

# PURAVANKARA

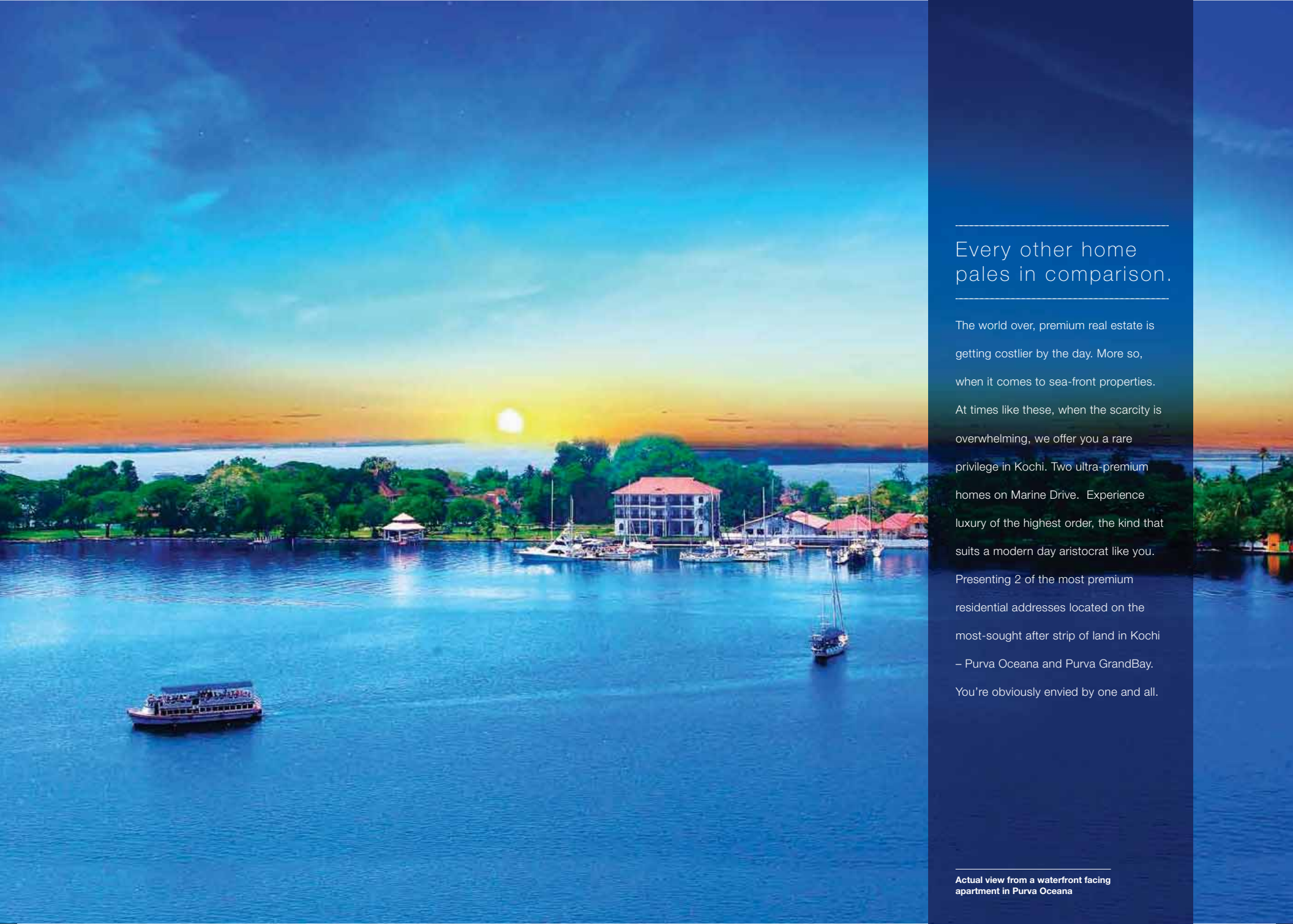
ACTUAL VIEW FROM PURVA OCEANA



ROYALTY BY THE SEA

PURVA **OCEANA** | PURVA **GRANDBAY**

MARINE DRIVE, KOCHI



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## Every other home pales in comparison.

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The world over, premium real estate is getting costlier by the day. More so, when it comes to sea-front properties. At times like these, when the scarcity is overwhelming, we offer you a rare privilege in Kochi. Two ultra-premium homes on Marine Drive. Experience luxury of the highest order, the kind that suits a modern day aristocrat like you. Presenting 2 of the most premium residential addresses located on the most-sought after strip of land in Kochi – Purva Oceana and Purva GrandBay. You're obviously envied by one and all.

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Actual view from a waterfront facing  
apartment in Purva Oceana

## BUY PURAVANKARA

Since its inception in 1975, Puravankara has believed that there is only one mantra for success: Quality. Our uncompromising values, customer-centricity, robust engineering, and transparency in business operations, has placed us among the 'most preferred' real estate brands in both residential and commercial segments.

The Company has successfully completed 36 residential/ commercial projects spanning 7.80 million square feet. Currently, it has 29 million square feet of projects under development, with an additional 88 million square feet in projected development over the next 7-10 years.

An ISO 9001 certification by DNV in 1998 and a DA2+ rating by CRISIL are testament to Puravankara's reputation as a real estate developer of the highest quality and reliability standards.

The Group commenced operations in Mumbai and has established significant presence in the metropolitan cities of Bangalore, Kochi, Chennai, Coimbatore, Hyderabad, Mysore and overseas in Dubai, Colombo and Saudi-Arabia.

### Key Awards:

- Environment Friendly Project of the Year (Residential) for Purva Highland - ET Now Awards for Retail Excellence in 2013.
- Realty Plus Excellence Award - 2012 in the category 'Popular Choice - Developer of the Year: Residential.
- Luxury Project of the Year award for Purva Fountain square - Realty Plus Excellence Awards South, 2010-2011.

