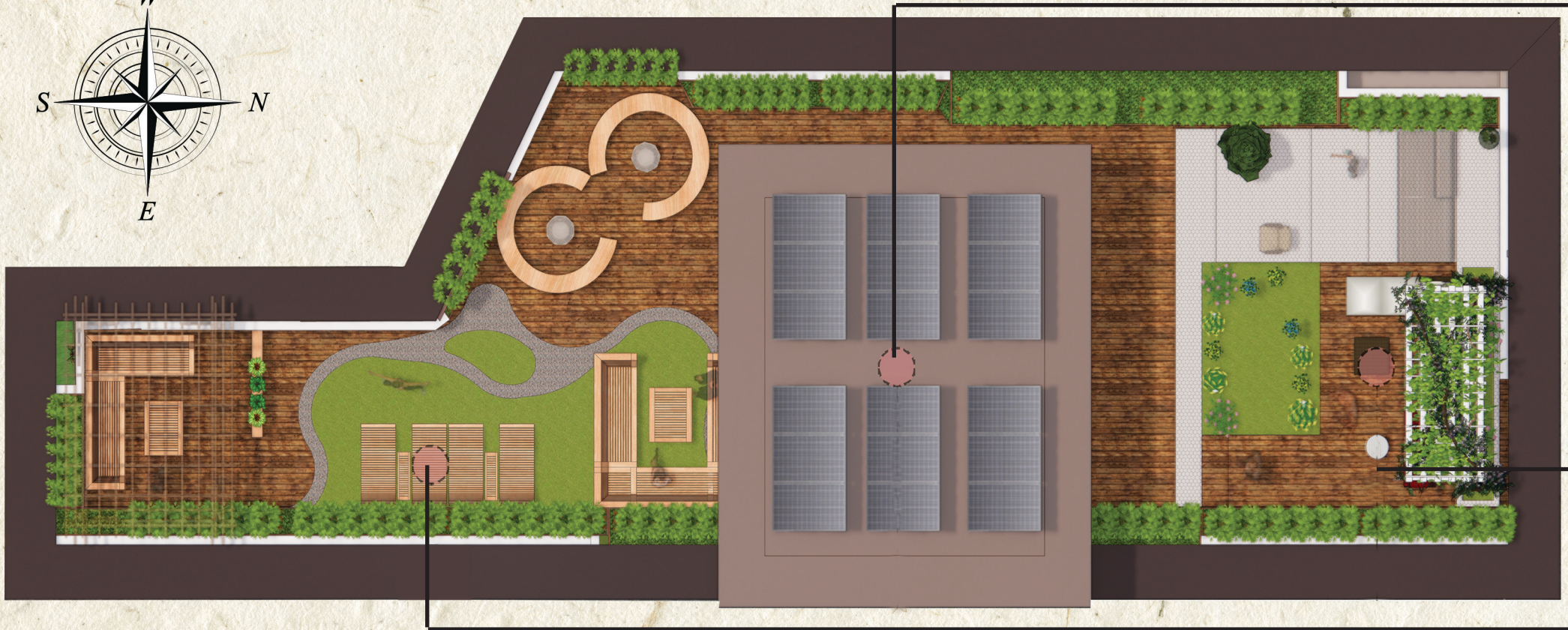
TYPE	SUPER BUILTUP AREA	BUILT UP AREA	COMMON AREA	BALCONY AREA	OPEN TERRACE AREA	RERA CARPET AREA
A - 3 BHK	1820 Sq Ft	1456 Sq Ft	364 Sq Ft	137 Sq Ft	25 Sq Ft	1159 Sq Ft
B - 3 BHK	1825 Sq Ft	1460 Sq Ft	365 Sq Ft	138 Sq Ft	25 Sq Ft	1169 Sq Ft







## TERRACE FLOOR PLAN



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## TERRACE ELEVATION / AMENITIES



