



SMS SHRISHTI

3BHK Apartments @ Maradu
Near Nucleus Mall, Kochi.

 **+91 984 683 2222**
+91 484 298 0023

SMS BUILDERS
Making City Life Affordable
www.smsbuilders.in

About us

With 18 years of experience in creating aesthetically pleasing homes across Cochin, SMS Builders is continuing its successful journey with elan. The legacy of sustainable, bold and contemporary designs, highest attention to detail, excellent engineering standards and uncompromised focus on ethical construction has earned us the distinction of being an innovative builder.



A home for all your Comforts

- Ground + 4 floor apartment
- Ground floor – car parking
- 3 Apartments on each floor (1st to 4th floor)
- Total 12 units of 3 BHK
- 3 BHK with 3 attached bathrooms
- Type A – 1350 sqft – 3 BHK
- Type B – 1255 sqft – 3 BHK
- Type C – 1234 sqft – 3 BHK



Time Bound Delivery

Time-bound delivery of your dream home in prime locations, affordable prices with no additional costs (Except for registration to safeguard customers against the increase in statutory charges). These are a few of the hallmarks that make us one of the most trusted and reliable builders in Kerala.

About ***SMS SHRISHTI***

We believe that home for you is more than just a place; it's your place to be you, your sanctuary – a place to relax and bond with your family and friends. It is with this vision, SMS Builders, presents SMS SHRISHTI, an innovative project for aspiring city dwellers in Kochi with the exciting combination of right location and a host of conveniences. We make your life brighter!

Located at Maradu, near Nucleus Mall, Kochi, this apartment project offers 3 BHK flats nestled in a beautifully crafted single tower with 12 units. Equipped with advanced state-of-the-art amenities, this is the best option for those who are seeking to live in an affordable residence with distinctive design and contemporary functionalities.



Thoughtfully Designed

This project offers you a host of amenities such as rooftop recreation area, fitness centre, solar-powered common area, ensuring that your leisure hours are refreshing and rejuvenating. Every apartment is masterfully crafted with high-end lifestyle features, and excellent ventilation bringing more natural light into your home.

This prestigious project includes 3 BHK apartments, of different sizes - 1350sq. ft, 1255sq. ft and 1234 sq. ft, with only three units on each floor to ensure privacy. The SMS SHRISHTI apartment is also Vaastu compliant, maintaining positive energy in each home. EV charging station, fully automatic bed-lift with 13-passenger capacity, provision for 24-hour security, biometric access control for the main entrance, CCTV camera surveillance for enhanced security are some of the cutting-edge features of the SMS SHRISHTI.

Live Close To Everywhere

Being located at the centre point of Kochi is an added advantage to the residents as it equips them with easy and quick access to any part of the city. This means proximity to the urban necessities of everyday life. SMS SHRISHTI is 5-minutes away from the nearest Petta Metro Station, hospitals (PS Mission Hospital, Lakeshore Hospital) and schools (Gregorian Public School) etc. Come, experience the true joy of fine living at SHRISHTI.

**OUR IN-HOUSE
DESIGN STUDIO**

**URVI
CONCEPTS**

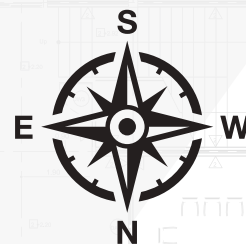




Typical Floor Plan



Note: Furniture & fixtures are only for indication and not part of the standard specification.
All dimensions are in centimetres. Dimensions may vary slightly during construction.



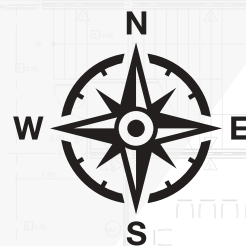
TYPE A – 3 BHK

Super Built-Up Area : 1350 sq. ft
 Carpet Area (RERA) : 994.22 sq.ft
 Balconies : 38.32 sq.ft



Features

- › Vaastu compliant apartments
- › Spacious kitchen with utility area
- › Rooftop recreation area
- › Fitness centre
- › Solar power for common area
- › EV charging station
- › Fully automatic bed-lift with 13-passenger capacity
- › 24/7 generator facility
- › Spacious & covered car-parking
- › Provision for 24-hour security
- › CCTV camera surveillance
- › Biometric access control for the main entrance
- › Classy, modern fittings
- › Rainwater harvesting
- › Intercom facility
- › Guest parking
- › Round the clock water supply
- › Landscaped garden
- › Common toilet
- › Fire safety systems.