## BUY KOCHI

- Confederation of Indian Industry (CII) has ranked Kochi at the 6th position in India for Liveability, while Nielsen has ranked it as the 7th most affluent city in the country.
- Kerala is nicknamed as one of the "10 paradises of the world" by National Geographic.
- First tier II city to be awarded Metropolitan city status.
- 4th Busiest Airport in India for International travelers.
- Kochi: Queen of Arabian Sea, flaunts one of the finest natural harbours of the world.
- Kochi is the first Tier-II city in India to be granted a metro train under the Central Government's plan.
- Kochi Smart City, a business township, set to be operational by 2015 aims to revolutionise the job market in Kerala, estimating 90,000 openings by the year 2020, thus creating more housing demand, and a rental market as well.
- In FY 13, Kerala saw Rs. 14,200 cr. new investment proposals by domestic and foreign entrepreneurs.

## BUY MARINE DRIVE

- Marine Drive is going to be maximally benefited by some of the new Kochi Infrastructural projects proposed recently.
- Cochin Marine Drive Scheme (CMDS) Phase II to set up a world trade centre, international convention centre and entertainment zone in 400 acres.
- The newly proposed Kochi Fast Ferry Service, will connect both ends of the Marine Drive Walkway, through water.
- The recent opening of Centre Square Kochi by retail giant Future Group at MG Road's nearer end has increased the shopping alternatives. The access to Lulu Mall, the biggest of them all is going to get lightning fast from Marine Drive when Metro is going to be commissioned.
- India's only International Container Transshipment Terminal at Vallarpadam, easily accessible from Marine Drive through the Goshree Bridges, has already caused a spike in demand for premium housing.





PURVA  
**OCEANA**

MARINE DRIVE  
KOCHI





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## AQUATIC EDEN:

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Inter-continental flights, hard-nosed negotiations, boardroom battles...can drain the best of professionals. Which is why, we recommend aqua therapy at our terrace pool. Just a few laps in the water can do wonders to your spirit. What's more, the spectacular view of the ocean from your pool will relegate your stress to oblivion.

Feel like staying indoors? Well, the clubhouse is well-equipped with facilities like multi-gym, pool table, table tennis, steam and sauna.

By the way, indulge your children to a round of games at the kid's play corner on the first floor. In fact, when you're at Purva Oceana, you can stay assured about the safety of your loved ones.



## LOCATION MAP

### LANDMARKS

M.G. Road	: 2.0 km
GCD Complex	: 1.0 km
St. Teresa's School/College	: 1.0 km
Maharaja's College	: 1.8 km
Law College	: 1.7 km
St. Albert's School/College	: 0.8 km



Location map not to scale

# SKY PARK WITH TERRACE SWIMMING POOL & LANDSCAPE

## LEGEND

1. Entry
2. Guard House
3. Water Feature
4. Feature Wall
5. Accent Paving
6. Concrete Pavers
7. Grass Pavers
8. Ramp
9. Lawn Area
10. Open Area
11. Infinity Swimming Pool
12. Jacuzzi
13. Kids pool
14. Pool Deck
15. Steam, Sauna & Change room
16. Trellis
17. Feature Vent Duct
18. Plaza
19. Planting Area
20. Jogging Path
21. Seating Benches
22. Accent Paving
23. Pavilion





# CHILDREN'S PLAY AREA

## LEGEND

- 1. Lift Lobby
- 2. Entry
- 3. Children's Play Area
- 4. Paved Area
- 5. Planting Area





# TYPICAL FLOOR PLAN



## AREA STATEMENT DECLARATION

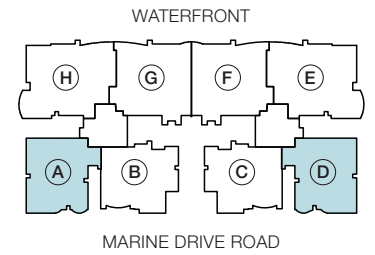
Apartment Type	Super Built-up Area (in sft)	Built-up Area (in sft)	Share of Common Area (in sft)	Carpet Area (in sft)
3B+3T	2601	2125	476	1880
	2536	2072	464	1850
	2536	2072	464	1850
	2601	2125	476	1880
	3417	2792	625	2500
	3092	2526	566	2277
	3417	2792	625	2500