### SUPER TERRACE

- Water Tanks
- Solar Panels On Top



### TERRACE NORTH

- Garden
- Stepped Seating Area
- Seating Area With Pergola



### TERRACE SOUTH

- Planters Surrounding Parapet
- Open Seating Area
- Seating Area With Pergola



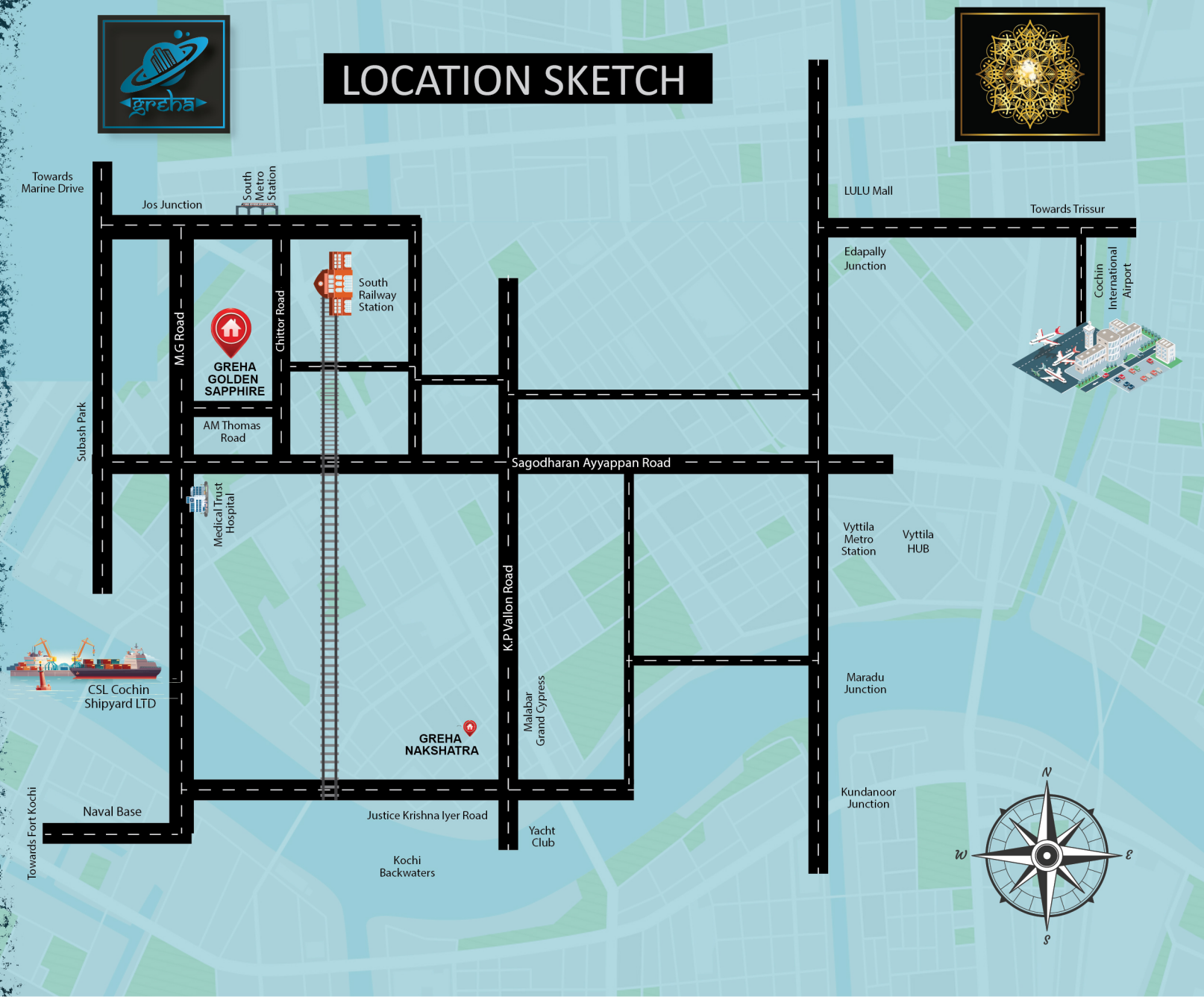


# STAY CONNECTED & CONVENIENT

GOLDEN SAPPHIRE being located at Kochi's heart of the city , MG Road / AM Thomas road ,posh & high-end residential cum commercial hub.

GOLDEN SAPPHIRE is close to all happening places the JOS Junction, South Station Metro & junction ,Luxury Hotels like Avenue Regent, Malls, Cinema houses, Medical Trust Hospital, Banks, Restaurants, Shops, Educational Institutions, Transport hubs, Supermarkets, and places of worship ( Valanjambalam Devi Kshethram ).. all at a walkable distance well within 1 km Being close to the comforts and conveniences at the heart of the kochi city.Life at GOLDEN SAPPHIRE will be stress free, time saving & travel convenient.

Our GOLDEN SAPPHIRE will be an unique gem right here to explore.