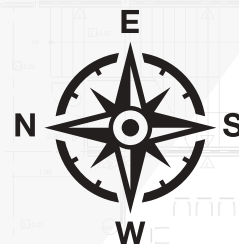
➤ **TYPE B – 3 BHK**

Super Built-Up Area : 1255 sq.ft
 Carpet Area (RERA) : 901.96 sq.ft
 Balconies : 55.22 sq.ft



➤ **Specifications**

- **Foundation**
R.C.C. pile foundation
- **Structure**
R.C.C. framed structure
- **Walls**
Made of first quality cement solid blocks
- **Wall finish**
Putty finish and plastic emulsion finish for internal walls and ceiling. Exteriors emulsion for the external walls of Jotun/Asian or equivalent.
- **Balconies**
UPVC sliding doors with Teflon glass panels
- **Doors**
Elegantly designed and panelled front doors. Moulded/flush shutter doors (Jacsons or equivalent) for bedrooms. All frames are made of good quality hardwood. Architrave frame with laminated door for toilets.
- **Windows**
Powder-coated and aluminium framed/UPVC windows and glass panels
- **Kitchen**
Ergonomically designed kitchen with polished granite slab and single bowl drainboard sink of diamond or equivalent and chromium plated taps



TYPE C – 3 BHK

Super Built-Up Area : 1234 sq.ft
 Carpet Area (RERA) : 869.95 sq.ft
 Balconies : 51.1 sq.ft



Specifications

› Toilets

Ceramic tiles for floor, Ceramic tile wall cladding upto ceiling. Concealed plumbing, white colour sanitary wares (Hindware/Jaquar/Kohler or equivalent) and chromium plated fittings. Provisions for geysers in all toilets.

› Electrical

Concealed conduit wiring with copper conductor, adequate light, fan points, A/C provision in all bedrooms. 6/16 amps plug points with Crab-Tree/Legrand or equivalent modular switches, etc. controlled by ELCB and MCBs with independent three-phase connection KSEB meters.

› Flooring

Vitrified tiles of Kajaria/Johnson/ Simpolo or equivalent.

› TV/Telephone

TV, EPBX Telephone & fibernet points in living room.