UNIT PLAN  
ISOMETRIC VIEW

**TYPE A & D**  
2601 SQ.FT.

**KEY PLAN**

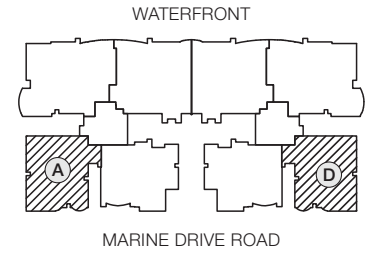


# UNIT PLANS

## TYPE A & D 2601 SQ.FT.

Flat areas may vary slightly depending upon the floor profile

### KEY PLAN



TYPE - A



TYPE - D

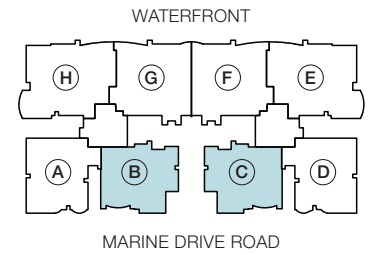




UNIT PLAN  
ISOMETRIC VIEW

**TYPE B & C**  
2536 SQ.FT.

**KEY PLAN**

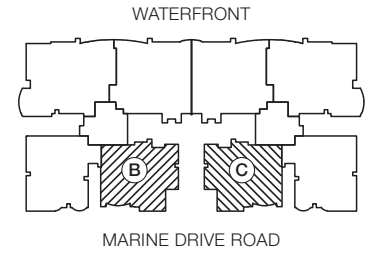


# UNIT PLANS

## TYPE B & C 2536 SQ.FT.

Flat areas may vary slightly depending upon the floor profile

### KEY PLAN



TYPE - B



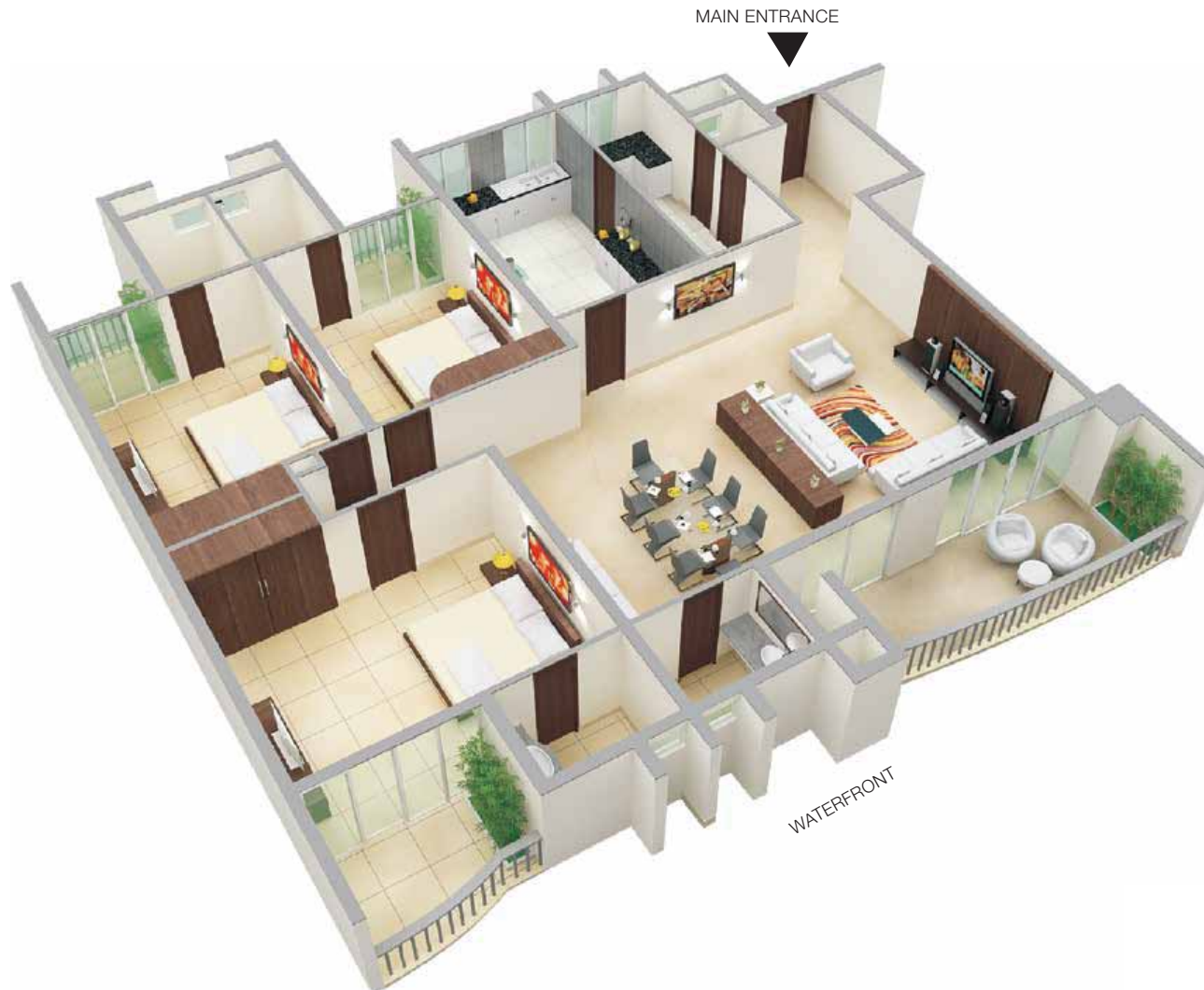
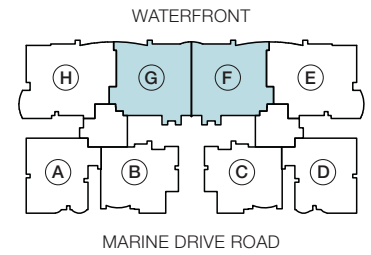
TYPE - C



UNIT PLAN  
ISOMETRIC VIEW

**TYPE F & G**  
3092 SQ.FT.

**KEY PLAN**



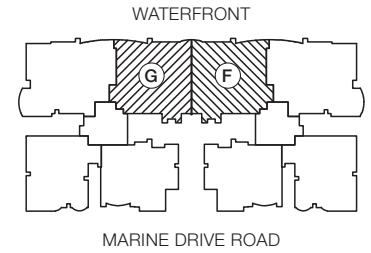


# UNIT PLANS

## TYPE F & G 3092 SQ.FT.

Flat areas may vary slightly depending upon the floor profile

### KEY PLAN



TYPE - F



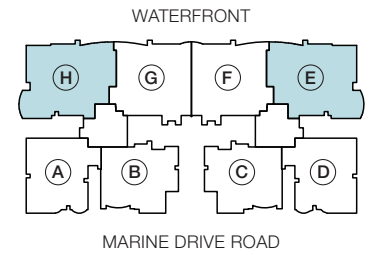
TYPE - G



UNIT PLAN  
ISOMETRIC VIEW

**TYPE E & H**  
3417 SQ.FT.

**KEY PLAN**

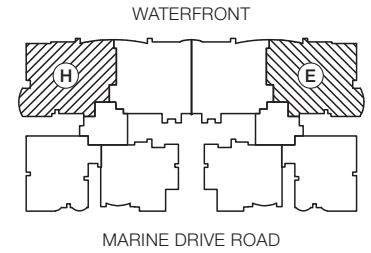


# UNIT PLANS

## TYPE E & H 3417 SQ.FT.

Flat areas may vary slightly depending upon the floor profile

### KEY PLAN



TYPE - E



TYPE - H





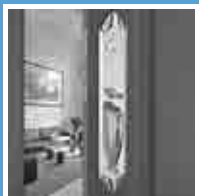
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## AMENITIES