## FEATURES

### Community FEATURES

- » Club house & indoor games at 1st floor
- » Party terrace at 1st floor
- » Gym & Health club with change/wash-room at 1st floor
- » Caretaker & Security rooms
- » Basement & Ground Floor Car Parking
- » Terrace Sun deck & Recreational area
- » Entrance lobby & visitors' lounge
- » Lifts - 2 No's
- » Spacious covered staircase - 2 No's
- » Access for disabled
- » Pet Friendly
- » Centralised gas supply
- » Boom barrier/Automatic gate opening
- » Intercom facility
- » Security cameras at entrance gate, lobby and select common areas

### Eco Features

- » Ample green space
- » Rain water harvesting
- » Children play area & garden
- » Water flow restrictors for judicious use of water

### Technical Features

- » Metal/Fibre strip reinforcement on all joints to avoid cracks
- » Sharp edges avoided on all fabrications to provide safety, especially for children
- » Rubber fenders on parking area pillars to avoid damage to vehicles

### Digital Features ( Optional )

- » Biometric door lock
- » Video door phone
- » Provision for broadband internet connection
- » Provision for digital cable TV connection through STB
- » Light music in lobby , club house & party terrace

## GOLDEN SAPPHIRE BUILDING PARAMETERS :

- Foundation** : Necessary RCC foundations on required stratas.
- Structure** : Reinforced cement concrete frame with solid cement blocks in fill walls. Earth quake resistance for zone 3.
- Plastering** : Internal Plastering with Gypsum / cement
- Entrance** : Lobby, staircase and common areas will be of high quality vitrified tile flooring.
- Flooring** : High quality vitrified tiles for the entire apartment, with vitrified skirting. Entrance lobby & Staircase. Common areas will be of granite/Vitrified flooring.
- Glazed tiles** : Designed glazed wall tile cladding in bathrooms up to false ceiling height.
- Kitchen** : Granite kitchen counter, single bowl Quartz sink with drain board. Provision for exhaust fan.

- Toilet fittings** : White sanitary ware including European water closet and wash basin. Good quality chromium plated taps, mixer, and shower. Provision for exhaust fan.

- Hardware** : Best quality hardware.
- Doors** : Decorative panelled Kassa or equivalent entrance door in ABS . Moulded / flush doors for bedrooms and toilets.

- Windows** : High Quality UPVC or equivalent
- Painting** : Putty finished emulsion paint for internal walls and external walls will be emulsion painted.

- Water Supply** : KWA water supply in one point at kitchen subject to rules and regulations of KWA. Ground water supply from open well/bore well.

- Electricity Supply** : Concealed copper wiring. Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat. Modular type switches. Provision for cable TV in living room, Telephone conduit point in living room. Generator backup up to 1000 watts per apartment







## GOLDEN SAPPHIRE INSURED

Greha Homes has planned to execute many innovative initiatives to provide better comfort, convenience, peace of mind and value to its customers. As a part of its philosophy of life-long customer service, Greha Homes will offer insurance coverage for all its apartments as an add on onetime payment. If you are part of new 'Insured Greha Scheme', every apartment while being handed over shall have an insurance cover for 25 years, against damages caused by fire, earth quake, lightening, explosion, aircraft damage etc. The customer will be in receipt of the policy in his/her name when the apartment key is handed over by Greha homes.

Be a proud owner to experience the Safe, secure & comfortable apartment at GOLDEN SAPPHIRE of Greha homes, a responsible builder.







# SPECIFICATIONS & BRAND



## WASHROOMS/ POWDER ROOM

EWC : Toto/ Grohe or Equivalent  
Wash Basin : Toto/ Grohe or Equivalent  
Concealed Flush Tank : Grohe or Equivalent  
Wall Plate : Grohe or Equivalent  
Wall Mixer : Grohe or Equivalent  
Health Faucet (Abs Coating) : Grohe or Equivalent  
Angle Valve 1/2" : Grohe/ Roca or Equivalent

## FLOORING

Bedroom Floor Tiles : kajaria / Livolla or Equivalent vitrified tiles  
Living and Dining Floor : kajaria / Livolla or Equivalent vitrified tiles  
Balcony and Sit out : Kajaria / Livolla or Equivalent vitrified tiles  
Toilet Floor Tile : kajaria / Livolla or Equivalent vitrified tiles  
Toilet Wall Tile (Glazed) : kajaria / Livolla or Equivalent vitrified tiles