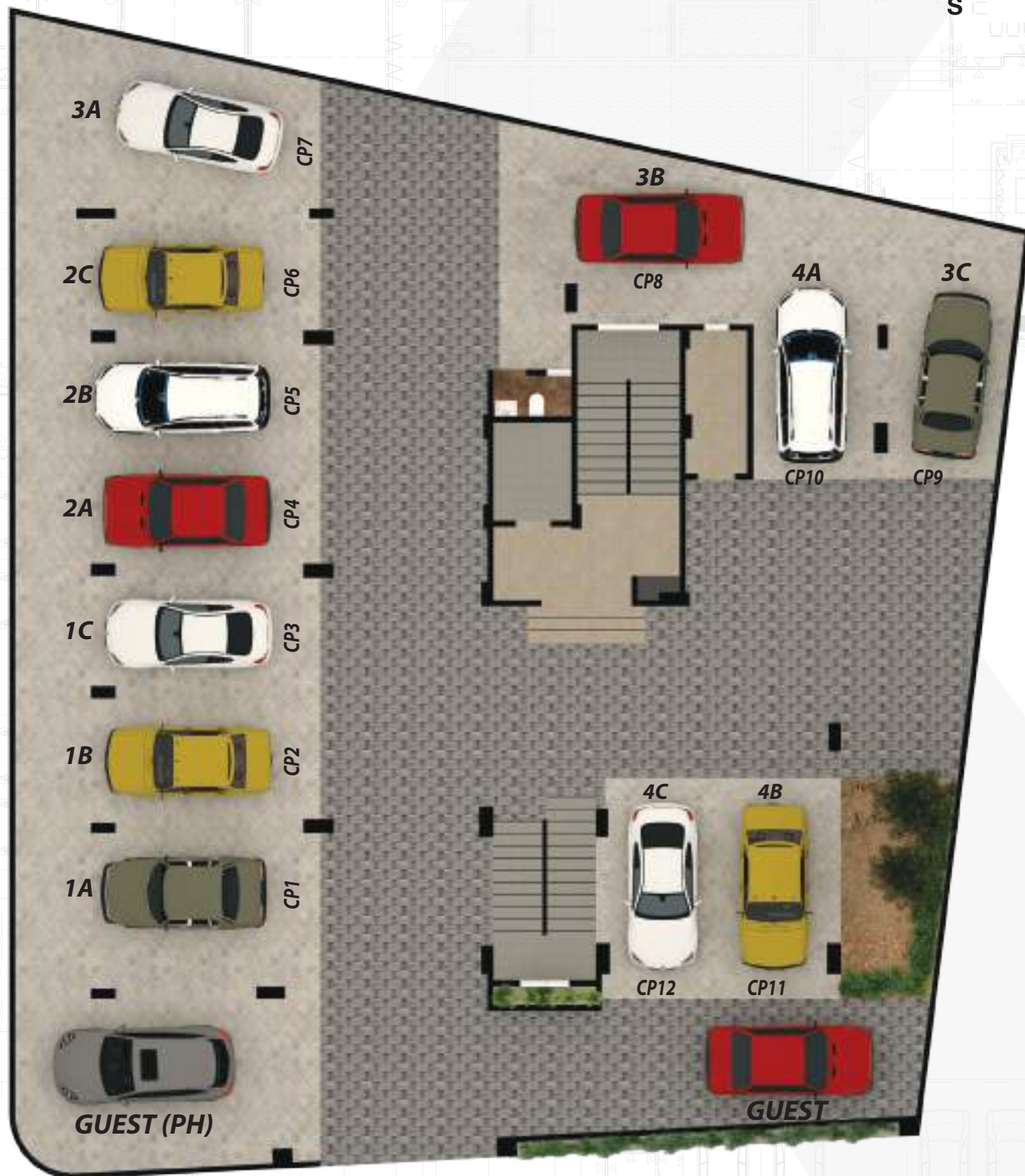
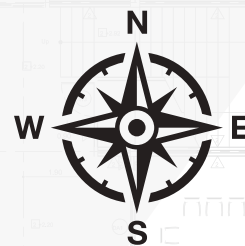
› Generator

Generator back-up for common facilities and designated points in each apartment.

› LIFT

13 Passenger lift of Johnson or equivalent

Car Parking Plan



Location Map

The address places you at the heart of the city and prominent urban conveniences are right in your neighbourhood like premium hospitals, educational institutions, five-star hotels and a host of shopping options.



Distance from SMS SHRISHTI to prime locations:

Transportation		Shopping		Schools	
Bus Stop	100 Meters	Nucleus Mall	600 M	Gregorian Public School	2.4 KM
Thripunithura Bus Stand	2.7 KM	Maradu International Market	2.4 KM	Sree Narayana Vidyapeetam	2.5 KM
Petta Metro Station	2.4 KM	Chambakkara Market	2.4 KM	Chinmaya Vidyalaya	2.8 KM
Thripunithura Railway Station	3.8 KM	Thripunithura Market	3.4 KM	SH School , Thevara	4.2 KM
Vyttila Hub	4.5 KM	Lulu Mall	11 KM	Bhavans Vidya Mandir, Eroor	5 KM

Colleges		Hospitals		Close to Conveniences	
School of Nursing	450 M	PS Mission Hospital	700 M	Maradu Kottaram Junction, NH 85	100 M
RLV College, Thripunithura	2.3 KM	Taluk Hospital, Thripunithura	2.6 KM	Kundannoor Jn , NH 66	1 KM
Chinamaya College	3 KM	Govt. Ayurvedic Hospital, Thripunithura	3.4 KM	Cochin Shipyard	6 KM
Govt. Sanskrit College	3.6 KM	Varma Hospital	3.4 KM	Naval Base	6.5 KM
Govt. College, Thripunithura	3.9 KM	VPS Lakeshore Hospital	3.7 KM	MG Road	7 KM

**Ongoing
Project**



SMS VISTA
@ Edappally

**Recently
Completed Projects**



SMS Tejus
@ Edappally



SMS Serenity-I
@ Panampilly Nagar



SMS Serenity-II
@ Panampilly Nagar



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