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- Terrace Pool
- Pool Table
- Gymnasium
- Steam and Sauna
- Landscaped Garden
- Intra-communication System
- Security
- Jacuzzi
- Jogging Path
- Pool Deck
- Children's play area on the first floor





The images are only indicative

## PROJECT SPECIFICATIONS

### FINISHES

Flooring: Upper ground floor main entrance lobby-Combination of granites. Living/Dining-Imported marble. Bedrooms/Attached Balconies, Kitchen/Utility-Vitrified tiles. Toilets-Ceramic designer tiles.

Walls: All Interior wall faces & ceilings-Plastered, smoothly finished and painted with acrylic emulsion paint. Kitchen-Vitrified tiles dado over kitchen counter up to 60 cm height. Exterior Fascia of Building-Plastered & painted with acrylic based paint and textured surfaces in selective areas.

Ceilings: Cornices in living/dining/foyer/passage area.

### FIXTURES AND FITTINGS

Doors: Main Door-Engineered door with sufficient thickness to house all the hardware including good quality hinges, lock and security eye. Other Doors/Toilet Doors-Engineered door with good quality hinges, locks and handles. Internal surface of toilet doors PU Coated. Living/Dining Balcony Door-Glazed French windows, heavy gauged, UPVC frames, sliding shutters with mesh shutters. Balcony/Utility Door-Glazed door and window, heavy gauged, UPVC frames and sliding/hinged shutter with mesh shutter.

Windows: Heavy gauged, UPVC frames, glazed sliding/hinged windows with mesh shutters and grill to architects design.

Ventilators: Heavy gauged, UPVC frames, with louvers/hinged shutter and exhaust provision.

### PLUMBING/SANITARY FITTINGS

Toilets: Shower area with rain shower (for master bedroom only), shower area (for common bedroom detached toilet), bath tub (for children's bedroom only). Granite counter and wash basin (good quality vitreous white colour ceramic ware) along with Roca or equivalent CP fittings. Good quality vitreous white wall mounted EWC which includes seat cover and flush valve [button type] and health faucet. Powder rooms are in select apartments. Master bedroom and children's bedroom bathrooms are attached. Common toilet is detached. Hand wash area - granite counter top and wash basin (good quality vitreous white colour Roca/equivalent ceramic ware) along with Roca/equivalent CP fittings.

Kitchen: Stainless steel sink (double bowl single drain) with hot and cold water, Roca/equivalent sink mixer. Kitchen counter top of highly polished half bull-nosed granite. Water outlet provision for water purifier above drainboard in kitchen.

### ELECTRICAL

Best quality cables/wiring through PVC conduits concealed in walls and ceilings. A/C points in all the bedrooms and living area. The electrical room will have panel boards, meters, etc. as per KSEB norms. Each apartment will have 15000 W of electrical power supply.

### INTERNET POINTS

One outlet in all bedrooms.

### TV/TELEPHONE POINTS

One outlet for TV & telephone in the living area and in all the bedrooms. Provision for cable TV connection.

### ELEVATORS

Hi-speed automatic lifts with top of the line finish car cabins.

### D.G.

Back up for common area lighting, pumps, lifts and 5000W in all the apartments.

### HI-TECH SECURITY

Hi-tech security for main door in each apartment. Gas leak detector in all kitchens and panic button in Master Bedroom, Children's Bedroom.

### INTRA COMMUNICATION SYSTEM

Intra-communication facility provided from security to each apartment.

### CENTRALIZED GAS BANK

Centralized gas supply to be provided.

### BUILDING MANAGEMENT SYSTEM

Car -Parking entry to the complex through automatic boom barrier by using access control flash cards. Lift entry at lower ground by using access control cards. Peripheral vigilance through CCTV/ cameras and patrolling by security guards. To monitor domestic water tank levels.

### STRUCTURE

RCC framed structure. Parking in two levels: lower ground and upper ground. The apartments are spread over from the first floor to the twelfth floor. Staircases and lifts in each block connects from lower ground to all levels.

WAKE UP TO THE  
SHIMMERING CANVAS IN BLUE.







THERE IS NOTHING  
MORE ENCHANTING  
AND INEXPLICABLE  
THAN LOVE AND SEA.



PURVA  
**GRANDBAY**

MARINE DRIVE  
KOCHI





When you've accomplished the steep climb to the top of the social hierarchy, it is only justifiable that you deserve a home that reflects your status. Welcome to the top-notch address on Marine Drive, Kochi: Purva Grandbay. Elegantly designed and finished, this soon-to-move-in-apartment project has all the qualities to enchant your discerning mind.



PURVA OCEANA





LIKE THE BOUNDLESS  
OCEAN IN FRONT, EVEN  
YOU CAN TRANSCEND  
THE LIMITATIONS OF AN  
ORDINARY HOME.