## DOORS/ WINDOWS

Main Door : Kassa ABS imported Doors  
Main Door Lock : Yale or Equivalent  
Door eye : Yale or Equivalent  
Safety chain : Yale or Equivalent  
Inside Door and Toilet Door : Kassa ABS imported Doors  
Internal Door Lock : Yale or Equivalent  
Toilet Door Baby Latch : Yale or Equivalent  
Hinges : Yale / Kassa or Equivalent  
Tower Bolt: Yale or Equivalent.  
Windows : UPVC windows with high quality materials

## KITCHEN

Kitchen Floor : kajaria / Livolla or Equivalent vitrified tiles  
Kitchen Sink : Quartz single sink  
Sink Cock : Grohe or Equivalent

## PAINT

Internal Putty : Asian/ Berger or Equivalent  
Emulsion : Asian/ Berger or Equivalent  
Exterior Emulsion : Asian/ Berger or Equivalent  
Enamel : Asian/ Berger or Equivalent

## LIFT

Schindler or Equivalent

## ELECTRICAL

Distribution Board : Schneider or Equivalent  
MCB : Schneider or Equivalent  
Switches : Schneider or Equivalent  
Genset : Volvo - Eicher or Equivalent  
Transformer : Unitech or Equivalent

## CEMENT

Ultratech ppc / Ambuja ppc or Equivalent

## STEEL

Vizag / Tulsyan or Equivalent





## WASTE MANAGEMENT

GREHA HOMES as a responsible builder had planned to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, unique 5 point waste management system will be an add on at Greha Golden Sapphire for efficient management of organic and non-organic waste. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse. There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-degradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-degradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red Bin for Medical Waste.



- ✓ The Degradable Waste Management: The degradable waste management is done through converting the degradable waste into manure with the aid of the special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.
- ✓ The Non-biodegradable Wastes: The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiber glass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.
- ✓ The e-Waste: The e-wastes include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking these kinds of wastes within the apartment premises.
- ✓ Wastes to be incinerated: Incineration involves combustion of organic substances contained in waste. High temperature waste treatment systems will be installed to convert waste into ash.
- ✓ Medical Waste: It includes all wastes of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to its contaminated nature and propensity to cause injury is given exclusive provision for safe collection and stocking.

The 5 point waste management system is planned to be executed in all our new projects with a view to creating more hygienic and sustainable living environs that facilitate convenient and comfortable living close to nature.

## GRID CONNECTED SOLAR PANELS

In grid connected rooftop or small SPV system, the DC power generated from SPV panel is converted to AC power using power conditioning unit and is fed to the grid either of 33 kV/11 kV three phase lines or of 440V/220V three/single phase line depending on the local technical and legal requirements.

These systems generate power during the day time which is utilized by powering captive loads and feed excess power to the grid. In case, when power generated is not sufficient, the captive loads are served by drawing power from the grid.

The concept of rooftop solar is based on the scale of the PV plant rather than the fact whether it is situated on a roof/terrace or not. Hence, the definition of RTS also includes small solar plant on the ground.



## BENEFITS OF SOLAR SYSTEM

Solar Rooftop System provides following technical benefits:

- ✓ Utilization of available vacant roof space
- ✓ Low gestation period
- ✓ Lower transmission and distribution losses
- ✓ Improvement in the tail-end grid voltages and reduction of system congestion
- ✓ Loss mitigation by utilization of distribution network as a source of storage through net metering
- ✓ Long term energy and ecological security by reduction in carbon emission
- ✓ Abatement of about 60 million tonnes of CO<sub>2</sub> per year over its life cycle
- ✓ Minimal technical losses as power consumption and generation are co- located.
- ✓ Better Management of daytime peak loads
- ✓ Meeting the electricity requirements for common area at GREHA GOLDEN SAPPHIRE to the maximum through solar energy.



## COMMON AREA & AMENITIES

**INDOOR GAMES / CLUB HOUSE**



**INDOOR GYM / WORKOUT AREA**



**GARDEN / AMPLE GREEN SPACE**





# greha homes private limited

HIG 26 , Shastri nagar, Justice Krishna Iyer road ( Opposite to Raha Ayurveda Hospital )  
Kadavanthara, Kochi - 682 020 Kerala

If you truly love nature,  
you will find beauty everywhere at  
**“GOLDEN SAPPHIRE”**  
- life close to nature & comfort

**FOR BOOKINGS / INFORMATION**

🌐 [www.grehahomes.com](http://www.grehahomes.com) ✉ [grehahomes@gmail.com](mailto:grehahomes@gmail.com)