The homes here are large and spacious to accommodate your dreams; the swimming pool is on the fifth floor with a clear view of the sea. Then there are essentials like a gym, steam and sauna, billiards, basketball post and a magnificent entrance plaza. In essence, an address that'll liberate you from the grips of an ordinary life.



FOR THOSE WHO'VE  
THE LUXURY OF TIME,  
EVEN WHILE THEY  
ARE WAGING A  
CORPORATE BATTLE.

For the smarter ones of human race, there is the time and place for little indulgences in life. You're no different, right? Welcome to the swimming pool strategically located on fifth floor. Lie down, cleanse your body of the last traces of jetlag. If the energy levels permit, indulge in a game or two at the pool table. Stride across to the gym, burn a few calories. And yes! Now you're ready for the world and its various demands.



SWIMMING  
POOL  
(ON THE  
5TH FLOOR)



# STATE-OF-THE-ART AMENITIES

GYMNASIUM



BILLIARDS ROOM



CHILDREN'S PLAY AREA



BASKETBALL POST





# MASTER PLAN

## PROJECT INCLUDES

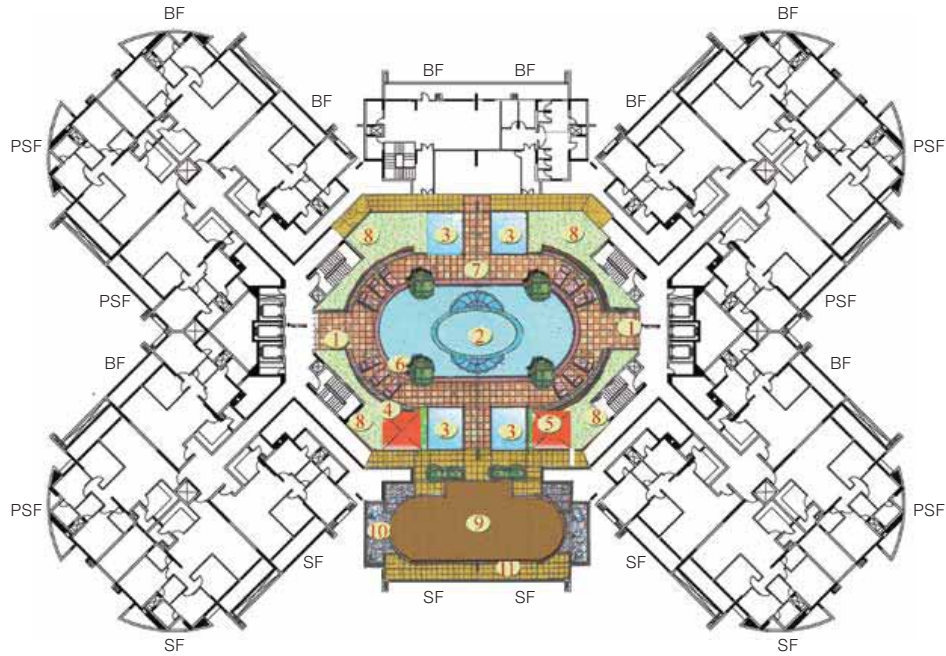
- Access control at key ingress/ egress points via intelligent security systems.
- First floor entrance lobbies finished in imported marble/ highly polished granite.

## LEGEND

1. Entry
2. Guard House
3. Car Parking
4. RMU Yard
5. Planting Area
6. Exit
7. Water feature with Sculpture
8. Stepping Path
9. Kid's Play Area
10. Basketball Post
11. Car Lift
12. Accent Paving
13. Central Plaza
14. Connecting Path to Staircase
15. Tree Collars
16. Viewing Deck
17. Driveway
18. Gas Banks
19. Lawn / Planting Area
20. Entry Ramp to lower ground
21. Exit Ramp from lower ground



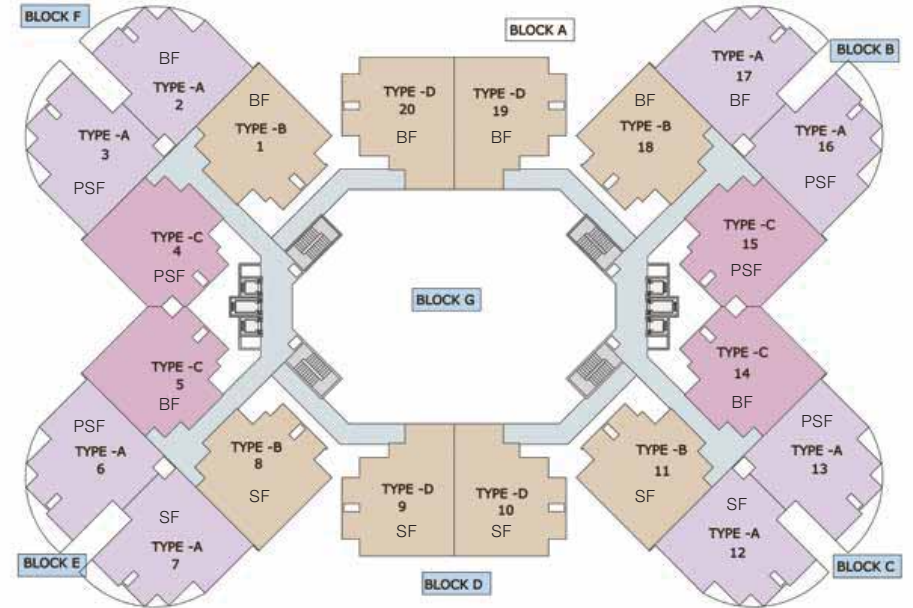
# FIFTH FLOOR PLAN



## LEGEND

1. Entry to the pool
2. Swimming pool
3. Sky light
4. Pool bar
5. Pavilion
6. Tree collars
7. Pool deck
8. Planting area
9. Viewing deck
10. Pebbled area
11. Paved deck

# KEY PLAN



## UNIT AREAS:

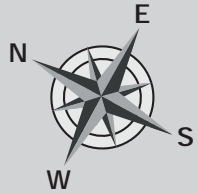
- A: 1922 sq.ft.
- B: 1892 sq.ft.
- C: 1885 sq.ft.
- D: 1937 sq.ft.

- BF - BIRD SANCTUARY FACING
- PSF - PARTIAL SEA FACING
- SF - FULL SEA FACING



# BLOCK

# A



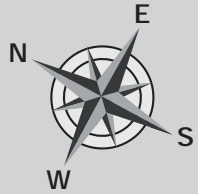
Type - D 1937 sq. ft.  
D320 to D420, D720 to D1420

Type - D 1937 sq. ft.  
D319 to D419, D619 to D1419





# BLOCK B



Type - A 1922 sq. ft.  
A 117 to A 1417

Type - B 1892 sq. ft.  
B 118 to B 1418 ▶

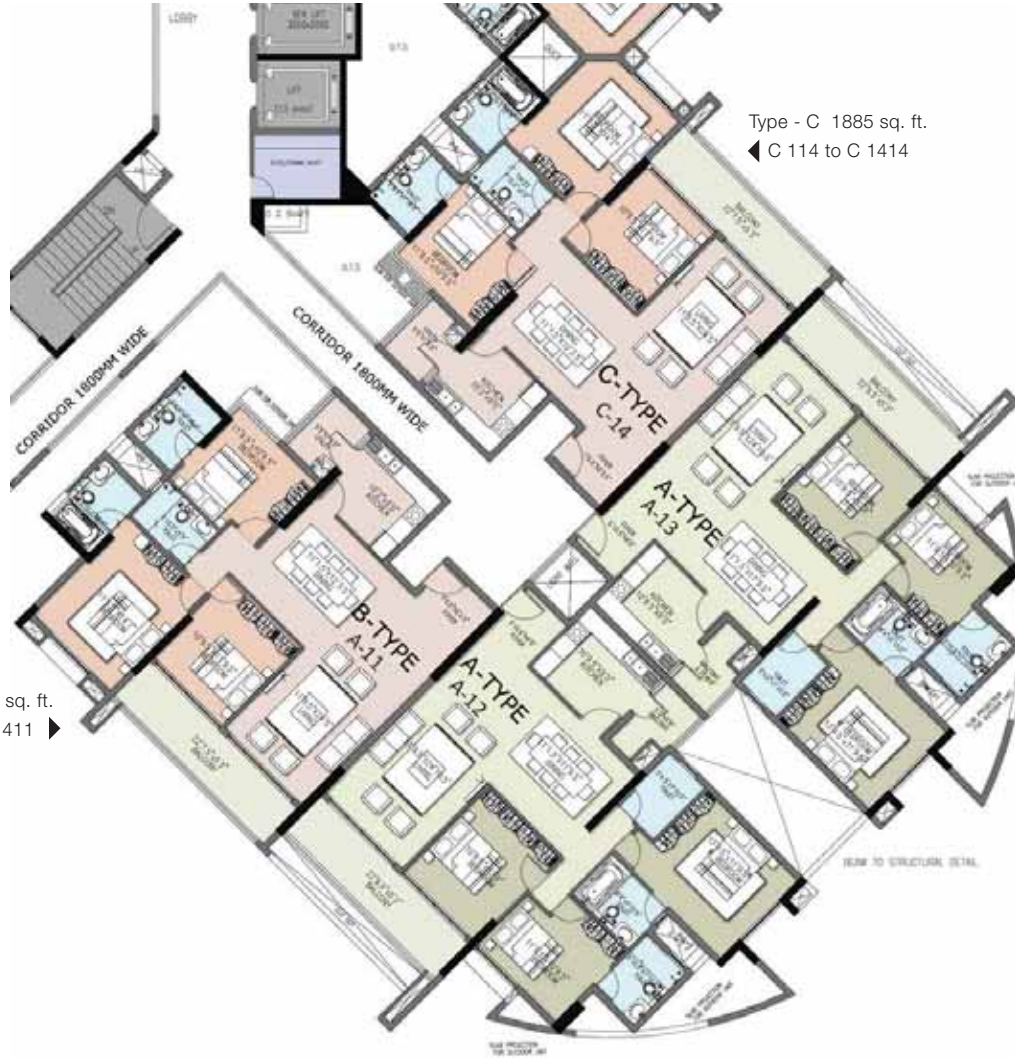
Type - A 1922 sq. ft.  
◀ A 116 to A 1416

Type - C 1885 sq. ft.  
◀ C 115 to C 1415



# BLOCK

# C



Type - C 1885 sq. ft.  
◀ C 114 to C 1414

Type - B 1892 sq. ft.  
B 111 to B 1411 ▶

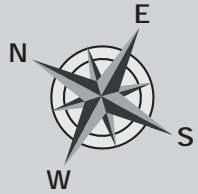
Type - A 1922 sq. ft.  
◀ A 113 to A 1413

Type - A 1922 sq. ft.  
A 112 to A 1412



# BLOCK

# D



Type - D 1937 sq. ft  
D 309 to D 409, D 709 to D 1409

Type - D 1937 sq. ft  
D 310 to D 410, D 710 to D 1410





# BLOCK

# E



Type - C 1885 sq. ft.  
C 105 to C 1405 ▶

Type - A 1922 sq. ft.  
A 106 to A 1406 ▶

Type - B 1892 sq. ft.  
◀ B 108 to B 1408

Type - A 1922 sq. ft.  
◀ A 107 to A 1407



# BLOCK

# F

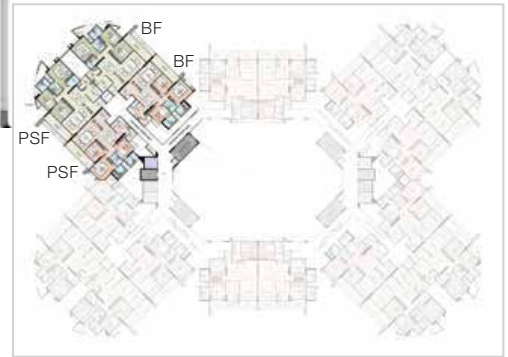


Type - A 1922 sq. ft.  
A 102 to A 1402

Type - A 1922 sq. ft.  
A 103 to A 1403

Type - B 1892 sq. ft.  
B 101 to B 1401

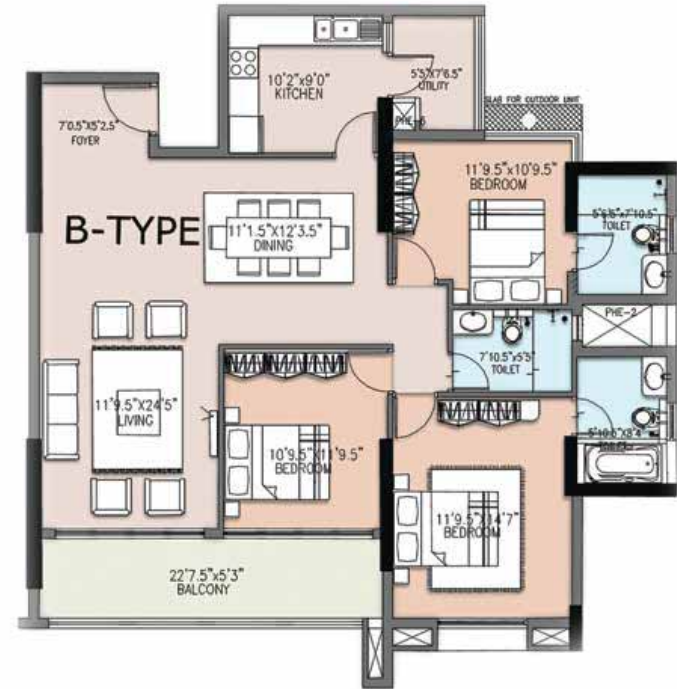
Type - C 1885 sq. ft.  
C 104 to C 1404



# UNIT PLANS

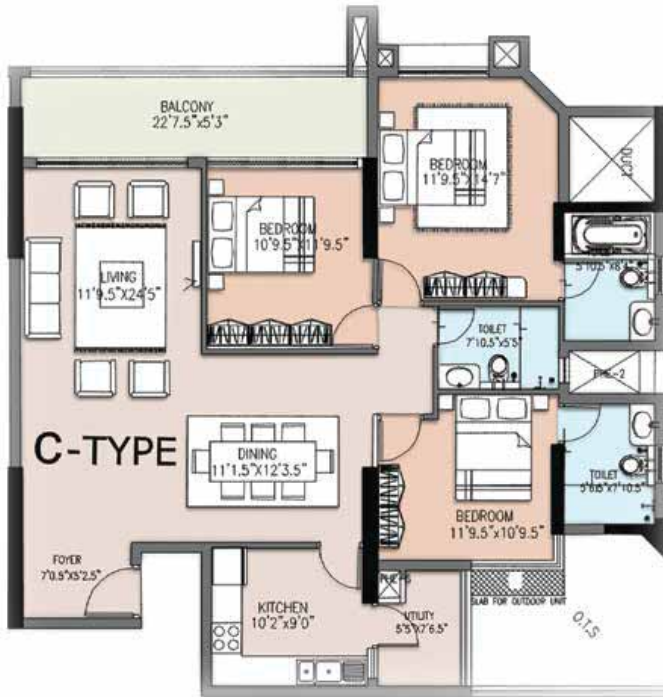


**TYPE A**  
1922 sq. ft.

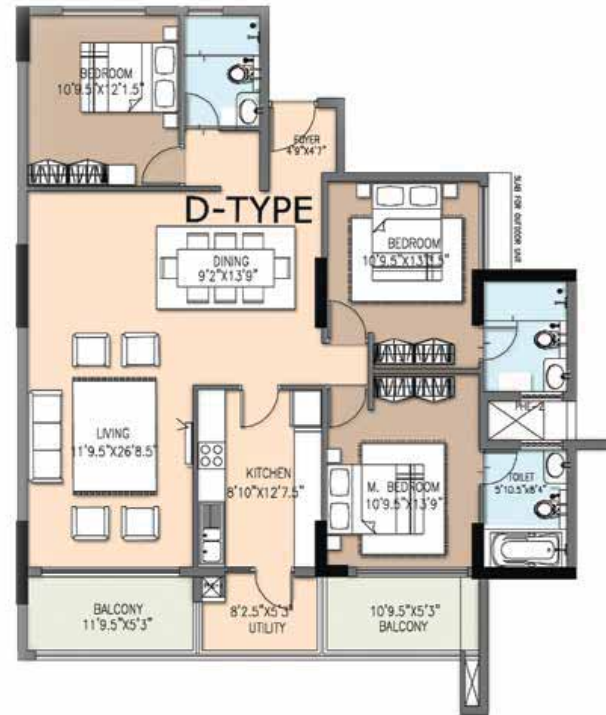


**TYPE B**  
1892 sq. ft.





**TYPE C**  
1885 sq. ft.



**TYPE D**  
1937 sq. ft.

# PROJECT SPECIFICATIONS

## Structure:

- RCC framed structure

## Lobby:

- Elegant first floor entrance lobby with combination of marble/ granite.

## Apartment Flooring:

- Imported marble tile flooring for living & dining area
- Vitrified tiles flooring in bedrooms and attached balconies

## Kitchen & Utility:

- Vitrified tile flooring in kitchen & utility area
- Vitrified tile dado up to 2'ht above the kitchen counter
- Highly polished granite for kitchen counter top
- Double bowl, single drain stainless steel sink with premium quality (Jaguar or equivalent) hot and cold basin mixer
- Provision for water purifier above the drain board

## Bathrooms:

- Anti skid/matt ceramic designer tile flooring
- Designer tiles up to the false ceiling for walls
- Master Bedroom Bathroom – Bathtub with granite/marble counter-top wash basin
- Other Bedroom Bathroom - Shower area with ledge
- All Bathroom are fitted with wall mounted EWC with premium quality (Jaguar or equivalent) CP fittings & sanitary fixtures

## Doors:

- Main door – teak wood frame with melamine polished HDF moulded design door shutter with sufficient thickness to in-house all hardware and security eye

- Bedroom & Bathroom doors – Hardwood frame with HDF moulded design door shutter with good quality hardware. Internal surface of bathrooms doors are painted.
- Balconies for living & dining – Glazed three track powder coated windows with heavy gauged aluminum or equivalent frames with sliding shutters

## Windows:

- Powder coated aluminum frames with glazed, sliding shutters with mosquito mesh

## Ventilators:

- Powder coated aluminum frames with glazed, louvered/hinged ventilators
- Provision for exhaust fan

## Painting:

- Acrylic based paint and textured surfaces in selective places as per design for exterior fascia of the building
- Interior walls are painted in acrylic emulsion paint

## Ceilings:

- Cornices in living, dining, foyer & in passage areas

## Balcony Railings:

- Stairhand rails as per architect's design. Glass/ ornamental railings as per architect's design

## Electrical:

- All electrical wiring is concealed in walls & ceilings with premium quality PVC conduits
- Adequate power outlets for lights, fans, exhaust-fans, call-bell, points are provided in every apartment

- AC points in all bedrooms and living area
- One internet outlet in all bedrooms
- Telephone & Television outlet in living area and in all the bedrooms and provision for cable TV connection
- 10 KW power will be provided for every apartment

## Elevators & DG Power:

- Hi-speed automatic passenger lifts are provided in every block with intercom facility connected to security cabin
- Back-up for common area lighting, pumps and lifts and 3 KW of D.G. power backup for every apartment

## Security System & Intra Communication system:

- Hi-tech security system for each apartment (main door)
- Gas leak detector in kitchen.
- Panic button in Master bedroom & children's bedroom
- Intra-communication facility from apartment to apartment and to security cabin within the complex

## Centralised Gas Storage:

- Centralised gas storage space for supplying gas to be provided.

## Building Management System:

Building management system takes care of the following:

- Car parking entry to the complex through automatic boom barrier via access control flash cards
- Entry to the lift from parking levels through access control cards and welcome light
- Peripheral vigilance through CCTV /cameras and patrolling by security guards
- Basic lift monitoring
- Monitoring all overhead and underground tank water levels



LIBERATE YOURSELF  
FROM THE NARROW  
CONFINES AND DWELL  
ON THE VAST SEA.







LISTEN TO THE  
LULLABY OF THE SEA,  
AND CATCH UP WITH  
THE WAVES OF LIFE.

# PURAVANKARA

**Site Address:** Marine Drive (opposite CMFRI), Kochi - 682 031.

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**COIMBATORE:** Ph - +91- 422- 44 55 55 55

**DELHI:** Ph - +91- 124- 44 55 55 55

**DUBAI:** Ph - 800035703370

**KINGDOM OF SAUDI ARABIA:** Ph - 00- 966- 3- 8946459

## READY-TO-MOVE-IN PROJECTS ACROSS INDIA

Purva High Crest, Off Kanakapura Road, Bangalore

Purva Gold Crest, Off Kanakapura Road, Bangalore

Purva Highland, Off Kanakapura Road, Bangalore

Sky Condos Series I at the Highlands of Kanakapura Road, Bangalore

Purva Venezia, Yelahanka, Bangalore

Purva Atria, RMV IInd Stage, Bangalore

Purva Oceana, Marine Drive, Kochi

Purva GrandBay, Marine Drive, Kochi

Purva Eternity, Kakkanad, Kochi

Sky Condos Series I at Eternity Kakkanad, Kochi

Purva Moonreach, On Seaport-Airport Road, Kochi

## ON-GOING PROJECTS ACROSS INDIA

Purva Whitehall, On Sarjapur Main Road, Bangalore

Purva Skywood, Off Sarjapur Road, Bangalore

Purva Midtown Residences, Off Old Madras Road, Bangalore

Purva Platina, RMV IInd Stage, Bangalore

Purva Season, C.V. Raman Nagar, Bangalore

Purva 270 Degrees, C.V. Raman Nagar, Bangalore

Purva Sunflower, at Rajajinagar, Bangalore

Purva Skydale, Off Sarjapur Road, Bangalore

Purva Westend, Hosur Road, Bangalore

Purva Palm Beach, Off Hennur Road, Bangalore

The Sound of Water, Off Bannerghatta Road, Bangalore

Sky Condos Series I, OMR, Chennai

Purva Swanlake, OMR, Chennai

Purva Windermere, Pallikaranai, Chennai

Manhattan Condos, Pallikaranai, Chennai

Purva Bluemont, Singanallur, Trichy Road, Coimbatore

Purva Amaiti, Singanallur, Trichy Road, Coimbatore

**The images used are only indicative**



Financed by - Purva Oceana: Punjab National Bank; Purva GrandBay: Standard Chartered Bank.

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